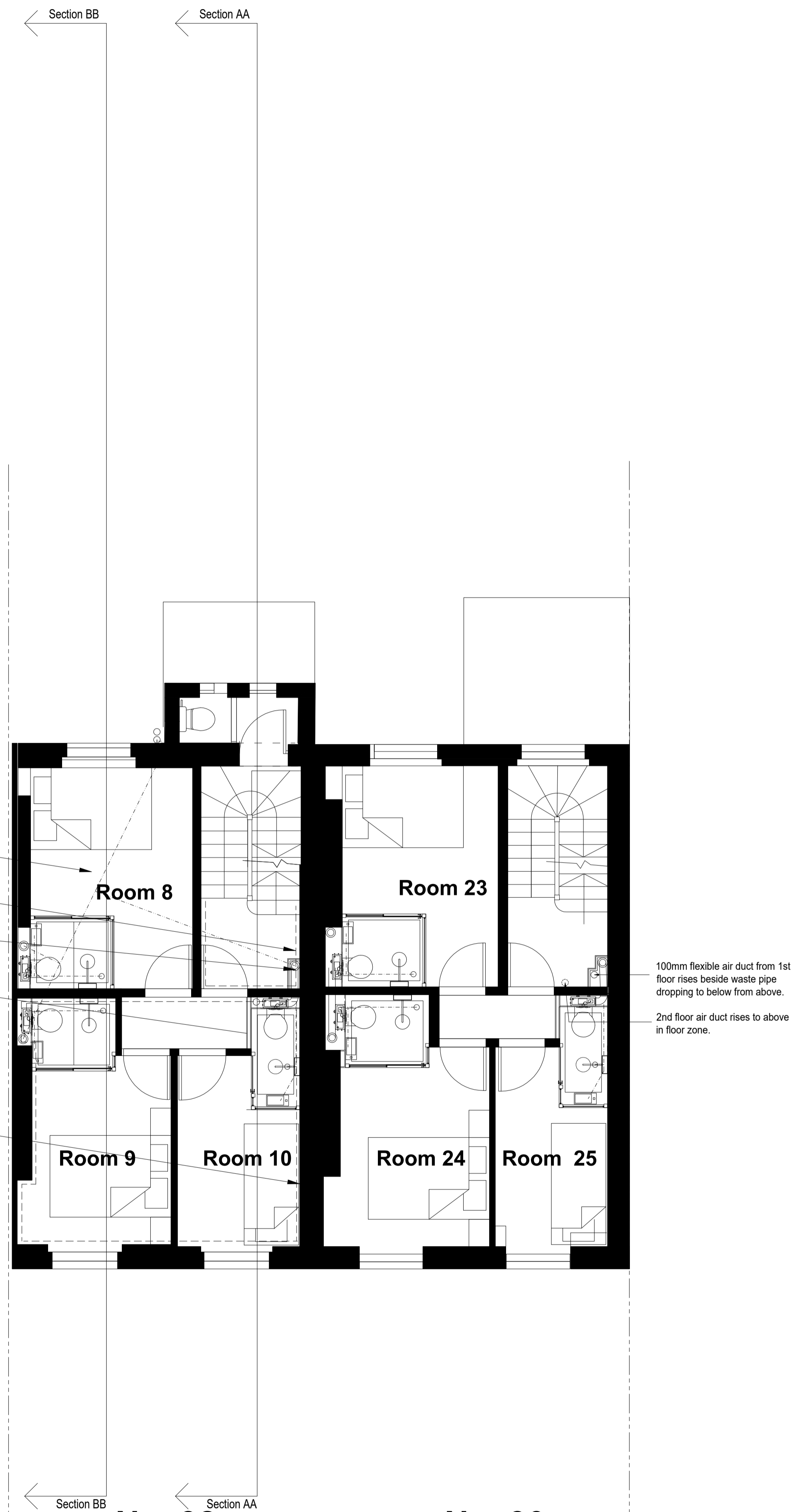
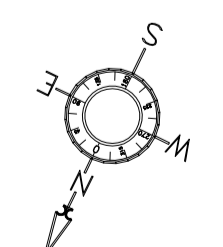


No. 32 **No. 30**
Proposed First Floor Plan



No. 32 **No. 30**
Proposed Second Floor Plan



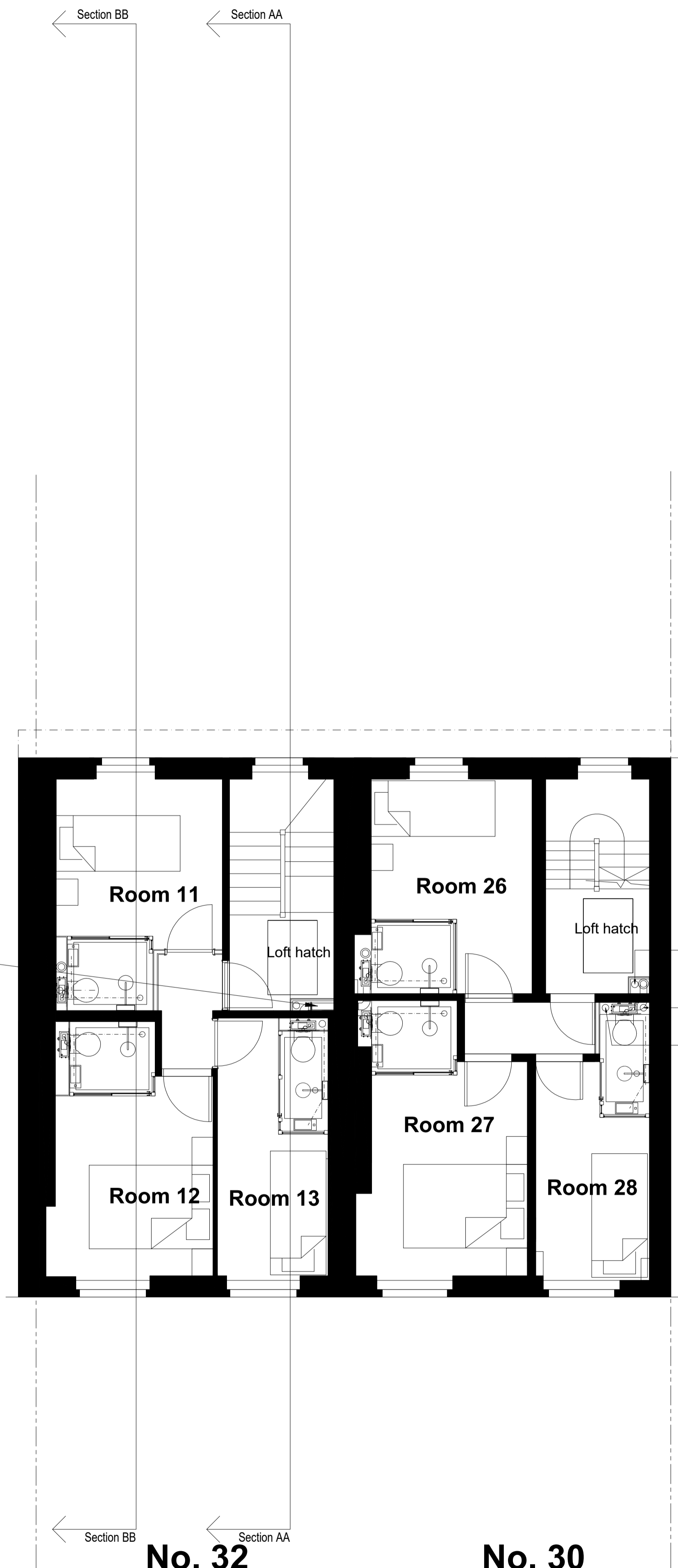
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Rev.	Detail/Date/By
A	Revise Waste Connections to Room 10 04-10-2021 SHD
B	Revise Bathrooms to Prods, adjust main drainage runs. 25-01-22 SHD
C	Remove first floor extension to annex. 14.03.2022 LJ

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Project
Oxford House Hostel
Tavistock Place, London
WC1H 9RE
Drawing
First & Second Floor Plans
As Proposed

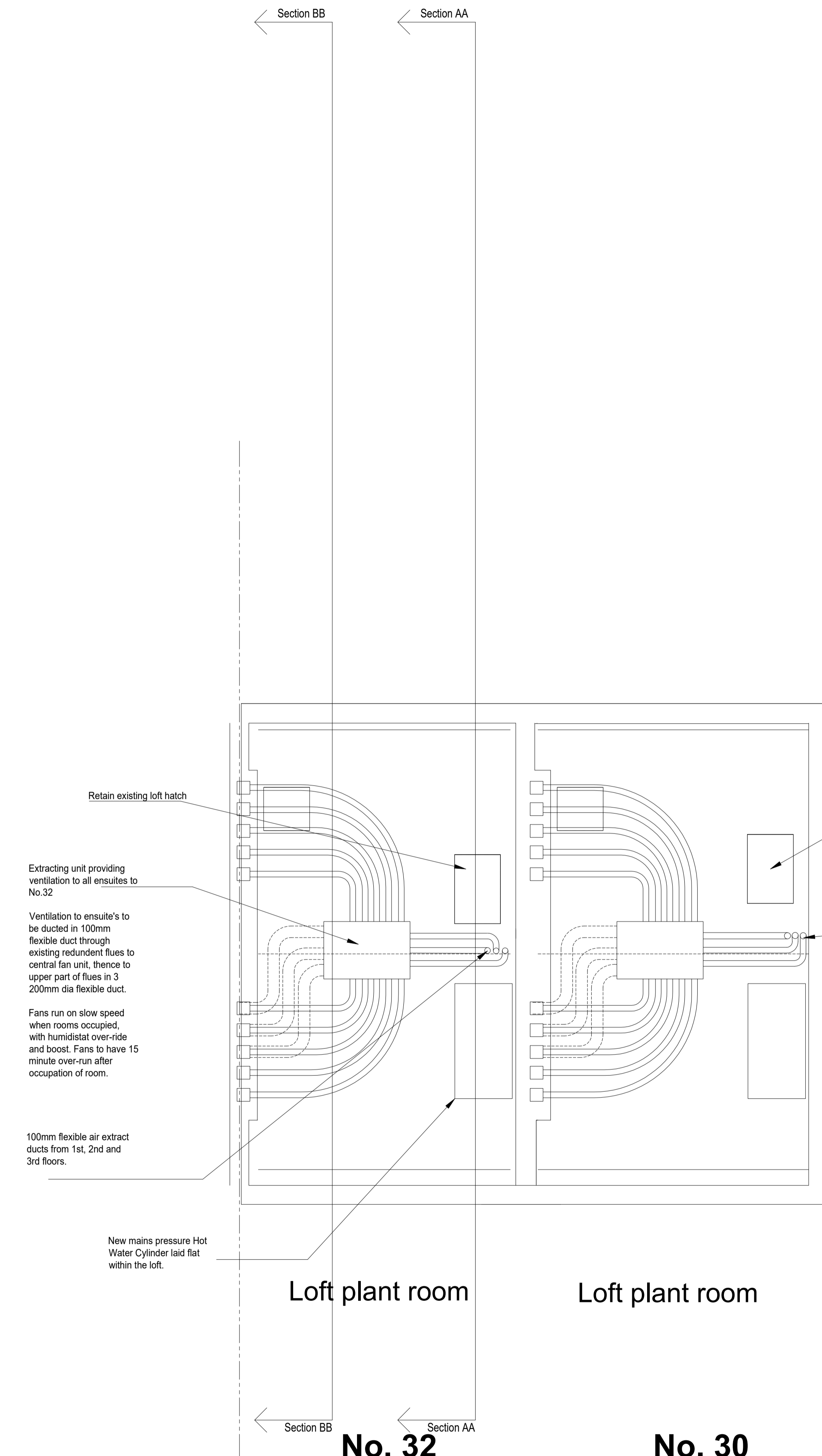
Date
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Drawn By
LJ/SHD
Scale
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Drawing Number
2105 LB 303
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No. 32 **No. 30**
Proposed Third Floor Plan

Low level connections pass thro' wall to adjoining SVP to preserve Cornice on floor below.

100mm flexible air duct from 1st Floor rises in duct beside waste pipe, dropping to below.
100mm air duct as above rises to loft from 3rd Floor.
100mm duct as above rises from 2nd Floor through 3rd Floor Cistern enclosure to loft.



No. 32 **No. 30**
Proposed Loft Plan

Extracting unit providing ventilation to all ensuite's to No.32
Ventilation to ensuite's to be ducted in 100mm flexible duct through existing redundant flues to central fan unit, thence to upper part of flues in 3 200mm dia flexible duct.
Fans run on slow speed when rooms occupied, with humidistat over-ride and boost. Fans to have 15 minute over-run after occupation of room.
100mm flexible air extract ducts from 1st, 2nd and 3rd floors.

Layout of plant and equipment in No 30 to be identical to No 32



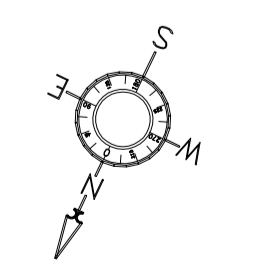
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Rev.	Detail/Date/By
A	Add Air Extraction System and Ducts to Loft. Add HWC 27-01-22 SHD

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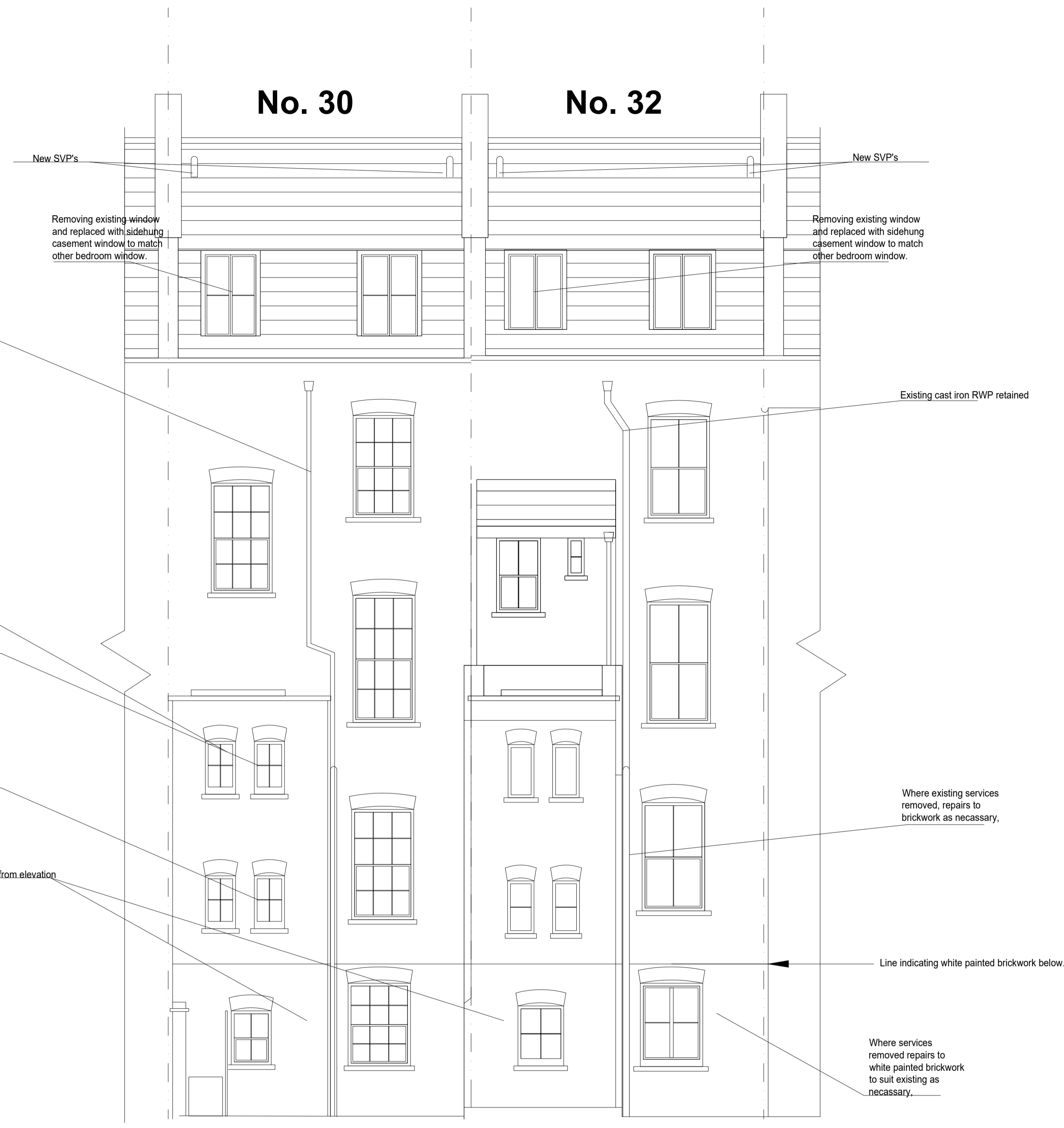
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Oxford House Hostel
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Drawing
Third Floor & Loft Plans
As Proposed

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Proposed Front Elevation



Proposed Rear Elevation

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Rev.	Detail/Date/By
A	Removed Proposed Extension and Reinstated existing elevation.

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Project
 Oxford House Hotel
 Tavistock Place, London
 WC1H 9RE
 Drawing
 Front and Rear Elevation
 As Proposed

Date
 14/03/2022
 Drawn By
 LJ/SHD
 Scale
 1 to 50 @ A1
 Drawing Number
 2105 LB 801

C



Proposed Front elevation of annexe at rear of property



Proposed Rear elevation of annexe at rear of property

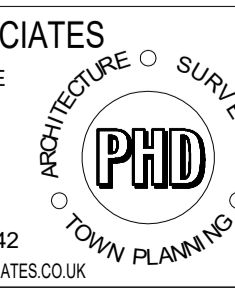


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Rev.	Detail/Date/By
A	Removed first floor extension to annex. 14.03.2022 LJ

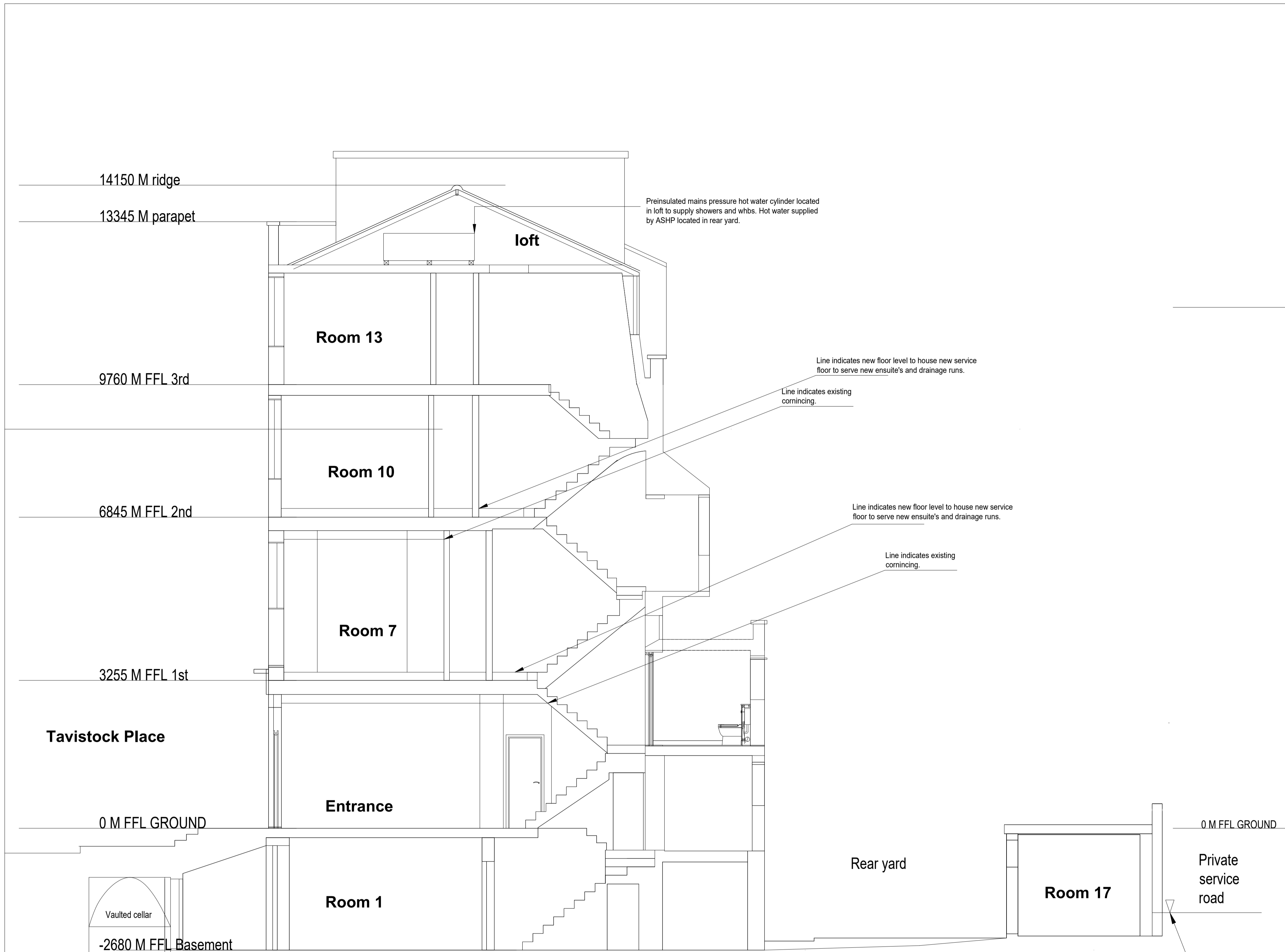
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Project
 Oxford House Hotel
 Tavistock Place, London
 WC1H 9RE
 Drawing
 Front and Rear Elevation
 Of Annex

Date
 14/03/2022
 Drawn By
 LJ/SHD
 Scale
 1 to 50 @ A1
 Drawing Number
 2105 LB 901

C



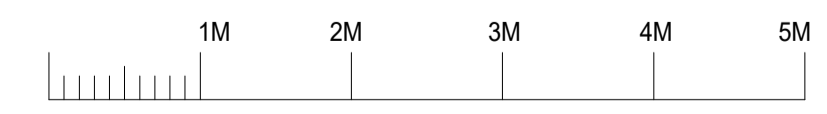
Section A-A



Existing Front elevation of annexe at rear of property



Proposed Front elevation of annexe at rear of property



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Rev.	Detail/Date/By
A	Remove proposed bathroom extension. Show HWC in loft.
B	Remove proposed first floor extension to annex.
C	Remove first floor extension to annex. 14.03.2022 LJ

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Project
 Oxford House Hotel
 Tavistock Place, London
 WC1H 9RE
 Drawing
 Section AA & Front Annex Elevation
 As Proposed

Date
 14/03/2022
 Drawn By
 LJ/SHD
 Scale
 1 to 50 @ A1
 Drawing Number
 2105 LB 601
 C



14150 M ridge

13345 M parapet

100mm flexible ducts run up 225 square flues taken to central ventilation unit which then discharges collected air through 200mm dia ducts run up 225 square flues to chimney pots.

Fan unit extracts from each room at a steady background rate to ensure standard air change achieved. Humidistat in bedroom allows fan to go to boost to extract excess humidity.

Fresh air drawn in through existing vertical sliding sash windows.

9760 M FFL 3rd

Drainage and services below new floor see note at right.

6845 M FFL 2nd

Drainage and services as note above.

3255 M FFL 1st

Tavistock Place

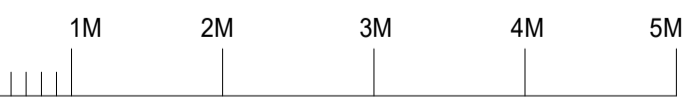
Services and wastes to GF Bathrooms rise/drop from/to basement.

0 M FFL GROUND

100mm Fibrous Lime Plaster Vents to 100mm flexible liner inserted into redundant flues to provide air extraction from bedroom.

Indicative line of 225 x 225 flues shown dashed. All fireplaces have been closed up in times past.

-2680 M FFL Basement



Extract Fan plenum chamber with individual fans on each 100mm flexible pipe.

Fibrous plaster open vent to extract air from open plan bedroom with shower pod. Fan on continuous slow run while room occupied with humidistat over-ride and boost. Vent connected to 100mm dia flexible duct run in redundant flues to fans mounted in plenum in loft.

Shower Pods based on off site manufactured GRP shower bases with all supply pipework, shower and washbasin wastes formed into base. Pod system minimises supply and waste runs, set into ducts beside stacks. Shower screens chromed aluminium with 8mm safety glass. Walls finished in decorative panels full width and depth of pod, requiring seals only at joints.

Original coving retained and repaired as necessary. No services or wastes to pass through ceiling where covered.

Full height duct behind WC as no coving to preserve, allows wastes and services to rise and drop between floors.

Duct behind WC to be low level to enhance appearance of retained coving

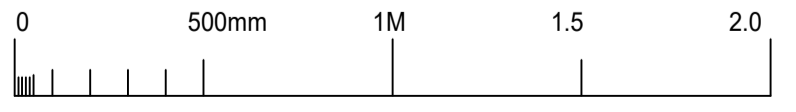
Floor raised by one step level to allow wastes and services to run in duct below new floor finish without affecting existing floor. Ensures no damage to original cornice on floor below.

Original coving retained and repaired as necessary. No services or wastes to pass through ceiling where covered.

Carefully open up existing flues in roof & bedroom and insert flexible s/s liner, 100mm dia down to new opening in flue in Bedroom. Make good openings and repair plaster in bedroom with matching material. Cover final opening of liner with 150 x 150 lime plaster air vent with rectangular holes.

Insulate liner in open roof space and run duct to Extraction Fan system. Extract fans to be individual to each room and dual speed, low speed constant run when room is occupied, with 15 min over-run timer on power off, boost speed controlled by humidistat mounted on ceiling close to shower WC enclosure.

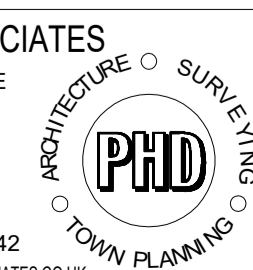
Extracted air to run to 200mm dia SS flexible ducts run up through flues to vent via Chimney Pots. All ducts to be insulated. Provide condensate drain on extract ducts.



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Rev. Detail/Date/By
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Project
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 Tavistock Place, London
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 Drawing
 Section B-B
 As Proposed

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 Scale
 1-50 & 1-20 @ A1
 Drawing Number
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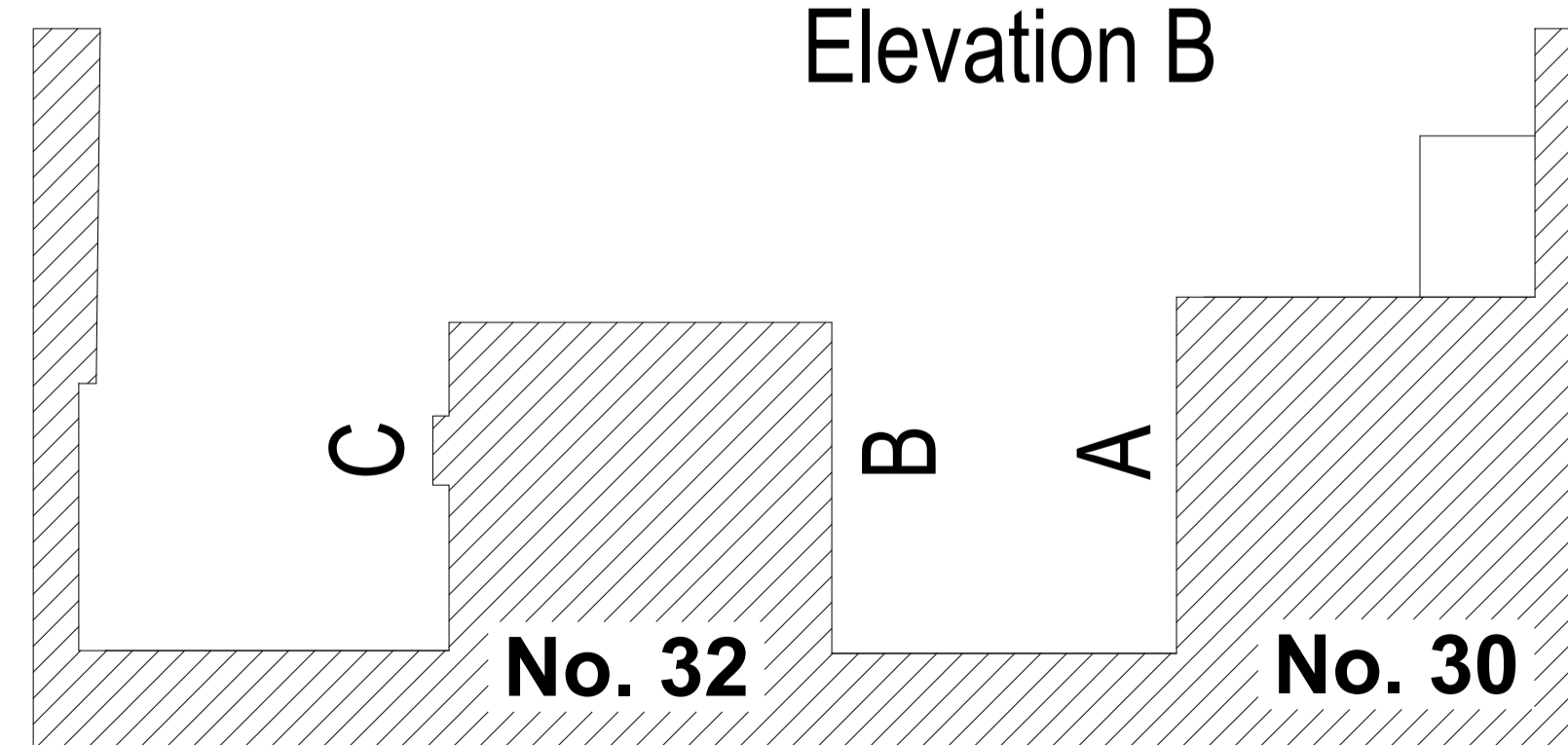
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Elevation A

Elevation B

Elevation C



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Rev.	Detail/Date/By
A	Removed new bay extension. 14/03/2022

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Project
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 Drawing
 Side Elevations
 As Proposed

Date
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