237 NEASDEN LANE

Fire-rated window to RE 30 I 15

Primary external wall buildup:
25mm lime render with embedded 100 x 25mm hardwood trims
60mm rigid wood fibre insulation
Airtight breather membrane
400x600mm Ecococon prefabricated structural straw cassette
12.5mm plasterboard + Steico underlay strips

Round timber column

Protected lobby

8 person evacuation lift.
Stannah Xtralift or similar.

Lift shaft subject to SE design.

1400 x 900 refuge area

1no. 900 x 1610mm openable timber casement window

Core external wall buildup:
150x25mm vertical timber board-on-board cladding
50x38mm sloped-top timber battens
60mm rigid wood fibre insulation
Airtight breather membrane
400x600mm Ecococon prefabricated structural straw cassette
12.5mm plasterboard + Steico underlay strips

Galvanised steel stair

1no. 900 x 1610mm fixed timber casement window

6no. 1205 x 1610mm openable timber casement windows

Fan coil units below windows for VRF heating system to ME info

Ventilation service riser

Wall A

Wall B

OFFICE R-205 8.107 m²
STORAGE 1.344 m²
MEV
Data
KITCHENETTE R-206 4.928 m²
WC R-207 2.821 m²
WC R-208 1.629 m²
LOBBY R-202
STAIRWELL R-201
WORKSPACE R-204 39.062 m²
MEETING/READING ROOM R-203 1.779 m²
R-101
D-101
RWP-01
RWP-02
SVP-01

G31-U
T30-U
T53-B2
G54-C1
T38-B2
New Tree

1304 1207 G 1303 1201 1205 E 1202 B 1206 F 1203 C 1302 1301 1204 D

NOTES

1. The design has not been verified by structural and services engineers. All structural members drawn are indicative only.
2. The design has not been verified by a traffic engineer or the relevant highways and parking authority. All vehicular access routes and height allowances are indicative only.
3. Tree crown and root protection area sizes have been extrapolated from an arboricultural survey based on Ordnance Survey information. Verification via the topographical survey is required to assess the viability of the design, including the impact on root zones.
4. All buildups are indicative for costing purposes only and are to be verified at the later stages.

N

0 1 2 3m

Rev	Date	Description
F	WIP	Stage 4
E	07.08.26	Planning
D	30.04.26	Stage 3 MDA Design Response, Costing
C	13.02.26	Stage 3 Costing
B	03.02.26	Stage 3 Coordination, for Fire Strategy
A	17.12.25	Stage 3 Coordination
/	18.07.25	Stage 2 Costing

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PROJECT: Neasden Civic Partnership Programme

NUMBER: 074

TITLE: Proposed Second Floor Plan

STATUS: Planning

DATE: 28/09/2026 SCALE: 1:50 (A1) 1:100 (A3)

REV: **F WIP** NUMBER: **1103**

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

DRAWN: EL CHECKED: TH