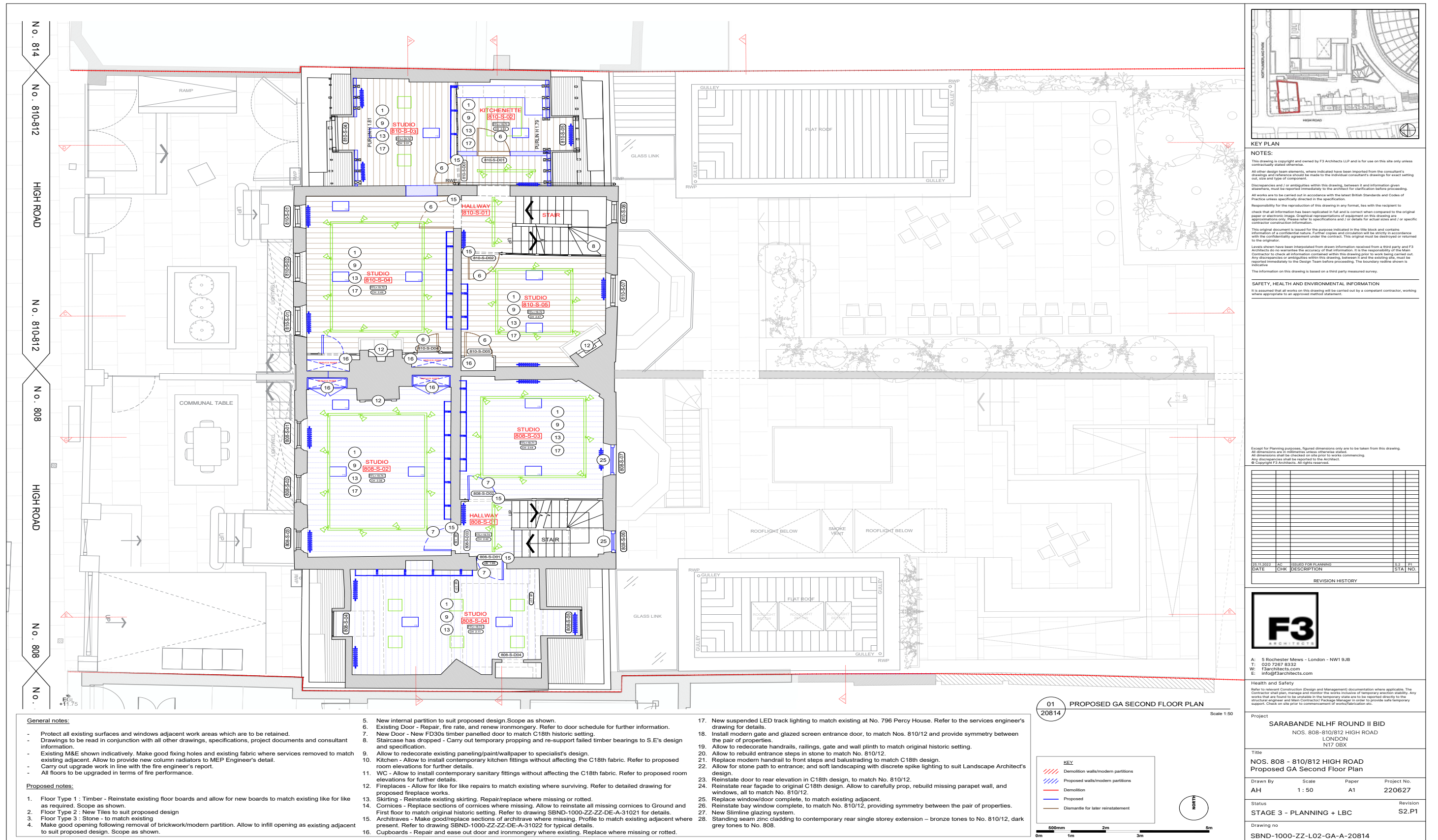
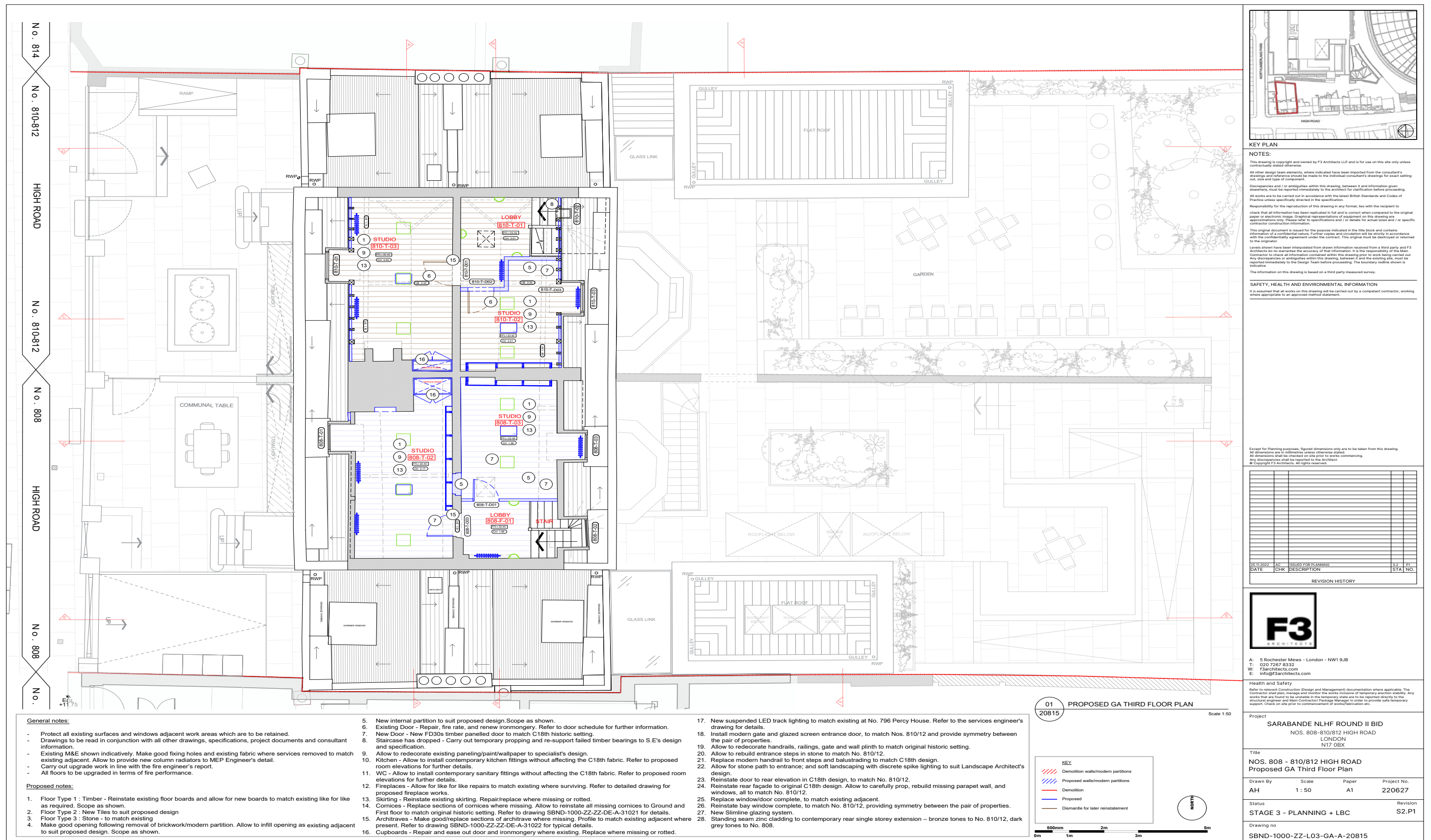
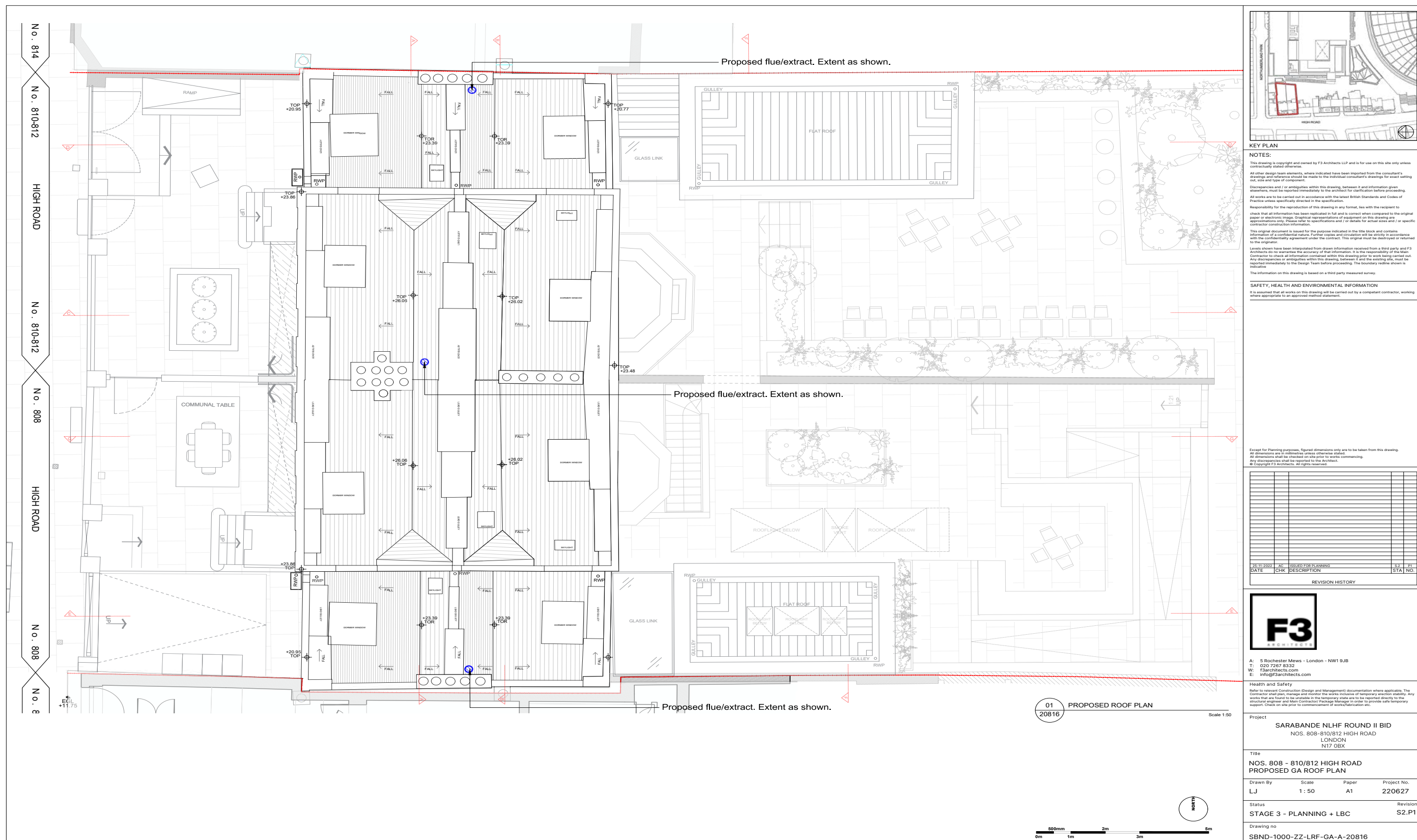
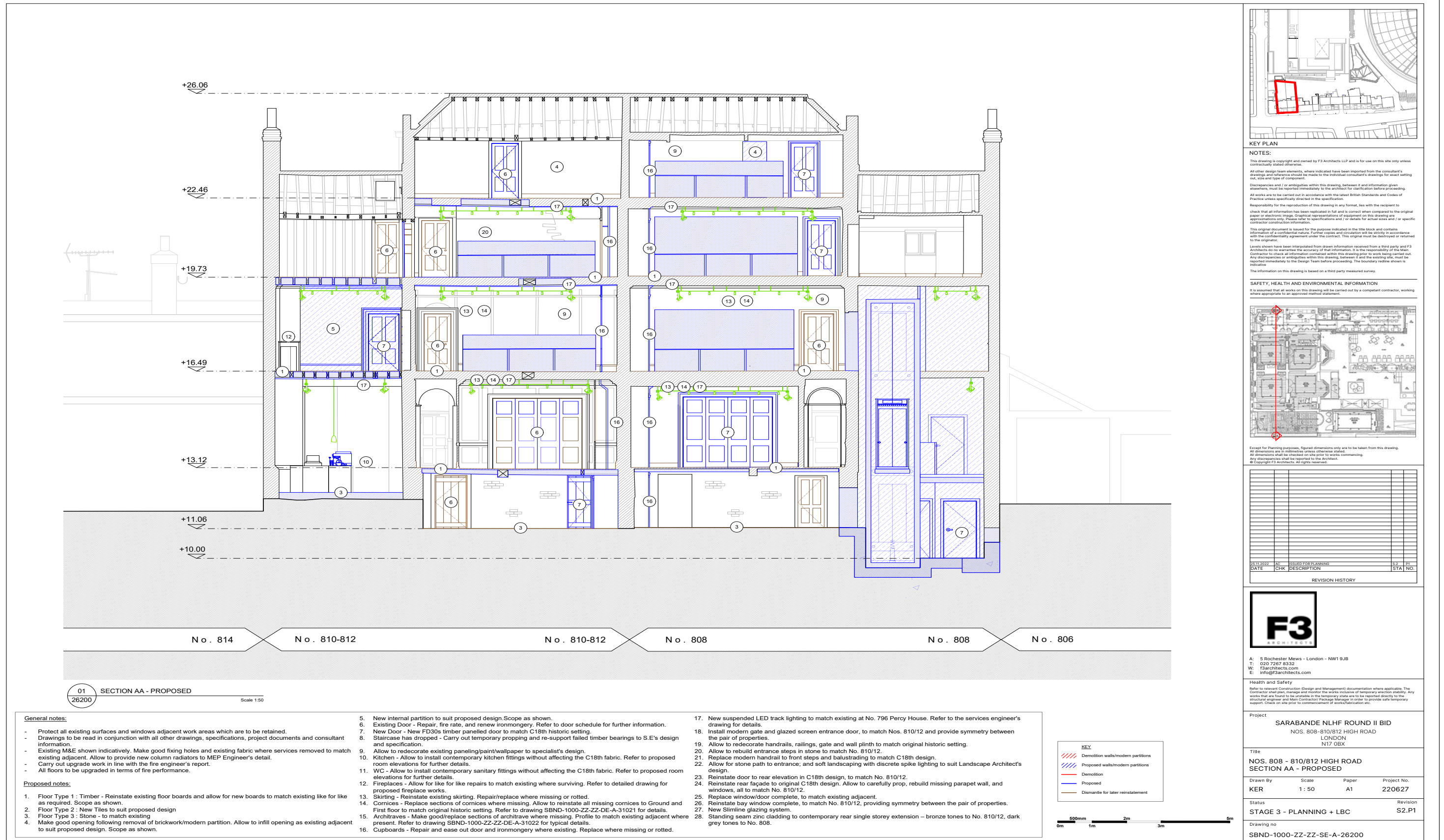












01 SECTION BB - PROPOSED  
26201

Scale 1:50

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 - Reinstall 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. See as shown.
6. Existing Door - Repair, fire rate, and renew ironmongery. Refer to door schedule for further information.
7. New Door - New FD30s timber paneled 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 - Reinstall existing skirting. Repair/replace where missing or rotted
14. Cornices - Replace sections of cornices where missing. Allow to reinstall 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-31021 for 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 plinths 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. Reinstall door to rear elevation in C18th design, to match No. 810/12.
24. Reinstall 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. Reinstall 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.

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



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 accordance 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. Please refer to specifications and / or details for actual sizes and / or specific contractor construction information.

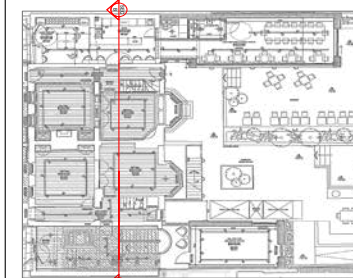
This original document is issued for the purpose indicated in the title block and contains information of a confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the originator.

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 competent 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.

[illegible]

A: 5 Rochester Mews - London - NW1 9JB  
T: 020 7267 8332  
W: [f3architects.com](http://f3architects.com)  
E: [info@f3architects.com](mailto: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.

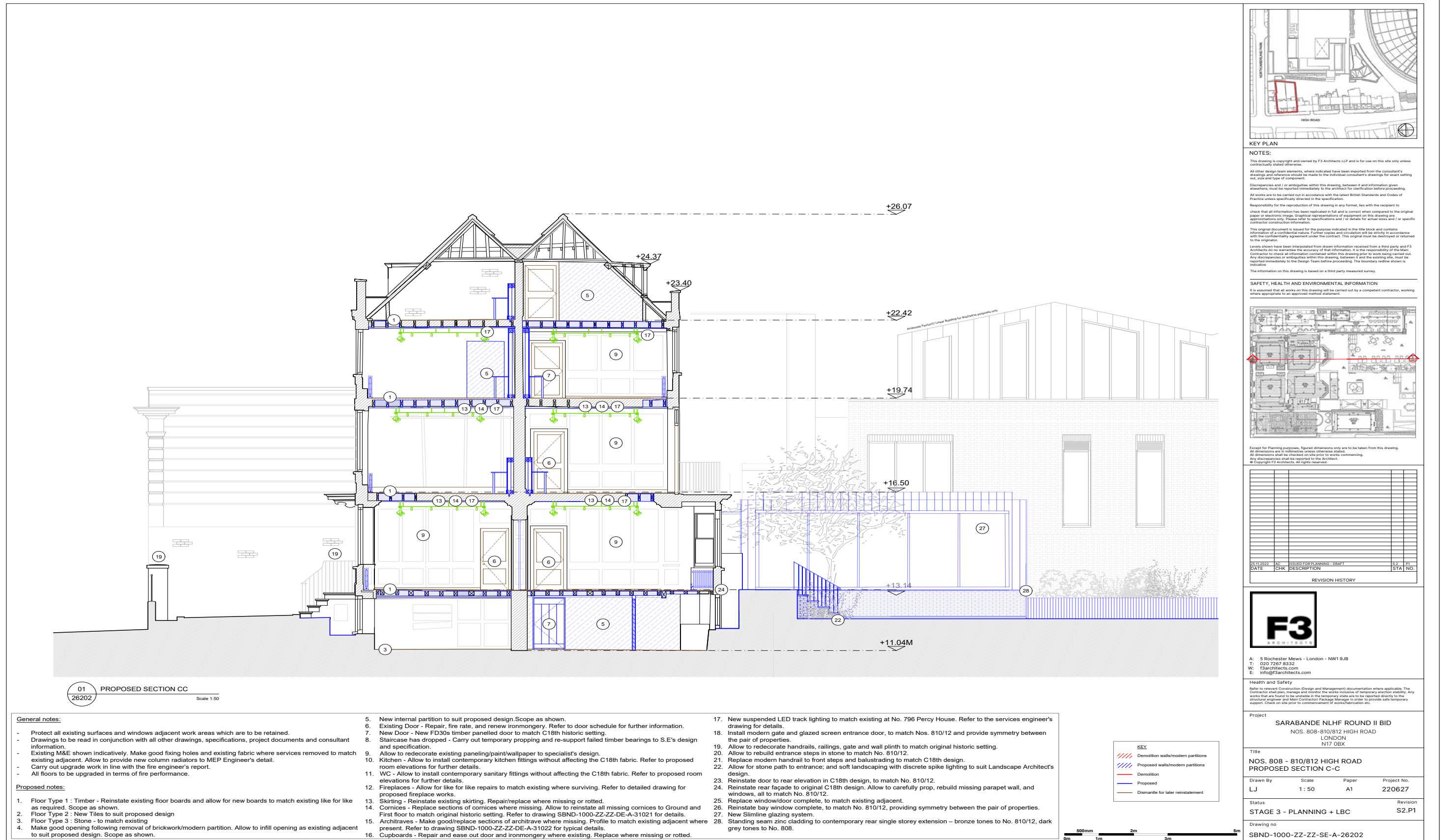
|         |                                                                                |
|---------|--------------------------------------------------------------------------------|
| Project | SARABANDE NLHF ROUND II BID<br>NOS. 808-810/812 HIGH ROAD<br>LONDON<br>N17 0BX |
|---------|--------------------------------------------------------------------------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

Title  
NOS. 808 - 810/812 HIGH ROAD  
SECTION BB - PROPOSED

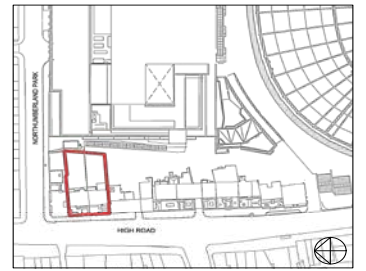
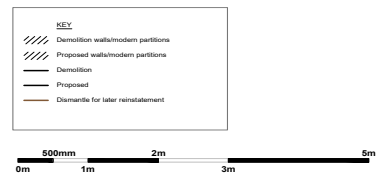
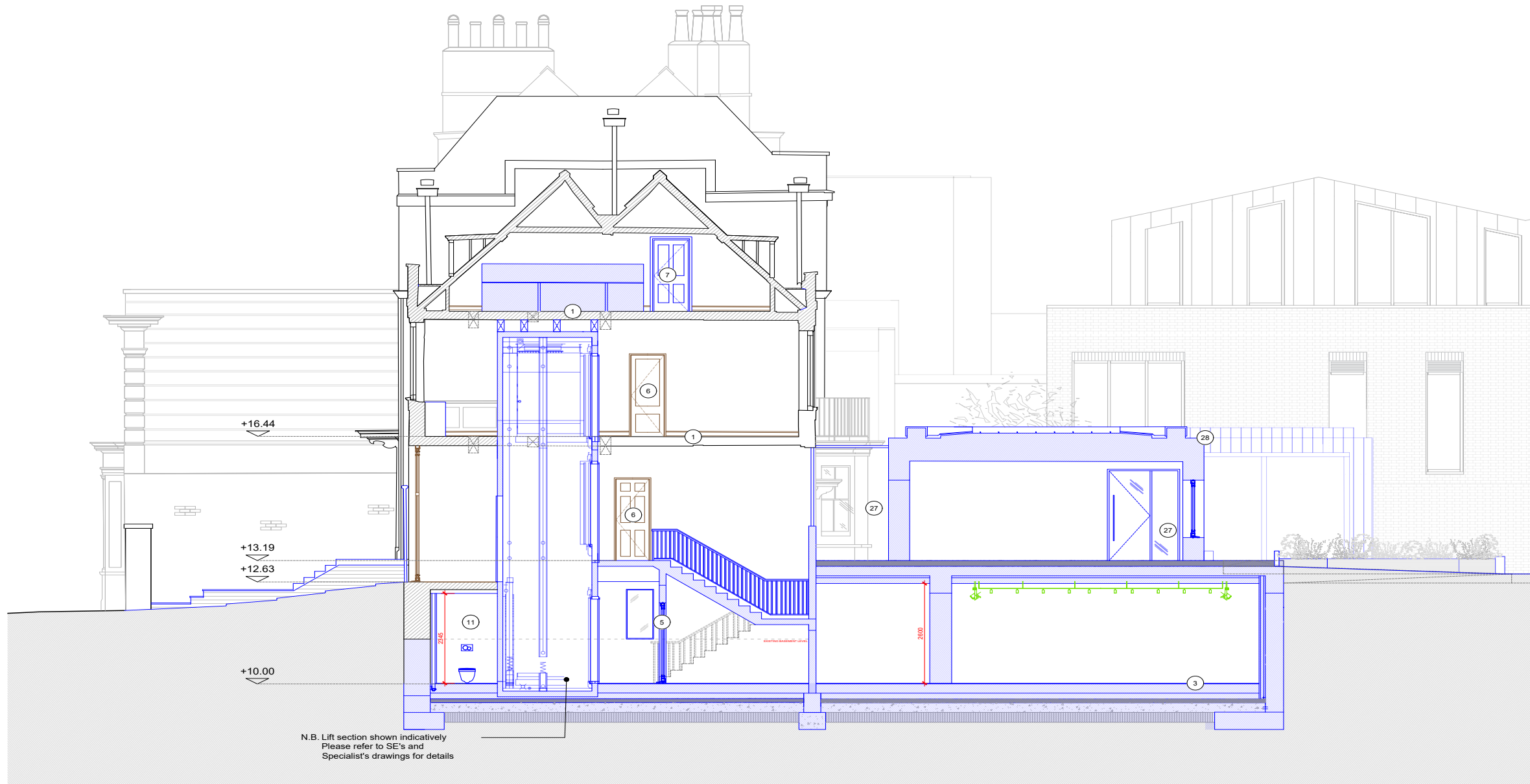
|          |        |       |             |
|----------|--------|-------|-------------|
| Drawn By | Scale  | Paper | Project No. |
| KER      | 1 : 50 | A1    | 220627      |

|                          |          |
|--------------------------|----------|
| Status                   | Revision |
| STAGE 3 - PLANNING + LBC | S2.P     |

Drawing no  
SBND-1000-ZZ-ZZ-SE-A-26201







## 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 drawing and reference should be made to the individual consultant's drawing 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 accordance 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.

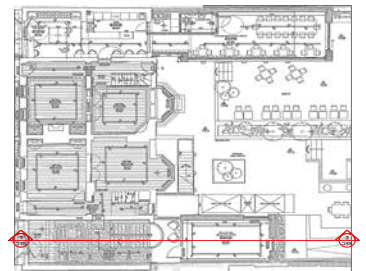
This original document is issued for the purpose indicated in the title block and contains information of a confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the originator.

Levels shown have been interpolated from given information received from a third party and F3 Architects do not warrant 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 competent 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.

| NO. | DATE       | CHK | DESCRIPTION                 | BY  | HT | STA | NO. |
|-----|------------|-----|-----------------------------|-----|----|-----|-----|
| 1   | 17/11/2022 | AC  | ISSUED FOR PLANNING         | 8.3 | HT |     |     |
| 2   | 21/10/2022 | AC  | ISSUED FOR PLANNING - DRAFT | 8.3 | HT |     |     |
| 3   |            |     |                             |     |    |     |     |
| 4   |            |     |                             |     |    |     |     |
| 5   |            |     |                             |     |    |     |     |
| 6   |            |     |                             |     |    |     |     |
| 7   |            |     |                             |     |    |     |     |
| 8   |            |     |                             |     |    |     |     |
| 9   |            |     |                             |     |    |     |     |
| 10  |            |     |                             |     |    |     |     |
| 11  |            |     |                             |     |    |     |     |
| 12  |            |     |                             |     |    |     |     |
| 13  |            |     |                             |     |    |     |     |
| 14  |            |     |                             |     |    |     |     |
| 15  |            |     |                             |     |    |     |     |
| 16  |            |     |                             |     |    |     |     |
| 17  |            |     |                             |     |    |     |     |
| 18  |            |     |                             |     |    |     |     |
| 19  |            |     |                             |     |    |     |     |
| 20  |            |     |                             |     |    |     |     |
| 21  |            |     |                             |     |    |     |     |
| 22  |            |     |                             |     |    |     |     |
| 23  |            |     |                             |     |    |     |     |
| 24  |            |     |                             |     |    |     |     |
| 25  |            |     |                             |     |    |     |     |
| 26  |            |     |                             |     |    |     |     |
| 27  |            |     |                             |     |    |     |     |
| 28  |            |     |                             |     |    |     |     |



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 unsafe 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 work/Installation etc.

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

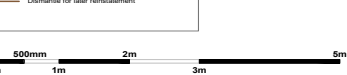
**Title**  
NOS. 808 - 810/812 HIGH ROAD  
PROPOSED SECTION E-E

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

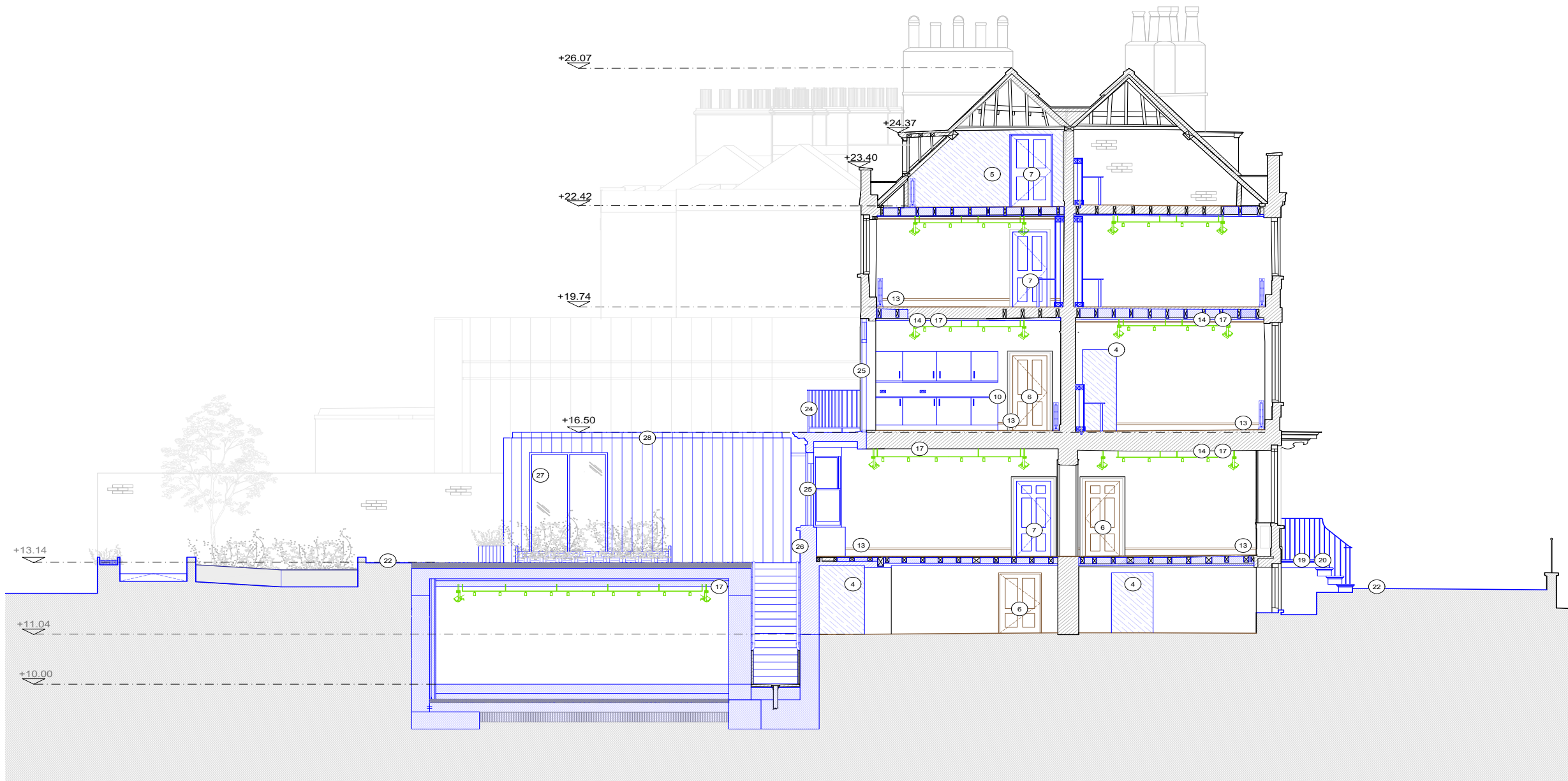
**Status** STAGE 3 - PLANNING + LBC **Revision** S2.P2

**Drawing no** SBND-1000-ZZ-ZZ-SE-A-26204

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







01  
26206

PROPOSED SECTION G-G

Scale 1:50

#### 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:

- Floor Type 1 : Timber - Reinstate existing floor boards and allow for new boards to match existing like for like as required. Scope as shown.
- Floor Type 2 : New Tiles to suit proposed design
- Floor Type 3 : Stone - to match existing
- Make good opening following removal of brickwork/modern partition. Allow to infill opening as existing adjacent to suit proposed design. Scope as shown.

- New internal partition to suit proposed design. Scope as shown.

- Existing Door - Repair, fire rate, and renew ironmongery. Refer to door schedule for further information.

- New Door - New FD30s timber panelled door to match C18th historic setting.

- Staircase has dropped - Carry out temporary propping and re-support failed timber bearings to S.E.'s design and specification.

- Allow to redecorate existing paneling/paint/wallpaper to specialist's design.

- Kitchen - Allow to install contemporary kitchen fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.

- WC - Allow to install contemporary sanitary fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.

- Fireplaces - Allow for like for like repairs to match existing where surviving. Refer to detailed drawing for proposed fireplace works.

- Skirting - Reinstate existing skirting. Repair/replace where missing or rotted.

- 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.

- 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.

- Cupboards - Repair and ease out door and ironmongery where existing. Replace where missing or rotted.

- New suspended LED track lighting to match existing at No. 796 Percy House. Refer to the services engineer's drawing for details.

- Install modern gate and glazed screen entrance door, to match Nos. 810/12 and provide symmetry between the pair of properties.

- Allow to redecorate handrails, railings, gate and wall plinth to match original historic setting.

- Allow to rebuild entrance steps in stone to match No. 810/12.

- Replace modern handrail to front steps and balustrading to match C18th design.

- Allow for stone path to entrance; and soft landscaping with discrete spike lighting to suit Landscape Architect's design.

- Reinstate door to rear elevation in C18th design, to match No. 810/12.

- Reinstate rear façade to original C18th design. Allow to carefully prop, rebuild missing parapet wall, and windows, all to match No. 810/12.

- Replace window/door complete, to match existing adjacent.

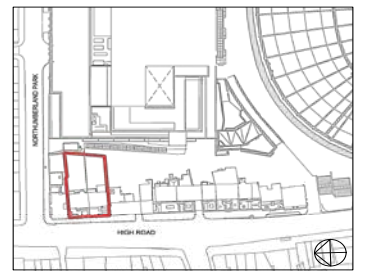
- Reinstate bay window complete, to match No. 810/12, providing symmetry between the pair of properties.

- New Slimline glazing system.

- Standing seam zinc cladding to contemporary rear single storey extension - bronze tones to No. 810/12, dark grey tones to No. 808.

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

800mm 2m 5m  
0m 1m 3m



#### 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 drawing and reference should be made to the individual consultant's drawing 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 accordance 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.

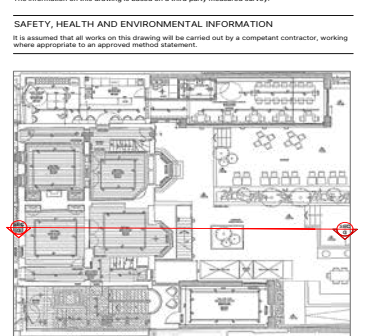
This original document is issued for the purpose indicated in the title block and contains information of a confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the originator.

Levels shown have been interpolated from drawn information received from a third party and F3 Architects do not warrant 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 competent 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             | BY  | DESCRIPTION         | BY  | DATE       |
|------------------|-----|---------------------|-----|------------|
| 15/11/2022       | AK  | ISSUED FOR PLANNING | BT  | 15/11/2022 |
| DATE             | CHK | DESCRIPTION         | STA | NO.        |
| REVISION HISTORY |     |                     |     |            |



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 unsafe 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/Installation etc.

|                              |          |       |             |
|------------------------------|----------|-------|-------------|
| Project                      |          |       |             |
| SARABANDE NLHF ROUND II BID  |          |       |             |
| NOS. 808-810/812 HIGH ROAD   |          |       |             |
| LONDON                       |          |       |             |
| N17 0BX                      |          |       |             |
| Title                        |          |       |             |
| NOS. 808 - 810/812 HIGH ROAD |          |       |             |
| PROPOSED SECTION G-G         |          |       |             |
| Drawn By                     | Scale    | Paper | Project No. |
| AH                           | 1 : 50   | A1    | 220627      |
| Status                       | Revision |       |             |
| STAGE 3 - PLANNING + LBC     |          |       | S2.P1       |
| Drawing no                   |          |       |             |
| SBND-1000-ZZ-ZZ-SE-A-26206   |          |       |             |



01 PROPOSED WEST ELEVATION

Scale 1-50

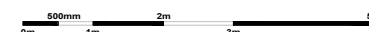
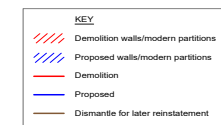
General Notes :

- 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.
- All brickwork to the rear elevation to be cleaned as 796 Percy House and re-surveyed following cleaning. Allow for unobtrusive test area for approval prior to carrying out work. Methodology to be agreed with the Conservation Officer following samples.

Proposed Notes:

1. Repair doorcase with glaze for like scarfed timber where timber has rotted or failed.
2. Install modern gate and like screen entrance door, to match NOS. 8/10/12 and provide symmetry between the pair of properties.
3. Allow to redecorate handrails, railings, gates and wall pilnths to match original historic setting.
4. Allow to rebuild entrance steps in stone to match NOS. 8/10/12
5. Replace modern handrail to front steps and balustrading to match C18th design.
6. Allow for stone path to entrance; and soft landscaping with discrete espalier lighting to suit Landscape Architect's design.
7. Allow to install mid C18 style historic building name and number. Allow for brass numbers to both Georgian front doors.

8. Allow to install CCTV Camera.
9. Reinstall door to rear elevation in C18th design, to match No. 810/12.
10. Reinstall rear façade to original C18th design. Allow to carefully prop, rebuild missing parapet wall, and windows, all to match No. 810/12.
11. Reinstall missing/defective brickwork and previous poor repair where extension removed, using brick and lime mortar to match C18 detail & materials like-for-like.
12. Brush clean down efflorescing brick.
13. Replace plastic waste pipe in black painted cast metal.
14. Allow to refurbish downpipes and guttering and unblock all gulleys.
15. Carry out conservation, like-for-like, repair to brick arches. Piece in missing brick where practical and carry out localised pinning, lime mortar infill and weathering as necessary.
16. Remove plant growth and point in missing joints and flaunching like-for-like in lime mortar.
17. Add modern brickwork to be tinted to match adjacent historic like for like.
18. Allow to re-glaze cracked sashes, glass to match existing adjacent.
19. Allow to clean stone cills.
20. Replace window/door complete, to match existing adjacent.
21. Reinstall bay window complete, to match No. 810/12, providing symmetry between the pair of properties.
22. New Slimline glazing system.
23. Standing seam zinc cladding to contemporary rear single storey extension – bronze tones to No. 810/12, dark grey tones to No. 808.



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 accordance 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 specifications.

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 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 competent contractor, work 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.

[illegible]

A: 5 Rochester Mews - London - NW1 9JB  
T: 020 7267 8332  
W: [f3architects.com](http://f3architects.com)  
E: [info@f3architects.com](mailto: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. 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/erection etc.

Project

**SARABANDE NLHF ROUND II BID**

NOS. 808-810/812 HIGH ROAD  
LONDON  
N17 0BX

NOS. 808 - 810/812 HIGH ROAD  
PROPOSED WEST ELEVATION

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

|                          |      |
|--------------------------|------|
| Status                   | Rev  |
| STAGE 3 - PLANNING + IBC | \$2. |

Drawing no  
SBND-1000-ZZ-ZZ-EL-A-25100



- 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.
- All brickwork to the rear elevation to be cleaned as 796 Percy House and re-surveyed following cleaning. Allow for unobtrusive test area for approval prior to carrying out work. Methodology to be agreed with the Conservation Officer following samples.

Proposed Notes:

1. Repair doorcase with like for like scarfed timber where timber has rotted or failed.
2. Install modern gate and glazed screen entrance door, to match NOS. 810/12 and provide symmetry between the pair of properties.
3. Allow to redecorate handrails, railings, gate and wall plinth to match original historic setting; provide to rebaid entrance steps in stone to match NOS. 810/12
5. Replace modern handrail to front steps and balustrading to match C18th design.
6. Allow for stone path to entrance; and soft landscaping with discrete spike lighting to suit Landscape Architect's design.
7. Allow to install mid C18 style historic building name and number. Allow for brass numbers to be on both Georgian front doors.

8. Allow to install CCTV Camera.
9. Reinstat door to rear elevation in C18th design, to match No. 810/12.
10. Reinstat rear façade to original C18th design. Allow to carefully prop, rebuild missing parapet wall, and windows, all to match No. 810/12.
11. Reinstat missing/detfective brickwork and previous poor repair where extension removed, using brick and lime mortar to match C18 detail & materials like-for-like.
12. Brush clean down efflorescing brick.
13. Replace plastic waste pipe in black painted cast metal.
14. Allow to refurbish downpipes and guttering and unblock all gulleys.
15. Carry out conservation, like-for-like, repair to brick arches. Piece in missing brick where practical and carry out localised pinning, lime mortar infill and weathering as necessary.
16. Remove plant growth and point in missing joints and faunching like-for-like in lime mortar.
17. Allow to brickwork to be limited to match adjacent historic like for like.
18. Allow to re-glaze cracked sashes, glass to match existing adjacent.
19. Allow to clean stone cills.
20. Replace window/door complete, to match existing adjacent.
21. Reinstat bay window complete, to match No. 810/12, providing symmetry between the pair of properties.
22. New Slimline glazing system.
23. Standing seen zinc cladding to contemporary rear single storey extension – bronze tones to No. 810/12, dark zinc tones to No. 808.

**KEY**

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



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 accordance 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 equipment 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 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 competent contractor, wherever 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.

[illegible]

A: 5 Rochester Mews - London - NW1 9JB  
T: 020 7267 8332  
W: [f3architects.com](http://f3architects.com)  
E: [info@f3architects.com](mailto: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. 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.

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

Title  
NOS. 808 - 810/812 HIGH ROAD  
PROPOSED EAST ELEVATION

|          |       |       |            |
|----------|-------|-------|------------|
| Drawn By | Scale | Paper | Project No |
|----------|-------|-------|------------|

|        |     |
|--------|-----|
| Status | Rev |
|--------|-----|

STAGE 3 - PLANNING + LBC S2.

Drawing no  
SBND-1000-ZZ-ZZ-EL-A-25101

