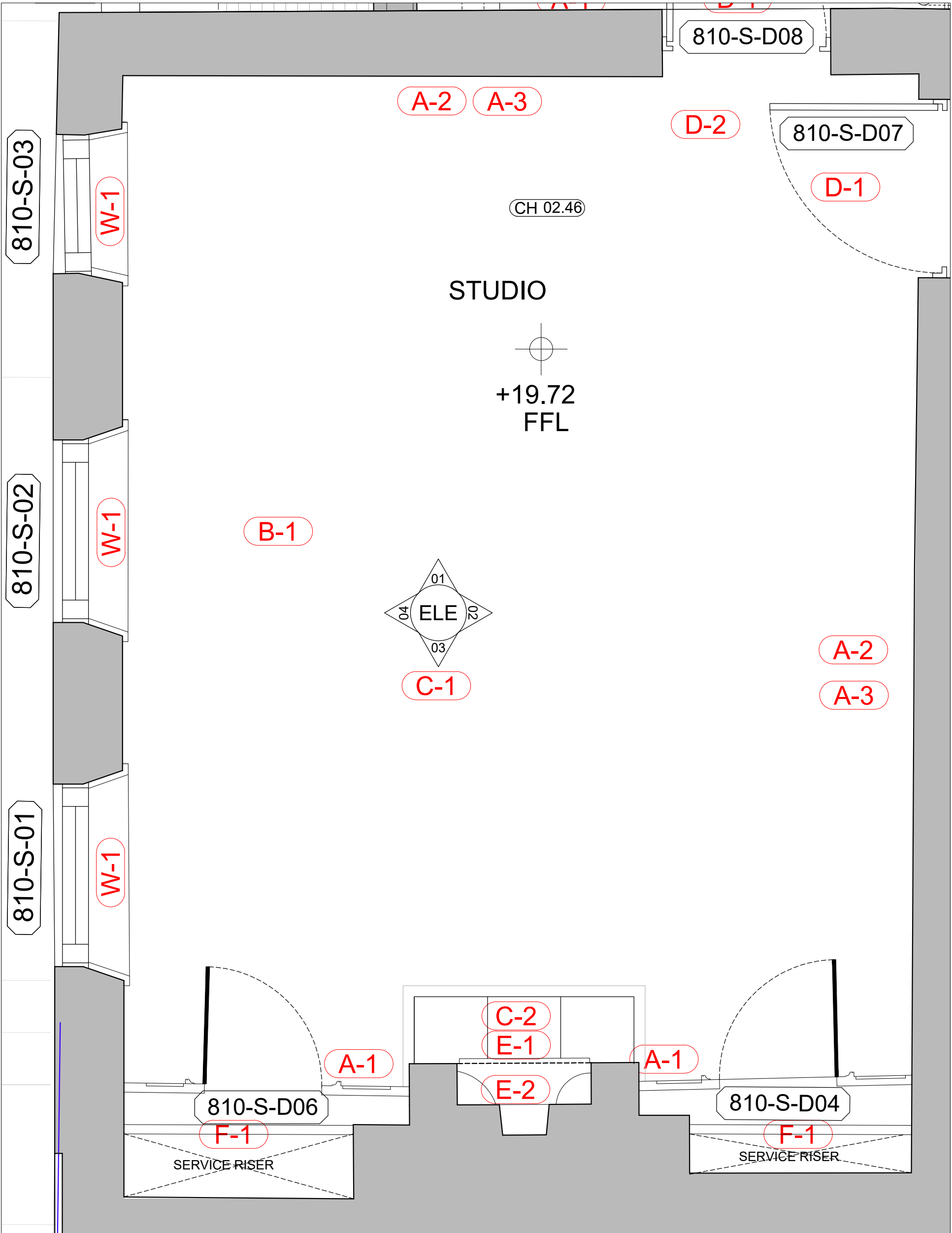
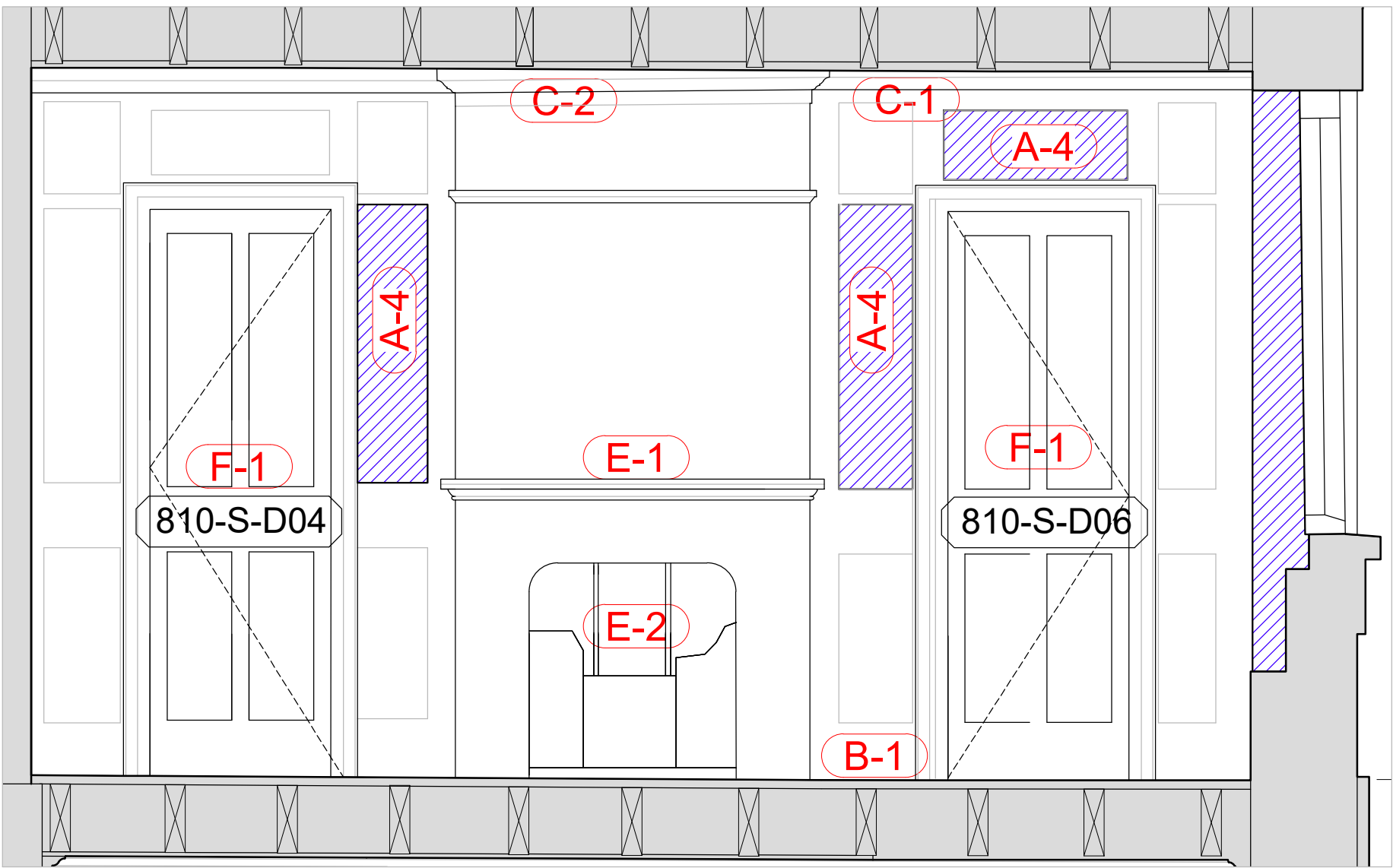
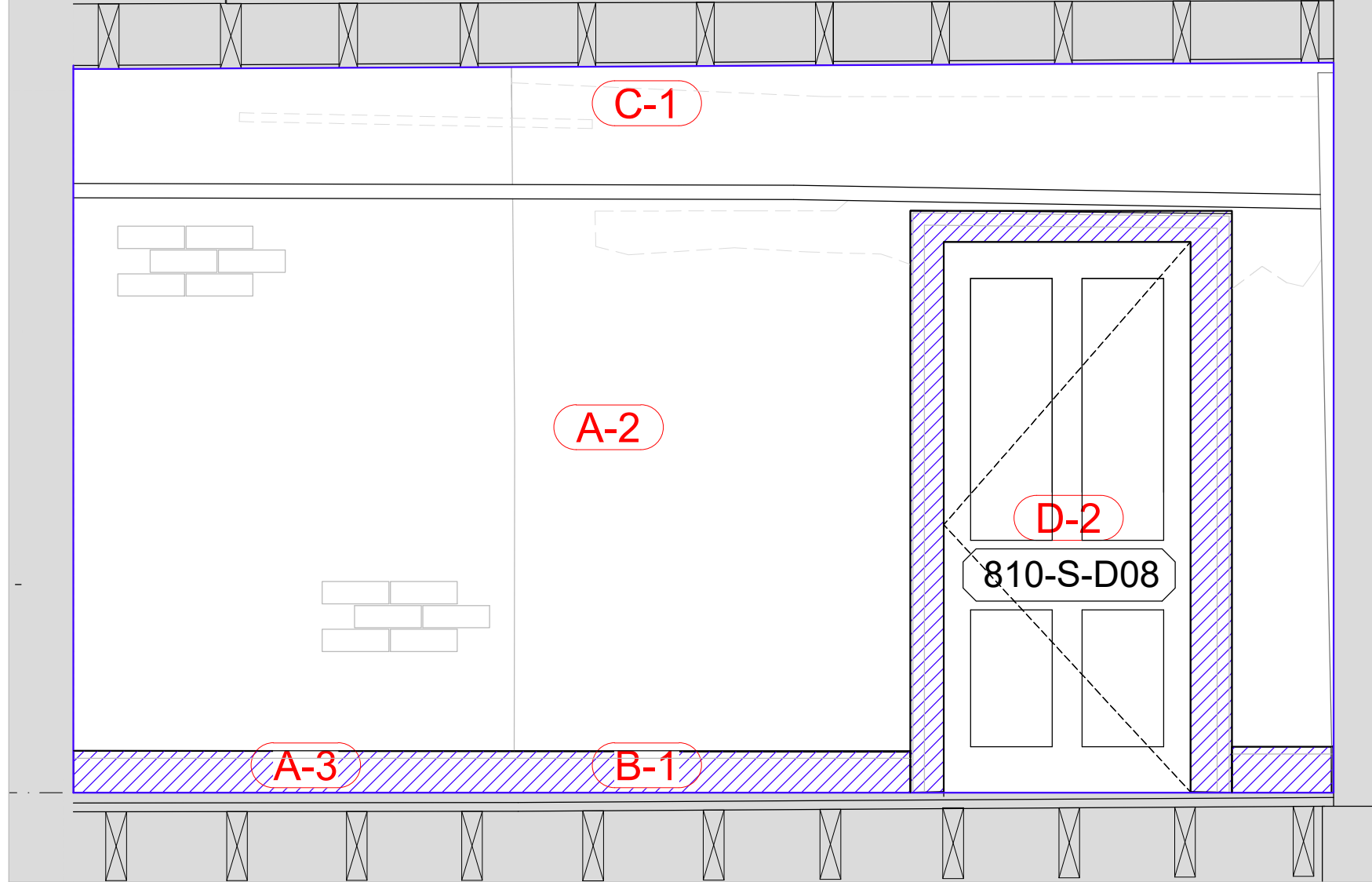




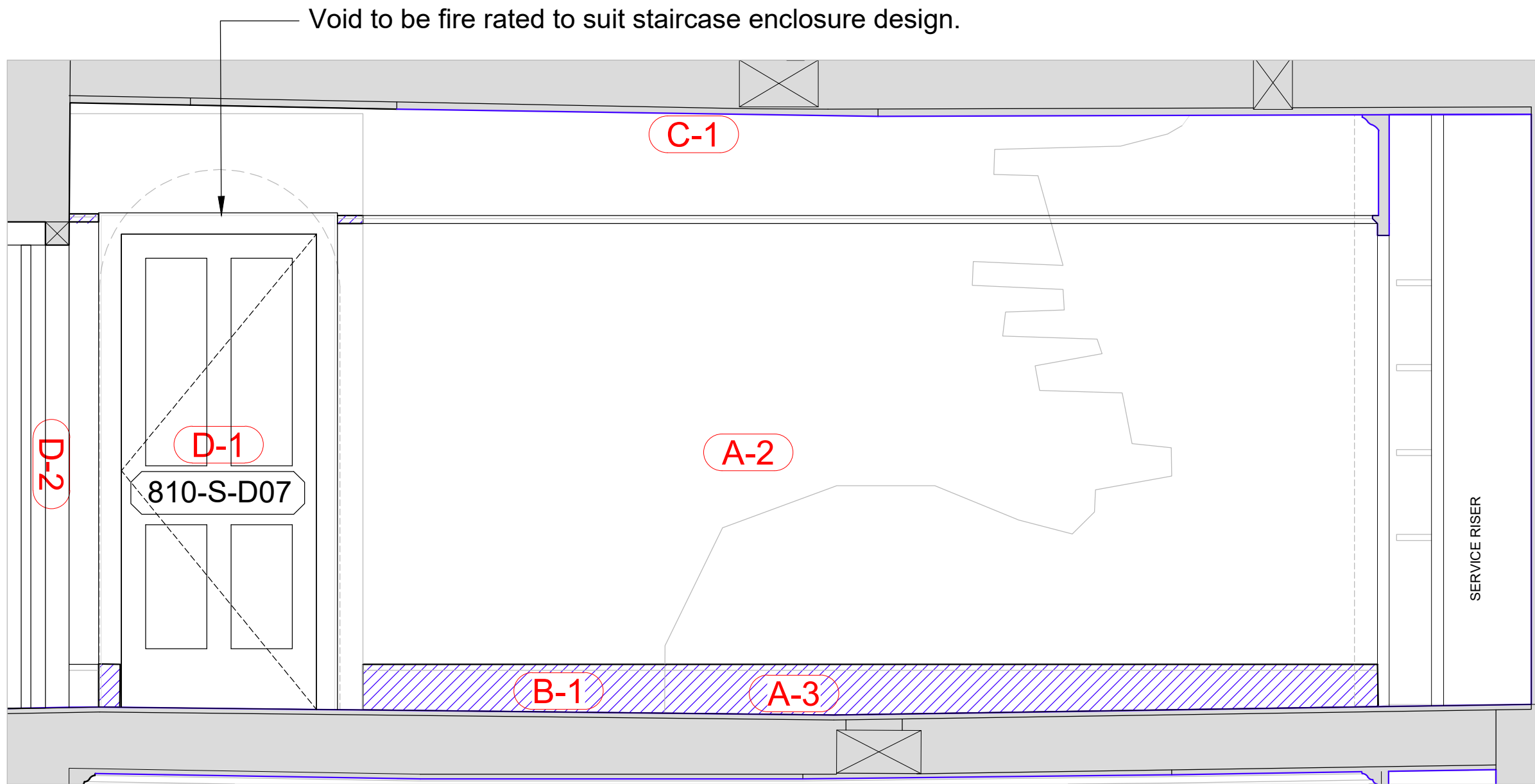
PLN PROPOSED SR01 GA PLAN
22861 Scale 1:20



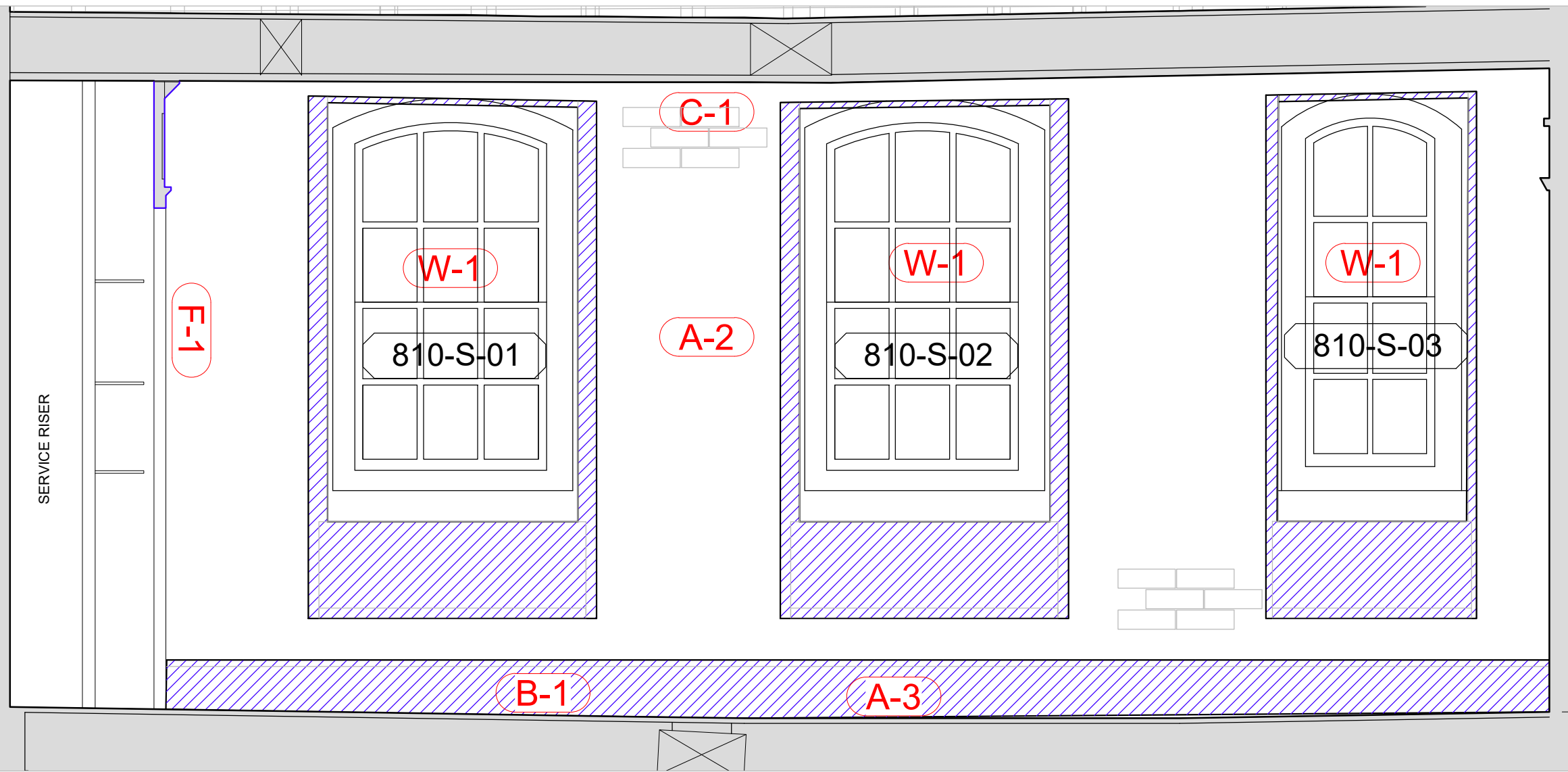
03 PROPOSED SOUTH WALL ELEVATION
22861 Scale 1:20



01 PROPOSED NORTH WALL ELEVATION
22861 Scale 1:20



02 PROPOSED EAST WALL ELEVATION
22861 Scale 1:20



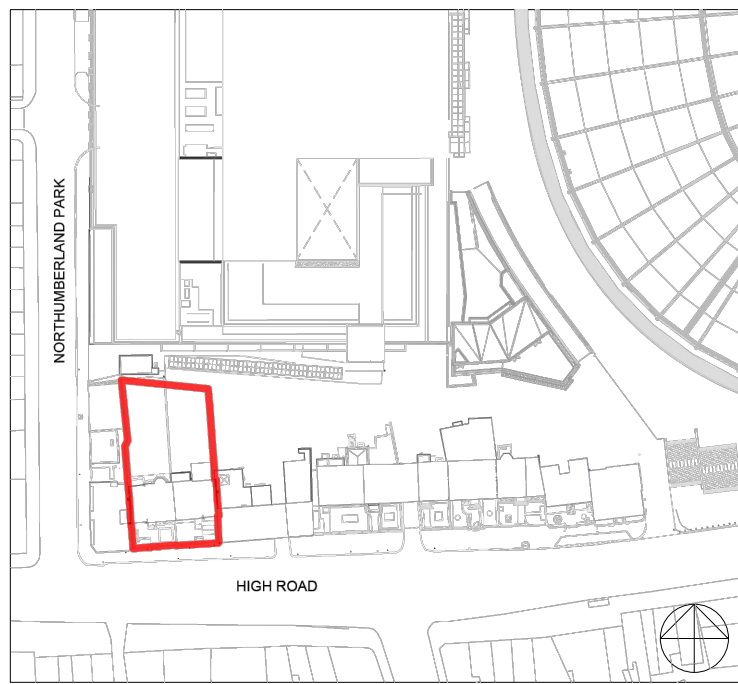
04 PROPOSED WEST WALL ELEVATION
22861 Scale 1:20

DRAWING NOTES:

- A-1:** Partial water damaged panelling and cupboards (F-1) on fireplace (E-1) wall. Retain and repair like for like.
- A-2:** Leave Brickwork exposed on outside wall & flanking N wall, reinstate lime plaster where missing elsewhere. Exposed structural strapping to be painted dark grey.
- A-3:** Skirting missing, provide like-for-like painted skirting board replacement to all 3 walls to match the south example.
- A-4:** Historic graffiti survives on panelling. Retain and cover with transparent protective layer. Allyson McDermott to advise on cleaning/restoring of graffiti.
- B-1:** Longstanding water damage to floor boards. Most survive, rotted near outer wall. Retain and repair boards like-for-like.
- C-1:** Incomplete rebuilt condition. Less than a quarter of lathes survive. No plaster and joists have been spliced as structural repairs. Retain and repair, fixing back loose areas of lathes and making good to match. Re-plastering like-for-like.
- C-2:** A section of water damaged cornice survives along south wall. Retain and repair, fixing back loose cornice and making good to match, like-for-like. Carry out 1m2 C19 replacement lime plaster repair.
- D-1:** Doorway to landing SR03, missing part of door surround and door is loose. Panelling and plaster above reveal is missing. Retain, repair and re-fix door and provide and fit missing architrave and jamb sections to meeting rail, head to match surviving timber jamb. Scarf in missing section of jamb like-for-like. Provide C19 style ironmongery.
- D-2:** Blocked doorway to SR05. Poorly constructed timber boarded infill, partly covered in wallpaper. Reinstall opening, take apart shelving carefully to preserve layers C19 wallpaper on board and re-site within building. Provide new door to match C19 4 panel doors and surround.
- E-1:** Timber fire surround is partially loose and broken in two pieces. Insert is missing and brickwork is loose. Carry out joinery repair to glue, screw & infill split using matching timber. Provide plinth blocks to match skirting profile and re-fix.
- E-2:** Make good loose brickwork within opening of fireplace, like-for-like in lime mortar & provide and fix new cast iron insert.
- F-1:** Cupboards have water damage. One door loose and broken, the other is missing. Some shelves missing. No ironmongery. Provide replacement 2-panel door to right hand cupboard where missing, to match left hand. Retain, enhance, and repair existing door and re-fix. Install C18 style turnbuckles and ironmongery. Carefully clean off loose finishes to retain historic graffiti.
- W-1:** 3 windows modern replacements. Provide painted timber internal sill board, apron and architrave to cover gaps. Allow to cover over fixing straps.

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- Room uses shown indicatively and subject to final tenant requirements.
- Remove loose paint with wire wool and allow for removal of any modern paint finishes.
- All historical papers and hessian to be carefully recorded. Allow for Allyson McDermott to visit and analyse wallpapers prior to any works.



KEY PLAN

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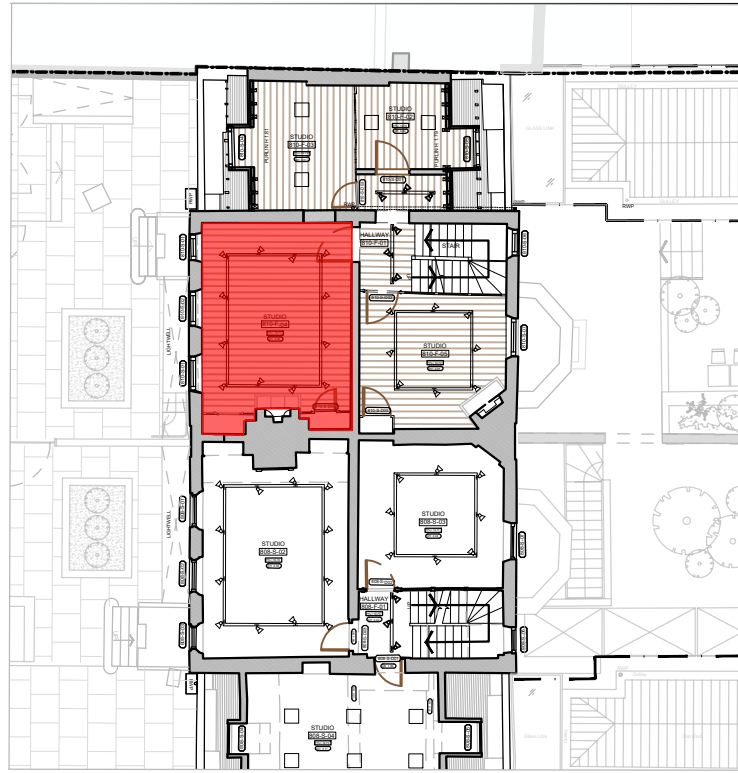
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DATE	CHK	DESCRIPTION	S	P	STA	NO.
28.11.2022	AC	ISSUED FOR PLANNING	S.2	P.1		



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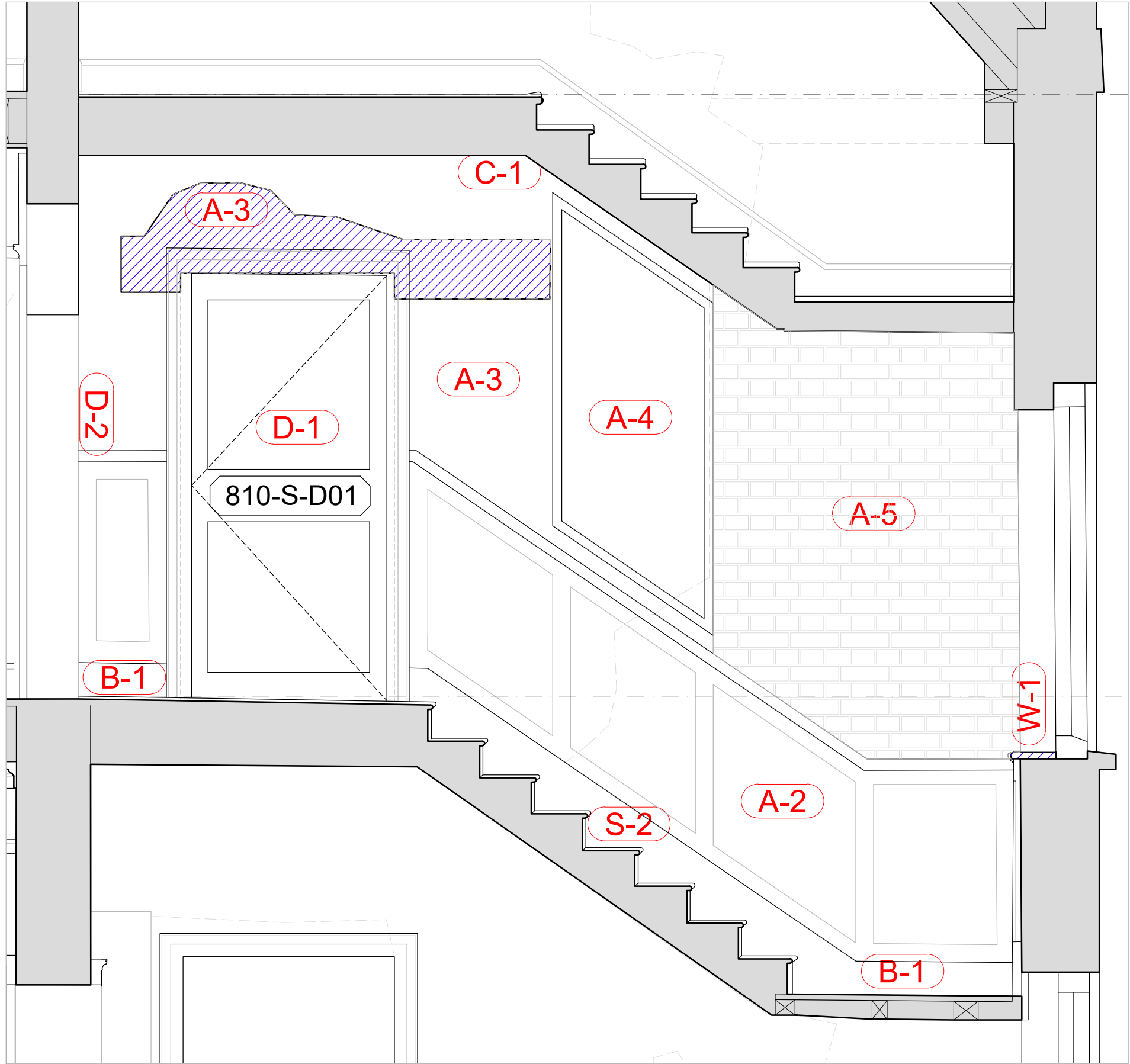
Project
SARABANDE NLHF ROUND II BID
NOS. 808-810/812 HIGH ROAD
LONDON
N17 0BX

Title
NOS. 808 - 810/812 HIGH ROAD
SR01 PROPOSED ROOM ELEVATION/DETAILS

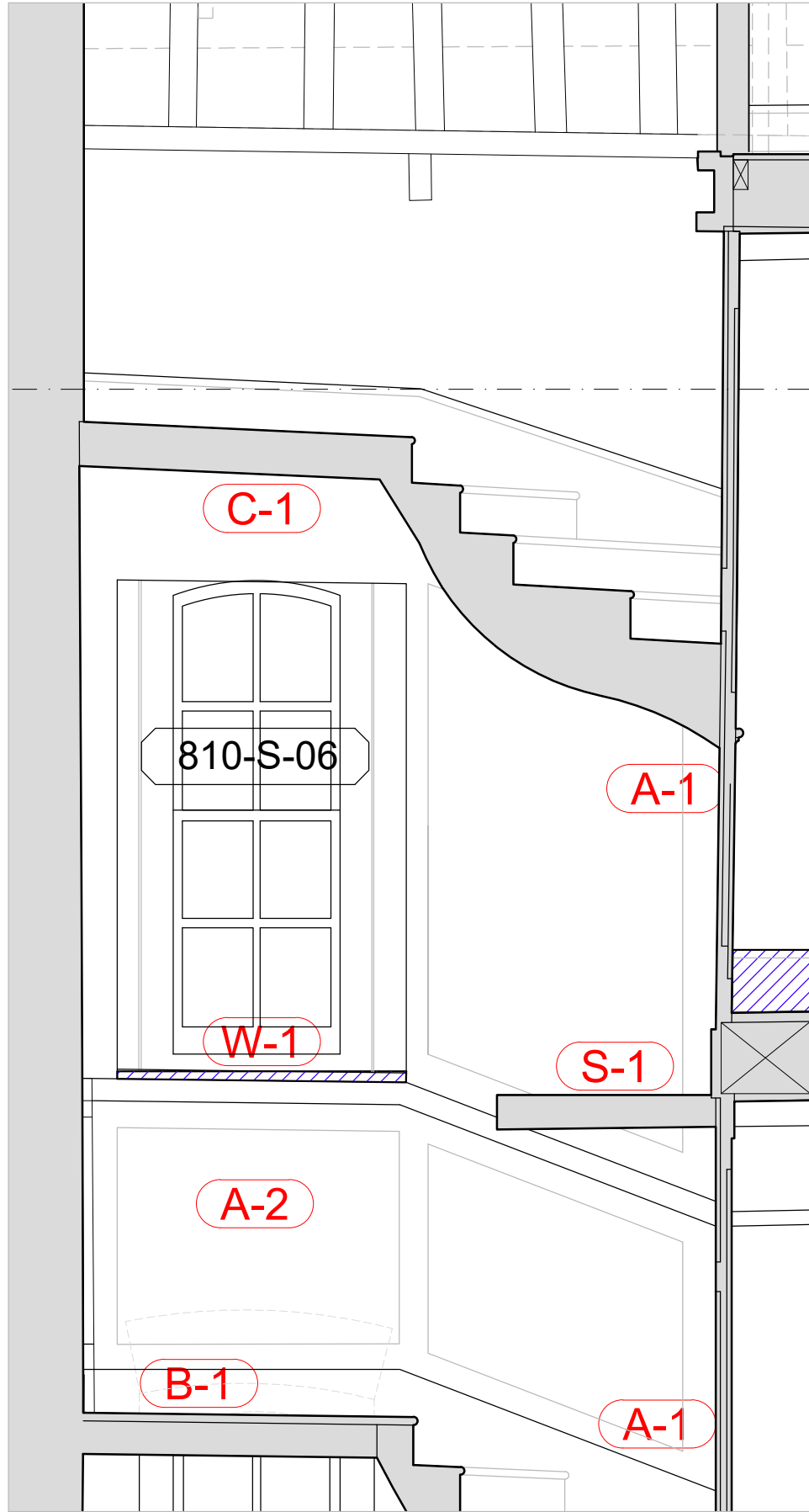
Drawn By Scale Paper Project No.
AH 1:20 A1 220627

Status Revision
STAGE 3 - PLANNING + LBC S2.P1

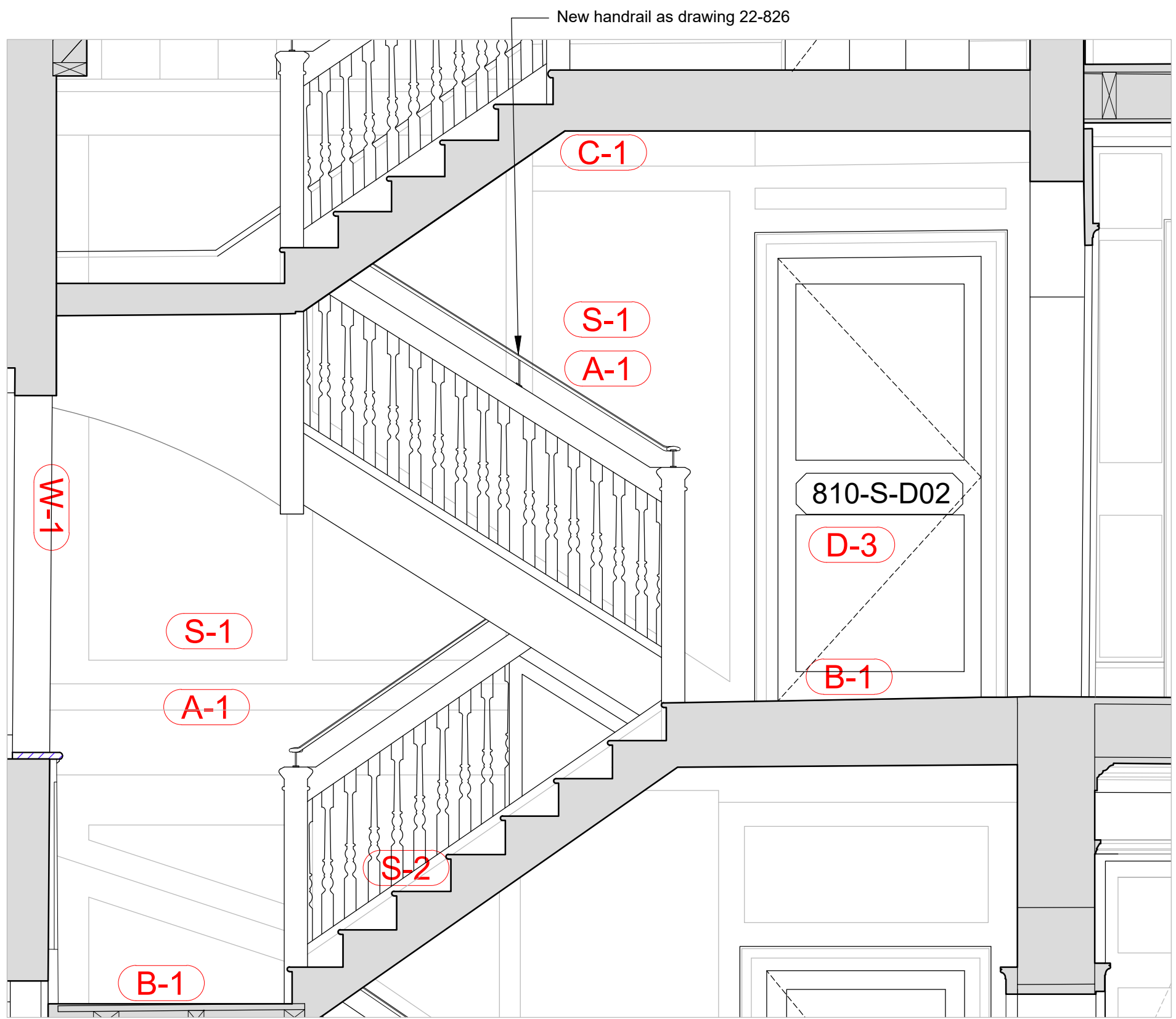
Drawing no
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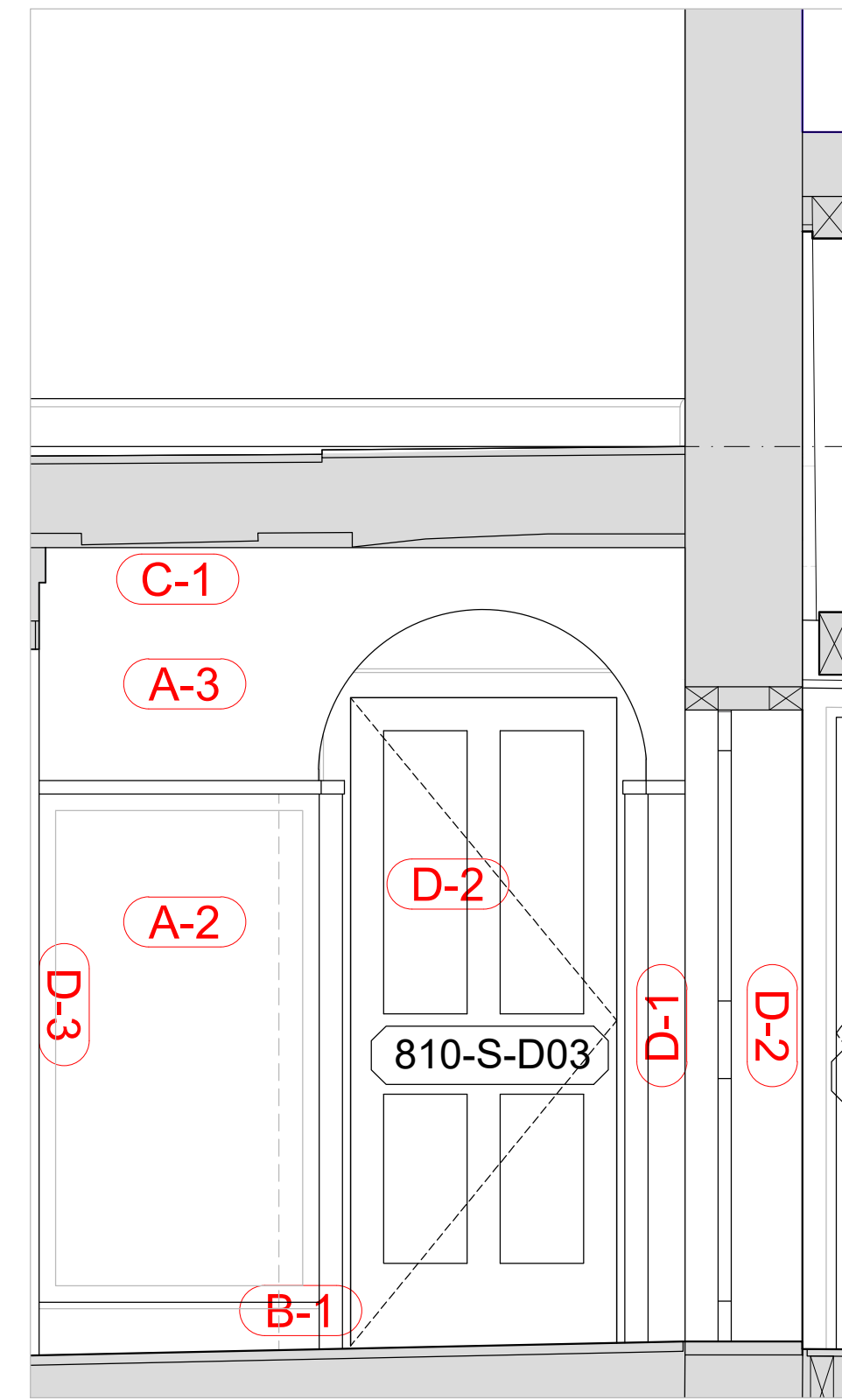
01
22863
PROPOSED NORTH WALL ELEVATION
Scale 1:20



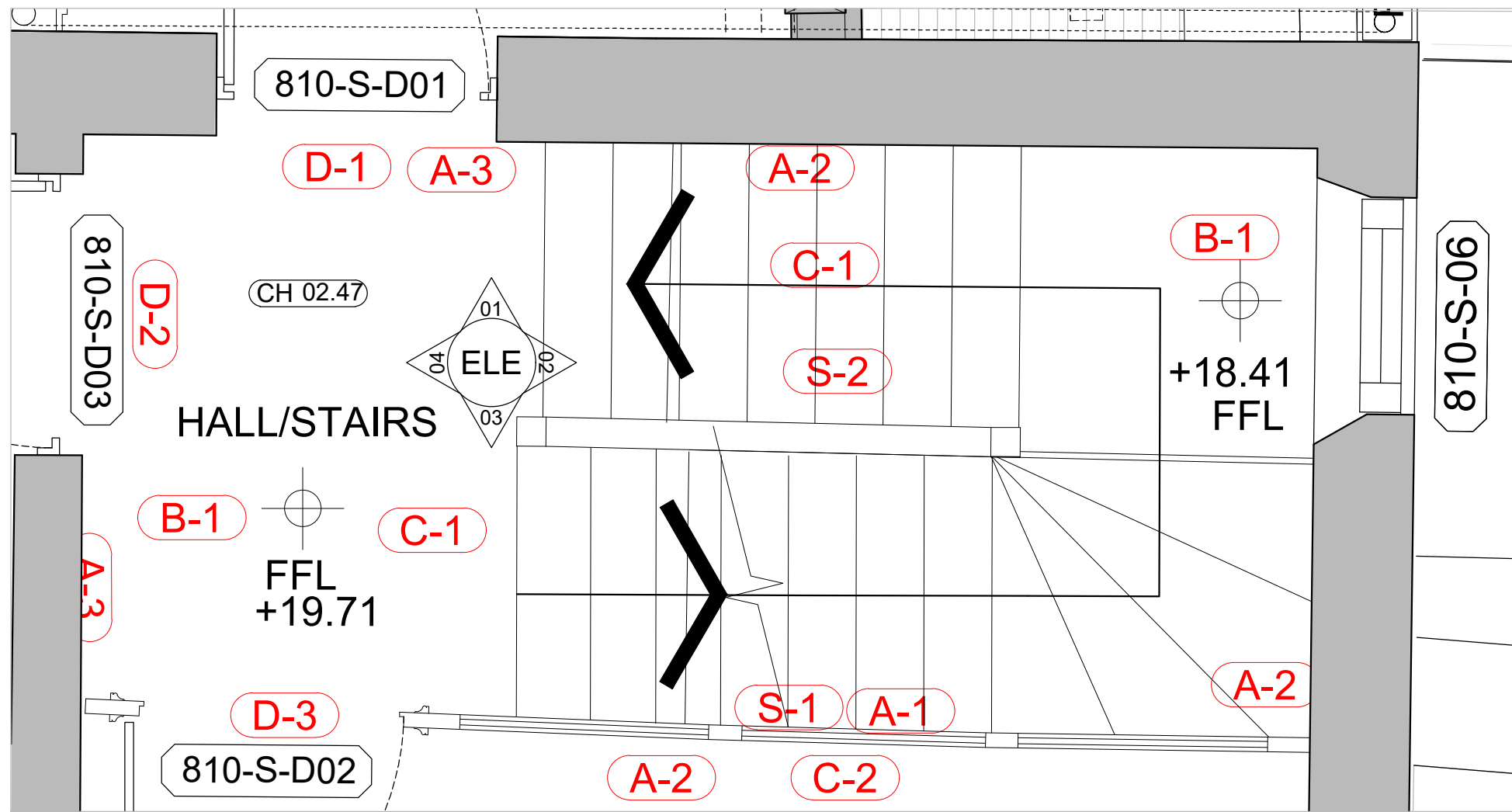
02
22863
PROPOSED EAST WALL ELEVATION
Scale 1:20



03
22863
PROPOSED SOUTH WALL ELEVATION
Scale 1:20



04
22863
PROPOSED WEST WALL ELEVATION
Scale 1:20



PLN
22863
PROPOSED SR03 GA PLAN
Scale 1:20

DRAWING NOTES:

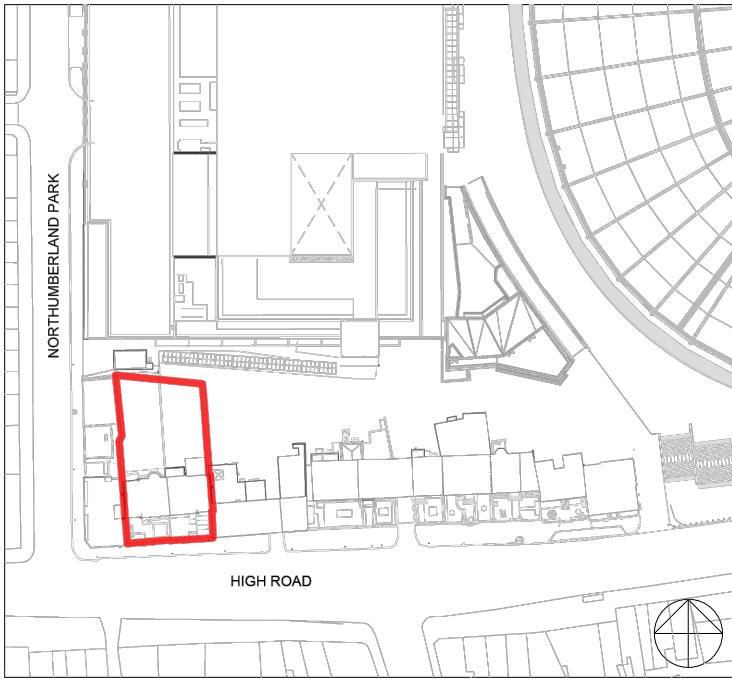
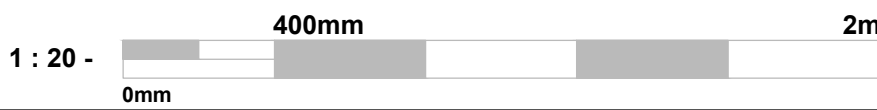
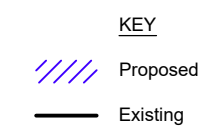
- A-1:** Boarded partition has splits in boards due to long-term water ingress. Joiner to carry out timber sliver repairs to make good missing finishes. Envirograf finish to be applied to partition and staircase to provide 60min fire rating.
- A-2:** External wall & wall to SR04. Make good lime plaster and provide dado boarding to match rest of upper floor stairwell. Envirograf finish to be applied to partition and staircase to provide 60min fire rating.
- A-3:** Make good plaster and infill like-for-like where missing.
- A-4:** Area of historic wallpaper to be retained. Cover with protective glass for display and make good surrounding plaster like-for-like - Allyson McDermott to advise - glass may need to be fire resistant, subject to Building Control.
- A-5:** Brickwork to remain exposed - brush clean and make good like-for-like as required.
- B-1:** Original floor boards with small areas of rot below previous leaks. Joists previously repaired. Carry out like-for-like timber repairs.
- C-1:** Ceiling has extensive water damage, particularly along partition with SR02. Re-fix and make good defective timber lathes. Allow to replace lime plaster to main ceiling as most has fallen. Screw fix plaster to underside of stair soffit where more sound. Apply 1 coat finishing coat of Envirograf to achieve 60mins fire rating.
- D-1:** Doorway to SR04. Rebuilt opening with concrete lintol. Provide new 2 panel door and simple architrave & door lining to match SR02.
- D-2:** Wall & doorway to SR01. Missing part of door surround and door is loose. Reinstall panelling to height of existing panelling at door reveals & matching details. Re-fix loose door. Make good lime plaster above C19 door.
- D-3:** Doorway to SR02 is worn but best example of two-panel service door and architrave for template. Ease and carry out minor like-for-like repairs to door and ironmongery.
- S-1:** Stairs and partition adjacent room SR02 have dropped. Prop and carry out like-for-like structural repairs to underside bearers as advised by structural engineer. Upgrade stair and enclosure to Fire Officer requirements using Envirograf fire resistant finish to achieve 60min fire rating.
- S-2:** Stair treads in poor condition at bottom of flight. Allow to replace 5 treads and risers like-for-like. Severe water damage, complete timber repair like-for-like.
- W-1:** Window repairs carried out C20. Add cill to line with dado.

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Envirograf:

Timber panelling, staircase, stair soffit & 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.



KEY PLAN

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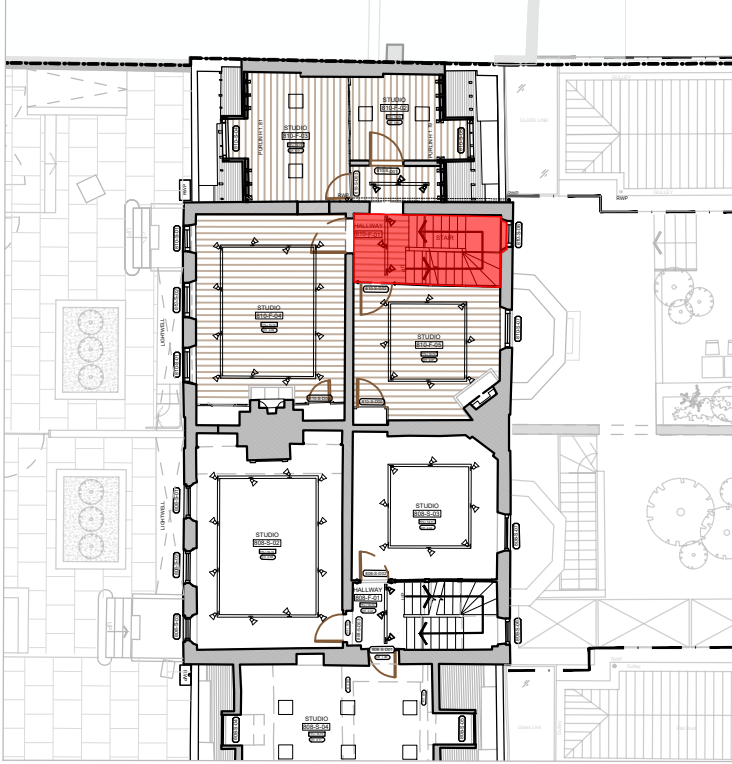
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DATE	CHK	DESCRIPTION	S.N	P1
28.11.2022	AC	ISSUED FOR PLANNING	S.2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				



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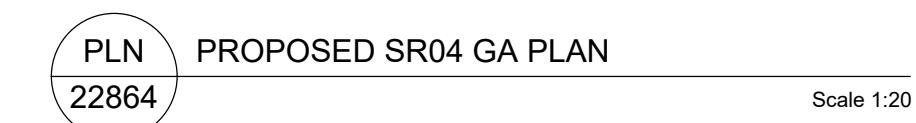
Project
SARABANDE NLHF ROUND II BID
NOS. 808-810/812 HIGH ROAD
LONDON
N17 0BX

Title
**NOS. 808 - 810/812 HIGH ROAD
SR03 PROPOSED ROOM ELEVATION/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-22863



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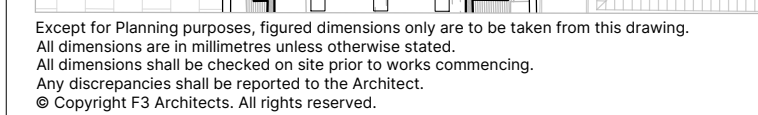
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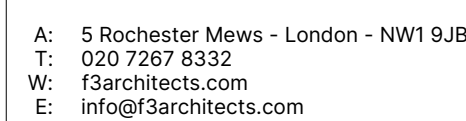
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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[illegible]

28.11.2022	AC	ISSUED FOR PLANNING	S.2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				



Health and Safety

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

Title
NOS. 808 - 810/812 HIGH ROAD SR04 PROPOSED ROOM ELEVATION/DETAILS

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

Status	Revision
STAGE 3 - PLANNING + IBC	S2.P

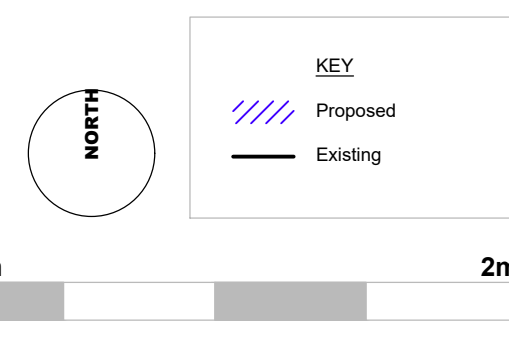
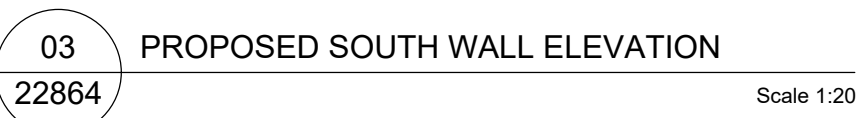
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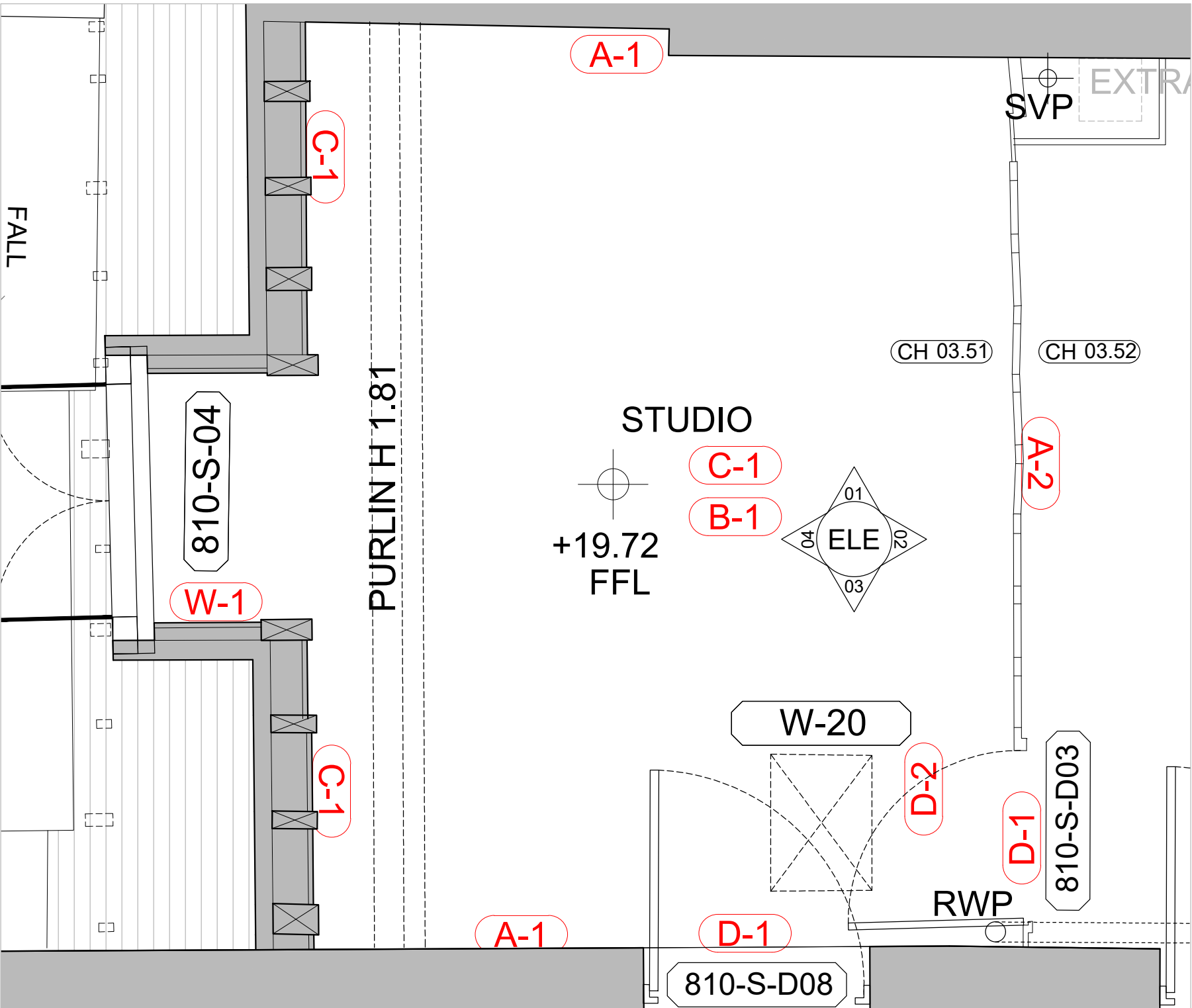
DRAWING NOTES:

- A-1:** Plaster missing on gable and around doorway. Retain and repair like-for-like exposed and painted brick finish and boarding.
- A-2:** Timber board partition C19 & door. Repair like for like.
- B-1:** Floor has longstanding water damage. Part floorboards, part ply sheet. Water damage, rotting and beetle evidence along edges and below valley. Install timber floorboards like-for-like consistently across the floor. Carry out like-for-like timber repairs.
- C-1:** Ceiling open to underside of roof vapour barrier. No plaster survives. Incomplete rebuilds as rafters and purlins extensively repaired & replaced. Retain complete rafters like-for-like. Install breathable insulation and beaded board finish, to leave purlins and trusses visible. Stain new timbers to match historic as M60/160.
- C-2:** Apply one single coat of limewash to all new structural timbers.
- D-1:** Door in partition has a split panel and missing doorknob. Retain. Joiner to ease door and fill crack in upper panel. Provide C19 Style ironmongery.
- D-2:** Doorway to SR03 has been rebuilt with concrete lintol. No frame or door. Reinstate like-for-like doorway and door into existing re-formed doorway to FR60 specification.
- W-1:** Dormer window, incomplete rebuild condition. Open to underside of roof vapour barrier. Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling. Install simple painted timber cover boards to edges.

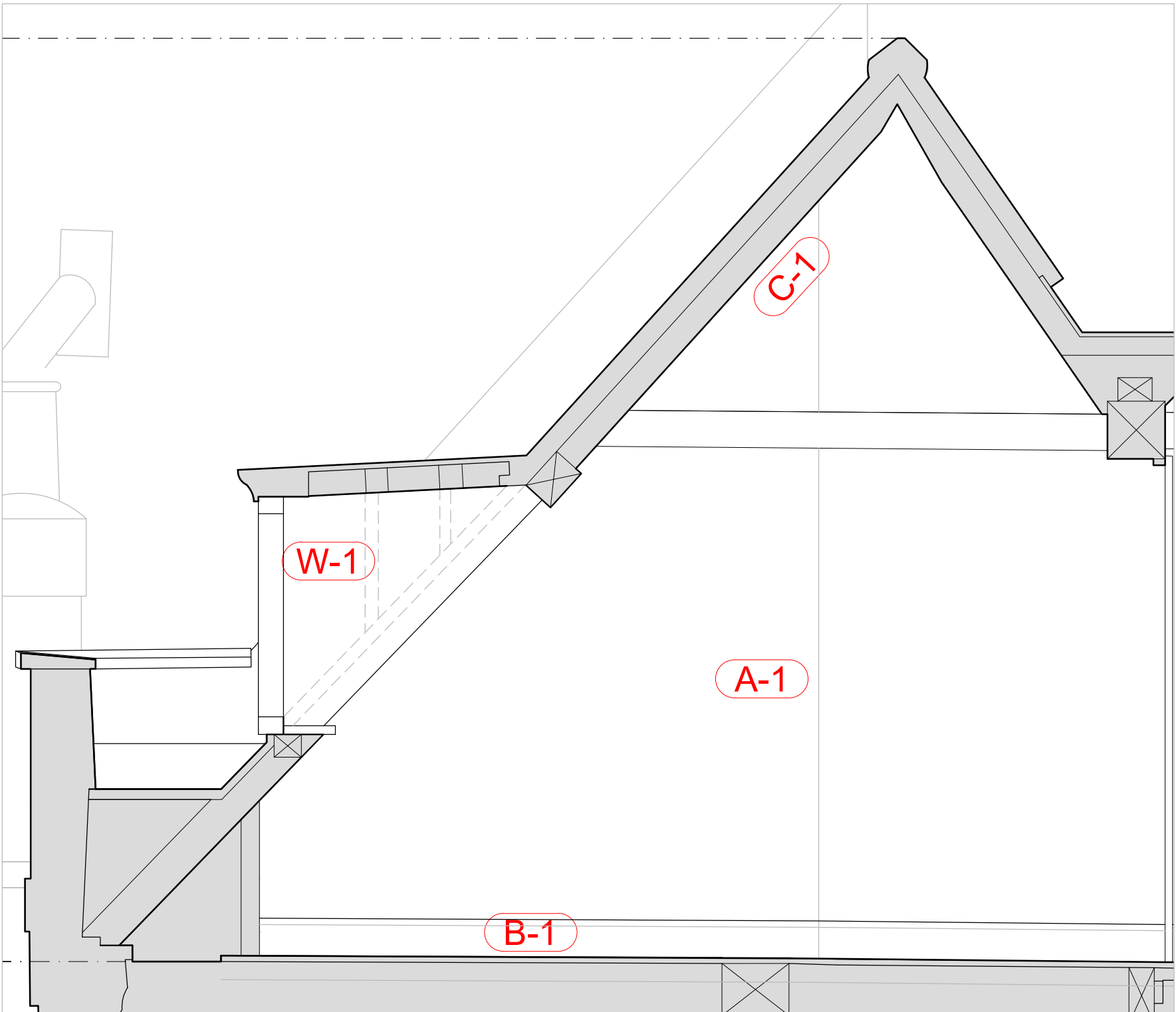
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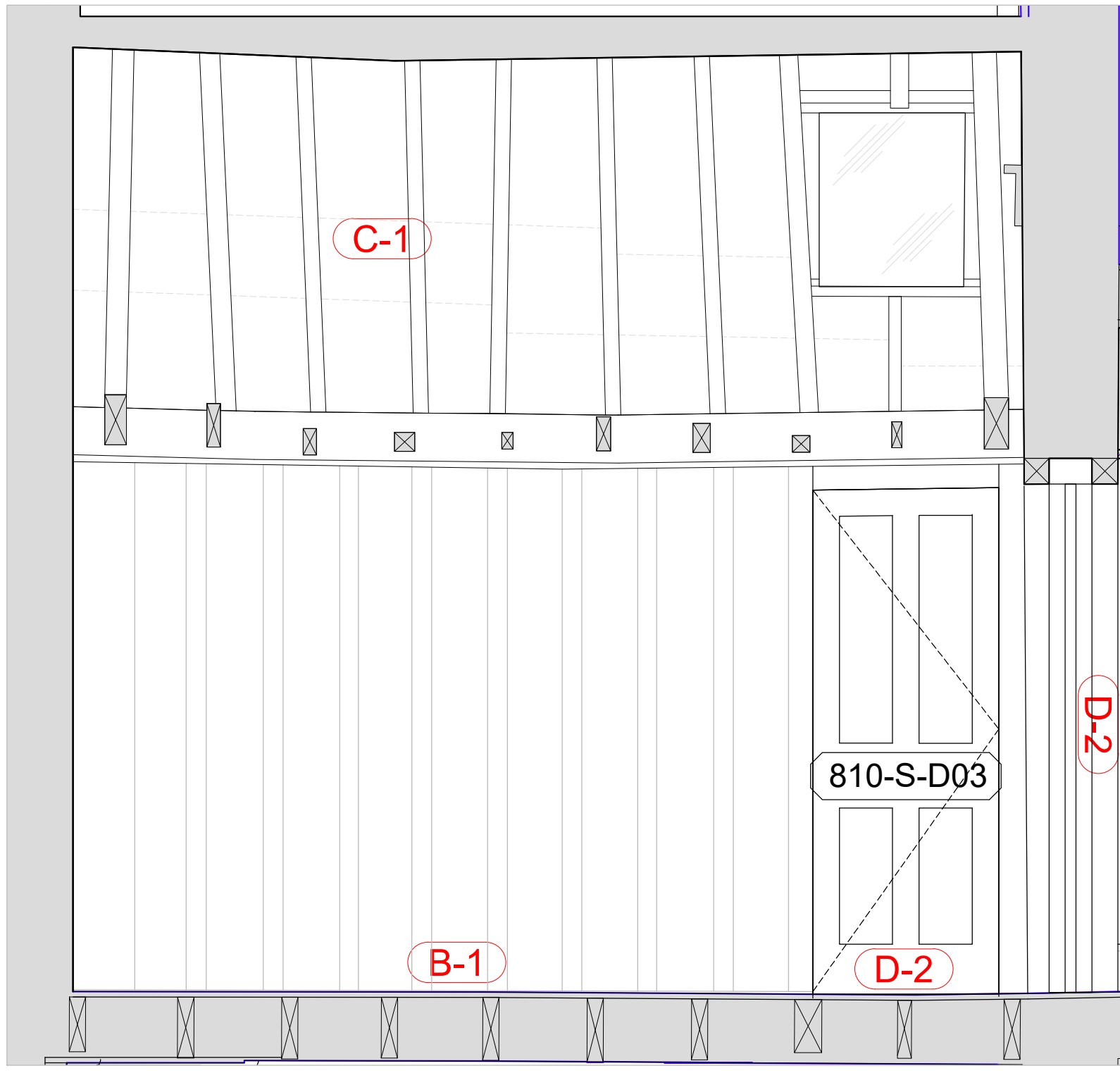




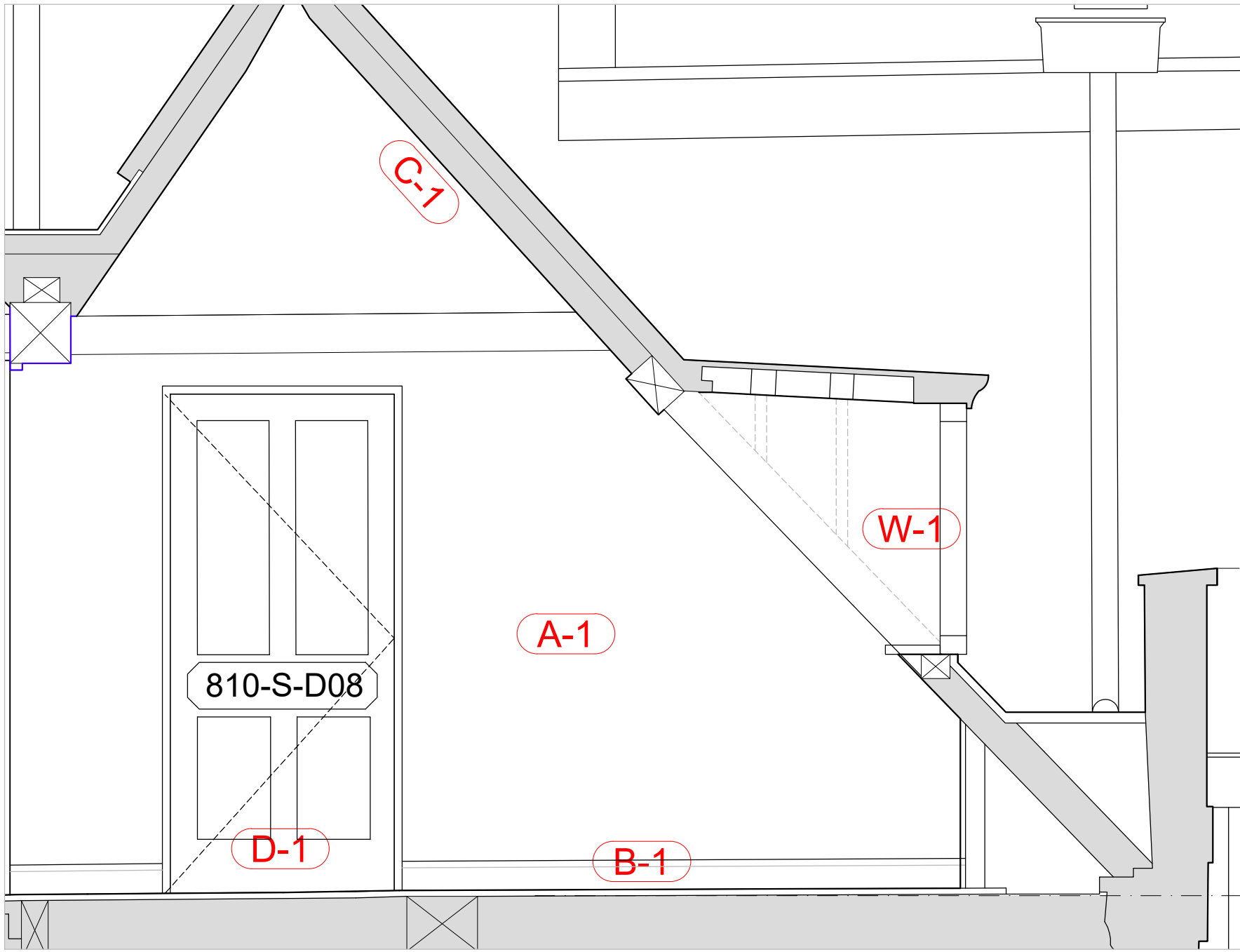
PLN
22865
PROPOSED SR05 GA PLAN
Scale 1:20



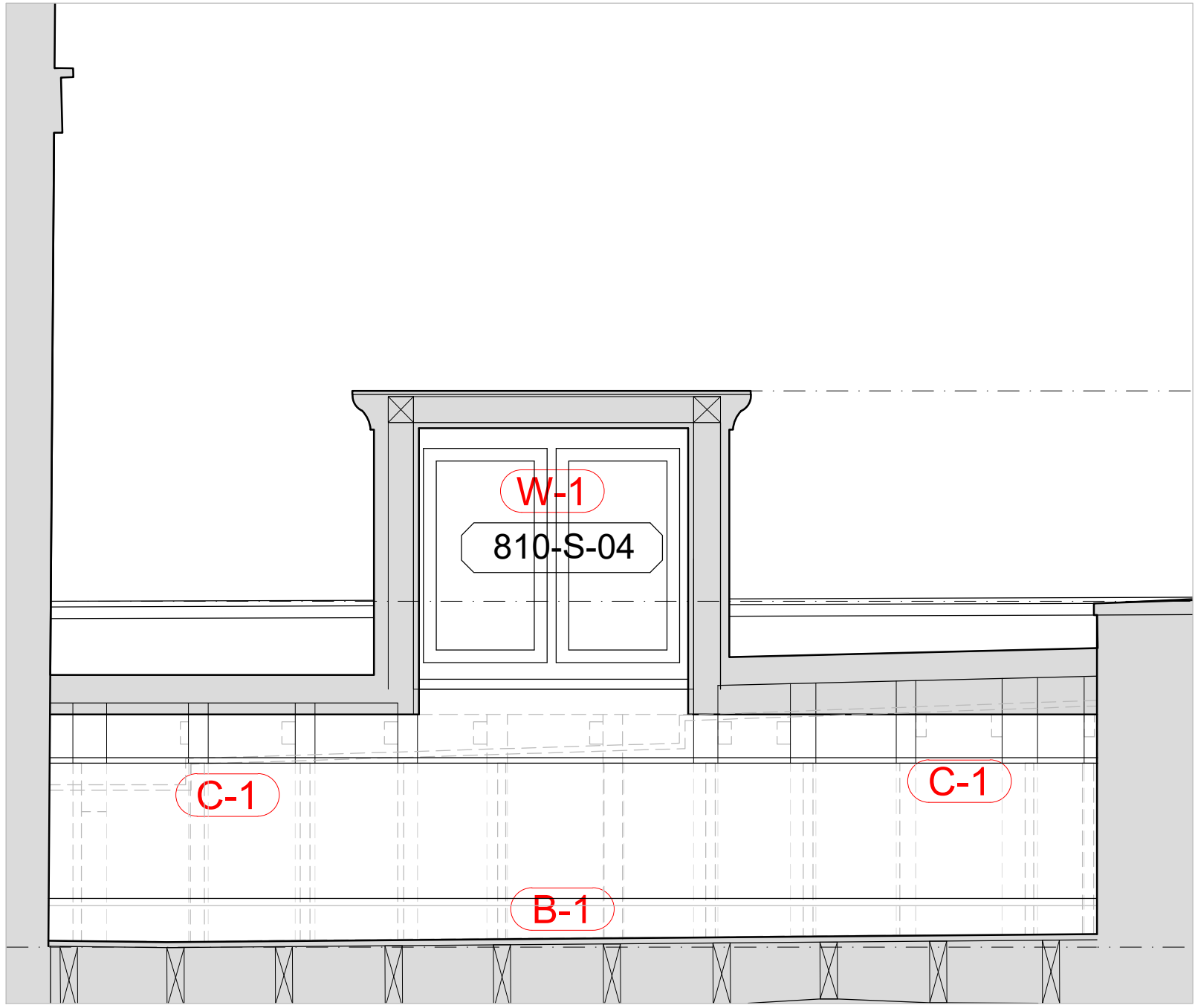
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PROPOSED NORTH WALL ELEVATION
Scale 1:20



02
22865
PROPOSED EAST WALL ELEVATION
Scale 1:20



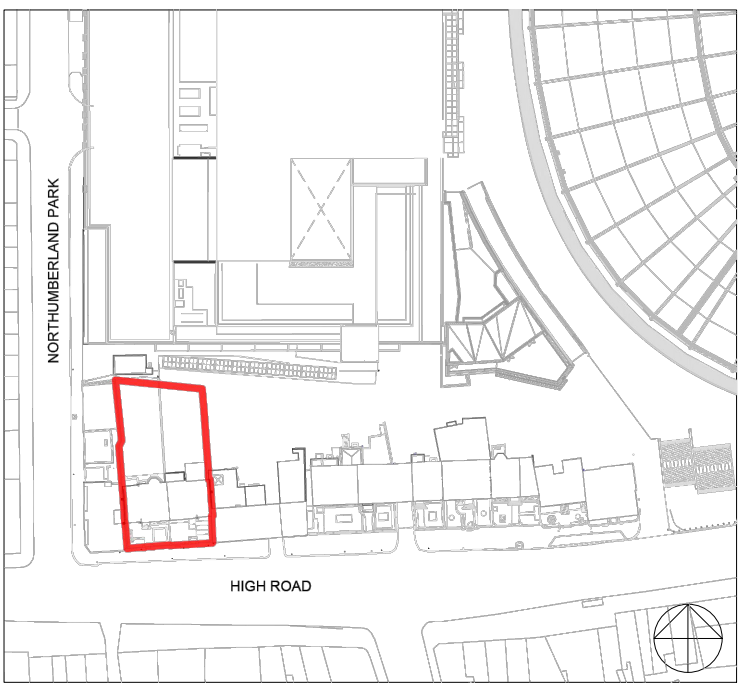
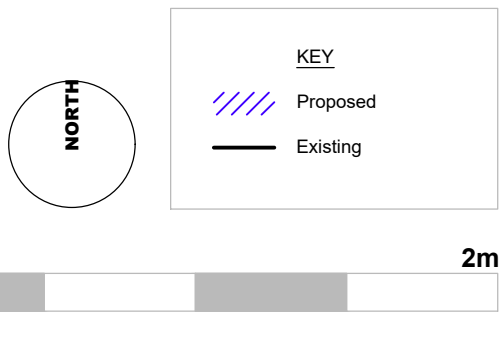
03
22865
PROPOSED SOUTH WALL ELEVATION
Scale 1:20



04
22865
PROPOSED WEST WALL ELEVATION
Scale 1:20

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- A-1:** Plaster missing on gable and around doorway. Retain and repair like-for-like exposed and painted brick finish and boarding.
- A-2:** Timber board partition C19 & door. Repair like for like.
- B-1:** Floor has longstanding water damage. Part floorboards, part ply sheet. Water damage, rotting and beetle evidence along edges and below valley. Install timber floorboards like-for-like consistently across the floor. Carry out like-for-like timber repairs.
- C-1:** Ceiling open to underside of roof vapour barrier. No plaster survives. Incomplete rebuilds as rafters and purlins extensively repaired & replaced. Retain, complete repairs like-for-like. Install breathable insulation and beaded board finish, to leave purlins and trusses visible. Stain new timbers to match historic as M60/160.
- C-2:** Apply one single coat of limewash to all new structural timbers.
- D-1:** Door in partition has a split panel and missing doorknob. Retain. Joiner to ease door and fill crack in upper panel. Provide C19 Style ironmongery.
- D-2:** Doorway to SR03 has been rebuilt with concrete lintol. No frame or door. Reinstate like-for-like doorway and door into existing re-formed doorway to FR60 specification.
- W-1:** Dormer window, incomplete rebuilt condition. Open to underside of roof vapour barrier. Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling. Install simple painted timber cover beads to edges.



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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	CHK	DESCRIPTION	S.N	P1
28.11.2022	AC	ISSUED FOR PLANNING	S.2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				



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

Title

**NOS. 808 - 810/812 HIGH ROAD
SR05 PROPOSED ROOM ELEVATION/DETAILS**

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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