This is a structural removal and installation plan focusing exclusively on the removal of non_historically important structural elements and will be limited to:

1. Installation of steel beams to the under side of first floor slab aligned with existing structure (S.E DRAWING 25125-MOS-XX-00-DR - S - 1001)
2. Removal of concrete upstands on first floor
3. Installation of steel beams to support new lift area slab
4. Installation of new 130mm thick LWC metal deck slab
5. Removal of brickwork on first floor
6. Formation of lift pit 100mm deep on ground floor
7. Holes in slab to be infilled
8. Installation of screed (S.E to advise)
9. Removal of wall including brickwork surrounding concrete encased steel column (to remain).
10. Top of steel to be cut down (S.E DRAWING 25125-MOS-XX-00-DR - S - 1001)
11. Installation of new pad stones into existing walls to support new steel beams (S.E DRAWING 25125-MOS-XX-02-DR-S-1101).
12. Installation of new steel beams underside of slab to support new roof deck area (S.E DRAWING 25125-MOS-XX-02-DR-S-1101).
13. Removal of existing plant equipment, roof plant steel support beams and plinths.
14. Installation of new roof plant steel support beams and plinths required for new plant equipment (S.E DRAWING 25125-MOS-XX-02-DR-S-1200).

No works will affect the external façade.
On site inspection and historic background research has confirmed areas where historic fabric may survive, namely:

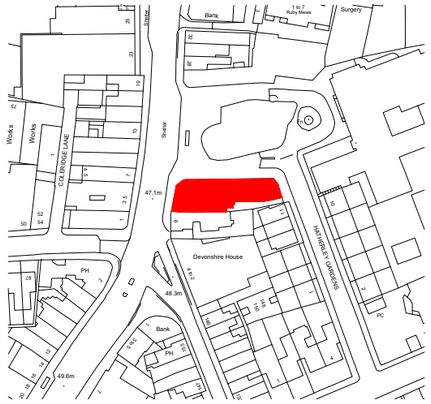
A. Curved and Elliptical Glazing (Ground Floor)
Original 1930s feature of high significance.
Protected by the 1986 LBC conditions.

B. Entrance Doors and Art Deco Door Surrounds
Survive at ground and first floor.
Identified in 1986 correspondence as original and to be retained.

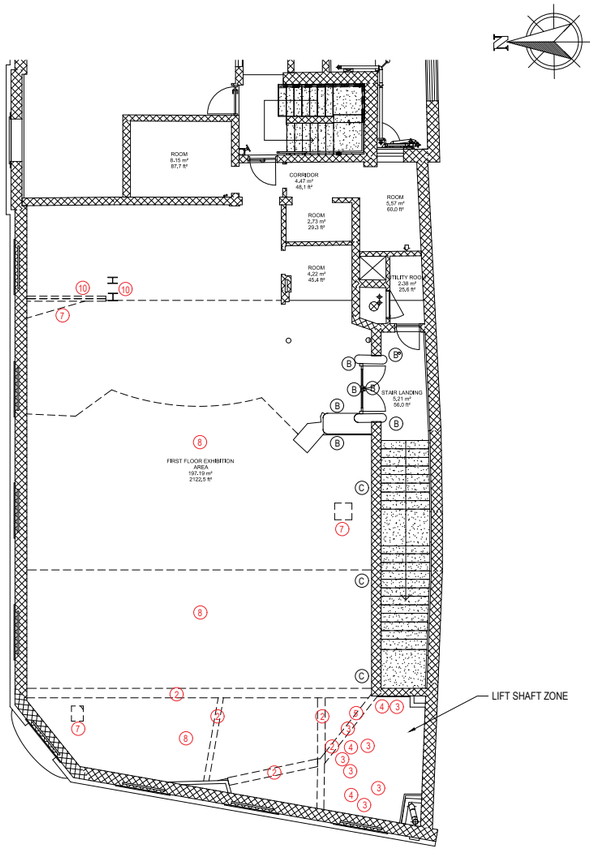
C. First_Floor Timber Panelling
Specifically required to be retained visible under the 1986 LBC.
May currently be concealed behind later linings and visible in places beneath mezzanine level.

The above is in accordance with Heritage Impact Assessment as produced by Handforth Heritage consultants.
Please refer to structural Engineers drawings:

25125-MOS-XX-00-DR-S-1000
25125-MOS-XX-00-DR-S-1001
25125-MOS-XX-01-DR-S-1100
25125-MOS-XX-01-DR-S-1101



SITE PLAN
(SCALE 1:1250)



FIRST FLOOR
(Scale 1:100 @ A1)

0m 1 2 3 4 5 10

NOTES

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The original measured survey was undertaken by

Rev	Date	Description	Drn
A	15.09.26	Update to S.E drawings	CP
B	21.09.26	Update to S.E drawings	CP
C	20.10.26	Labels added (Historic)	CP

LISTED BUILDING CONSENT

DAZAINE
WWW.DAZAINE.CO.UK

Client
PPR Estates

Project
8 The Broadway
Crouch End
N8 9SX

Drawing Title
LISTED BUILDING CONSENT
Structural Alterations
First Floor Plan

Scale	Sheet Size
noted	A1
Date	Drawn by
05.08.2026	CP

Drawing No.	Rev
FF100 (Structure)	C