

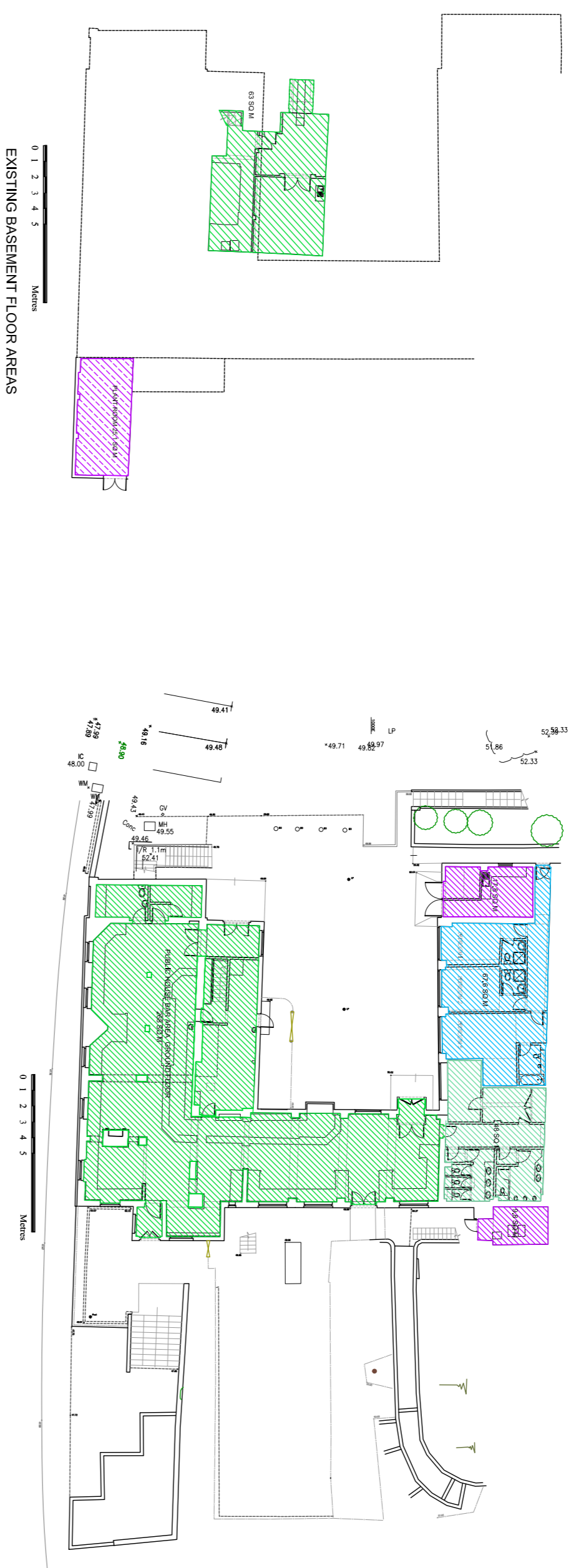
PLANNING SET

UNDERGROUND CAR PARK / STORE 405.7 SQ M
 LETTING ROOM AREA 1ST FLOOR 202 SQ M
 STAFF ACCOMMODATION AREA 1ST FLOOR 149.4 SQ M
751.1 SQ M

PUBLIC HOUSE AREA BASEMENT 63 SQ M
 BACK OF HOUSE AREA BASEMENT 25.1 SQ M
88.1 SQ M

PUBLIC HOUSE TOILET AREA GROUND FLOOR 48 SQ M
 PUBLIC HOUSE AREA GROUND FLOOR 268 SQ M
 BACK OF HOUSE AREA GROUND FLOOR 27.6 SQ M
 LETTING ROOM AREA GROUND FLOOR 67.6 SQ M
411.5 SQ M

EXISTING



EXISTING BASEMENT FLOOR AREAS

EXISTING GROUND FLOOR AREAS



EXISTING 1ST FLOOR AREAS

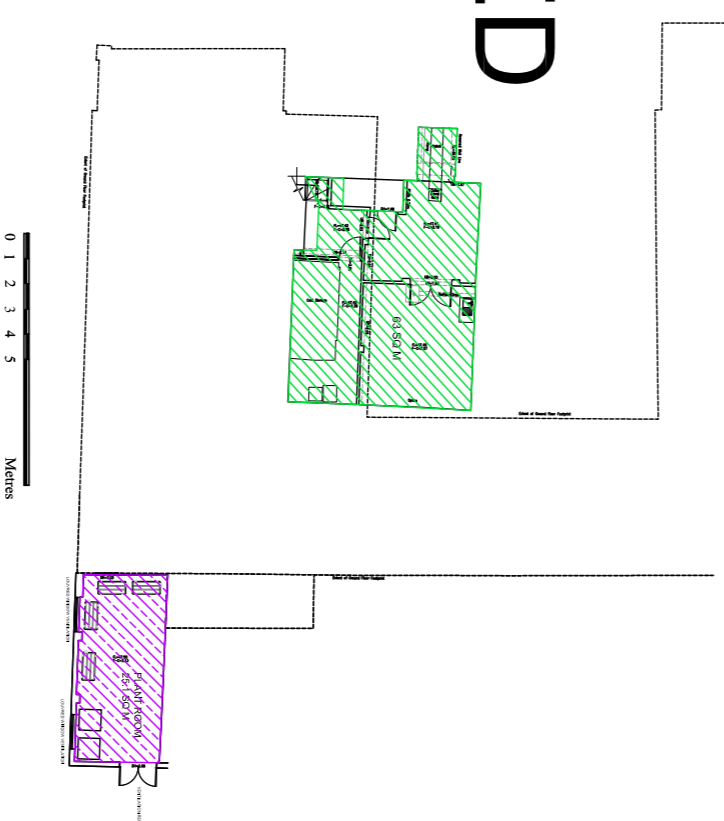
EXISTING BASEMENT FLOOR AREAS LAD OVER PROPOSED PLAN

EXISTING GROUND FLOOR AREAS LAD OVER PROPOSED PLAN

EXISTING 1ST FLOOR AREAS LAD OVER PROPOSED PLAN

PROPOSED

RETAINED FLOOR AREA 46 SQ M
 RETAINED PUBLIC HOUSE AREA BASEMENT 37 SQ M
 RETAINED BACK OF HOUSE AREA BASEMENT 22.2 SQ M
 RETAINED PLANT ROOM 10 SQ M
 RETAINED / CONVERTED INFILL AREA 4.5 SQ M
88.1 SQ M



RETAINED FLOOR AREA 46 SQ M
 LETTING ROOM RECEPTION 41 SQ M
 LETTING ROOM DISABLED BEDROOM ACCOMMODATION 37 SQ M
 STAFF ACCOMMODATION 22.2 SQ M
 RETAINED PLANT ROOM 10 SQ M
 RETAINED / CONVERTED INFILL AREA 4.5 SQ M
360.5 SQ M

LOSS OF FLOOR AREA
 EXISTING LATER EDITION SIDE ENTRANCE STRUCTURE REMOVED 18 SQ M
 EXISTING LATER EDITION REAR STRUCTURE REMOVED 12.4 SQ M
 EXISTING PORCH STRUCTURE REMOVED 1.9 SQ M
 LOSS OF BAR AREA 19.2 SQ M
51 SQ M

NEW BUILD
 NEW BUILD LETTING ROOM 40.6 SQ M
 ACCOMMODATION WING 80.8 SQ M
 PROPOSED NEW BUILD UNDERGROUND PLANT ROOM 64.5 SQ M
155.3 SQ M

RETAINED FLOOR AREA 405.7 SQ M
 AREA PREVIOUSLY UNDERGROUND CAR PARK TONE CONVERTED TO LETTING ROOMS 202 SQ M
 RETAINED LETTING ROOM AREA 1ST FLOOR 143.4 SQ M
 LOBBY AREA 1ST FLOOR 14.34 SQ M
751.1 SQ M

NEW BUILD
 PROPOSED NEW BUILD LETTING ROOM ACCOMMODATION WING 88.4 SQ M
88.4 SQ M

Notes

- 1.1 QS/RS/MA
All rights reserved in Copyright and Patents Act 1988 have been generally assigned. All drawings to be checked on site.
- 1.2 QS/RS/MA
Standard contract conditions apply to all works.
- 1.3 QS/RS/MA
Contractor is responsible for the services of all Statutory Notices including Building Regulations Part F.
- 1.4 QS/RS/MA
Architect to be advised immediately of any discrepancies between drawings, details, site conditions, contract documents etc.
- 2.0 DEMOLITIONS
All works to comply with BS 6187.
- 2.1 QS/RS/MA
All structural members are to be retained and the grade S235 or as specified by structural engineer.
- 7.0 LEADWORK
All work to comply with BS1178 and LMA recommendations.
- 3.0 CONCRETE WORKS
All work to comply with BS 5328 & BS 8110.
- 4.0 BRICKWORK AND BLOCKWORK
All work to comply with BS 5628.
- 4.1 QS/RS/MA
All external works to comply with BS 6229.
- 4.2 STRUCTURAL TRAFFIC
All structural members are to be retained and the grade S235 or as specified by structural engineer.
- 5.0 CONCRETE AND JOINTS
All work to be carried out in accordance with BS 8100 and BS 8110.
- 6.0 VENTILATION
All work to be carried out in accordance with BS 6881 and BS 6882.
- 7.0 GAS INSTALLATION
All work to be carried out in accordance with BS 6881 and BS 6882.
- 8.0 ELECTRICAL INSTALLATION
All work to be carried out in accordance with BS 7671 and BS 7672.
- 9.0 GAS INSTALLATION
All work to be carried out in accordance with BS 6881 and BS 6882.
- 10.0 DRAINAGE
All work to be carried out in accordance with BS 5945 and BS 5946.
- 11.0 PLUMBING
All work to be carried out in accordance with BS 6700 and BS 6701.
- 12.0 PAINTS
All work to be carried out in accordance with BS 6841 and BS 6842.

North	Client	ANDREWS AND BOYD		Project	ROSE OF YORK RICHMOND		Andrews + Boyd Consultants Limited
	Scale	1:300 @ A1			Drawing Title	PROPOSED AREA COMPARISON PLANS	
	Date	OCT 2022		Revision	P011		24 Old Burlington Street, London, W1S 3AW