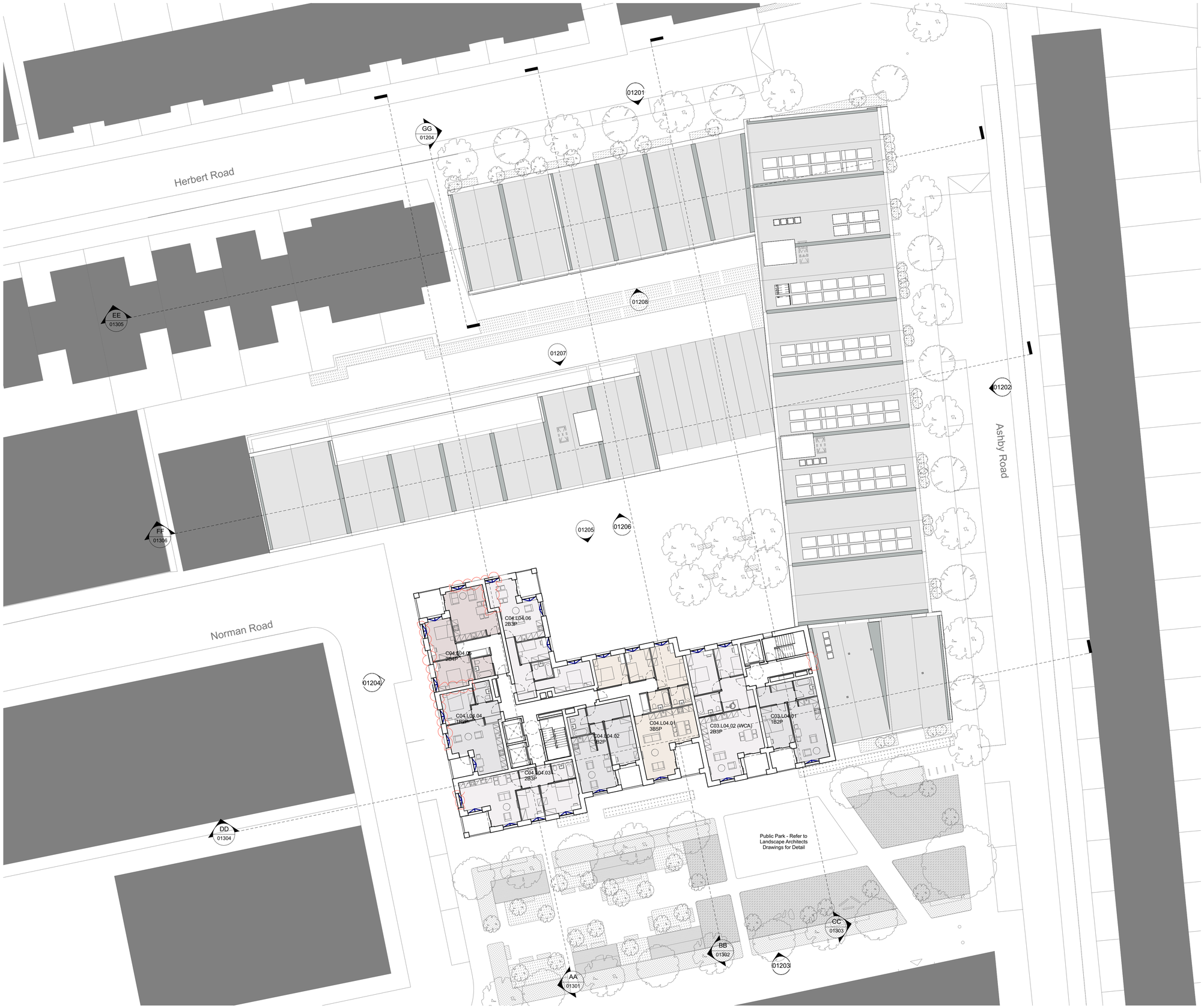
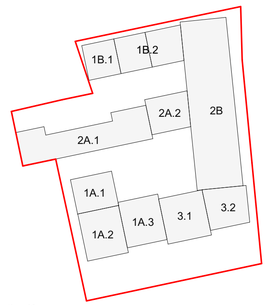


Full GA Fourth Floor Proposed
Scale 1:200@A1

The Contractor is to check and verify all building and site dimensions, levels, sewer invert levels and positions of drains before works start. Any discrepancy to be notified to MDG Architects. DO NOT SCALE FROM THIS DRAWING. This drawing and the building works depicted are the copyright of MDG Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

Rev.	Date	DRN/CKD	Revision
P01	29/01/26	-	First issue.



Location Key

Application Site Boundary

0 2 4 6 8 10m 20m

PLEASE NOTE:
All drawing information provided herein is indicative only and subject to ongoing design development and detailed design input. No element of the drawing(s) should be relied upon for construction, costing, or statutory approvals without further verification.

The position and extent of all utilities (above and below ground), easements, topographical features, and trees are to be confirmed through additional surveys. The site boundary is to be confirmed based on the Land Registry title plan and further on-site investigations. The layout has been produced for feasibility and discussion purposes only, and is based on PDF survey data that is subject to a full measured building survey. This sketch is based on incomplete and unverified survey information. Core areas are assumed to contain vertical circulation but remain unconfirmed. The proposal is subject to full measured, structural, and M&E surveys, and represents an early-stage feasibility concept.

Further design development is required to address the following (non-exhaustive):
A compliant fire strategy, including:
Means of escape, Protected lobbies, Evacuation lift requirements, Fire-rated construction, Acoustic and thermal performance in line with current Building Regulations, including enhancements between residential uses where appropriate. Ventilation of habitable and shared spaces per Approved Document F, and assessment of overheating risk in accordance with Approved Document O. Structural capacity of the existing building to support any new residential use and associated loadings. Natural light provision, and performance against daylight/ sunlight guidance as outlined by BRE.

Services coordination, including:
Drainage infrastructure, Vertical risers, Ventilation and duct routes, Access and inclusivity, including potential lift upgrades and Part M compliance. Refuse and cycle storage in accordance with local authority standards. Assessment of hazardous materials (e.g., asbestos) within the existing building fabric.

All elements of the proposal remain subject to:
Detailed technical input, Comprehensive measured and specialist surveys, Compliance with current planning policy and building regulations.

USE OF THIS DOCUMENT:
This document and any associated drawings are not for construction and are issued solely for preliminary design coordination, internal review, and stakeholder discussion. Use beyond these purposes is at the user's own risk.

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MDG ARCHITECTS

PROJECT
Bernard Works, Tottenham
Billtree Ltd

DRAWING
Stage 3B
Sketch

Full GA Fourth Floor Proposed

SCALE	As indicated @ A1	REVISION	P01
DATE	Jan 2026	DRAWN	-
DWG. No.	A1456-MDG-SK-01115		

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