

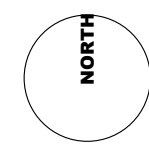


01 PROPOSED GA THIRD FLOOR PLAN

Scale 1:50

KEY

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



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 - Reinstate 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.

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| <p>6. Existing Door - Repair, fire rate, and renew ironmongery. Refer to door schedule for further information.</p> <p>7. New Door - New FD30s timber panelled door to match C18th historic setting.</p> <p>8. Staircase has dropped - Carry out temporary propping and re-support failed timber bearings to S.E.'s design and specification.</p> <p>9. Allow to redecorate existing paneling/paint/wallpaper to specialist's design.</p> <p>10. Kitchen - Allow to install contemporary kitchen fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.</p> <p>11. WC - Allow to install contemporary sanitary fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.</p> <p>12. Fireplaces - Allow for like for like repairs to match existing where surviving. Refer to detailed drawing for proposed fireplace works.</p> <p>13. Skirting - Reinstall existing skirting. Repair/replace where missing or rotted.</p> <p>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.</p> <p>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-31022 for typical details.</p> <p>16. Cupboards - Repair and ease out door and ironmongery where existing. Replace where missing or rotted.</p> | <p>17. New suspended LED track lighting to match existing at No. 796 Percy House. Refer to the services engineer's drawing for details.</p> <p>18. Install modern gate and glazed screen entrance door, to match Nos. 810/12 and provide symmetry between the pair of properties.</p> <p>19. Allow to redecorate handrails, railings, gate and wall plinth to match original historic setting.</p> <p>20. Allow to rebuild entrance steps in stone to match No. 810/12.</p> <p>21. Replace modern handrail to front steps and balustrading to match C18th design.</p> <p>22. Allow for stone path to entrance; and soft landscaping with discrete spike lighting to suit Landscape Architect's design.</p> <p>23. Reinstall door to rear elevation in C18th design, to match No. 810/12.</p> <p>24. Reinstall rear façade to original C18th design. Allow to carefully prop, rebuild missing parapet wall, and windows, all to match No. 810/12.</p> <p>25. Replace window/door complete, to match existing adjacent.</p> <p>26. Reinstall bay window complete, to match No. 810/12, providing symmetry between the pair of properties.</p> <p>27. New Slimline glazing system.</p> <p>28. Standing seam zinc cladding to contemporary rear single storey extension – bronze tones to No. 810/12, dark grey tones to No. 808.</p> |
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KEY PLAN

NOTES

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The information on this drawing is based on a third party measured survey

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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. A 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
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NOS. 808 - 810/812 HIGH ROAD
Proposed GA Third Floor Plan

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

Status	Revised
STAGE 3 - PLANNING + LBC	S2.F

Drawing no.

SBND-1000-ZZ-L03-GA-A-20815