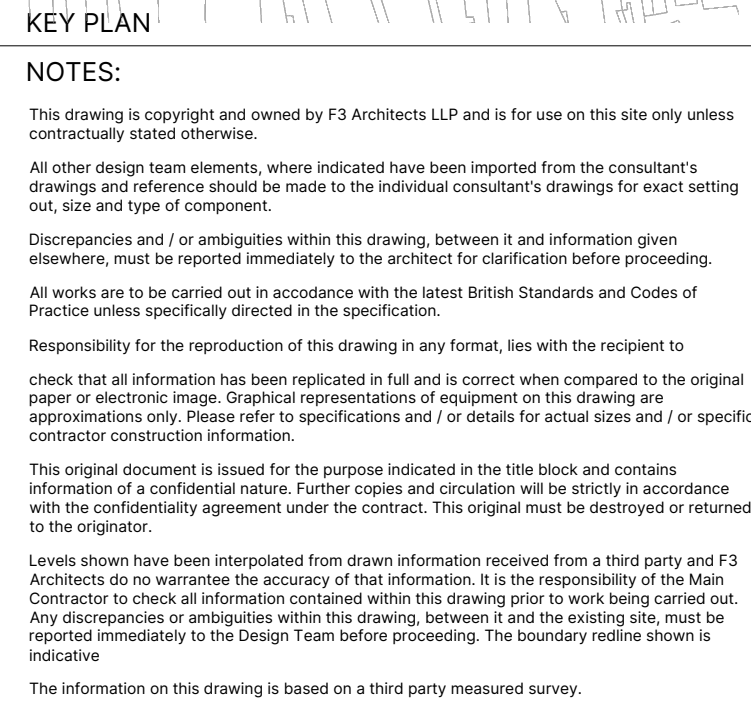
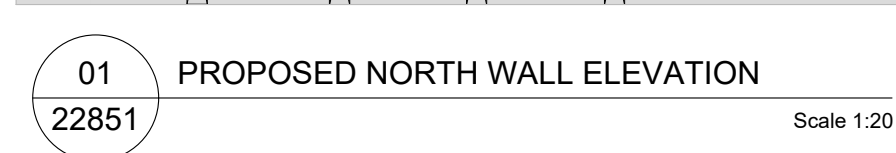
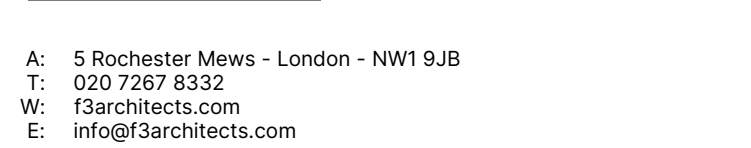
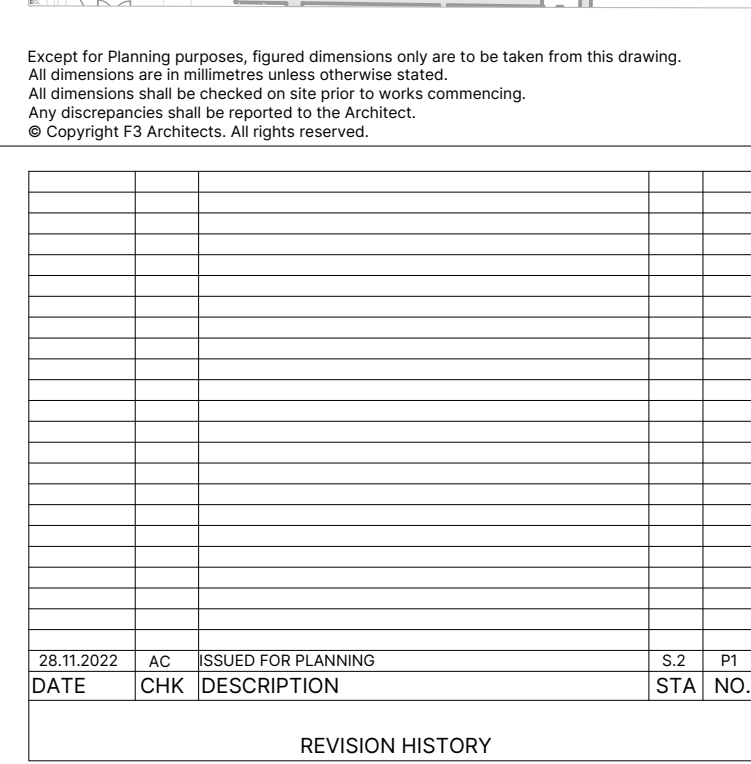


GENERAL NOTES:

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- 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 all 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.

DRAWING NOTES:

- A-1:** Walls missing finish. The original C18 boarding and evidence has been lost and was replaced by C19 Hessian and mouldings. Remnants of Hessian remain behind mouldings. Reinstall wall linings to match the C19 applied finishes and door linings.
- A-2:** Structural cracking above door arch. Carry out conservation structural skirting.
- A-3:** Existing skirting to be retained and made good where applicable. New skirting to be installed to remaining walls, to match existing like-for-like.
- A-4:** Existing brick to remain exposed. Clean, make good and seal to prevent further dust.
- A-5:** Splice in new section of picture rail to match original like-for-like.
- B-1:** Most floor boards remain. Retain and repair. Small scale like-for-like repairs.
- C-1:** Ceiling is in incomplete rebuilt condition. Third of lathes remain with 2 loose areas. No plaster. Joists have been spliced as structural repairs. No cornice survives. Re-fix loose lathes and make good to match and re-plaster like-for-like.
- D-1:** Doorway to hall is loose and damaged. C18 architrave remains but altered in C19. Retain, repair, & re-fix door once repairs to architrave and reinstatement of wall finishes are complete. Replace C20 ironmongery with C19 design to match room character.
- E-1:** Fireplace surround and insert missing. Hearth remains as marble squares. Retain and repair hearth like-for-like. Provide eared brick surround & mantle to match GR03 fireplace. Install cast-iron insert of C19 design to match room character.
- W-1:** Incomplete replacement of windows and frames. Brick walling has been cut back to provide chambered reveals and recesses. Retain windows and complete with painted timber cover beads, cill boards, architraves, window surrounds and panel below.
- F-1:** Evidence of internal plaster & shelf position survives. Provide symmetrical panelled cupboard each side of fireplace. Install service riser hidden in rear of the cupboard.



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

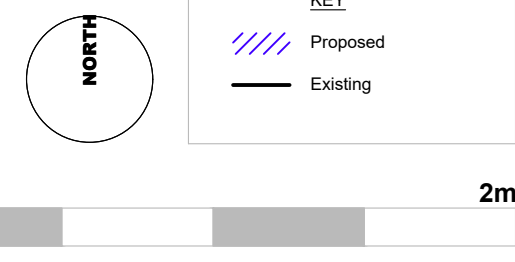
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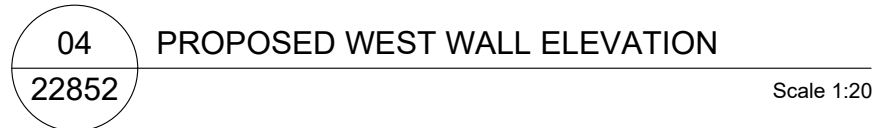
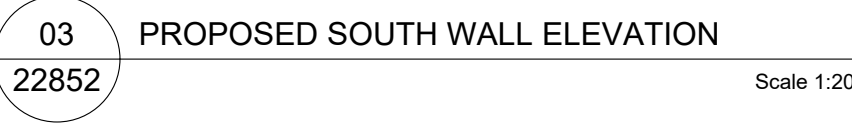
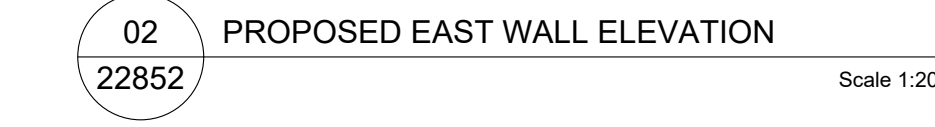
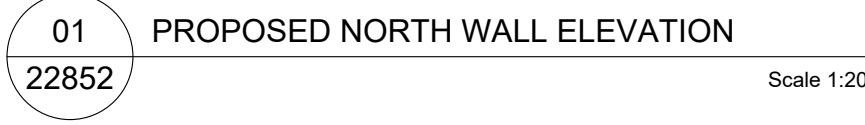
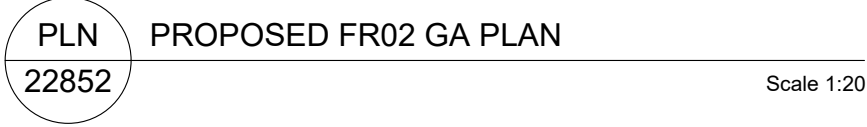
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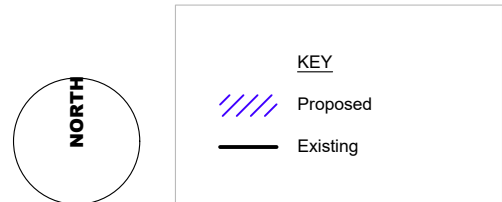
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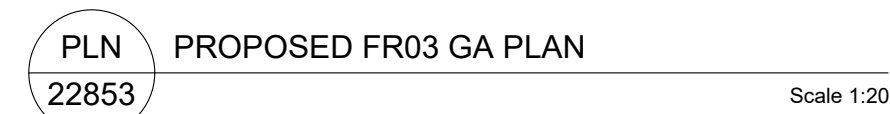
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Drawing no
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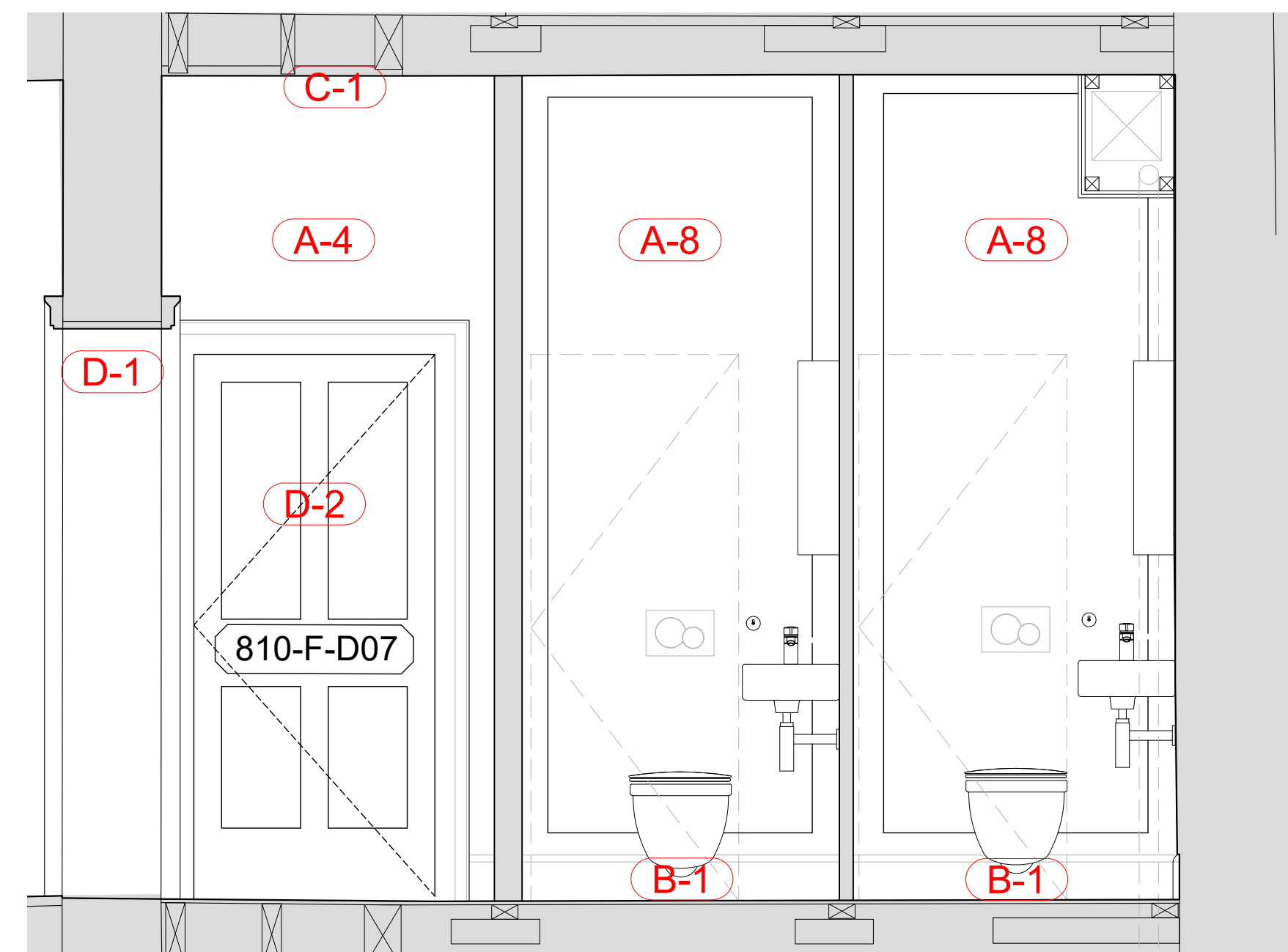
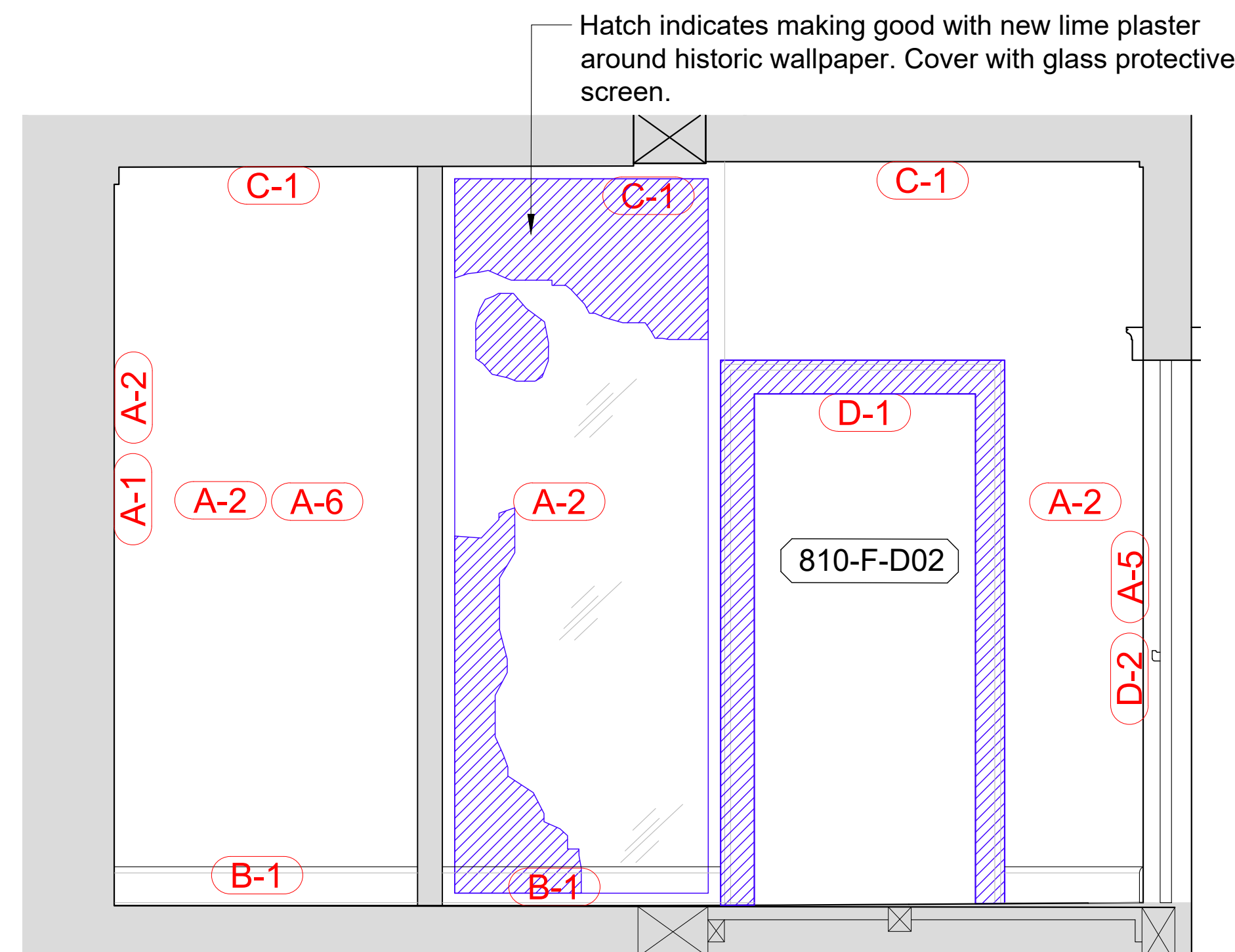
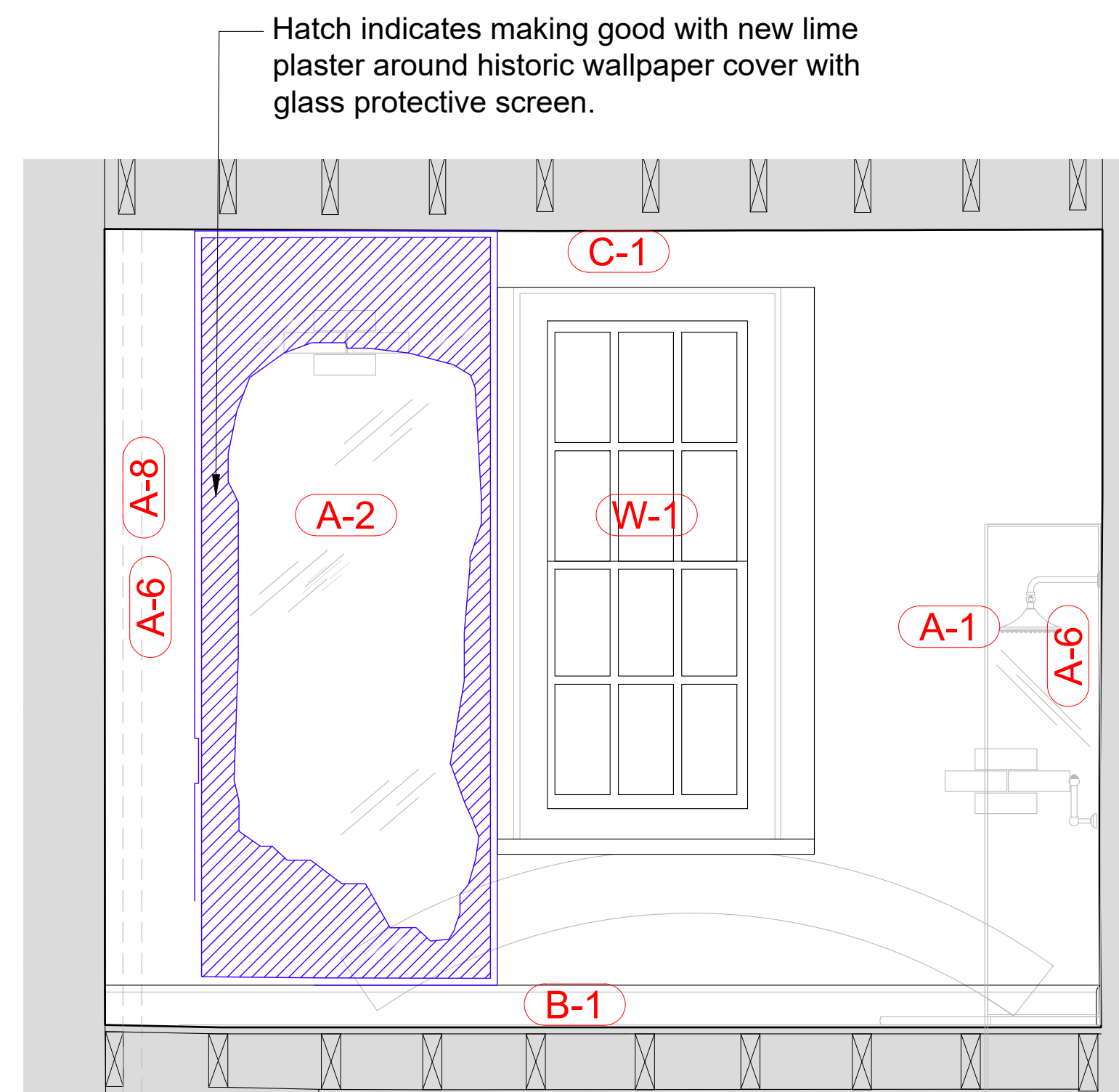
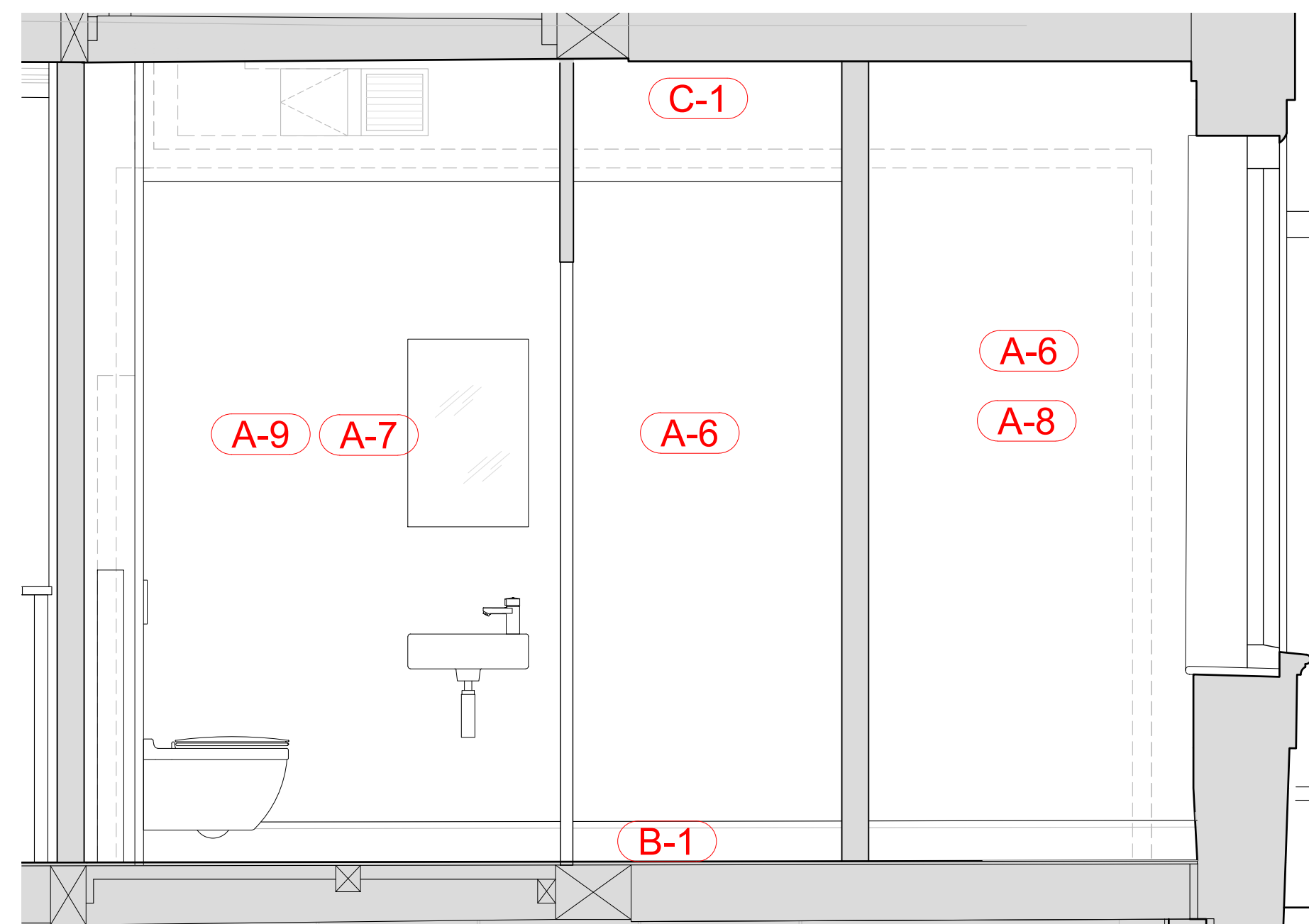
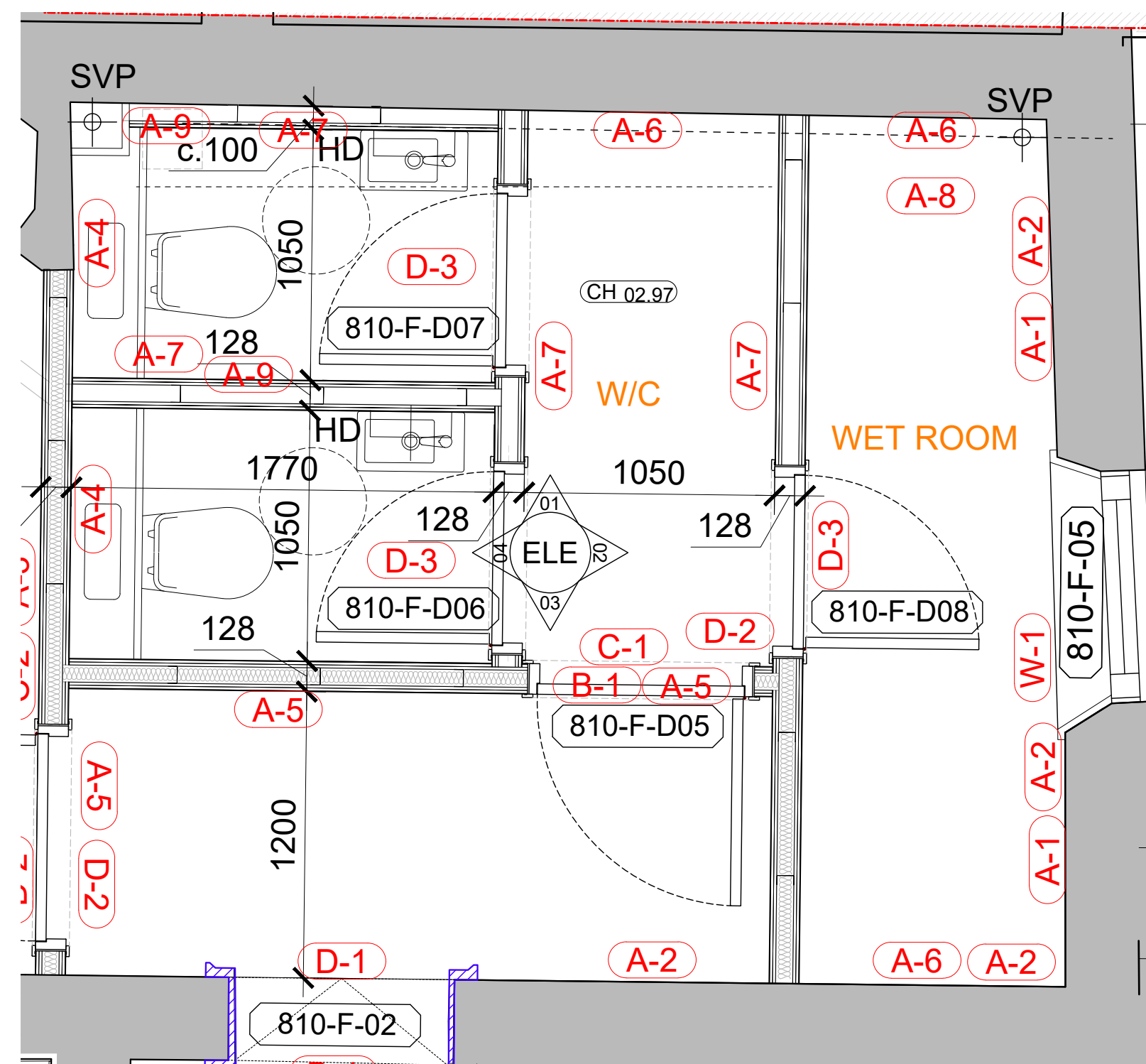
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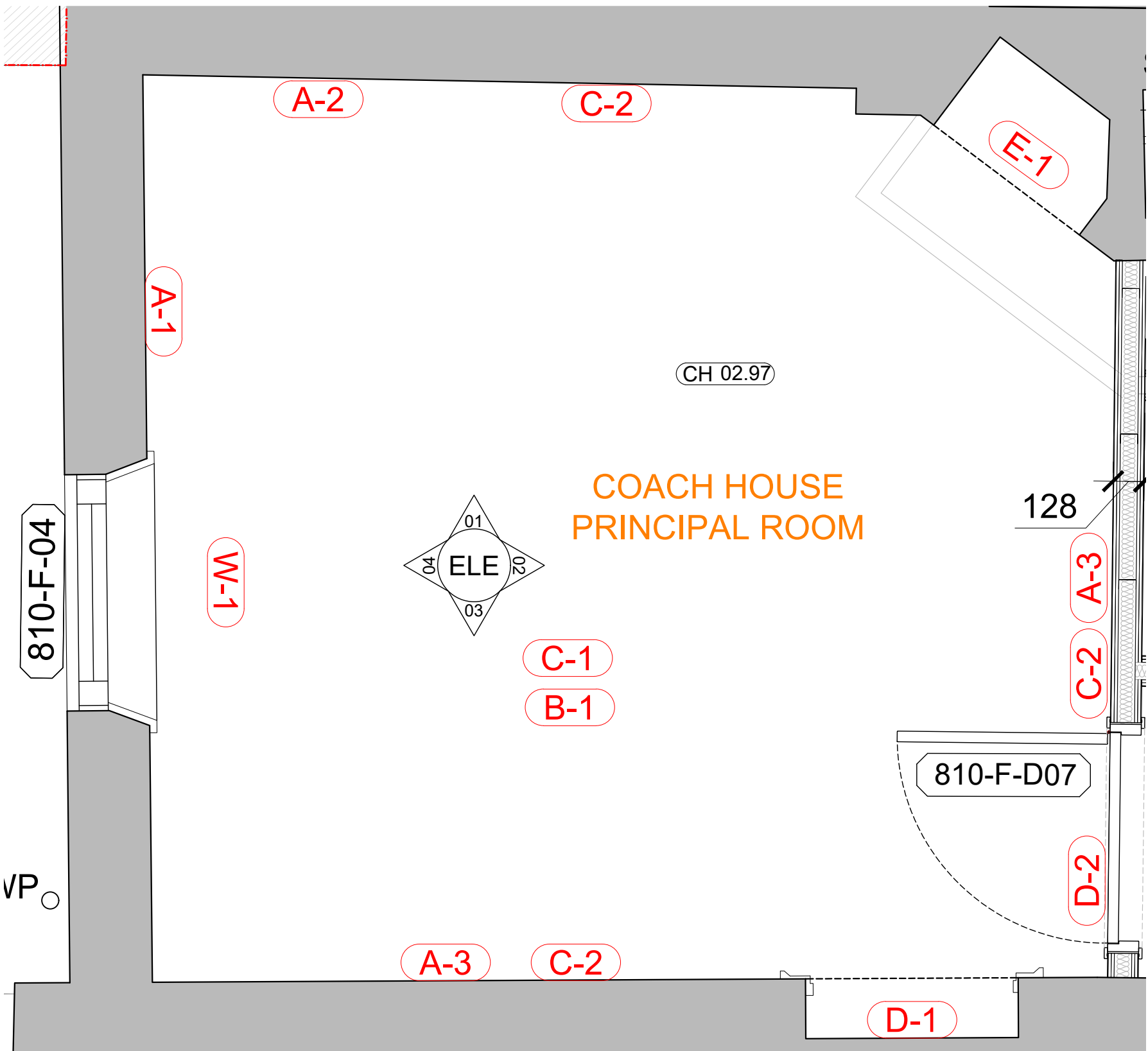
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02 PROPOSED EAST WALL ELEVATION
22853 Scale 1:20

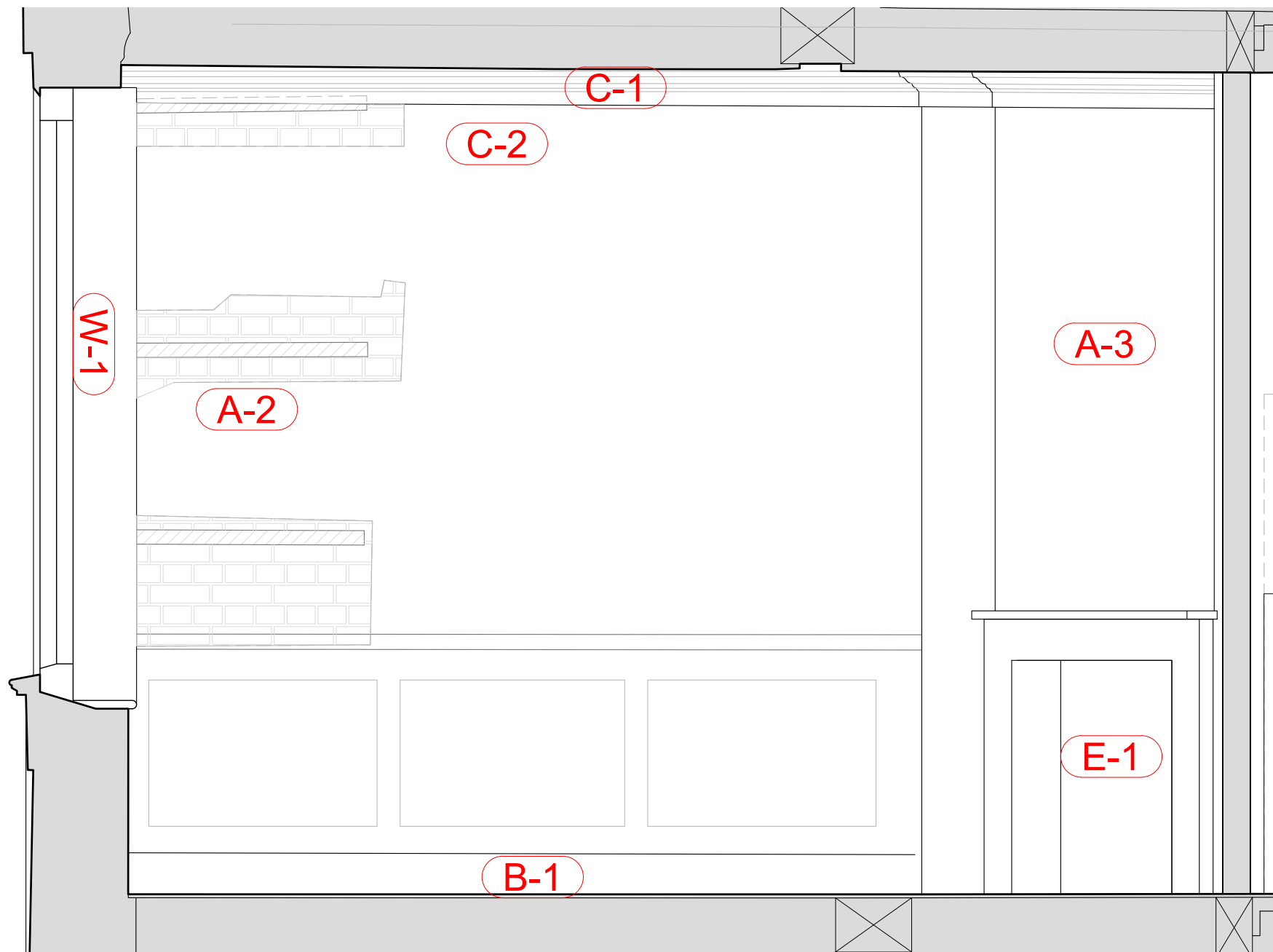
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Drawing no
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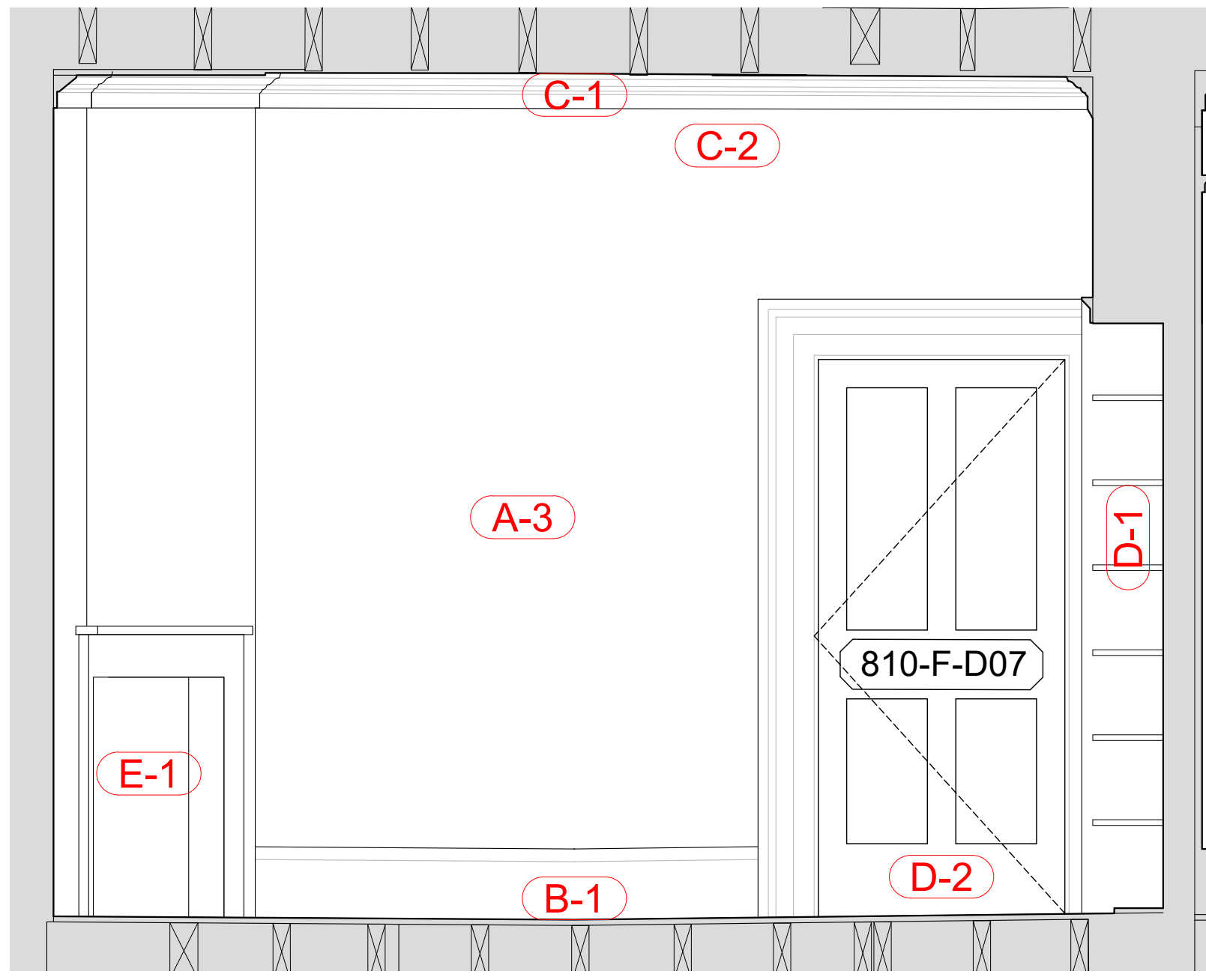




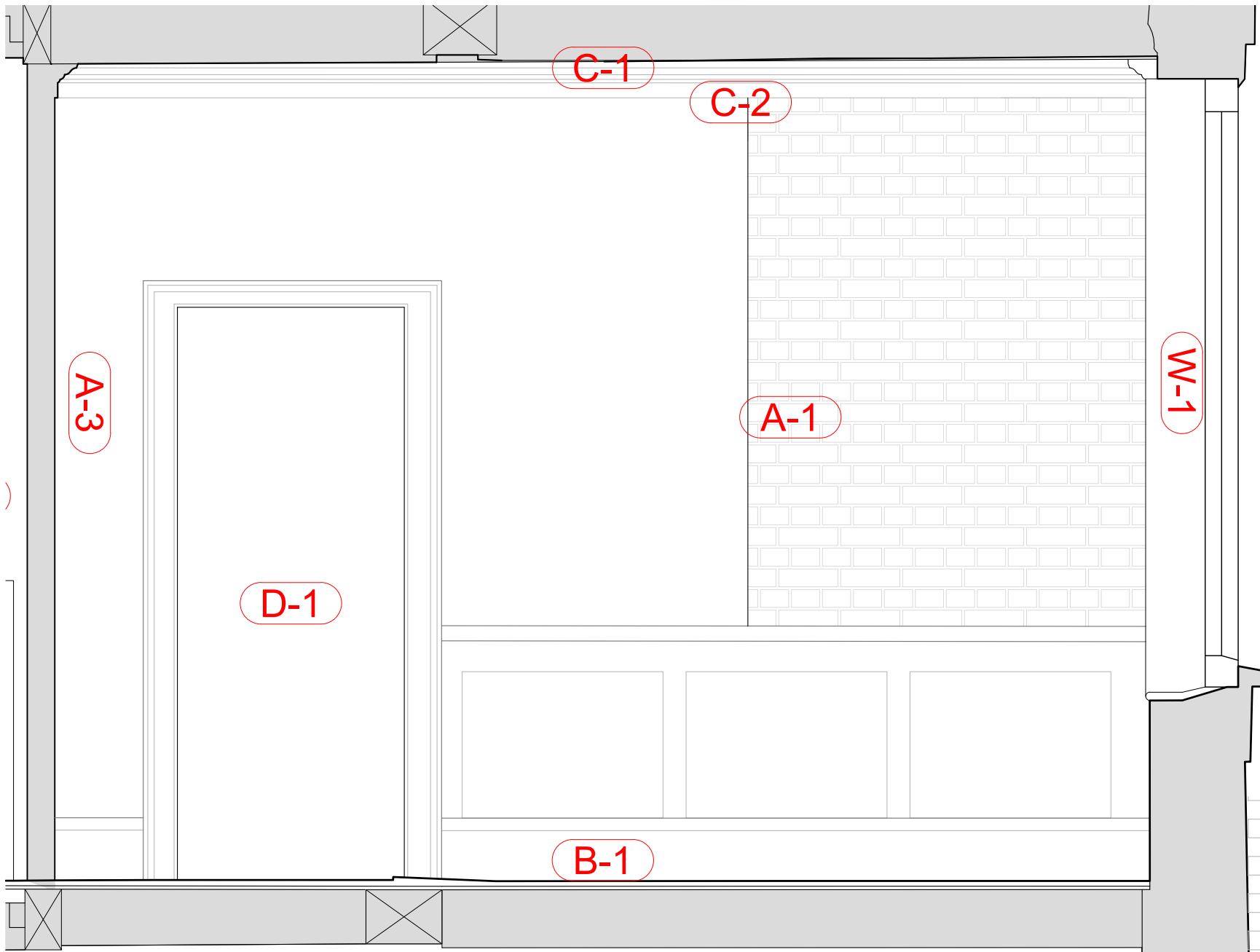
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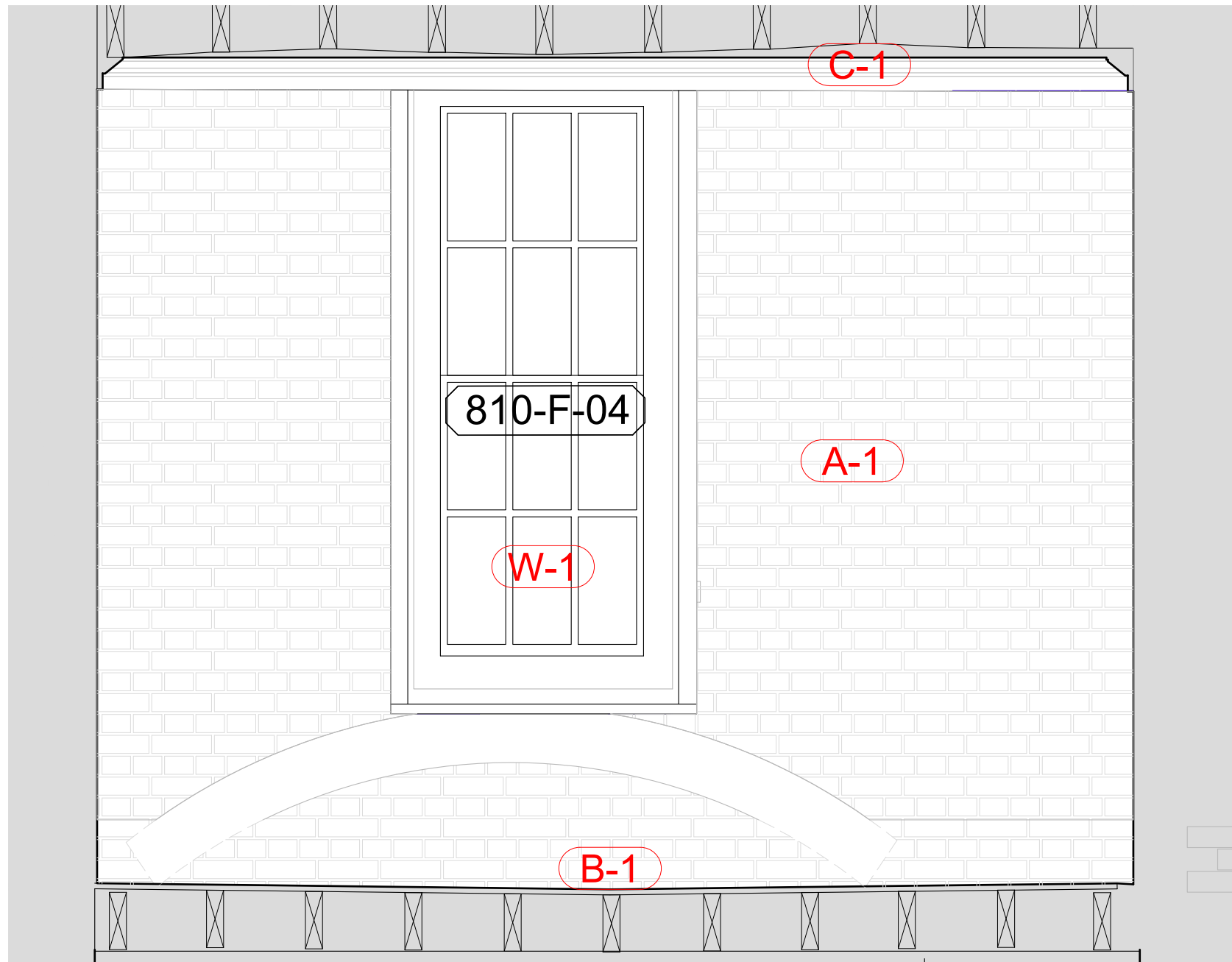
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03
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PROPOSED SOUTH WALL ELEVATION
Scale 1:20



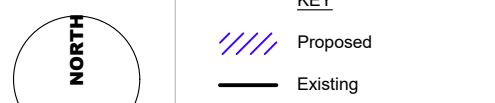
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GENERAL NOTES:

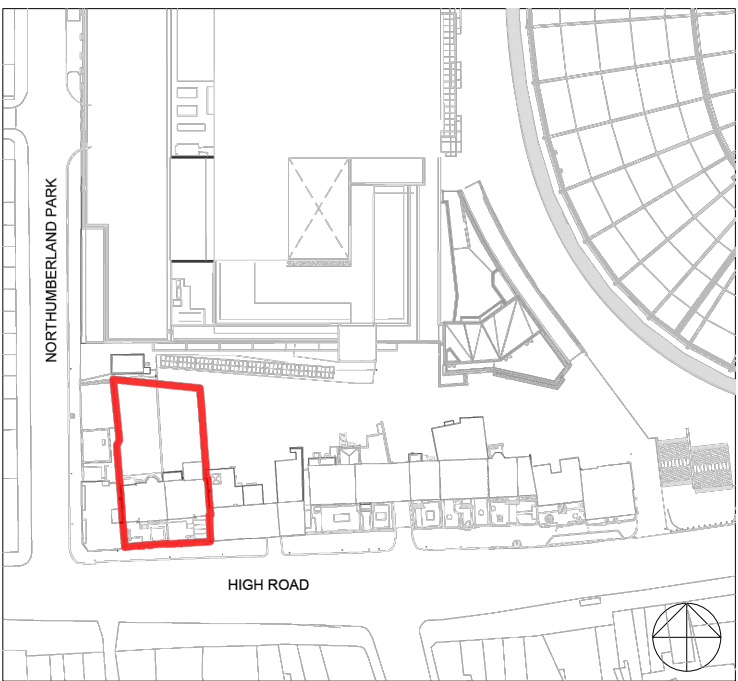
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DRAWING NOTES:

- A-1:** Walls are C18 exposed brick with patches of C19 plaster. Retain as brick and lime plaster.
- A-2:** Small area of panelling on W wall and parts of N & S walls. Their former extent is shown in outline on the plasterwork. Reinstate loose sections that exist and make good to match to the extent of the outline. Clean and paint visible strapping. Plaster around to match existing.
- A-3:** Missing central partition and skirtings. Reinstate central partition to complete fireplace wall. Reinstate skirtings to match.
- B-1:** Floor is missing and replaced in sheet board and ply. Allow for cross bonded ply to Structural Engineer's design, to tie in the FFL of FR04 -tapered level change will be with timber threshold piece at ID-01-03. Reinstate as timber boards and structure like-for-like where missing.
- C-1:** Ceiling missing. A number of joists have been replaced and bridging beam has been plated and part replaced. Some joists missing for access during building works. Retain, complete repairs like-for-like and provide a ceiling.
- C-2:** Refix and repair existing cornice. Add new cornice to all other walls to match existing section like-for-like.
- D-1:** Infilled C19 doorway to FR01. Retain infilled opening.
- D-2:** New fire rated door into FR03/FR04 in C19 style to match existing.
- E-1:** Fireplace is missing surround and lining is brickwork, poorly repaired in past. Remove poor quality repairs, carry out conservation brick and plaster repairs. Reinstate missing chamfered timber beam section over opening and provide new timber surround, stone hearth, and cast-iron insert of suitably historic design.
- W-1:** Sash window, modern in historic detail. Missing internal cills and linings. Retain window, provide simple painted timber cover beads and cill board to suit hierarchy as former service area.



1 : 20 - 0mm 400mm 2m



KEY PLAN

NOTES:

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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.

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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	AC	ISSUED FOR PLANNING	S.2	P1
28.11.2022	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
FR05 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-22855