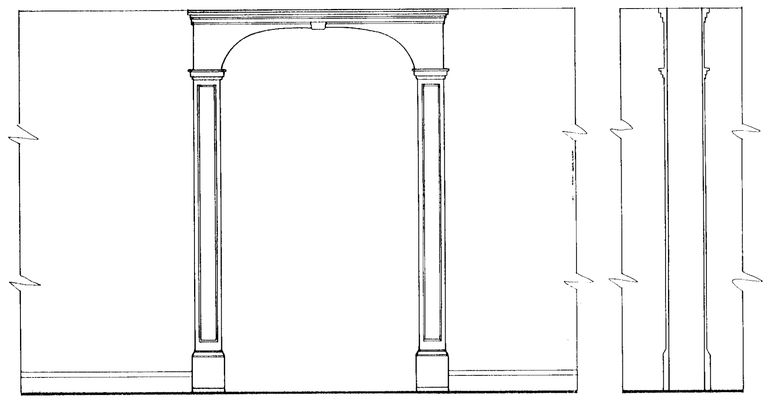
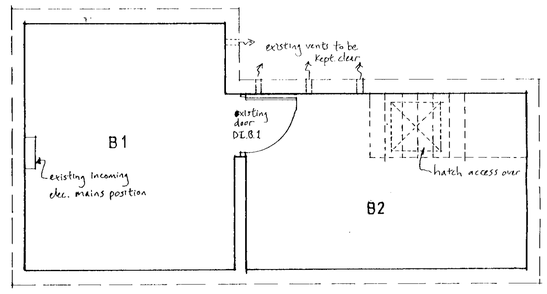
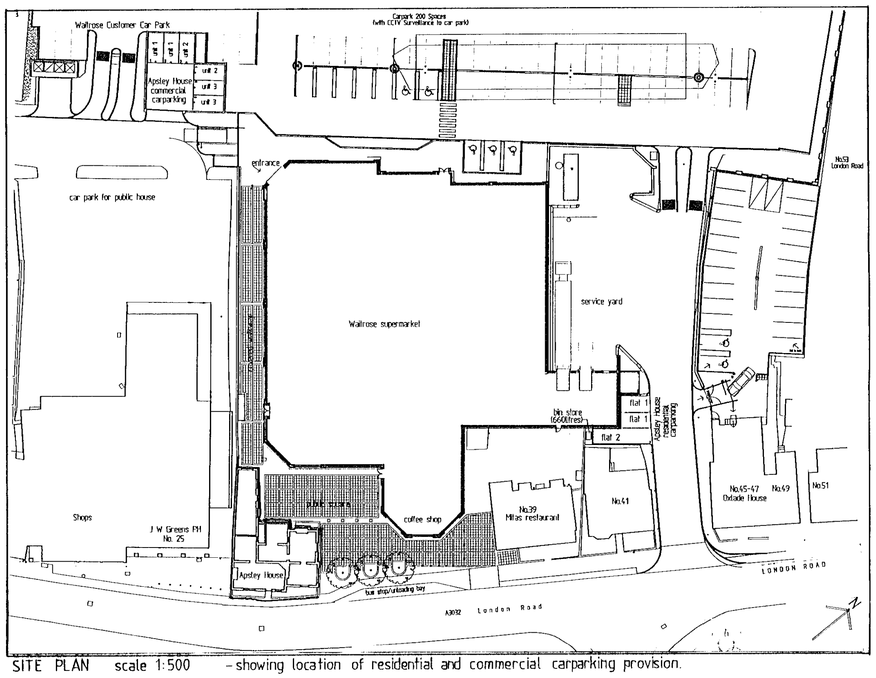


Existing arch detail 1. ELEVATION 1:20 SECTION 1:20

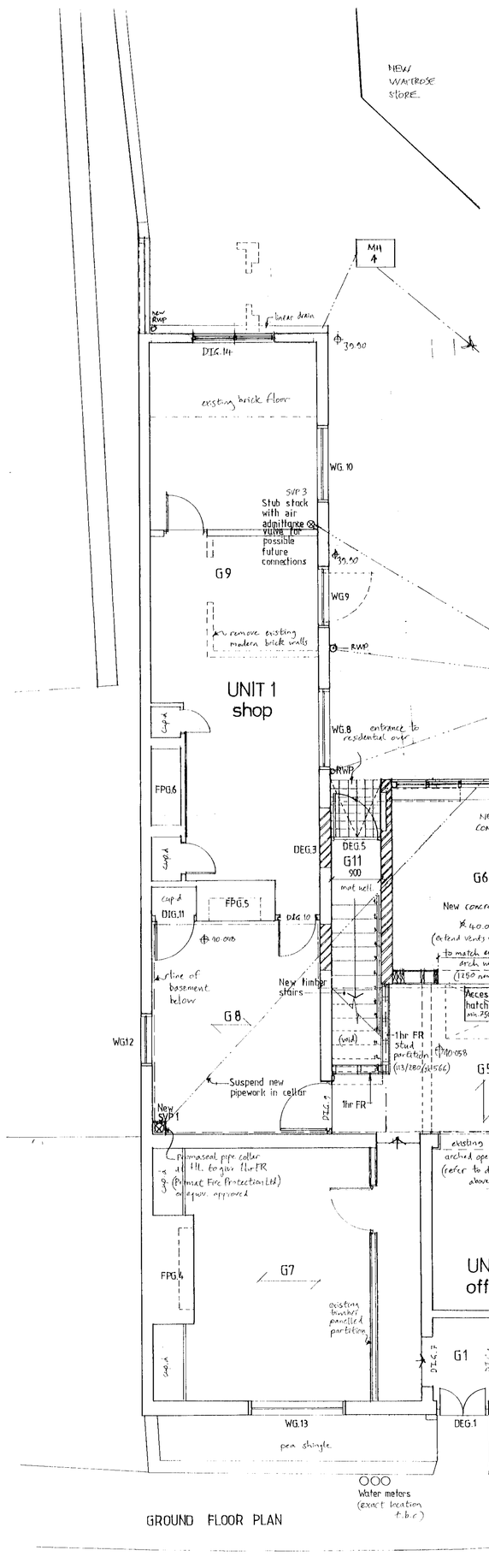
(EXACT LOCATIONS OF NEW OPENINGS ON GROUND FLOOR TO BE AGREED)



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 113/2.80/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 4each
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 9 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

28.NOV.2000*

2 2 FEB locations refer to SITE PLAN (scale 1:500)

Rev/ Status	Description	Date	By
G	ISSUED FOR CONSTRUCTION.	20.9.00	GSL
F	DOOR BLOCKING IN REMOVED TIMBER PARTITION WEB	7.6.00	GSL
E	steps added. Grnd FL confirmation amended to match existing. Approved plan 11.4.6.	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	14.1.00	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

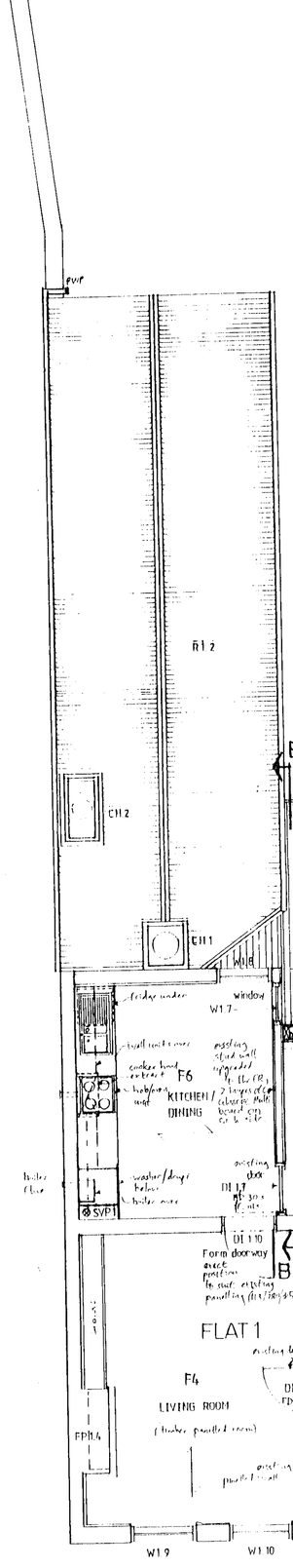
FARRELL & CLARK
ARCHITECTS TOWN PLANNERS PROJECT MANAGEMENT

21 Little Portland Street
London W1N 6AF
Telephone: 0171 291 9170
Fax: 0171 291 9175

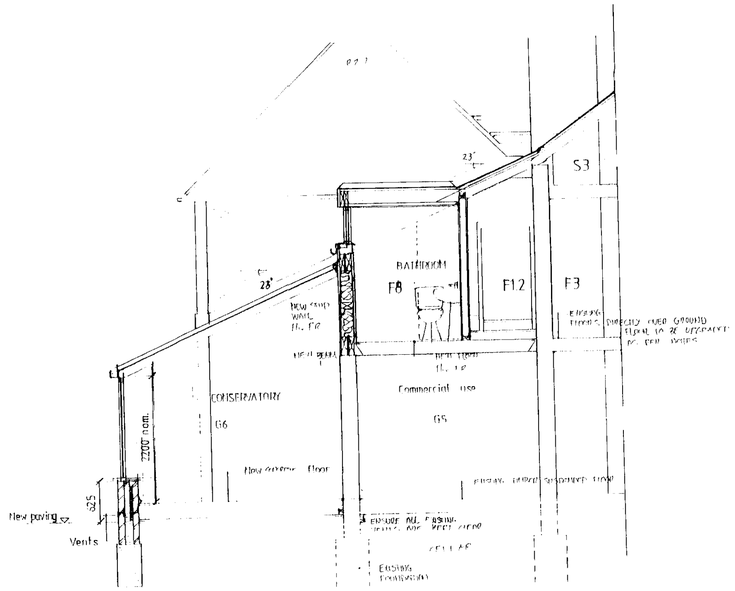
2 Drury Lane Horsforth
Leeds LS18 4BQ
Telephone: 0113 259 0922
Fax: 0113 258 9604

Drawing No. 113/280/408 Rev. G

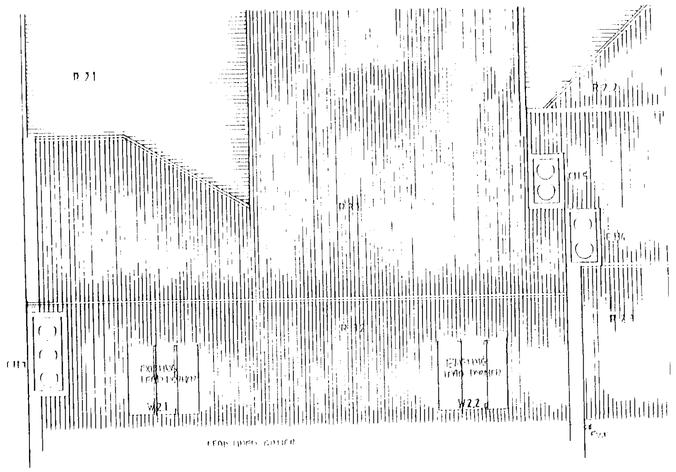
0 10 20 30 40 50 60 70 80 90 100



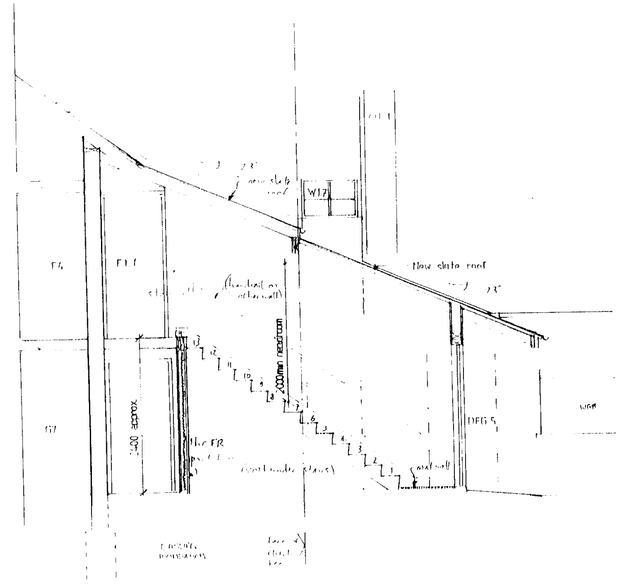
FIRST FLOOR PLAN



SECTION A A



TOP ROOF LEVEL



SECTION BB

NEW STAIR CASE TO FLATS

WIDTH 900
RISE 177.4
GOINGS 250 EACH
TOTAL NO 14
ALL TO BE CONFORMED ON SITE

NOTES:

UPGRADING OF DOORS/ TIMBER PANELLING:

Door FD1:

- Provide 30 minutes fire resistance
- Fit fire door
- Provide new glazed screen
- Fit new door
- Fit new fire resistant door seals
- Fit new intumescent strip
- Fit new self closing device
- Fit new vision panel to door

Fire Resisting Partitions:

- Provide 30 minutes fire resistance
- Fit new fire resistant door seals
- Fit new intumescent strip
- Fit new self closing device
- Fit new vision panel to door

Escape Distance:

- Travel distance
- Travel distance

Fire Resisting Ceilings:

Fire resisting ceilings/panelling to be upgraded to provide 30 minutes fire resistance and new glazed screen to be provided

28.NOV.2000*

Rev/ Status	Description	Date	By
	Notes added	24.11.00	ES
C	Notes added	6.11.00	ES
B	This dwg to be updated to show revised construction added	24.10.00	ES
A	Notes of upgrading to doors added	20.9.00	ES
	Notes of upgrading to doors added	15.9.00	ES
P	Information issue		
A	General revision to dwg. Section A altered, Section B added, units added		

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 gsl

Checked by

FARRELL & CLARK

ARCHITECTS TOWN PLANNING PROJECT MANAGEMENT

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London W1N 6AP
Telephone 0171 291 9170
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7 Dyer Lane Horsforth
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Telephone 0113 250 0922
Fax 0113 258 0804

Drawing No 113/280/409 Rev H

Rev	Description	Date	By
H	Existing Dormer Removed	24.11.00	ES
G	[illegible]	[illegible]	[illegible]

LOFT/ROOF PLAN

UPGRADING OF DOORS: [illegible]

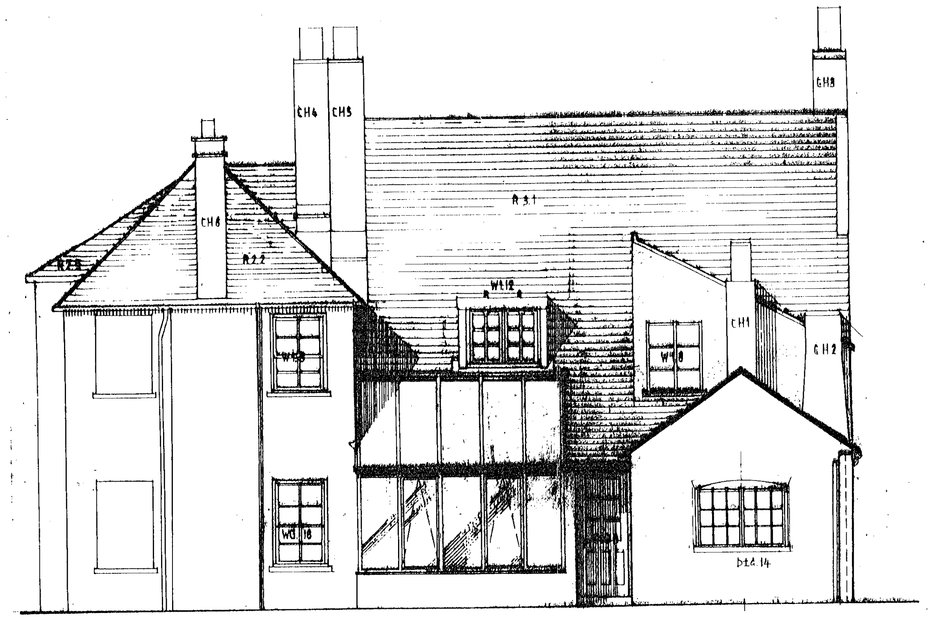
Existing doors to be upgraded to provide [illegible]

New doors to be fire [illegible]

All doors to give resistance to airborne sound

Max travel distances: A1 to R1 [illegible]
A2 to R2 [illegible]

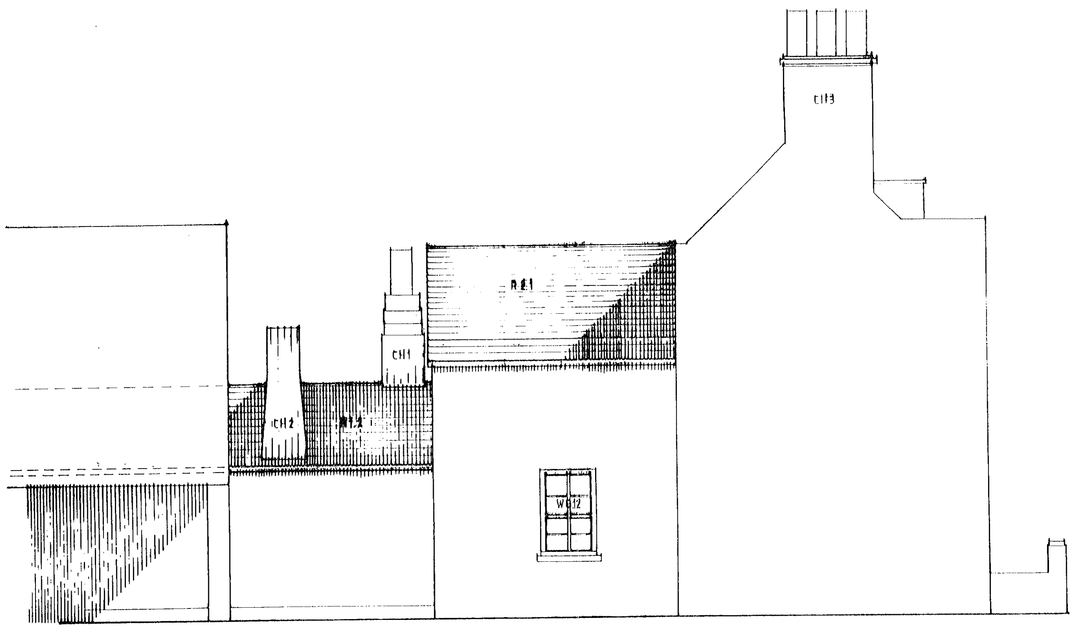
NOTES 1. Only Status C drawings to be used for construction
2. Do not scale this drawing



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION (TO LONDON ROAD)

28.NOV.2000* 2922

Rev/ Status	Description	Date	By
C	Revised Planning Drwgs. Former + Cons Amended	15/2/00	[illegible]
B	Doors/Windows: W1.12, WG.14, DEG.6, WG.3, DEG.5, DEG.14	11/2/00	[illegible]
A	Northern Elevation Remain.	8/2/00	GSL

Status

Apsley House Refurbishment

for Kimberley Developments

REFUSED

Elevations as Proposed

Scale 1:50

Date 9/99

Drawn gsl Checked by

FARRELL & CLARK

ARCHITECTS, TOWN PLANNERS
PROJECT MANAGEMENT

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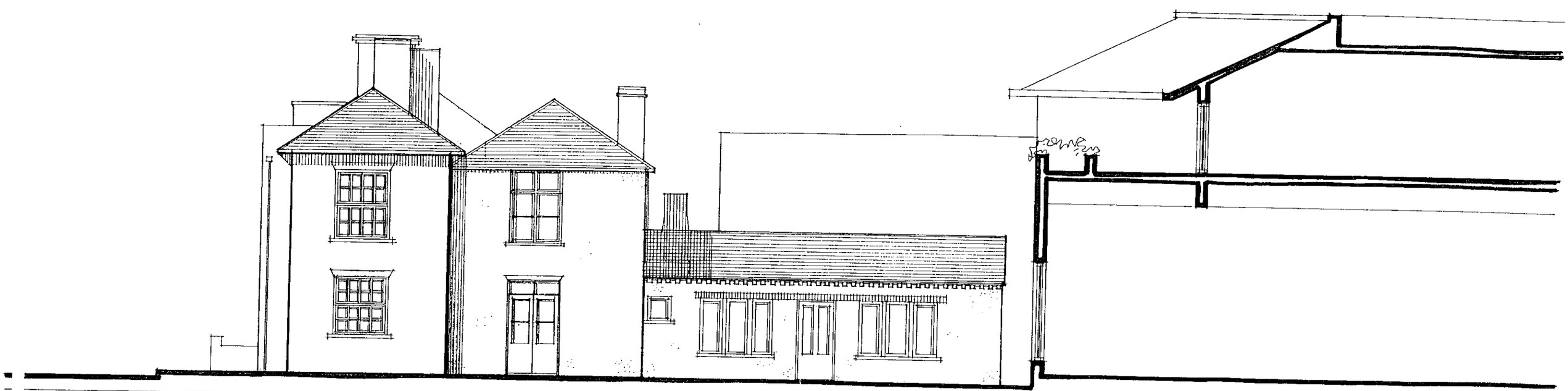
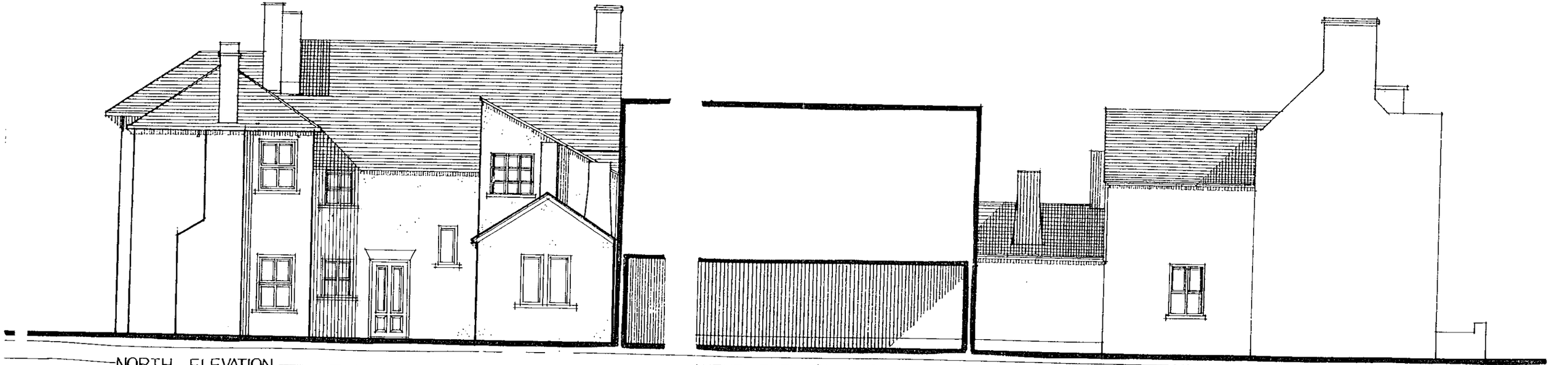
2 Drury Lane Horsforth
Leeds LS18 4DQ
Telephone: 0113 286 0922
Fax: 0113 286 0904

Drawing No. 113/280/410 Rev. C



EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION (TO FOOTPATH)

PROPOSED ELEVATIONS 1:100

TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE

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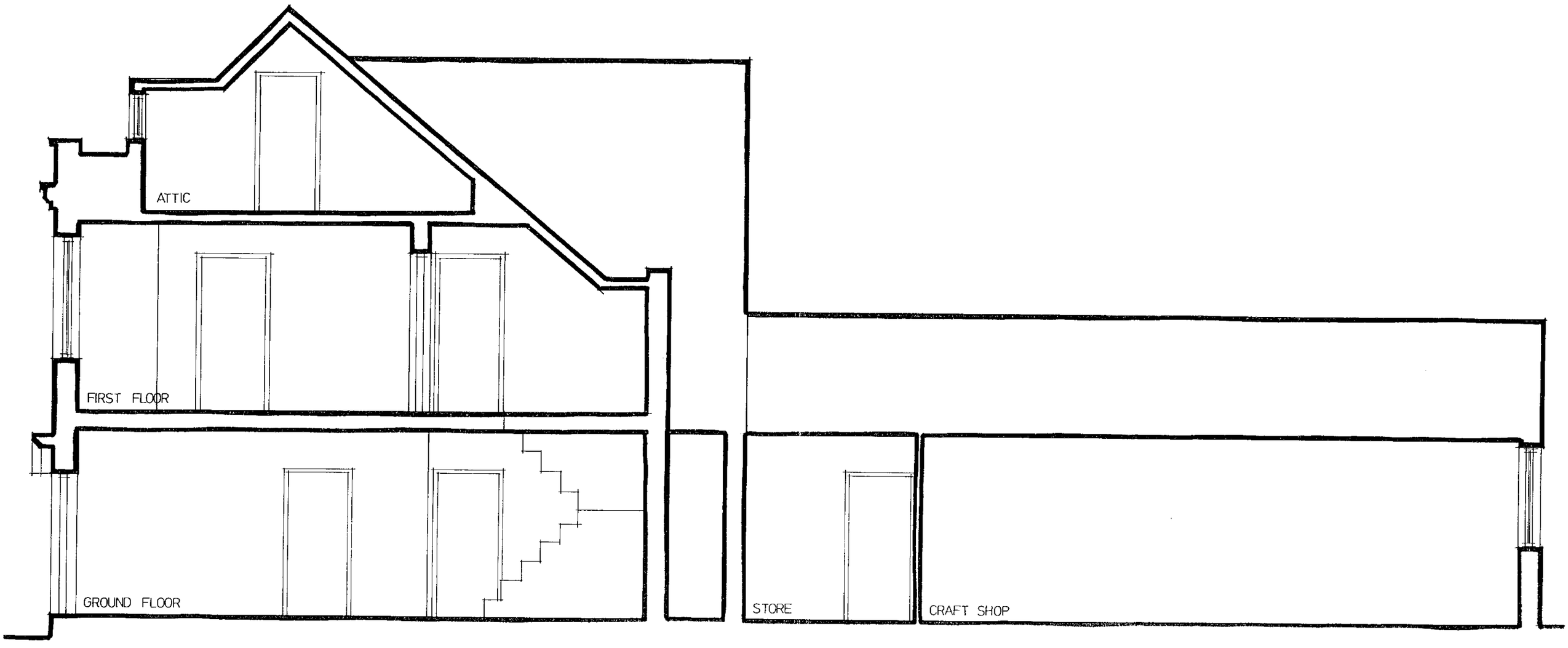
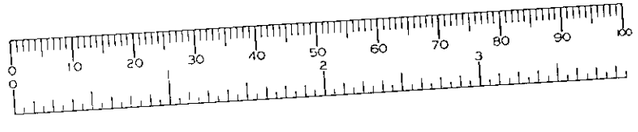
ORIGINAL BUILDING REFURBISHED

SINGLE STOREY REFURBISHMENT



SECTION A-A
1:50



TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE

LISTED BUILDING APPLICATION - FEBRUARY 1997

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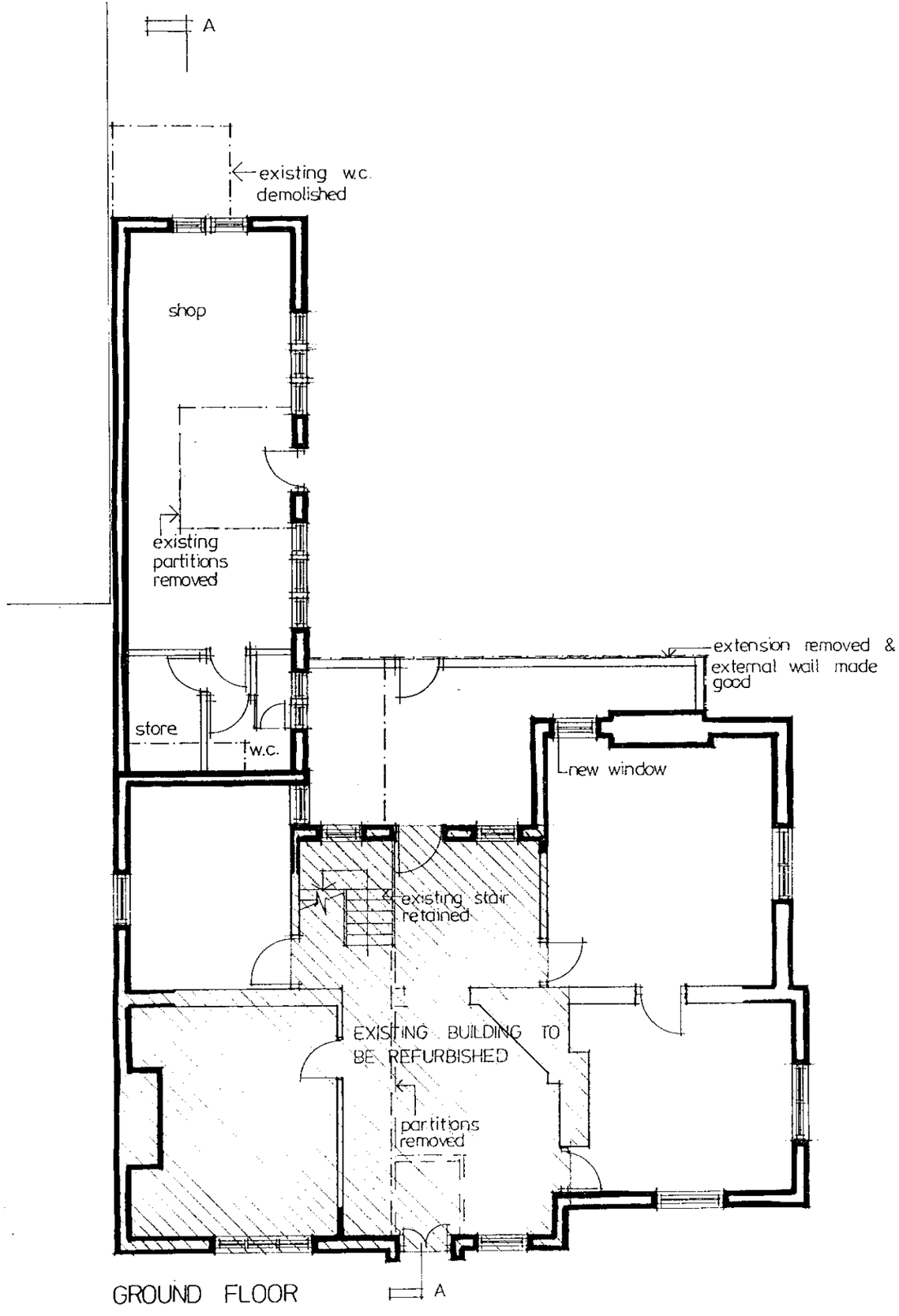
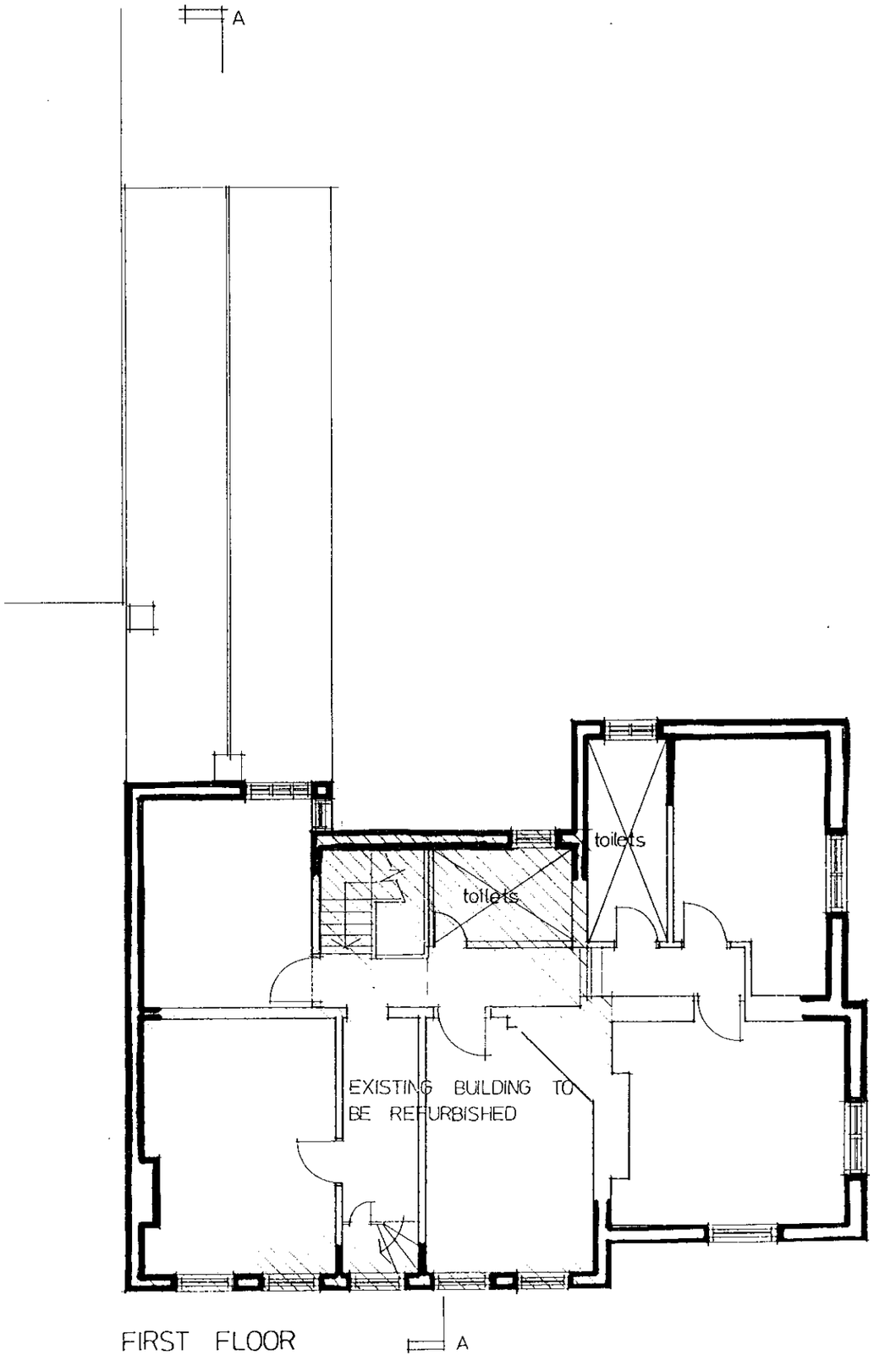
12 r1

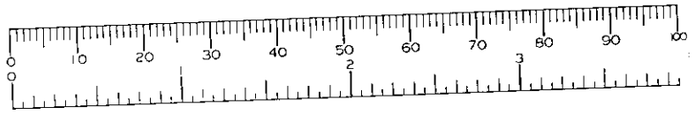


GROUND FLOOR



FIRST FLOOR

PROPOSED FLOOR PLANS 1:100



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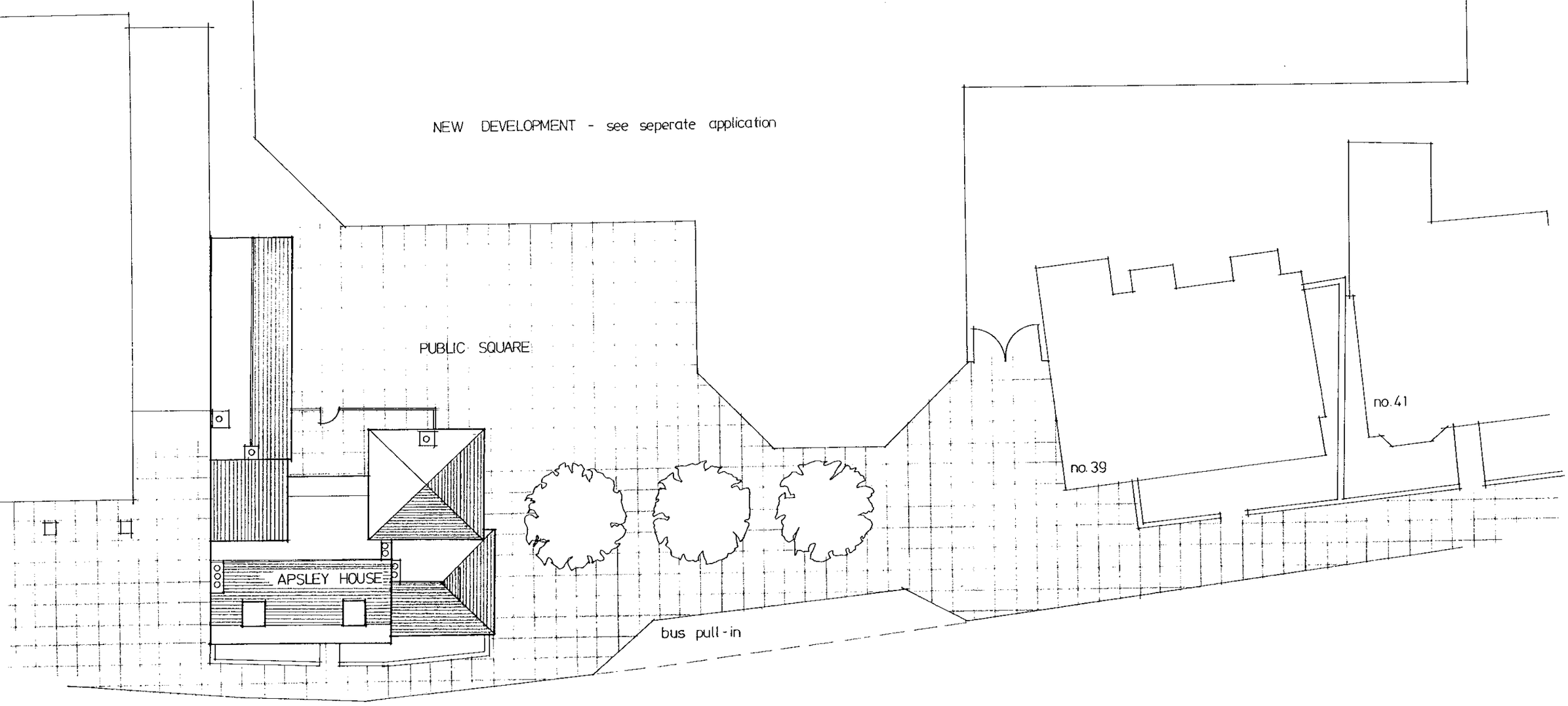
11 r1



PROPOSED SITE PLAN/ROOF PLAN 1:200

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27-29 LONDON ROAD : APSLEY HOUSE

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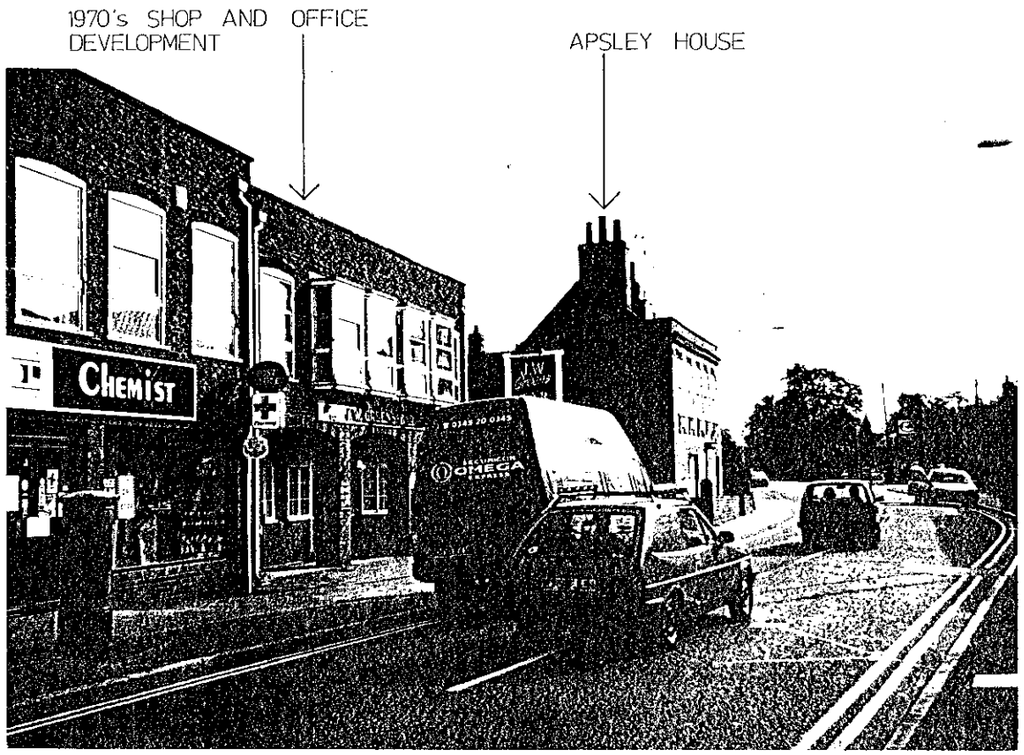
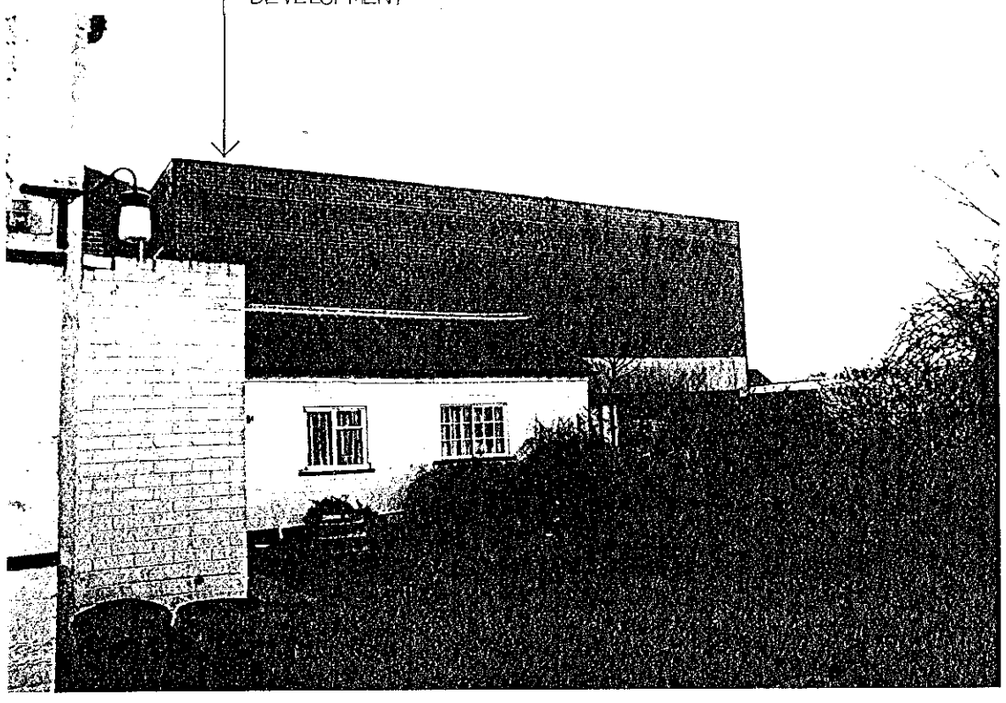


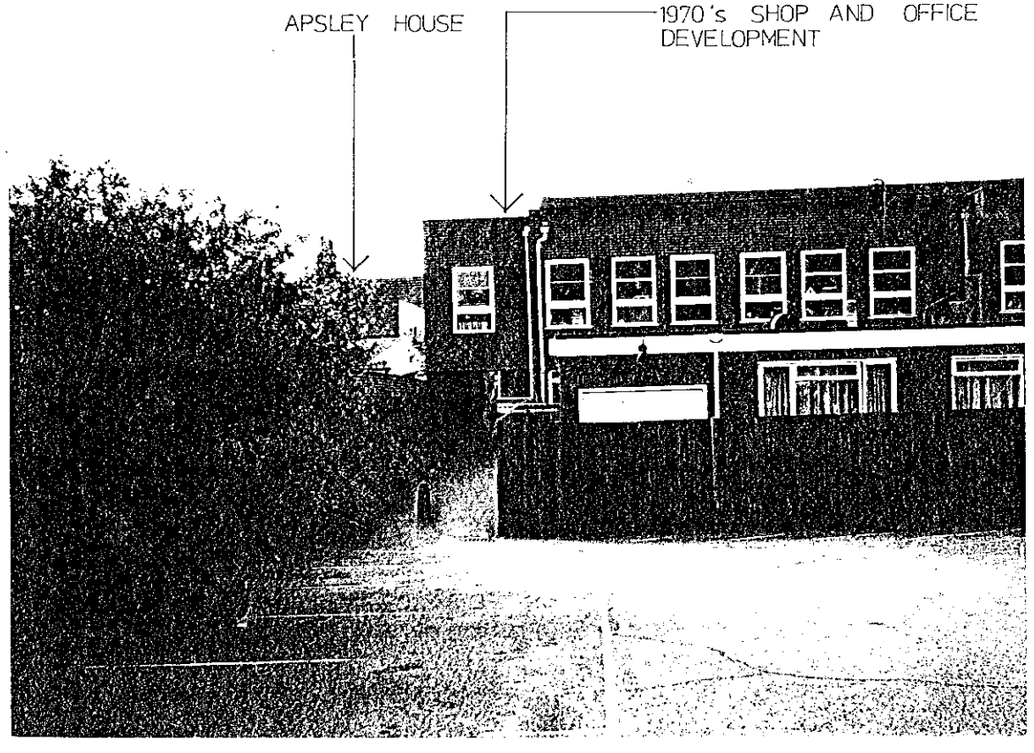
APPROACH FROM LONDON ROAD



VIEW FROM SOUTH EAST

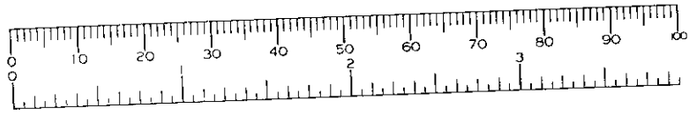


ENCROACHMENT BY UNSYMPATHETIC LARGER SCALE COMMERCIAL BUILDINGS



APPROACH FROM REAR (SOUTH) CARPARK

EXISTING BUILDING - SETTING



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27-29 LONDON ROAD : APSLEY HOUSE 113/280

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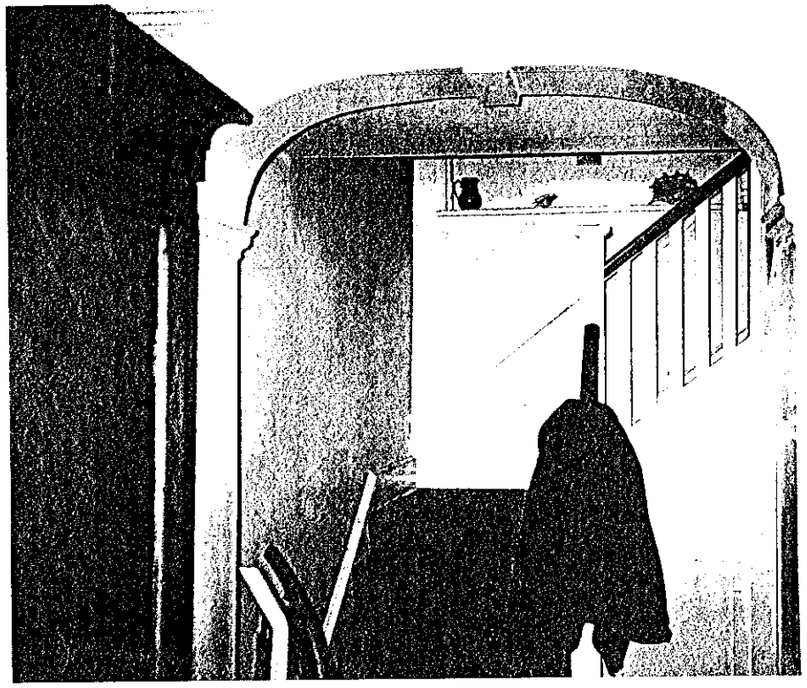
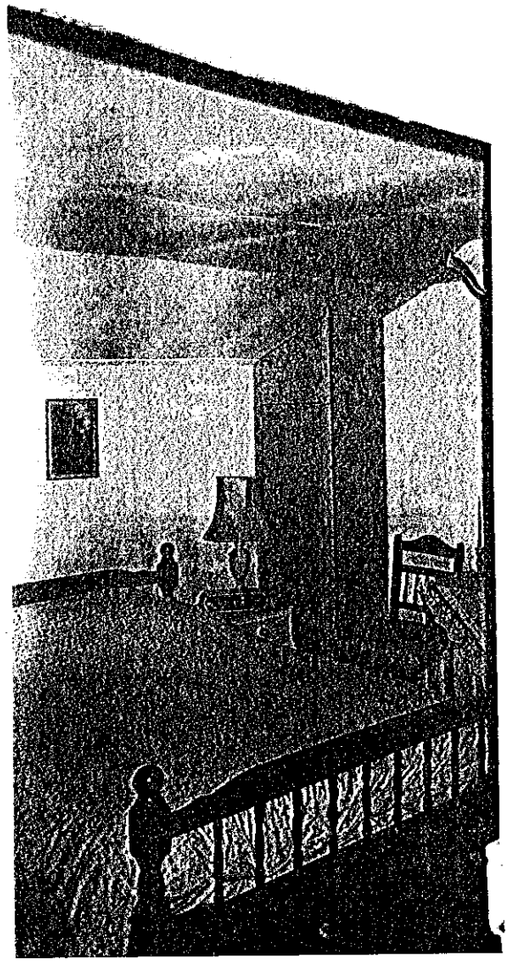
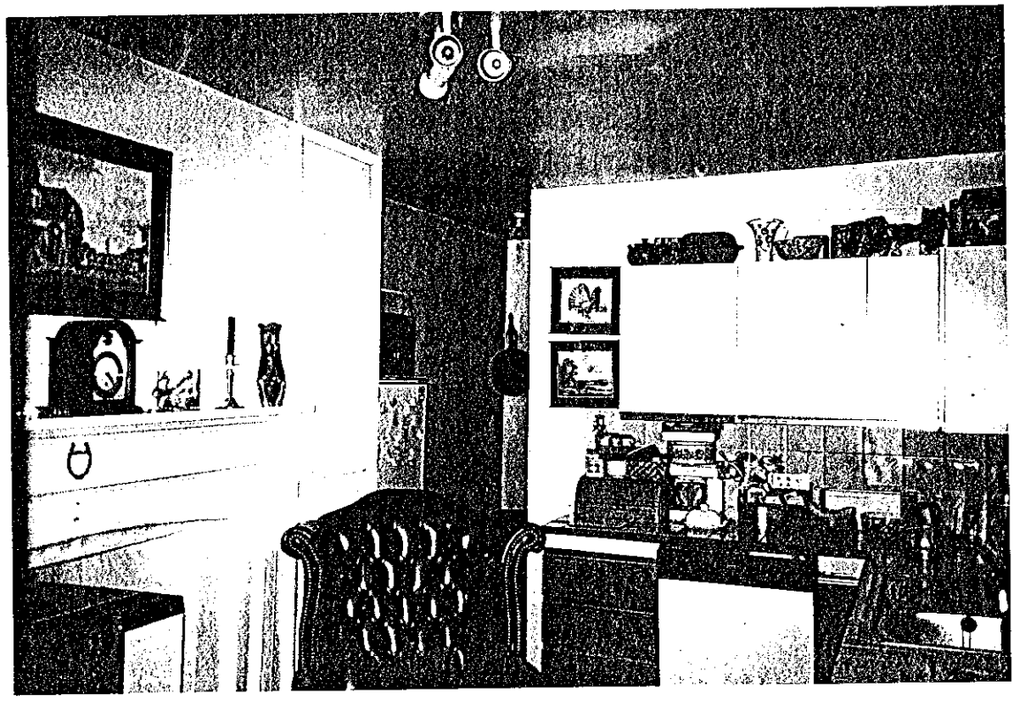


NEW STAIR IN RIGHT HAND DWELLING



BEDROOM IN RIGHT HAND DWELLING



KITCHEN WITH FIREPLACE, EXTENSION C

EXISTING BUILDING - INTERNAL (sheet 2)

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27-29 LONDON ROAD : APSLEY HOUSE 113/280

LISTED BUILDING APPLICATION - FEBRUARY 1997

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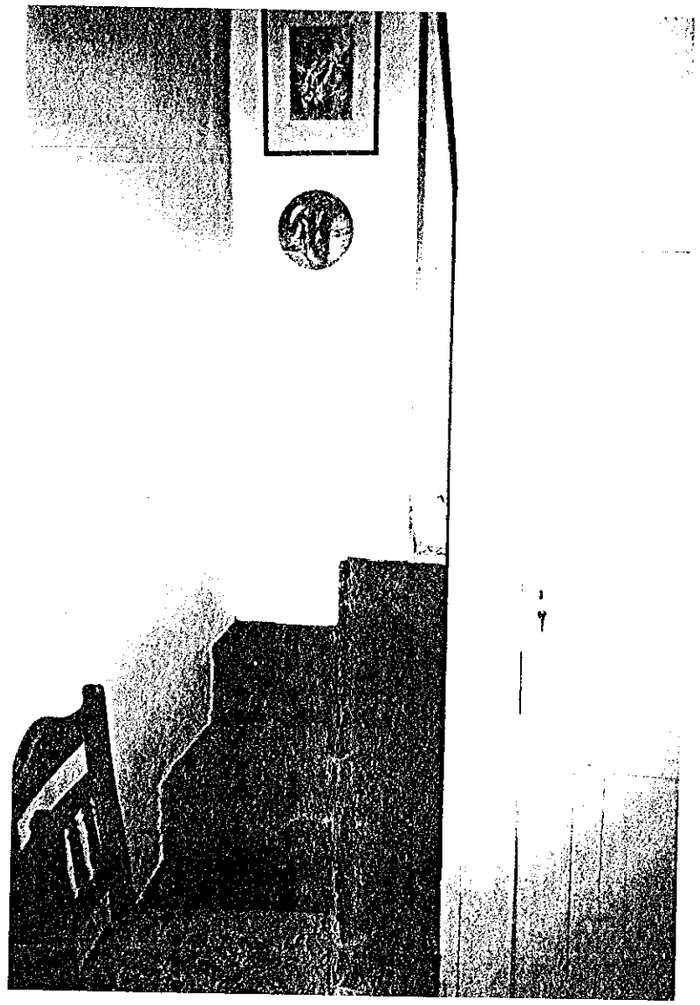
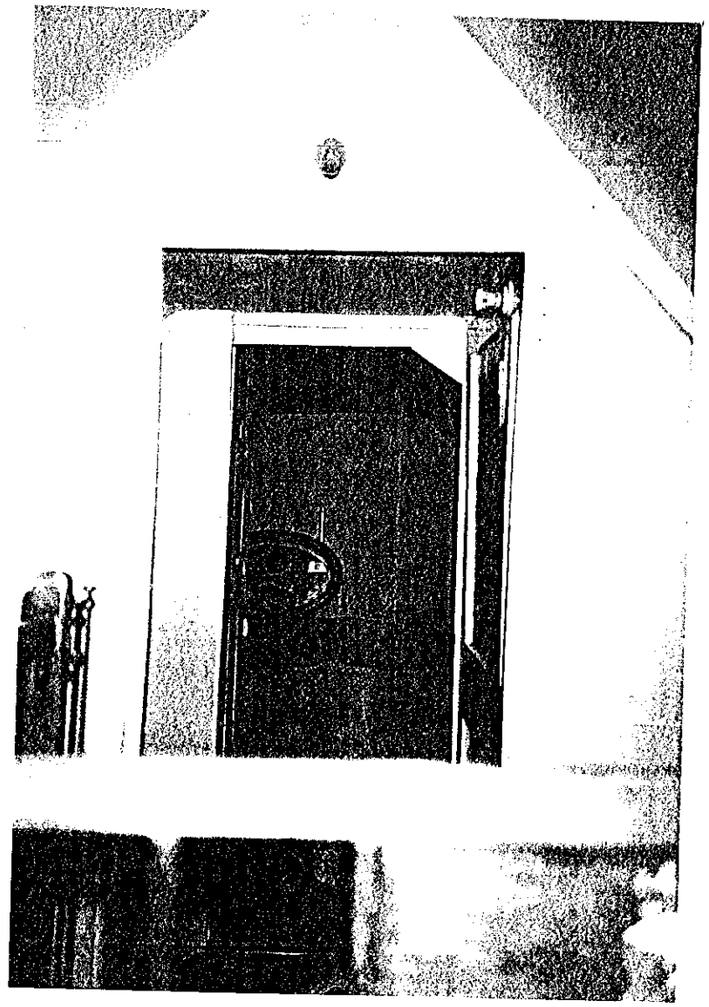
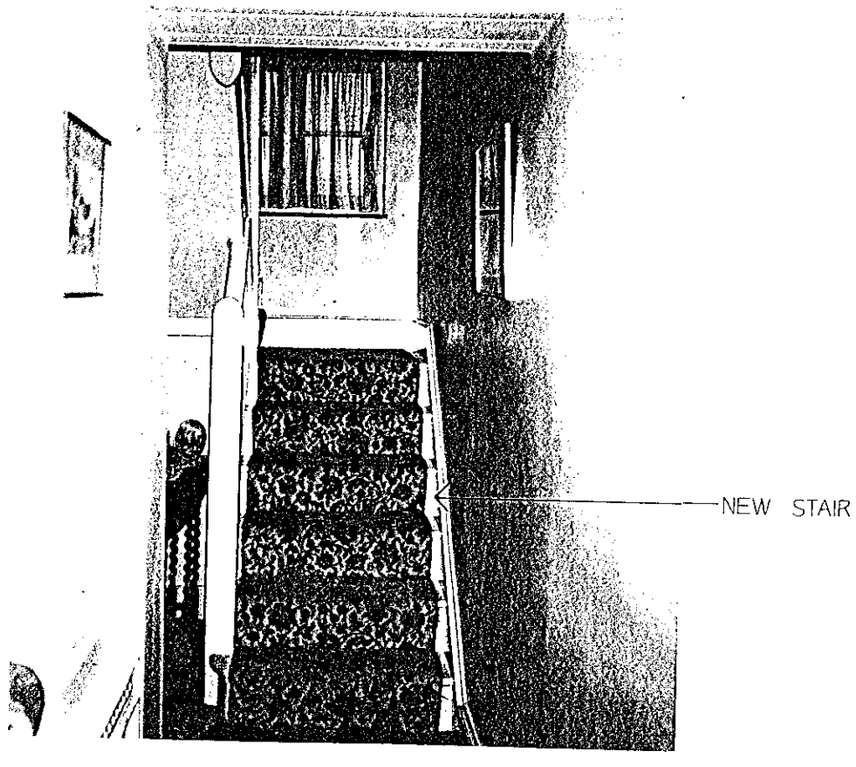
FIRST FLOOR PASSAGE



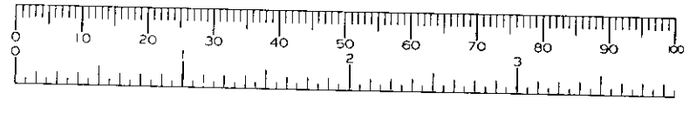
STAIR TO ATTIC (OAK)



ATTIC ROOMS



EXISTING BUILDING - INTERNAL (sheet 1)



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27-29 LONDON ROAD : APSLEY HOUSE

LISTED BUILDING APPLICATION - FEBRUARY 1997

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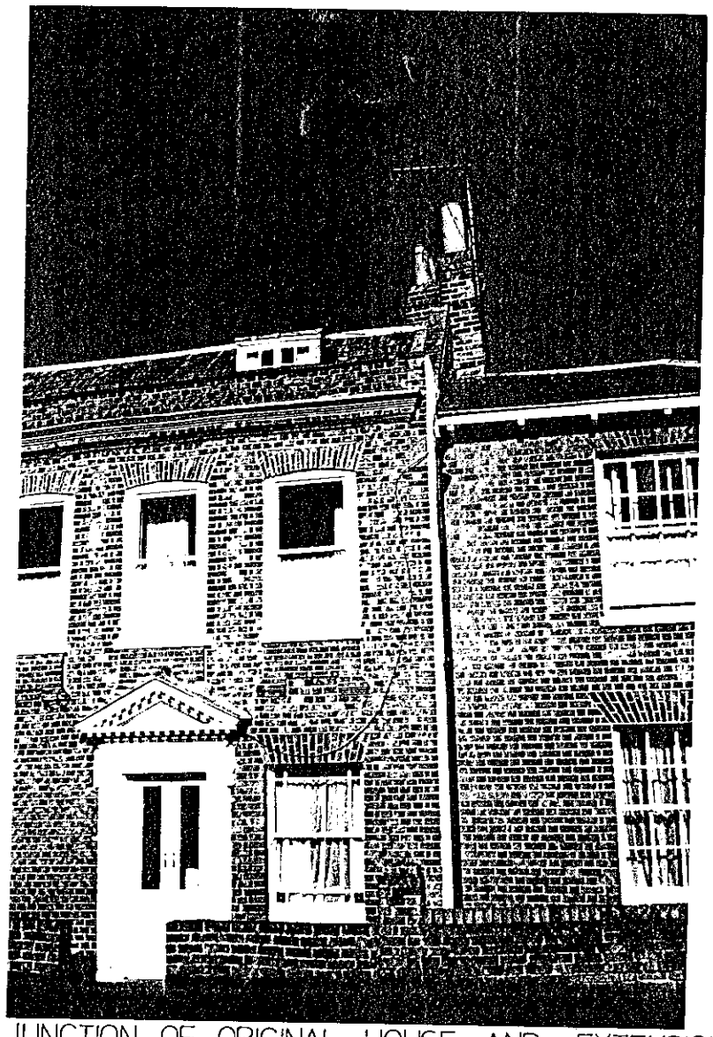
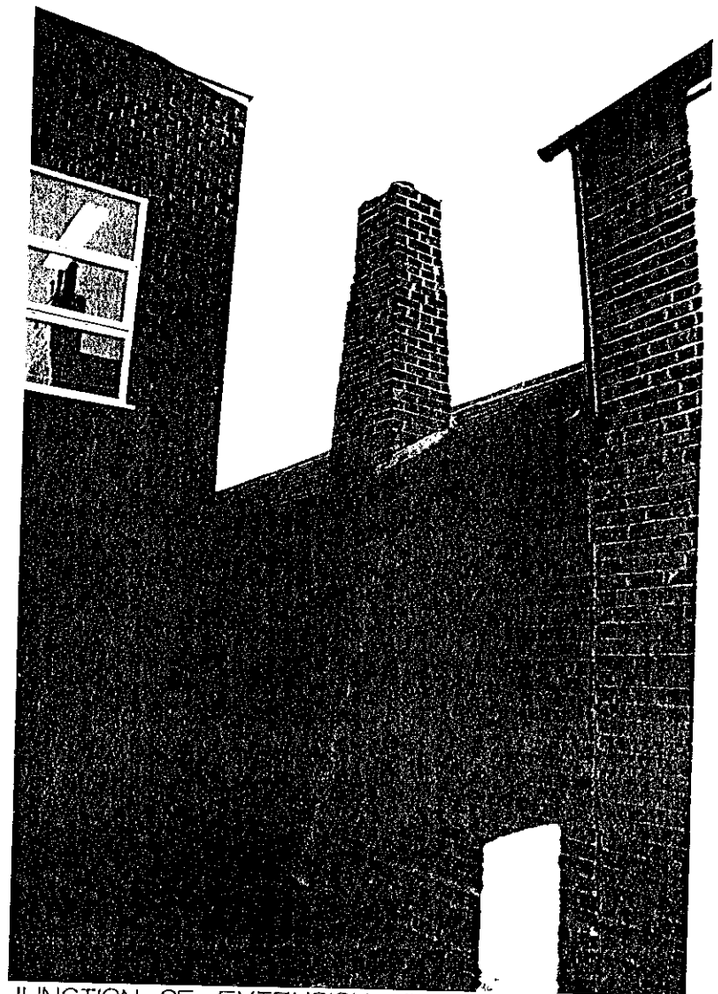
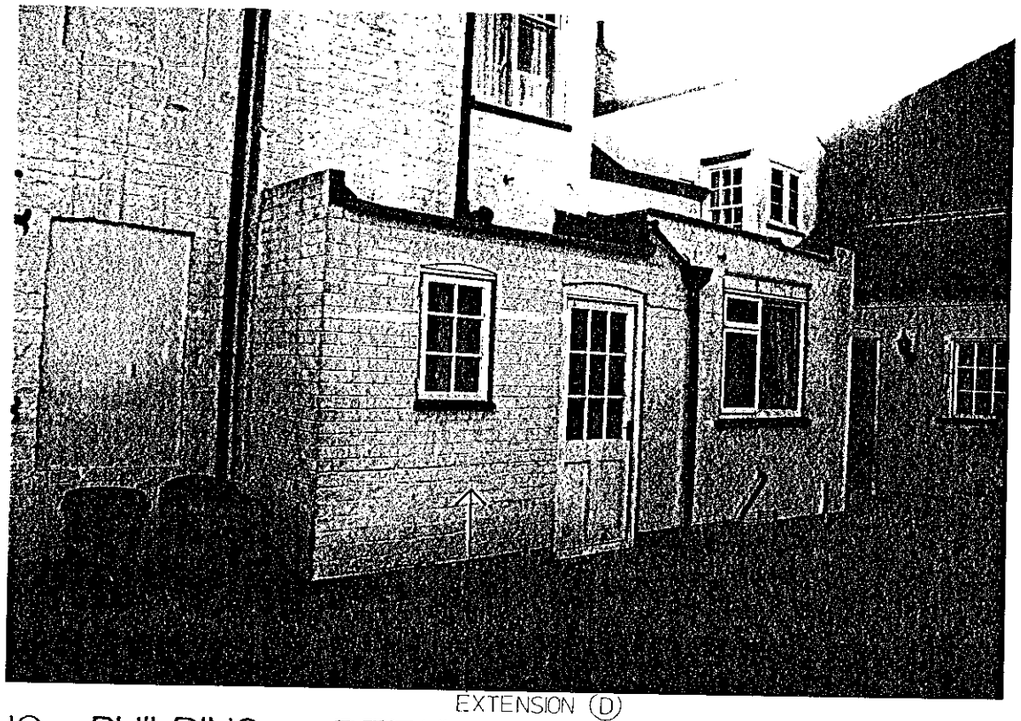


JUNCTION OF ORIGINAL HOUSE AND EXTENSION A





JUNCTION OF EXTENSION B AND C

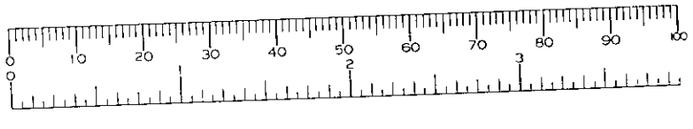


EXTENSION (D)



EXTENSION (C)

EXISTING BUILDING - DETAILS



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27-29 LONDON ROAD : APSLEY HOUSE

LISTED BUILDING APPLICATION - FEBRUARY 1997

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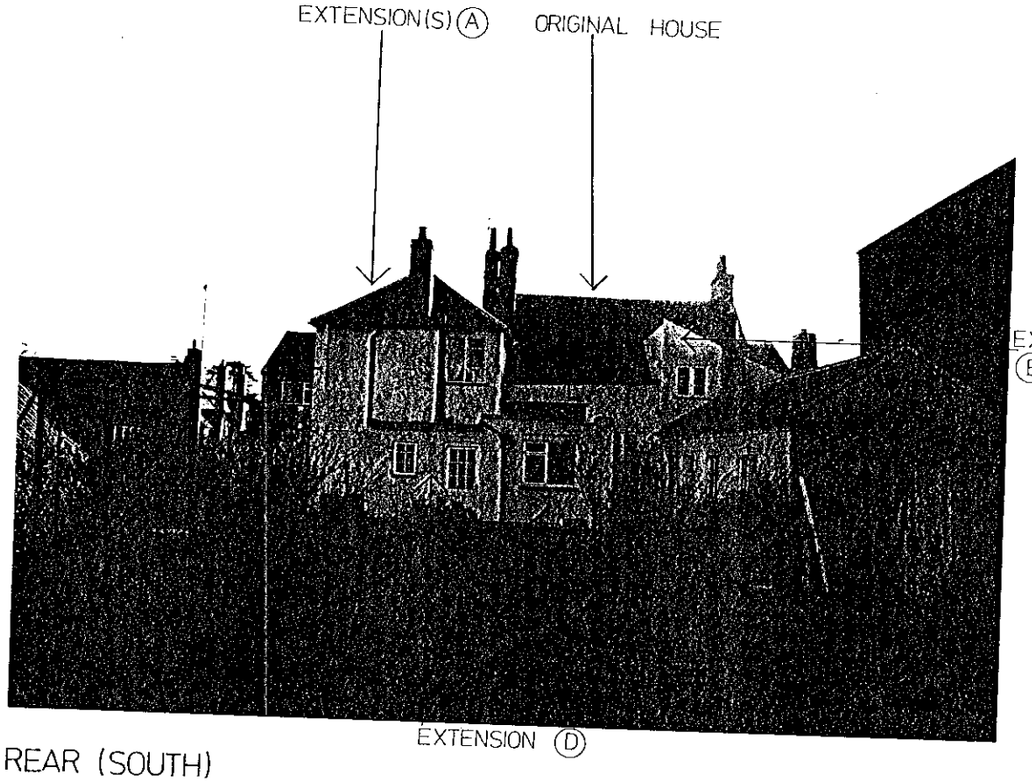
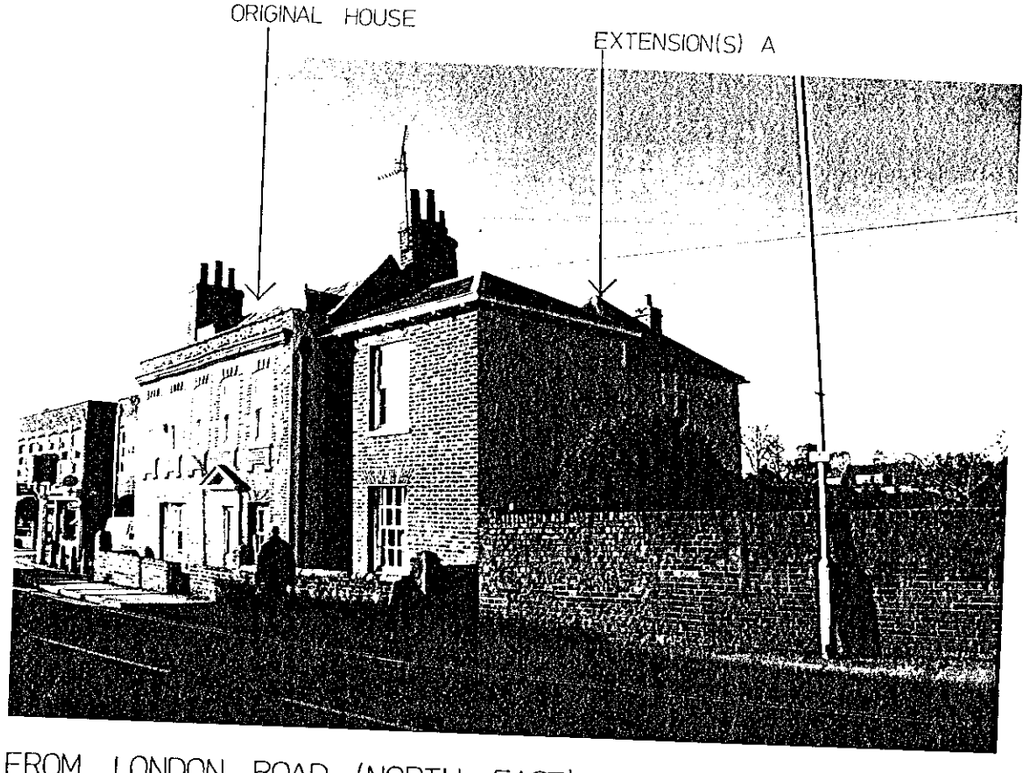
FROM LONDON ROAD (NORTH)



REAR (SOUTH)

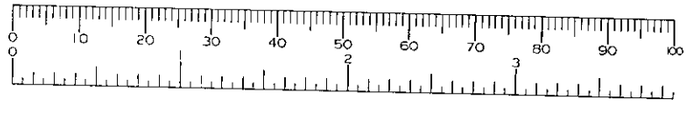


EAST SIDE



FROM LONDON ROAD (NORTH - EAST)

EXISTING BUILDING - GENERAL PHOTOGRAPHS



TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE

LISTED BUILDING APPLICATION - FEBRUARY 1997

113/280

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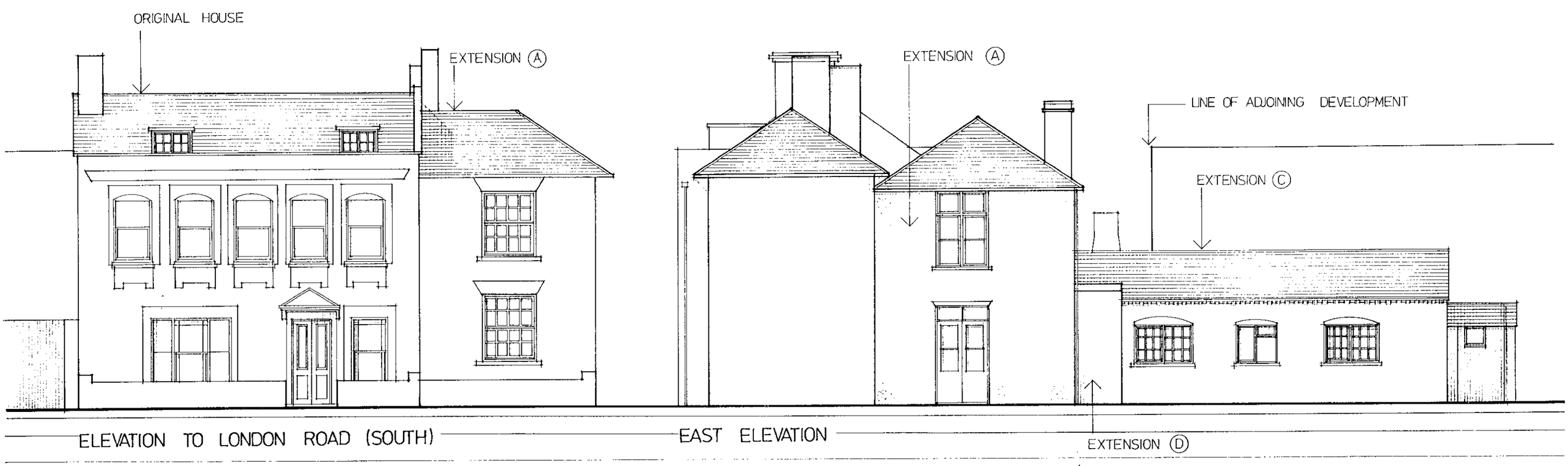
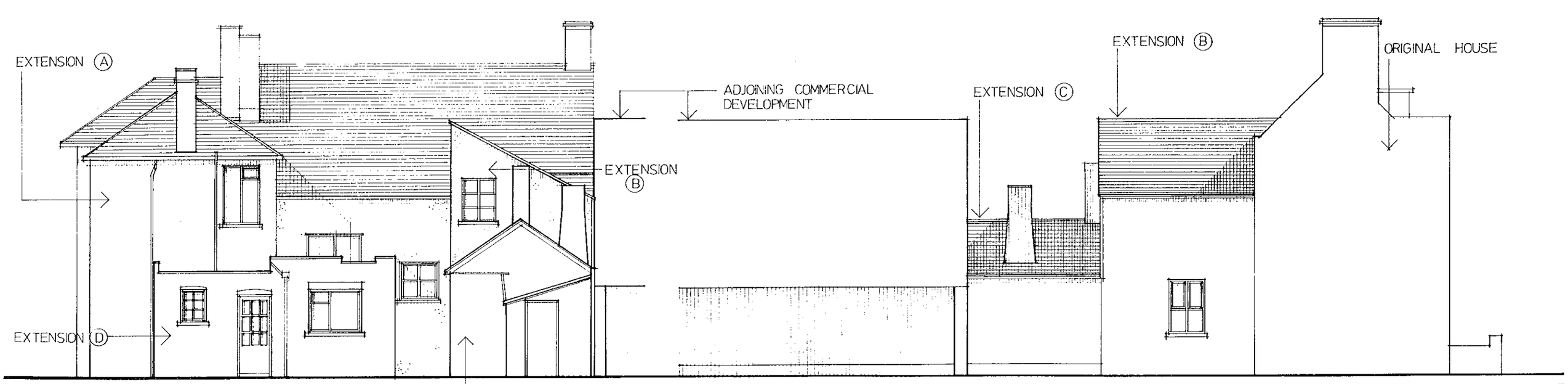


ELEVATION TO LONDON ROAD (SOUTH)

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION (TO FOOTPATH)

EXISTING ELEVATIONS 1:100

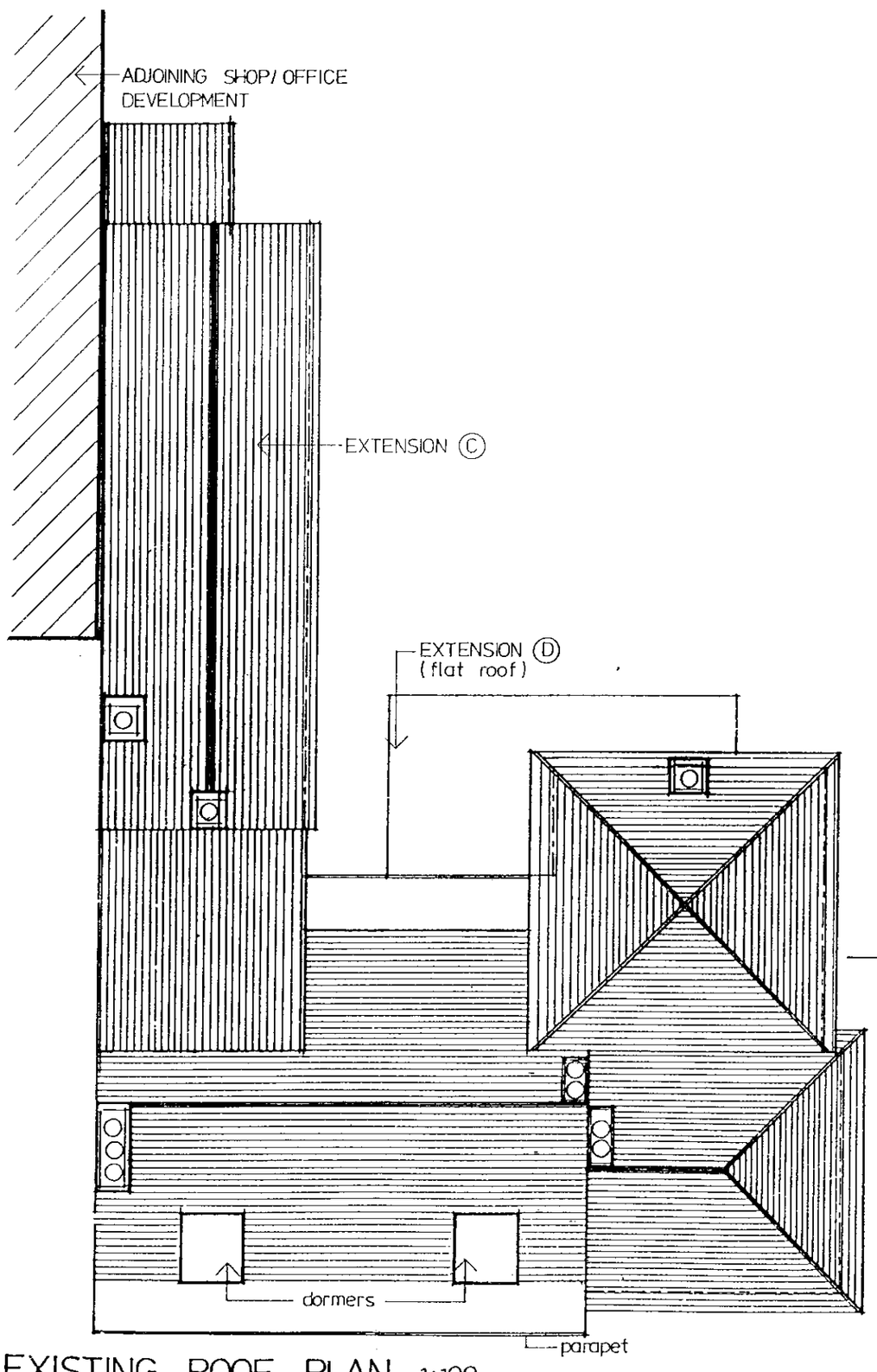
TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE

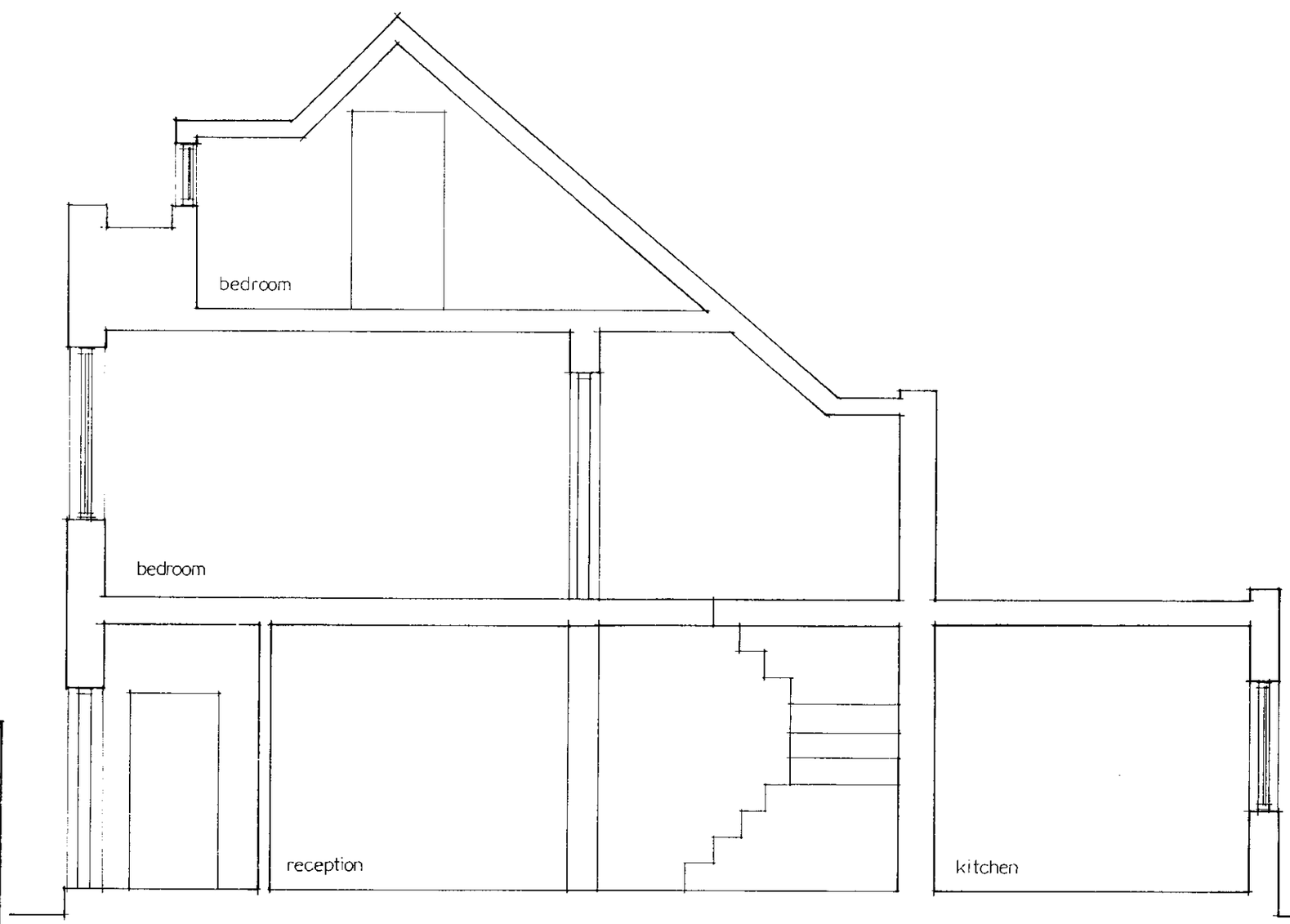
LISTED BUILDING APPLICATION - FEBRUARY 1997

113/280

4



EXISTING ROOF PLAN 1:100



SECTION A-A

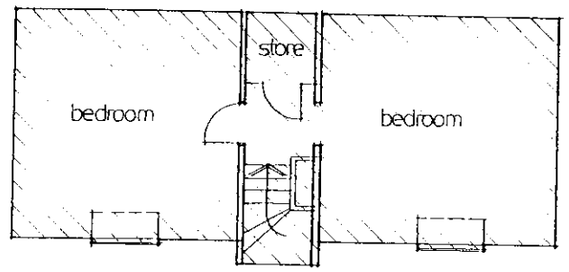


TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE 113/280

LISTED BUILDING APPLICATION - FEBRUARY 1997

3



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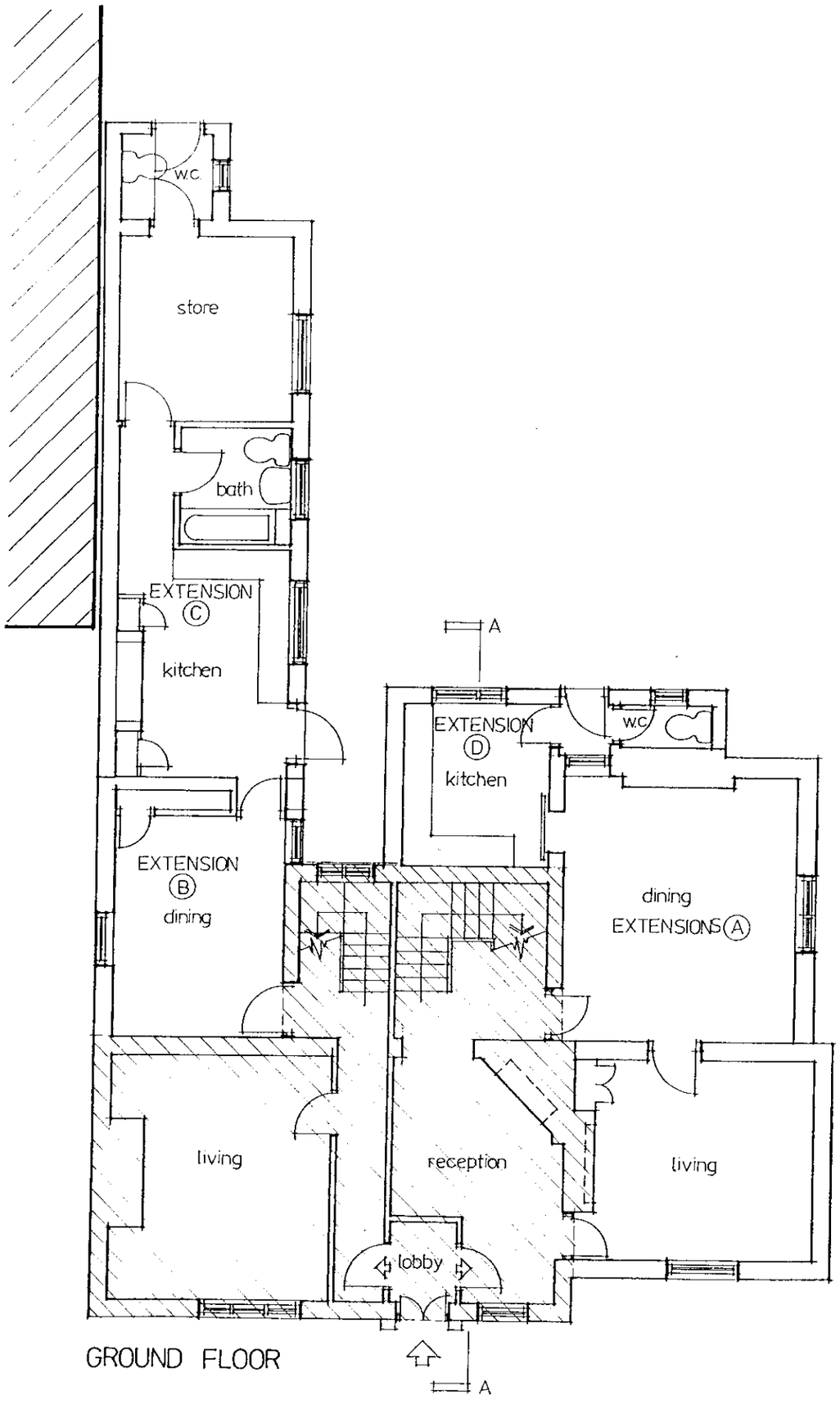
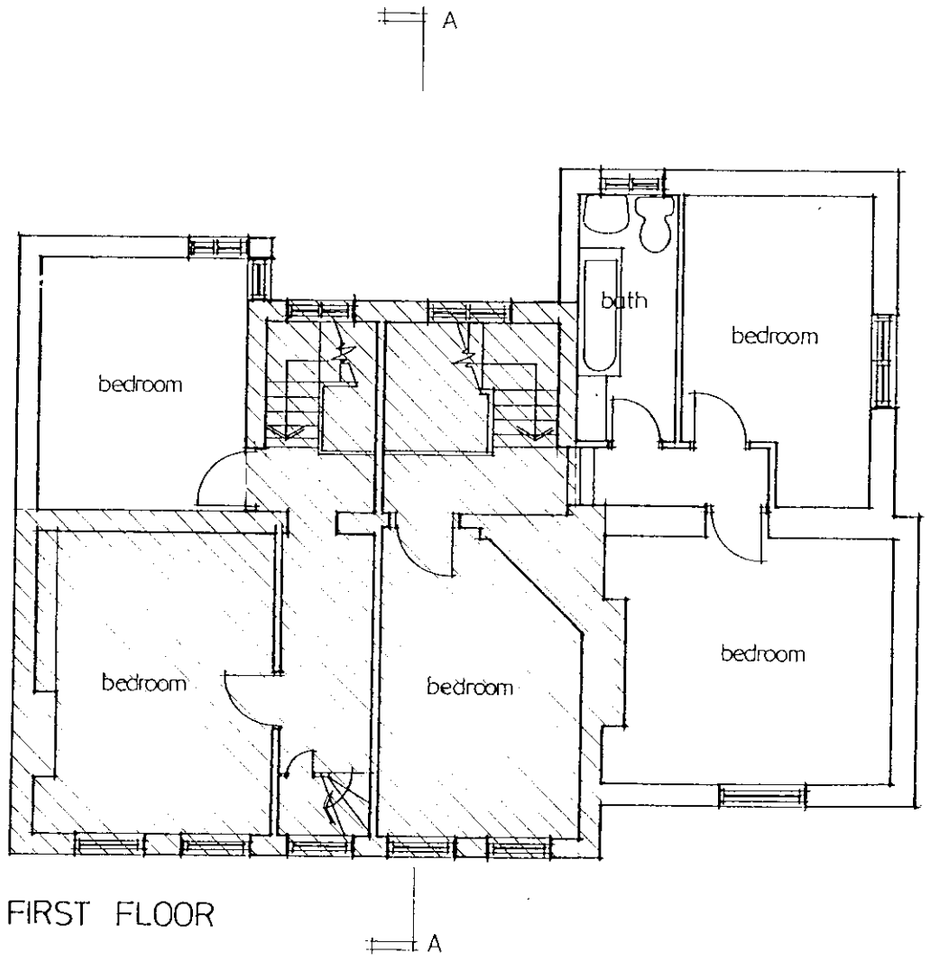


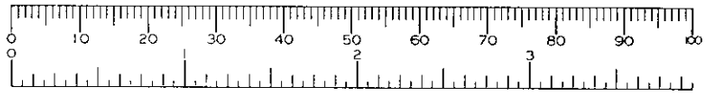
GROUND FLOOR



FIRST FLOOR

EXISTING FLOOR PLANS 1:100

ORIGINAL HOUSE SHOWN HATCHED



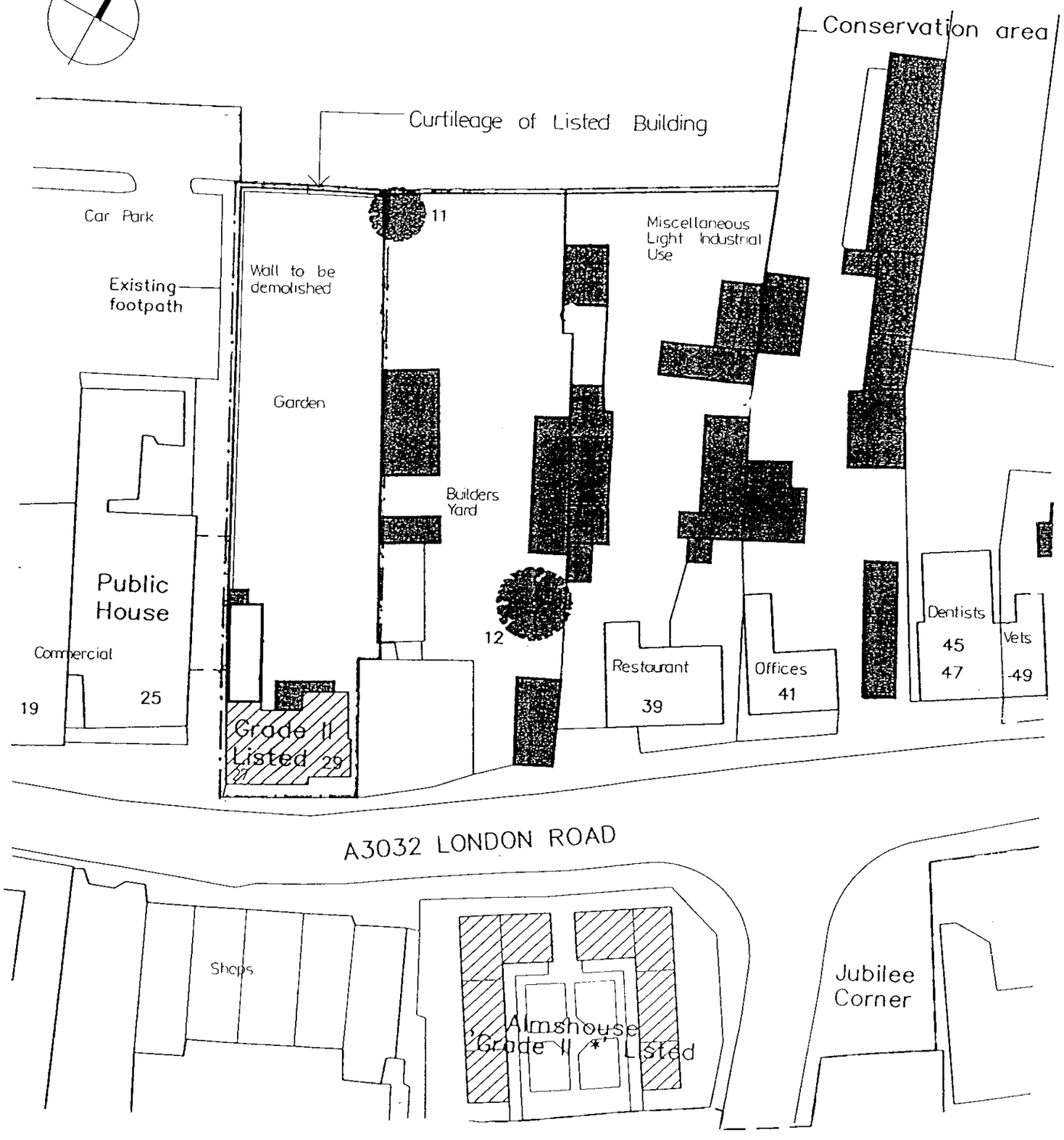
TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE

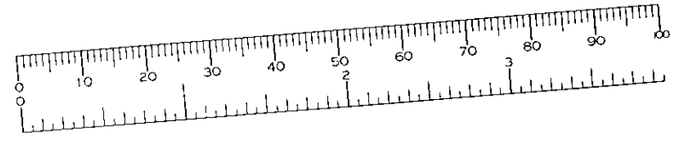
LISTED BUILDING APPLICATION - FEBRUARY 1997

113/280

2



SITE PLAN / EXISTING SETTING



TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE 113/280

LISTED BUILDING APPLICATION - FEBRUARY 1997

1

LISTING NOTES

SU 77 NE

TWYFORD

LONDON ROAD
(north west side)

2/29
1.8.52

Nos. 27 and 29 (Apsley House) (formerly listed as Aspley House now two Cottages)

G.V.

II

House now divided into 2. C18 extended C19 and C20. Vitreous brick with red dressings. Gabled slate roof. 2 storeys and attic, splayed plinth, moulded brick cornice, vitreous parapet; 2 small flat lead roof dormers and flanking chimneys. 5 bays segmental headed sash windows on first floor with raised brick aprons and guttae at outer corners. On ground floor at right a sash window below upper window, to left of this a doorway with eared architrave, small pulvinated frieze, dentilled and bracketted cornice and pediment, the door removed and 2, C20 doors inserted inside. To left of doorway a tripartite sash under second upper window from left. On the right hand an early one bay C19 extension set back with sash windows. All glazing bars altered. Old insurance plaque on first floor in centre. C20 extension at rear.

DRAWINGS & PHOTOGRAPHS AS EXISTING	ILL. NO
* Existing Setting	1rl.
Floor Plans	2
Roof Plan and Section	3
Elevations	4
Building - General (Photographs)	5
Building - Details	6
Building - Internal (Sheet 1 of 2)	7
Building - Internal (Sheet 2 of 2)	8
Building - Setting (Photographs)	9

DRAWINGS AS PROPOSED

* Site Plan and Roof Plan	10rl
* Floor Plans	11rl
* Section	12rl
* Elevations	13rl

TWYFORD

27-29 LONDON ROAD : APSLEY HOUSE 113/280

LISTED BUILDING APPLICATION - FEBRUARY 1997

1. The Existing Building - Constructed in C18; a series of extensions have been added (see existing floor plans). The 2 latest extensions are (C), a single storey late C19 wing constructed at the rear and (D), a single storey kitchen extension constructed in the 1950's when the building was divided into 2 dwellings.

2. General Condition - The building is in a reasonable state of repair commensurate with its age and usage. The interior has been much modified - the original oak boarded floors remain to areas of the 1st floor and the original oak staircase, floors and doors in the attics. A fire in the 1930's destroyed the original house staircase; the stair to the left hand dwelling was constructed following the fire and the stair to the right hand dwelling is relatively modern.

3. The Setting - The building is located on London Road - a heavily trafficked link to the A4; the building is on the edge of the main village retail area with a series of buildings in commercial uses to the east. A 1970's shop/office and pub development adjoin the western gable and tend to dominate the relatively small scale rear of the building. A builders yard adjoins the property to the west with a series of outbuildings and sheds converted to a variety of light industrial uses.

4. The Listed Building Application seeks to:

   a) Upgrade and refurbish the original building and early extensions and return it to a single entity.

   b) Remove the C20 kitchen extension and make good the external walls and replace the original windows.

   c) Improve the setting of the Listed Building by making it the fulcrum of a new public square with a direct relationship to the Grade II star Listed Alms Houses to the south of London Road.

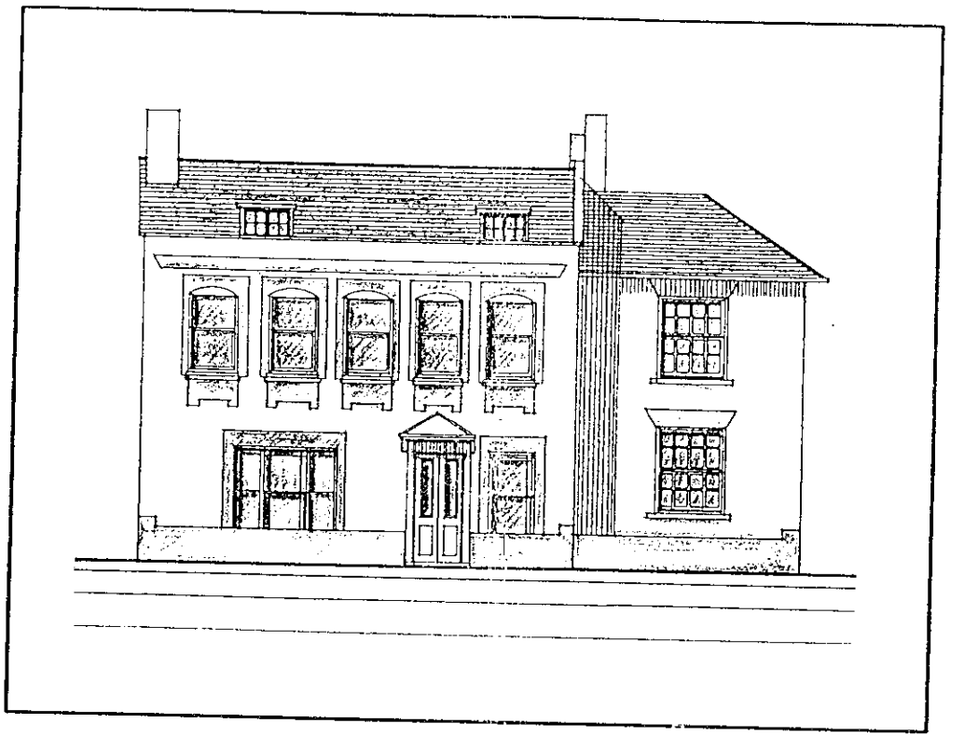
   d) By refurbishment, providing flexibility of use and improving the setting the building is more likely to be put into viable commercial usage, thereby ensuring its future.



Note : drawings indicated by * have been amended

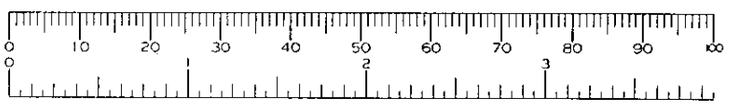
Apsley House, 27/29 London Road
TWYFORD

DEPT. DATE
09 MAY 1997
COPIES TO:



Listed Building Application
Kimberley Securities Plc
ADDENDUM REPORT

Architects: Farrell & Clark
May 1997



113/280/LB

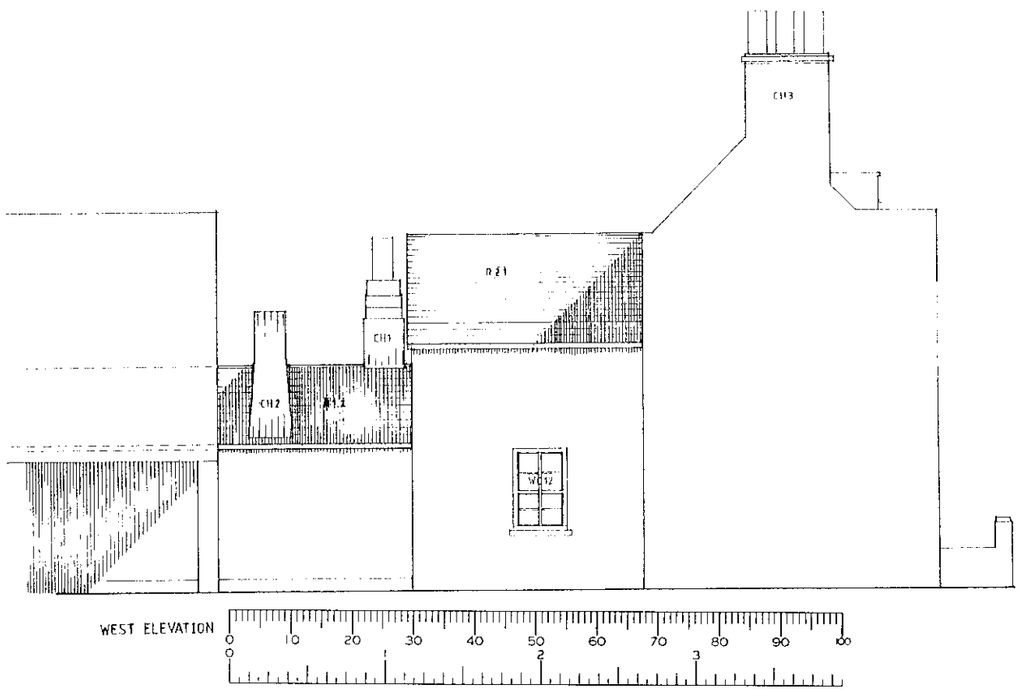
NOTES 1 Only Status C drawings to be used for construction
2 Do not scale this drawing



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3



SOUTH ELEVATION (TO LONDON ROAD)

Rev/ Status	Description	Date	By
F	FLOOR LEVELS REDRAWN DEMOLITIONS ADDED	26.7.00	GSL
E	ROOFLIGHTS REMOVED DORMER	19.6.00	GSL
D	DORMER W17, REDUCED	29.5.00	GSL
C	REVISED PLANNING DRAWG DORMER + LOWS ADDED	13/3/00	GSL
B	ROOMS/WINDOWS W12, W14, DEG6, W16, DEG5, DEG7	11/1/00	GSL
A	NORTHERN ELEVATION EXTENSION	8/12/99	GSL

Status

Apsley House Refurbishment

for Kimberley Developments

Elevations as Proposed

Scale ~~1:50~~

Date 9/99

Drawn GSL Checked by

FARRELL & CLARK

ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1N 5AF
Telephone: 0171 291 9170
Fax: 0171 291 9175

2 Drury Lane Horsforth
Leeds LS18 4BD
Telephone: 0113 299 0922
Fax: 0113 258 8804

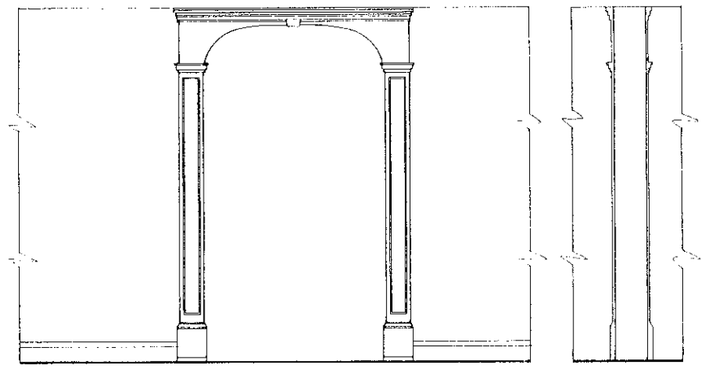
Drawing No. 113/280/410 Rev. F

113/280/410

Rev. F

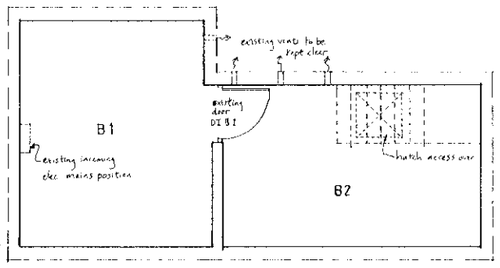
3/5

113/280/408 rev F.

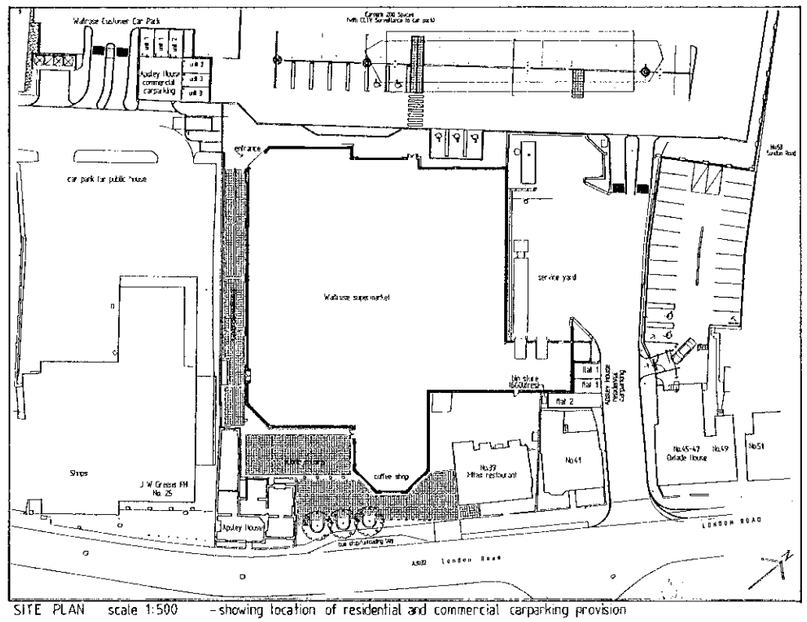


Existing arch detail 1. ELEVATION 1:20 SECTION 1:20

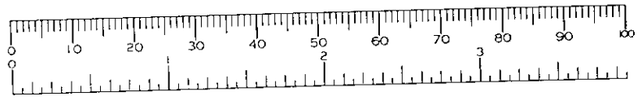
(EXACT LOCATIONS OF NEW OPENINGS ON GROUND FLOOR TO BE AGREED)

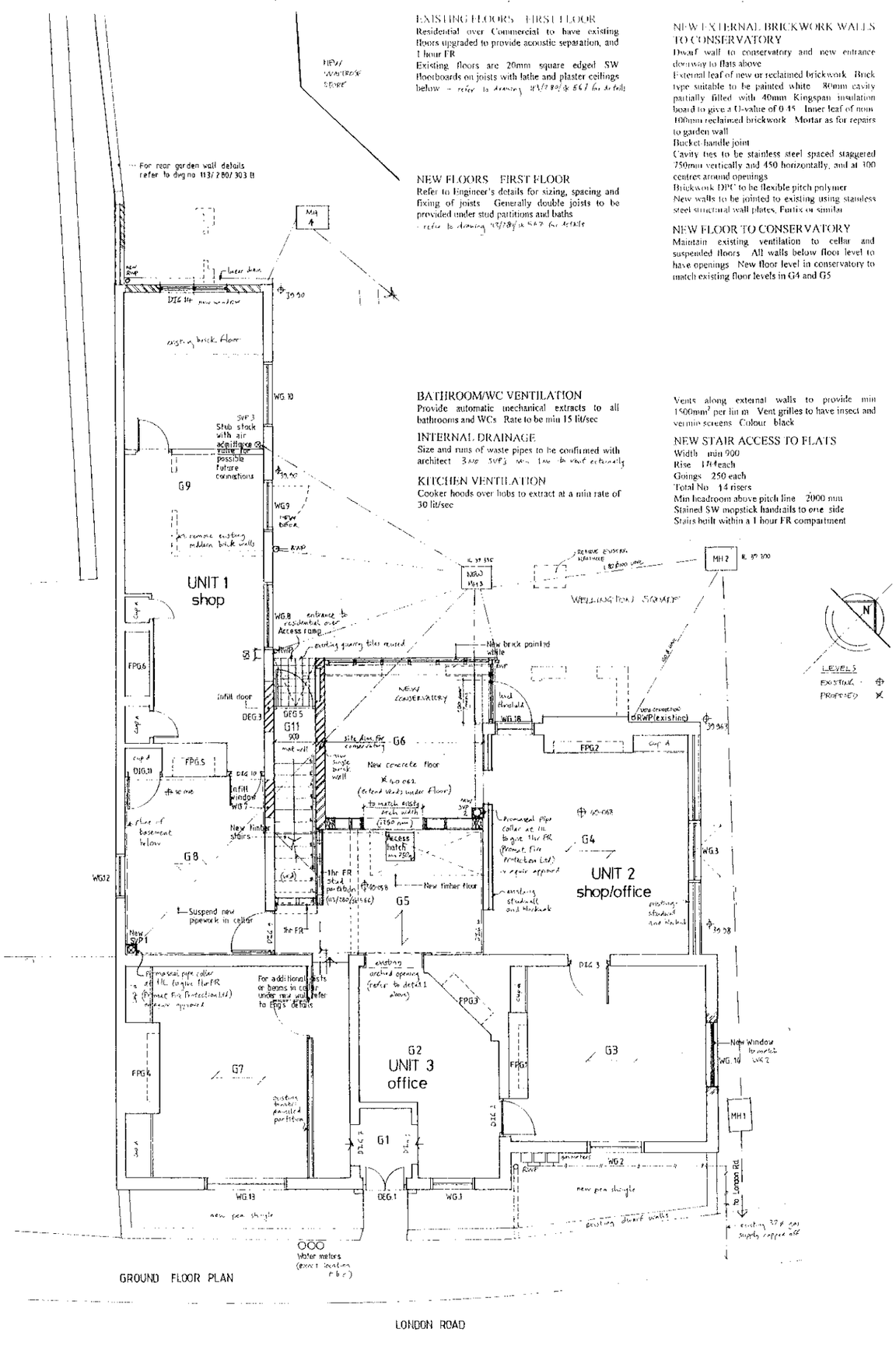


BASEMENT (maintenance access only)



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/x 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/x 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

NEW EXTERNAL BRICKWORK WALLS TO CONSERVATORY
Dwarf wall to conservatory and new entrance doorway to flats above
External leaf of new or reclaimed brickwork Brick type suitable to be painted white 80mm cavity partially filled with 40mm Kingspan insulation board to give a U-value of 0.45 Inner leaf of min 100mm reclaimed brickwork Mortar as for repairs to garden wall
Bucket-handle joint
Cavity ties to be stainless steel spaced staggered 750mm vertically and 450 horizontally, and at 400 centres around openings
Brickwork DPC to be flexible pitch polymer
New walls to be jointed to existing using stainless steel structural wall plates, Fastix or similar

NEW FLOOR TO CONSERVATORY
Maintain existing ventilation to cellar and suspended floors All walls below floor level to have openings New floor level in conservatory to match existing floor levels in G4 and G5

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 170 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 7 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)

Rev Status	Description	Date	By
F	Price Revisions to Remove Tanker Provision	31.7.00	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 Submission/Marketing and	15.2.00	GSL
B	Internal wks to Grnd Fl omitted	14.2.00	GSL
A	STAIRCASE RISE REVISED, LANDING AND DOOR REVISED	8/7/00	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

FARRELL & CLARK
ARCHITECTS, TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1N 5AF
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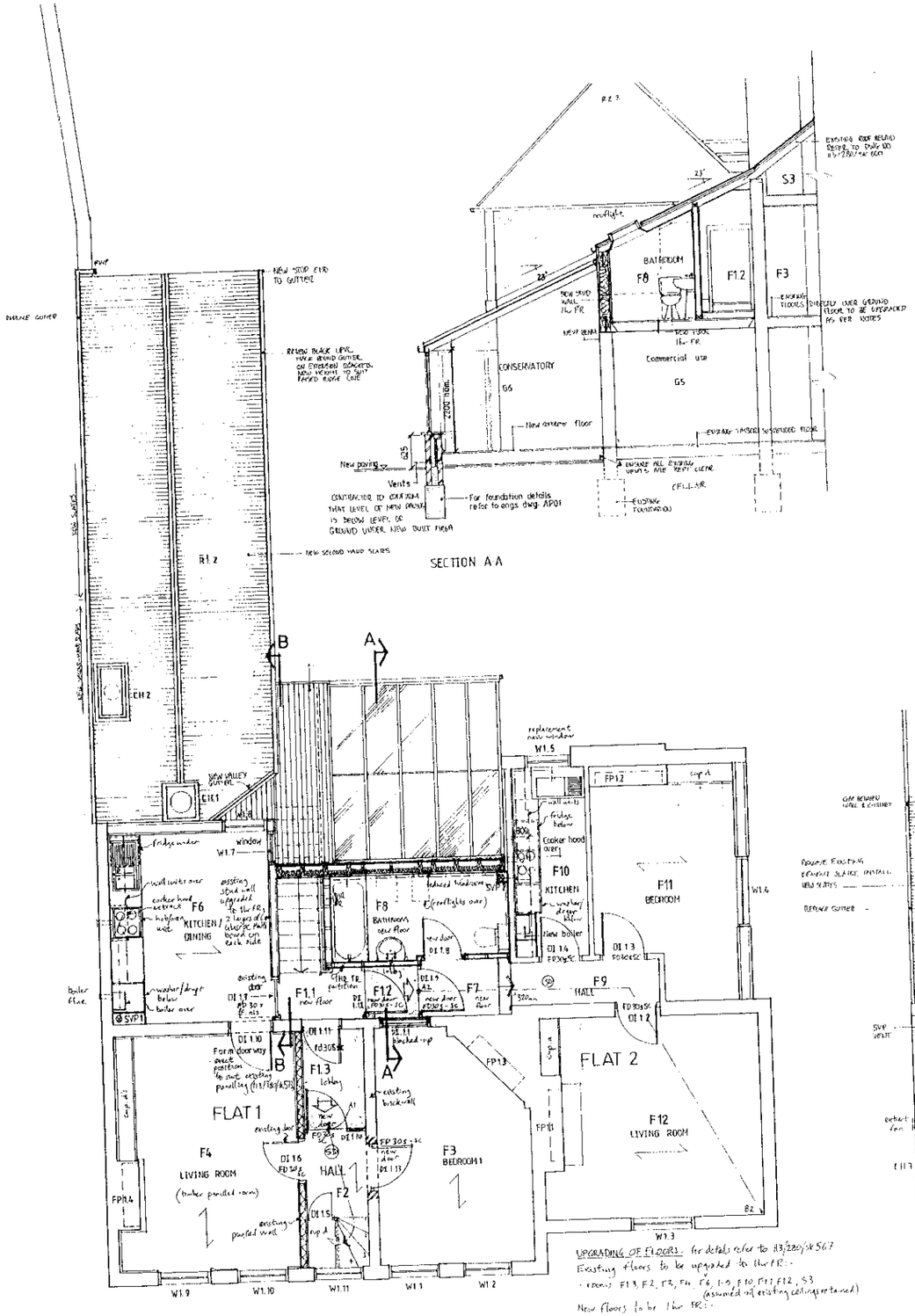
2 Drury Lane Horsforth
Leeds LS18 4BQ
Telephone: 0113 259 0922
Fax: 0113 258 9804

Drawing No. 113/280/408 Rev. F

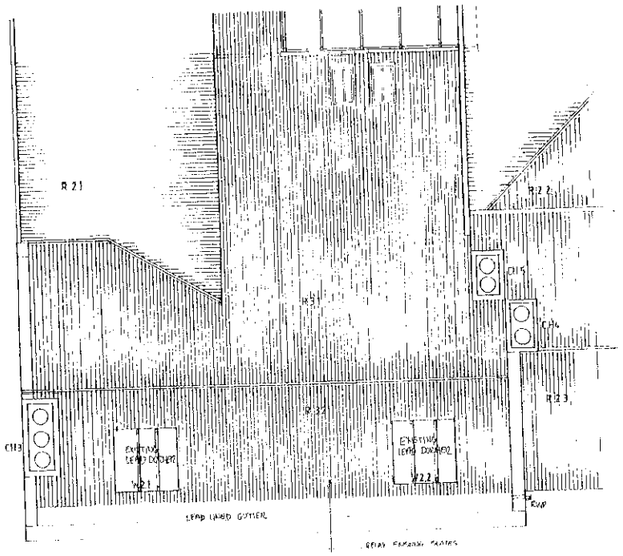
113/280/409

NOTES: 1 Only Stellus G drawings to be used for construction
2 Do not scale this drawing

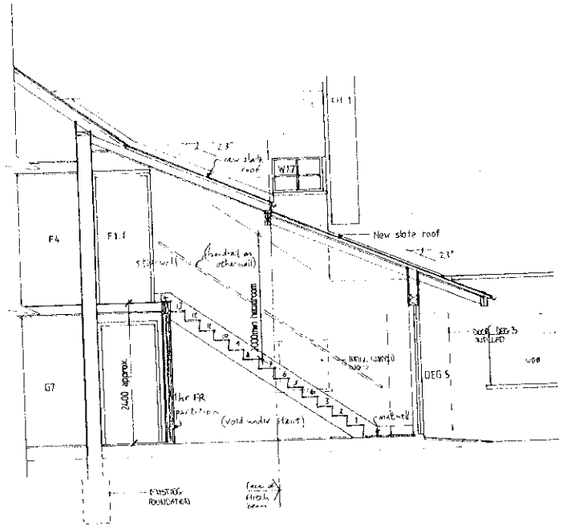


FIRST FLOOR PLAN

SECTION A-A

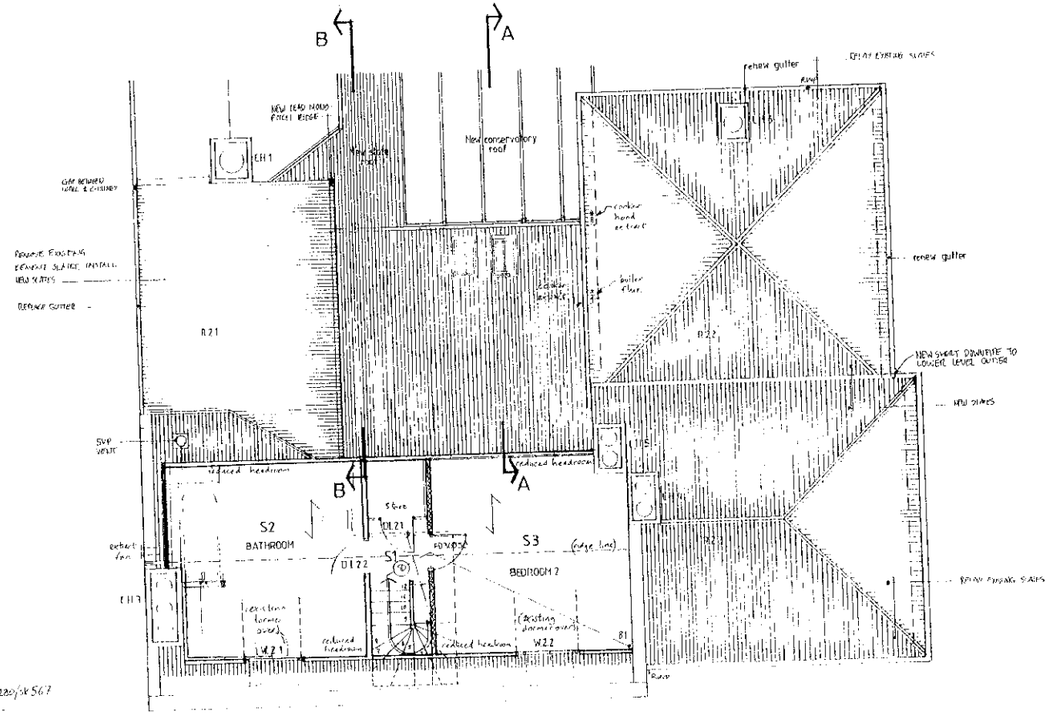


TOP ROOF LEVEL



SECTION BB
refer to drawing 113/280/SK 566 for details

NEW STAIR CASE TO FLATS
Width 900
RISE 174
GOINGS 250 EACH
TOTAL NO 16
ALL TO BE CONFIRMED ON SITE



LOFT/ROOF PLAN

UPGRADING OF FLOORS: for details refer to 113/280/SK 567
Existing floors to be upgraded to 1hr FR:-
- rooms: F1.3, F2, F3, F4, F6, F8-9, F10, F11, F12, S3 (assumed on existing ceilings 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 less than 9m
A2 to B2 less than 9m

UPGRADING OF DOORS/TIMBER PANELLING
refer to Door Schedule and Repair Schedule

DOOR KEY
FD = fire door
20, 30 etc = period of fire resistance
S = smoke seal
SC = self-closing device
SF = simple fastening
NLS = normally locked shut
——— = travel distance
— — — — — — — = waste pipes

Refer to drawing 113/280/SK 567 for new and upgraded floor constructions

	- existing timber panelled walls to be 1hr FR		
F	Notes added	24.7.96	CJS
E	Flow to S3 to be upgraded thermo-insulated Roof slope added	6.6.96	CJS
D	Means of escape commended Notes added	20.5.96	CJS
C	Revised for Planning Dormer windows removed	15.2.96	CJS
B	Intermediate issue		
A	General revision to dwg. Section A altered, Section B added, Lifts added.		
Rev/Status	Description	Date	By

Status

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 GSL Checked by

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Telephone 0113 258 0829
Fax 0113 258 8604

Drawing No 113/280/409 Rev F

0 10 20 30 40 50 60 70 80 90 100
0 2 3