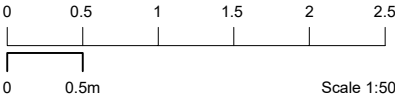
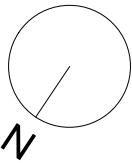
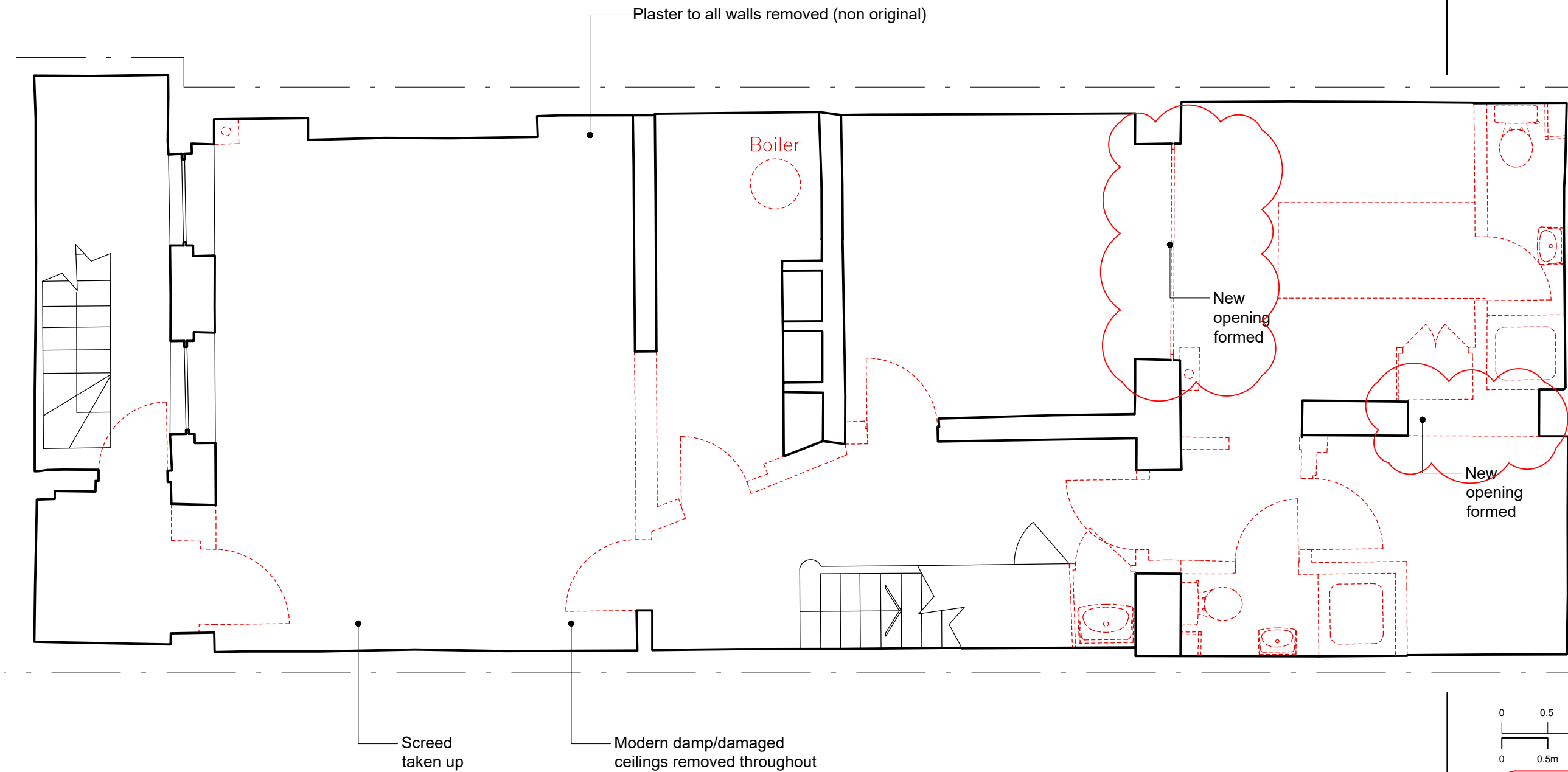


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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23



PLANNING

1 Demolition Basement Plan

Scale: 1:50

KEY:

----- DEMOLITION

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: DEMOLITION BASEMENT PLAN

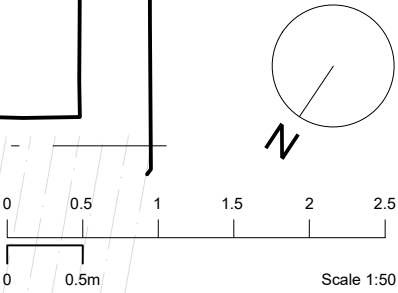
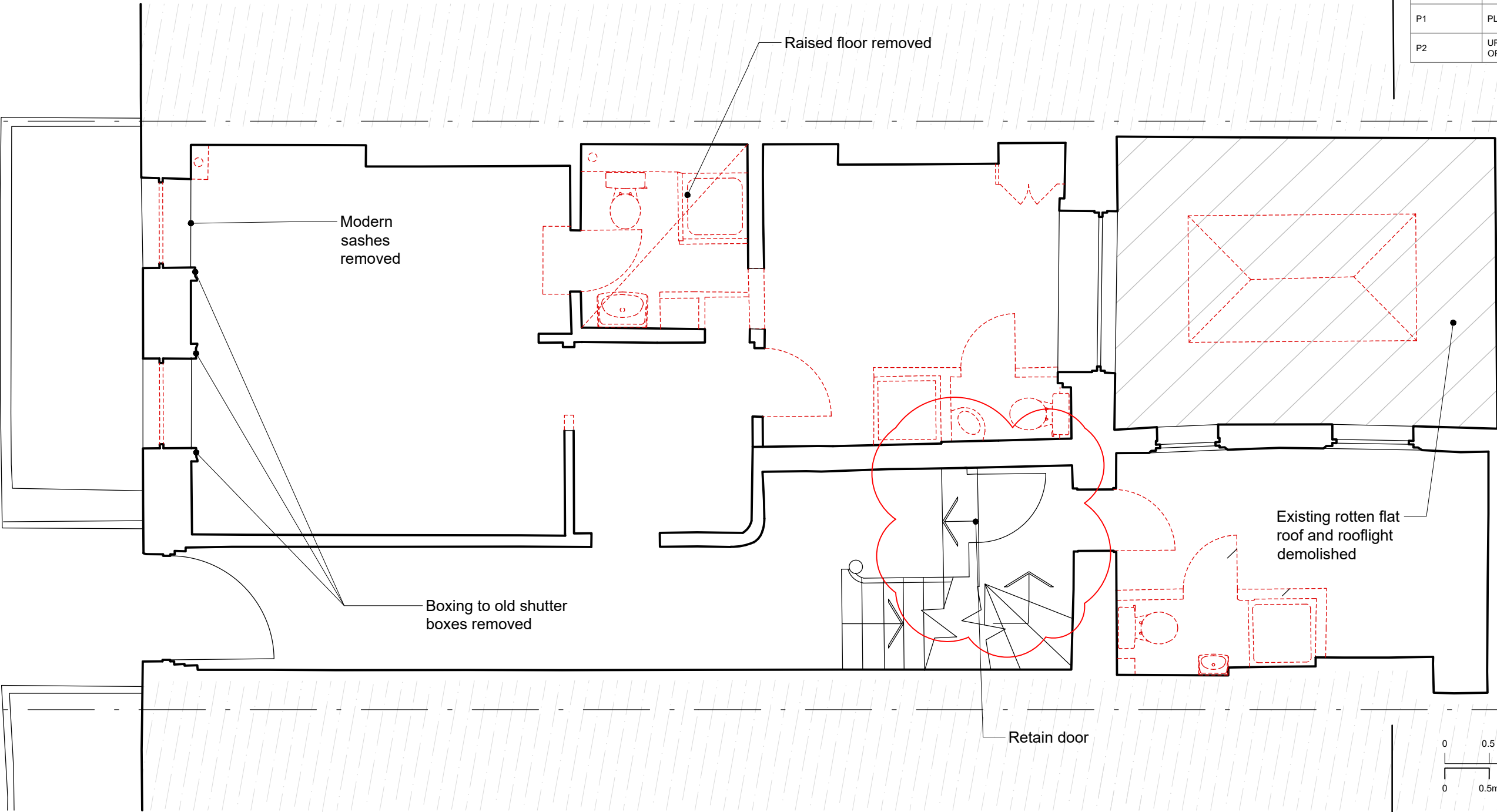
DATE: SEPT 2022 SCALE: 1:50 @ A3
DWG. NO: 5320-012 REVISION: P2

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23



PLANNING

1 Demolition Ground Floor Plan
Scale: 1:50

KEY:
----- DEMOLITION

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ

CLIENT: CMT DESIGN AND CONSTRUCTION LTD

DRAWING: DEMOLITION GROUND FLOOR PLAN

DATE: SEPT 2022 SCALE: 1:50 @ A3

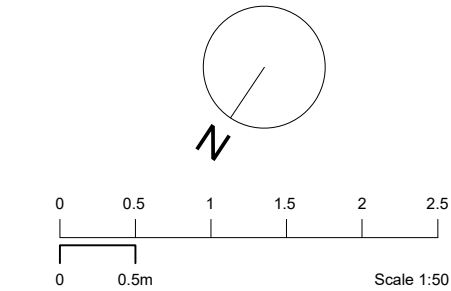
DWG. NO: 5320-013 REVISION: P2

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	30/09/2022
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	RETENTION OF ROOF ACCESS HATCH	15.02.23



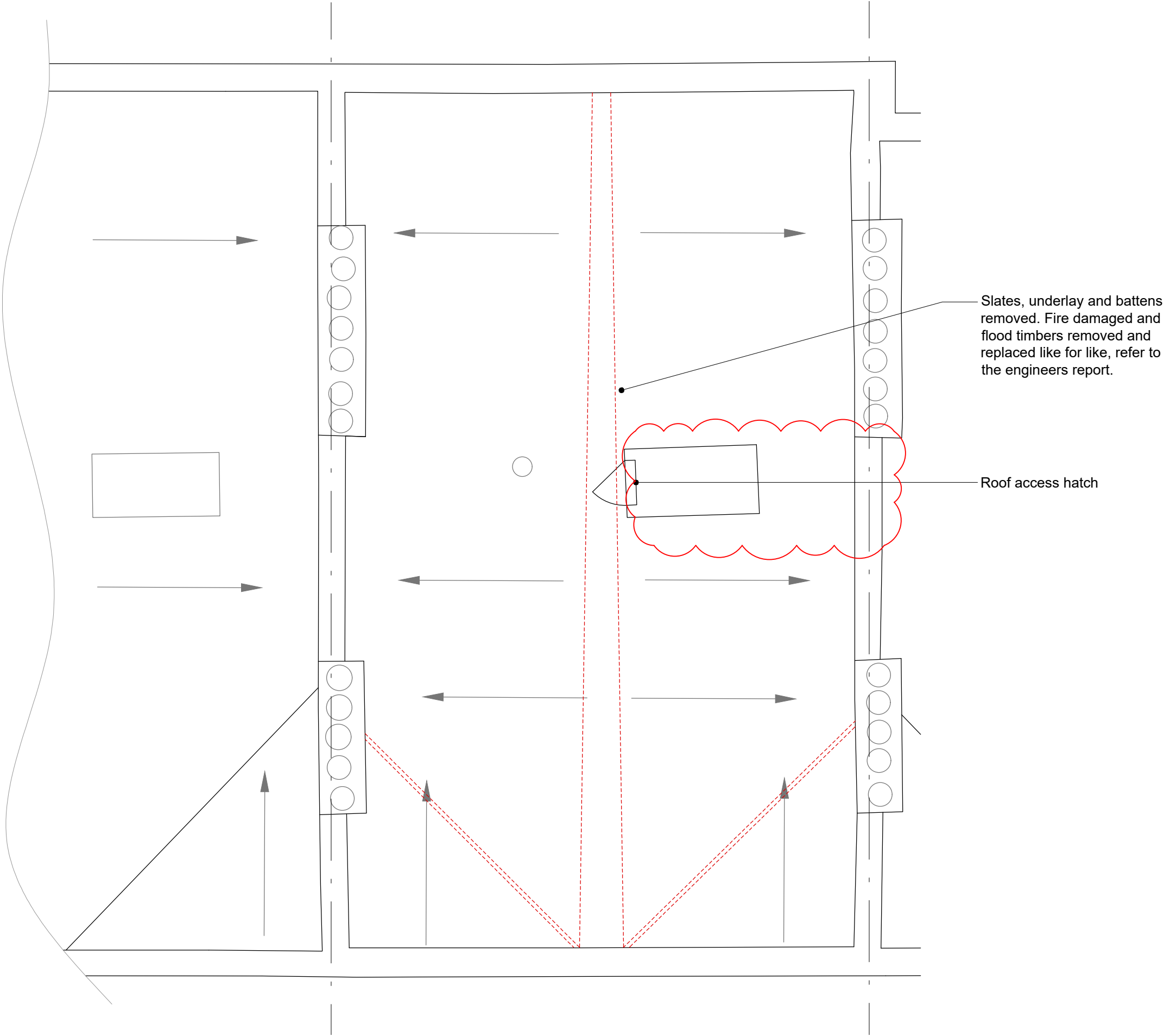
PLANNING

DRYARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: DEMOLITION ROOF PLAN

DATE: SEPT 2022 SCALE: 1:50 @ A3
DWG. NO: 5320-017 REVISION: P3

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1 Demolition Roof Plan
Scale: 1:50

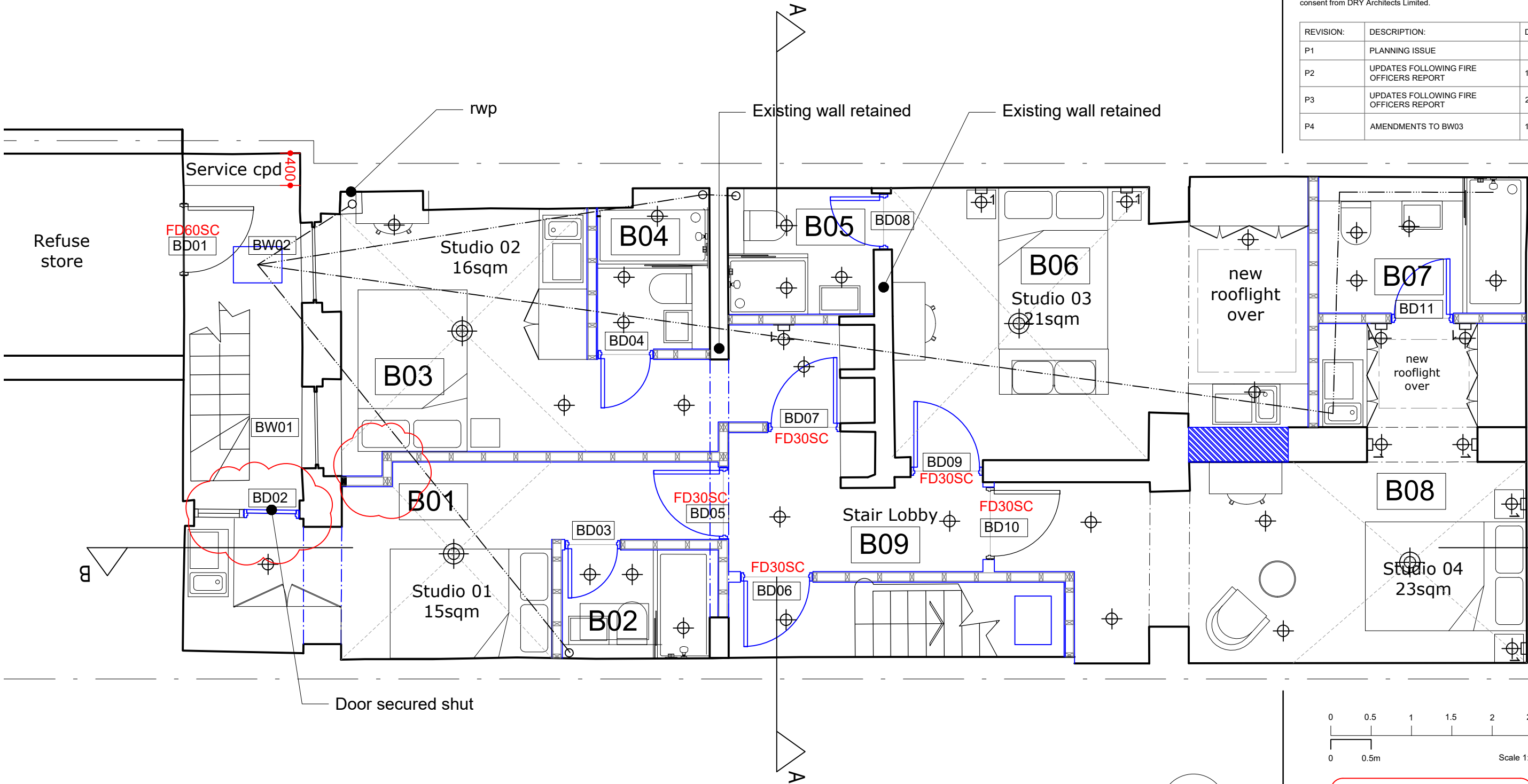
KEY:
DEMOLITION

ALL NEW WORK
SHOWN IN BLUE

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	UPDATES FOLLOWING FIRE OFFICERS REPORT	25.01.23
P4	AMENDMENTS TO BW03	15.02.23



1 Proposed Basement Plan
Scale: 1:50

Key	
	Recessed downlight
	Wall light
	Pendant light

ALL NEW WORK
SHOWN IN BLUE



PLANNING

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: PROPOSED BASEMENT PLAN

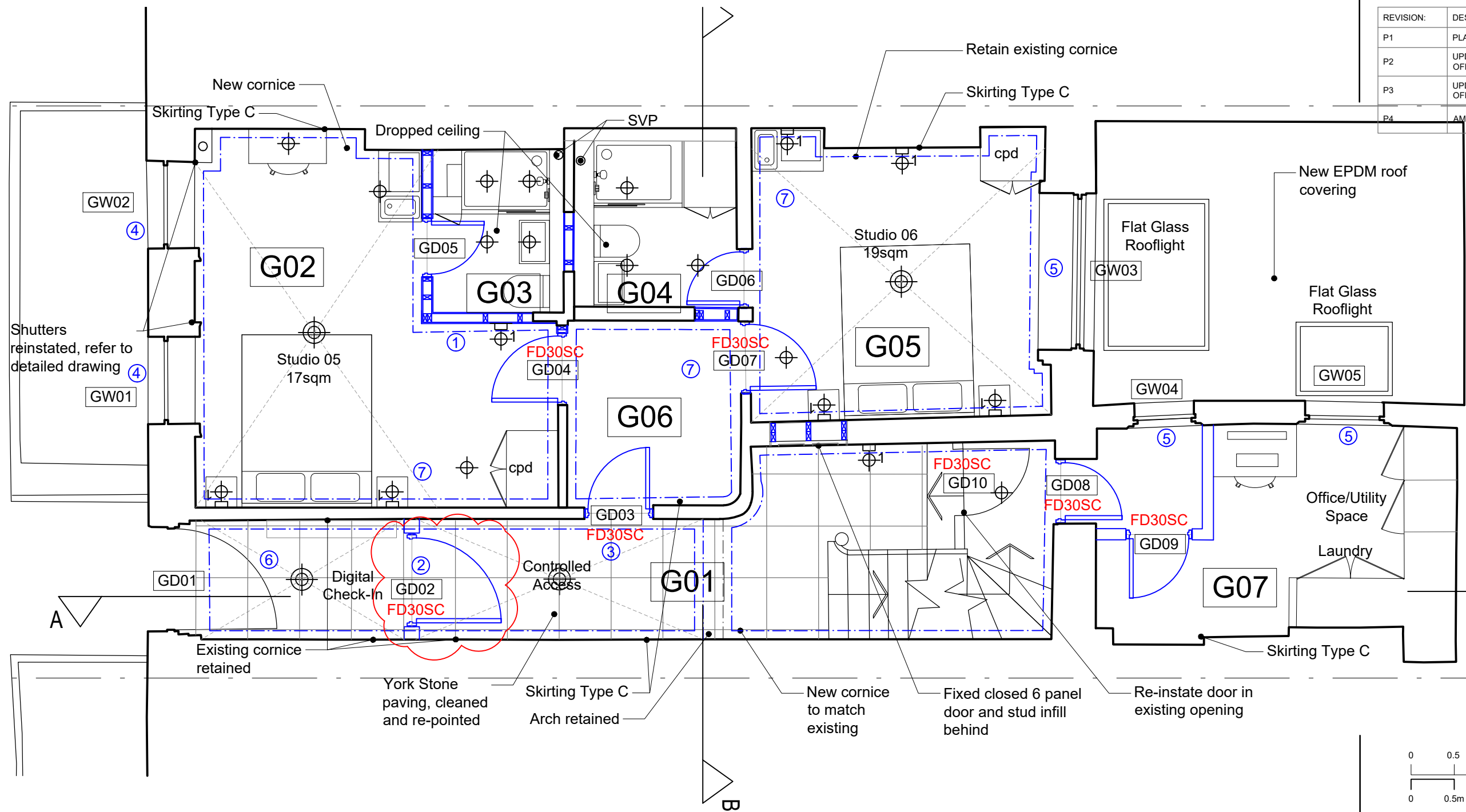
DATE: SEPT 2022 SCALE: 1:50 @ A3
DWG. NO: 5320-018 REVISION: P4

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	UPDATES FOLLOWING FIRE OFFICERS REPORT	25.01.23
P4	AMENDMENTS TO GD02	15.02.23



1 Proposed Ground Floor Plan
Scale: 1:50

Key	
	Recessed downlight
	Wall light
	Pendant light

- NEW WORK SHOWN IN BLUE:
- ① New timber frame stud walls
 - ② New glazed door
 - ③ Yorkstone retained
 - ④ New sash windows
 - ⑤ Windows refurbished:
 - New 6 panel doors
 - New skirtings and architraves
 - ⑥ Cornice restored
 - ⑦ New cornice

PLANNING

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: PROPOSED GROUND FLOOR PLAN

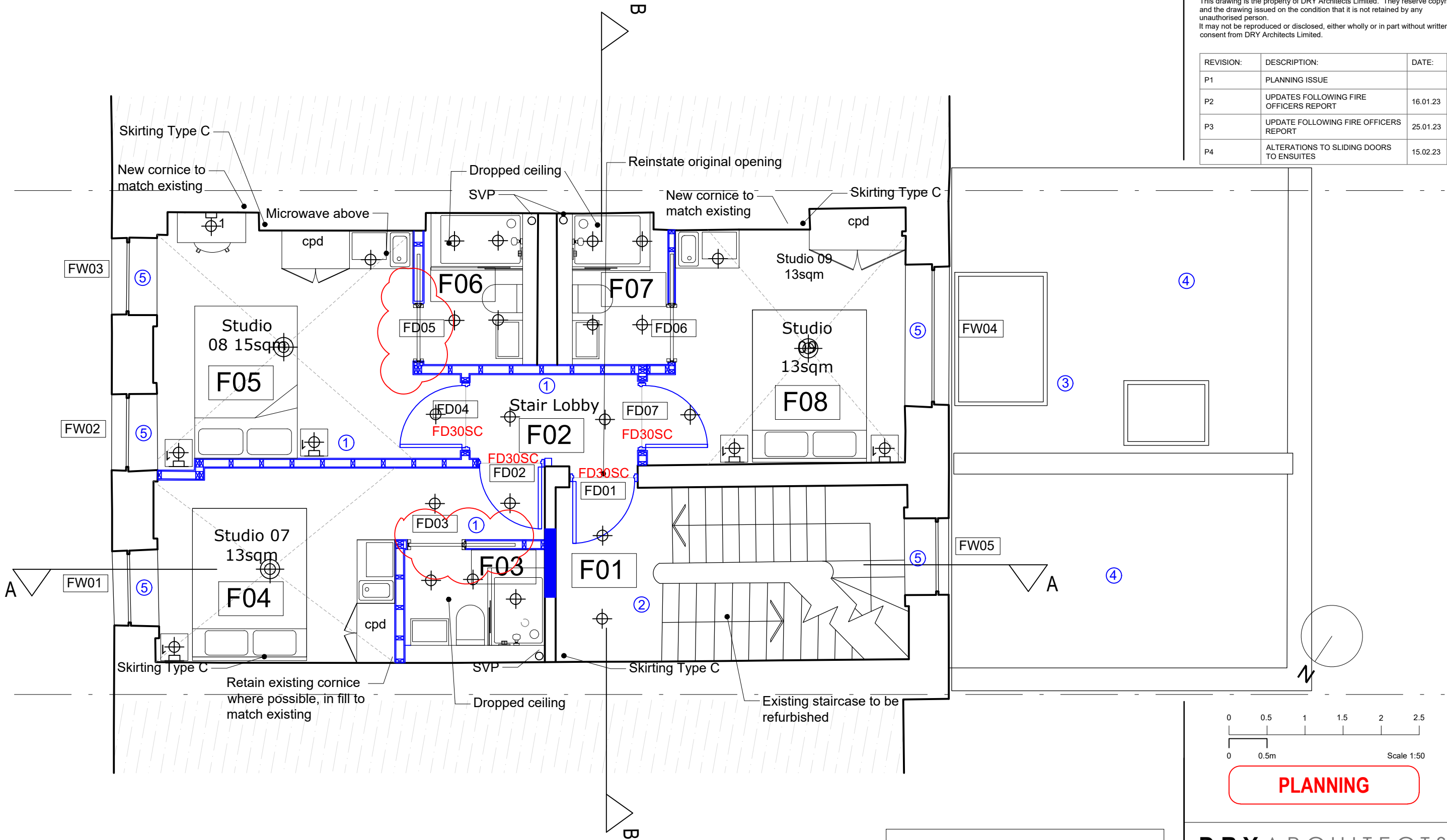
DATE: SEPT 2022 SCALE: 1:50 @ A3
DWG. NO: 5320-019 REVISION: P4

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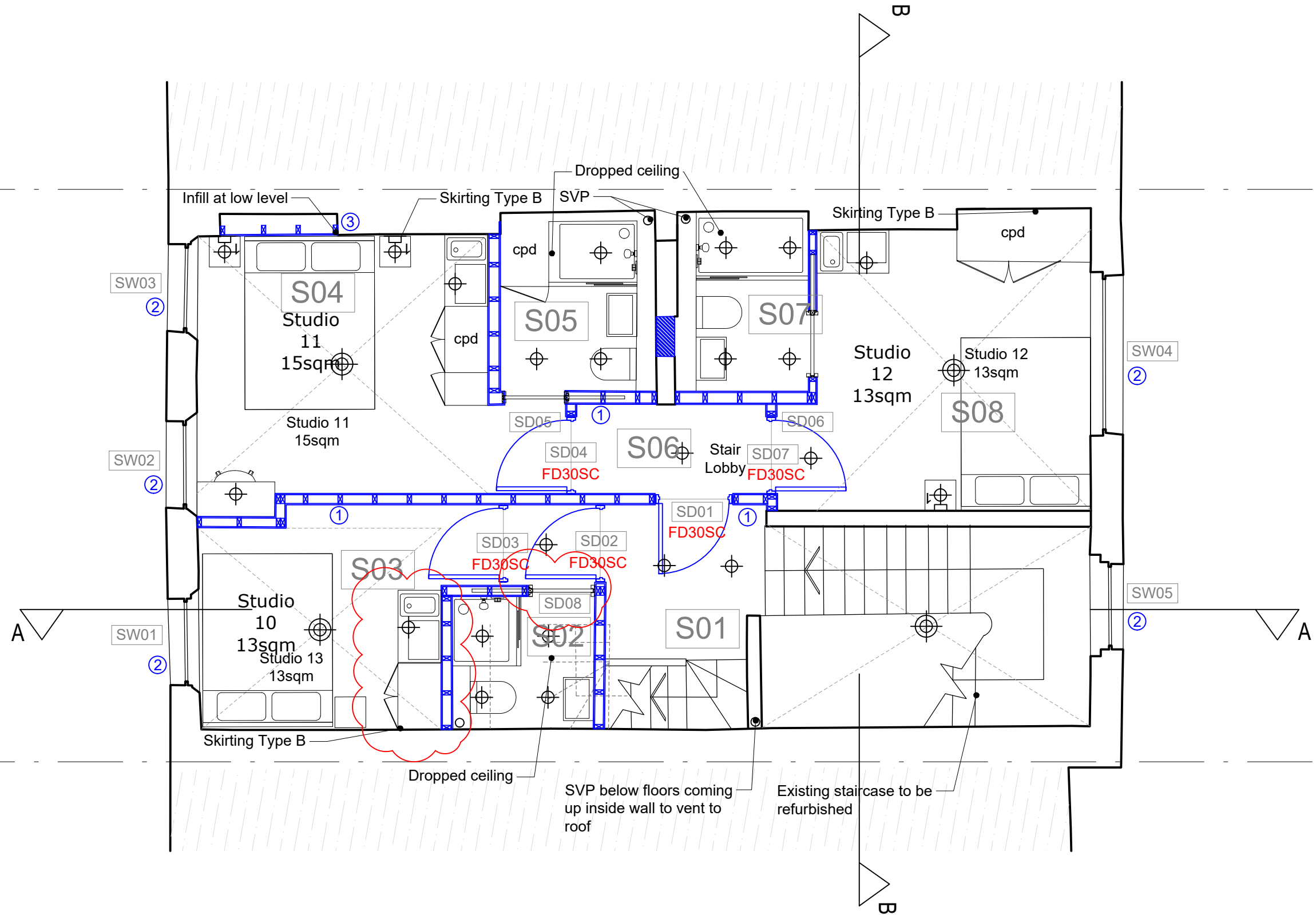
REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	UPDATE FOLLOWING FIRE OFFICERS REPORT	25.01.23
P4	ALTERATIONS TO SLIDING DOORS TO ENSUITES	15.02.23



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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	UPDATES FOLLOWING FIRE OFFICERS REPORT	25.01.23



1 Proposed Second Floor Plan
Scale: 1:50

Key	
	Recessed downlight
	Wall light
	Pendant light

- NEW WORK SHOWN IN BLUE:
- ① New timber frame stud walls
 - ② Windows refurbished and fitted with new 4mm Histoglass
 - ③ Recess infilled to form shelf in timber frame

0 0.5 1 1.5 2 2.5
0 0.5m Scale 1:50

PLANNING

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ

CLIENT: CMT DESIGN AND CONSTRUCTION LTD

DRAWING: PROPOSED SECOND FLOOR PLAN

DATE: SEPT 2022 SCALE: 1:50 @ A3

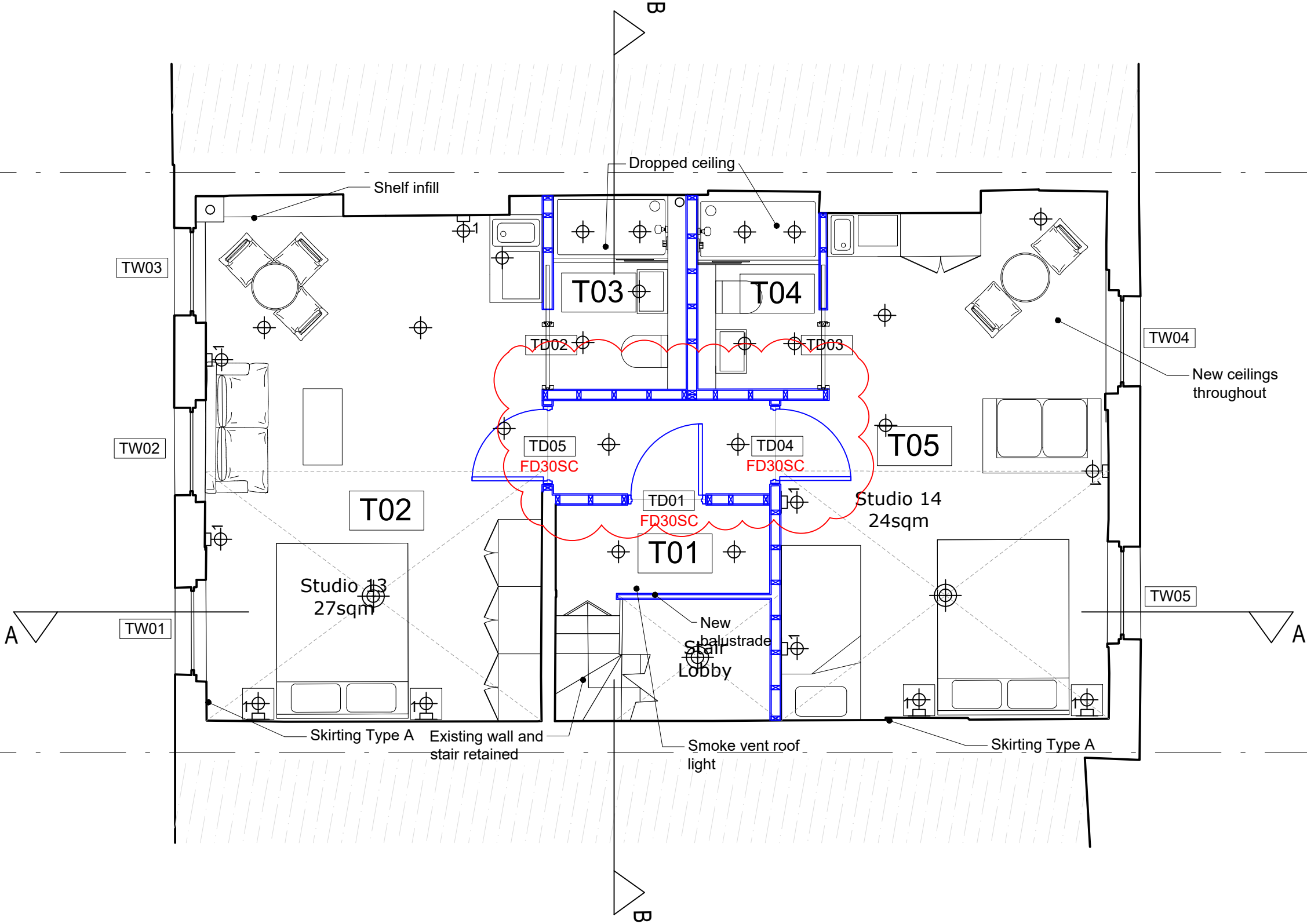
DWG. NO: 5320-021 REVISION: P3

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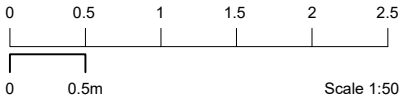
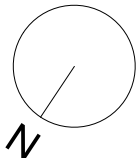
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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	UPDATES FOLLOWING FIRE OFFICERS REPORT	25.01.23



ALL NEW WORK
SHOWN IN BLUE



PLANNING

1 Proposed Third Floor Plan
Scale: 1:50

Key	
	Recessed downlight
	Wall light
	Pendant light

DRY ARCHITECTS

PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ

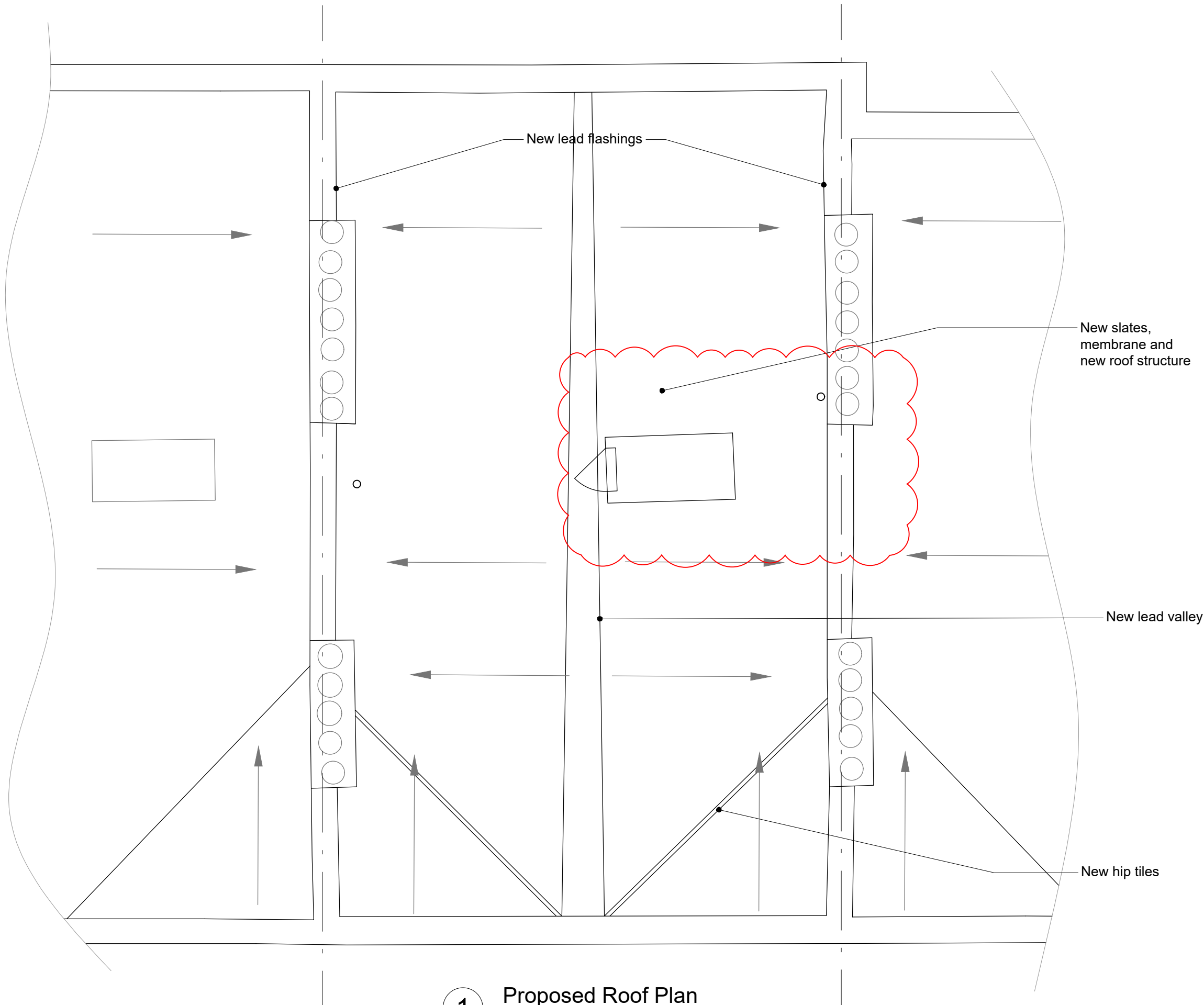
CLIENT: CMT DESIGN AND CONSTRUCTION LTD

DRAWING: PROPOSED THIRD FLOOR PLAN

DATE: SEPT 2022 SCALE: 1:50 @ A3

DWG. NO: 5320-022 REVISION: P3

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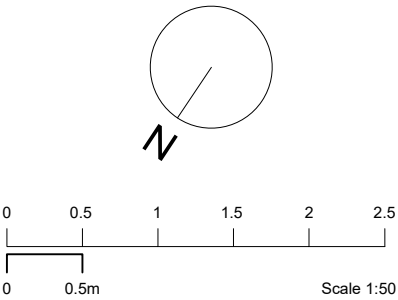


1 Proposed Roof Plan
Scale: 1:50

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23
P3	RETAIN ROOF ACCESS HATCH	15.02.23



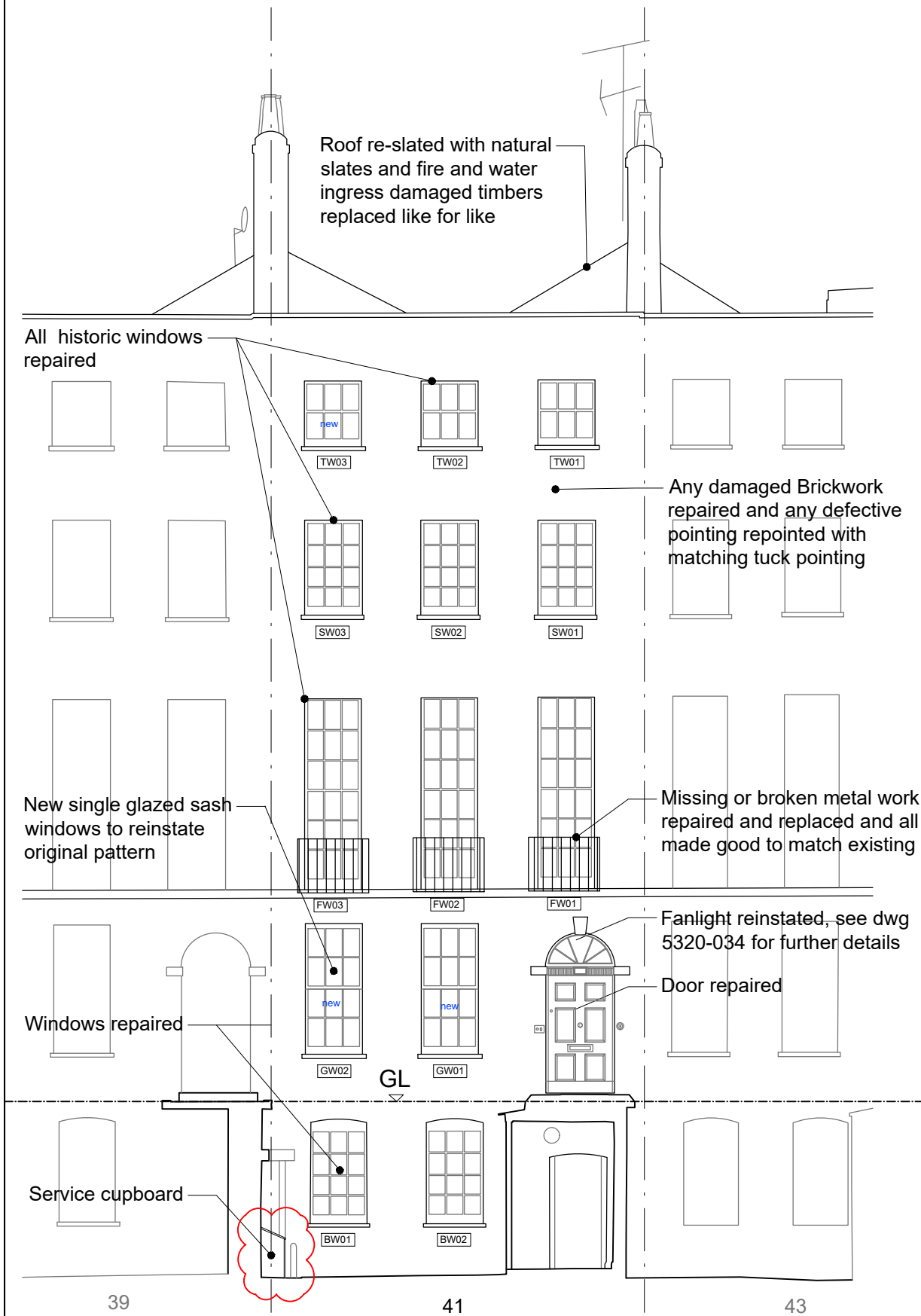
PLANNING

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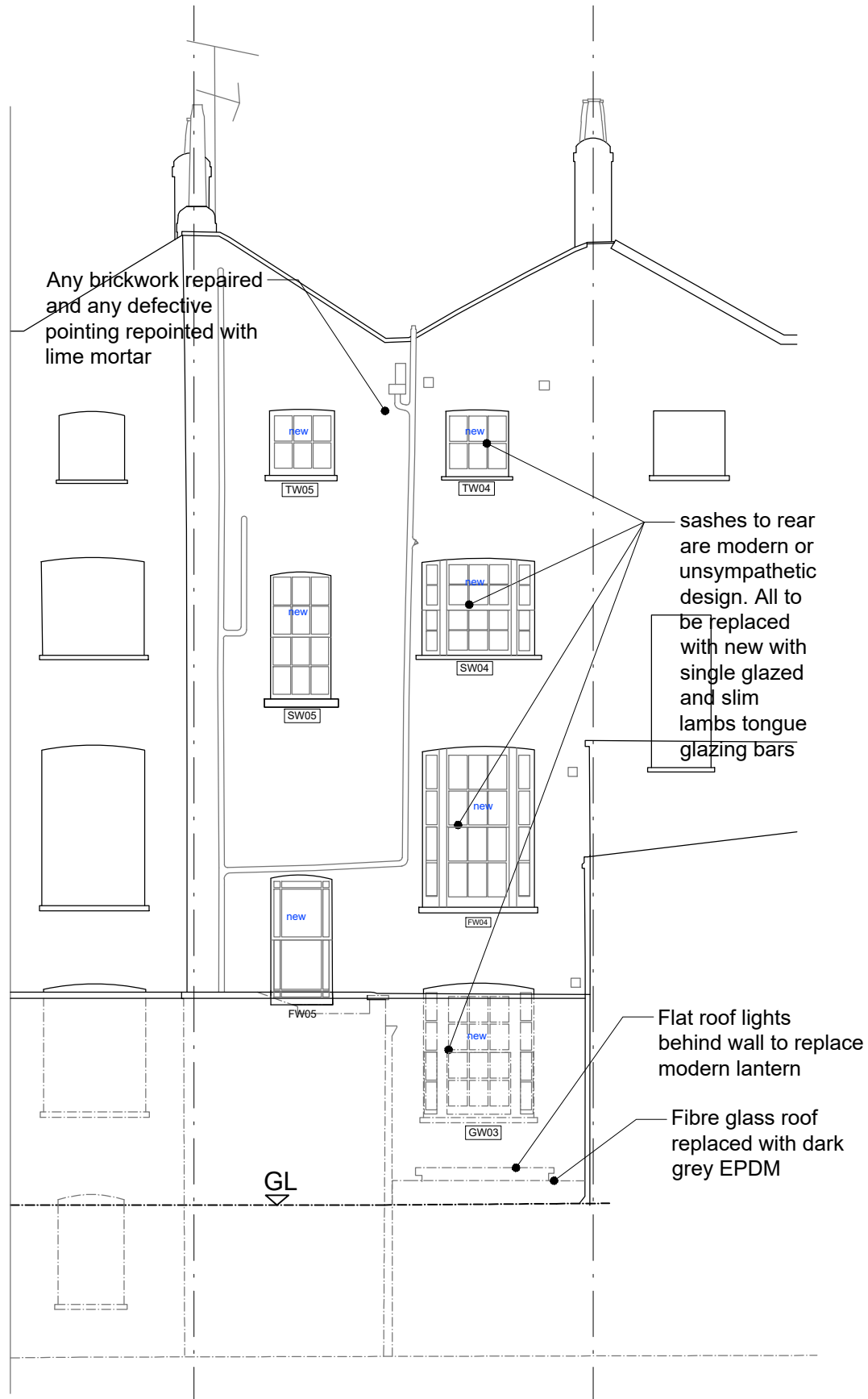
PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: PROPOSED ROOF PLAN

DATE: SEPT 2022 SCALE: 1:50 @ A3
DWG. NO: 5320-023 REVISION: P3

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1 Proposed Front Elevation
Scale: 1:100

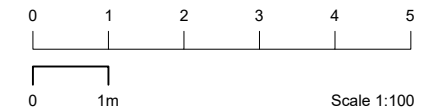


2 Proposed Rear Elevation
Scale: 1:100

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	ADDITION OF SERVICE CUPBOARD	15.02.23



PLANNING

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PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: PROPOSED FRONT AND REAR ELEVATIONS

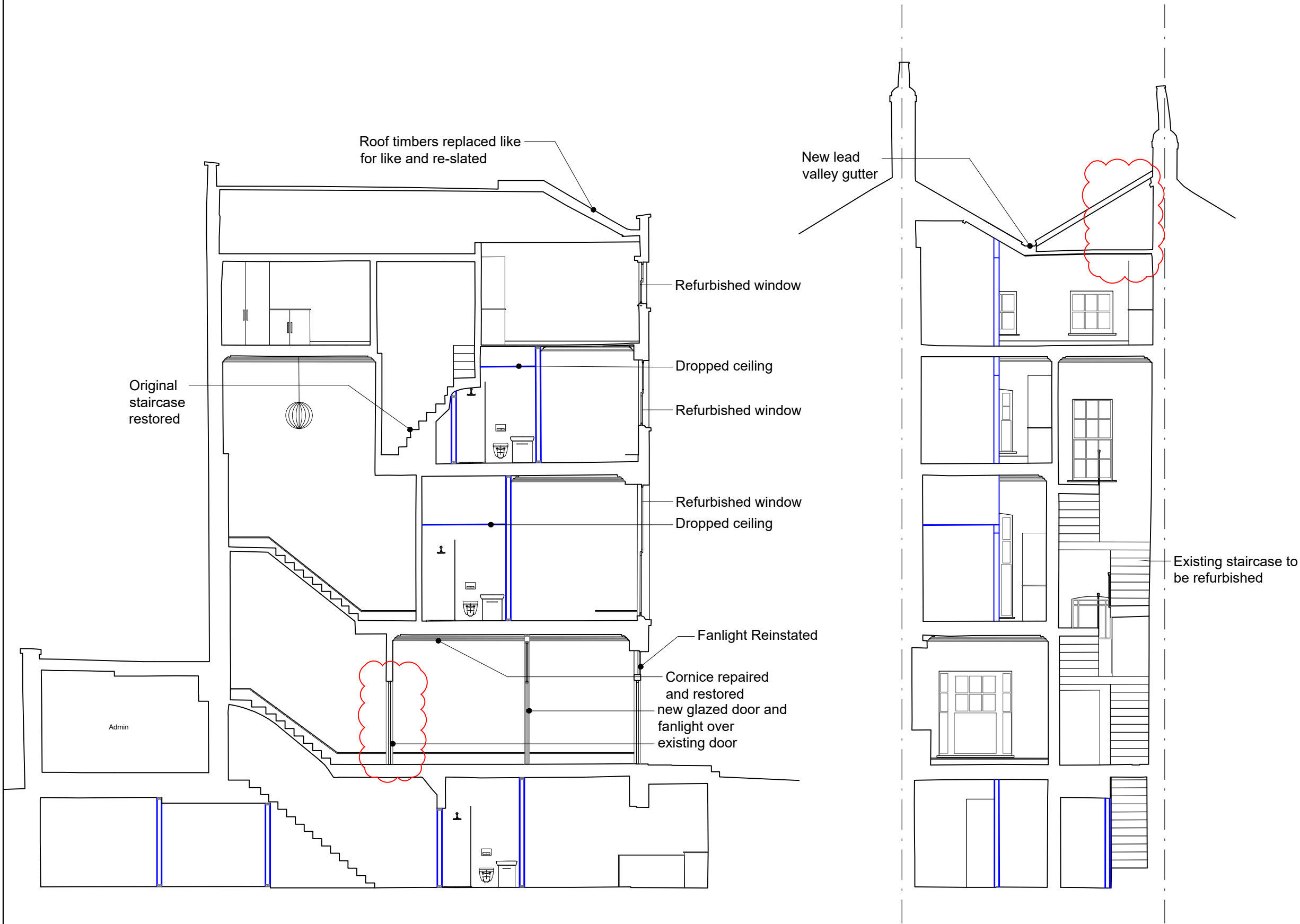
DATE: SEPT 2022 SCALE: 1:100 @ A3
DWG. NO: 5320-025 REVISION: P2

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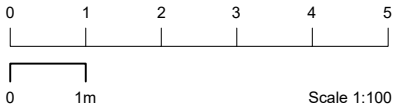
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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	UPDATES FOLLOWING FIRE OFFICERS REPORT	16.01.23



1 Proposed Section AA
Scale: 1:100

1 Proposed Section BB
Scale: 1:100



PLANNING

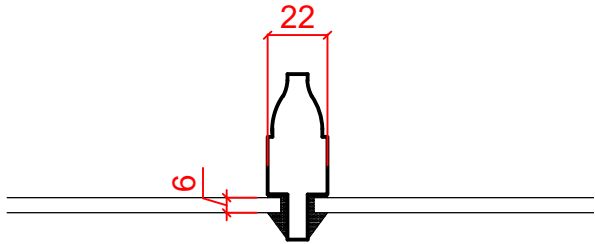
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PROJECT: 41 FITZROY STREET HOTEL,
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CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: PROPOSED SECTIONS

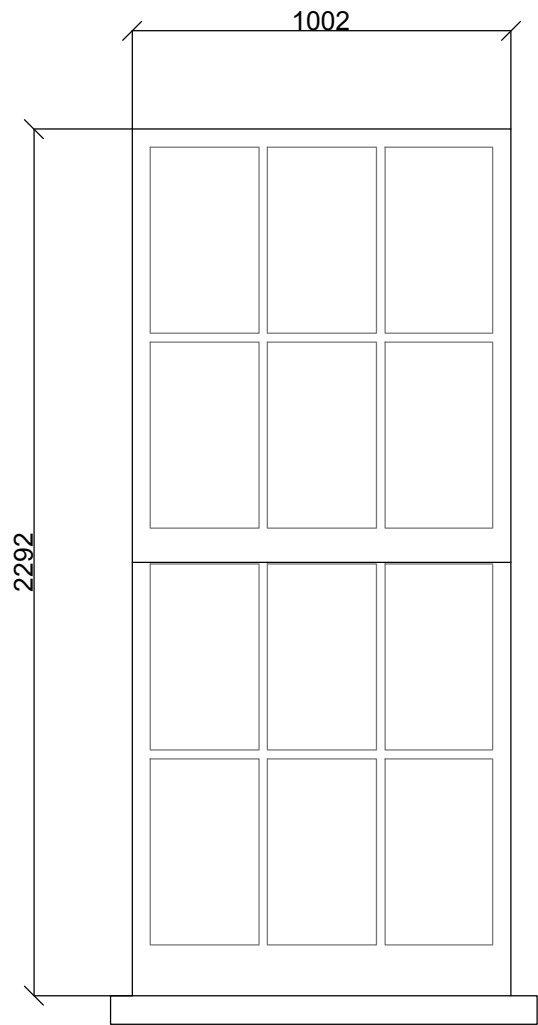
DATE: SEPT 2022 SCALE: 1:100 @ A3
DWG. NO: 5320-027 REVISION: P2

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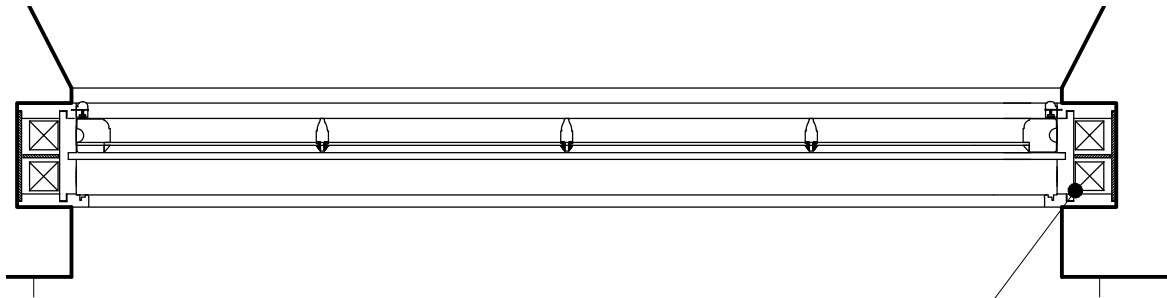
NOTE:
FOR WINDOW DETAILS PLEASE REFER
TO WINDOW SCHEDULE 5320-500



2 Fine Lambs Tongue Single Glazed Detail
Scale: 1:2

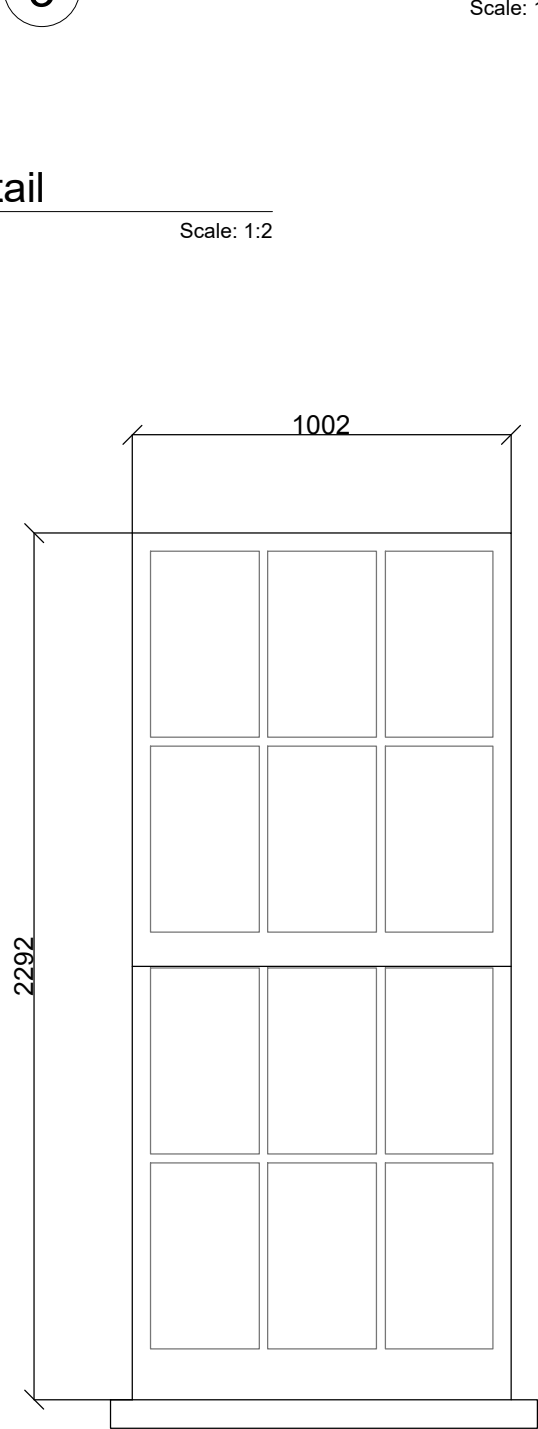


1 Elevation of New Ground Floor Windows
Scale: 1:10

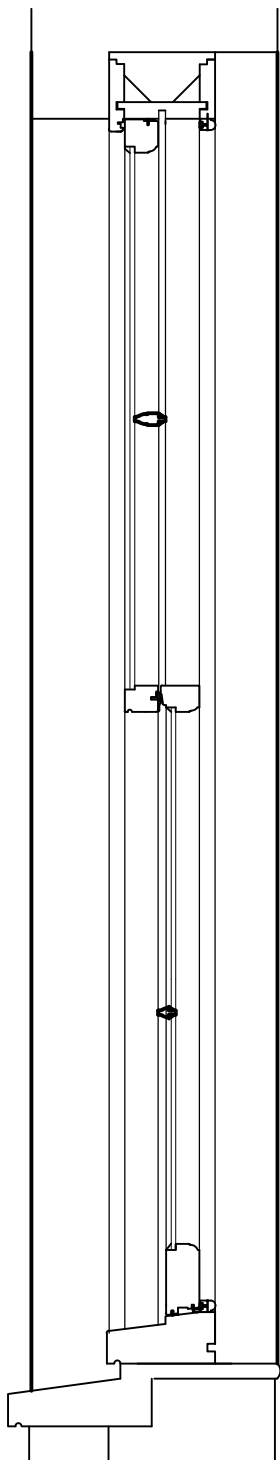


3 Sash Window Plan
Scale: 1:10

Box sash with
weights



1 Sash Window Section
Scale: 1:10

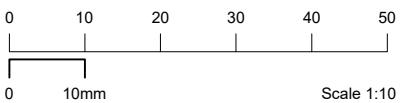
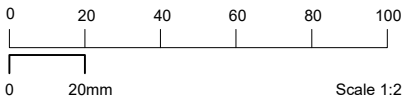
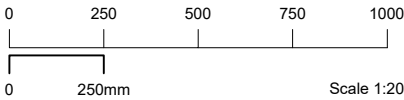


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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING ISSUE	
P2	AMENDMENTS TO SAFETY GLASS	15.02.23

Material	Manufactured in selected engineered laminated pine or hardwood, sourced from sustainable and managed forestry
Mechanism	Sashes are hung on cords, operating over pulleys and counter balanced with lead weights
Weatherseal	The window is fully weather sealed
Glass	6mm safety glass
Glazing Bars	22mm fine lambs tongue
Cills	Manufactured in Hardwood
Horns	No horns
Fittings	A lockable Fitch fastener and two finger pulls to the bottom sash
Paint	To ensure the smooth operation and optimum performance of the window, 3 coats of sprayed applied microporous water based paint system

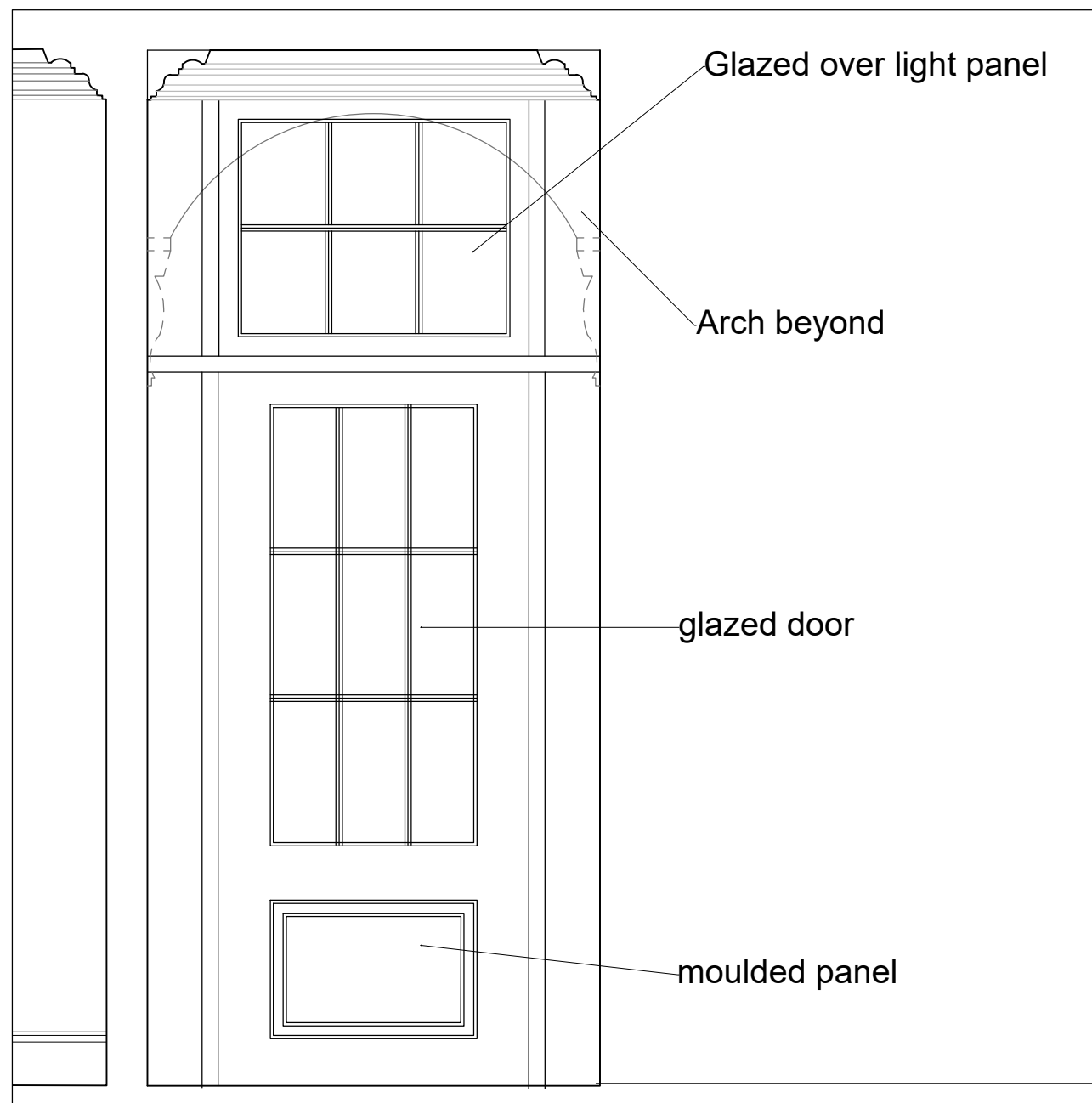


PLANNING

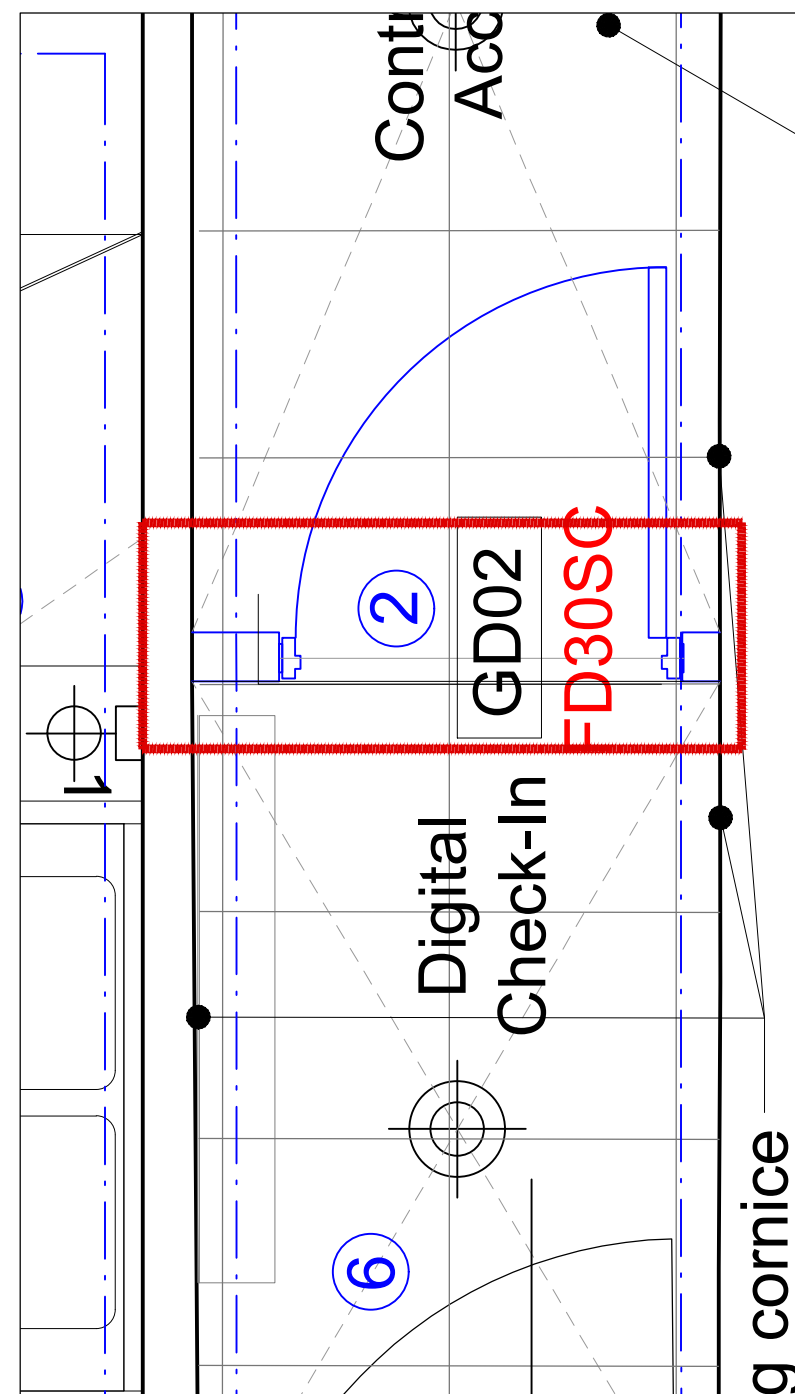
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PROJECT:	41 FITZROY STREET HOTEL, LONDON, W1T 6DZ		
CLIENT:	CMT DESIGN AND CONSTRUCTION LTD		
DRAWING:	PROPOSED NEW SASH WINDOW DETAILS TO GROUND FLOOR		
DATE:	SEPT 2022	SCALE:	varies @ A3
DWG. NO:	5320-028	REVISION:	P2

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1 Elevation
Scale: 1:20



2 Plan View
Scale: 1:20

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING SUBMISSION	30/09/2022
P2	AMENDMENTS TO ELEVATION	15.02.23

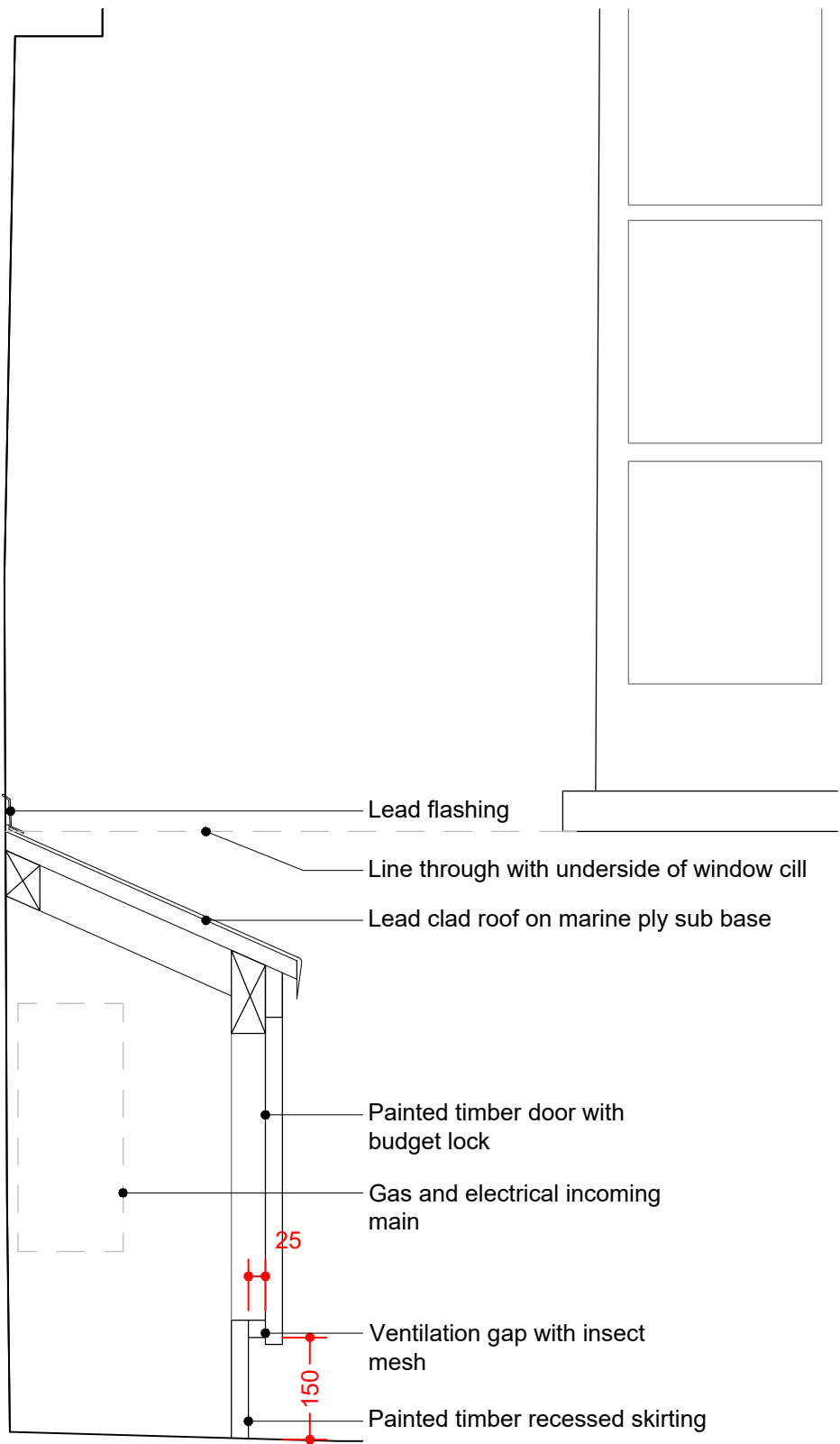
PLANNING

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LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: GROUND FLOOR GLAZED DOOR

DATE: SEPT 2022 SCALE: 1:20
DWG. NO: 5320-042 REVISION: P2

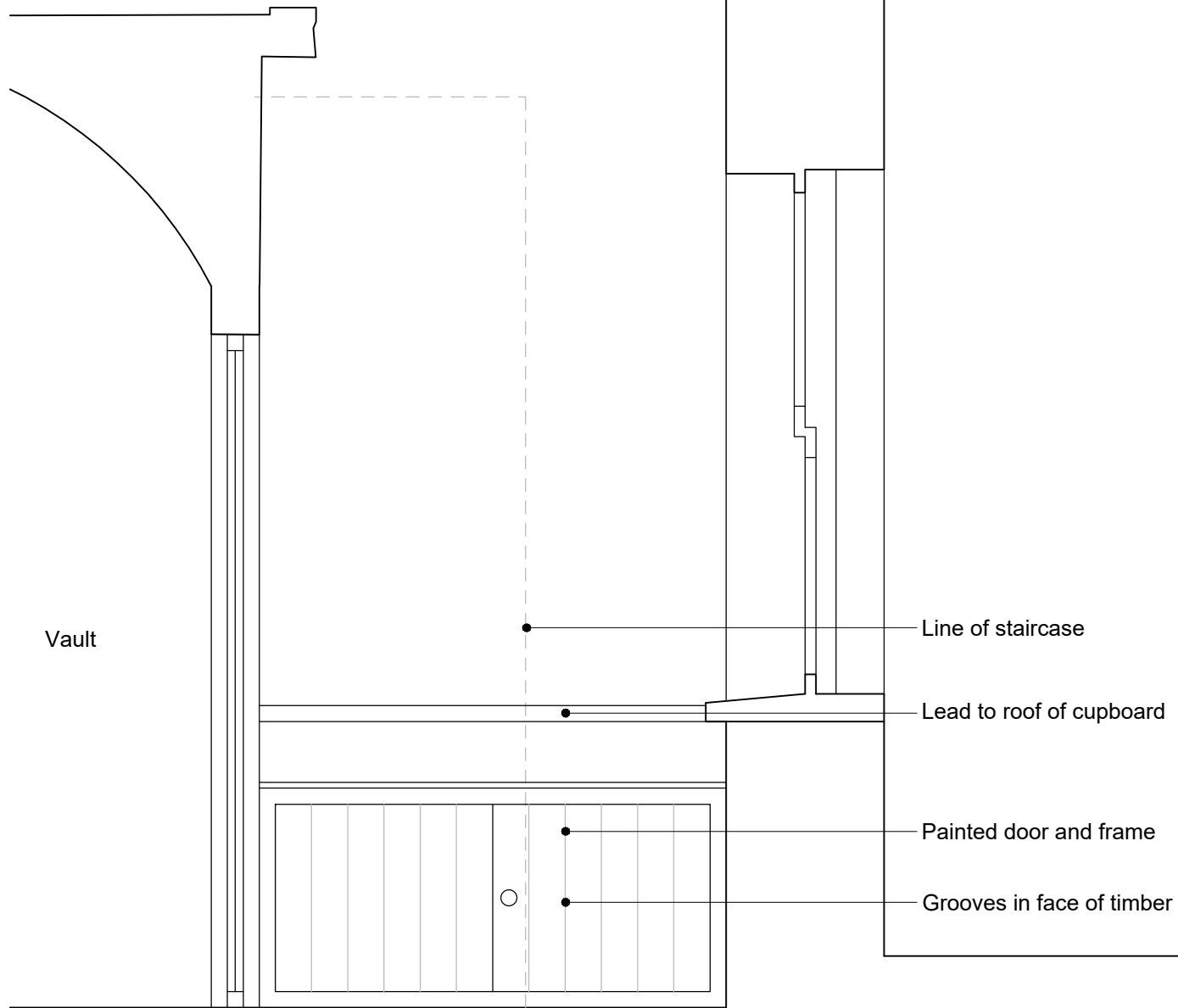
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400

1 Section

Scale: 1:10



2 Elevation

Scale: 1:10

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REVISION:	DESCRIPTION:	DATE:
P1	PLANNING SUBMISSION	15.02.23

PLANNING







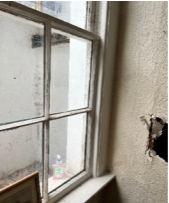
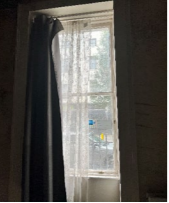





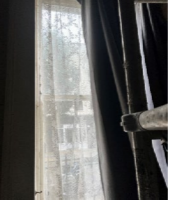



DRYARCHITECTS











PROJECT: 41 FITZROY STREET HOTEL,
LONDON, W1T 6DZ
CLIENT: CMT DESIGN AND CONSTRUCTION LTD
DRAWING: SERVICE CUPBOARD DETAILS





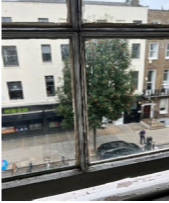




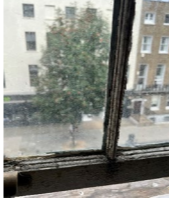












DATE: SEPT 2022 SCALE: VARIES
DWG. NO: 5320-043 REVISION: P1






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WINDOW SCHEDULE

Window no.	Location	Modern replacement or historic or good example	Repaired/Renewed	Size	Configuration	Glazing Bars	Furniture	Existing Glass	New Glass	Shutters	Cill	Horns	Condition
	BASEMENT												
BW1	Basement front room 	modern replacement	Retained and Repaired	983W x 1537H	6 over 6 sash	15 X 28 lambs tongue	Missing fastener	Float glass (modern) 	6mm safety glass	None		None	condition ok, could be repaired 
BW2	Basement front room 	modern replacement	Retained and Repaired	1000W x 1537H	6 over 6 sash	15 X 28 lambs tongue		Float glass 	6mm safety glass	None		None	 
	GROUND FLOOR												
GW01	Groundfloor front room 	modern replacement and missing glazing bars	New to reinstate original pattern and glazing bars. Will be 6 over 6	1002W x 2292H	1 over 1			Float glass 	6mm safety glass	Re-instate shutters to make the new ones match the original		None	Bad condition meeting stiles 
GW02	Groundfloor front room 	modern replacement and missing glazing bars	New single glazed, fine lambs tongue ,new pattern to reinstate original pattern and glazing bars to be 6 over 6	1002W x 2292H	1 over 1			Float glass 	6mm safety glass	Re-instate shutters to make the new ones match the original		None	Bad condition meeting stiles  
GW03	Groundfloor back room 	modern middle sash with earlier side panels, but side panels in poor condition	New single glazed, fine lambs tongue , 6 over 6 with 2 fixed side panels.	1814W x 2107H	6 over 6 sash with 2 over 2 fixed side panels	25 X 30 lambs tongue (modern)		Float glass 	6mm safety glass	Re-instate shutters to make the new ones match the original		Modern champhered horns	The 6 over 6 sash is modern but the 2 over 2 side panels are original. Not in great condition, some parts are rotten. 

GW04	Groundfloor Utility/Laundry room	Not modern	New	883W	6 over 6 sash	Fine lambs tongue		Float glass	6mm safety glass				
GW05	Groundfloor Utility/Laundry room	Modern replacement	New single glazed, fine lambs tongue ,new pattern to reinstate original pattern and glazing bars to be 6 over 6	1009W	2 over 2	modern		Float glass	6mm safety glass			Modern champhered horns	Modern window in decent condition.  
	FIRST FLOOR												
FW01	First floor front room on the left	period sashes, not necessary original	Retained and Repaired	995W x 3368H	9 over 9 fixed sash	15 x 32 lambs tongue		Float glass	6mm safety glass	Re-instate shutters and remove the modern boxing.			Rotten and damaged stiles, the putty is defective and all the cords and pulleys need replacing.  
FW02	First floor front room on the right	period sashes, not necessary original	Retained and Repaired	995W x 3362H	9 over 9 fixed sash	15 x 32 lambs tongue		Float glass	6mm safety glass	Re-instate shutters and remove the modern boxing.			Rotten and damaged stiles, the putty is defective and all the cords and pulleys need replacing.  
FW03	First floor front room on the right	period sashes, not necessary original	Retained and Repaired	995W x 3352H	9 over 9 fixed sash	15 x 32 lambs tongue		Float glass	6mm safety glass	Re-instate shutters and remove the modern boxing.			Rotten and damaged stiles, the putty is defective and all the cords and pulleys need replacing.  
FW04	First floor back room on the left	modern replacement	New single glazed , with fine lambs tongue glazing bars and histo glass	1838W x 2548H	6 over 6 sash with 2 over 2 fixed side panels	Modern		Float glass	6mm safety glass			modern Champhered Horns	Modern sash window but thick glazing bars 

FW05	First floor on the stairs 	replacement with missing box with weights , fixed sashes only.	New single glazed , with fine lambs tongue glazing bars and histo glass	1003W x 1008H	1 over 1 sliding sash window with patterns			Float glass 	6mm safety glass				
Window no.	Location		Repaired/Renewed	Size	Configuration	Glazing Bars	Furniture	Existing Glass	New Glass	Shutters	Cill	Horns	Condition
	SECOND FLOOR												
SW01	Second floor front room on the left 		Retained	1013W x 1669H	6 over 6 sash		Brighton fastener	Float glass 	6mm safety glass 				Bottom stiles and the rails are rotten.  
SW02	Second floor front room on the right 		Retained	1013W x 1669H	6 over 6 sash		Requires new fastener	Float glass 	6mm safety glass 				The window will require new botoom rails and stiles. Also missing a panel.  
SW03	Second floor front room on the right 		Retained	1013 x 1669H	6 over 6 sash		Brighton fastener	Float glass	6mm safety glass 			Modern Ogee style	Modern window.  
SW04	Second floor back room on the left 		New	1849W x 1524H	6 over 6 sash with 2 over 2 fixed side panels		Brighton fastener	Float glass 	6mm safety glass			Champhered Horns	Very narrow and deep glazing bars of 35 x 20 mm. No panels under. 
SW05	Second floor on the stairs 	modern replacement with blank sash in bottom and no boxes with weights	New single glazed, fine lambs tongue ,new pattern to reinstate original pattern and glazing bars to be 6 over 6	991W x 2022H	6 over 1 fixed sash			Float glass	6mm safety glass 				Fixed sash window boxed in. boxes with weights missing.
	THIRD FLOOR												

TW01	Third floor front room	period with narrow glazing bars	Retained and repaired	1003W x 1148H	3 over 3			Float glass	6mm safety glass				22mm lambs tongue glazing bar
													
Window no.	Location		Repaired/Renewed	Size	Configuration	Glazing Bars	Furniture	Existing Glass	New Glass	Shutters	Cill	Horns	Condition
TW02	Third floor front room	period window with fine glazing bars	Retained and repaired	1003W x 1148H	3 over 3			Float glass	6mm safety glass				
													
TW03	Third floor front room	modern replacement with wider glazing bars and in poor condition	Retained and repaired	1003W x 1148H	3 over 3			Float glass	6mm safety glass				
													
TW04	Third floor back room	modern replacement with wider glazing bars	New single glazed, fine lambs tongue glazing bars ,pattern to be 3 over3	1030W x 1073H	3 over 3			Float glass	6mm safety glass				Modern sash window
													
TW05	Third floor back room	modern replacement with wider glazing bars	New single glazed, fine lambs tongue glazing bars ,pattern to be 3 over3	1070W x 1060H	3 over 3			Float glass	6mm safety glass				Modern sash window
	