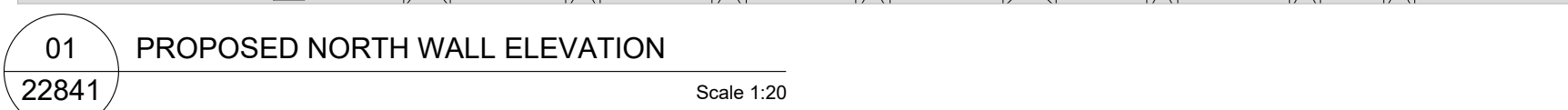


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KEY PLAN

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Project

SARABANDE NLHF ROUND II BID

NOS. 808-810/812 HIGH ROAD

LONDON

N17 0BX

Title
NOS. 808 - 810/812 HIGH ROAD
GR01 PROPOSED ROOM ELEVATIONS/DETAILS

Drawn By	Scale	Paper	Project No.
AH	1 : 20	A1	220627

Status	Revision
STAGE 3 - PLANNING + LBC	S2.P1

Drawing no
SBND-1000-ZZ-ZZ-DE-A-22841

DRAWING NOTES:

A-1: North Wall, east corner has been dislodged. Retain & continue as like for like in-situ joinery repairs to panelling. Once panelling in this corner of entrance hall has been reinstated and panelling realigned, realign door head and panel above and refix using secret nails.

A-2: Fix new sections of skirting where missing.

A-3: Joinery repairs to panelling (as part of entrance hall repairs) Steam off modern impermeable paint. Infill splits and knothole using timber or reversible wood filler. Some infills in the timber have already been carried out.

A-4: Infill hole in flue and panelling above fireplace. Panel is bowed but leave.

A-5: Remove conduit pipe and make good missing section of lower moulding of cornice.

A-6: Broken & missing softwood half round bead where modern doors have been removed. Infill to match adjacent.

A-7: Joint in panelling reveal between jamb & head has opened. Infill in softwood to match.

A-8: Broken bead edge to panels scarf in new section softwood. 3 positions to 600mm long.

A-9: Split board in panelling. Timber fill or reversible filler by joiner to match.

B-1: Floor. All over boarded. No original boards remain. Remove temporary flooring ply & provide new floorboards to match existing in similar status primary room on floor above, laid on Tyvek to prevent dust.

C-1: Ceiling lathe & plaster missing or loose. Retain & repair loose with stainless steel, non-ferrous screws and washers and skim lime over holes. Remove modern paint, replace with permeable paint finish.

C-2: Cornice rotted on SE end. Allow to reuse section 2m long of existing loose, upper moulding & replace 1.5m long new sections of central & lower moulding.

C-3: Loose pieces of timber cornice. remove where loose, clean off glue and debris, refix as a joinery repair.

D-1: C18 doorway, door is missing, and lining is dislodged & damaged. Install new two-panel door like for like, with C18 style ironmongery.

D-2: C19 archway doors have missing upper panels and ironmongery. Retain & repair like-for-like.

E-1: Rebuild fire surround reusing marble from original where possible. To include original 2 jambs, LH half of head (fixing two pieces together). Mantleshef (fixing 3 pieces together & filling with new marble to match where missing). Reuse 5 marble slips. Make good Marble hearths.

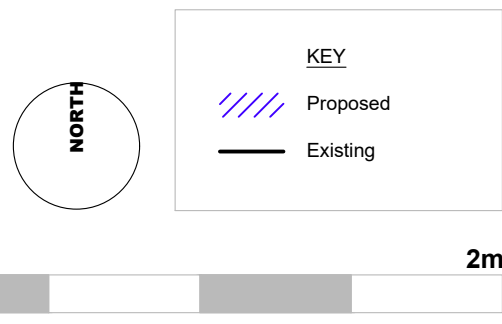
E-2: Make good timber around fireplace. Renew skirting to RH reveal & 500mm height boarding where rotted. Assume 1m² as cannot access cupboard adjacent. Surround to be inspected by fireplace specialist to advise which marble can be used.

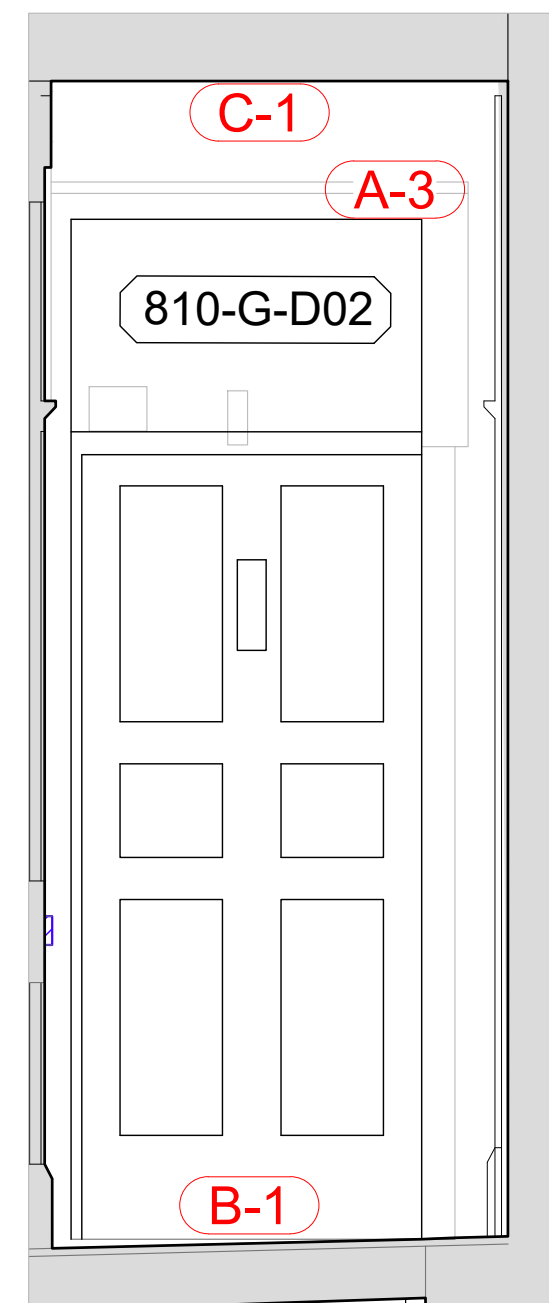
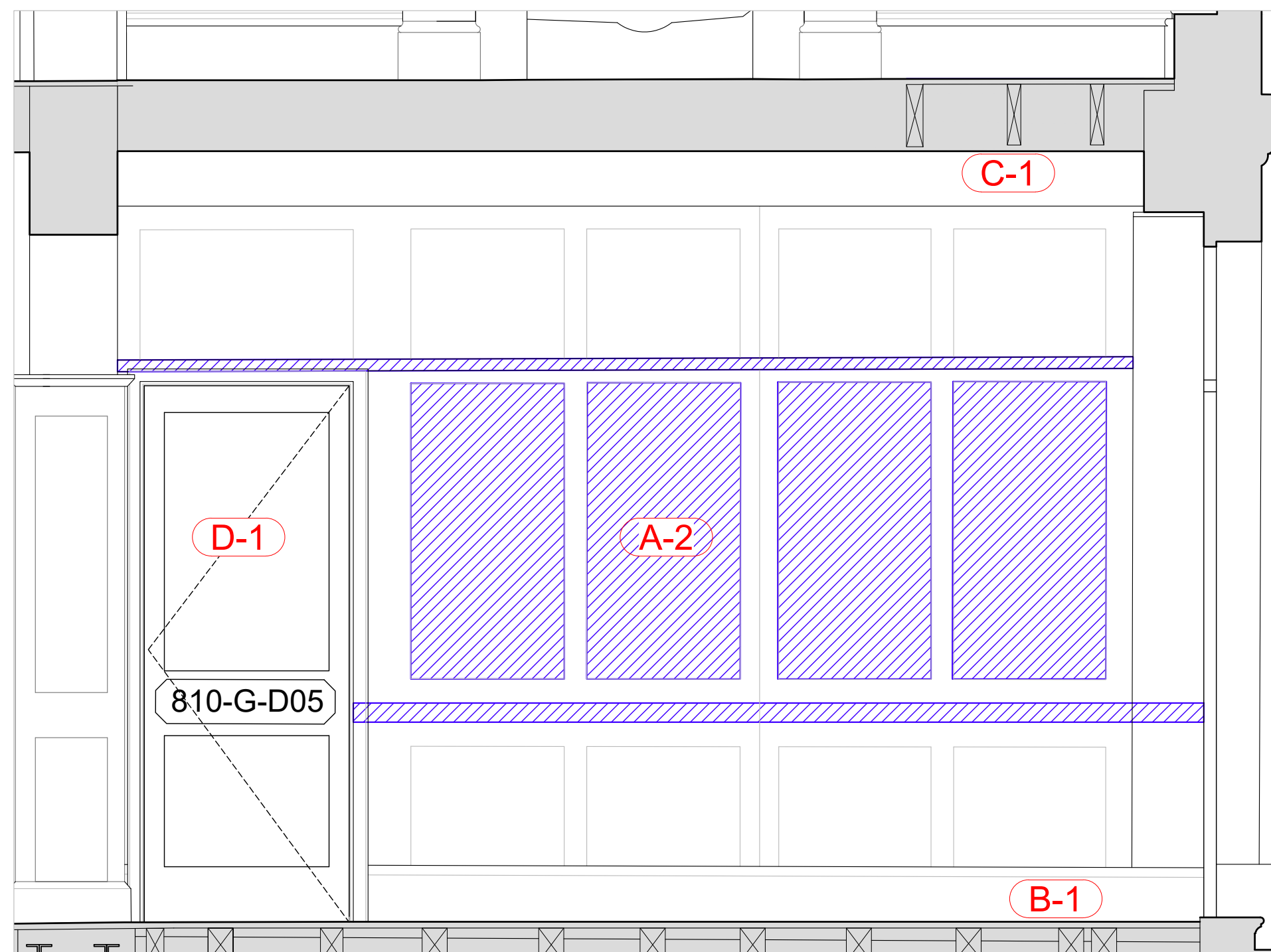
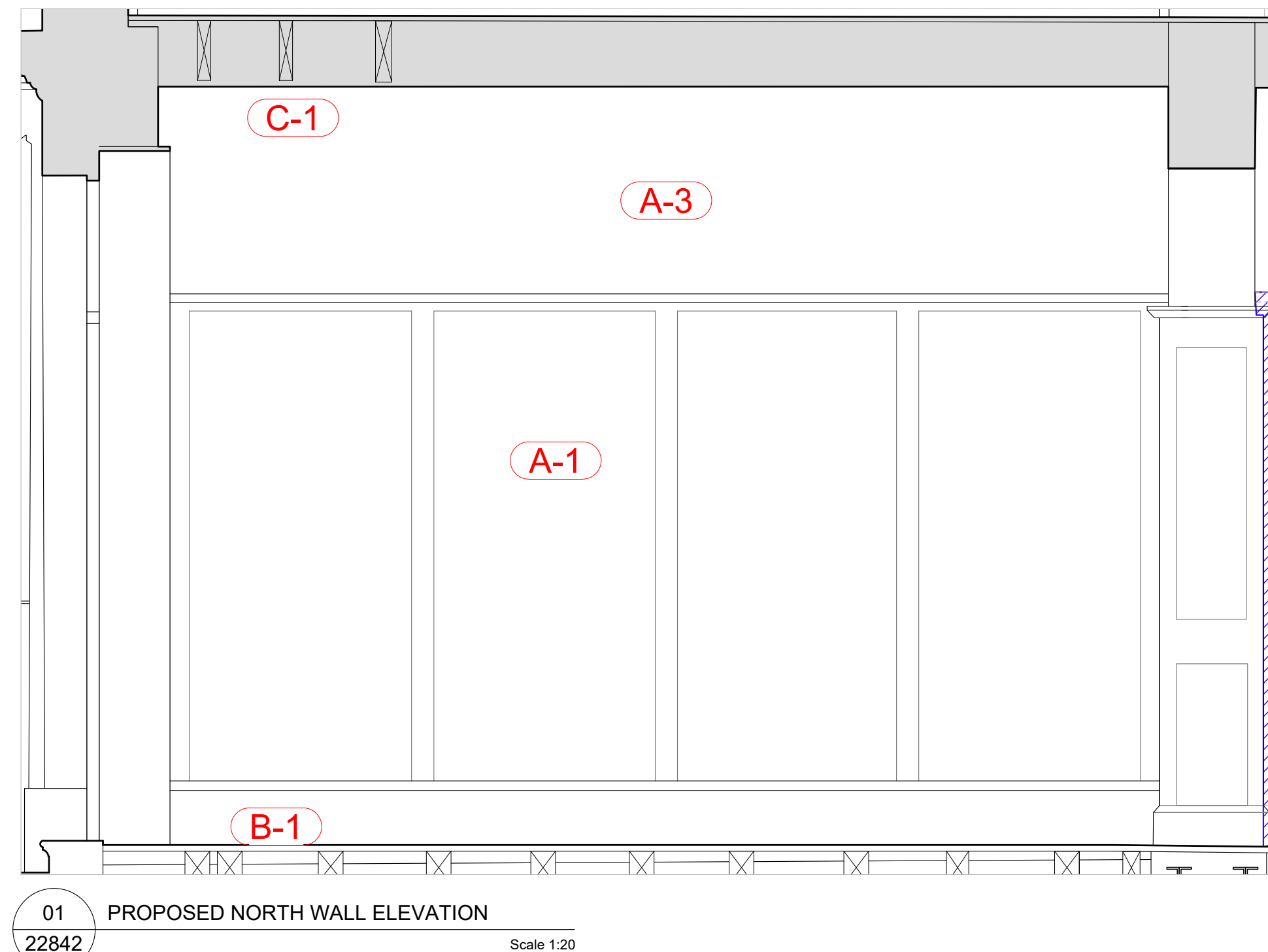
E-3: Provide new cast iron fireplace insert of early Georgian style to suit opening size - to be agreed with Conservation Architect and fireplace restoration specialist subcontractor.

F-1: Glazed cupboard to left of fireplace (C19) Has original shelves etc. Infill floor with floorboards. 5 broken panels to RH door. Replace to match 3mm handblown glass. Renew in C19 style, broken/rusted lock to upper doors. Ease lower lock & provide key where missing. Provide timber door stop for lower doors at meeting stile (missing). Construct false backing/access panel to cover proposed service riser.

F-2: C19 cupboard to RH of fireplace. Very deformed & door does not open properly. Replace with matching glazed C19 cupboard. Construct false backing/access panel to cover proposed service riser.

W-1: West Wall. Windows, panelling & shutters have already been renewed/repaired. Reused 2 shutters, 3 reveal panels & 2 head panels to window openings. Rebuilt reveals have insufficient space for plaster so leave unplastered. Fix new shutter bars & knobs where missing.





A-1: C19 panelling to be retained as this section is in good condition, shows social change and provides a picture rail for exhibition space without obscuring more significant earlier design. Carefully remove Hessian and historic wallpaper and store. Steam off modern paint. Envirograf finish to be applied to provide 60 min fire rating. Allow for historic papers to be analysed by Allyson McDermott (historical wallpaper specialist)

A-2: C18 panelling in poor condition with water damage. Remove C19 dado & upper picture rail, retain and repair like-for-like. Apply Envirograf finish to achieve 60 min fire rating.

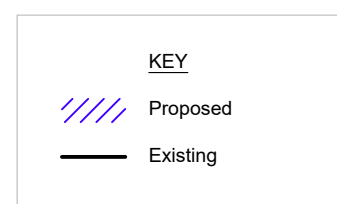
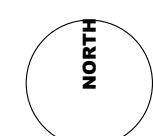
A-3: Plaster to ceiling and walls generally:

- Screw back any loose plaster to secure around edges.
- Carefully remove all historic wallpaper from ceiling and walls to be stored and rekind/make good in lime plaster as required.
- Allow for historic papers to be analysed by Allyson McDermott (historical wallpaper specialist)

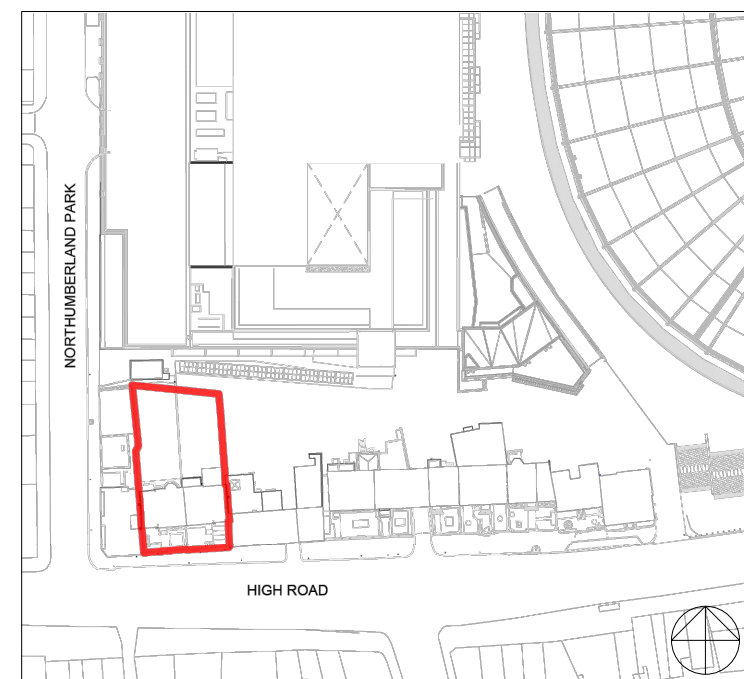
B-1: Timber floorboards. Uneven. Rotted ends of boards adjacent external doors to be replaced using existing loose boards so not to be noticeable in these most sensitive floor areas.

C-1: Lathe & plaster ceiling missing, or loose. Retain and repair, fix back loose areas with non-ferrous screws & washers & lime skimming over.

D-1: Door missing. Provide new C18 style, 2-panelled door with C18 ironmongery.



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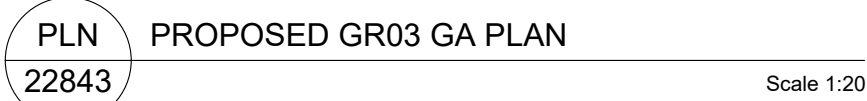
The floor plan illustrates the layout of the first floor. Key areas include:

- Reading Room:** A large room on the left side, highlighted in red.
- Study:** Several smaller study areas are scattered throughout the plan.
- Lobby/Reception:** A central area with a staircase and reception desk.
- Cafe/Bookstore:** A large area on the right side, featuring a long counter and seating.
- Entrances:** Multiple entrances are marked with arrows and labels like 'ENTRANCE'.
- Outdoor Area:** A large area on the right side with trees and a fountain.

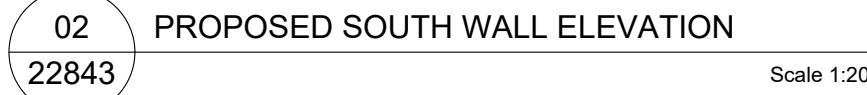
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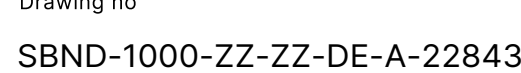
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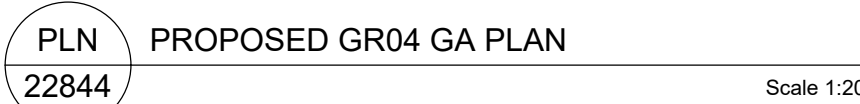


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- A-1:** Panelling mostly renewed. Original panel above door cracked and bead is loose. Fill crack & refix bead.
- A-2:** Provide & fix skirting (once floor is renewed).
- A-3:** Panelling around doorway has been replaced. Cornice has been replaced. Fix back architrave moulding where loose.
- A-4:** Cornice has been replaced. Fix back lower moulding & make good to fill hole between this & panelling.
- A-5:** Panelling has buckled on W end and half panel cracked on E end. Panelling has had new dado applied & been cleaned back for decoration so fill crack & leave as is for decoration.
- B-1:** Floorboards all missing. Take up temporary ply and lay new softwood board over Tyrek layer to prevent dust.
- C-1:** Ceiling. Plaster lathes exist about to 3/4 ceiling - No plaster. Fix back loose lathes. Lathie remainder & apply C20 ply plaster, 2 coats to whole ceiling.
- C-2:** Door original. Has had early C20 ply face applied on inside. Remove ply carefully & repair joinery to match existing. Early C20 ironmongery remove & replace in C18 style.
- D-2:** Scolding doors there is a broken section of outer architrave.
- D-3:** Floor in doors. Glazing in upper panels is missing. Knobs are missing. Some hinges and fixings are missing - replace. Retain & repair doors like-for-like.
- E-1:** Panelling around fire surround has been rebuilt. Retain & provide new timber or marble surround.
- E-2:** Provide new cast iron fireplace insert of suitable historic design and tiled cheeks - to be agreed with Conservation Architect and fireplace restoration specialist subcontractor.
- W-1:** Bay window partially rebuilt. Complete by removing security boarding, providing new skirting & ceiling to match rest of room.





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A-1: Walls are whitewashed C18 and C19 brick, and plaster. This shows a series of build phases, and it is proposed to retain this and redecorate like-for-like.

A-2: Wall nib at the former position of a wall between front and rear spaces. Previously altered by being cut back and an enclosure has been removed in the past. (As shown by differences in wall finishes).

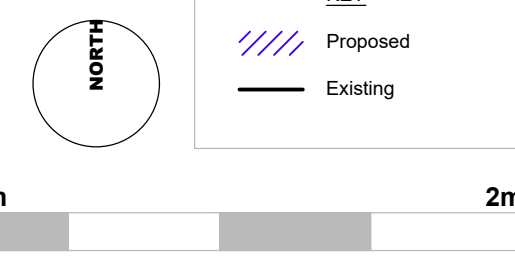
A-3: Rear opening. Previously altered in late C20 by cutting back plinth and reveal and with a C20 lintol. The opening has been infilled with insubstantial modern timbers. It is proposed to re-open this to access a single storey extension.

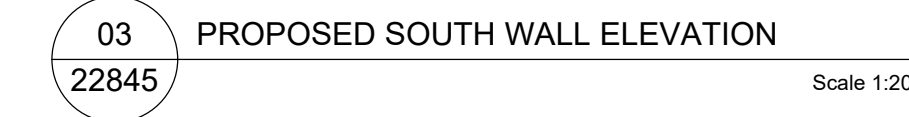
B-1: Floor is missing. Original floor level appears from decoration & plinth to have been some 600-800mm higher than current level, but reinstatement would conflict with current late C20 entrance screen. Level sub floor (currently earth) and provide breathable timber floor to structural engineer designs. Finish TBC.

C-1: Ceiling is missing. Joists have been repaired & plated for structural strengthening. A section of joists is missing close to the fireplace as an access hatch during the build phase. This has been covered in ply. Refer to Structural Engineer's drawings. Make good in boarding. Once access no longer require, infill holes with new joists to match. Provide as ceiling drawings.

D-1: Entrance Screen, modern late C20. Design of outer doors reflects historic coach entrance and glazed internal screen is an unobtrusive method of enclosure. Propose retention of gates & glazed screen.

D-2: Blocked opening and outline of previous staircase that blocked the opening. The 2 panel C18 door remains but is fixed shut. Re-open & make good. Provide new full height, fire rated, glazed panel.





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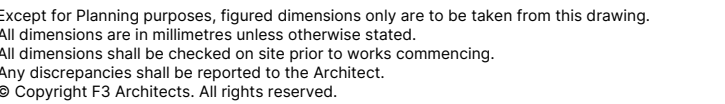
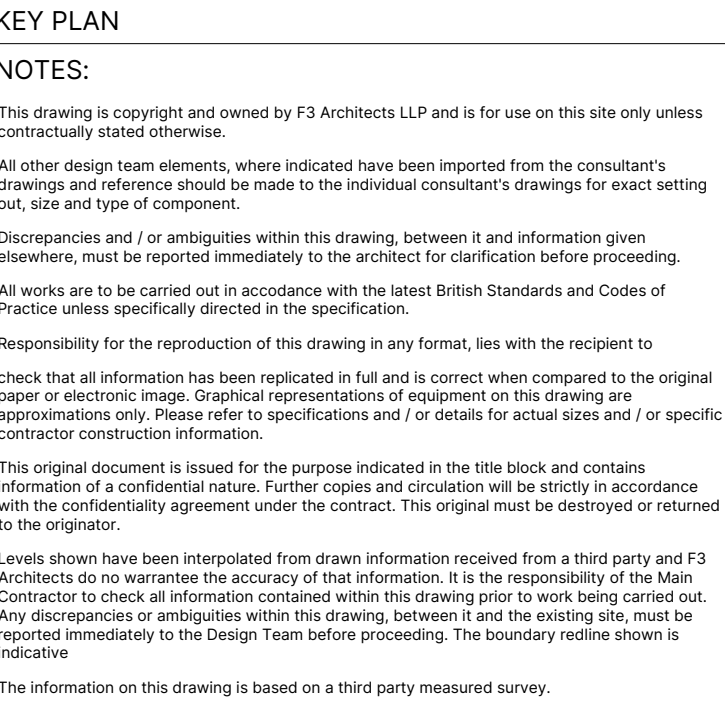
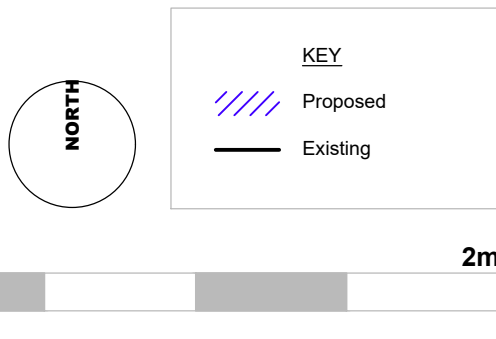
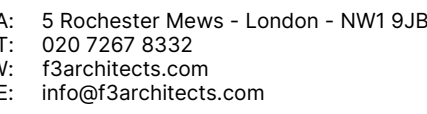
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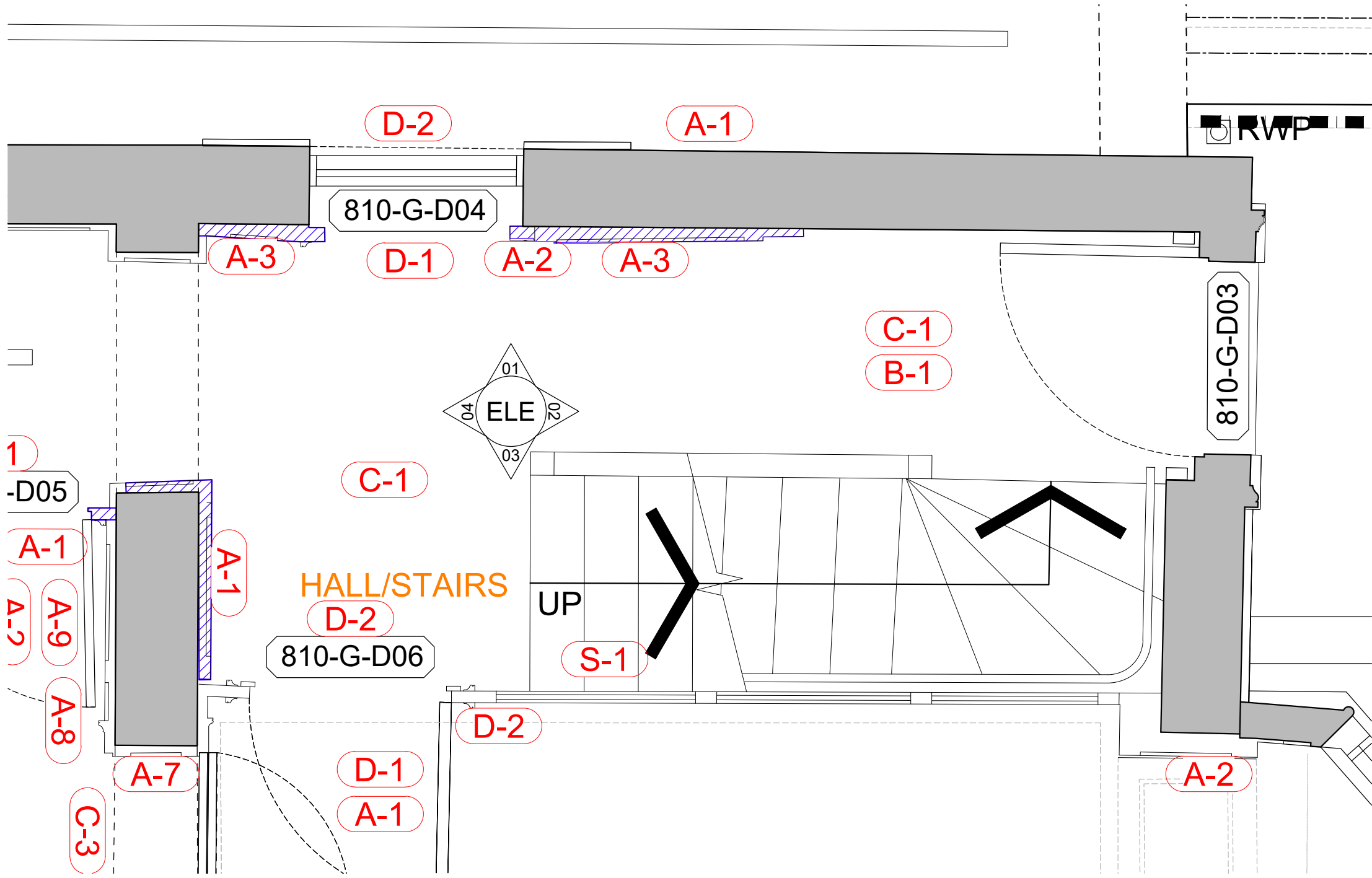
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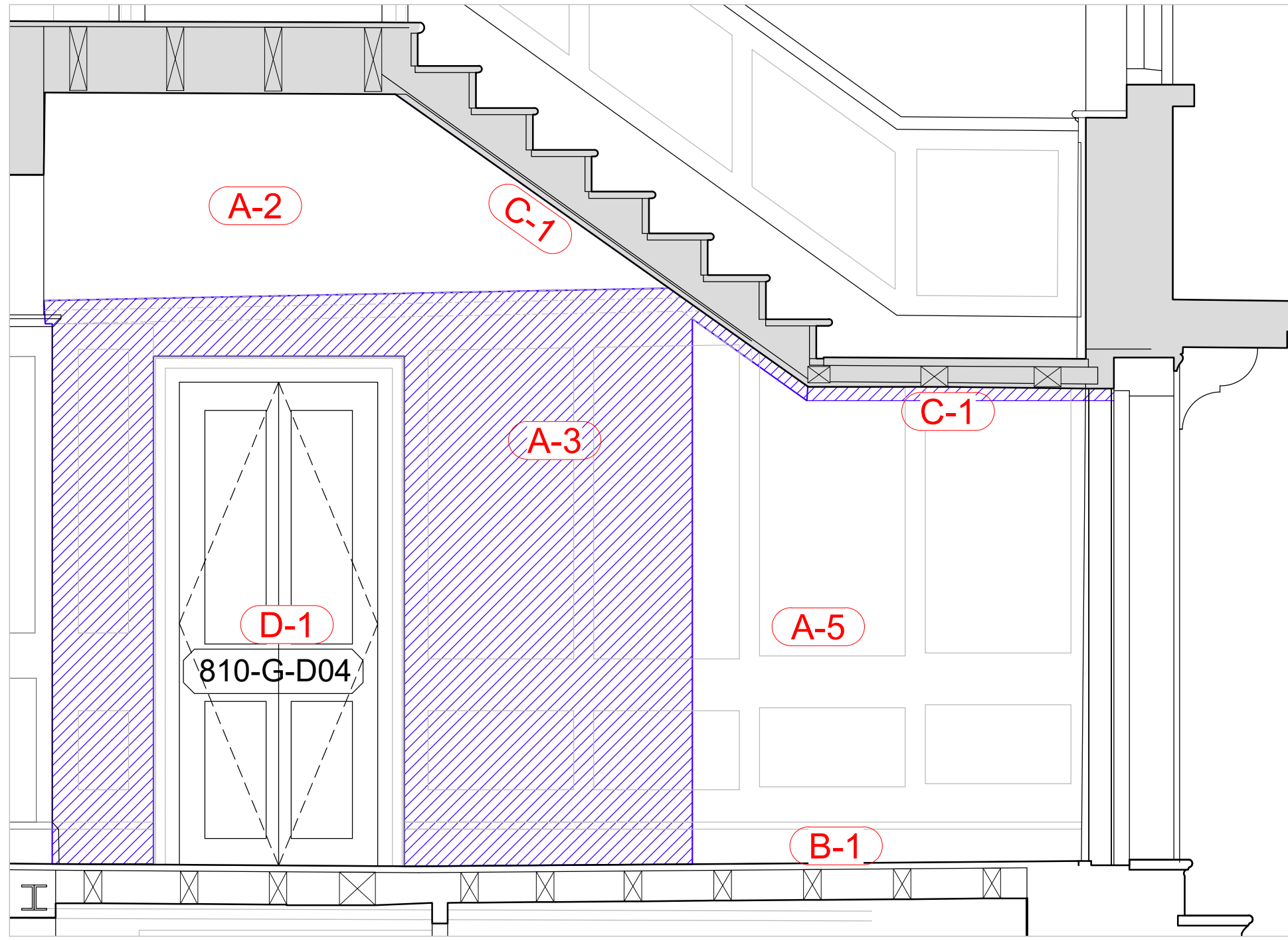
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N17 0BX

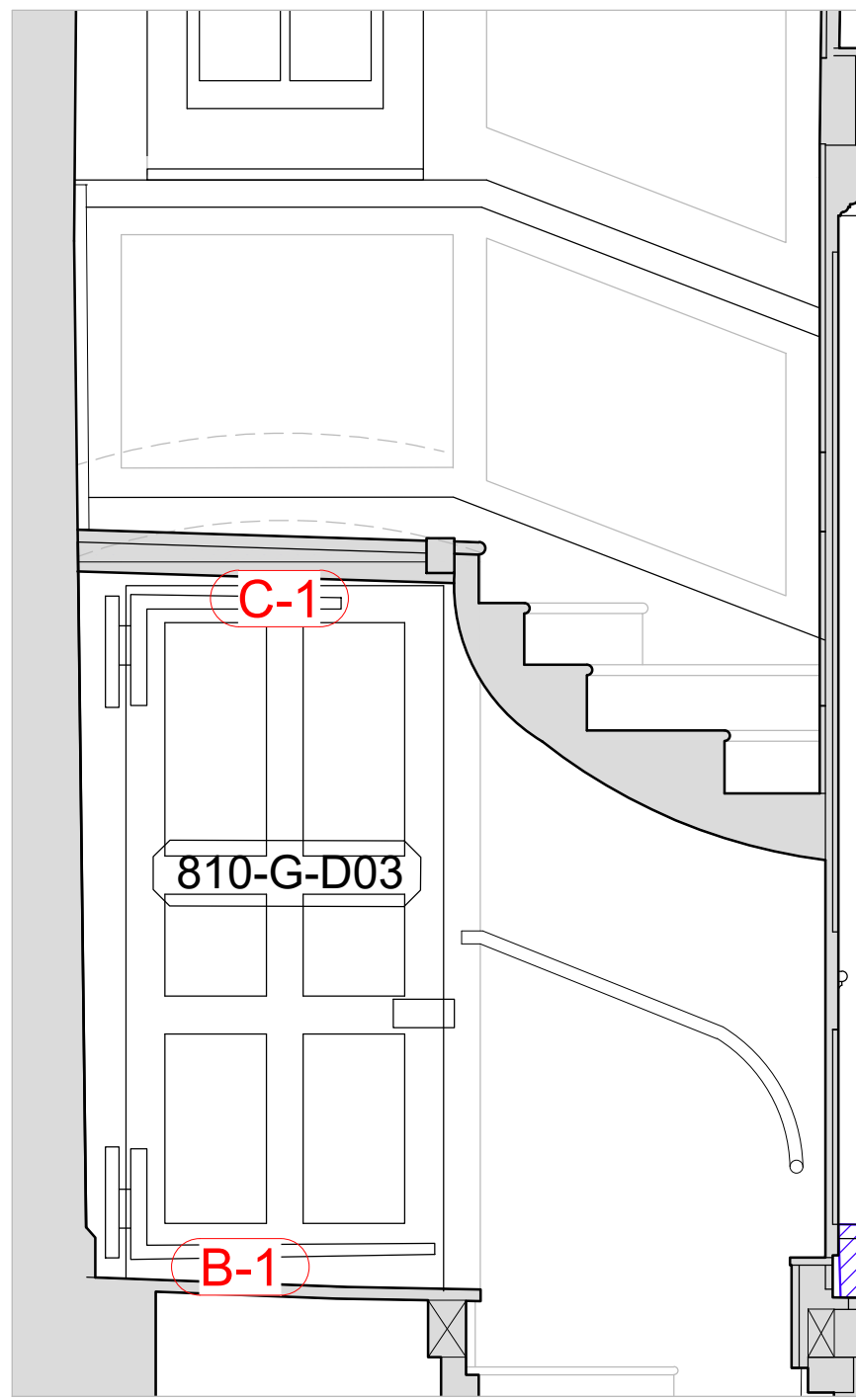
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Drawn By	Scale	Paper	Project No.
AH	1 : 20	A1	220627
Status			Revision
STAGE 3 - PLANNING + LBC			S2.P1
Drawing no			
SBND-1000-ZZ-ZZ-DE-A-22845			



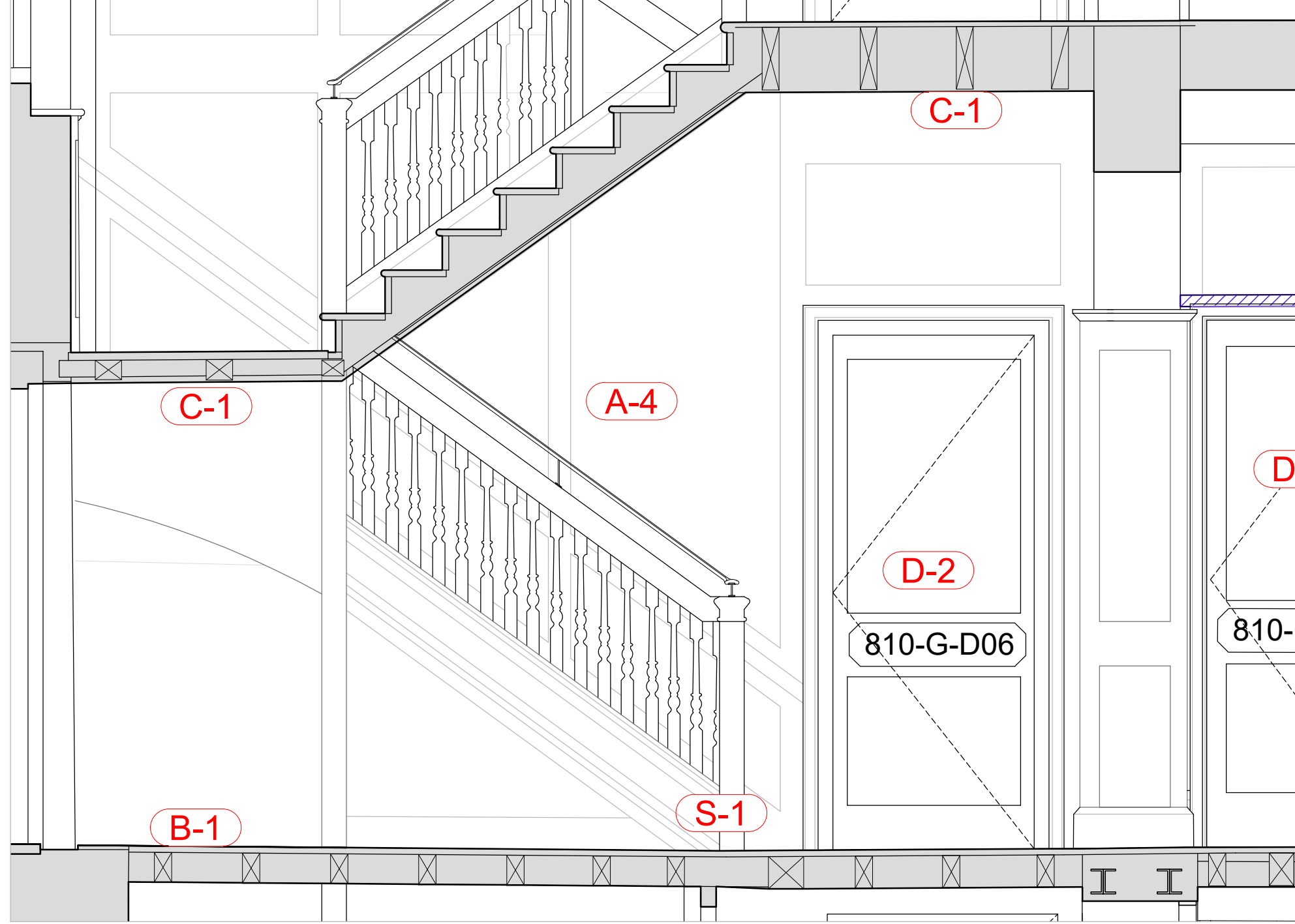
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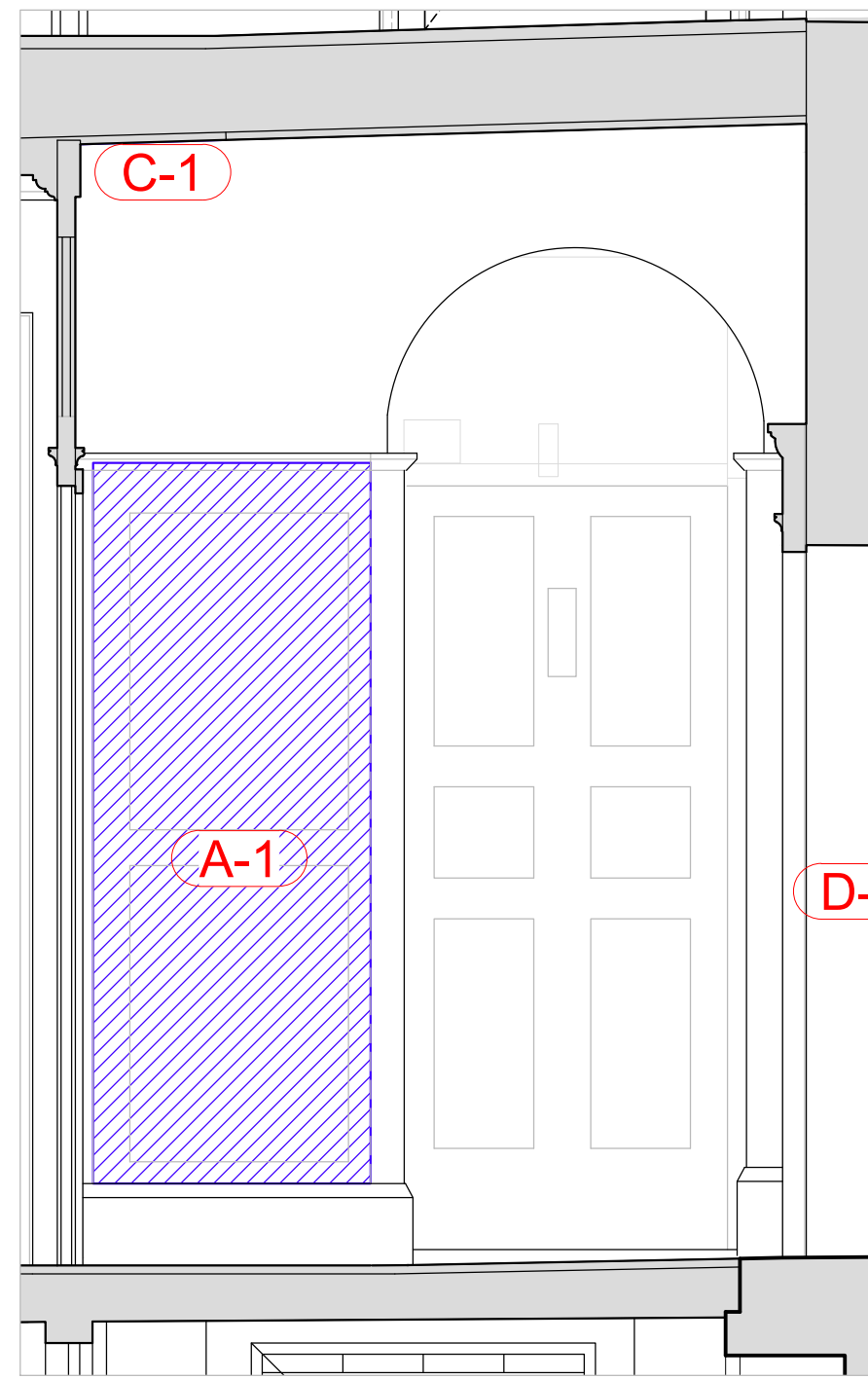
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PROPOSED NORTH WALL ELEVATION
Scale 1:20



02
22846
PROPOSED EAST WALL ELEVATION
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PROPOSED SOUTH WALL ELEVATION
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04
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PROPOSED WEST WALL ELEVATION
Scale 1:20

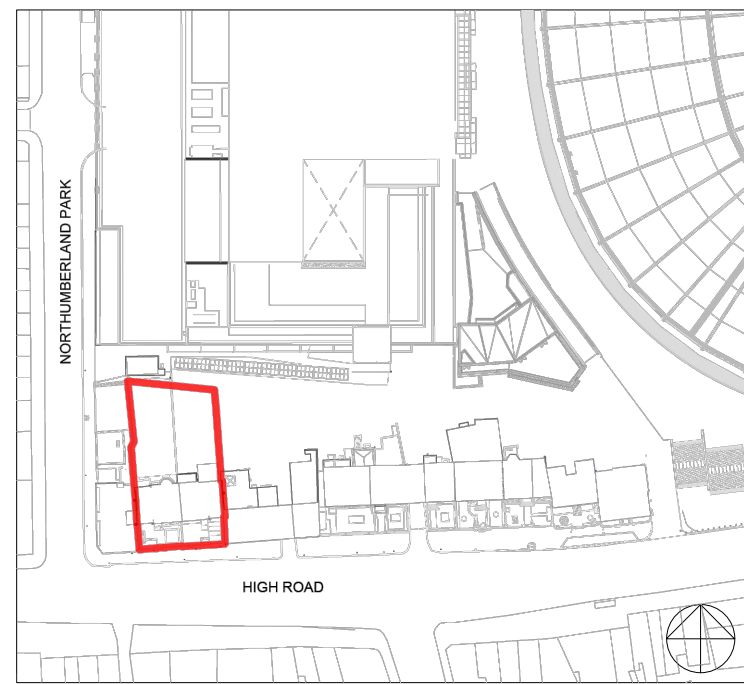
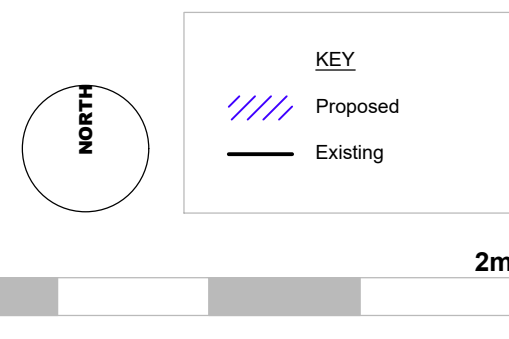
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Envirograf:

Timber panelling, staircase, stair soffit and doors upgraded to Class 0 Flame spread & 60 minute fire rated construction of paper and liquid applied coatings to be carried out in accordance with BS:476 and certified to Building Control satisfaction.

DRAWING NOTES:

- A-1:** Deformed panelling that is loose and away from wall behind- take down loose section for investigation of the structure. Carry out like-for-like conservation repair as required and reinstate panel. Reinstall moulding.
- A-2:** Paint decorations & wallpaper above panelling from C18-C20. Record & conserve the decorative schemes to retain. Board over with protective layer of plasterboard on battens. Take care not to fix through heritage papers.
- A-3:** Remove C19 over boarding and linen remnants to expose C18 panels. Scarf in missing and damaged panelling.
- A-4:** Allow for panelling upgrade/build out to GR03 side, to be agreed with Building Control.
- A-5:** New C18 style partition. To be coated with Envirograf finish to provide 60min fire rating.
- B-1:** Timber floorboards. Uneven. Rotted ends of boards adjacent to external doors to be scarfed in using existing loose boards so not to be noticeable in these most sensitive floor areas.
- C-1:** Lathes & plaster missing or loose. Retain and repair, fixing back loose areas with non-ferrous screws and washers & lime skim over.
- D-1:** Door is badly damaged & loose. Panelling is complete. Retain & Repair C18 doorway like-for-like and replace door with 2-panelled double door. Adapt opening for disabled access.
- D-2:** Door is jammed and over boarded on one side. Only original hinges. Remove fireboard, ease to open and repair like-for-like. Replace modern ironmongery with C18 design.
- S-1:** Severe water damage but lower flights have been repaired. Complete timber repairs like-for-like. Carry out temporary propping as necessary, repair & re-support failed timber bearings on upper flights in accordance with conservation Structural Engineer's advice.



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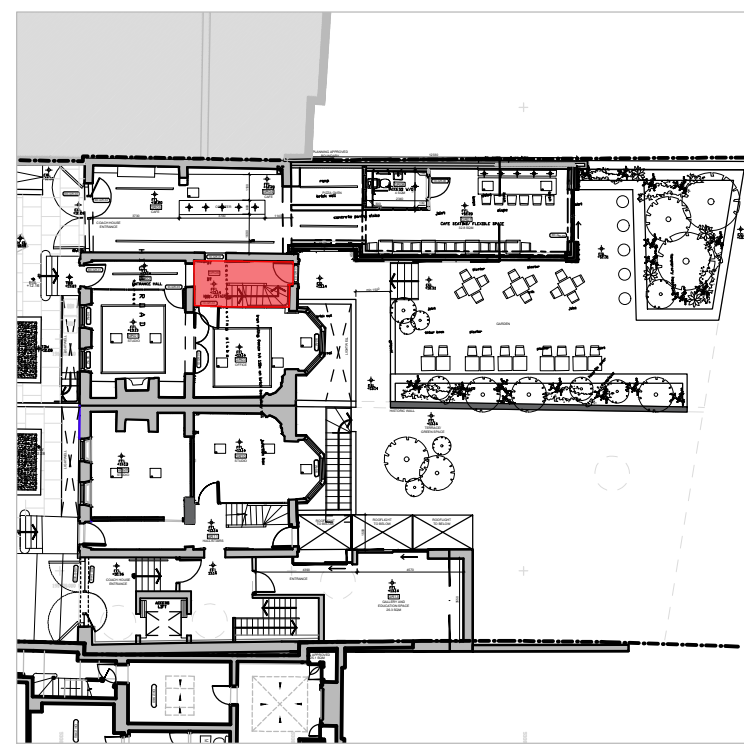
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DATE	AC	CHK	DESCRIPTION	S,2	P1
28.11.2022	AC	CHK	ISSUED FOR PLANNING	S,2	P1
REVISION HISTORY					



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

Title
**NOS. 808 - 810/812 HIGH ROAD
GR06 PROPOSED ROOM ELEVATION (STAIRS)**

Drawn By Scale Paper Project No.
AH 1: 20 A1 220627

Status Revision
STAGE 3 - PLANNING + LBC S2.P1

Drawing no
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