

- 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. Carefully strip out all existing services unless stated otherwise and make good.

1. Carefully remove modern brickwork/partition to suit proposed design. Refer to drawings for location and extent.
2. Carefully lift uneven historic floorboards where existing to assess condition of structure beneath. Allow like for like repairs. Existing boards to be documented, recorded, and set aside to store for later re-use.
3. Skirting - carefully dismantle skirting where present and set aside to store for repair and later reinstatement.
4. Allow to create opening as shown to suit proposed design.
5. Carefully strip modern services/downpipes where redundant without affecting C18th fabric.
6. Doors - carefully dismantle door, record condition, number and set aside for repair and later reinstatement.
7. Carefully strip out modern steps. Extent as shown.
8. Existing incoming services. Allow for inspection and consolidate.
9. Allow to remove window complete.
10. Allow to remove vegetation complete including roots.
11. Strip out 1 no. step to the terrace.
12. Carefully remove modern dado without damaging historic fabric.



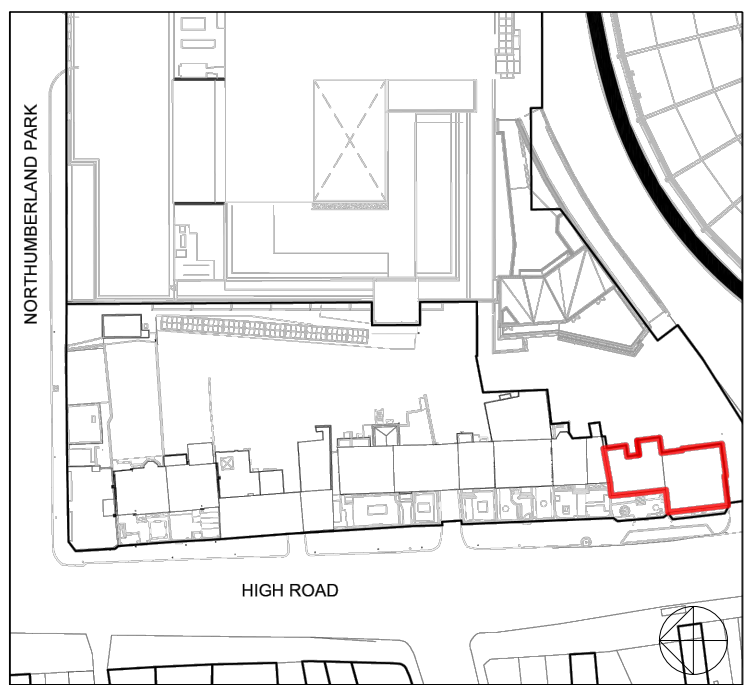
- Protect all existing surfaces and windows adjacent work areas which are to be retained.
- Drawings to be read in conjunction with all other drawings, specifications, project documents and consultant information.
- Existing MSE shown indicatively. Make good fixing holes and existing fabric where services removed to match existing adjacent. Allow for provide new column radiators to MSE engineer's satisfaction to be developed further.
- Carry out compartmentation work in line with the fire engineer's report. To be developed further.
- All floors to be upgraded in terms of fire performance.

1. Floor Type 1 : No historic floor boards survive. Allow for new carpet tiles/engineered timber. Refer to interior finishes for scope.
2. Floor Type 2 : New Tiles to suit proposed design.
3. Allow for new floor and associated structure to SE's detail where missing.
4. Make good opening following removal of brickwork/modern partition. Allow to infill opening as existing adjacent to suit proposed design. Scope as shown.
5. New internal partition to suit proposed design. Scope as shown.
6. Existing Door - Repair, fire rate, and renew ironmongery as necessary. Refer to door schedule for further information.
7. New Door - New door to suit proposed design.
8. Existing staircase, allow to hand scrub and clean using turpentine. Allow like for like repairs as necessary and make good.
9. Allow to redecorate existing paneling/paint/wallpaper.
10. Kitchen - Allow to install contemporary kitchen fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.
11. WC - Allow to install contemporary sanitary fittings without affecting the C18th fabric. Refer to proposed room elevations for further details.

N.B: Rear Landscaping forms a part of separate Planning and Listed Building Consent Application but are shown here for completeness.
N.B: Loose furniture shown indicatively. Subject to tenant fit-out.

-  Demolition walls/modern partitions
-  Proposed walls/modern partitions
-  Demolition
-  Proposed
-  New ceiling
-  Dismantle for later reinstatement
-  Loose furniture shown indicatively

12. Skirting - Reinstate existing skirting. Repair/replace where missing or rotted.
13. Cornices - Replace sections of cornices where missing. Allow to reinstate all missing cornices to Ground and First floor to match original historic setting.
14. Architraves - Make good/replace sections of architrave where missing. Profile to match existing adjacent where present.
15. Cupboards - Repair and ease out door and ironmongery where existing. Replace where missing or rotted.
16. Dado - Allow to rebuild missing dado to match existing adjacent. Scope as shown.
17. New suspended LED track lighting or surface mounted linear/downlight as shown. To be developed further with MEP engineer.
18. Allow to rebuild new steps to roof terrace to suit Part M and K requirements.
19. Carefully clean existing paving stones. Allow to replace chipped/ cracked tiles as necessary.
20. Allow for new platform lift. Scope as shown.
21. Allow for new ceiling. Scope as shown.
22. Allow for new CCTV to install without damaging the historic fabric.
23. Allow to install new crittall glazed partition to suit proposed design. Scope as shown.
24. Allow to install new FCU. Scope as shown.



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[illegible]

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. All 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.

NO. 790 HIGH ROAD
LONDON
N17 0BX

Title

STRIP OUT + PROPOSED FIRST FLOOR
PLAN

Drawn By	Scale	Paper	Project No.
LJ	1 : 50	A1	22032

Status	Revision
STAGE 3 - PLANNING & IBC	S2

Drawing no
NTDH-F3A-ZZ-01-GA-A-82001