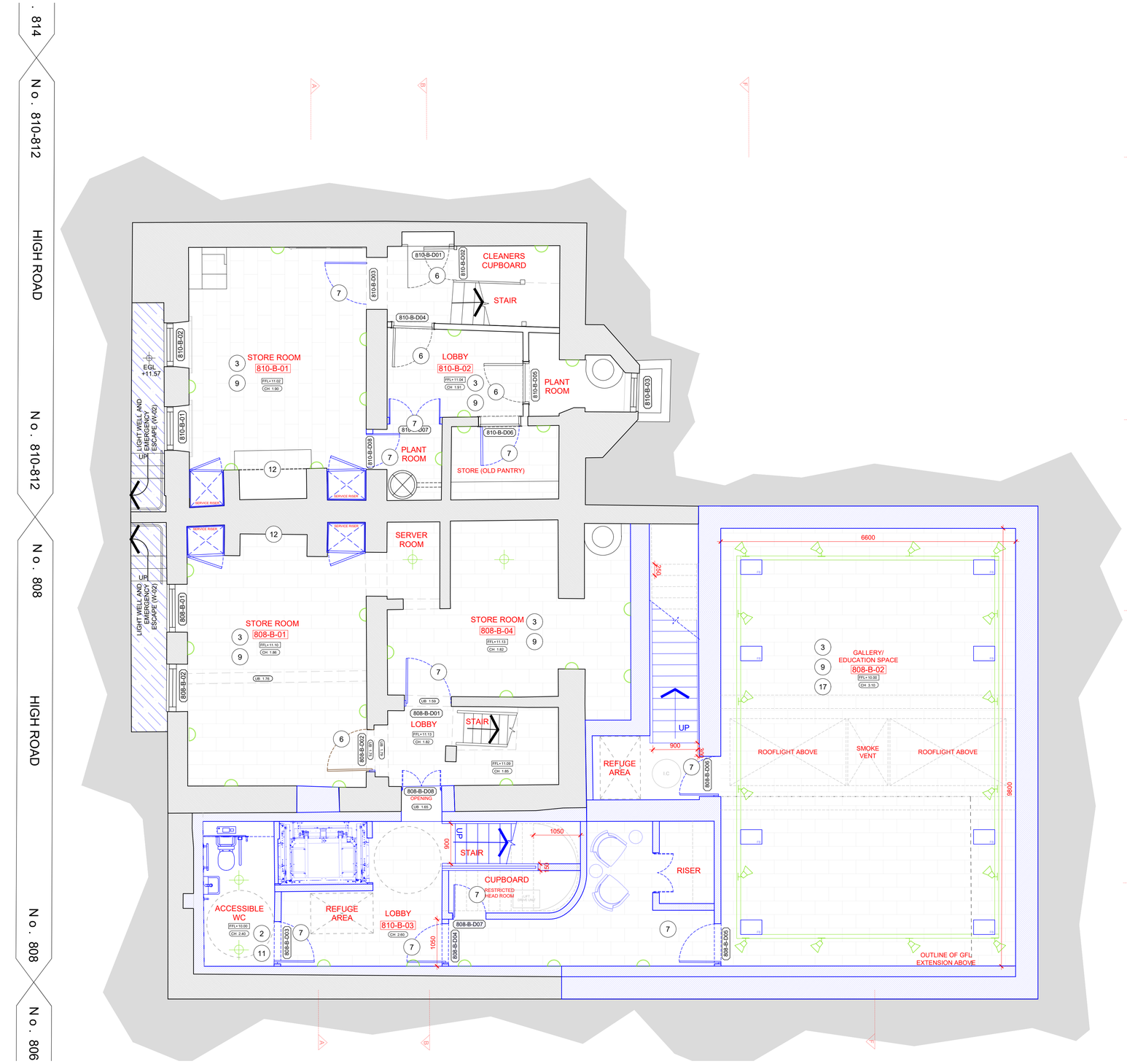
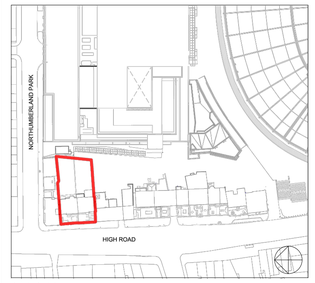




KEY PLAN

NOTES:

This drawing is copyright and owned by F3 Architects LLP and is for use on this site only unless contractually stated otherwise.

All other design team elements, where indicated have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accodance with the latest British Standards and Codes of Practice unless specifically directed in the specification.

Responsibility for the reproduction of this drawing in any format, lies with the recipient to

check that all information has been replicated in full and is correct when compared to the original paper or electronic image. Graphical representations of equipment on this drawing are approximations only. Please refer to specifications and / or details for actual sizes and / or specific contractor construction information.

This original document is issued for the purpose indicated in the title block and contains information of a confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the originator.

Levels shown have been interpolated from drawn information received from a third party and F3 Architects do no warrantee the accuracy of that information. It is the responsibility of the Main Contractor to check all information contained within this drawing prior to work being carried out. Any discrepancies or ambiguities within this drawing, between it and the existing site, must be reported immediately to the Design Team before proceeding. The boundary redline shown is indicative

The information on this drawing is based on a third party measured survey.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

It is assumed that all works on this drawing will be carried out by a competant contractor, working where appropriate to an approved method statement.

Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
© Copyright F3 Architects. All rights reserved.

DATE	CHK	DESCRIPTION	STA	NO.
25.11.2022	AC	ISSUED FOR PLANNING	S.2	P1

REVISION HISTORY

F3 ARCHITECTS

A: 5 Rochester Mews - London - NW1 9JB
T: 020 7267 8332
W: f3architects.com
E: info@f3architects.com

Health and Safety

Refer to relevant Construction (Design and Management) documentation where applicable. The Contractor shall plan, manage and monitor the works inclusive of temporary erection stability. Any works that are found to be unstable in the temporary state are to be reported directly to the structural engineer and Main Contractor/ Package Manager in order to provide safe temporary support. Check on site prior to commencement of works/fabrication etc.

General notes:

- Protect all existing surfaces and windows adjacent work areas which are to be retained.
- Drawings to be read in conjunction with all other drawings, specifications, project documents and consultant information.
- Existing M&E shown indicatively. Make good fixing holes and existing fabric where services removed to match existing adjacent. Allow to provide new column radiators to MEP Engineer's detail.
- Carry out upgrade work in line with the fire engineer's report.
- All floors to be upgraded in terms of fire performance.

Proposed notes:

1. Floor Type 1 : Timber - Reinstate existing floor boards and allow for new boards to match existing like for like as required. Scope as shown.
2. Floor Type 2 : New Tiles to suit proposed design
3. Floor Type 3 : Stone - to match existing
4. Make good opening following removal of brickwork/modern partition. Allow to infill opening as existing adjacent to suit proposed design. Scope as shown.
5. New internal partition to suit proposed design.Scope as shown.
6. Existing Door - Repair, fire rate, and renew ironmongery. Refer to door schedule for further information.
7. New Door - New FD30s timber panelled door to match C18th historic setting.
8. Staircase has dropped - Carry out temporary propping and re-support failed timber bearings to S.E's design and specification.
9. Allow to redecorate existing paneling/paint/wallpaper to specialist's design.
10. Kitchen - Allow to install contemporary kitchen fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.
11. WC - Allow to install contemporary sanitary fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.
12. Fireplaces - Allow for like for like repairs to match existing where surviving. Refer to detailed drawing for proposed fireplace works.
13. Skirting - Reinstate existing skirting. Repair/replace where missing or rotted.
14. Cornices - Replace sections of cornices where missing. Allow to reinstate all missing cornices to Ground and First floor to match original historic setting. Refer to drawing SBND-1000-ZZ-ZZ-DE-A-31021 for details.
15. Architraves - Make good/replace sections of architrave where missing. Profile to match existing adjacent where present. Refer to drawing SBND-1000-ZZ-ZZ-DE-A-31022 for typical details.
16. Cupboards - Repair and ease out door and ironmongery where existing. Replace where missing or rotted.
17. New suspended LED track lighting to match existing at No. 796 Percy House. Refer to the services engineer's drawing for details.
18. Install modern gate and glazed screen entrance door, to match Nos. 810/12 and provide symmetry between the pair of properties.
19. Allow to redecorate handrails, railings, gate and wall plinth to match original historic setting.
20. Allow to rebuild entrance steps in stone to match No. 810/12.
21. Replace modern handrail to front steps and balustrading to match C18th design.
22. Allow for stone path to entrance; and soft landscaping with discrete spike lighting to suit Landscape Architect's design.
23. Reinstate door to rear elevation in C18th design, to match No. 810/12.
24. Reinstate rear façade to original C18th design. Allow to carefully prop, rebuild missing parapet wall, and windows, all to match No. 810/12.
25. Replace window/door complete, to match existing adjacent.
26. Reinstate bay window complete, to match No. 810/12, providing symmetry between the pair of properties.
27. New Slimline glazing system.
28. Standing seam zinc cladding to contemporary rear single storey extension – bronze tones to No. 810/12, dark grey tones to No. 808.

01 / 20811 PROPOSED GA BASEMENT FLOOR PLAN

Scale 1:50

KEY
- Demolition walls/modern partitions
- Proposed walls/modern partitions
- Demolition
- Proposed
- Dismantle for later reinstatement

NORTH

500mm 2m 5m
0m 1m 3m

Project
SARABANDE NLHF ROUND II BID
NOS. 808-810/812 HIGH ROAD
LONDON
N17 0BX

Title
NOS. 808 - 810/812 HIGH ROAD
Proposed GA Basement Plan

Drawn By	Scale	Paper	Project No.
AH	1 : 50	A1	220627

Status: STAGE 3 - PLANNING + LBC
Revision: S2.P1

Drawing no
SBND-1000-ZZ-LB1-GA-A-20811