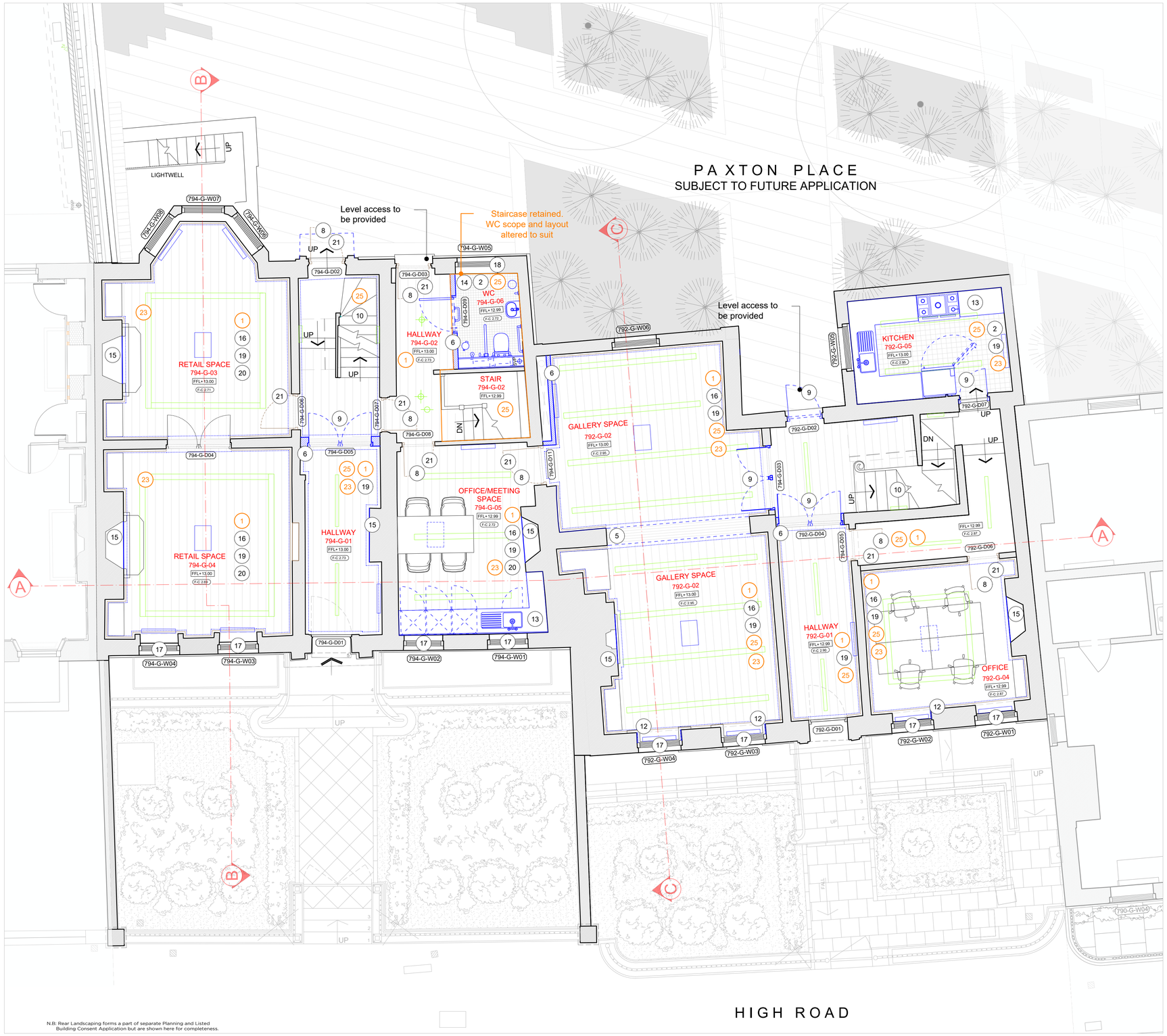


N.B: Rear Landscaping forms a part of separate Planning and Listed Building Consent Application but are shown here for completeness.

01 20111 PROPOSED GROUND FLOOR PLAN

Scale 1:50

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.
- Mouldings - Reinstate Existing cornice, architrave, dado, skirting - allow for like for like repairs to match existing adjacent. Replace sections where rotted or missing and where layout is changed.
- Carry out upgrade work in line with the fire engineer's report – refer to the compartmentation drawings and door schedule.
- All suspended floors to be upgraded in terms of fire performance – refer to detailed drawing.
- Rear landscaping works form part of a separate planning and listed building consent application but are shown here for completeness.

Proposed notes:

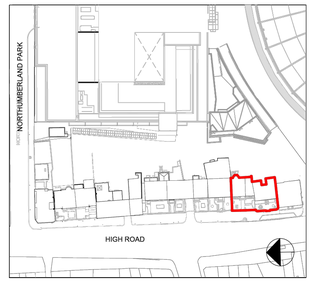
1. Floor Type 1 : Timber - Reinstate existing floor boards and allow for new boards to match existing like for like as required. Scope as shown.
   -- Georgian floorboards: Allow like for like repairs.
   -- Modern Floorboards: Allow for dark staining
2. Floor Type 2 : Tiles
3. Floor Type 3 : Stone - to match existing
4. Water damaged and loose panelling - Allow to replace with new matching boards and framing where excessively buckled and unsound. All other areas to be filled and repaired by joiner in-situ unless noted otherwise.
5. Make good opening following removal of brickwork/modern partition. Allow to infill opening as existing adjacent to suit proposed design. Scope as shown.
6. New internal partition to suit proposed design.Scope as shown.
7. New 18 mm fair-faced lacquered birch secondary ply lining. Refer to internal partition drawings for scope of proposal.
8. Existing Door - Repair, fire rate, and renew ironmongery. Refer to door schedule for further information.
9. New Door - New FD30s timber panelled door to match C18th historic setting.
10. Staircase has dropped - Carry out temporary propping and re-support failed timber bearings to S.E's design and specification.
11. Staircase - New handrail and balustrades to meet Part K requirements. Allow to retain/re-use original C18 fabric where it survives.
12. Install new shutters where missing to match existing. Retain and overhaul existing shutters. Allow to ease and make operable.
13. Kitchen - Allow to install contemporary kitchen fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.
14. WC - Allow to install contemporary sanitary fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.
15. Fireplaces - Allow for like for like repairs to match existing where surviving. Refer to detailed drawing for proposed fireplace works.
16. Install new floor boxes to match existing at No. 796 Percy House. Allow for further inspection for location and scope. Refer to drawing SBND-1000-ZZ-ZZ-DE-A-31027 for details.
17. Install new discrete slim-line sash secondary glazing, as No.796 Percy House. Allow for security contacts to be installed to all basement and ground floor windows. Refer to drawing SBND-1000-ZZ-ZZ-DE-A-31024 for details.
18. Install new obscure glazing. Scope as show.
19. Skirting - Reinstate existing skirting. Repair/replace where missing or rotted.
20. Cornices - Replace sections of cornices where missing. Allow to reinstate 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.
21. 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.
22. Cupboards - Repair and ease out door and ironmongery where existing. Replace where missing or rotted.
23. ~~New suspended LED track lighting to match existing at No. 796 Percy House. Refer to the services engineer's drawing for details.~~ New contemporary & reversible surface mounted track lights. Product Detail : Ansell Lighting - Single Circuit Unity 4 Cool White Mains.
24. Allow to re-decorate/paint existing paneling to match existing at No. 796 Percy House.
25. Over board with 12mm thk Promat Supalux board, or equivalent approved, in strict accordance with the manufacturer's instructions, tape and joint only.

KEY

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

NORTH

0m 500mm 1m 2m 3m 5m



KEY PLAN

NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT INFORMATION, INCLUDING DRAWINGS, SPECIFICATIONS, DOCUMENTS, AND CONSULTANT DESIGN.

THE CAD DRAWINGS ARE BASED ON SURVEY INFORMATION BY OTHERS, THEREFORE ALL DIMENSIONS TO BE CHECKED ON SITE.

METHODOLOGIES TO BE SUBMITTED TO THE ARCHITECT FOR COMMENT PRIOR TO WORKS COMMENCING. THE USE OF PERCUSSIVE, MECHANICAL, POWERED PLANT, WILL GENERALLY NOT BE ALLOWED.

WORKS TO PROCEED FOLLOWING THE COMPLETION AND UNDERSTANDING OF PRELIMINARY SITE INVESTIGATION WORKS INCLUDING PAINT/RENDER REMOVAL AND OPENING UP.

No.	DATE	DESCRIPTION	DRN	CHK
S2.P2	20-01-2023	ISSUED FOR PLANNING - ALTERED SCOPE HIGHLIGHTED IN ORANGE	AH	AC
S2.P1	13-05-2022	ISSUED FOR PLANNING	AH	AC

REVISION HISTORY

Architect

ARCHITECTURE + INTERIORS

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

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 Architecture + Design. All rights reserved.

Health and Safety

Based on the use of experienced and competent contractors working to an approved method statement.

Project Name

SARABANDE AT
NOS. 792 TO 794 HIGH ROAD

792-794 HIGH ROAD
LONDON
N17 0BX

Drawing Title

Nos. 792-794 HIGH ROAD
PROPOSED GROUND FLOOR PLAN

Date	Status
13/05/2022	STAGE 3 - PLANNING

Drawn By	Checked By	Approved By	Scale	Size	Project Reference
AH	AC	IL	1 : 50	A1	220329

Project	Agent	Zone	Level	Type	Role	Drawing No.	Revision
						SBND-1000-ZZ-L00-GA-A-20111	S2.P2

© Copyright F3 Architecture + Design. All rights reserved.