UNIT 1
shop

conservatory

UNIT 2
shop/office

basement

access
hatch
over

London Road

Rev/ Status	Description	Date	By

Status

APSLEY HOUSE
LONDON ROAD, TWYFORD
for
KIMBERLEY DEVELOPMENTS

GROUND FLOOR AND
BASEMENT

Scale 1:100
Date 8/2000
Drawn EJA. Checked by

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

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Fax: 0171 291 9175

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Fax: 0113 258 9604

Drawing No. 113/280/ sk A Rev. (3)

CDS Ltd L8531

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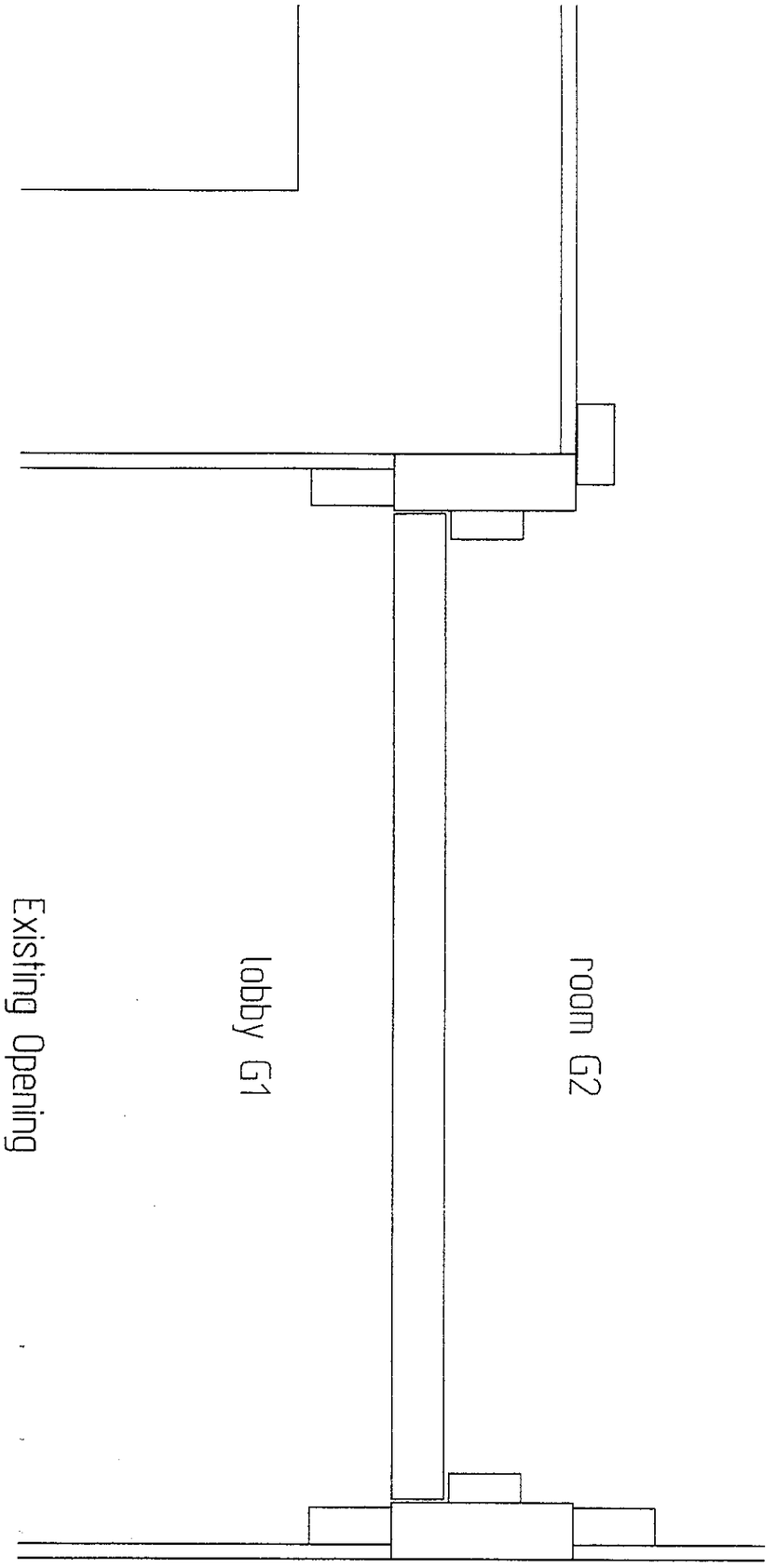
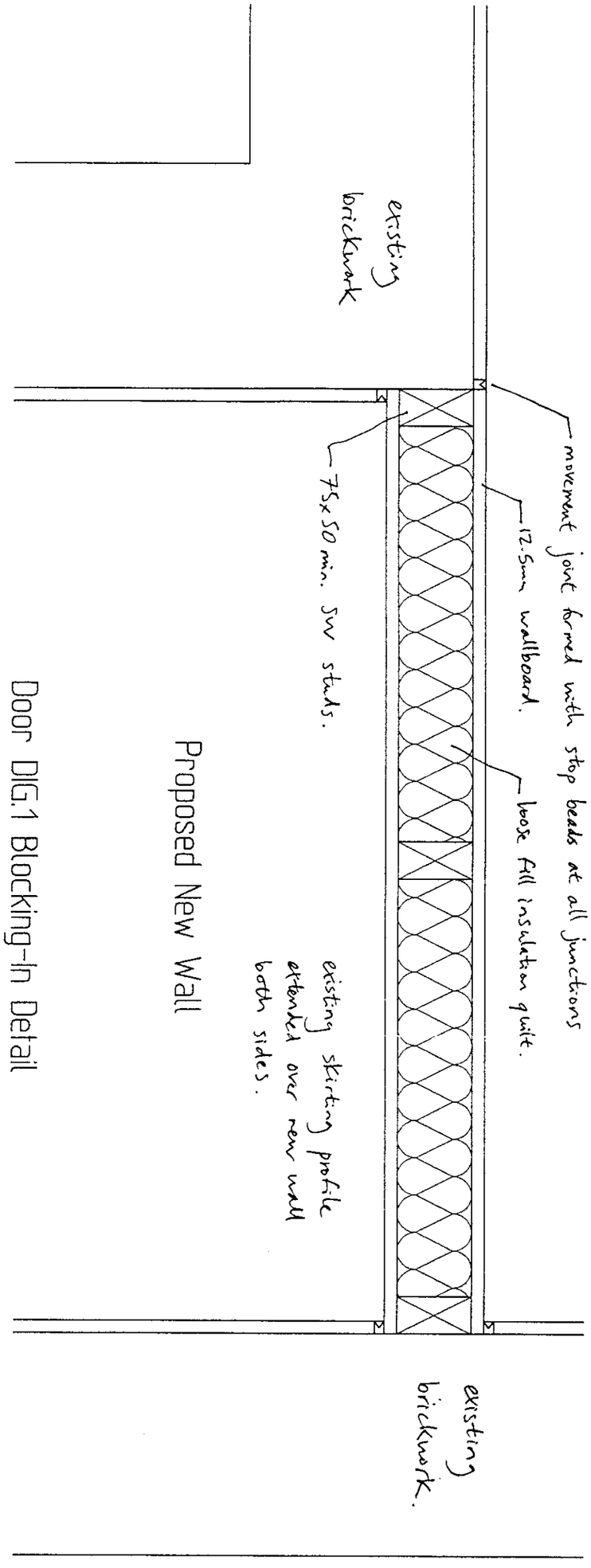
0 2 3





Proposed New Wall

Door DIG.1 Blocking-In Detail

3211

TO COMPLY WITH CONDITIONS.

For Door locations refer to drawing 113-280-411

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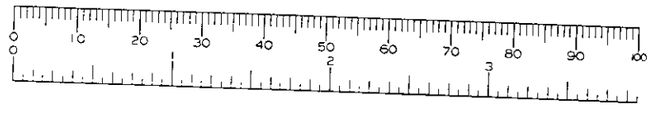
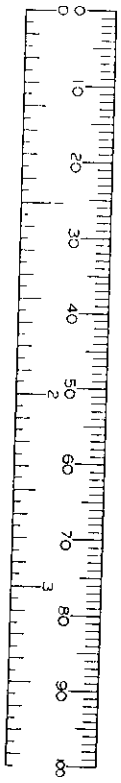
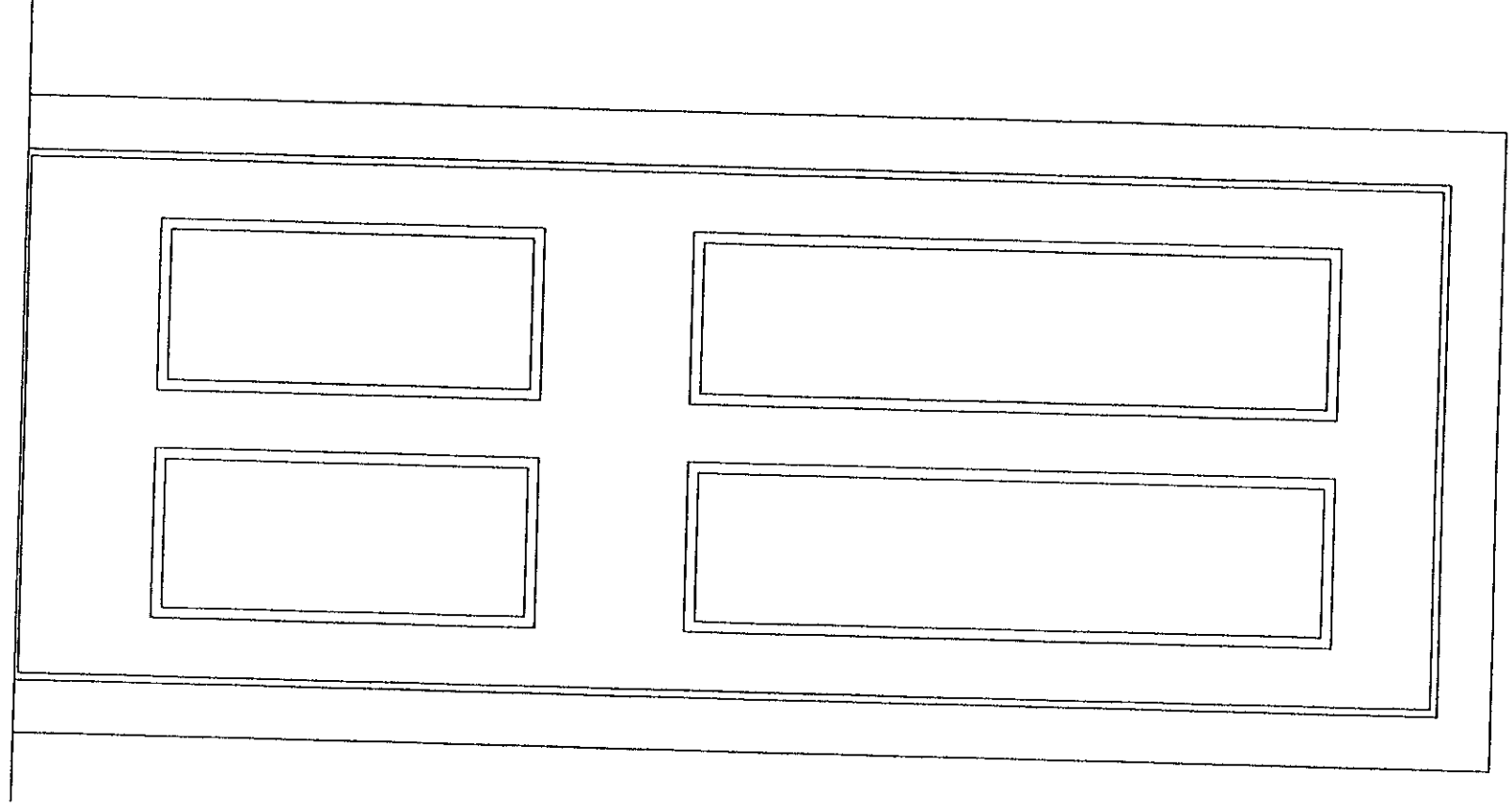
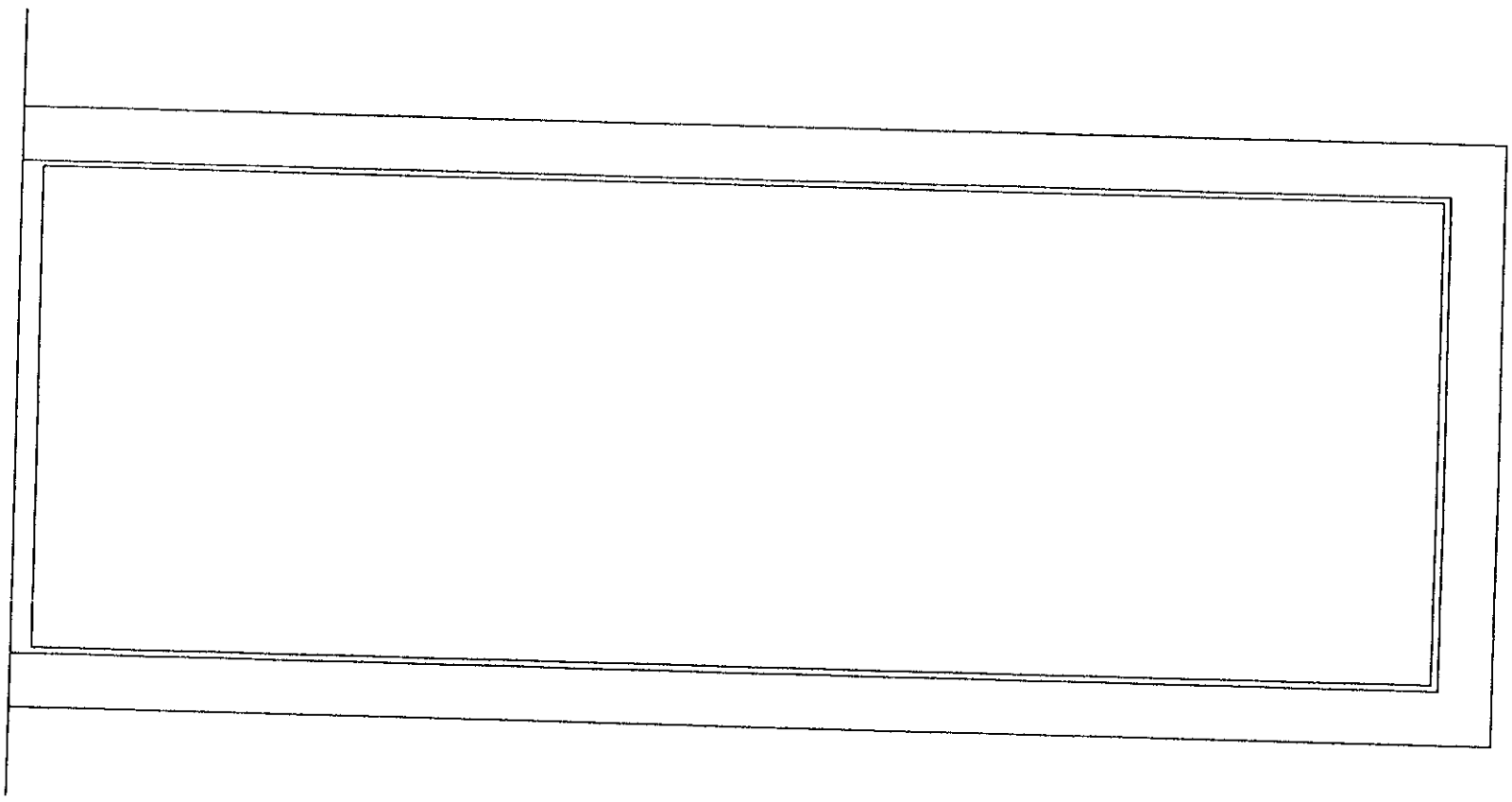
- Apsley House, Twyford - for Kimberley Developments	Date 24.3.01
	Drawn by EJG
- Ground Floor Internal Works - - Door Blocking-In Details	Checked by
	Scale 1:5
Drawing No. 113/280/SK588	Rev. -







Door Type 1



Door Type 2 - Toilet Doors

New Door Details

3211

TO COMPLY

WITH CONDITIONS.

For Door locations refer to drawing 113-280-411

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- Apsley House, Twyford
- for Kimberley Developments

- Ground Floor Internal Works -
- Door Details

Drawing No. 113/280/SK587

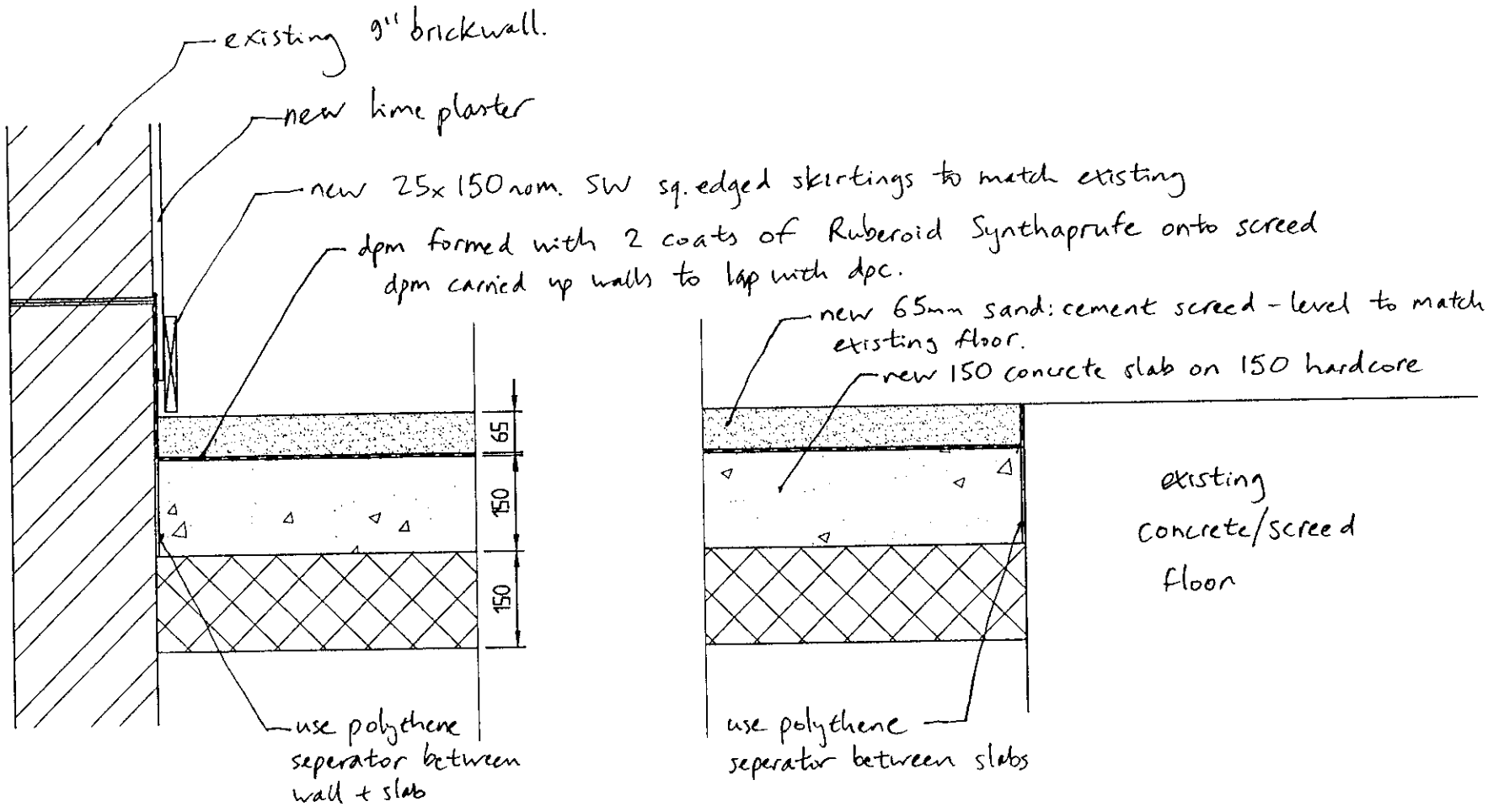
Date 24.3.01

Drawn by EJG

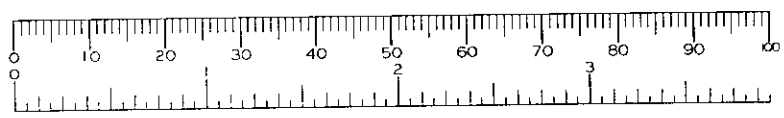
Checked by

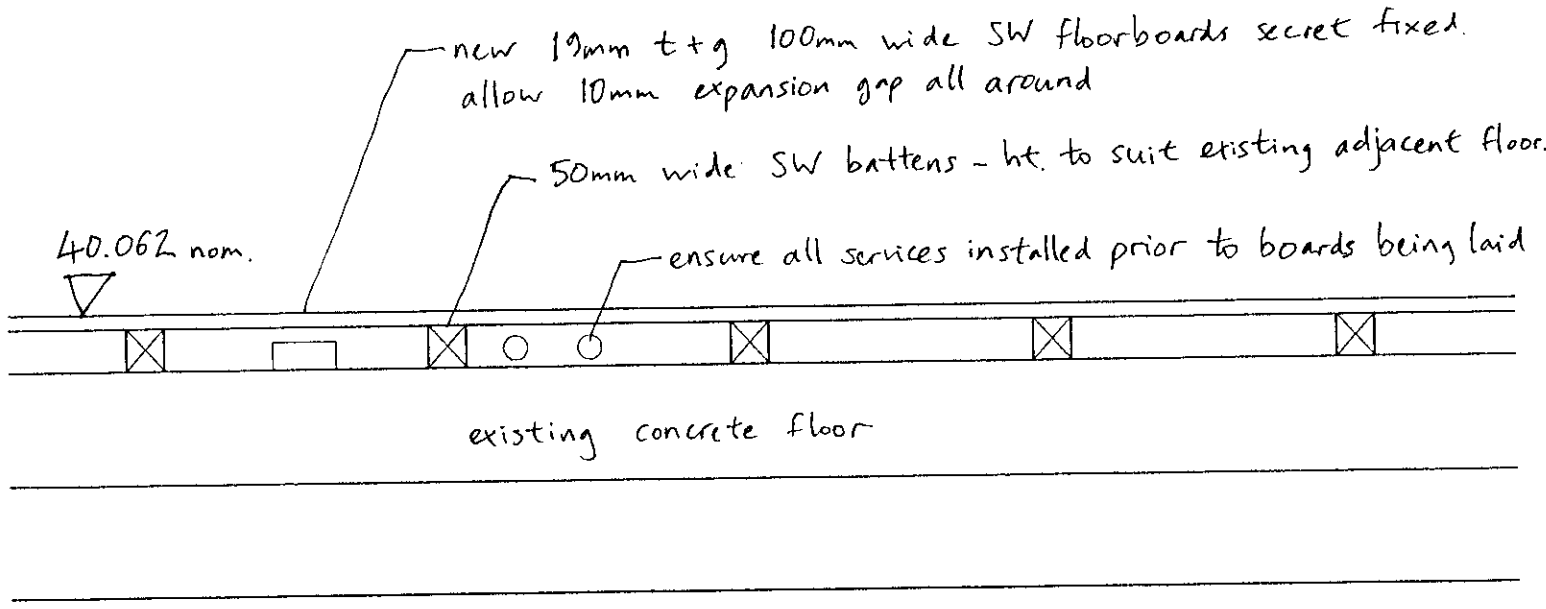
Scale 1:5

Rev. -



1. New Floor in End of Room 9





3211 J

TO COMPLY WITH CONDITIONS.

2. New Timber Floor in Rooms G5 and G6

For Room locations refer to drawing 113-280-411

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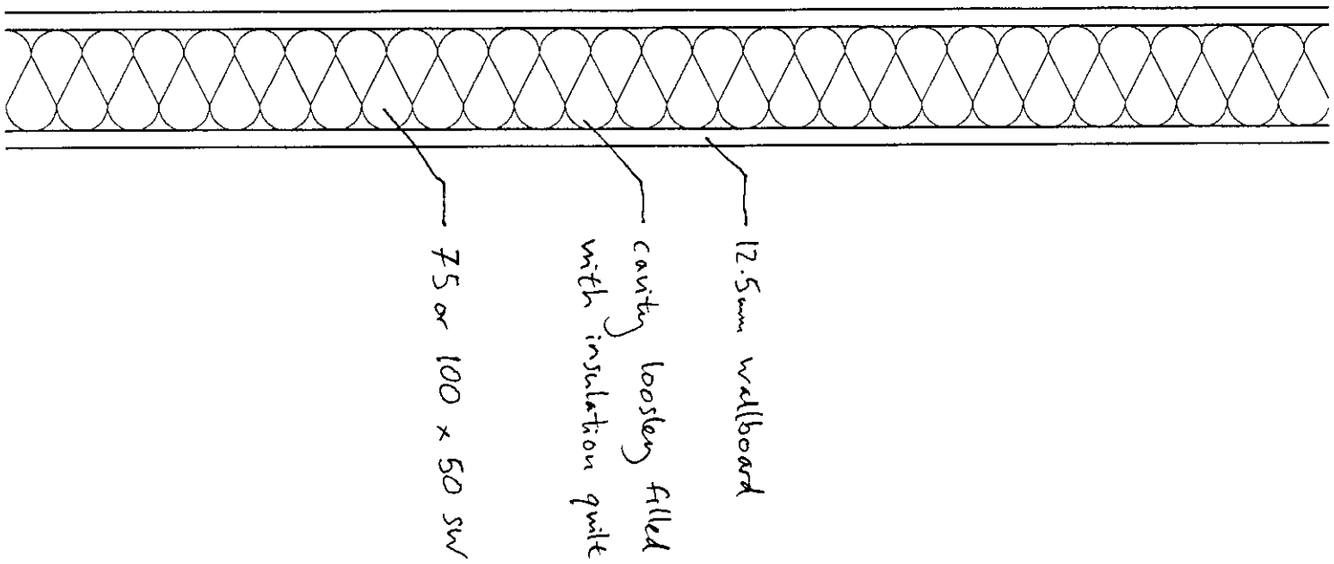
- Apsley House, Twyford
- for Kimberley Developments
- Ground Floor Internal Works -
- New Floor Constructions

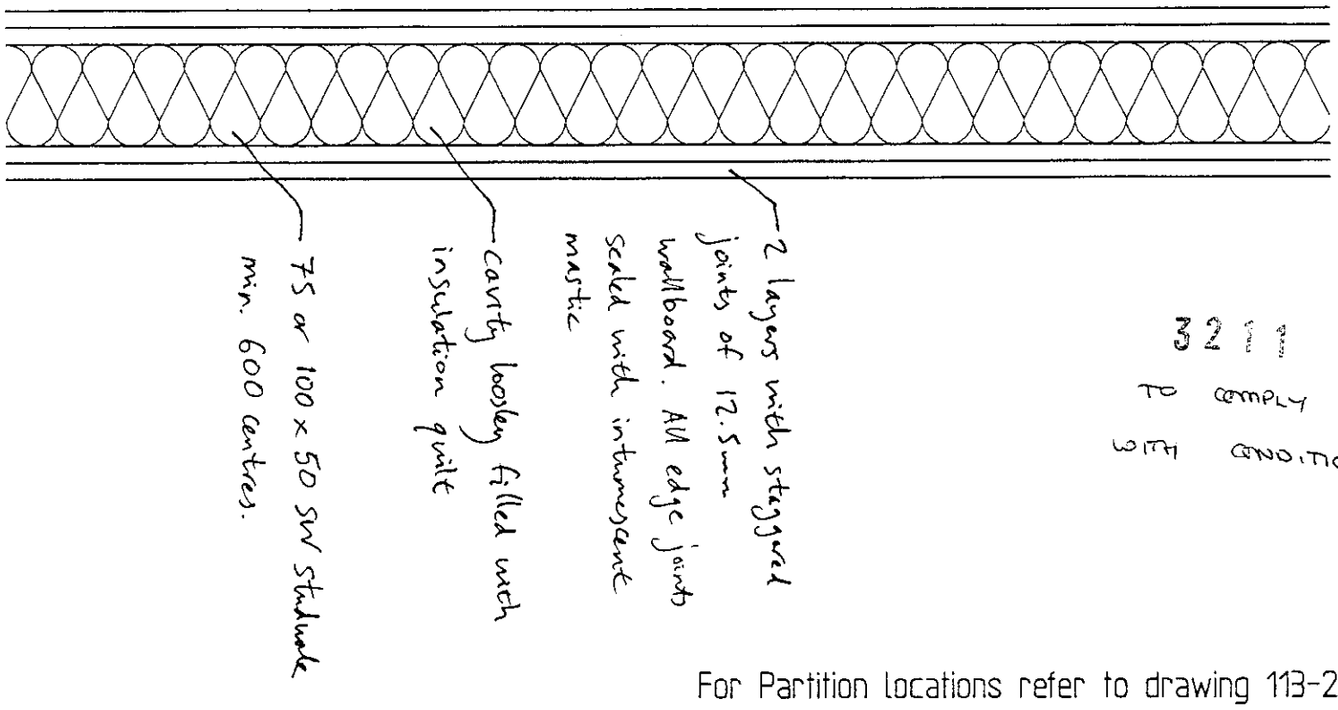
Drawing No. 113/280/SK585

Date	24.3.01
Drawn by	EJG
Checked by	
Scale	1:10
Rev.	-

Type 1. New Non-Fire Rated Partitions



Type 2. New Fire Rated Partitions



3211 T
to comply
with conditions.

For Partition locations refer to drawing 113-280-411

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- Apsley House, Twyford
- for Kimberley Developments

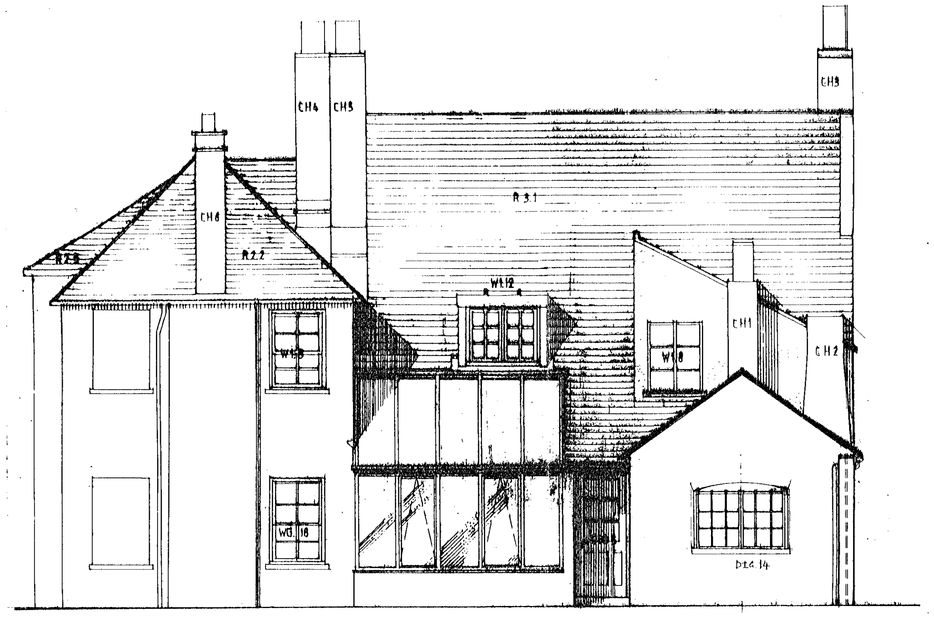
- Ground Floor Internal Works -
- New Partitions

Drawing No. 113/280/SK586

Date	24.3.01
Drawn by	EJG
Checked by	
Scale	1:5
Rev.	-



NOTES 1. Only Status C drawings to be used for construction
2. Do not scale this drawing

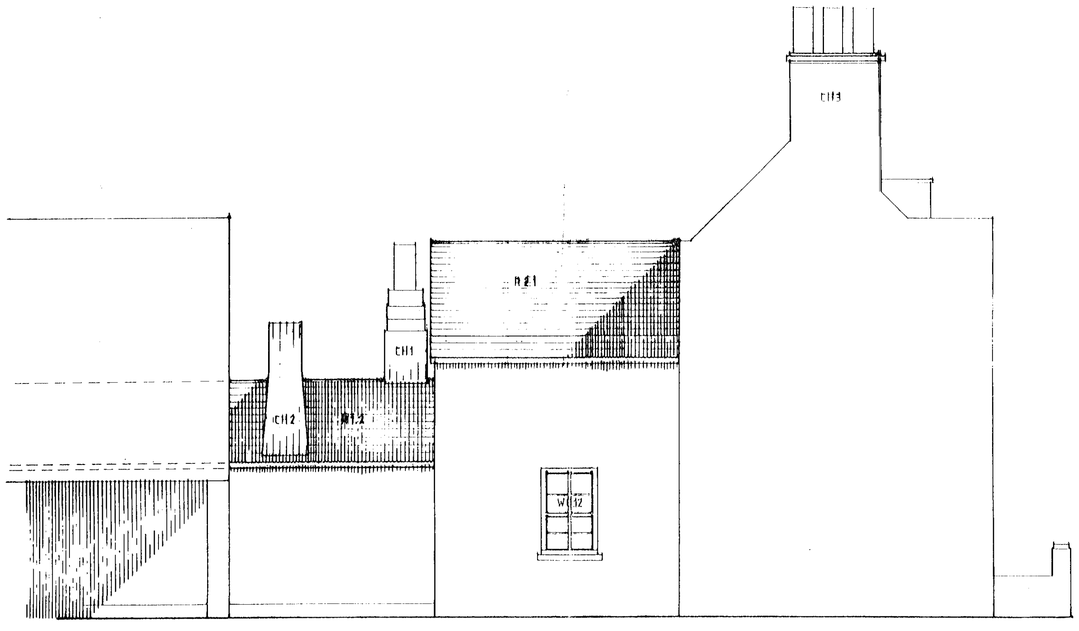


NORTH ELEVATION



EAST ELEVATION

28.NOV.2000* 2920



WEST ELEVATION



SOUTH ELEVATION (TO LONDON ROAD)

Rev/ Status	Description	Date	By
C	Revised Planning Drwgs. Dormer + Cows Amended	15/2/00	[illegible]
B	Doors/Windows - W1.12, W1.14, DEG6, WG9, DEG5, DEG4	11/2/00	[illegible]
A	Northern Elevation Redrawn.	8/2/00	GSL

Status

Apsley House Refurbishment

for Kimberley Developments

Elevations as Proposed

Scale 1:50

Date 9/99

Drawn gsl Checked by

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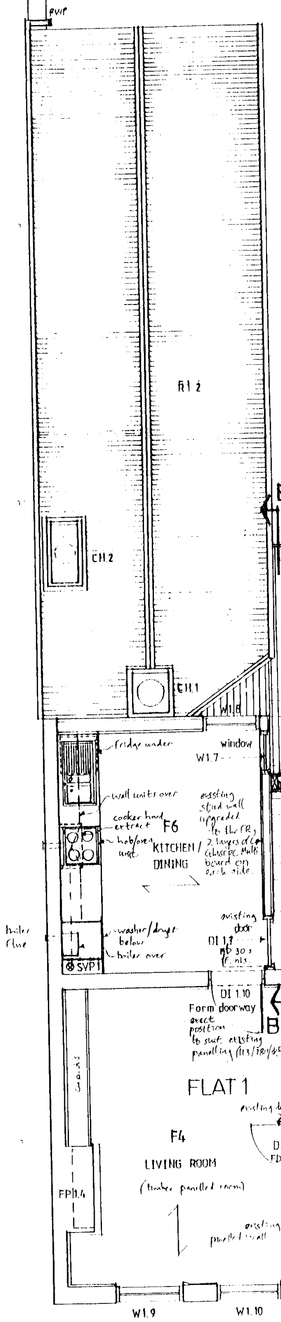
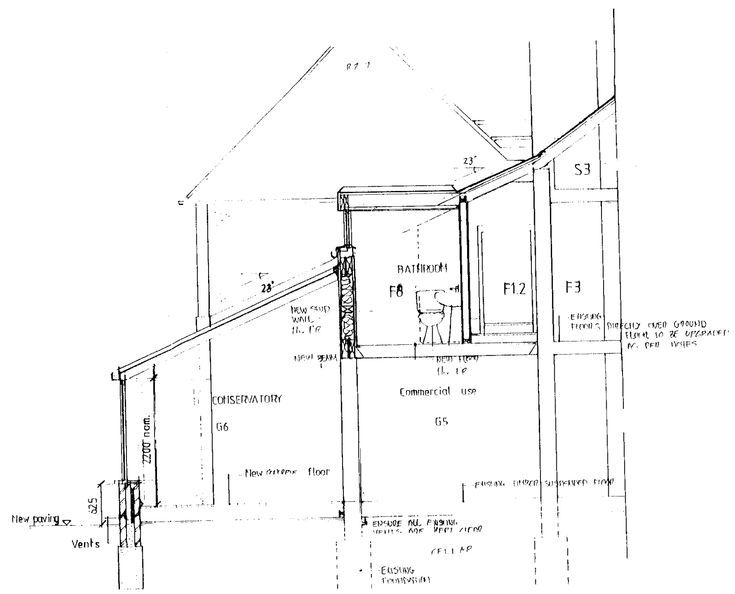
Drawing No. 113/280/410 Rev. C

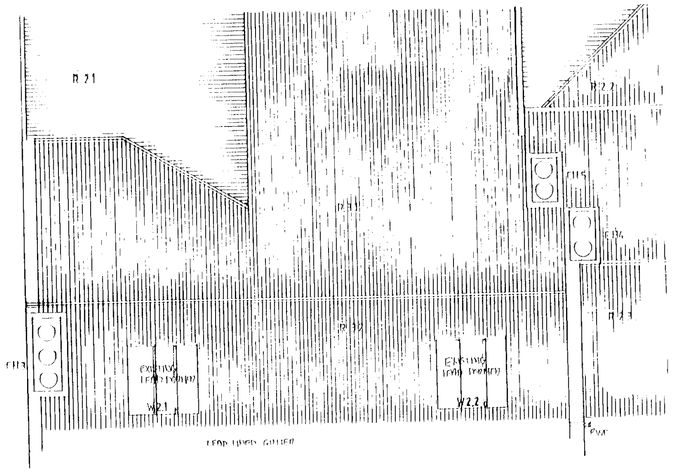


FIRST FLOOR PLAN

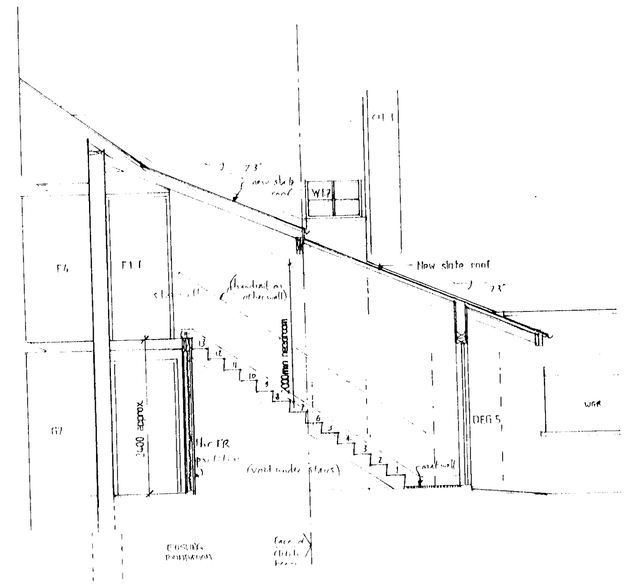
UPGRADING OF FLOORS: for details refer to 113/280/SK5
Existing floors to be upgraded to 1hr FR:
ground 113/F2 F3 F4 F6 F8 F9 F10 F11 F12, S3
(ground with existing ceiling retained)
New floors to be 1hr FR:
rooms F1.1 F1.2 F7 F8
All floors to give resistance to airborne sound
Max travel distances: A1 to B1 location 9m
A2 to B2 location 45m



SECTION A-A

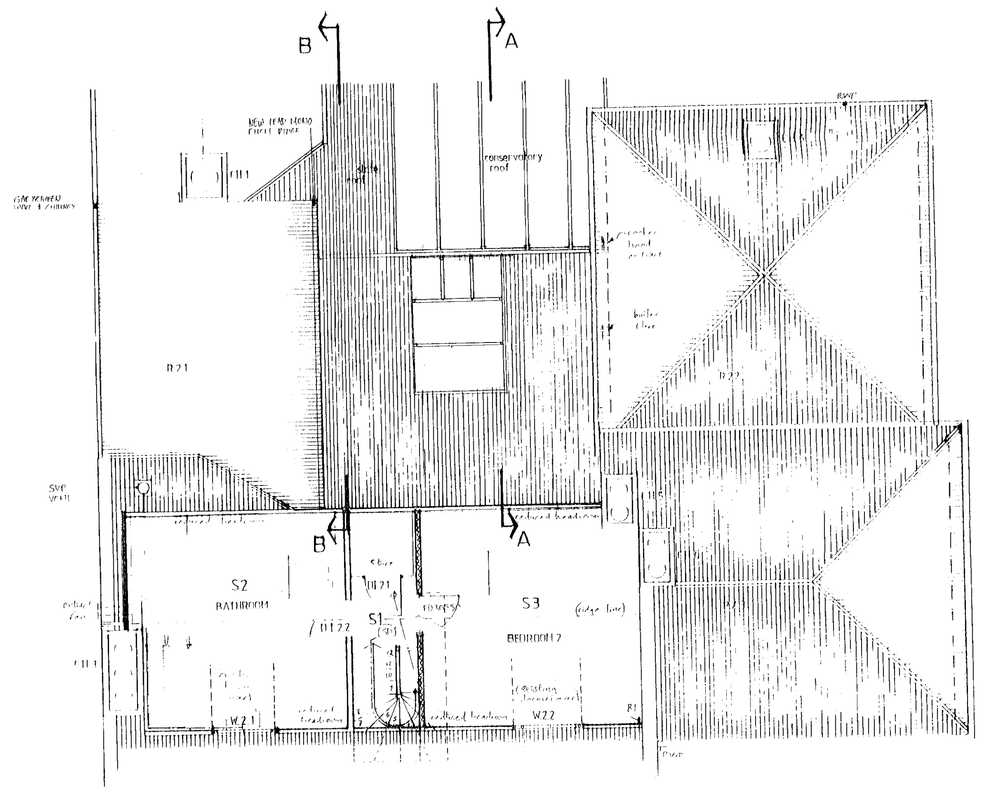


TOP ROOF LEVEL



SECTION BB
refer to drawing 113/280/SK6 for details

NEW STAIR CASE TO FLATS
Width 900
RISE 171/4
GOINGS 220 EACH
TOTAL NO 14
ALL TO BE CONFIRMED ON SITE



LOFT/ROOF PLAN

Rev	Description	Date	By
H	EXISTING DORMER SHOWN	26.11.98	ES
G	[illegible]	[illegible]	
REV	DESCRIPTION	DATE	BY

REVISED

NOTES:

UPGRADING OF DOORS/TIMBER PANELLING:
refer to Door Schedule and Report & Include
Door Key: FD - fire door
FD 30 or 60 - period of fire resistance
S - smoke sealed
SC - self closing device
CF - simple fastening
other - as originally fixed shown
e - travel distance

28.NOV.2000* 2220 - waste pipes
Refer to drawing 113/280/SK7 for new and upgraded floor construction

Rev/Status	Description	Date	By
P	existing timber panelled walls to be 1hr FR	14.7.00	CJS
N	Floor to F3 to be upgraded. Dormer inserted. Panelling added	6.6.00	CJS
M	Means of escape commented. Notes added	24.5.00	CJS
L	Revised for Planning. Fenestration commented	15.2.00	CJS
K	Information notes		
A	General revision to dwg. Section A altered, Section B added. Units ASSEP		

Status CONSTRUCTION

Apsley House Refurbishment

for Kimberley Developments

Floor Plans as Proposed:

First Floor, Loft/Roof & Top Roof Plans + Sections

Scale 1:50
Date 1/00
Drawn gs! Checked by

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Drawing No 113/280/409 Rev H

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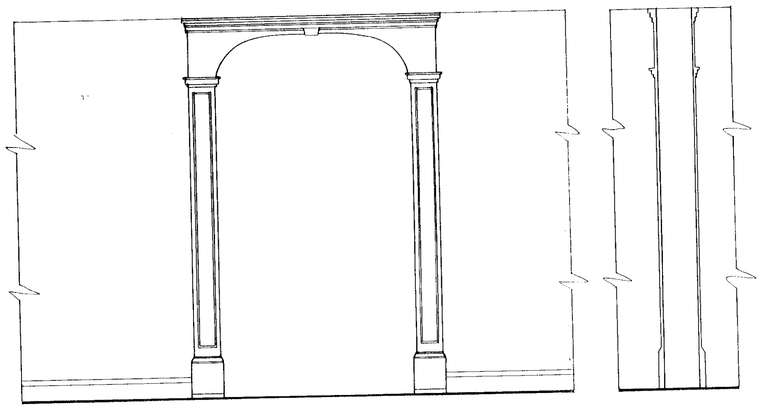
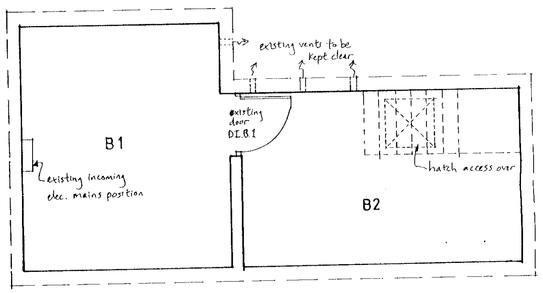


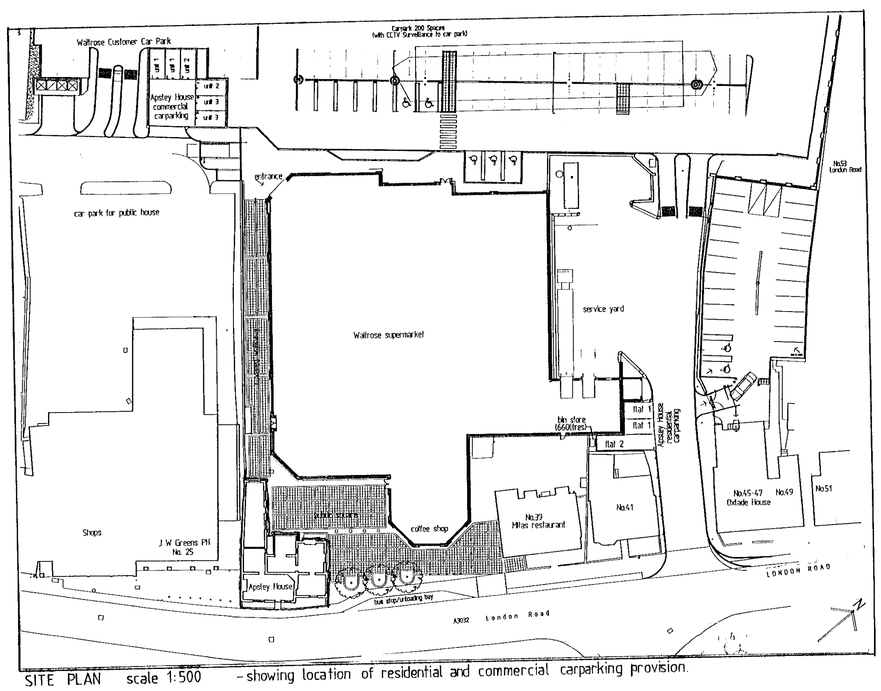
ELEVATION 1:20 SECTION 1:20

Existing arch detail 1.

(EXACT LOCATIONS OF NEW OPENINGS ON GROUND FLOOR TO BE AGREED)



BASEMENT (maintenance access only)



SITE PLAN scale 1:500 – showing location of residential and commercial carparking provision.



EXISTING FLOORS – FIRST FLOOR

Residential over Commercial to have existing floors upgraded to provide acoustic separation, and 1 hour FR

Existing floors are 20mm square edged SW floorboards on joists with lathe and plaster ceilings below. – refer to drawing 113/280/sk 567 for details.

NEW FLOORS – FIRST FLOOR

Refer to Engineer's details for sizing, spacing and fixing of joists. Generally double joists to be provided under stud partitions and baths.
– refer to drawing 113/280/sk 567 for details.

BATHROOM/WC VENTILATION

Provide automatic mechanical extracts to all bathrooms and WCs. Rate to be min 15 lit/sec.

INTERNAL DRAINAGE

Size and runs of waste pipes to be confirmed with architect. 3 NO. SVP's. MIN. 1 NO. to vent externally

KITCHEN VENTILATION

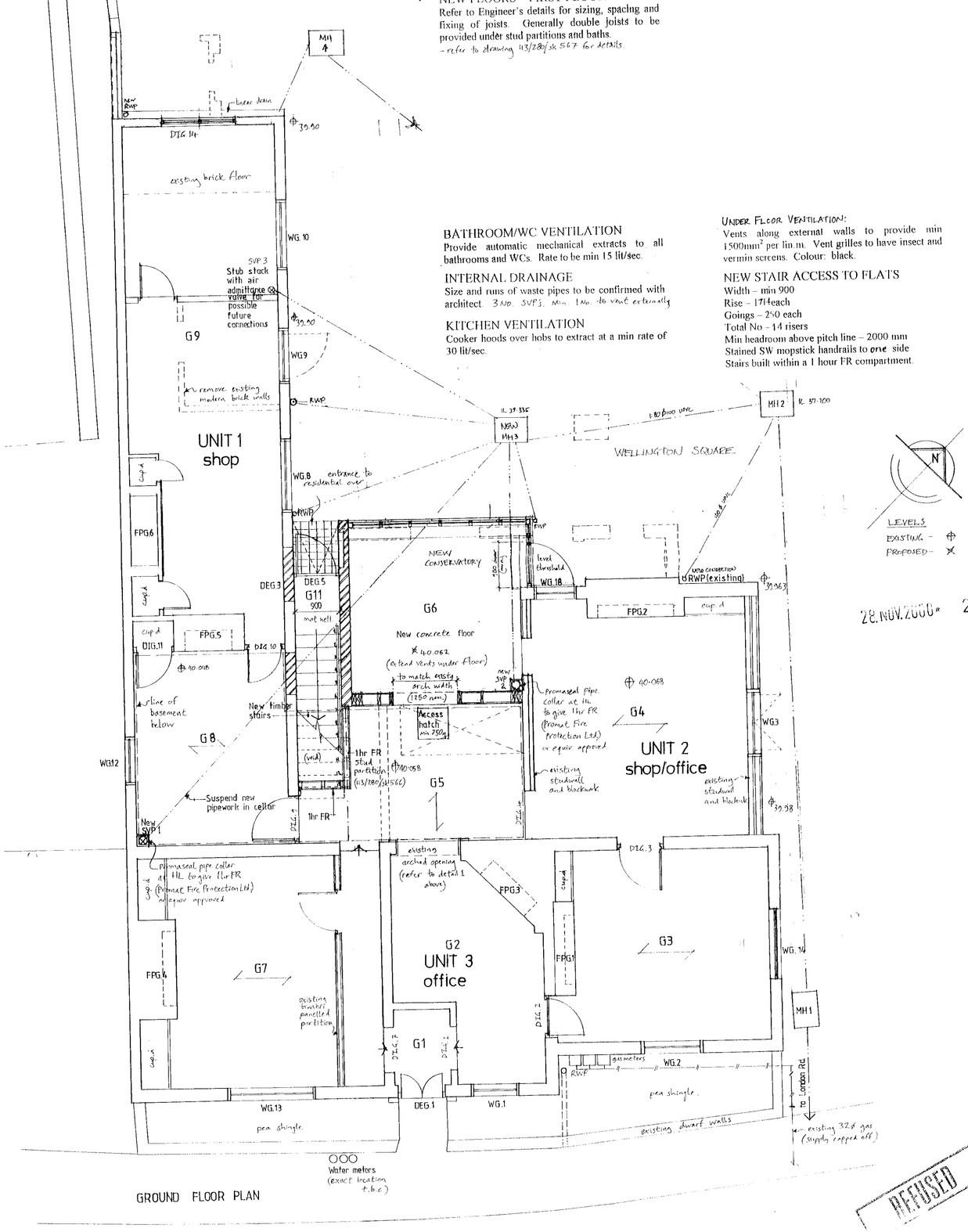
Cooker hoods over hobs to extract at a min rate of 30 lit/sec.

UNDER FLOOR VENTILATION:

Vents along external walls to provide min 1500mm² per lin.m. Vent grilles to have insect and vermin screens. Colour: black.

NEW STAIR ACCESS TO FLATS

Width – min 900
Rise – 171 each
Goings – 250 each
Total No – 14 risers
Min headroom above pitch line – 2000 mm
Stained SW mopstick handrails to **one** side
Stairs built within a 1 hour FR compartment.



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NOTES: 1. Only Status C drawings to be used for construction.
2. Do not scale this drawing.

KEY:

Sill vent pipe	SVP- ⊗
Window references	WG-
Existing fireplaces	FPG-
Door references	DIG-, DEG-
Existing manhole	MH-
Room references	G-
Walls to be removed	
New walls (brick) reclaimed bricks to be painted unless noted. (stud)	
(blockwork)	
Existing underground combined drainage system	
New underground drainage	
New gas pipework	

NOTE:

Ground floor to be left as shell for future fit-out.

For structural information refer to engineers details.

REFUSE STORAGE

- MIN. 1 NO. 660 litre 'wheelie' type bin to be provided for the residential units. Located adjacent to residential car parking (see SITE PLAN)
- Bins for Ground Floor commercial areas to be confirmed on future fit-out proposal.

CAR PARKING PROVISION (total 5 No)

GROUND FLOOR USERS – 6 No. (2 per unit)

RESIDENTIAL UNIT 1 (2 bed) – 2 No. SPACES

RESIDENTIAL UNIT 2 (1 bed) – 1 No SPACE

For locations refer to SITE PLAN (scale 1:500)

28. NOV. 2000 2320

Rev/ Status	Description	Date	By
G	ISSUED FOR CONSTRUCTION	20.9.00	GSL
F	DOOR BLOCKING-IN REMOVED. TIMBER PARTITION KEPT	21.7.00	GSL
E	site plan added. Grnd FL configuration amended to match existing approved plan 11.4.	13.6.00	GSL
D	Notes added. Specification amended	15.5.00	GSL
C	Revised for Planning, Dormer + Conservatory amnd.	15.2.00	GSL
B	Internal wks. to Grnd Fl. omitted	11.1.00	GSL
A	STAIRCASE RISE REVISED. UNDERGROUND DRAINAGE REVISED	8/12/00	GSL

Status

Apsley House Refurbishment
for Kimberley Developments

Floor Plans as Proposed
Basement & Ground Floor Plans
Site Plan

Scale 1:50
Date Jan'00
Drawn GSL Checked by

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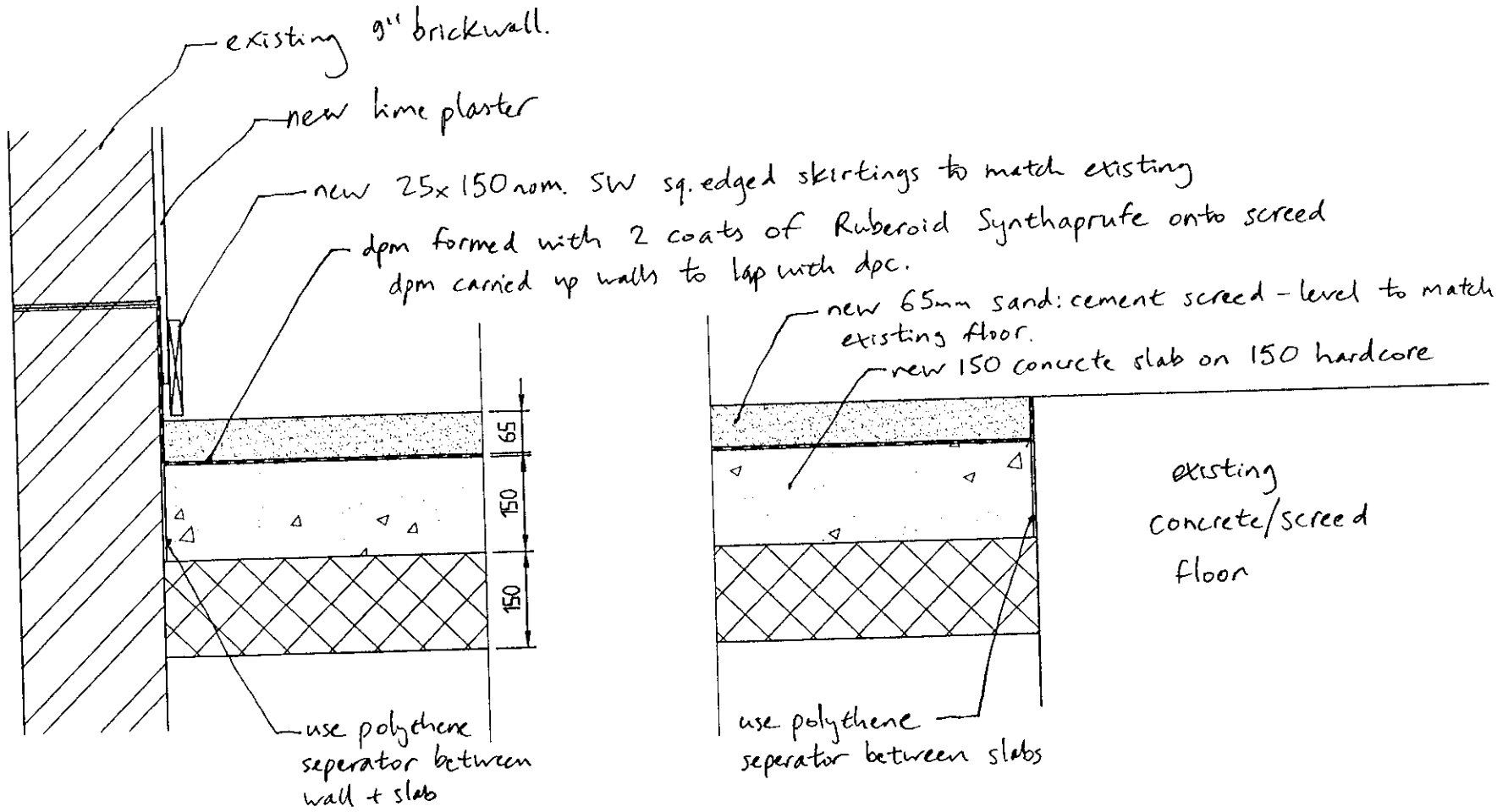
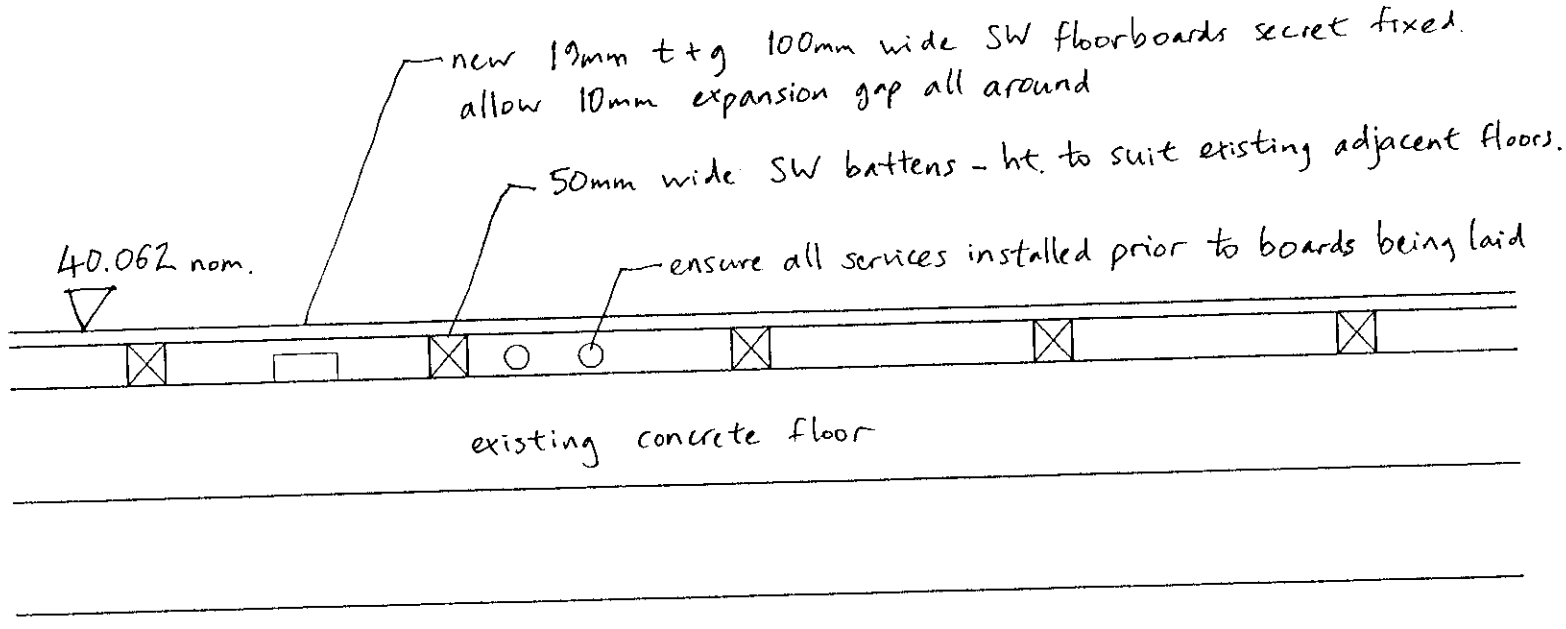
REFUSED

Drawing No. 113/280/408 Rev. G

659 LM Leeds



1. New Floor in End of Room 9



2. New Timber Floor in Rooms G5 and G6

3211
TO COMPLY
WITH CONDITIONS

For Room locations refer to drawing 113-280-411

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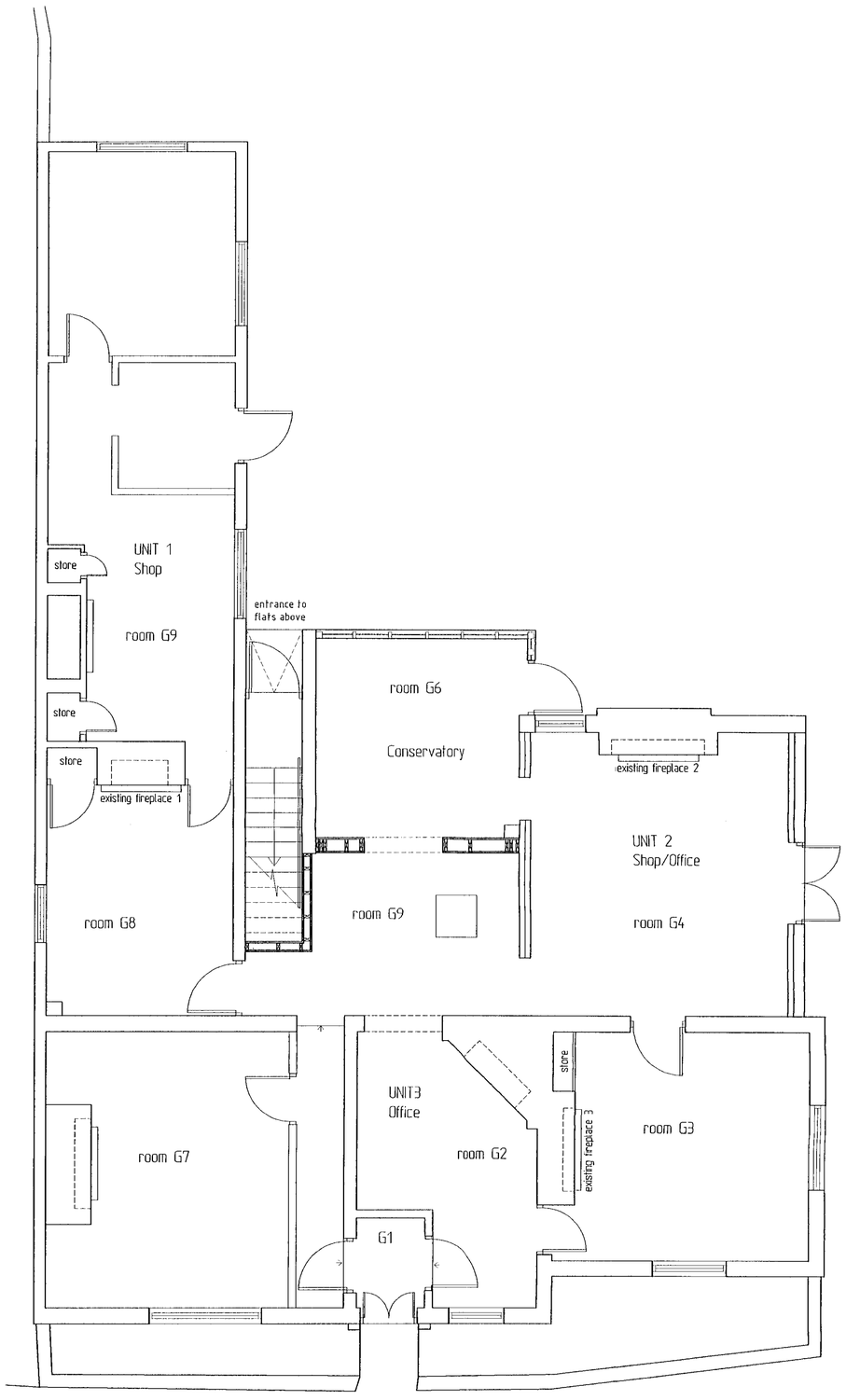
- Apsley House, Twyford
- for Kimberley Developments

- Ground Floor Internal Works -
- New Floor Constructions

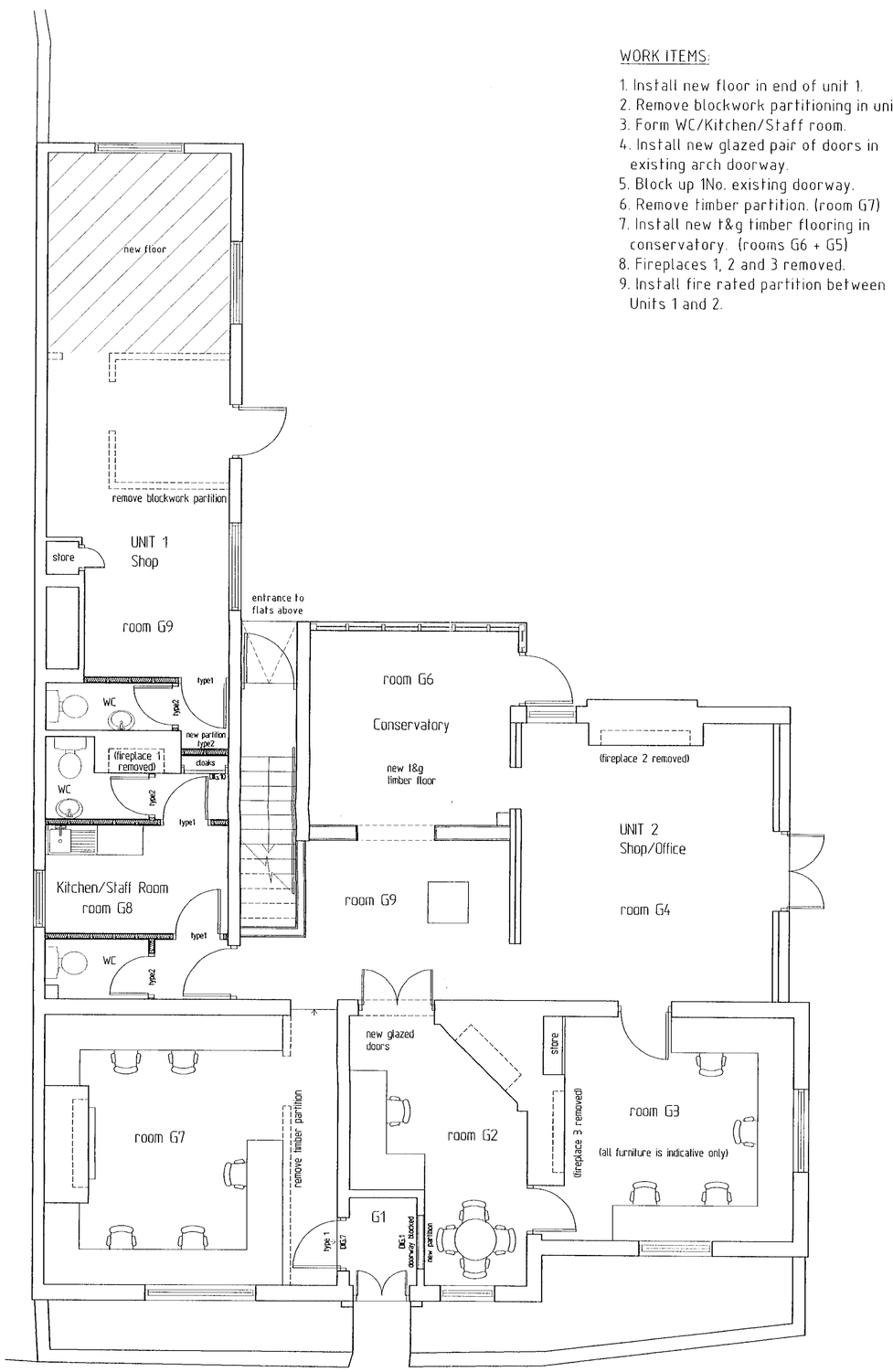
Drawing No. 113/280/SK585

Date	24.3.01
Drawn by	EJG
Checked by	
Scale	1:10
Rev.	-



Existing Ground Floor Plan

LONDON ROAD



Proposed Ground Floor Plan

LONDON ROAD

WORK ITEMS:

1. Install new floor in end of unit 1.
2. Remove blockwork partitioning in unit 1.
3. Form WC/Kitchen/Staff room.
4. Install new glazed pair of doors in existing arch doorway.
5. Block up 1No. existing doorway.
6. Remove timber partition. (room G7)
7. Install new t&g timber flooring in conservatory. (rooms G6 + G5)
8. Fireplaces 1, 2 and 3 removed.
9. Install fire rated partition between Units 1 and 2.

Apsley House 27-29 London Road, Twyford. For Kimberley Developments plc

FARRELL & CLARK Architects

3211
TO COMPLY
WITH CONDITIONS

January 2001
Scale 1:50 @ A1
Drawing no. 113/280/411 rev.A