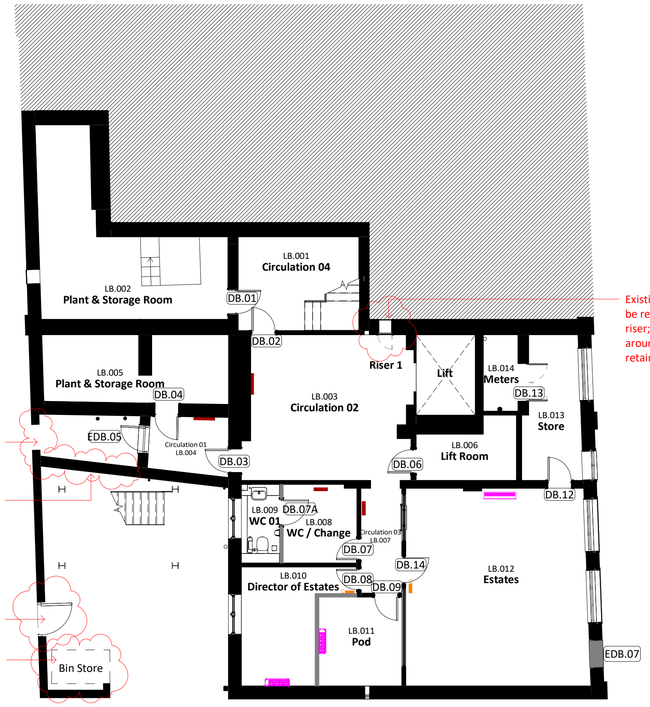


Existing dumb waiter to be re-used as service riser; existing architraves around access hatch to be retained

Existing opening to remain without a gate

Existing courtyard wall to be retained

New galvanised metal courtyard gate

New bin store added

1. Proposed Basement Plan

SCALE - 1 : 100@A1

Existing dumb waiter to be re-used as service riser; existing architraves around access hatch to be retained

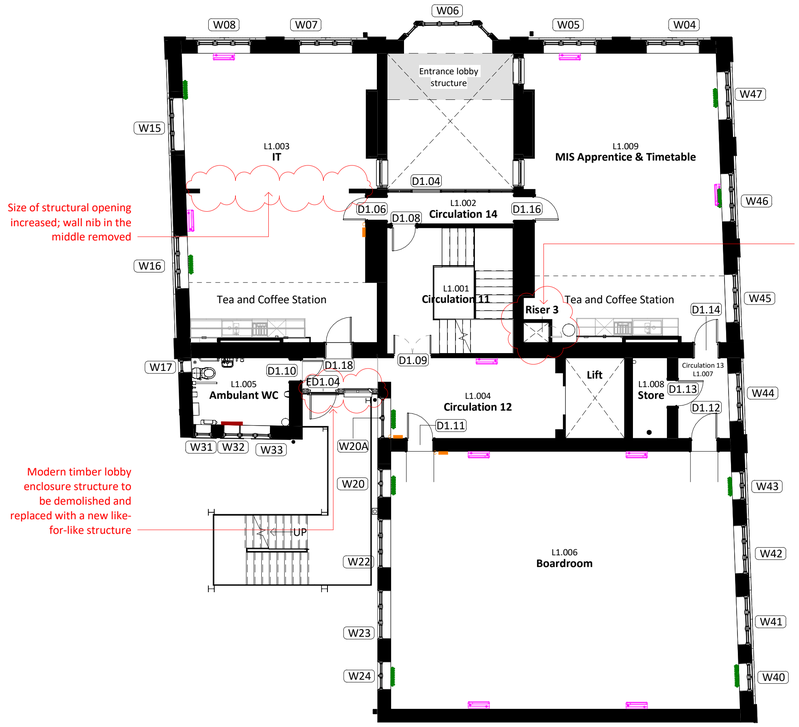
Modern timber lobby enclosure structure to be demolished and replaced with a new like-for-like structure

Lower Ground Floor Level

Upper Ground Floor Level

2. Proposed Ground Floor Plan

SCALE - 1 : 100@A1



Size of structural opening increased; wall nib in the middle removed

Existing dumb waiter to be re-used as service riser; existing architraves around access hatch to be retained

Modern timber lobby enclosure structure to be demolished and replaced with a new like-for-like structure

3. Proposed First Floor Plan

SCALE - 1 : 100@A1

New access hatches to existing eaves voids.

Existing partition retained; new opening omited

Non orginal partition to be demolished and rebuild for fire resistance

New partition and fire-rated enclosure details added for exposed structural elements.

Existing dumb waiter to be re-used as service riser; existing architraves around access hatch to be retained

4. Proposed Second Floor Plan

SCALE - 1 : 100@A1

1:100 Scale 0 1m 2m 5m 10m

Notes

Please note drawing is based on the information provided by Castle.

Drawing to be read in conjunction with the following drawings and documents:

Proposed Site Plan: **CAS015-GSSA-LB-ZZ-DR-A-0101**
Proposed Floor Plans: **CAS015-GSSA-LB-ZZ-DR-A-0102**
Proposed Roof Plan: **CAS015-GSSA-LB-RF-DR-A-0103**
Proposed Elevations: **CAS015-GSSA-LB-XX-DR-A-0104**
Internal Door Elevation: **CAS015-GSSA-LB-XX-DRA-3110**
Internal Door Schedules inc Ironmongery: **CAS015-GSSA-LB-XX-DR-A-3108 & 3109**
Window Elevations and Schedule: **CAS015-GSSALB-XX-DR-A-3112**
External Door Schedules inc Ironmongery: **CAS015-GSSA-LB-XX-DR-A-3115**
Schedule of works for further details **CAS015-GSSA-LBXX-DR-A-0120 & 0121**
Fire Strategy Plans**: CAS015-GSSA-LB-XX-DR-A-6801**
Fire Protection_Existing Elements Treatment Plans**: CAS015-GSSA-LB-XX-DR-A-6801**

Report for the Masonry Repair of the Main Listed Elevations by Classic Masonry
(ref: Masonry (2507XX) 23093 16 Barrington St Condition Report Jul 25)
Roof Condition Report by O'Connor Roofing
(ref: Roof (250724) O'Connor Roofing Barrington Street - Roof Report)
Timber Decay Survey Report by Timberwise
Timberwise (260212) NE16318-16 Barrington Street-JG-Report
Visual Structural Inspection Report by RWO
(ref: Structural RWO Visual Structural Inspection Report)
Building Condition Survey Update Report by Helm
(ref: 009771-F&G-XX-XX-RP-W-HCL1627)
Window & Door – Repair Methodology by Adept
Window and Door Condition Report and Repair Methodology Letter by ERW
(ref: Window & Door ERW Letter-CBS-Barrington and Window & Door ERW Condition Report-Castle BSBarrington Building)
WSP Stage 4 Fire Strategy Report
70084288-WSP-XX-ZZ-RP-Y-3002
Specific Defects Survey by RNJ
BS/26/09.
STC External Staircase Survey Report - 031885CAS015
by Tauras Eng

Do not scale from this drawing for construction or acquisition purposes. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information must be taken from figured dimensions only. All dimensions and levels must be checked on site and discrepancies between drawings and specification must be reported to GSSArchitecture. © Copyright GSSArchitecture. Ordnance Survey © Crown Copyright 2025. All rights reserved. Licence number GSS 100017356. Map Data Copyright 2025 Google. Registered Office: 35 Headlands, Kettering, Northants, NN15 7ES. Tel: 01536 513 165. Email: studio@gssarchitecture.com

Key

- H## — External Timber Hatch Reference
- V# — External Louvre Vent Reference
- W## — External Window Reference
- ED.## — External Door Reference
- D#.## — Internal Door Reference
- SC.## — Internal Screen Reference
- R#.## — Radiators Tag Reference

RL# Denotes Rooflight Reference
R## Denotes Roofscape Reference
CH# Denotes Chimney Reference

- Existing historic radiators to be retained indicated in green
- Existing modern radiators to be retained indicated in blue
- Proposed electric panel heater
- Proposed remote controller
- Proposed fan coil unit

Please note radiators, panel heaters, remote controller and fan coil units are shown indicatively, sizes are to be confirmed on site.

Please refer to M&E engineers drawings for further details regarding light controls, access control, fire alarm manual call points and access control.

- Existing walls
- Proposed walls

Please note that this drawing has been issued for Section 19 purposes. The revision clouds and annotation notes are referenced against Revision P04.

Rev	Date	Drn	Chk	Description
C03	26/06/26	OPK	DRLJ	Section 19 Issue
C02	24/06/26	OPK	SJRR	Section 19 Issue
C01	20/03/26	OPK	DRLJ	Issue for Construction
P05	23/09/25	ZF	DRLJ	Preliminary Issue
P04	17/09/25	MSB	DRLJ	Section 19 Application
P03	12/09/25	MSB	DRLJ	Planning Issue
P02	05/09/25	MSB	DRLJ	Planning Issue
P01	13/08/25	LW	JAK	First Issue

GSSarchitecture
KETTERING | GLOUCESTER | HARROGATE | LEEDS | MILTON KEYNES | NEWCASTLE

Project Title:
South Tyneside College - Listed Building

Client:
Castle

Drawing Title:
Proposed Floor Plans

Drawn By:	Checked By:	Scale @A1:	Date:
ZF	DRLJ	As indicated	13.08.25

Document Status: Construction Issue
Project No: C254A
Drwg No: CAS015-GSSA-LB-ZZ-DR-A-0102
Rev: C03