

1929_Eagle Mews - 150 Royal College Street

Design Access Statement - Planning Brochure - **Vol 2 of 2**



For Cumbrae Properties (1963) Ltd

Revision: - 14.05.21

Revision History

Title: 146-150 Royal College Street
Design Access Statement

Filename: P:1929-191202-DAS Brochure_LB01

Compiled by: LB

Checked by: PS

Status: Issued

Revision: -

Date: 14.05.21

History:

- 14.05.21

Note:

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10.0 Application Drawings

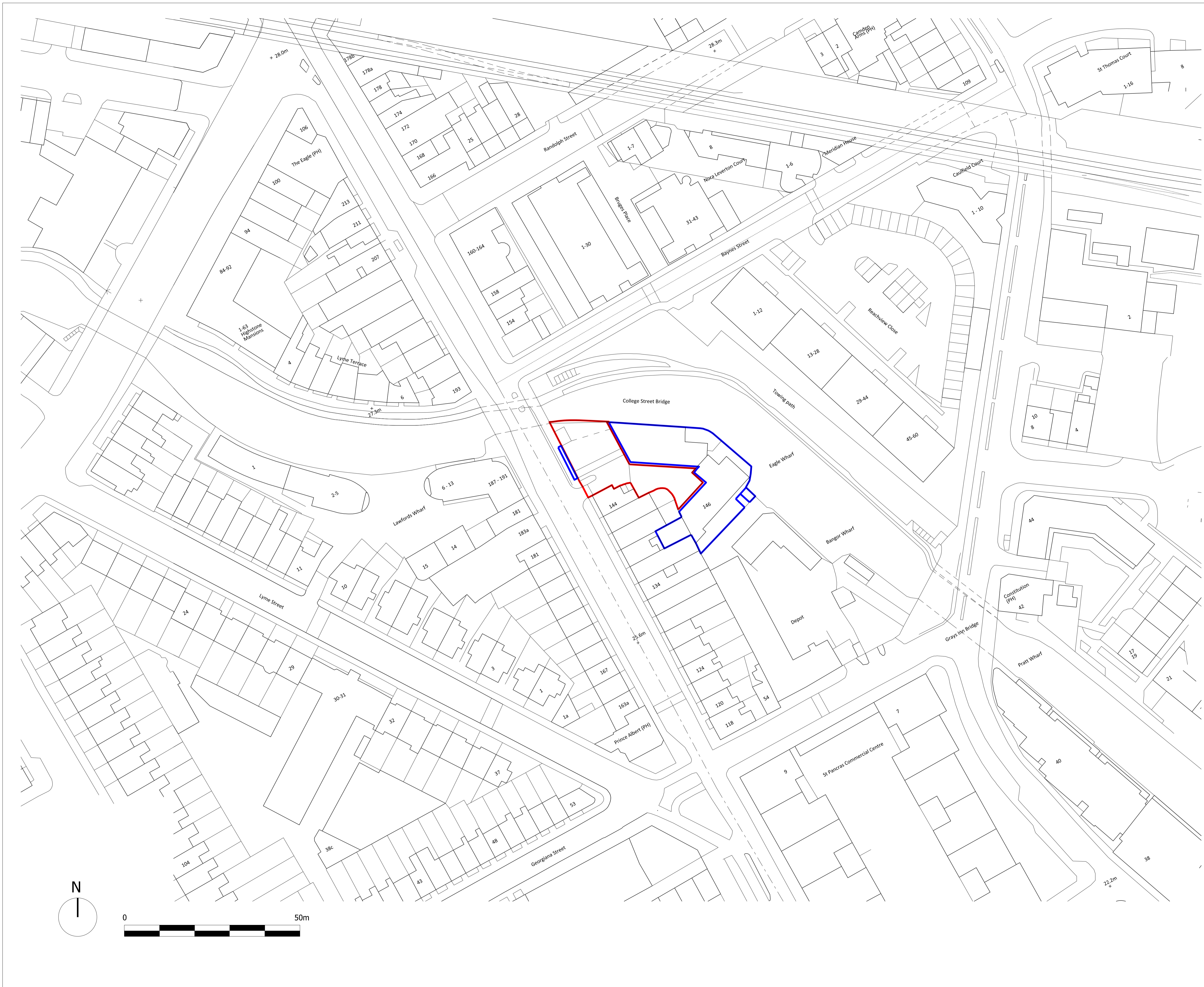
10.1 Drawing List

G L U C K M A N S M I T H							
Drawing issue and record sheet							
We enclose copies of the drawings listed below:							
Project 1929_Royal College Street			Sheet No [1]				
Issue No.							
Date of issue							
Revision							
Drawing No	Drawing Title	Size	Scale	121119	070120	270121	140521
Block Plan							
1929_X_OS_100	Site Location Plan	A1	1:500/1000	-	A	B	
1929_X_OS_100_002	Site Plan	A1	1:100	-			A
Plans Existing							
1929_X_00_100	Existing Ground Floor Plan	A1	1:50	-	A	B	C
1929_X_00_101	Existing First Floor Plan	A1	1:50	-	A	B	C
1929_X_00_102	Existing Second Floor Plan	A1	1:50	-	A	B	C
Elevations Existing							
1929_X_00_201	Existing Elevation 1 Royal College Street	A1	1:50	-	A	B	
1929_X_00_202	Existing Elevation 2 Canal Elevation	A1	1:50	-	A	B	C
1929_X_00_203	Existing Elevation 3 Mews Elevation	A1	1:50	-			A
Sections Existing							
1929_X_00_301	Existing Section A-A	A1	1:50	-			A
1929_X_00_302	Existing Section B-B	A1	1:50	-			A
Demolition							
1929_12_100	Existing Ground Floor Plan Demolition	A1	1:50	-			A
1929_12_101	Existing First Floor Plan Demolition	A1	1:50	-			A
1929_12_201	Existing Elevation 1 Royal College Street Demolition	A1	1:50	-			A
1929_12_202	Existing Elevation 2 Canal Demolition	A1	1:50	-			A
1929_12_203	Existing Elevation 3 Mews Demolition	A1	1:50	-			A
1929_12_301	Demolition Section AA	A1	1:50	-			A
1929_12_302	Demolition Section BB	A1	1:50	-			A
Plans Proposed							
1929_00_001	Proposed Site Plan	A1	1:100	-			
1929_00_100	Proposed Ground Floor Plan	A1	1:50	-			A
1929_00_101	Proposed First Floor Plan	A1	1:50	-			A
1929_00_102	Proposed Second Floor Plan	A1	1:50	-			A
1929_00_103	Proposed Third Floor Plan	A1	1:50	-			A
1929_00_104	Proposed Fourth / Roof Plan	A1	1:50	-			A
Elevations Proposed							
1929_00_200	Proposed Street Elevations	A1	1:50	A	B	C	D
1929_00_201	Royal College Street Elevation	A1	1:50	-			A
1929_00_201_002	Royal College Street Elevation	A1	1:50	-			A
1929_00_202	Regents Canal Elevation	A1	1:50	-			A
1929_00_203	Proposed Corner Elevation Royal College Street and Regents Canal	A1	1:50	-			A
1929_00_204	Proposed Elevation 4 Mews Elevation	A1	1:50	-			A
1929_00_205	Eagle Mews Section	A1	1:50	-			

Facade Details Proposed									
Drawing No	Drawing Title	Size	Scale	A	B	C	D		
1929_21_201_001	Proposed Elevation Building Bay 1	A1	1:50		A	B	C	D	
1929_21_201_002	Facade Detail Royal College Street Typical Ground Floor Windows	A1	1:20						A
1929_21_201_003	Facade Detail Royal College Street Typical Windows	A1	1:20						B
1929_21_201_004	Facade Detail Royal College Street Typical Windows	A1	1:20						B
1929_21_201_005	Facade Detail Top Floor Typical Bay Windows	A1	1:20						B
1929_21_202_001	Proposed Elevation Building Bay 2	A1	1:50	A	B	C	D		
1929_21_202_002	Facade Detail Canal Side Typical Ground Floor Windows	A1	1:20						B
1929_21_202_003	Facade Detail Regents Canal Typical Windows	A1	1:20						A
Landscape Plan									
1929_L_00_100	Proposed Landscape Plan	A1	1:50						A
List of Illustrations									
	Existing Royal College Street Elevation								-
	Existing Regents Canal Elevation								-
	Existing Mews Elevation								-
	Proposed Ground Floor Plan								-
	Proposed First Floor Plan								-
	Proposed Second Floor Plan								-
	Proposed Third Floor Plan								-
	Proposed Roof Plan								-
	Proposed Royal College Street Elevation								-
	Proposed Regents Canal Elevation								-
	Proposed Corner Elevation Between RCS and RC								-
	Proposed Eagle Mews Elevation								-
	Proposed Elevation Building Bay 1								-
	Facade Detail Royal College Street Typical Ground Floor								-
	Facade Detail Royal College Street Typical Windows								-
	Facade Detail Top Floor Typical Bay Windows								-
	Proposed Elevation Building Bay 2								-
	Facade Detail Regents Canal Typical Ground Floor Windows								-
	Facade Detail Regents Canal Typical Windows								-
	Proposed Perspective Looking North on Royal College Street								-
	Proposed Perspective Looking South on Royal College Street								-
	Proposed Perspective Looking West on Regents Canal								-
	Proposed Perspective Looking To Mews Entrance From RCS								-
Distribution (see key below)									
Company					Contact Name				
	Client								
	Local Authority				x		x		x
	Structural Engineer								
	Party Wall Surveyor								
	Approved Building Control Inspector								
	Quantity Surveyor								
	Contractor								
	File								
Issued by									
	Purpose of issue								
	Preliminary								
	Planning				x			x	x
	Tender								
	Contract								
	Construction								
	Information								
Package No									

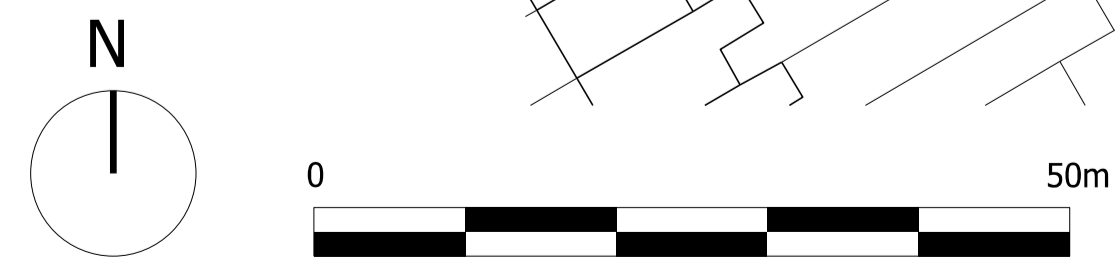
10.0 Application Drawings

10.2 Existing Drawings, Plans and Elevations



NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

KEY:
 — Site Application Boundary
 — Land of Same Ownership Boundary



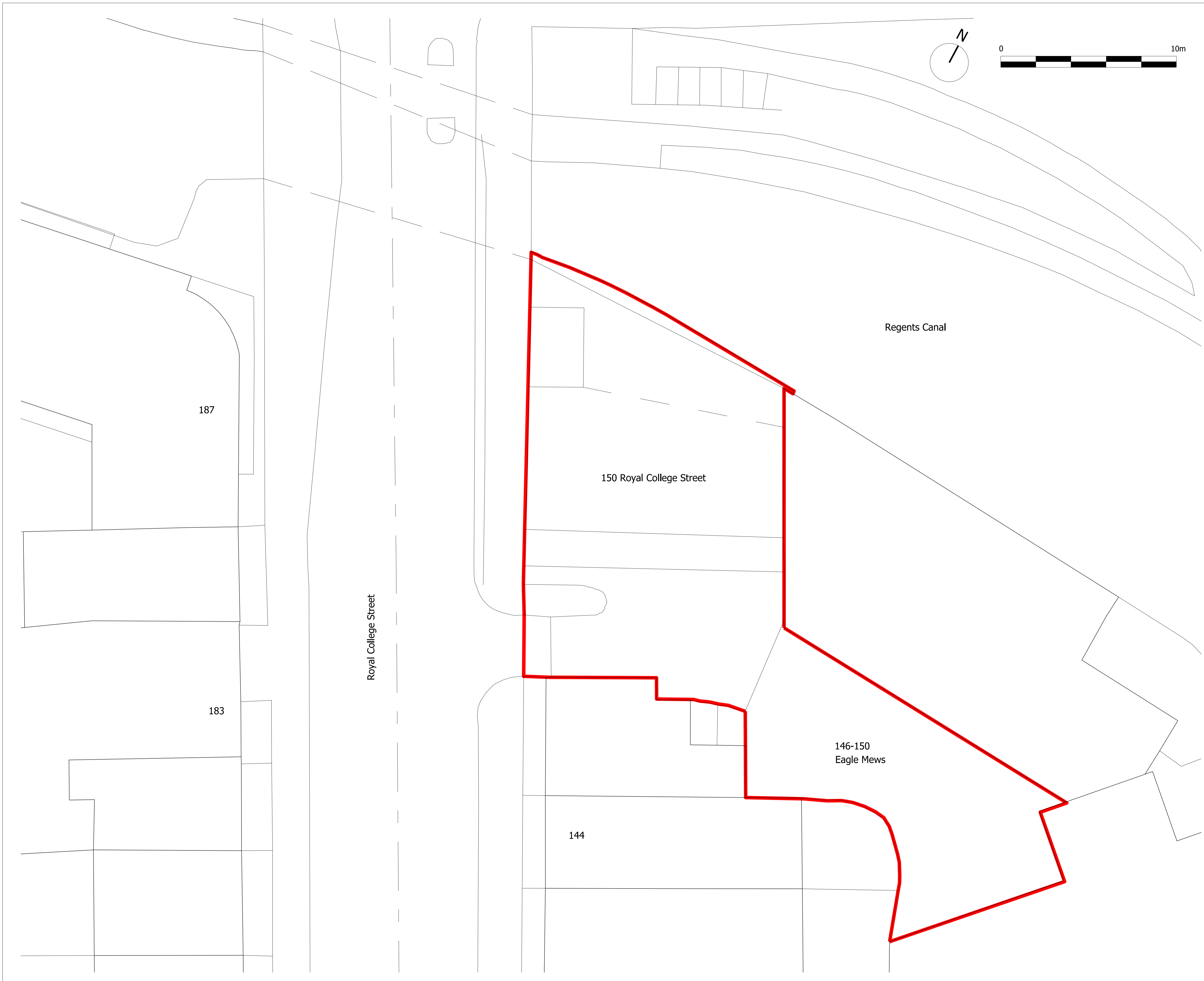
Issued for Planning	14.05.21	PS	B
Issued for Stage 3	19.01.21	PS	A
Pre-App Meeting	12.11.19	PS	-
Revision description	Date	Check	Rev

GLUCKMANSMITH

Project
150 Royal College Street

Drawing
Site Location Plan

Drawn	Date	Scale
LB	12.11.19	1:500@A1 1:1000@A3
Job number	Drawing number	Revision
1929	X_OS_100	B



NOTES
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— Site Application Boundary

Issued for Planning	14.05.21	PS	A
Pre-App Meeting	12.11.19	PS	-
Revision description	Date	Check	Rev

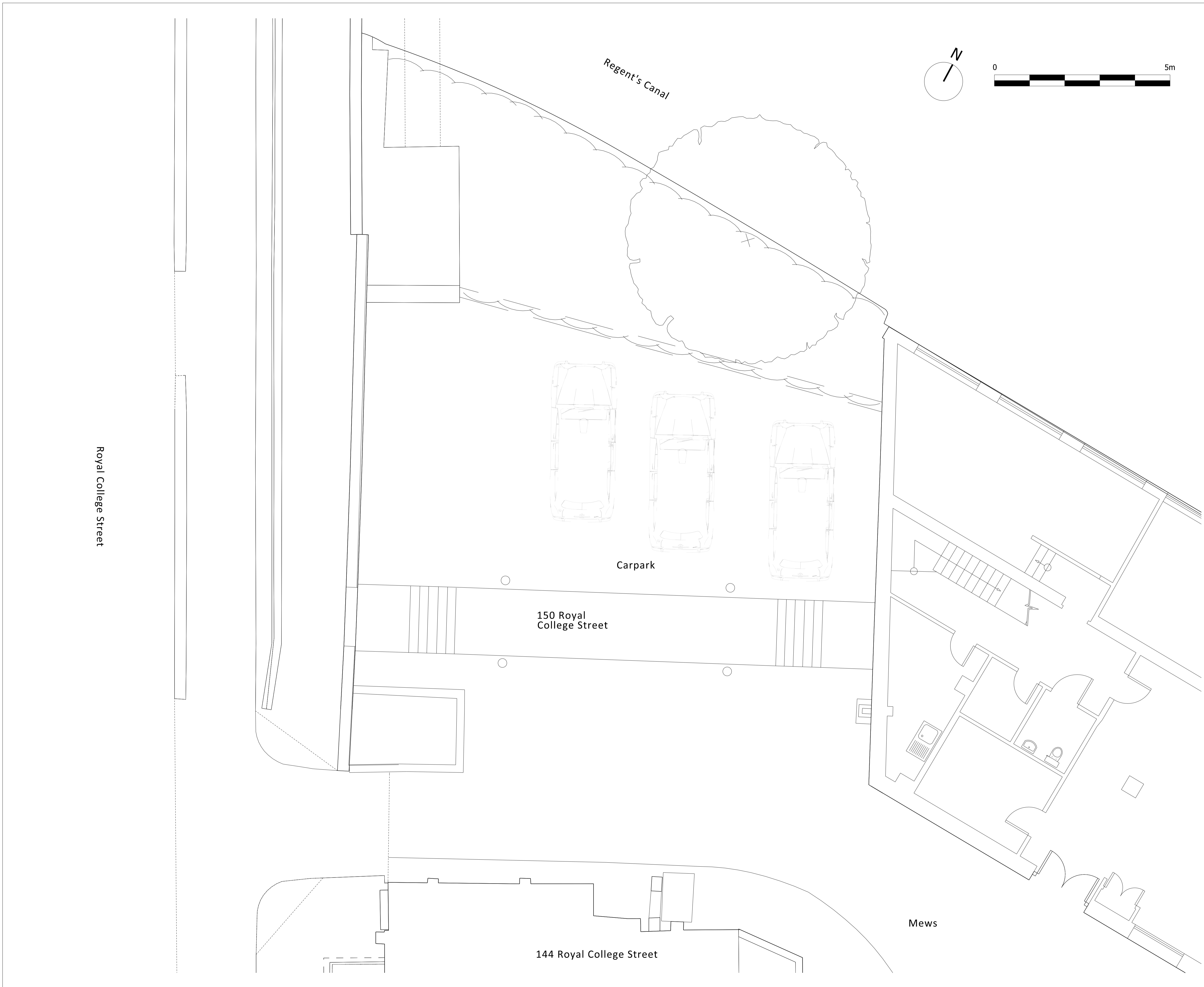
G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Site Plan

Drawn	Date	Scale
LB	16.09.19	1:200@A3 1:100@A1

Job number	Drawing number	Revision
1929	X_OS_100_002	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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Issued for Planning	14.05.21	PS	C
Updated for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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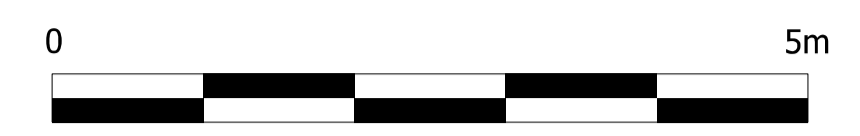
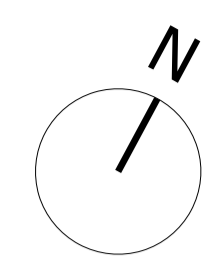
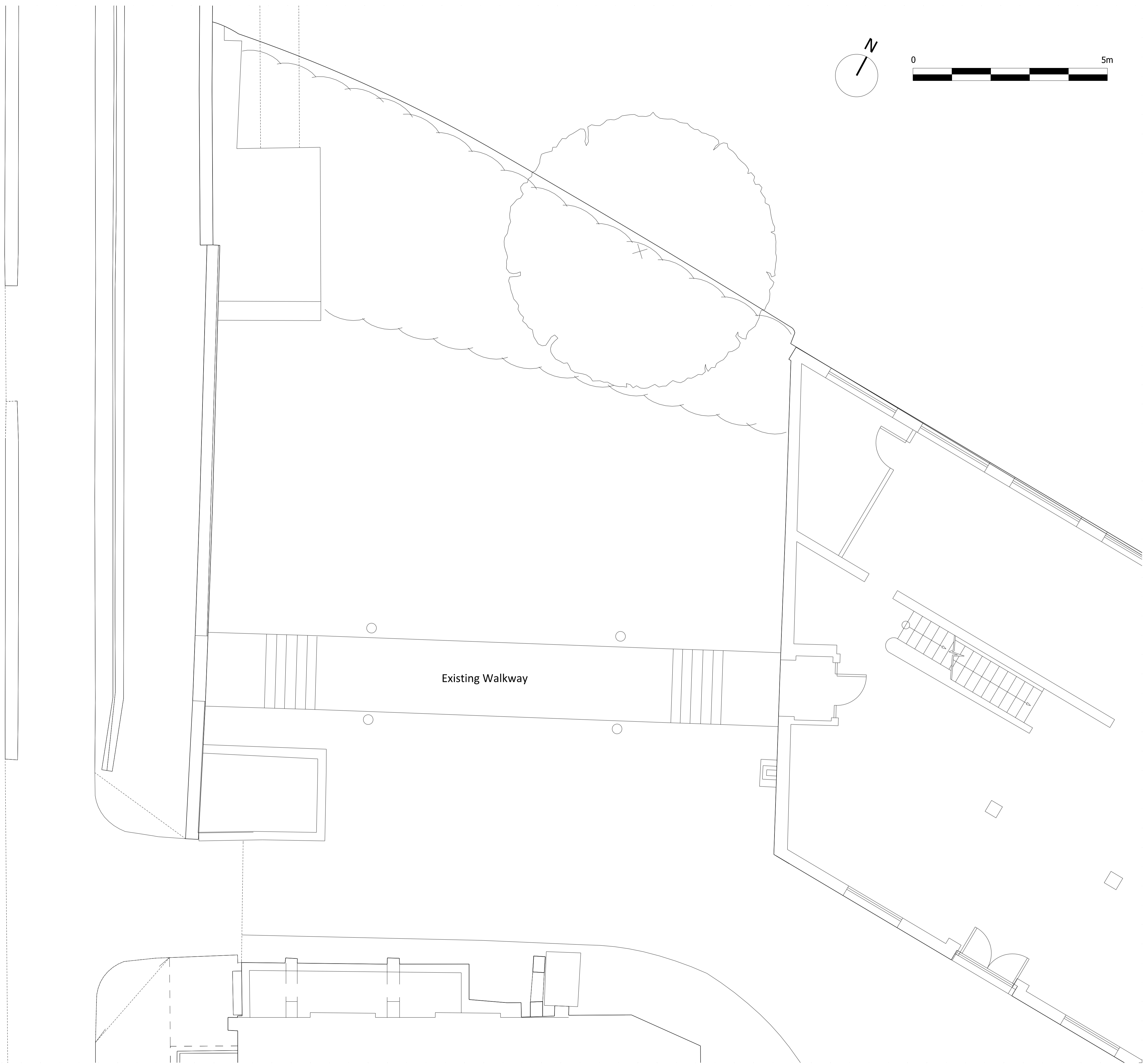
GLUCKMANSMITH

Project
150 Royal College Street

Drawing
Existing Ground Floor Plan

Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	X_00_100	C



NOTES
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Existing Walkway

Issued for Planning	14.05.21	PS	C
Updated for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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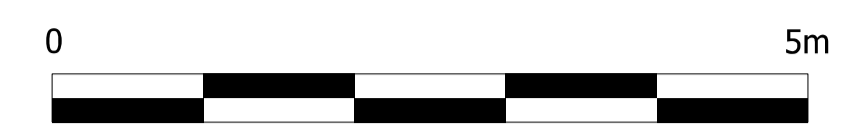
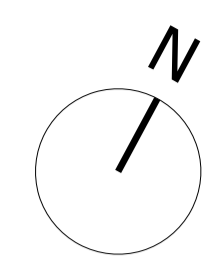
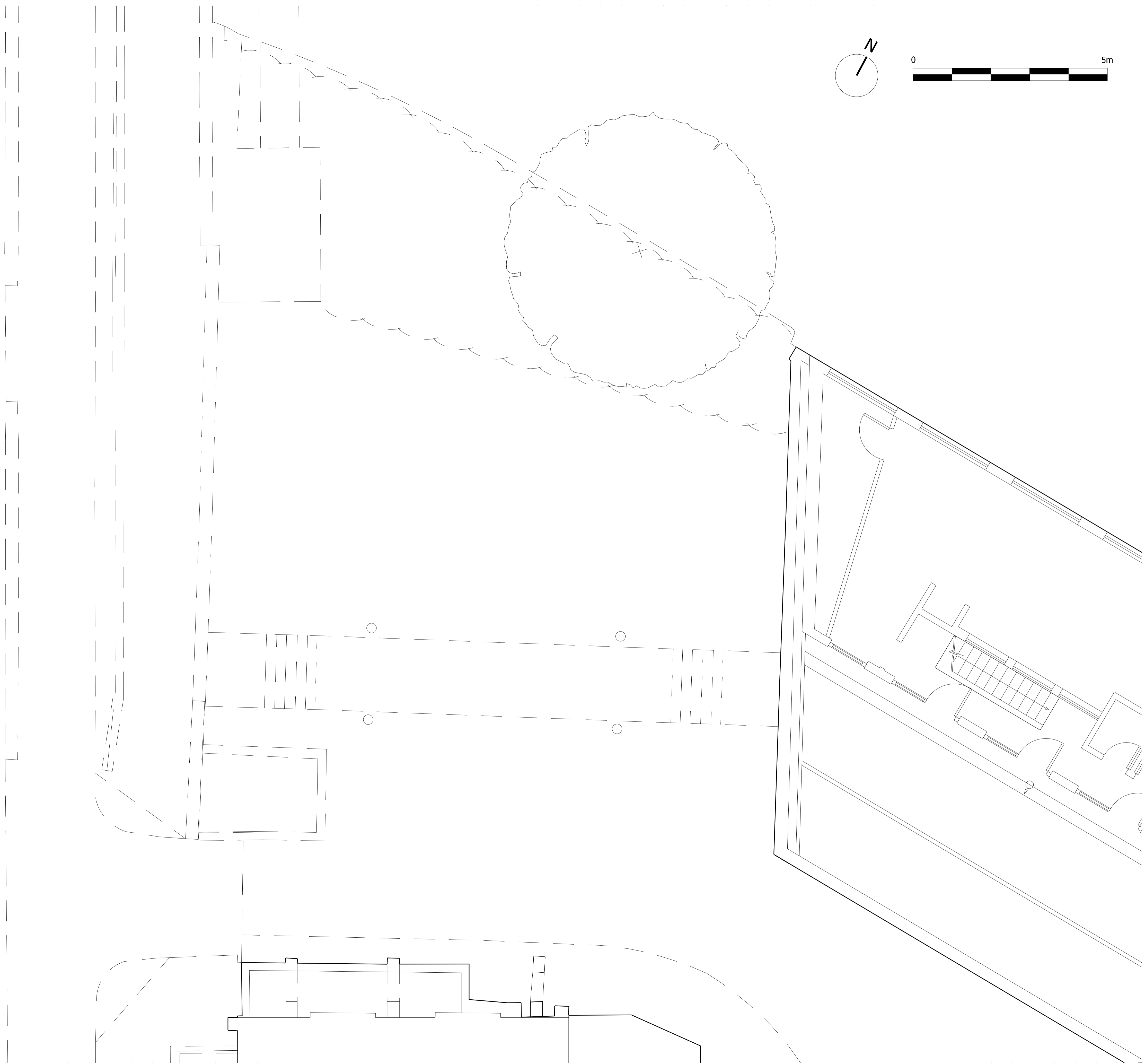
GLUCKMAN SMITH

Project
150 Royal College Street

Drawing
Existing First Floor Plan

Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	X_00_101	C



NOTES
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Issued for Planning	14.05.21	PS	C
Updated for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Existing Second Floor Plan

Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

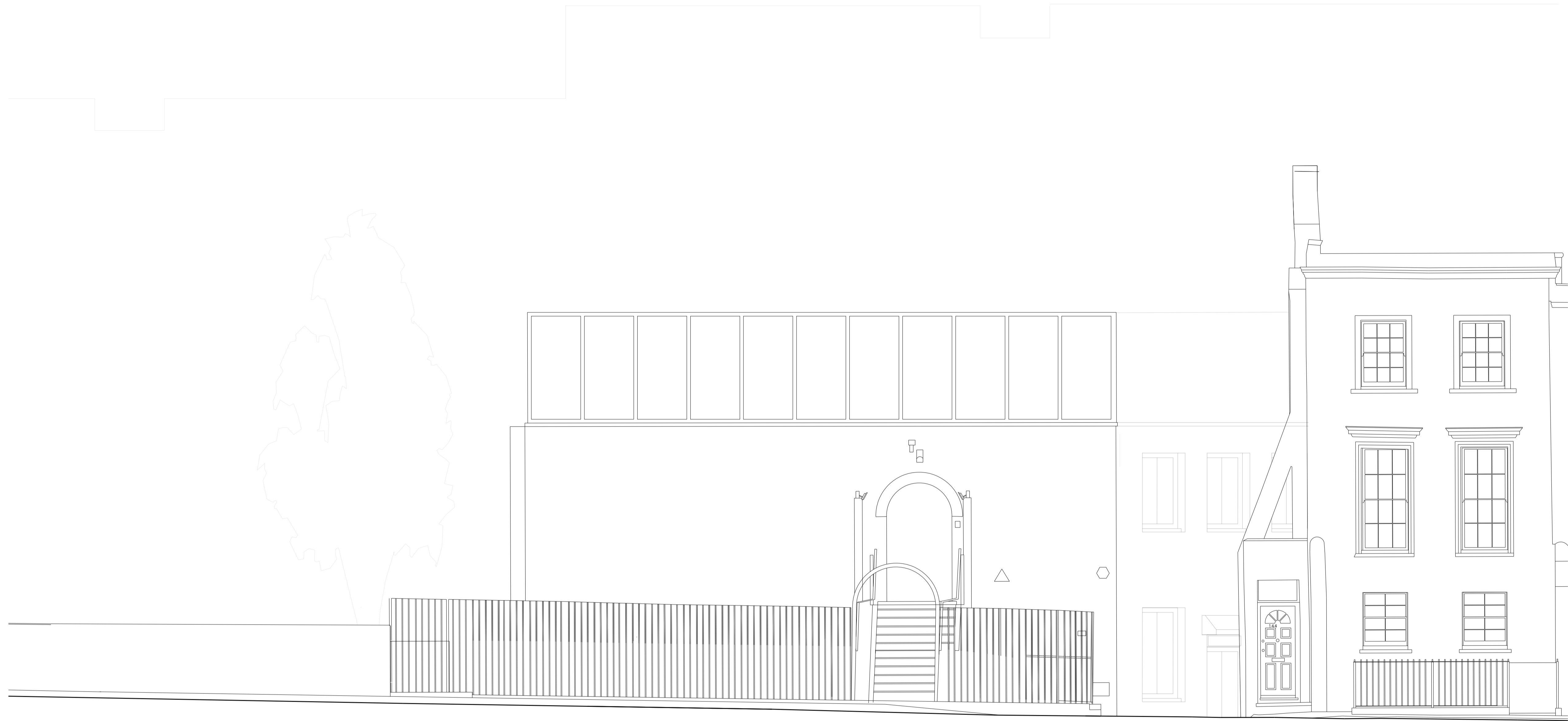
Job number	Drawing number	Revision
1929	X_00_102	C



NOTES
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Site Plan



Royal College Street

Regents Canal

01 EXISTING ELEVATION 01
 ROYAL COLLEGE STREET

Issued for Planning	14.05.21	PS	B
Updated for Stage 3	29.01.21	PS	A
First Issue	25.01.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
**Existing Elevation 1
 Royal College Street**

Drawn	Date	Scale
LB	25.01.21	1:100@A3 1:50@A1

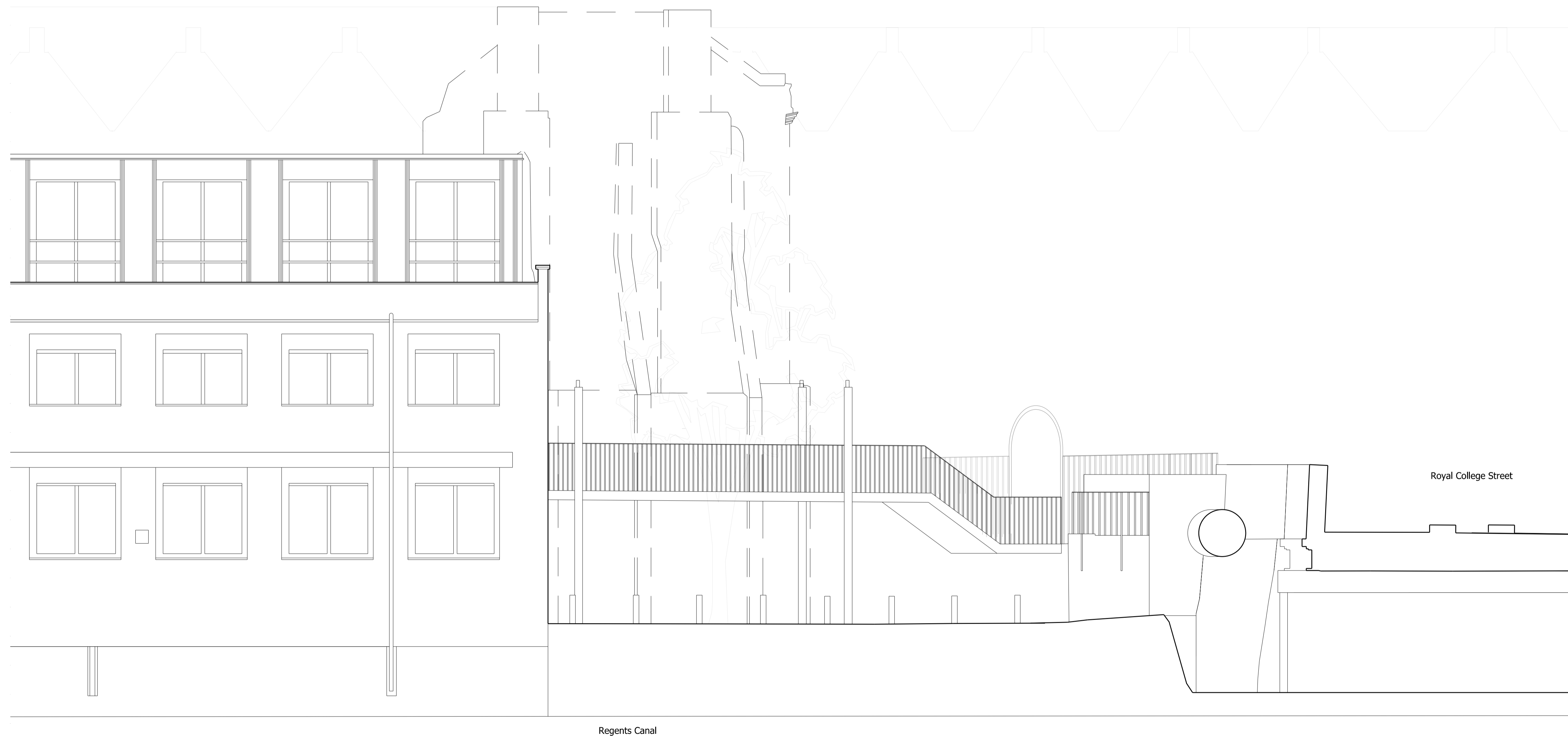
Job number	Drawing number	Revision
1929	X_00_201	B



NOTES
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Site Plan



01 REGENTS CANAL
 EXISTING ELEVATION 02

Issued for Planning	14.05.21	PS	C
Updated for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
**Existing Elevation 2
 Canal Elevation**

Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

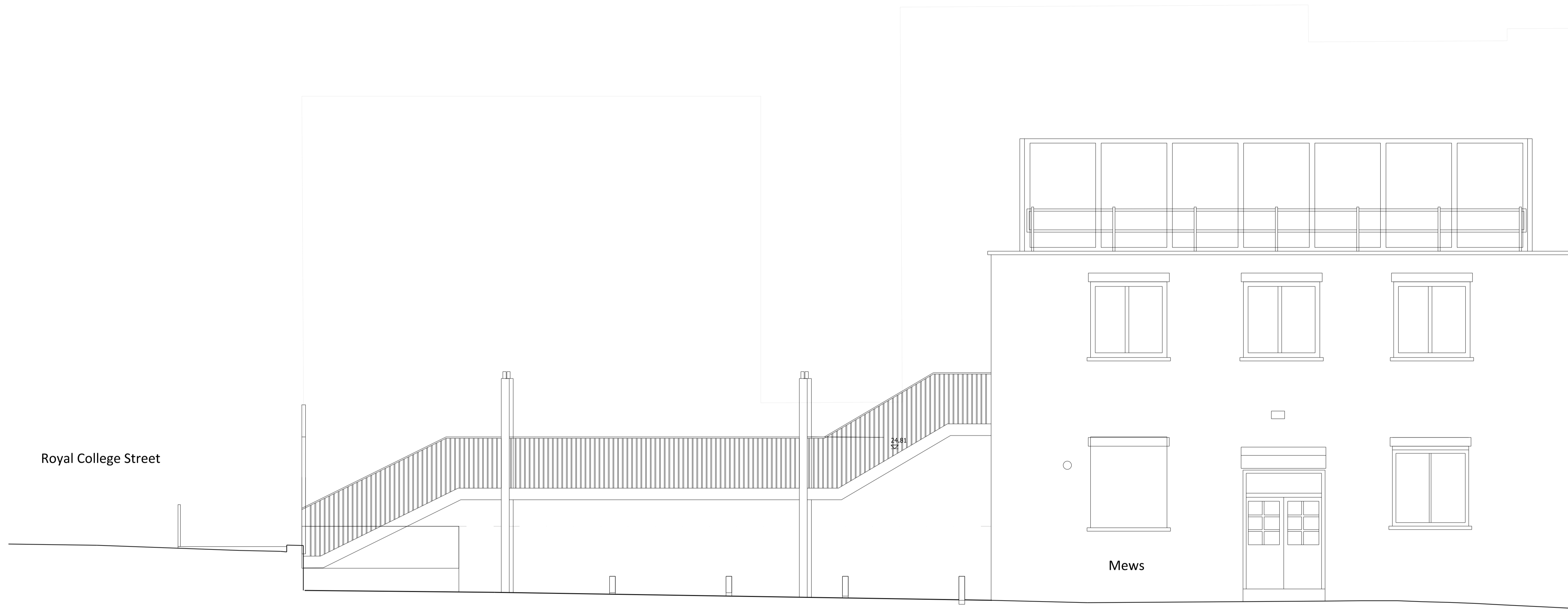
Job number	Drawing number	Revision
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NOTES
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Site Plan



Royal College Street

01 EXISTING ELEVATION 3
 MEWS ELEVATION

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
**Existing Elevation 3
 Mews Elevation**

Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	X_00_203	A



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Site Plan



01 EXISTING SECTION 01
 SECTION A-A

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Existing Section A-A

Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

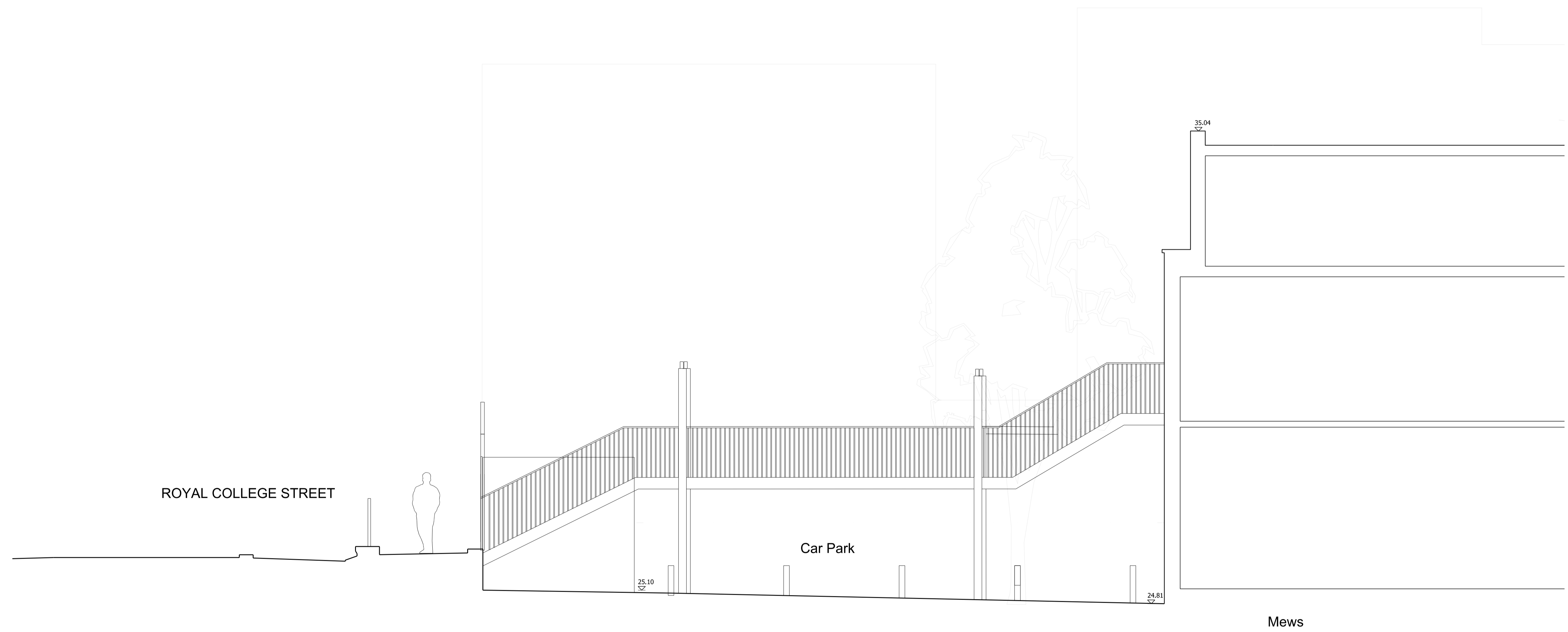
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Site Plan



01 EXISTING SECTION 02
 SECTION B-B

Issued for Planning 14.05.21 PS A
 Issued for Stage 3 29.01.21 PS -

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
 150 Royal College Street

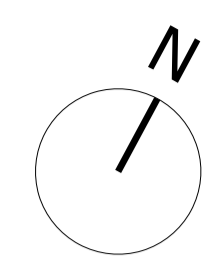
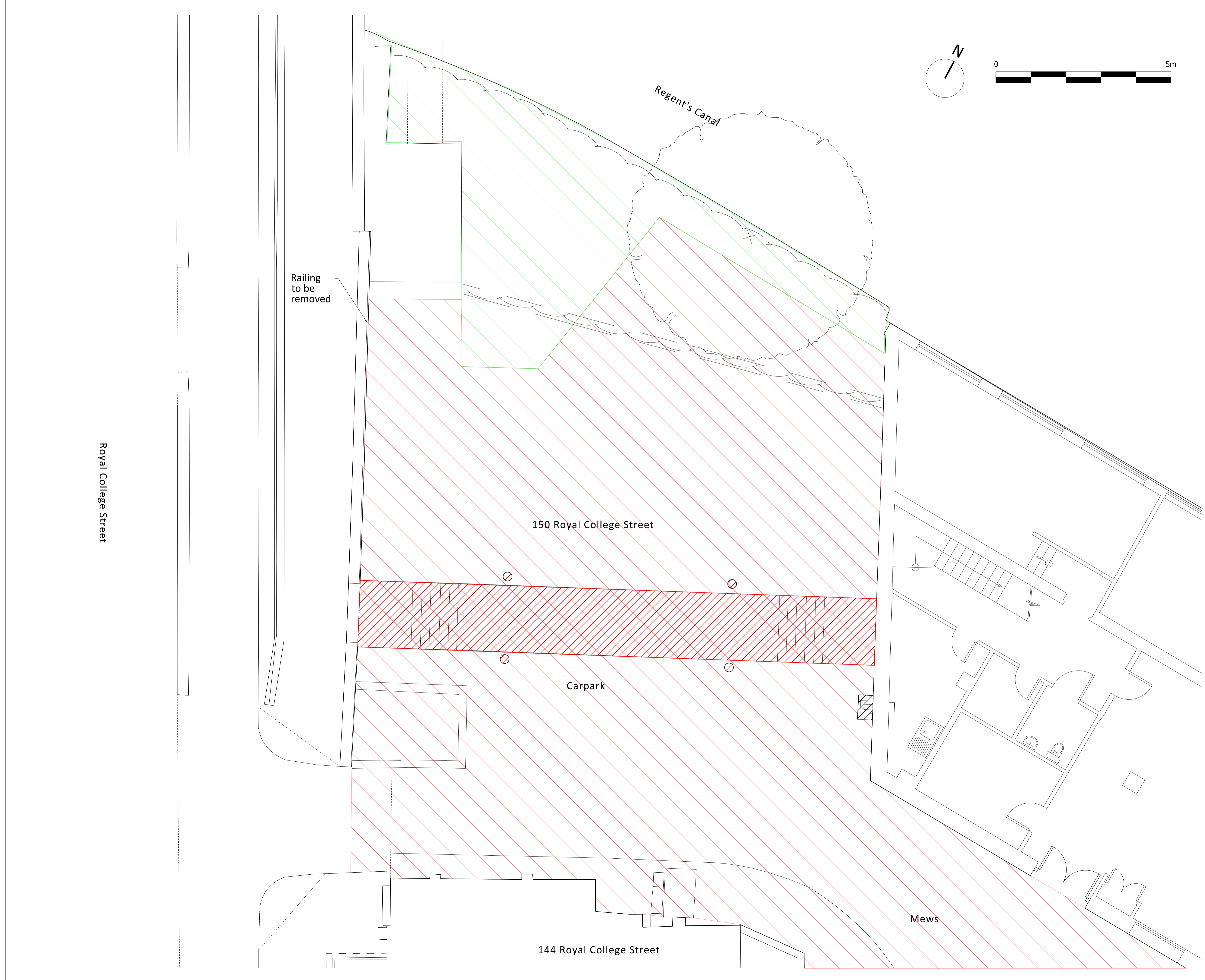
Drawing
 Existing Section B-B

Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	X_00_302	A

10.0 Application Drawings

10.3 Demolition Drawings, Plans and Elevations



NOTES
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- DEMOLITION
- SURFACE REMOVAL TO LAY NEW SURFACE
- NEW LANDSCAPING SCHEME TO BE INCORPORATED INTO THE PROPOSAL

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-
Revision description	Date	Check	Rev

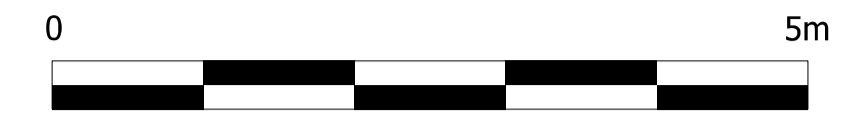
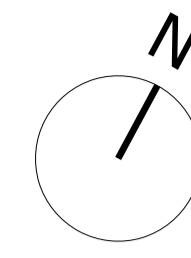
G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Existing Ground Floor Plan Demolition

Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	12_100	A

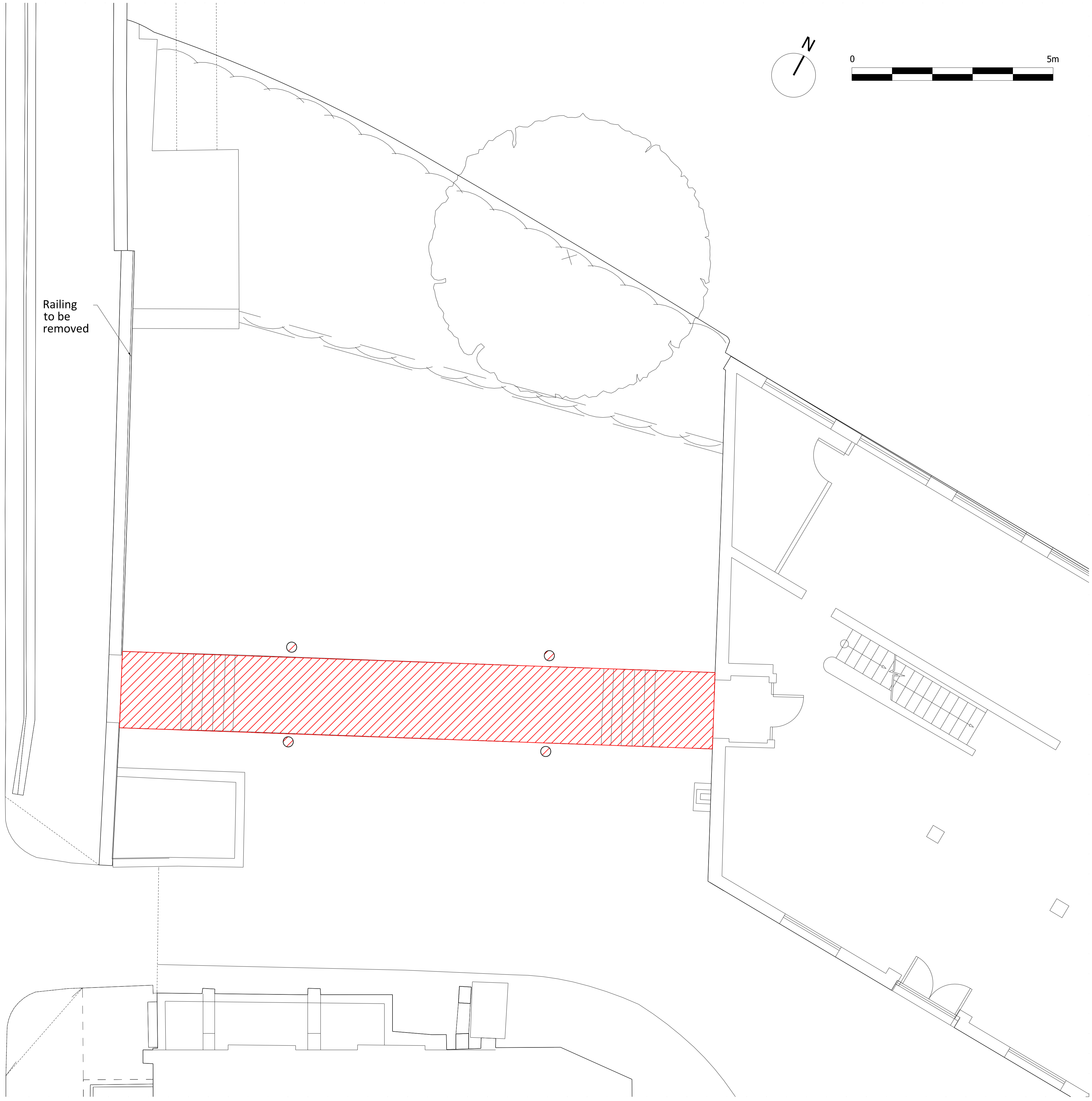


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-  DEMOLITION
-  SURFACE REMOVAL
TO LAY NEW
SURFACE

Royal College Street

Railing
to be
removed



Issued for Planning	14.05.21	PS	A
29.01.21	29.01.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
**Existing First Floor Plan
Demolition**

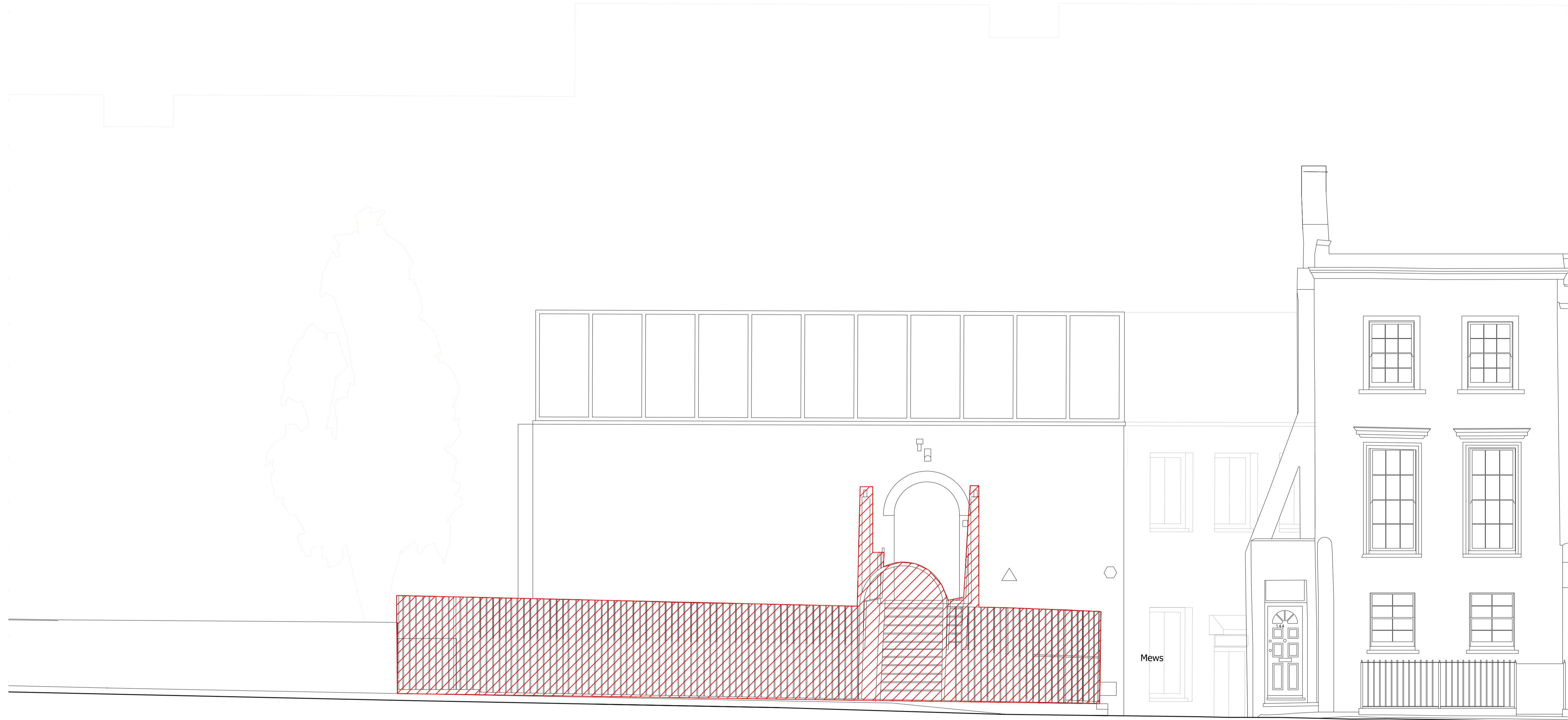
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Job number	Drawing number	Revision
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NOTES
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

-  DEMOLITION
-  SURFACE REMOVAL TO LAY NEW SURFACE



Royal College Street

Regents Canal

Mews

01 EXISTING ELEVATION 01
 ROYAL COLLEGE STREET

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
 150 Royal College Street

Drawing
 Existing Elevation 1
 Royal College Street
 Demolition

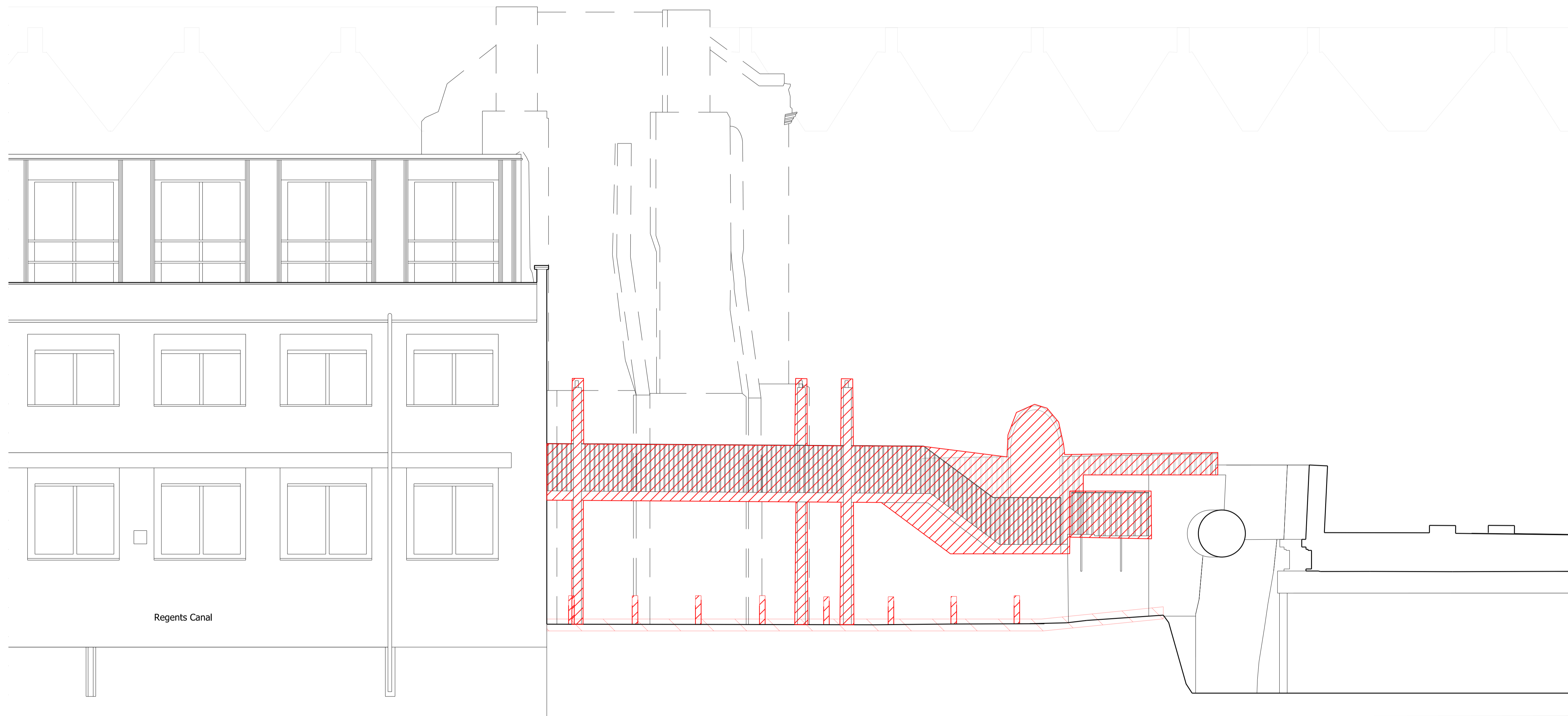
Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	12_201	A



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-  DEMOLITION
-  SURFACE REMOVAL
TO LAY NEW
SURFACE



Regents Canal

01 REGENTS CANAL
 EXISTING ELEVATION 02

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
150 Royal College Street


Drawing
**Existing Elevation 2
 Canal Demolition**

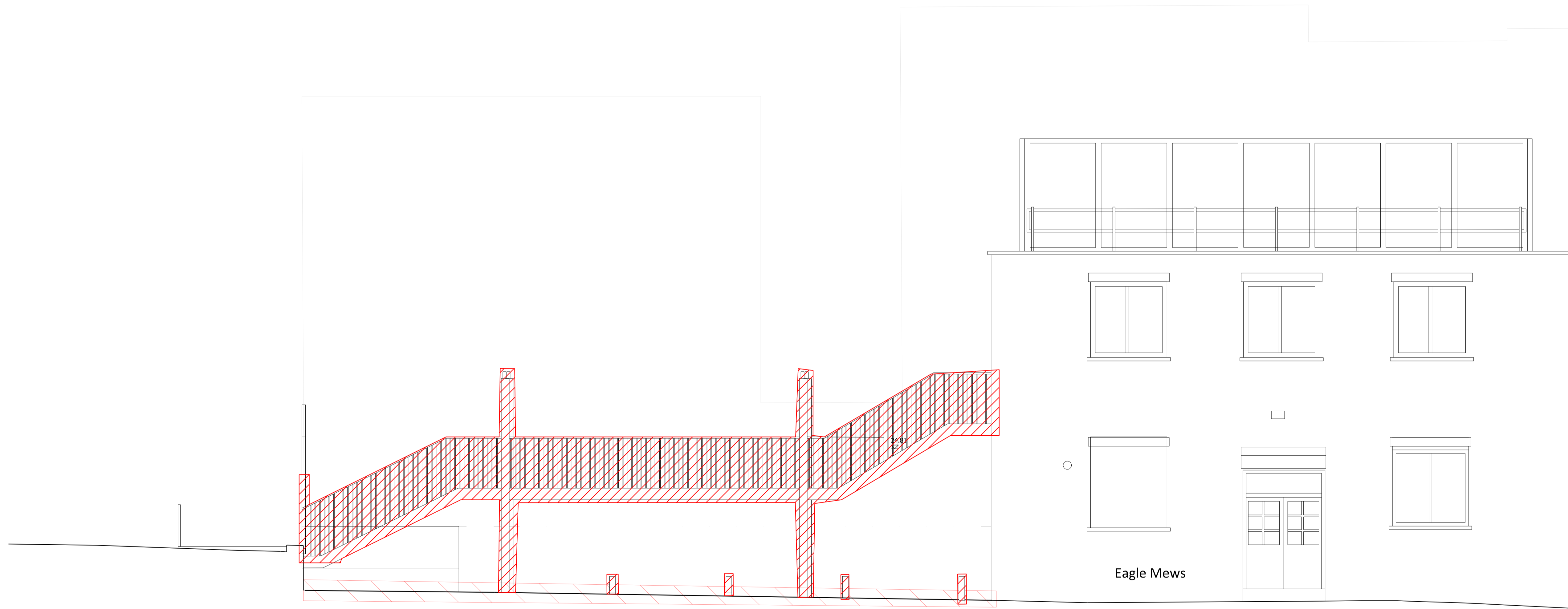
Drawn	Date	Scale
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Job number	Drawing number	Revision
1929	12_202	A



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 ENGINEER'S DRAWINGS AND SPECIFICATION.

-  - DEMOLITION
-  - SURFACE REMOVAL
TO LAY NEW
SURFACE



01 EXISTING ELEVATION 03
 MEWS ELEVATION

Eagle Mews

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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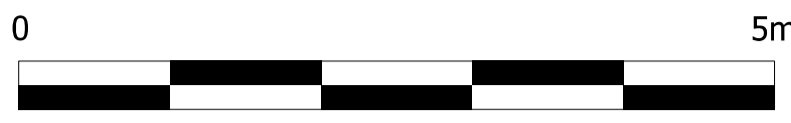
G L U C K M A N S M I T H

Project
150 Royal College Street



Drawing
**Existing Elevation 03
 Mews Demolition**

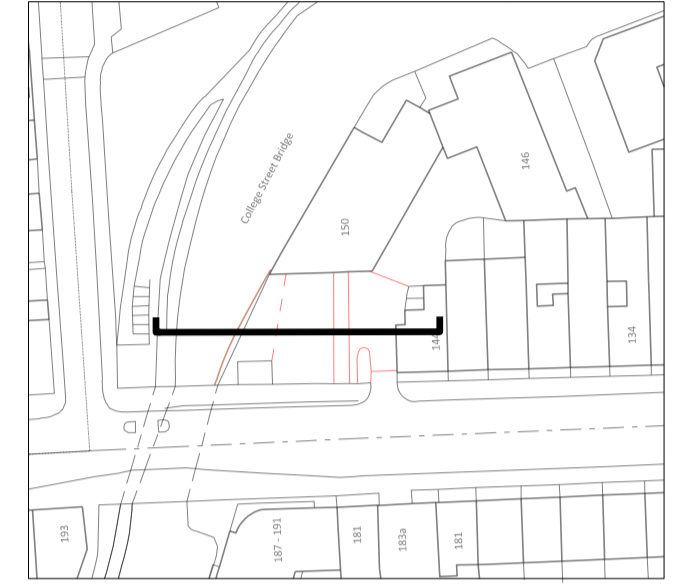
Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	12_203	A

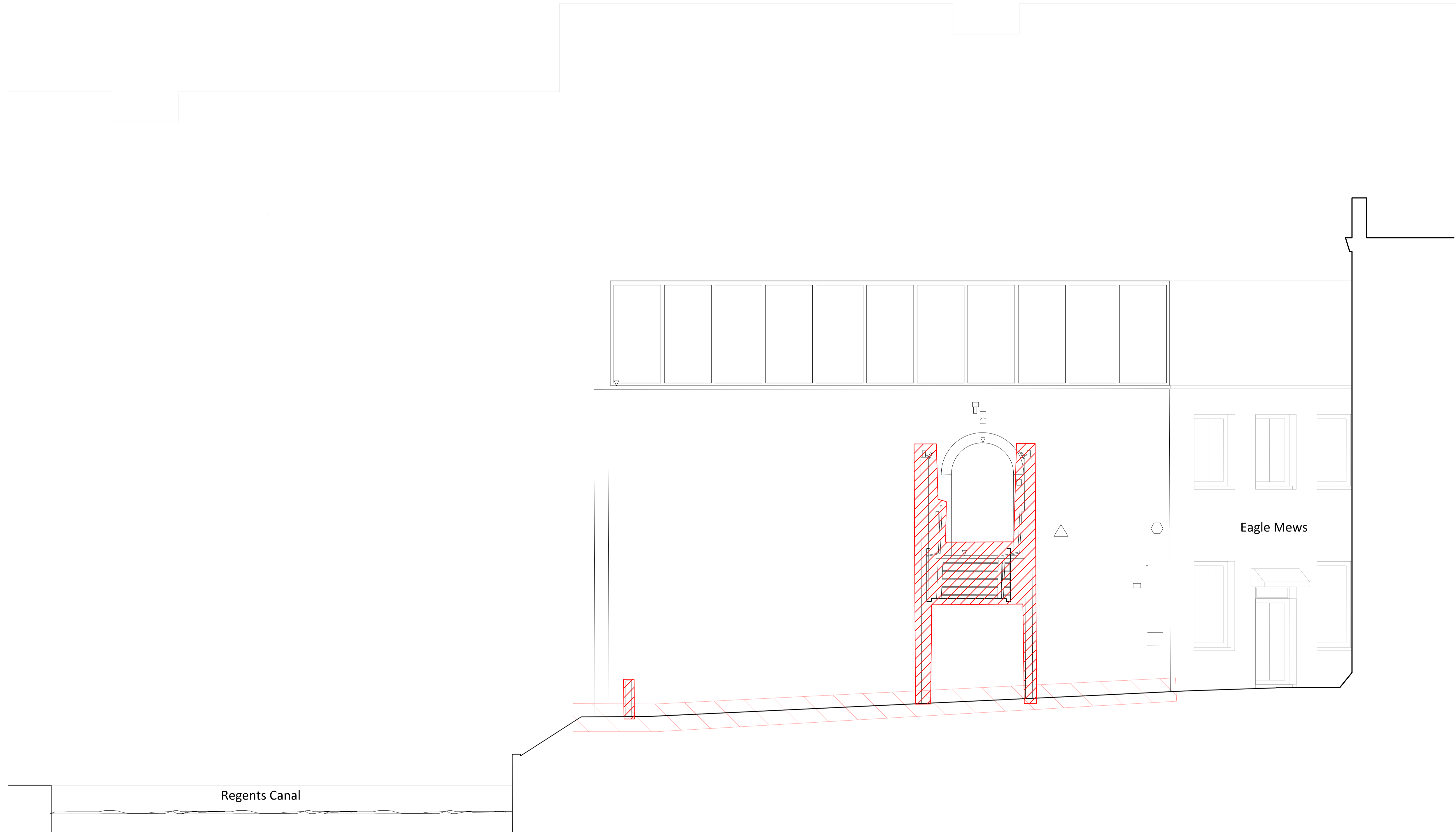


NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE
 REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH
 ENGINEER'S DRAWINGS AND SPECIFICATION.

-  - DEMOLITION
-  - SURFACE REMOVAL TO LAY NEW SURFACE



Site Plan



01 EXISTING SECTION AA
DEMOLITION

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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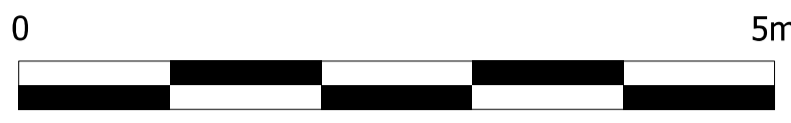
G L U C K M A N S M I T H

Project
150 Royal College Street



Drawing
Demolition Section AA

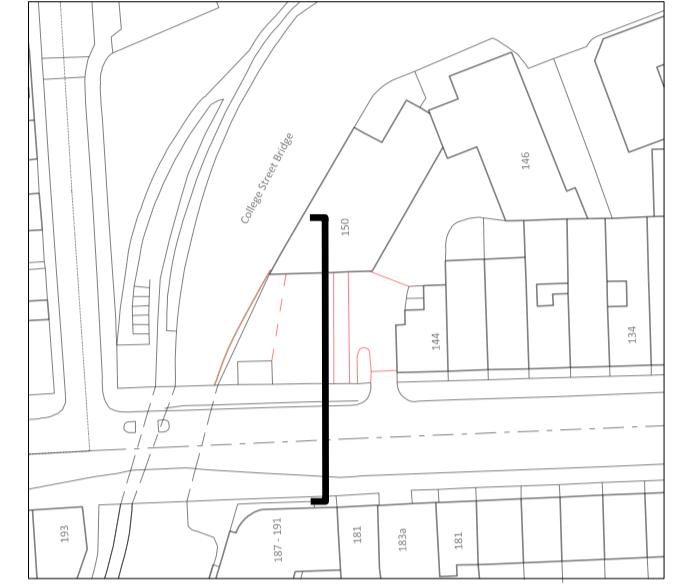
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Job number	Drawing number	Revision
1929	12_301	A

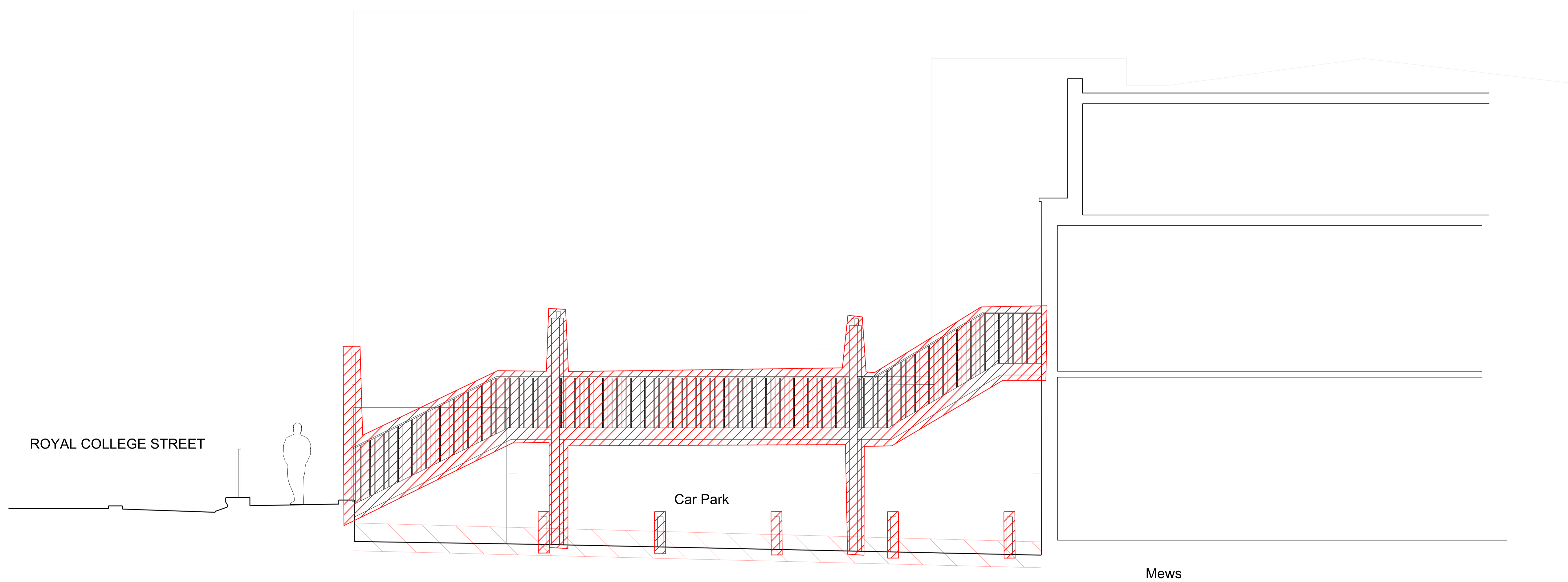


NOTES
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 DRAWINGS TO BE READ IN CONJUNCTION WITH
 ENGINEER'S DRAWINGS AND SPECIFICATION.

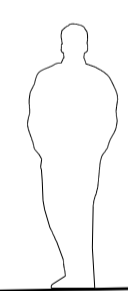
 - DEMOLITION
 - SURFACE REMOVAL
 TO LAY NEW
 SURFACE



Site Plan



ROYAL COLLEGE STREET



Car Park

Mews

01 EXISTING SECTION BB
 DEMOLITION

Issued for Planning	14.05.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Demolition Section BB

Drawn	Date	Scale
LB	29.01.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	12_302	A

10.0 Application Drawings

10.4 Proposed Drawings, Plans and Elevations



NOTES
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Planning Issue	14.05.21	PS	-
Revision description	Date	Check	Rev

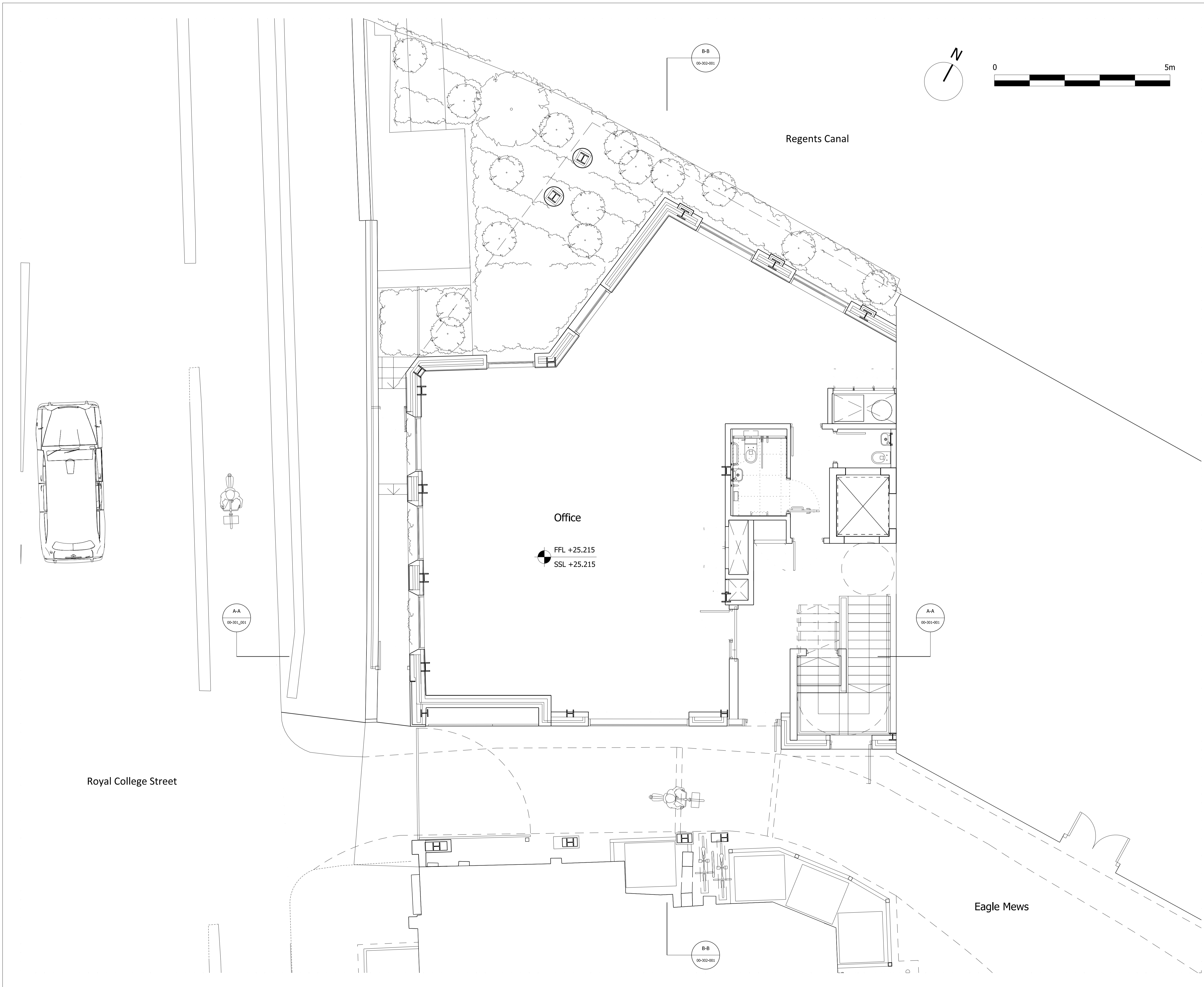
G L U C K M A N S M I T H

Project
150 Royal College Street

Drawing
Proposed Site Plan

Drawn	Date	Scale
LB	19.04.21	1:200@A3 1:100@A1

Job number	Drawing number	Revision
1929	00_001	-



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 REPORTED TO THE ARCHITECT IMMEDIATELY.
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 ENGINEER'S DRAWINGS AND SPECIFICATION.

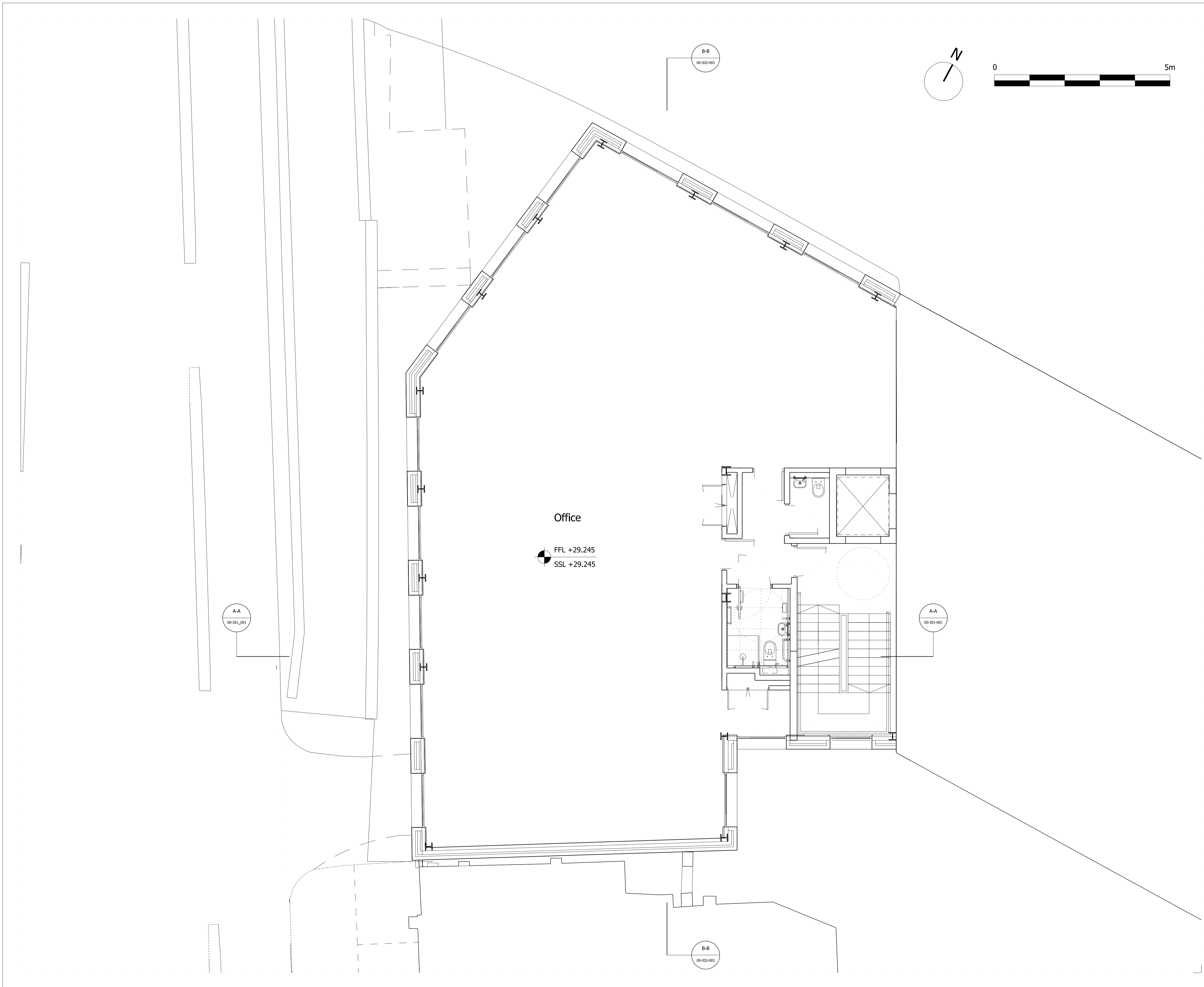
Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-
Revision description	Date	Check	Rev

GLUCKMANSMITH

Project
Royal College Street

Drawing
Proposed Ground Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1
Job number	Drawing number	Revision
1929	_00_100	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH
 ENGINEER'S DRAWINGS AND SPECIFICATION.

Office
 FFL +29.245
 SSL +29.245

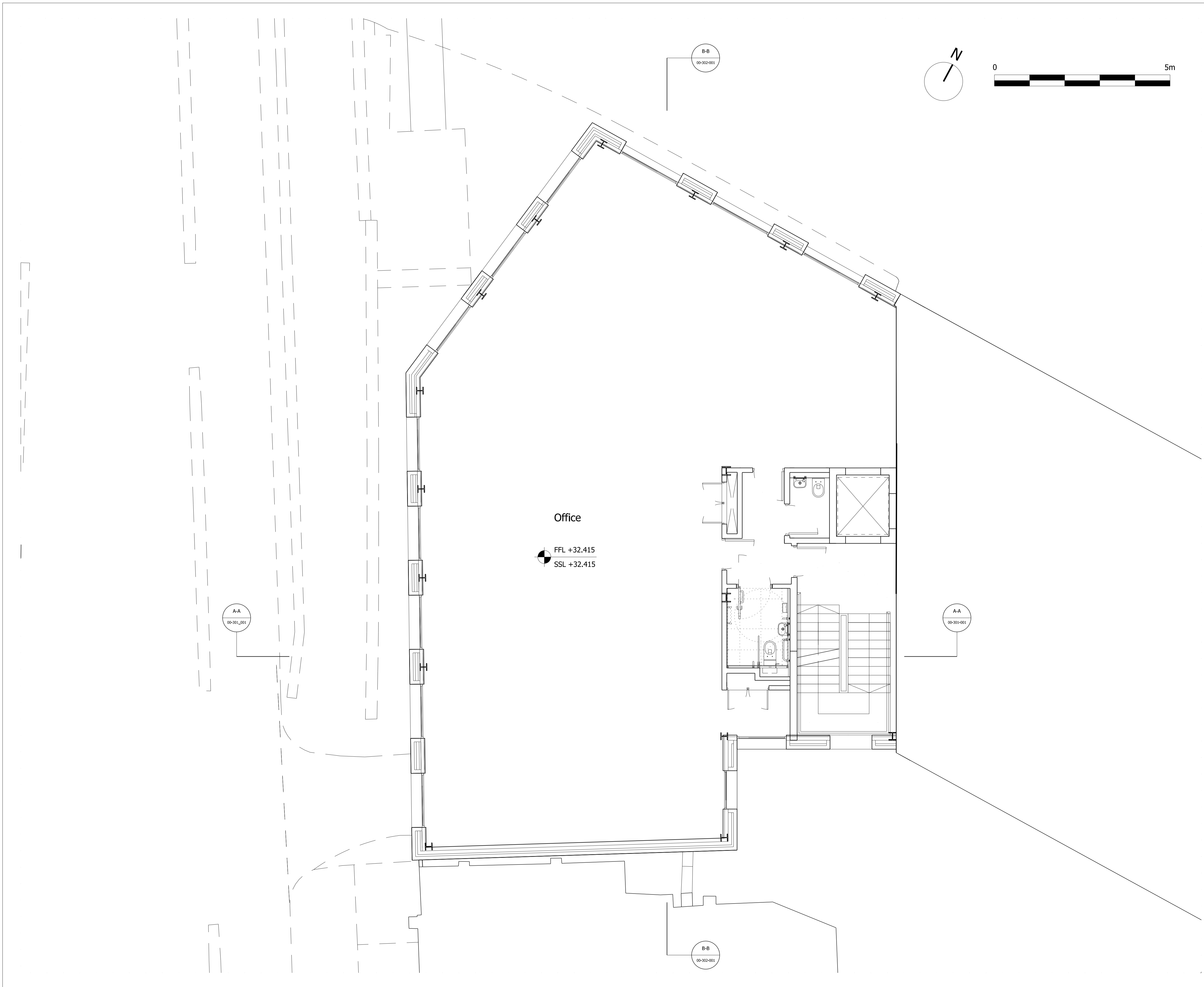
Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-
Revision description	Date	Check	Rev

GLUCKMANSMITH

Project
Royal College Street

Drawing
Proposed First Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1
Job number	Drawing number	Revision
1929	_00_101	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

Office
 FFL +32.415
 SSL +32.415

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev

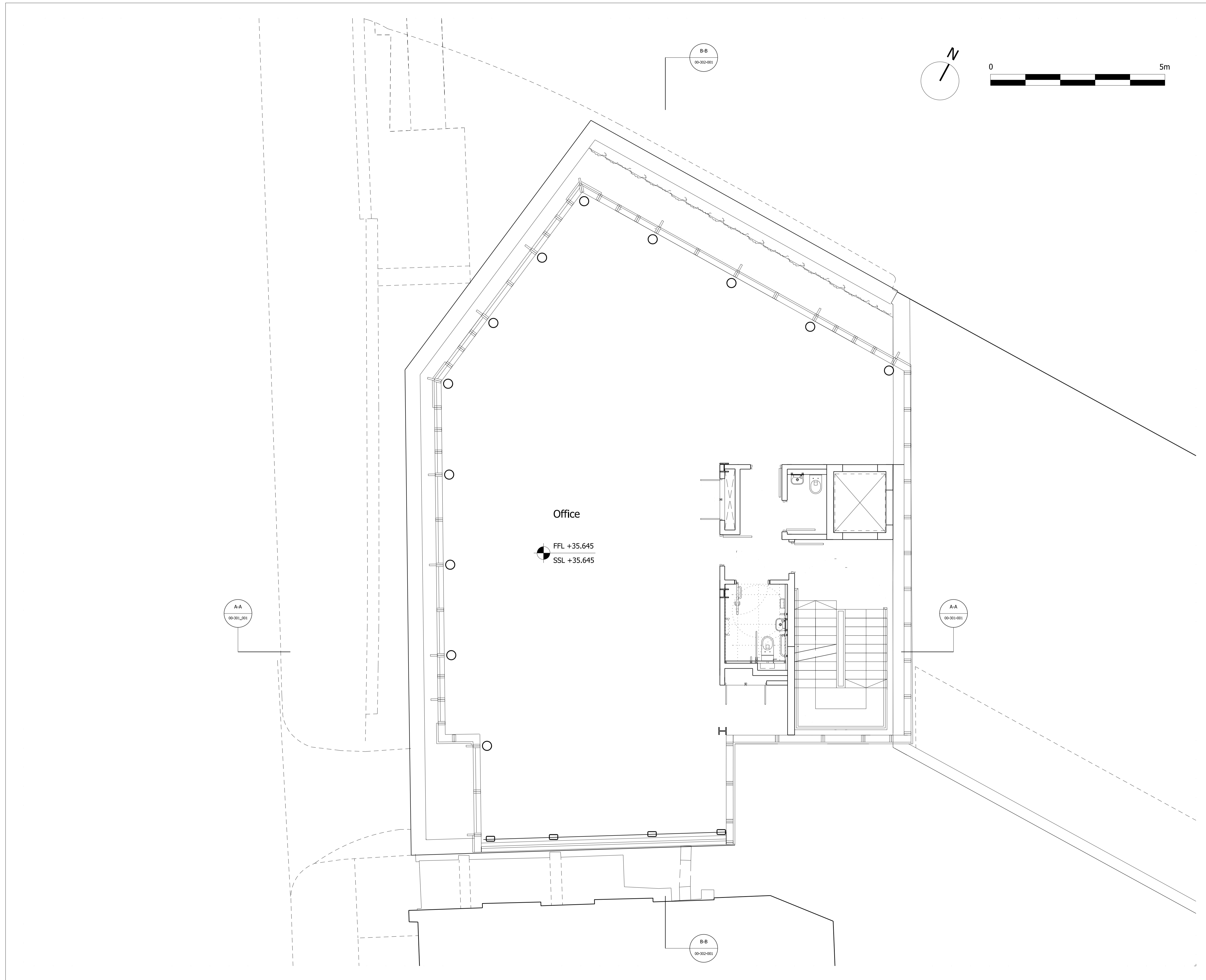
G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Second Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	_00_102	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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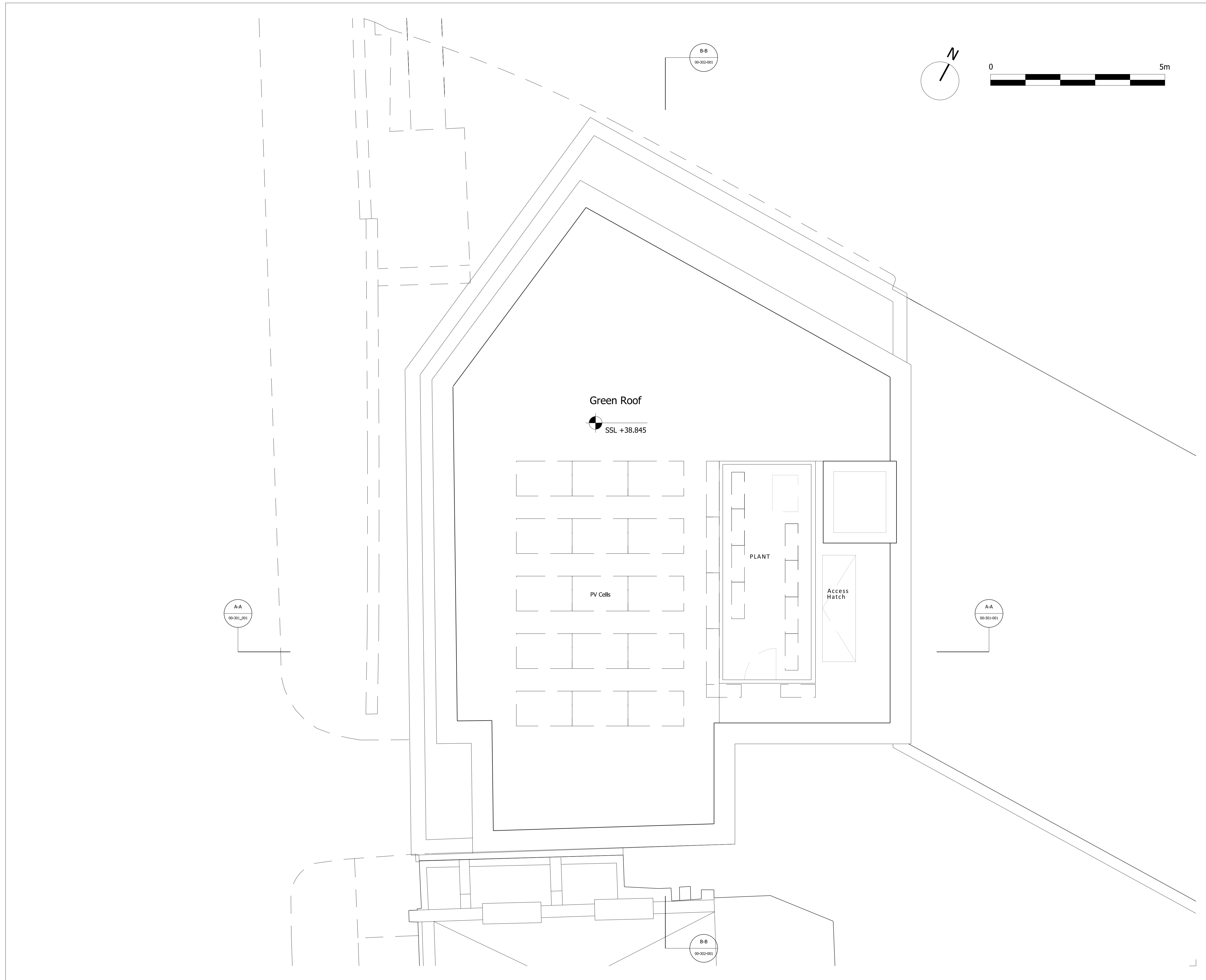
G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Third Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	_00_103	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE
 REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH
 ENGINEER'S DRAWINGS AND SPECIFICATION.

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Fourth/ Roof Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1

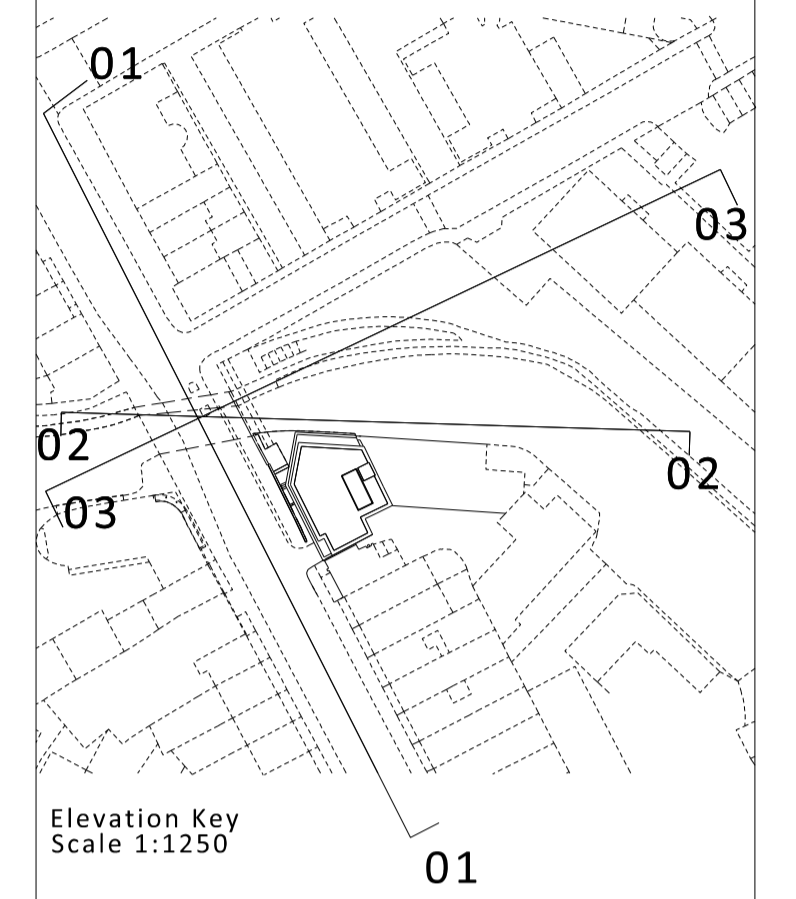
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1929	_00_104	A



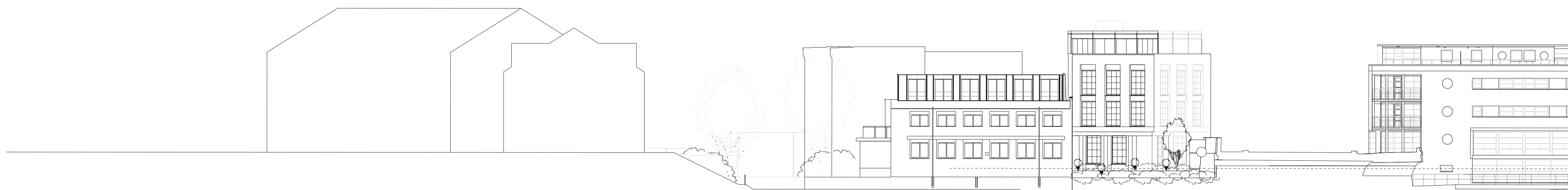
NOTES
 DO NOT SCALE FROM THIS DRAWING.
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01 PROPOSED ELEVATION 01
 ROYAL COLLEGE STREET



02 PROPOSED ELEVATION 02
 REGENT'S CANAL



03 PROPOSED ELEVATION 03
 REGENT'S CANAL

Planning Issue	14.05.21	PS	D
Pre-App Response	03.03.21	PS	C
Issued for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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GLUCKMANSMITH

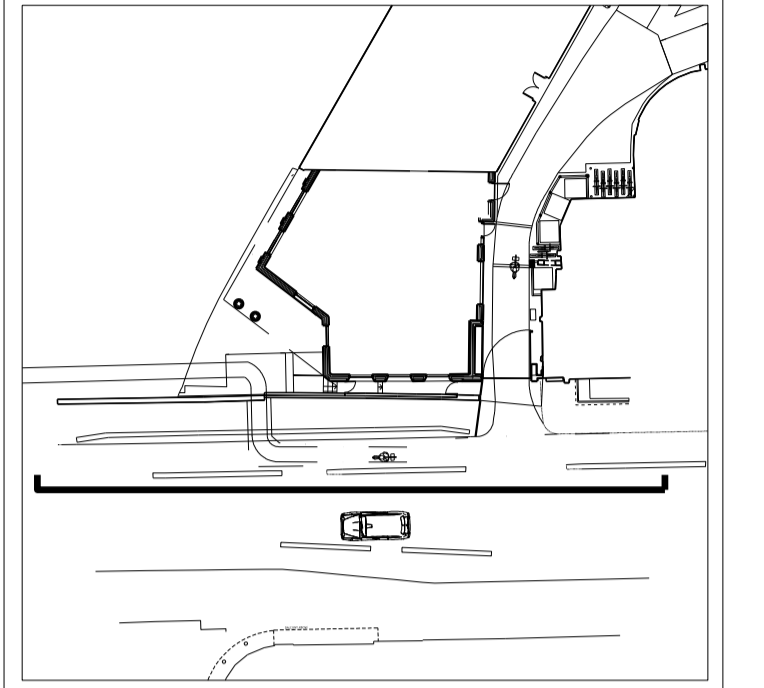
Project
 150 Royal College Street

Drawing
 Proposed Street Elevations

Drawn	Date	Scale
LB	07.01.20	1:500@A3 1:250@A1
Job number	Drawing number	Revision
1929	00_200	D



NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.



01 PROPOSED ELEVATION 01
 Royal College Street

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	-	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

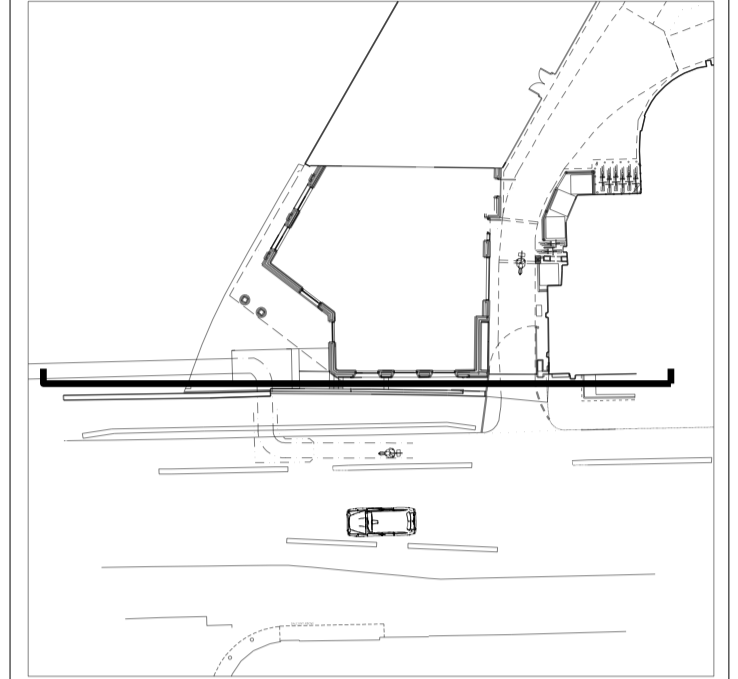
Project
Royal College Street

Drawing
Royal College Street Elevation

Drawn	Date	Scale
LB	03.03.21	1:500@ A1 1:1000@ A3
Job number	Drawing number	Revision
1929	_00_201	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.



01 Section CC

Issued for Planning	14.05.21	PS	A
Pre App response	01/12/20	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
150 Royal College Street

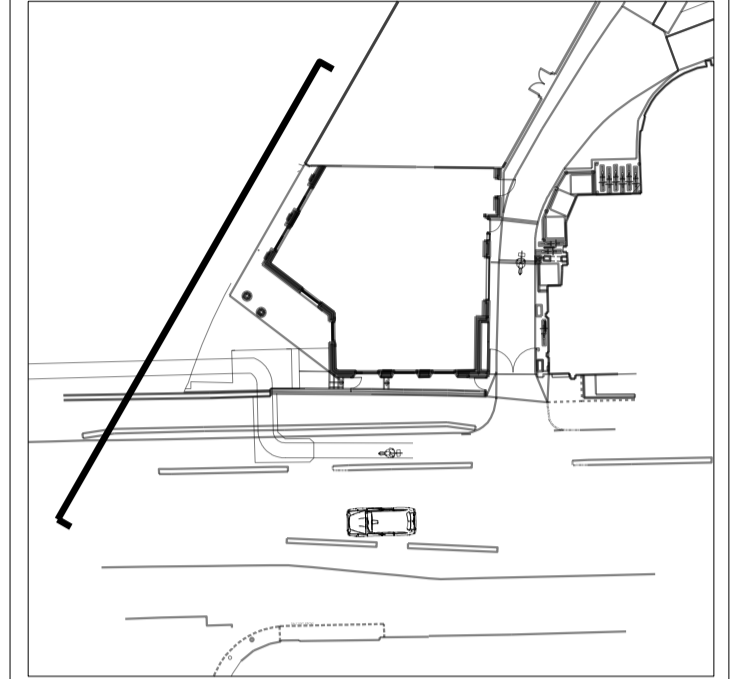
Drawing
Royal College Street Elevation

Drawn	Date	Scale
LB	30/11/2020	1:500@ A1 1:1100@ A3

Job number	Drawing number	Revision
1929	00_201_002	A



NOTES
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 ENGINEER'S DRAWINGS AND SPECIFICATION.



01 PROPOSED ELEVATION 02
 REGENT'S CANAL

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	-	-
Revision description	Date	Check	Rev

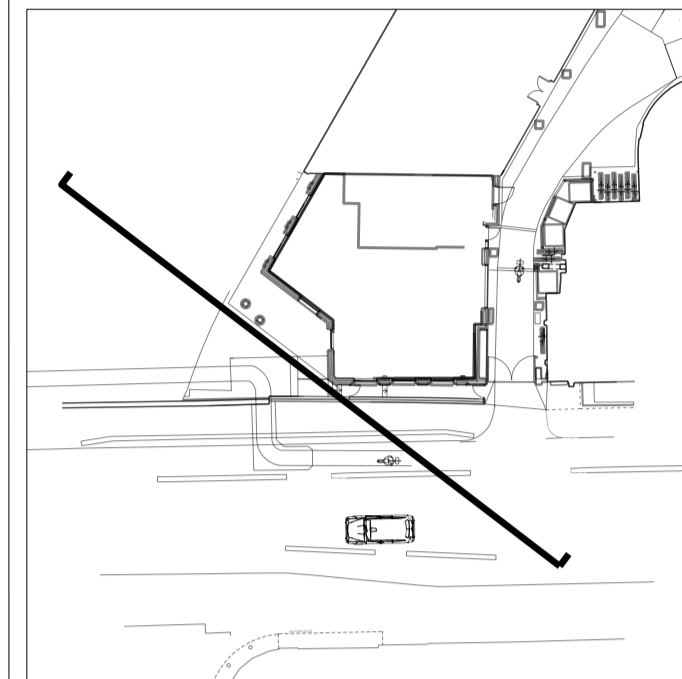
G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Regents Canal Elevation

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
1929	_00_202	A

NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
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 ENGINEER'S DRAWINGS AND SPECIFICATION.



04 PROPOSED ELEVATION 03
 Chamfered Elevation

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	-	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

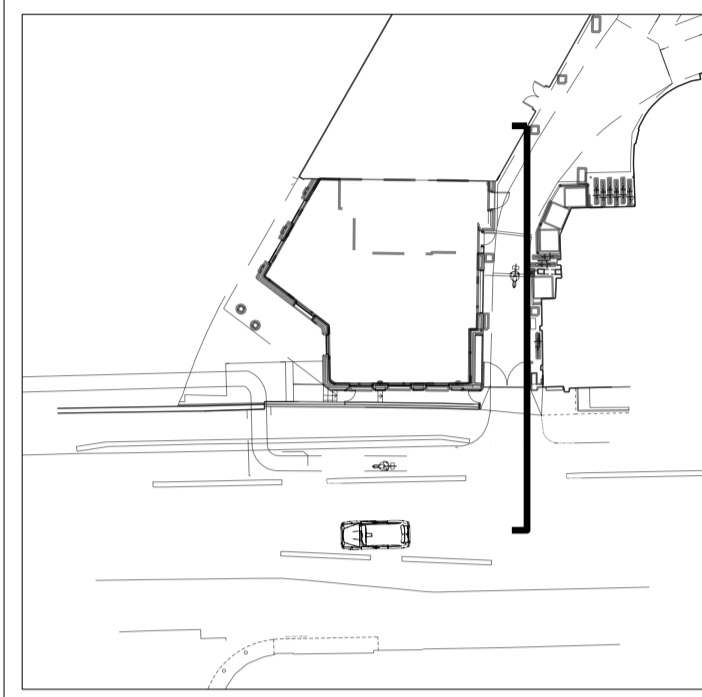
Project
Royal College Street

Drawing
 Corner Elevation Between
 Royal College Street and Regents Canal

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
1929	_00_203	A



NOTES
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FFL +38.845

FFL +35.645

FFL +32.415

FFL +29.245

Royal College Street

FFL +25.215



01 PROPOSED ELEVATION 04
 MEWS ELEVATION

Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

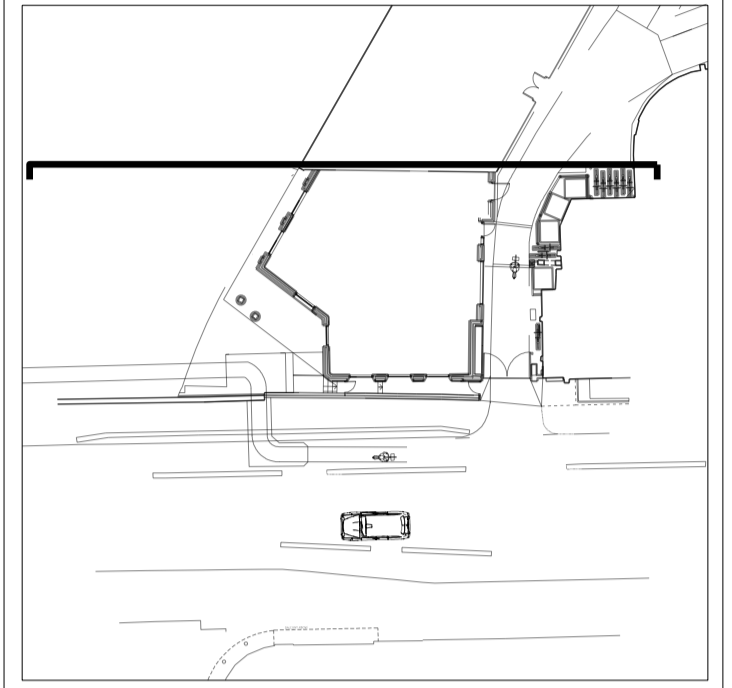
Drawing
**Proposed Elevation 4
 Mews Elevation**

Drawn	Date	Scale
LB	03.03.211	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	_00_204	A



NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.



FFL +38.845
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FFL +35.645
▽

FFL +32.415
▽

FFL +29.245
▽

FFL +25.215
▽

01 Mews Section

Planning Issue	14.05.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
 150 Royal College Street

Drawing
 Eagle Mews Section

Drawn	Date	Scale
LB	14.05.21	1:500@ A1 1:1000@ A3

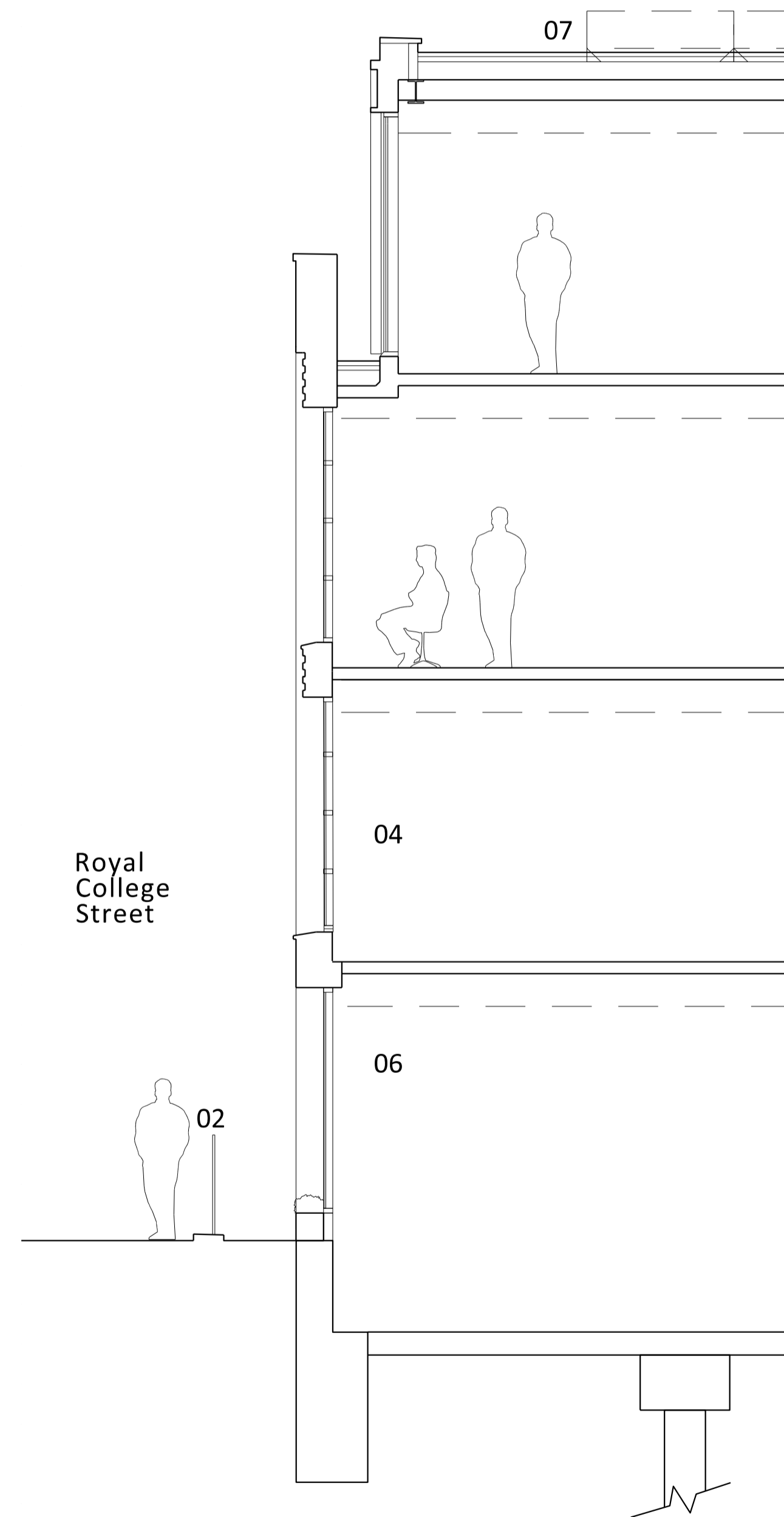
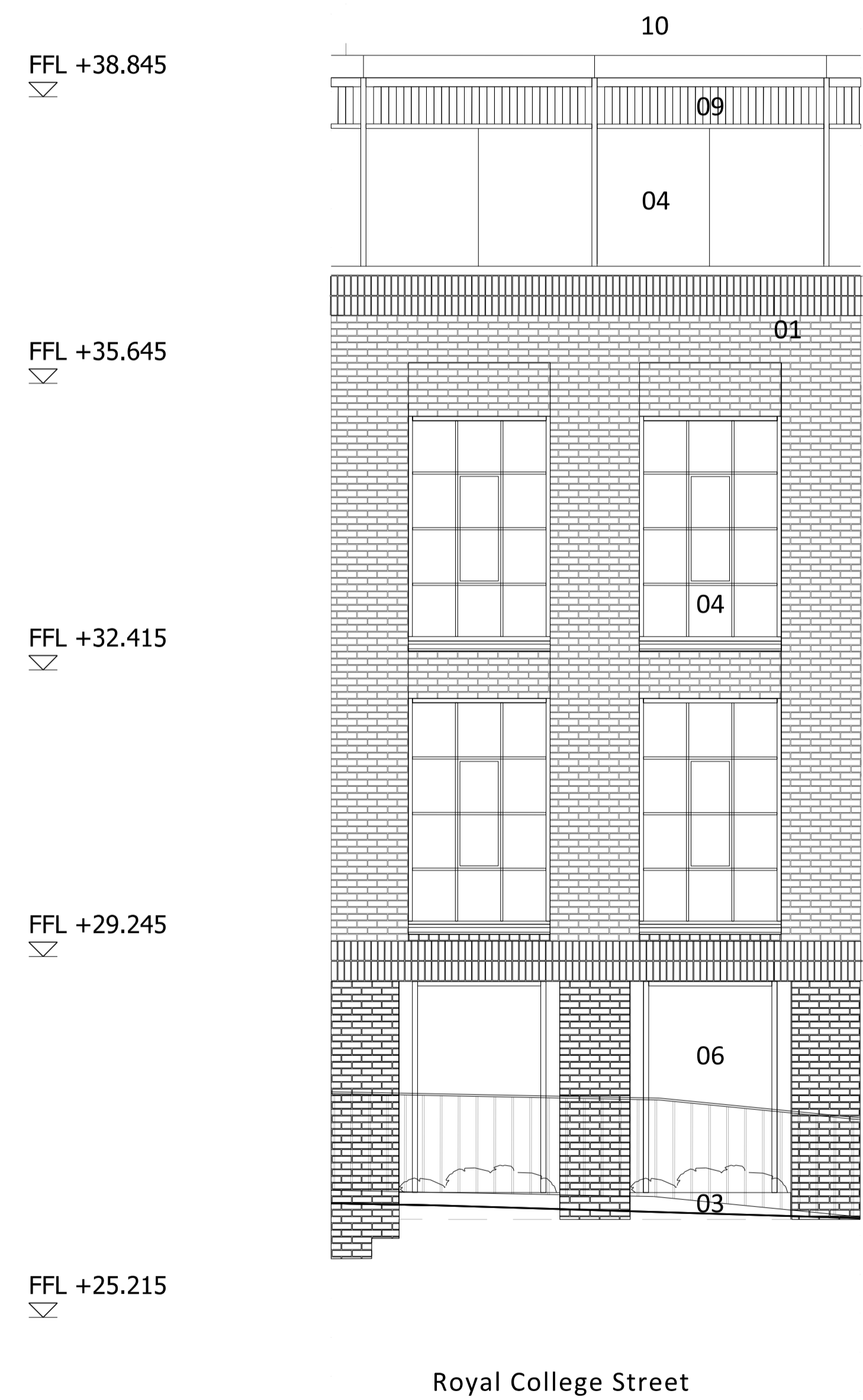
Job number	Drawing number	Revision
1929	00_205	-



NOTES
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KEY

- 01 BRICK
- 02 METAL BALUSTRADE / HANDRAIL
- 03 METAL PLANTER
- 04 METAL FRAMED GLAZING
- 05 METAL FRAMED GLAZED DOOR
- 06 METAL FRAMED GLAZED WINDOWS
- 07 GREEN ROOF
- 08 METAL PANEL(S)
- 09 METAL CLADDING
- 10 METAL LOUVRE PLANT SCREEN



1 PROPOSED ELEVATION 01
 ROYAL COLLEGE STREET

2 PROPOSED SECTION 01
 ROYAL COLLEGE STREET

Planning Issue	14.05.21	PS	D
Pre-App Response	03.03.21	PS	C
Issued for Stage 3	29.01.21	PS	B
Pre-App Response	13.08.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

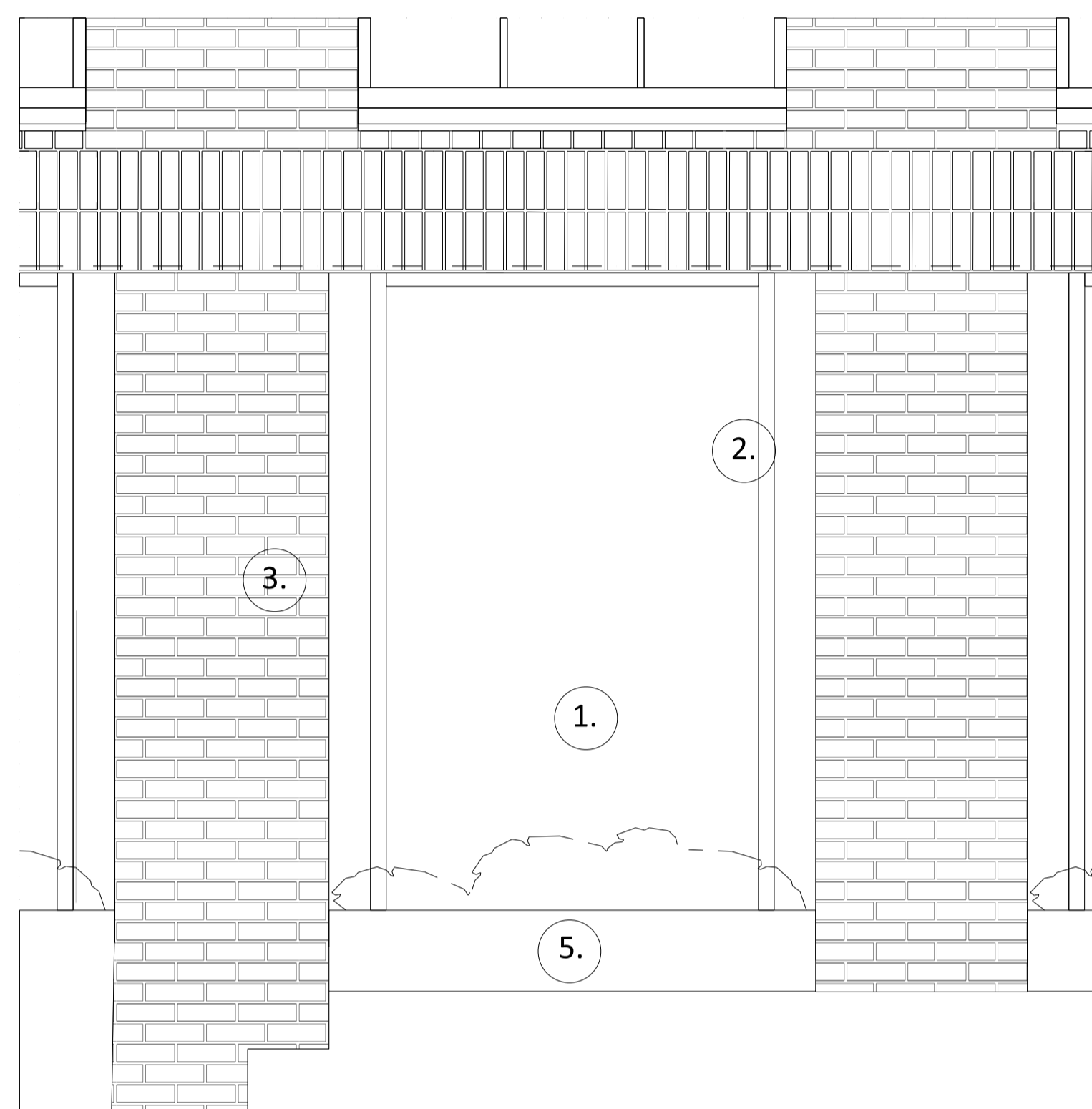
Project
 150 Royal College Street

Drawing
 Proposed Elevation
 Building Bay 1

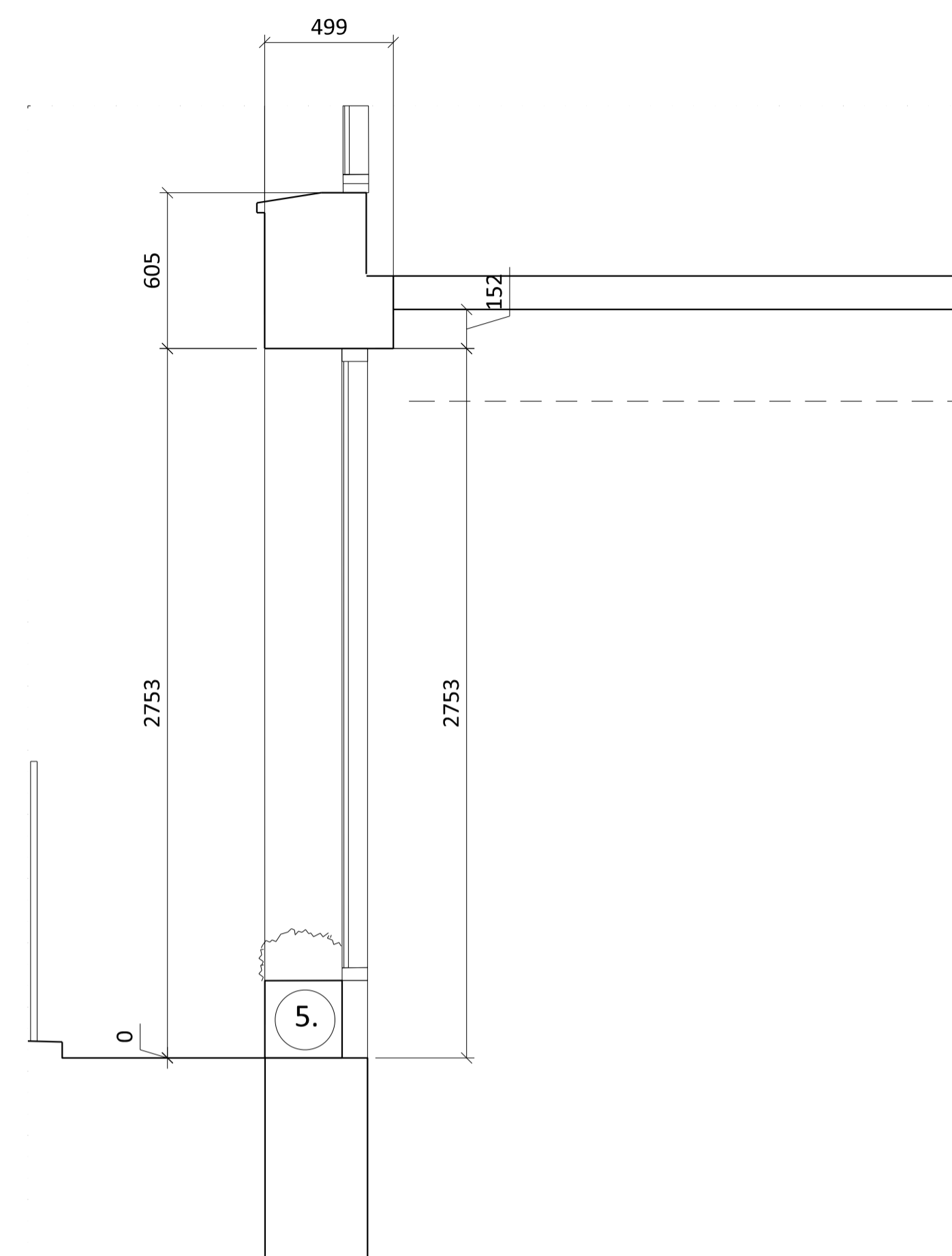
Drawn	Date	Scale
LB	07.01.20	1:100@A3 1:50@A1

Job number	Drawing number	Revision
1929	21_201_001	D

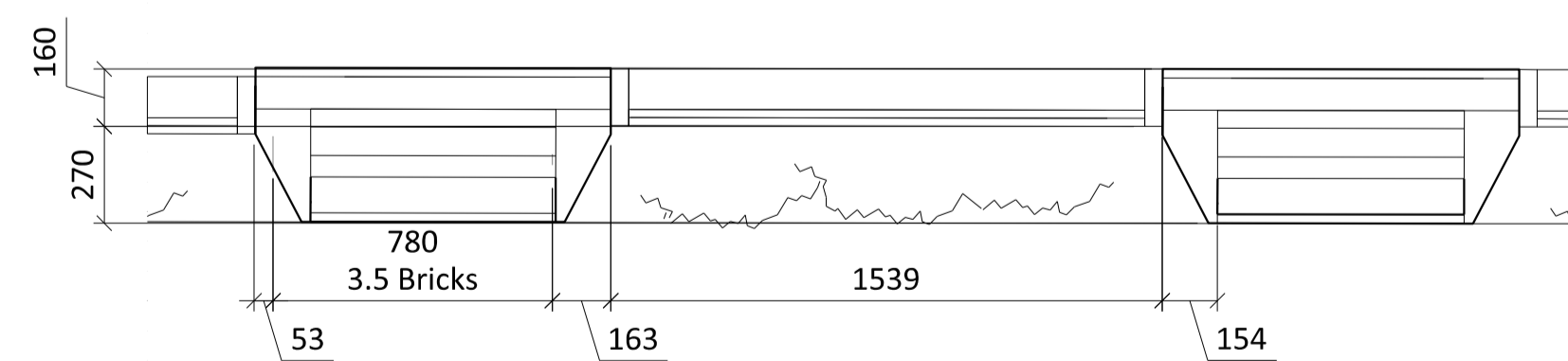
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01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



04 SKETCH DETAIL

- 1. Regular Large windows to activate the ground floor to Royal College Street. The windows are scaled and referenced to the ground floor glazing generally along Royal College Street.
- 2. Metal framed window reveals to accentuate the ground floor.
- 3. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints. 3.5 bricks wide
- 4. Vertical Brickwork Detail
- 5. Metal Planter

Issued for Planning	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

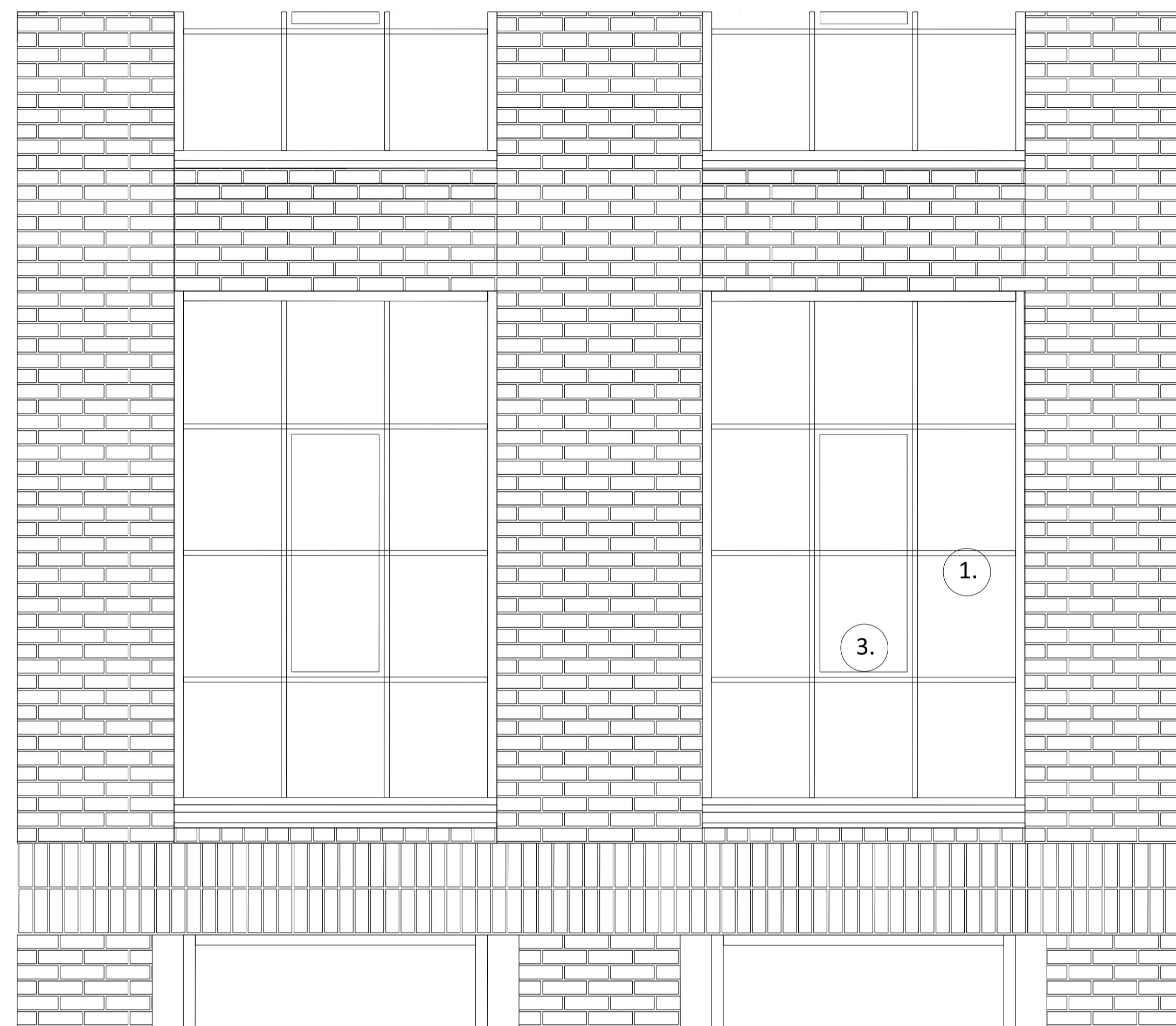
Project
 Royal College Street

Drawing
 Facade Detail
 Royal College Street Typical
 Ground Floor Windows

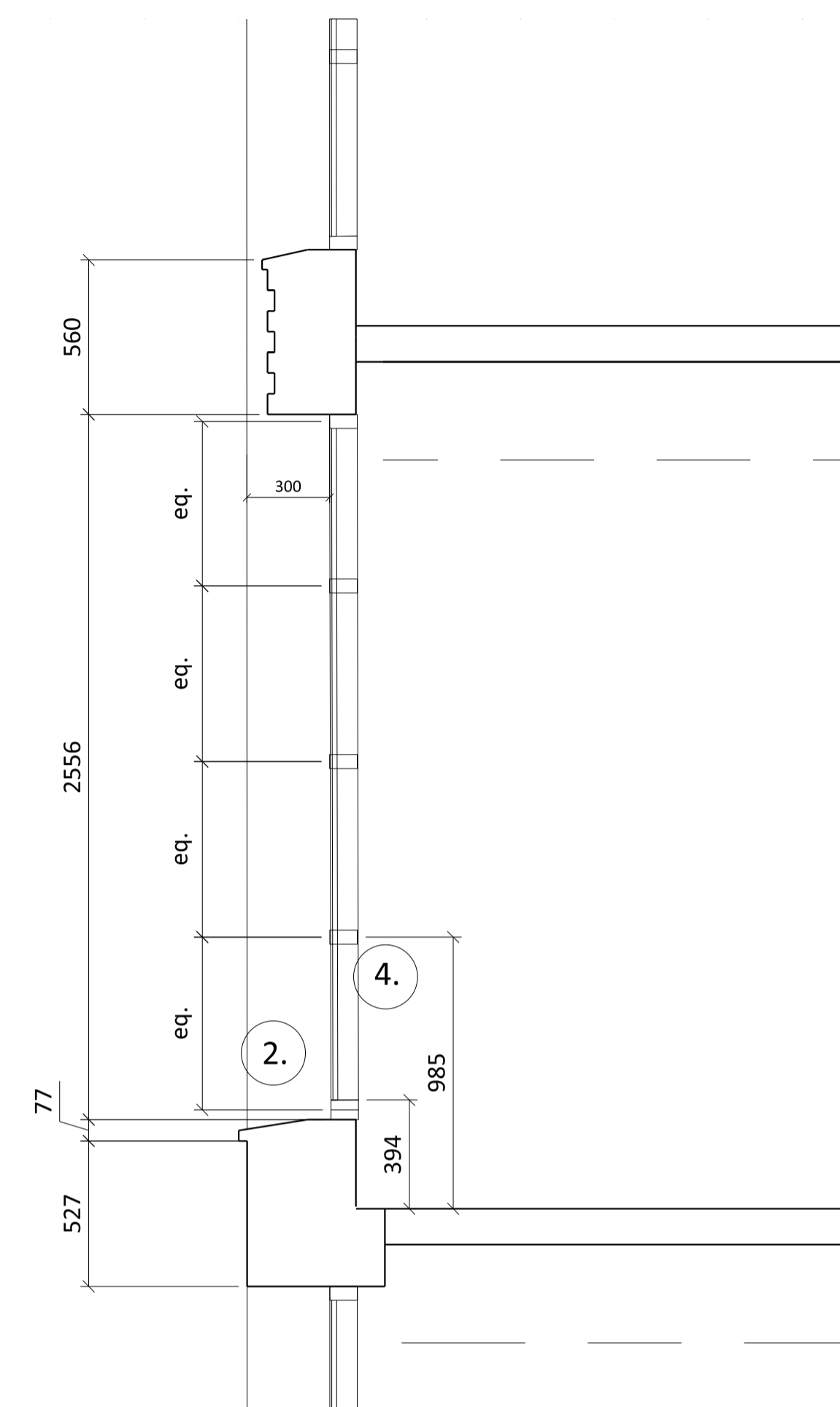
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PS	07.01.20	1:40@A3 1:20@A1

Job number	Drawing number	Revision
1929	_21_201_002	A

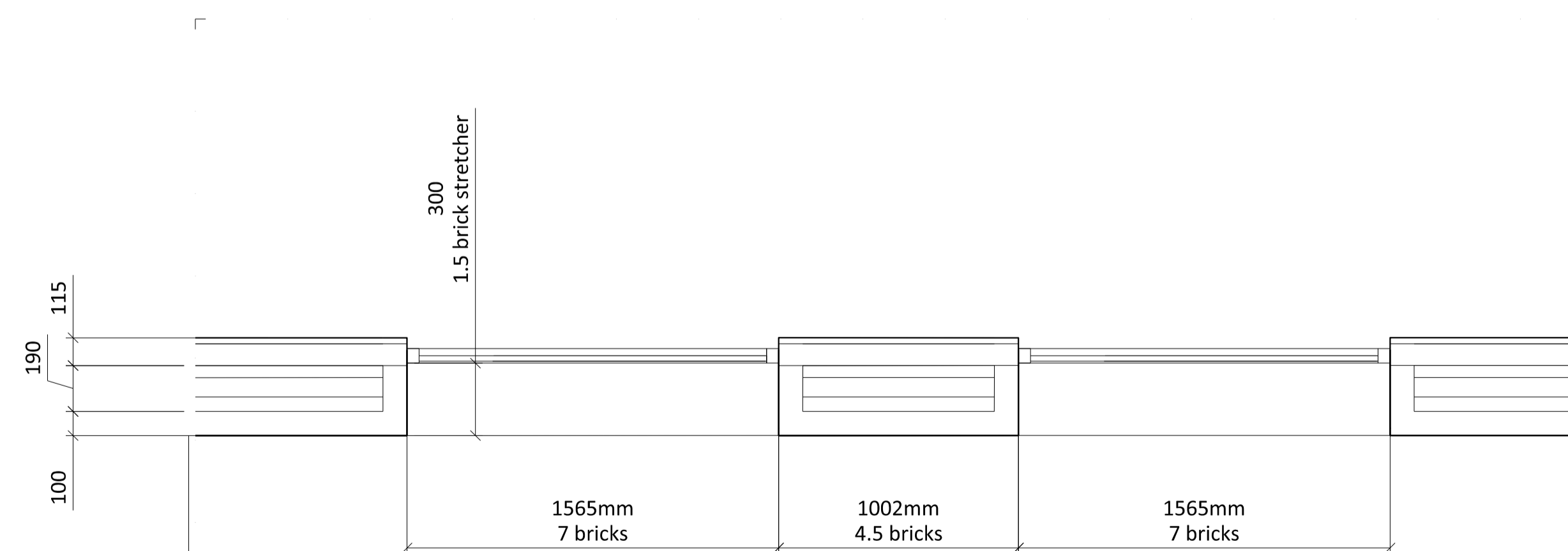
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01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. Brick sill and window head to be brick specials

Planning Issue	14.05.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	07.01.20	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

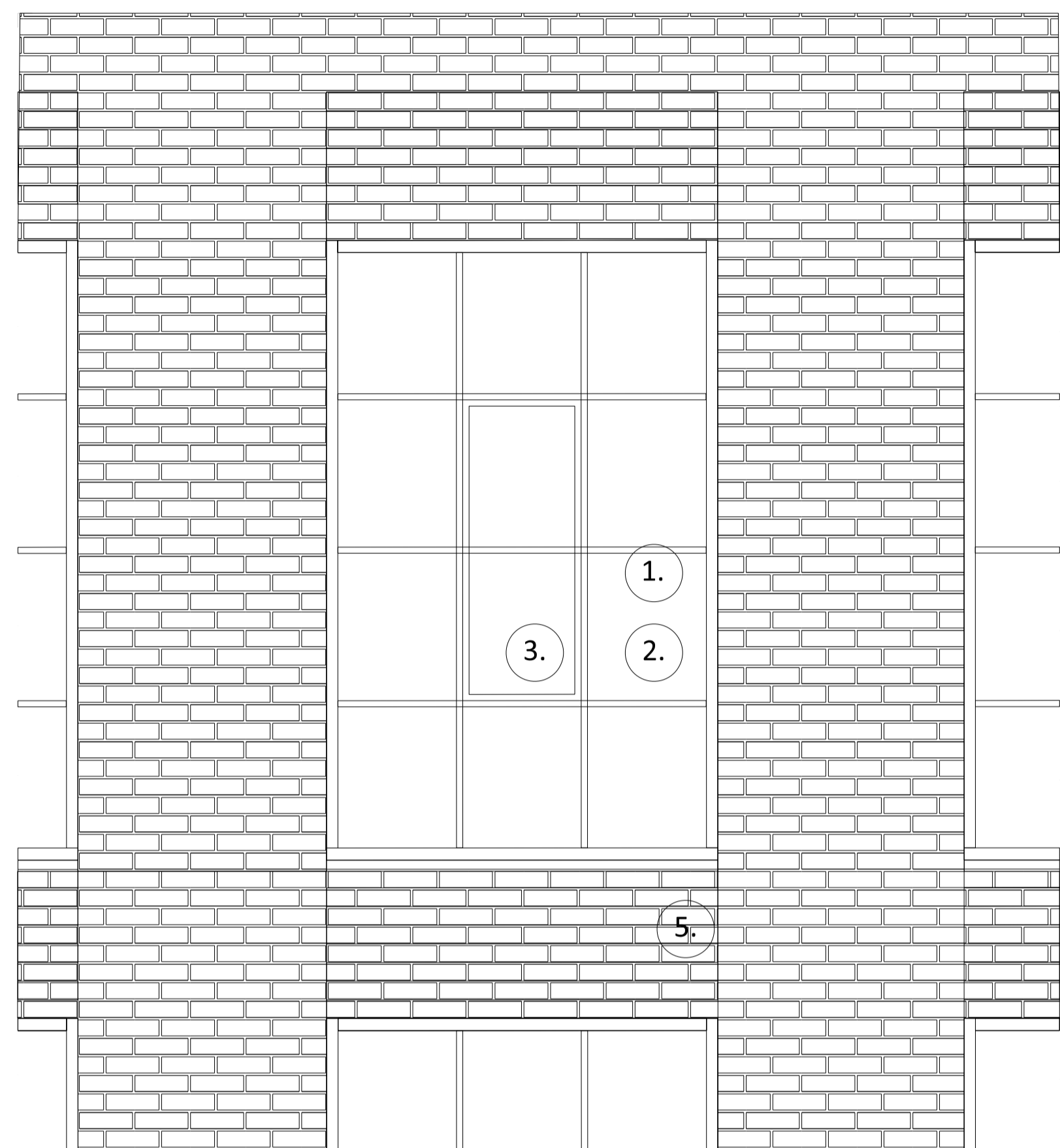
Project
 150 Royal College Street

Drawing
 Facade Detail
 Royal College Street Typical
 Windows

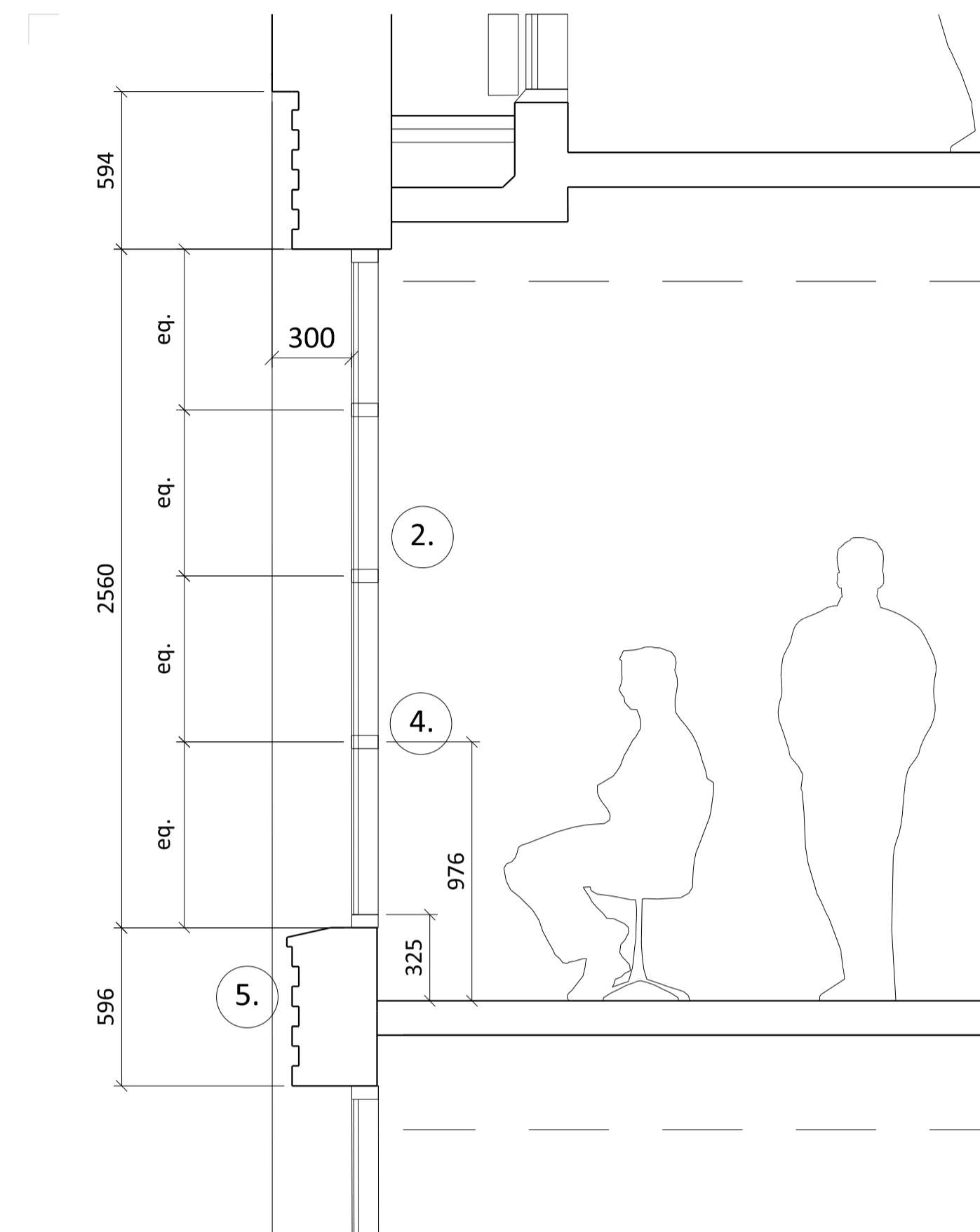
Drawn	Date	Scale
PS	07.01.20	1:40@A3 1:20@A1

Job number	Drawing number	Revision
1929	21_201_003	B

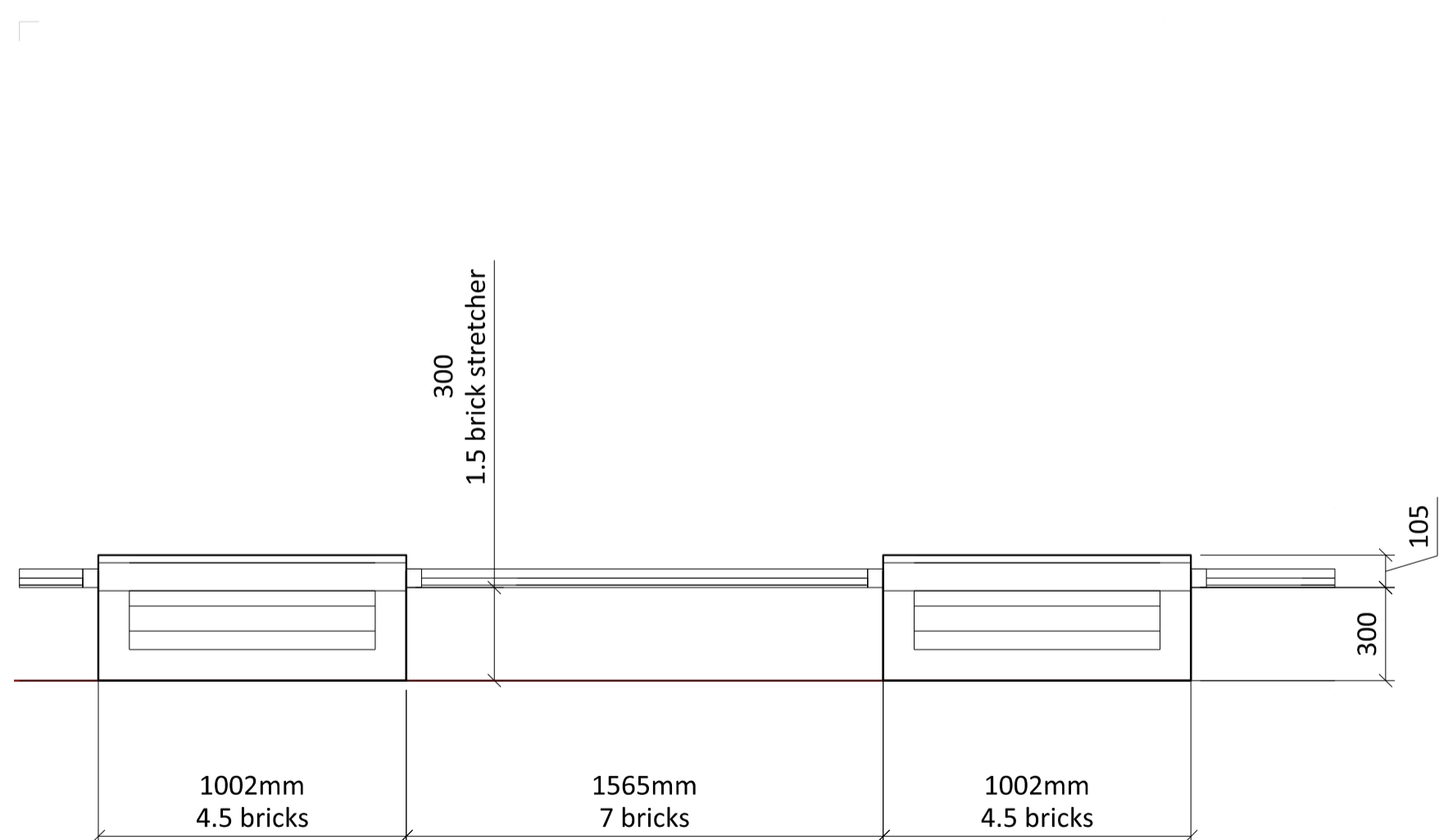
NOTES
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01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



04 SKETCH DETAIL

- 1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
- 2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick (215mm) from the face of the wall.
- 3. The opening pane is set centrally, giving an articulation of interest to the elevation.
- 4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
- 5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. brick sills and window heads are brick specials

Planning Issue	14.05.21	PS	B
Issued for Planning	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

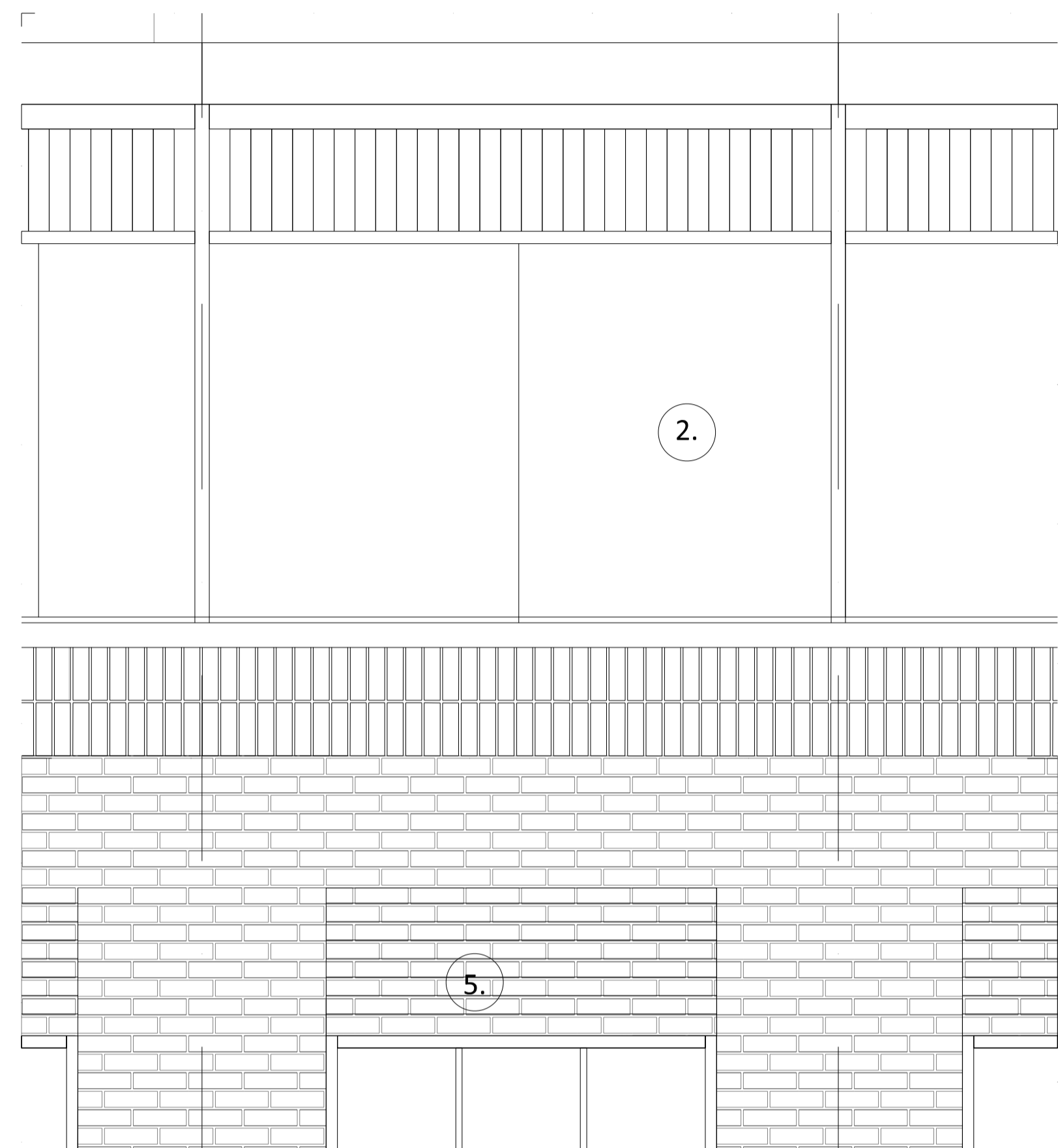
Project
 Royal College Street

Drawing
 Facade Detail
 Royal College Street Typical Windows

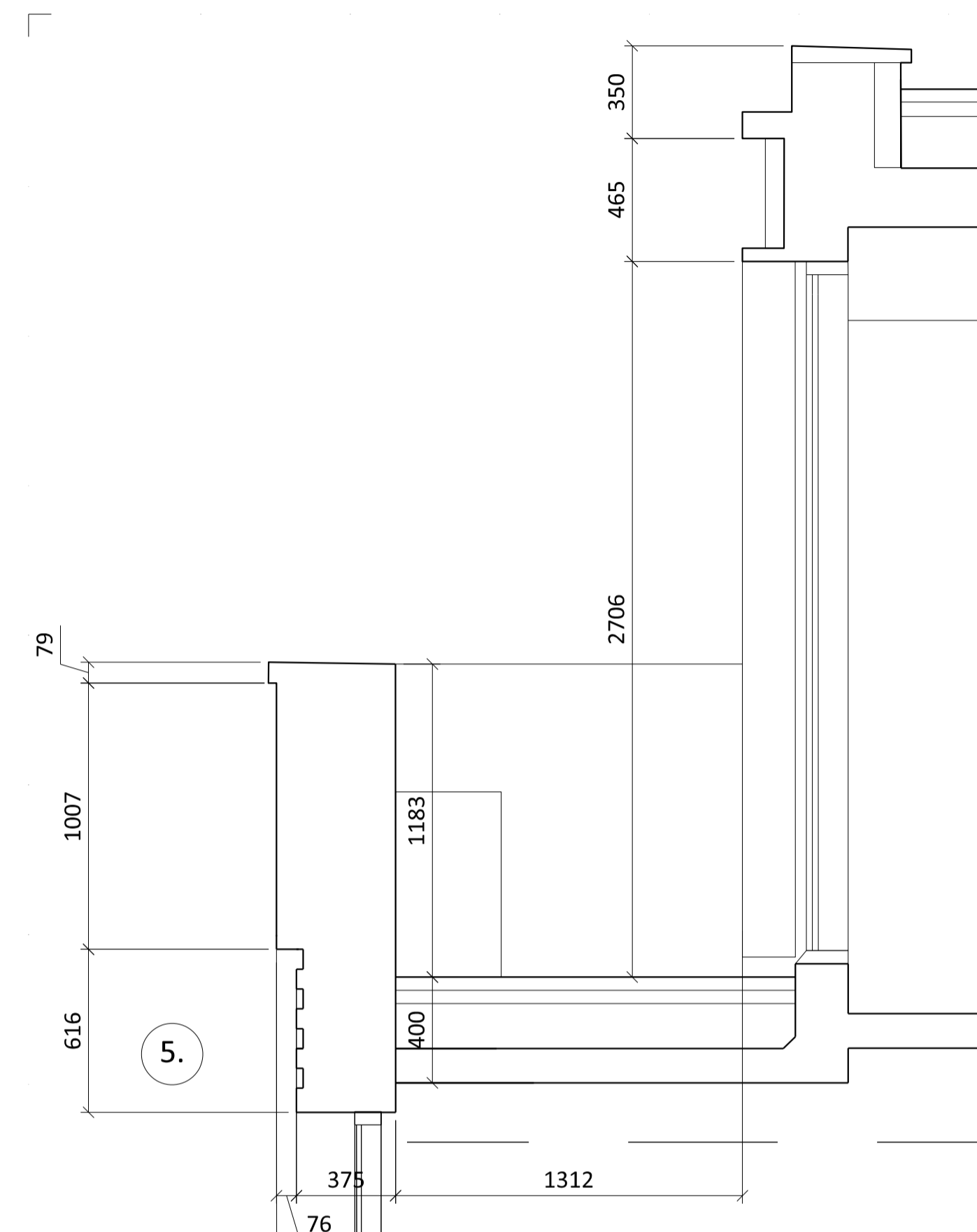
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Job number	Drawing number	Revision
1929	_21_201_004	B

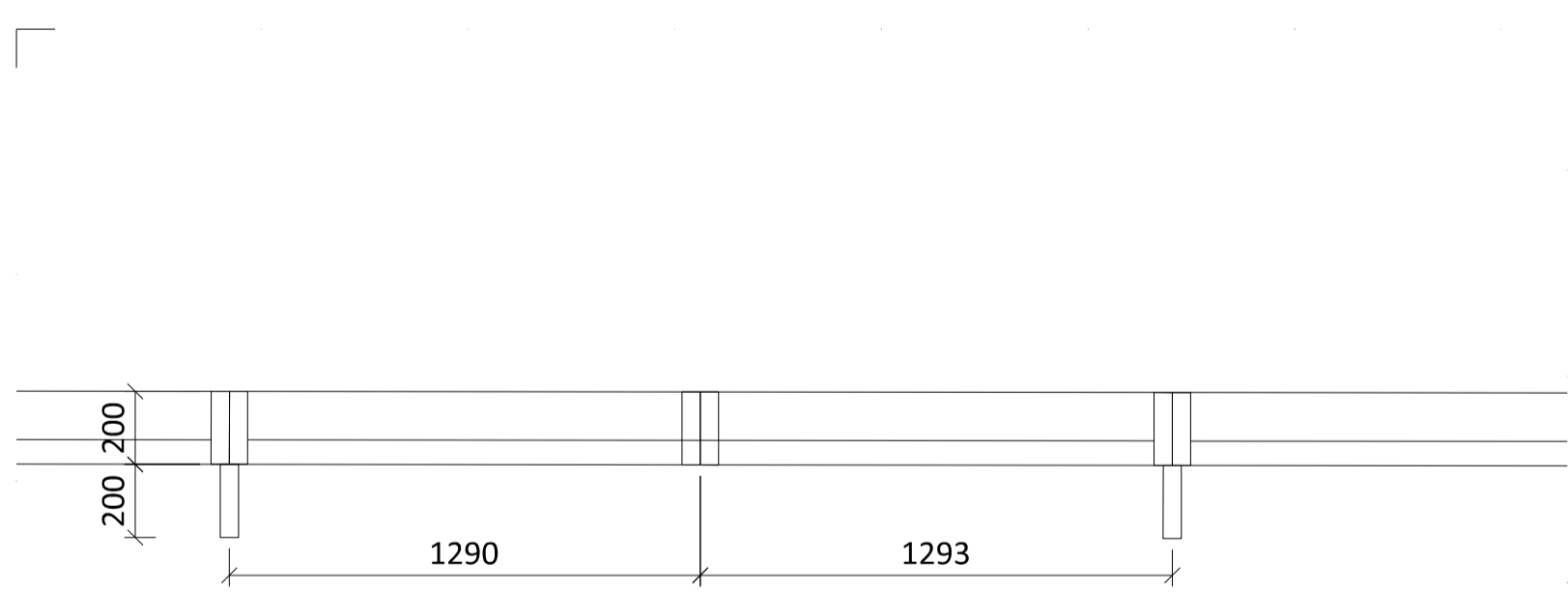
NOTES
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 ALL OMISSIONS AND DISCREPANCIES TO BE
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 DRAWINGS TO BE READ IN CONJUNCTION WITH
 ENGINEER'S DRAWINGS AND SPECIFICATION.



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



03 SKETCH DETAIL

- 1. Regular Large windows behind the raised brick upstand.
- 2. Glazed frames within Curtain walling, full height with to access to terrace.
- 3. Metal Coping to cap the Masonary wall
- 4. Metal Cladding and window surrounds create a distinct and unique character to the top floor
- 5. Vertical Brickwork Detail

Planning Issue	14.05.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	07.01.20	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
 150 Royal College Street

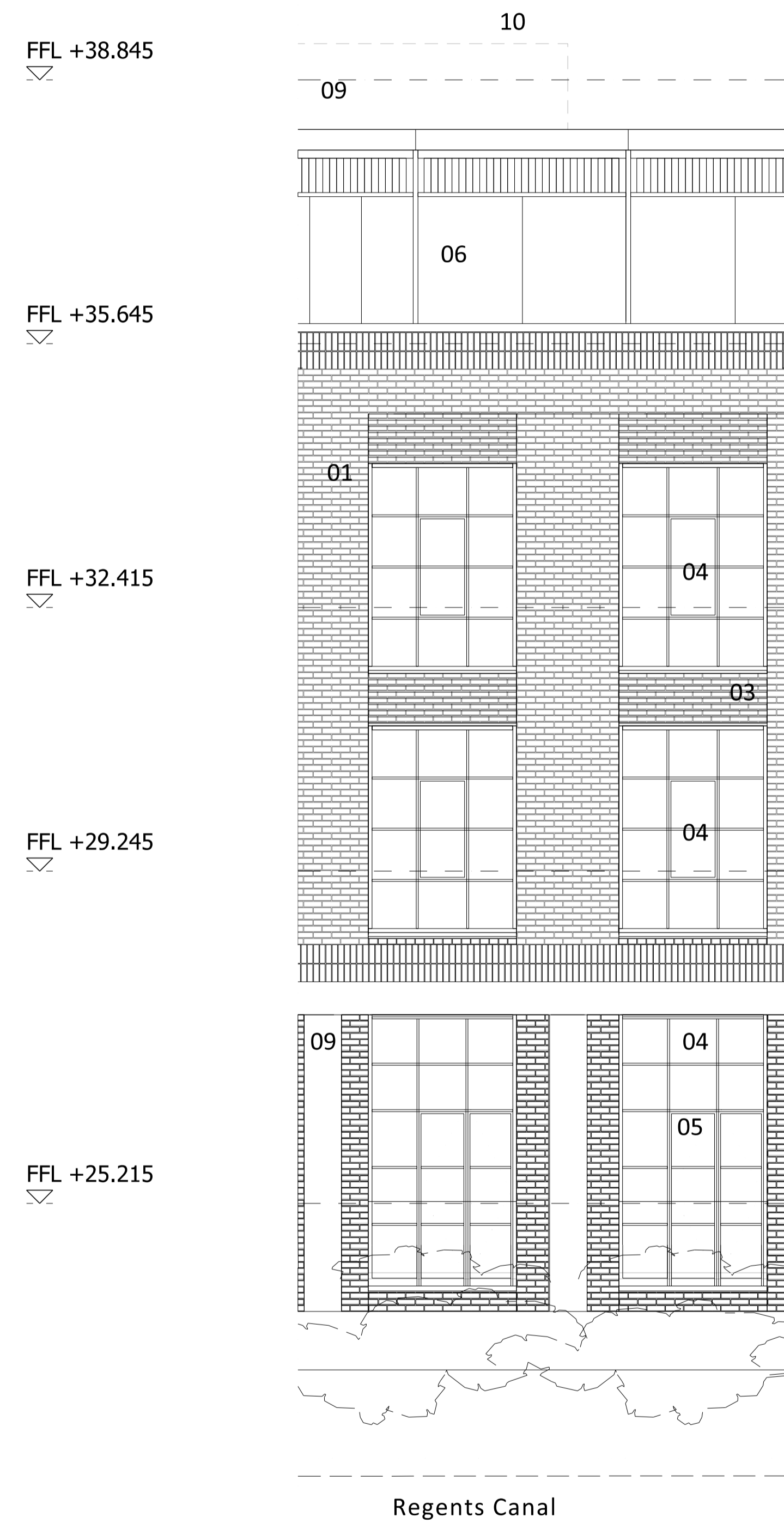
Drawing
 Facade Detail
 Top Floor Typical Bay Windows

Drawn	Date	Scale
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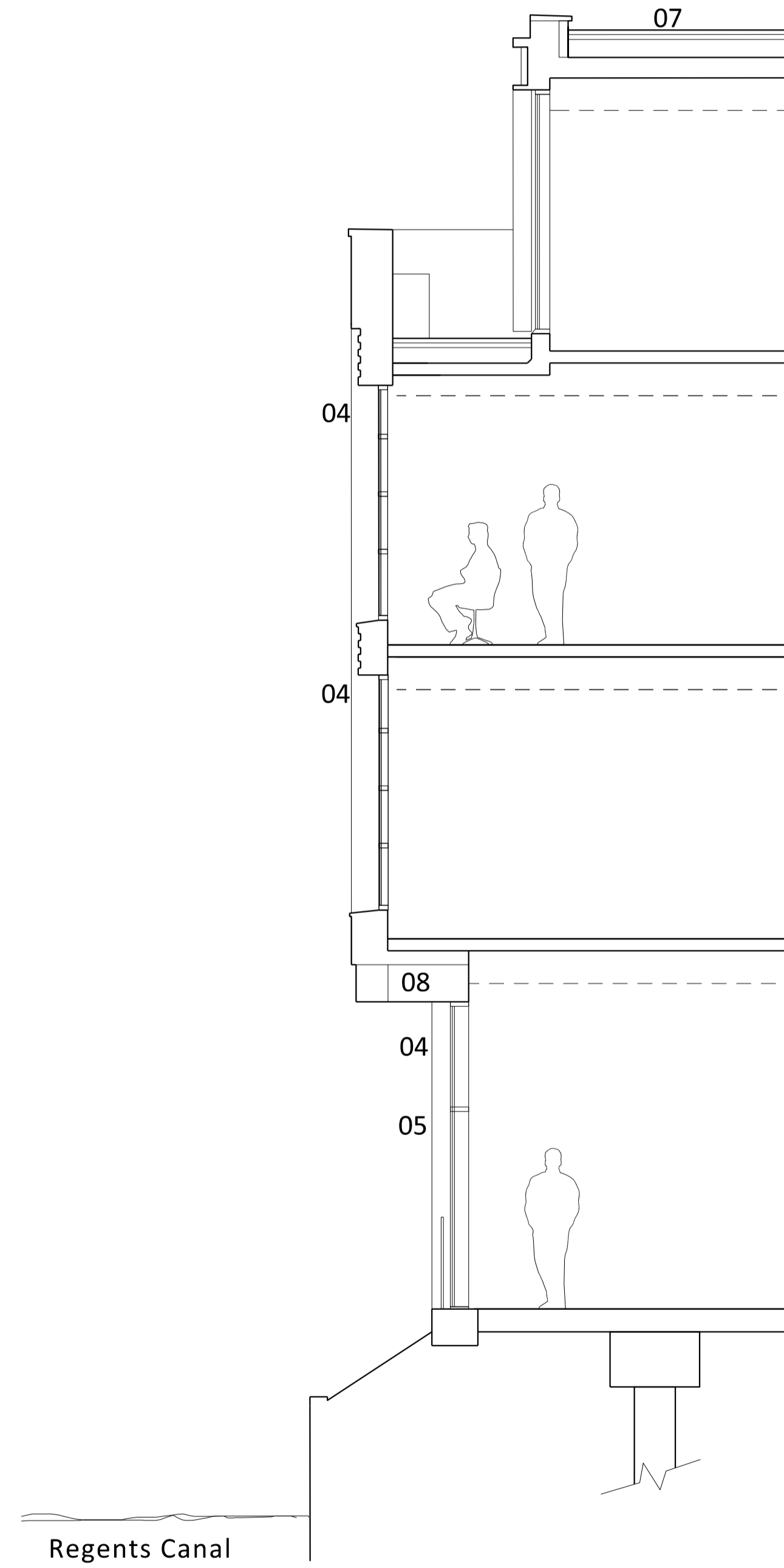
Job number	Drawing number	Revision
1929	21_201_005	B



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1 PROPOSED ELEVATION 01
 REGENTS CANAL



2 PROPOSED SECTION
 REGENTS CANAL

KEY

- 01 BRICK
- 02 METAL BALUSTRADE / HANDRAIL
- 03 METAL PLANTER
- 04 METAL FRAMED GLAZING
- 05 METAL FRAMED GLAZED DOOR
- 06 METAL FRAMED GLAZED WINDOWS
- 07 GREEN ROOF
- 08 METAL PANEL(S)
- 09 METAL CLADDING
- 10 METAL LOUVRE PLANT SCREEN

Planning Issue	14.05.21	PS	D
Pre-App Response	03.03.21	PS	C
Updated for Stage 3	29.01.21	PS	B
Pre-App Response	13.08.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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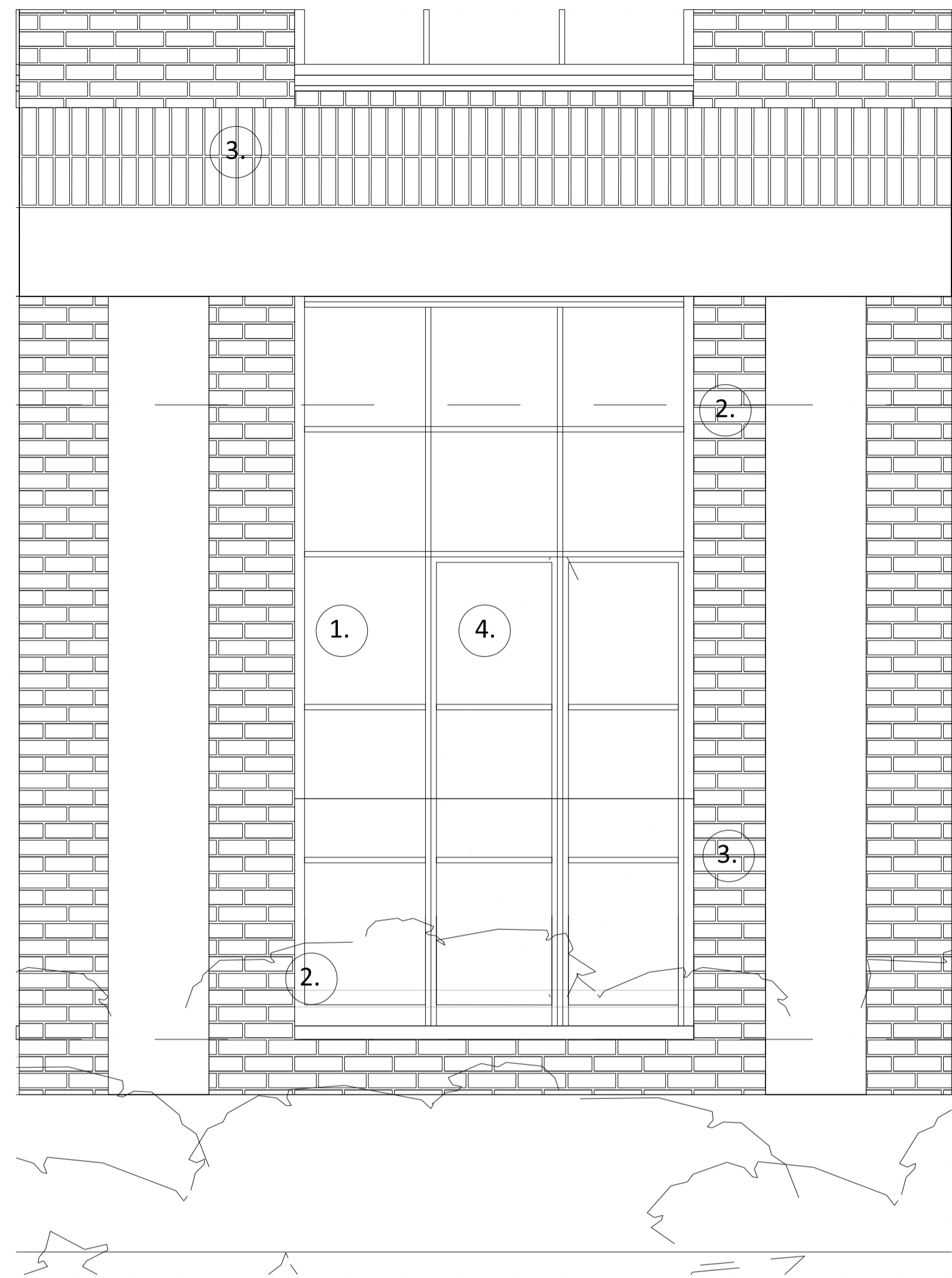
G L U C K M A N S M I T H

Project
 150 Royal College Street

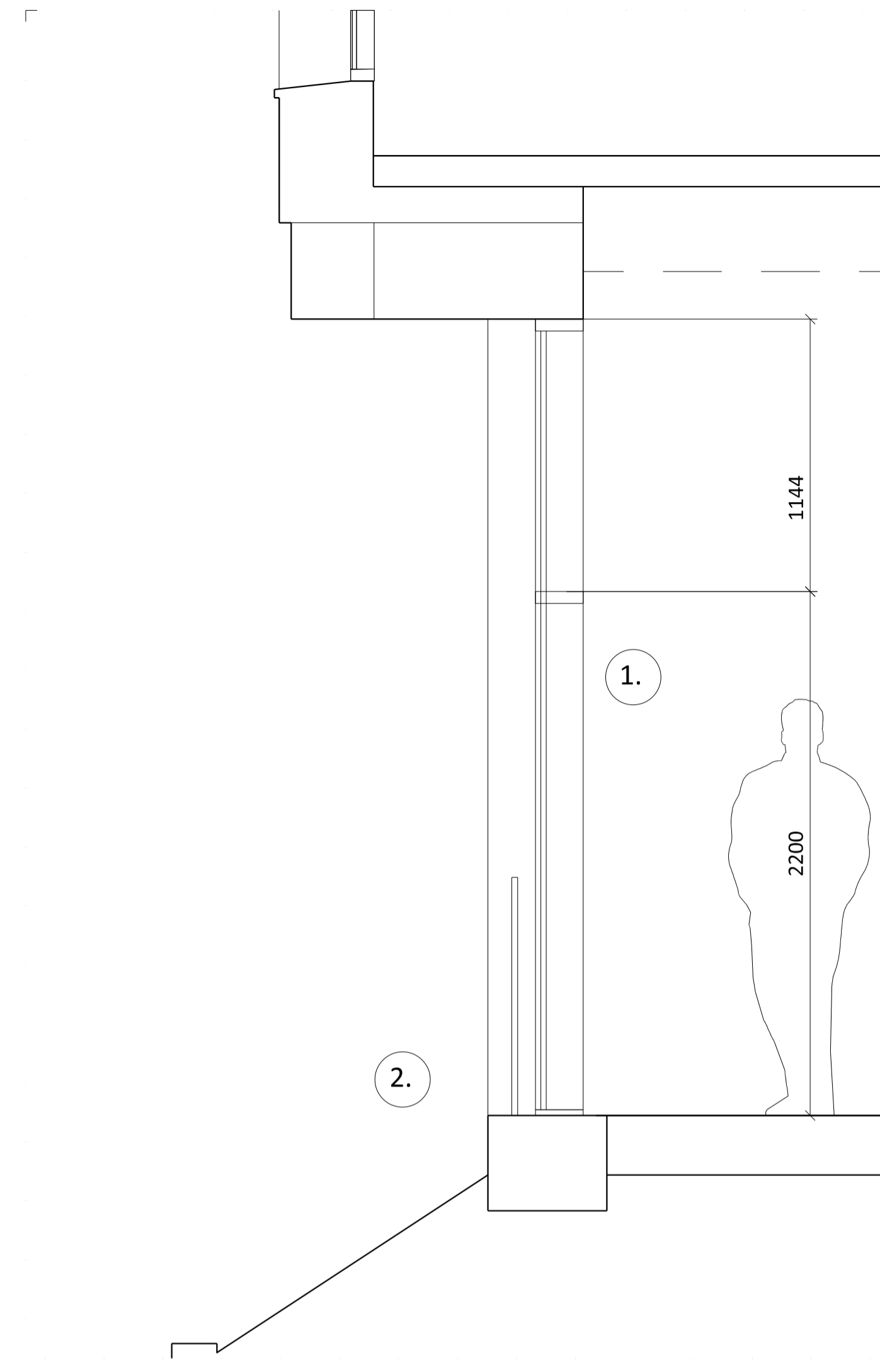
Drawing
 Proposed Elevation
 Building Bay 2

Drawn	Date	Scale
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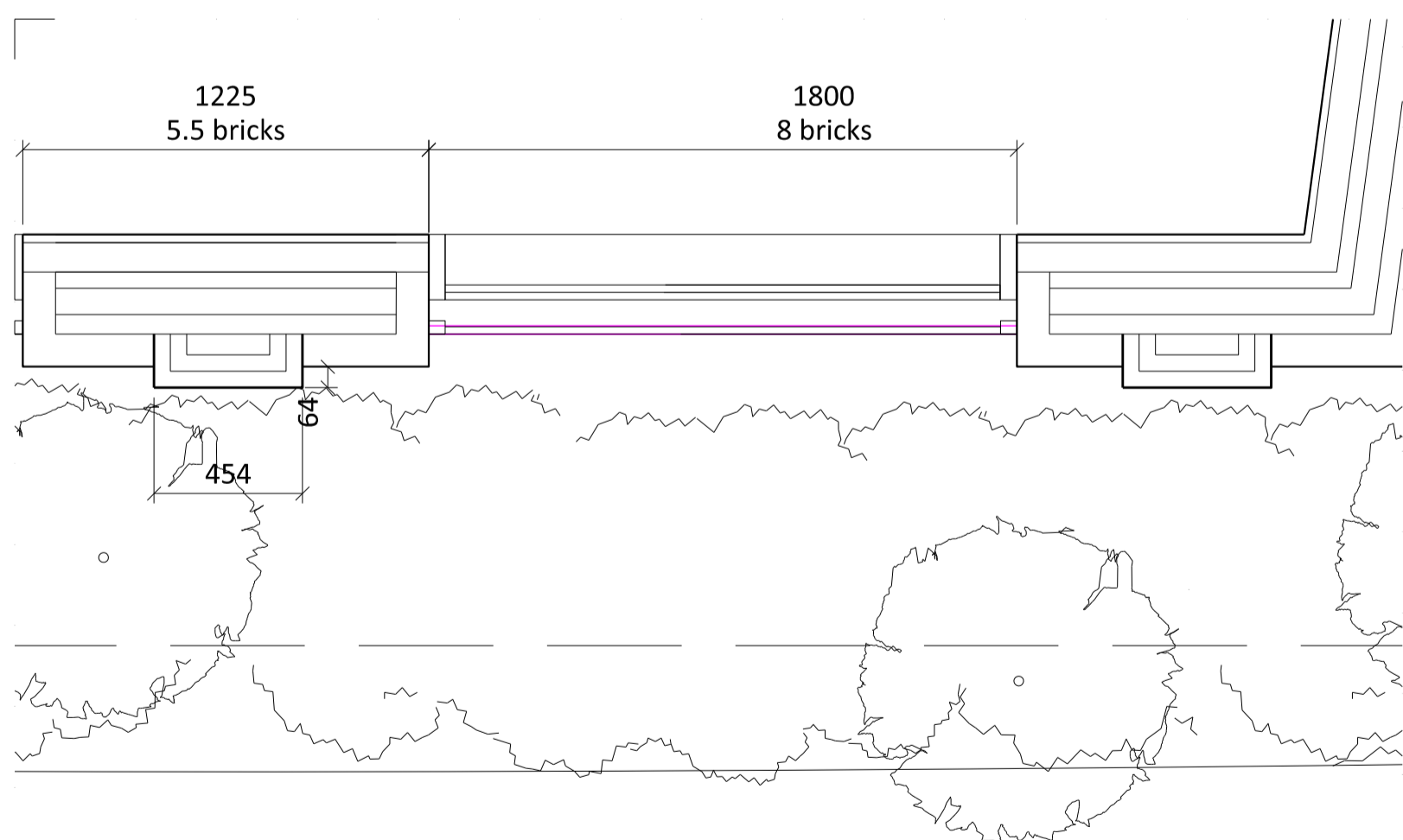
Job number	Drawing number	Revision
1929	21_202_001	D



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



03 SKETCH DETAIL

1. Regular Large windows have an upstand above the floor to hide internal clutter. The windows provide a good quality of north light into the ground floor office space.
2. Glass Balustrade Across Window Openings to provide juliet balcony feature
3. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints.
4. The opening panes provide full height windows to the canal side and articulation interest to the elevation.
5. Vertical Brickwork Detail

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Planning Issue	14.05.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	07.01.20	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

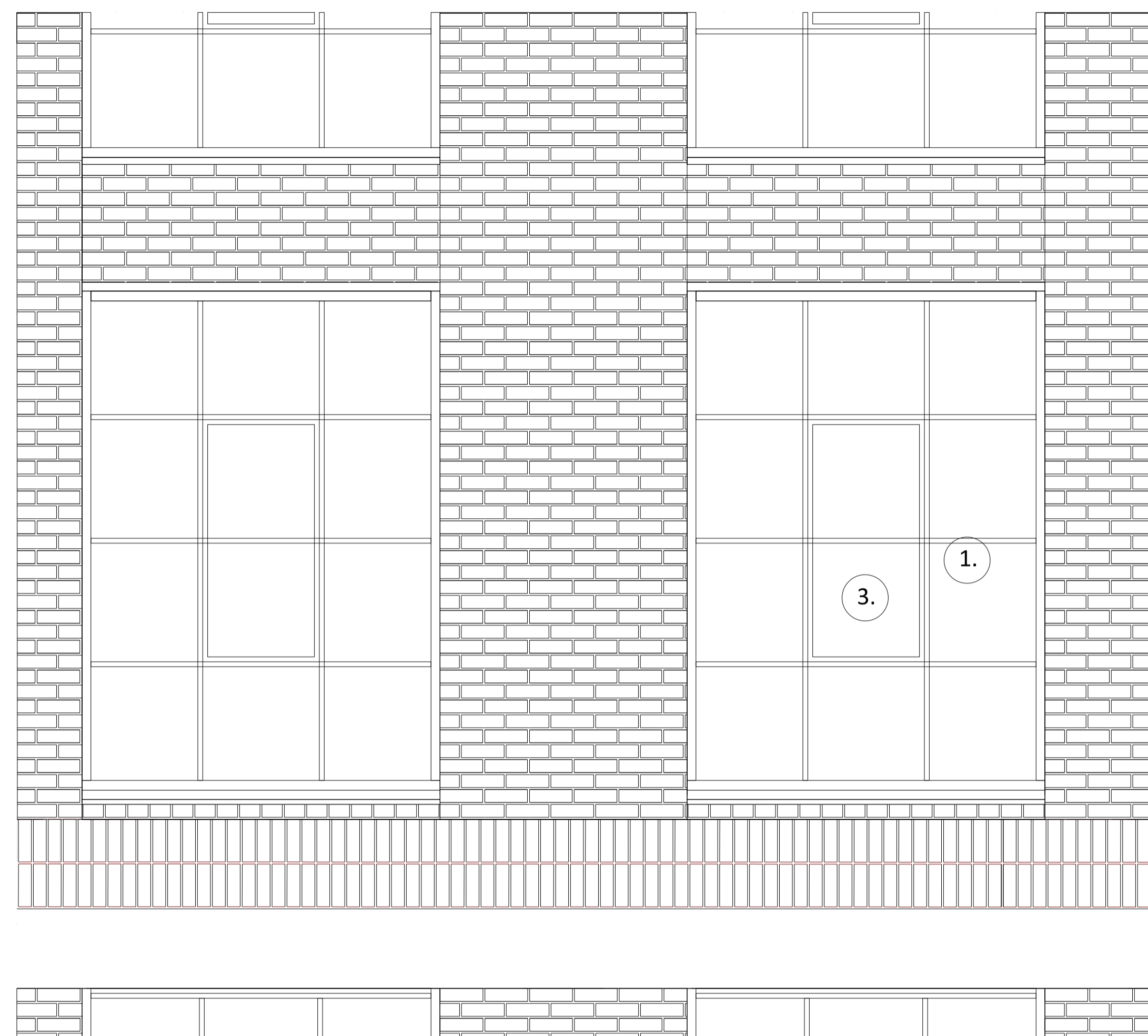
Project
150 Royal College Street

Drawing
Facade Detail
Canal Side Typical Ground Floor Windows

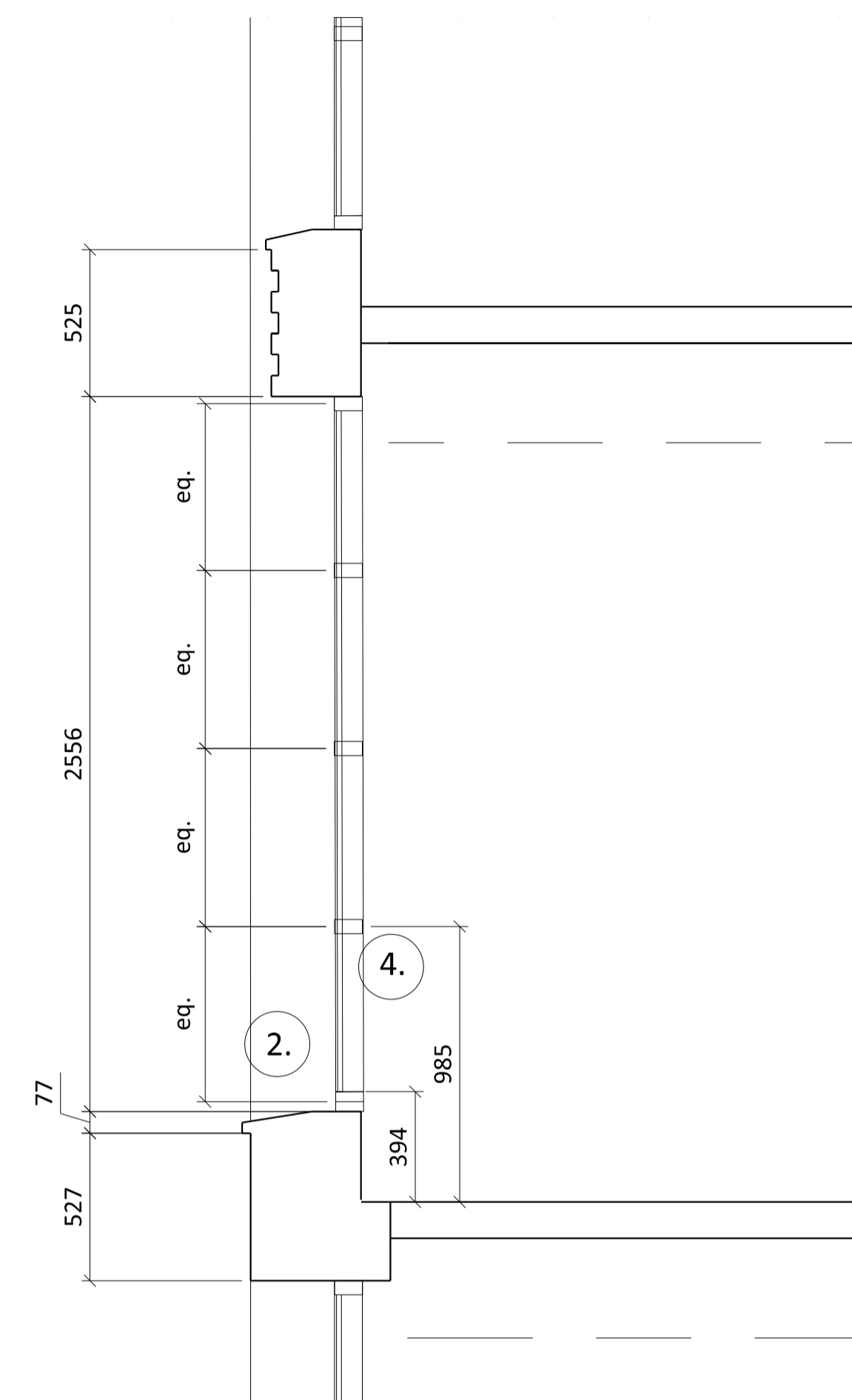
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Job number	Drawing number	Revision
1929	21_202_002	B

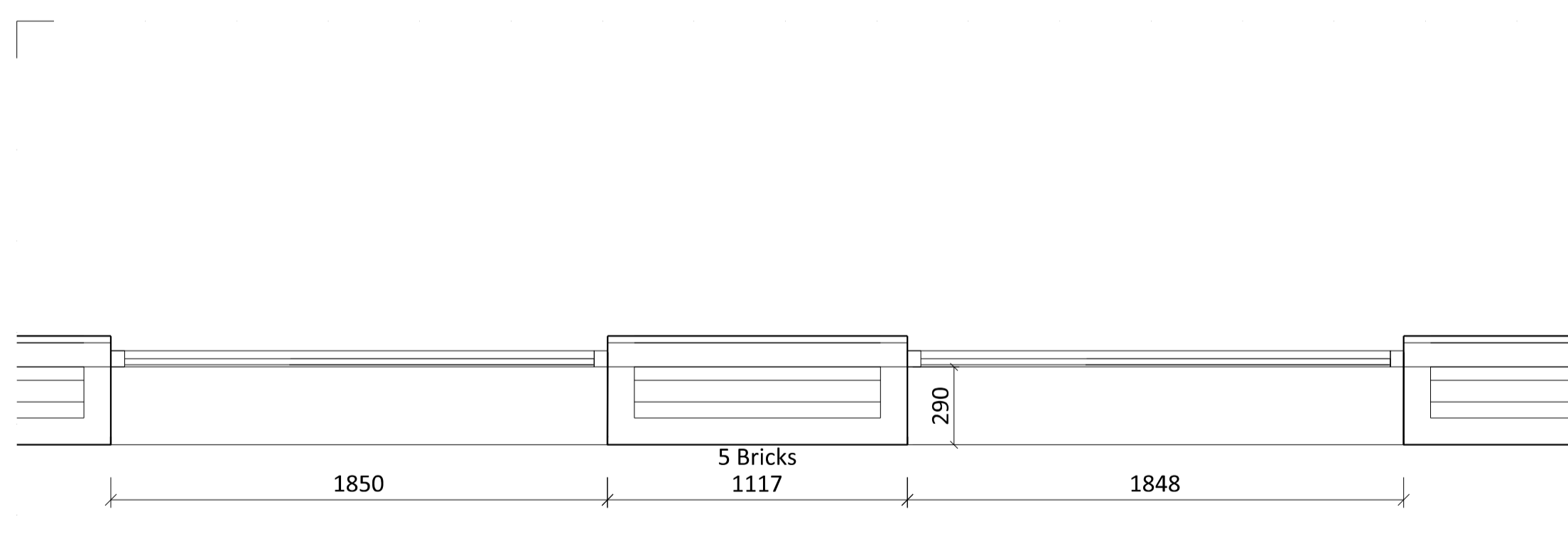
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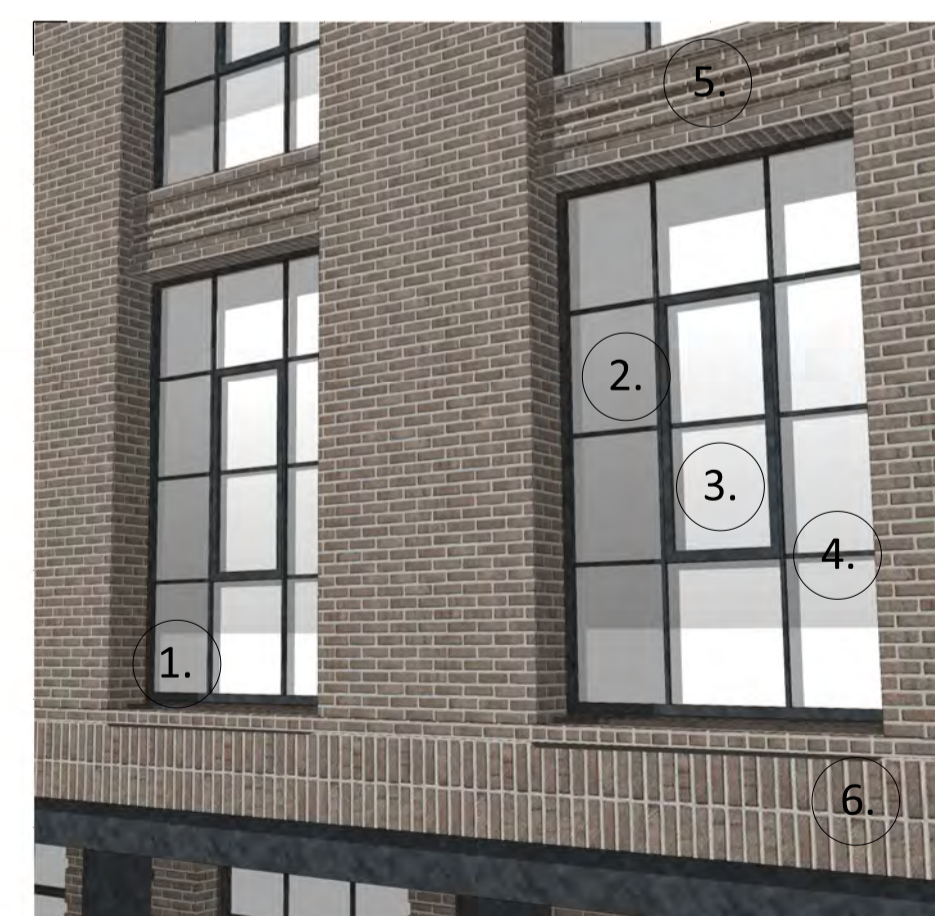
01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. Brick sill and window head to be brick specials
6. Vertical Brickwork Detail

Issued for Planning	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

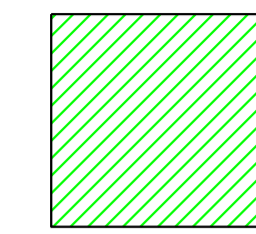
Project
 Royal College Street

Drawing
 Facade Detail
 Regents Canal Typical Windows

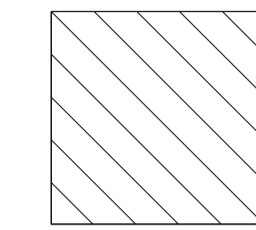
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Job number	Drawing number	Revision
1929	_21_202_003	A

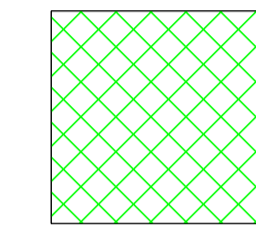
LANDSCAPING KEY



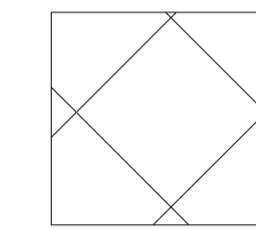
Soft Landscaping



Hard Landscaping

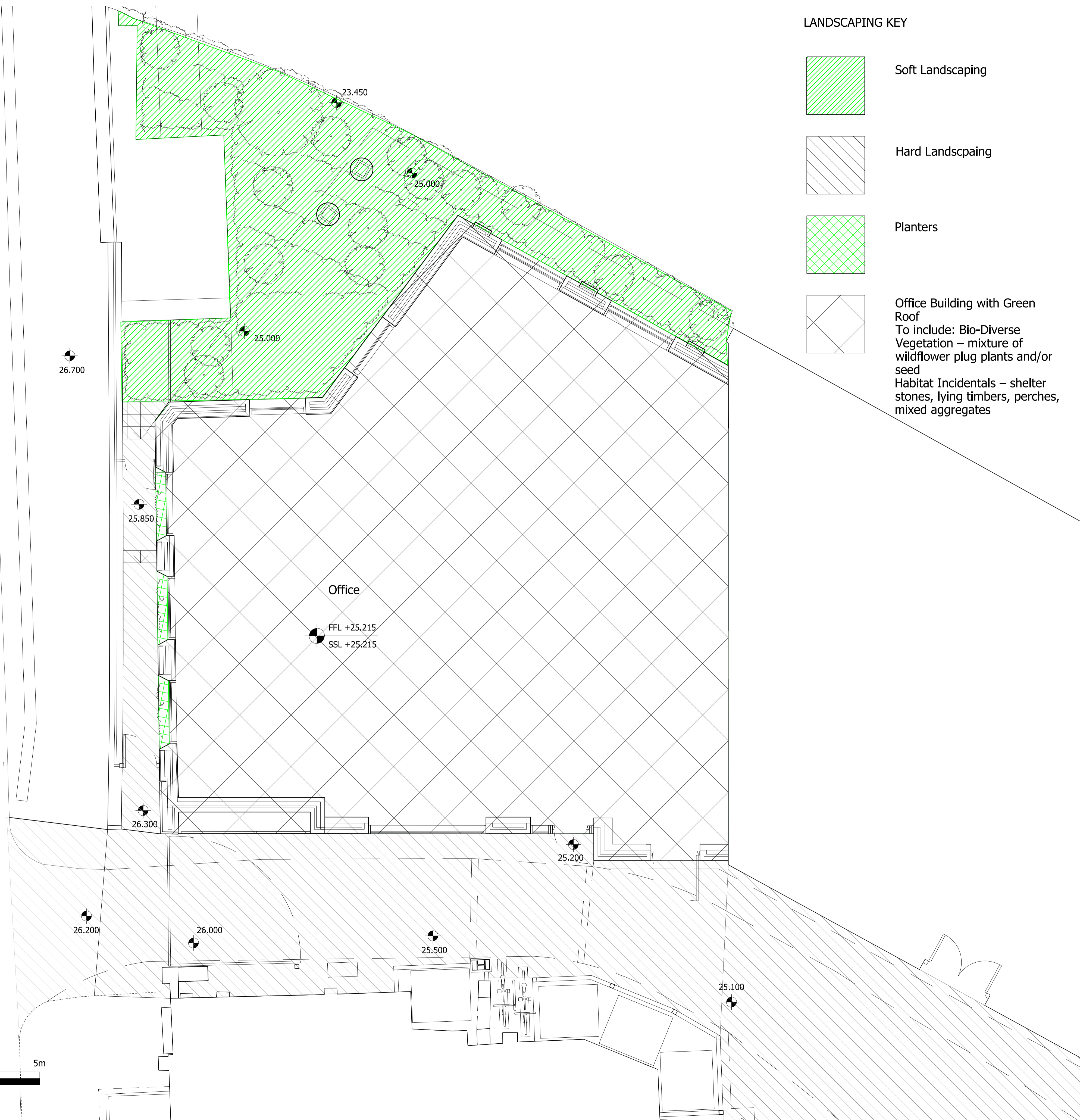


Planters



Office Building with Green Roof
To include: Bio-Diverse Vegetation – mixture of wildflower plug plants and/or seed
Habitat Incidentals – shelter stones, lying timbers, perches, mixed aggregates

NOTES
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Planning Issue	14.05.21	PS	A
Pre-App Response	03.03.21	PS	-
Revision description	Date	Check	Rev

GLUCKMANSMITH

Project
Royal College Street

Drawing
Proposed Landscape Plan

Drawn	Date	Scale
LB	03.03.21	1:100@A3 1:50@A1
Job number	Drawing number	Revision
1929	L_00_100	A

