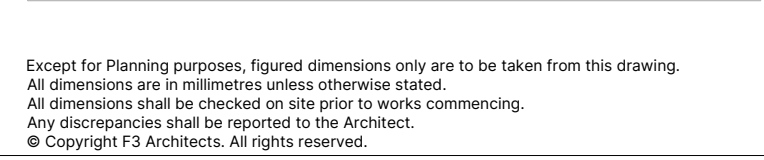


SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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.





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

SARABANDE NLHF ROUND II BID

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

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

STAGE 3 - PLANNING + LBC	S2.P1
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Drawing no
SBND-1000-ZZ-ZZ-DE-A-22831

DRAWING NOTES:

- A-1:** Timber panelling has been mostly lost as a result of dry rot removal (4 panels survive on North wall), altered with 3 C19 horizontal boards remaining from shelving unit. Scarf in base where rotted, retain and re-fix loose boards.
- A-2:** Exposed brickwork (facing east) with occasional friable/missing brick - minor infilling required where brick faces are damaged. Loosely brush down, make good and limewash.
- A-3:** Brickwork to front elevation substantially rebuilt in late C20. Make good small areas of lime plaster and mortar to stabilise historic plaster and fill holes. Limewash to finish.
- B-1:** Retain & reinstate floor by relaying existing uneven & loose slabs in consolidated lime earth base to match existing. Extend in lime around south end of room where missing as honest repair. Allow for 7 to be re-laid and 40% of new, where missing. Reuse salvaged where possible (some are stacked on site)
- C-1:** Previous structural repairs to ceiling joists, lathe & plaster missing. Re-fix new lathes to underside of joist & re-plaster in lime to provide 60min fire rating. Retain bridging joist exposed & limewash.
- D-1:** Existing door and parts of frame salvaged on site. Scarf repair rotted bottoms of both door and frame to match existing like-for-like oak frame and pine door. Provide new head and jamb in oak to match surviving jamb.
- D-2:** Blocked opening - remove brick to reinstate opening to a store room. Vertical timber boarded service door to match door ID-BM-03.
- D-3:** Alcove. Some lime plaster survives at high level, alterations C20 below and concrete base slab. Remove cement & make good hearthwork. Install new symmetrical cupboards on each side of fireplace, vertical timber boarded service doors to match existing adjacent doors. Install service riser in void. Doors and risers must provide 60min fire protection, FR60S 44mm new door with closer.
- D-4:** New cupboard to conceal incoming services - design to match existing doors.
- E-1:** Fireplace. Lintel has been replaced in concrete and flue liner has been inserted. Brickwork above rebuilt. Retain & repair & make good hearthwork & reveals to match original. Allow to provide cast iron floor grill for ventilation where floor adjacent to fireplace has previously been taken up.
- F-1:** Electrical panel to be relocated to service riser cupboard.
- F-2:** Metal cable trunking tight to wall and surface fixed to provide route from incoming services to riser.
- W-1:** Windows rebuilt in late C20. Blocked for security. Retain windows, remove security screens, make good & redecorate windows. Install C18 ironmongery where missing.
- W-2:** As W-1. Adapt window to provide fire escape.
- W-3:** Provide new timber cills to windows.
- S-1:** Provide escape steps to front light well with stone treads to match adjacent paving with simple metal handrail fixed to modern brickwork.

GENERAL NOTES:

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- M&E items shown indicatively and are subject to further site investigations and detailing to determine suitable locations for free-standing radiators and any sockets/ switches.
- 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 McDermot to visit and analyse wallpapers prior to any works.

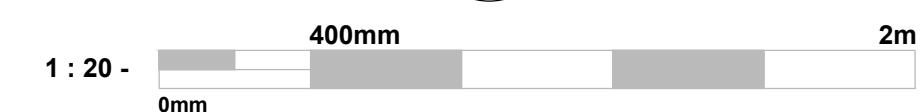
Fireline board and ply lining as required to meet 60min fire separation and M&E contractor fixing requirements.

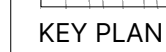
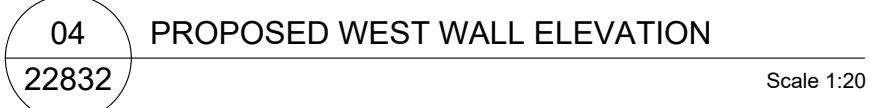
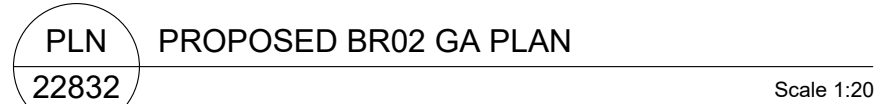
Make good missing
brickwork from
historic feature to
match historic
like-for-like

04 PROPOSED WEST WALL ELEVATION
22831 Scale 1:20

Make good missing -
brickwork from historic
feature to match historic
like-for-like

- 15mm cable route fixed tight to ceiling from incoming services to electrical DB in riser.





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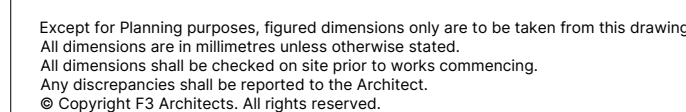
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REVISION HISTORY



Health and Safety

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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
BR02 PROPOSED ROOM ELEVATION/DETAILS

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

Status	Boyle
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Status	Revised
STAGE 3 - PLANNING - LRC	S2 E

STAGE 3 - PLANNING + LBC	02.1
--------------------------	------

Drawing no

SBND-1000-ZZ-ZZ-DE-A-22832

- GENERAL NOTES:

- Drawing to be read in conjunction with all other drawings, specifications, documents and Consultant information.
- CAD drawings based on survey received 11/11/13; all dimensions to be site checked.
- M&E Items shown indicatively and are subject to further site investigations and detailing to determine suitable locations for free-standing radiators and any sockets/ switches.
- 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 Alison McDermott to visit and analyse wallpapers prior to any works.

DRAWING NOTES:

A-1: Exposed brickwork shows at least 2 phases of build. Repairs have been previously carried out in late C20. Make good, clean and limewash.

A-2: Partition previously burnt, 3 panels remain, reconstruct partition like-for-like to stair and build out partition to BR02 side to provide 60min fire rated construction and take a new 44mm thick fire door. Finish BR02 side with new panelling to match the stair panelling like-for-like.

A-3: New partition, refer to partition drawings.

B-1: Stone slab floor uneven. Slabs broken in south part & where the opening has been disturbed into southern storerooms. Allow for 60% like-for-like replacement of broken floor pummetts and lay

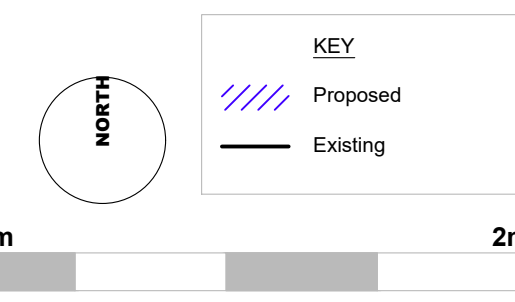
C-1: Previous structured repairs to ceiling joists and strapping, lathe & plaster missing. Re-fix new lathes to underside of joist & re-plaster in lime to provide 60-minute fire rating. Retain bridging joist exposed & limewash.

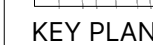
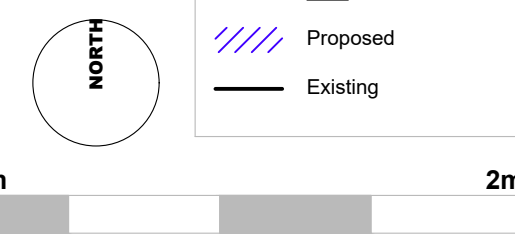
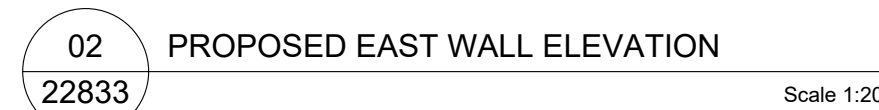
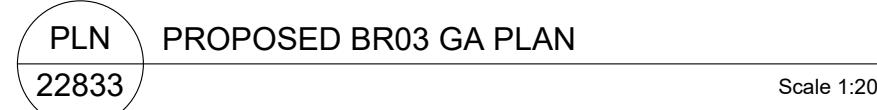
D-1: Door missing. Retain doorways & install vertically boarded timber door & frame to match original door

D-2: New Door to match existing C18 service stiles door FR60S 44mm thick stiles door.

D-3: New door to match existing service stiles door - to match partition/panelling depth.

F-1: Install new timber 'hatch' cupboard doors in brick opening to store.





NOTES

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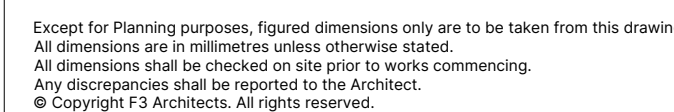
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Health and Safety

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Project	SARABANDE NLHF ROUND II BID NOS. 808-810/812 HIGH ROAD LONDON N17 0BX
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Title
NOS. 808 - 810/812 HIGH ROAD BR03. PROPOSED ROOM ELEVATION / DETAILS

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

Status	Domicile

Status	Revised
STAGE 3 - PLANNING - LBC	S2 E

STAGE 3 - PLANNING + LBC	02.1
--------------------------	------

Drawing no

GENERAL NOTES:

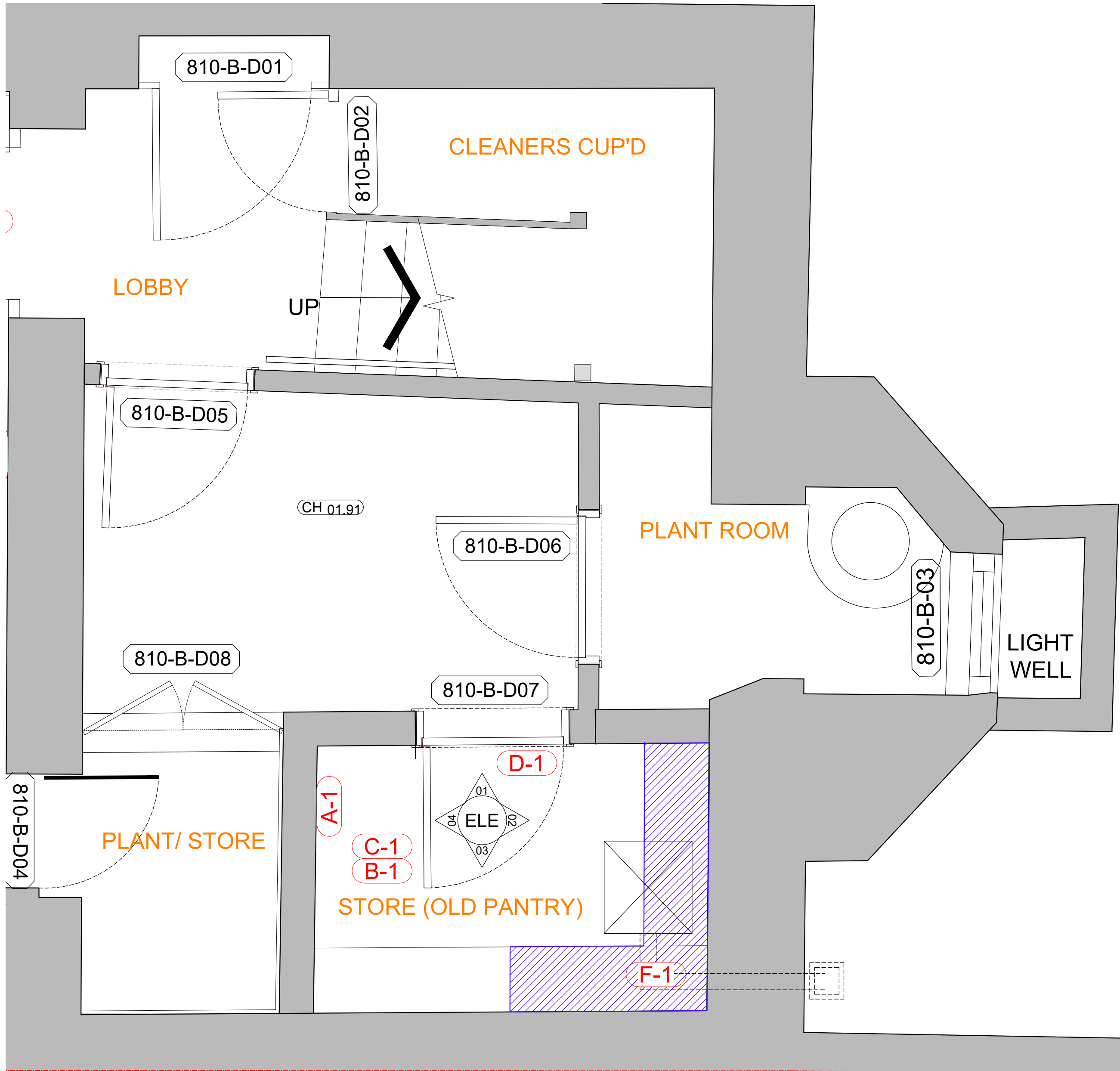
- Drawing to be in conjunction with all other drawings, specifications, documents and Consultant information.
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- Room uses shown indicatively and subject to final tenant requirements.
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- All historical papers and scheme to be carefully recorded. Allow for Alison McDermott to visit and analyse wallpapers prior to any works.

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.

DRAWING NOTES:

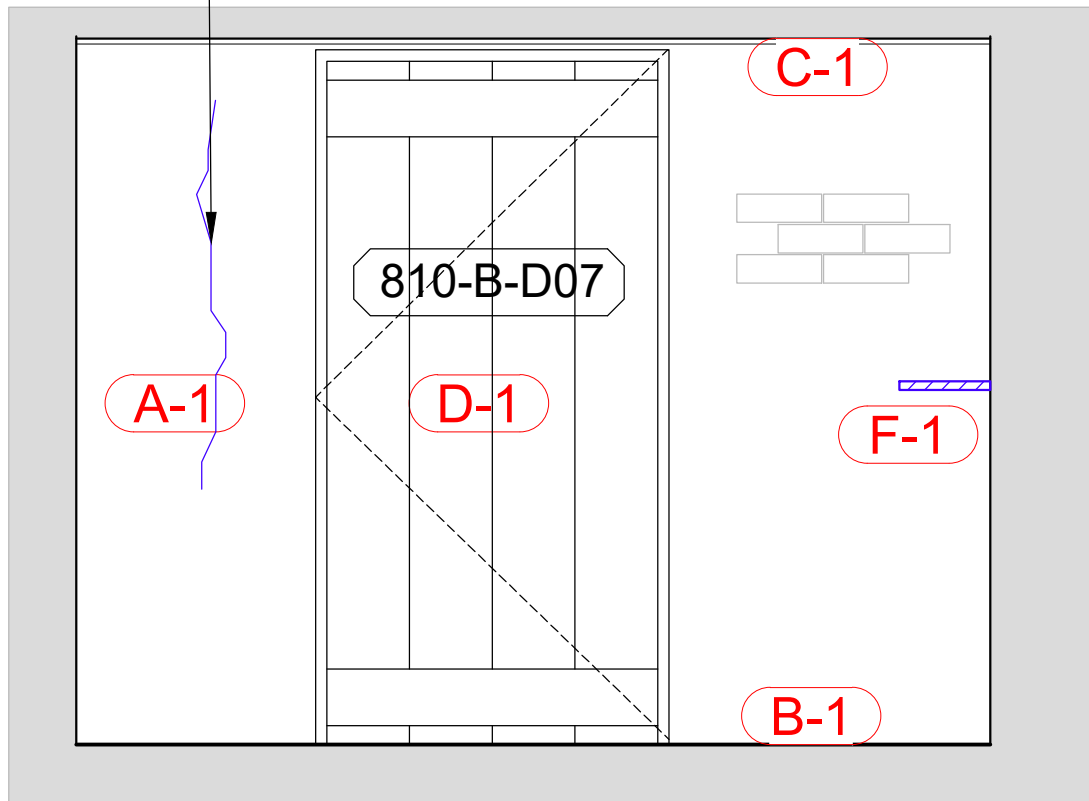
- A-1:** Exposed brickwork shows at least 2 phases of build. Repairs have been previously carried out in late C20. Make good, clean and limewash.
- A-2:** Partition previously burnt, 3 panels remain, replace partition like-for-like to stair and build out partition to BR02 side to provide 60min fire rated construction and take a new 44mm thick fire door. Finish BR02 side with new panelling to match the stair panelling like-for-like.
- B-1:** Use any salvageable floor punnets in room BR02 and replace all in BR03 with new terracotta punnets to extent of lobby and cleaner's cupboard, laid on a limecrete base. FFL to match existing. New punnets to match existing like-for-like.
- C-1:** Previous structural repairs to ceiling joists and strapping, lathe & plaster missing. Re-fix new lathes to underside of joist & re-plaster in lime to provide 60-minute fire rating. Retain bridging joist exposed & limewash or leave.
- D-1:** Existing door and parts of frame salvaged on site. Scarf repair rotted bottoms of both door and frame to match existing like-for-like- Oak frame and pine door. Provide new head and jamb in oak to match surviving jamb.
- D-2:** New Door to match existing C18 service stile door, FR60s, 44mm thick.
- D-3:** Broken hinge to door. Replace to match hinge above.
- S-1:** Staircase burnt and partly re-built. 4 lowest treads to have risers & treads applied over the damage steps to match the repairs done above.
- S-2:** New timber part K compliant handrail in historically sensitive design.



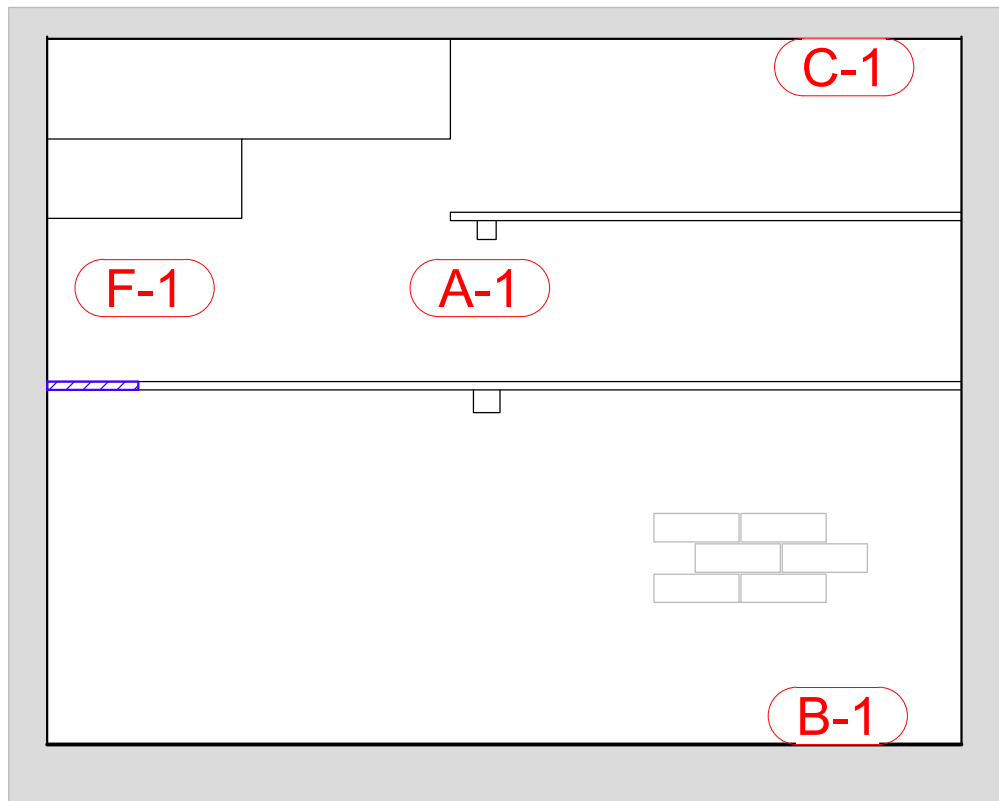
PLN
22835
PROPOSED BR05 GA PLAN
Scale 1:20

- GENERAL NOTES:**
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Structural crack -
Structural Engineer to
advise.

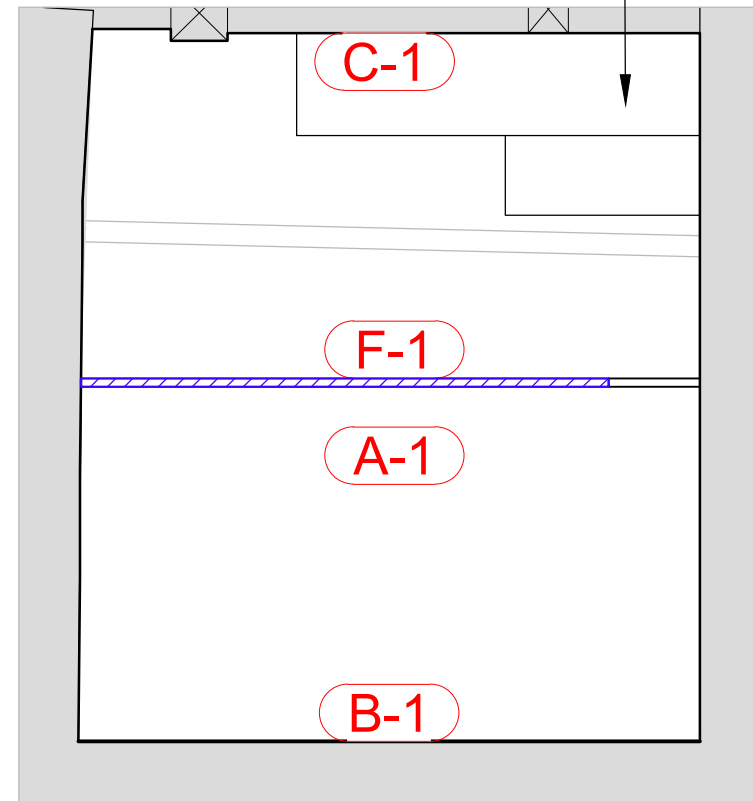


01
22835
PROPOSED NORTH WALL ELEVATION
Scale 1:20

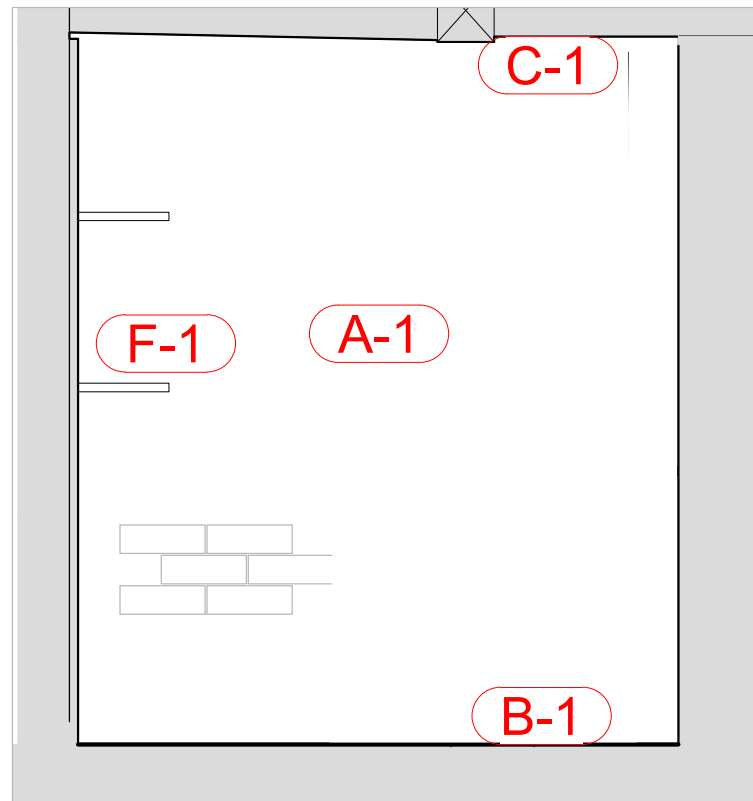


03
22835
PROPOSED SOUTH WALL ELEVATION
Scale 1:20

Prop and repair brickwork. Stainless
Steel Plate timber to resupport end of
timber - to Structural Engineers design.
Make good plaster.



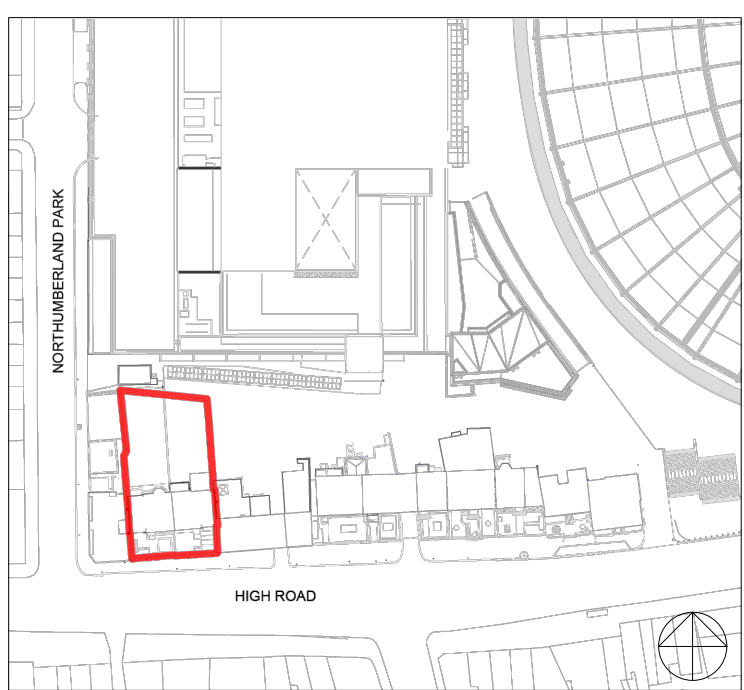
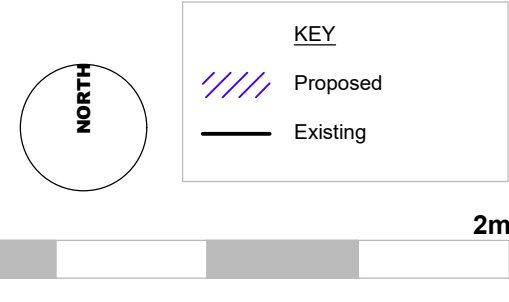
02
22835
PROPOSED EAST WALL ELEVATION
Scale 1:20



04
22835
PROPOSED WEST WALL ELEVATION
Scale 1:20

DRAWING NOTES:

- A-1:** Exposed brickwork shows at least 2 phases of build. Repairs have been previously carried out in late C20.
- B-1:** Remains of brick floor to store. Take up and reinstate bricks to 100% of the floor on breathable limecrete floor. Bricks to match where missing and make good.
- C-1:** Previous structured repairs to ceiling joists and strapping, lathe & plaster missing. Re-fix new lathes to underside of joist & re-plaster in lime to provide 60-minute fire rating. Retain bridging joist exposed & limewash or leave.
- D-1:** Door missing. Replace with 18th Century boarded door to match other existing doors.
- F-1:** Remains of shelving in poor condition due to water ingress. Scarf in timber repair.



KEY PLAN

NOTES:

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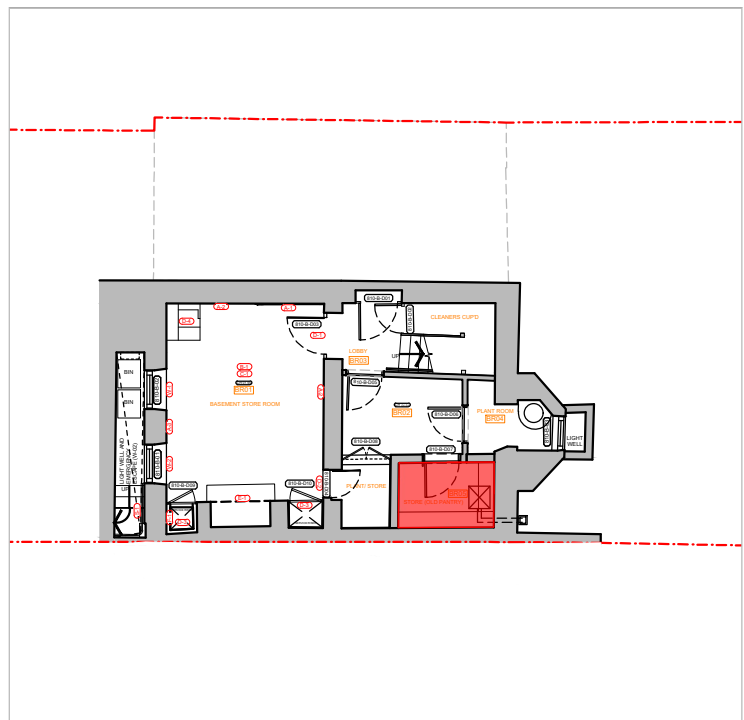
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DATE	CHK	DESCRIPTION	STA	NO.
28.11.2022	AC	ISSUED FOR PLANNING	S.2	P1
REVISION HISTORY				



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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
BR05 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-22835