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General awareness of potential for lead paint to remain under modern finishes

Services installations within the attic requires secure decking laid over ceiling joists to minimise risk of falling through plaster.

The site has been subject to full refurbishment in the previous 20 years and asbestos has been identified and removed - management documentation to be made available prior to tender stage to ensure no exposure to asbestos occurs. Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

Openings through plaster and stud walls to use appropriate dust containment with full PPE as appropriate - lime and lath plaster may remain in situ following comprehensive recent refurbishment

Note: electrical drawings do not show wireways - ensure existing electrical wiring is detected and routes marked prior to opening up.

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PROJECT St Pancras Almshouses SUBJECT North Range first floor plan proposed

NUMBER SPA 304 REVISION A SCALE 1:100@A2 DATE 02/11/22 revisions A 04.06.23 external wall insulation changed to internal

KEY



Flush access panel to service heat and energy recovery air handling unit. Horizontal slimline ceiling mounted energy recovery ventilation unit such as Blauair ERV EC DB with flush minimal frame access panel painted as ceiling - extraction for WC and kitchen, supply and extraction for living room and bedroom. Intake and extraction grilles set above external ground floor extension roofline in First floor rear wall. Duct runs indicative to provide intake and extraction to habitable rooms with extraction to Building Regulations for bathrooms, WC's and kitchens. Apply to all flats.

New ductwork between habitable rooms and within ceiling voids to utilise fireproof collars tested to BS476 Parts 20, 21 & 22 (1987) such as: https://envirograf.com/product/intumescent-collar/

new cabling installations running across fire compartmentation between habitable rooms and into protected stairways to utilise fireproofing sealant tested to BS476 Parts 20/21/22 (1987) such as: https://envirograf.com/product/intumescent-wraps/



plaster repairs to internal wall where existing lime plaster defective or to replace gypsum - NBT Baumit RK 38 lime based levelling plaster Insulation: NBT PAVADENTRO 60mm internal wood fibre system internal finish coat Baumit RK 30 2mm with vapour permeable paint finish

existing thermal value: 2.00W/m²K - proposed thermal value: 0.51W/m²K



Indicates overlay flooring board for water-fed underfloor heating circuits using 400 micron foil - boards suitable for direct application of engineered timber laminate flooring. Apply to all flats.

Indicates 400 micron foil board suitable for direct tiling within bathroom and WC. Apply to all flats.

Insulation details ref. dwg SPA 321A



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Scaffolding requires constant access for residents complete a full engagement exercise with site management to agree on any restriction of full access that arises to ensure residents are removed from risk of noise, dust, falling objects or collision.

No access to rear areas to be allowed for residents during works to segregate working areas from residential use.

Emergency escape through bedroom doors to rear area must be maintained during works period in the event of fire.

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PROJECT St Pancras Almshouses SUBJECT North range elevations proposed NUMBER SPA 305 **REVISION A**

SCALE 1:100 @ A2 DATE 01/11/22

revisions

A 04.06.23 external wall insulation changed to internal

KEY



Baumit MC 55 W white lime-cement render with lime top coat (BS EN 998-1) Insulation: NBT DIFFUTHERM 100mm external wood fibre system

existing thermal value: 0.57W/m²K - proposed thermal value: 0.36W/m²K

Grant Aerona 17kW ASHP set 300mm from external wall



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Indicates overlay flooring board for water-fed underfloor heating circuits using 400 micron foil - boards suitable for direct application of engineered timber laminate flooring. Apply to all flats.

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Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

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asphalt roll as per



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SUBJECT West range first floor plan existing

33A ARLINGTON ROAD LONDON NW1 7ES T: (020) 7383 4778 E: architect@artslettres.com W: www.artslettres.com All dimensions must be verified on site PROJECT St Pancras Almshouses NUMBER SPA 207

REVISION A

SCALE 1:100 @ A2 DATE 18/10/22

revisions A 04.06.23 external wall insulation changed to internal



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Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

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PROJECT St Pancras Almshouses

SUBJECT West range elevations proposed

NUMBER SPA 308 REVISION A
 SCALE
 1:100 @ A2

 DATE
 02/11/22

revisions

A 04.06.23 external wall insulation changed to internal

KEY



existing thermal value: 0.57W/m 2 K - proposed thermal value: 0.36W/m 2 K

Grant Aerona 17kW ASHP set 300mm from external wall







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PROJECT St Pancras Almshouses SUBJECT South range first floor plan proposed NUMBER SPA 310 **REVISION A**

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SCALE 1:100 @ A2
DATE 02/11/22
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revisions A 04.06.23 external wall insulation changed to internal

KEY



Flush access panel to service heat and energy recovery air handling unit. Horizontal slimline ceiling mounted energy recovery ventilation unit such as Blauair ERV EC DB with flush minimal frame access panel painted as ceiling - extraction for WC and kitchen, supply and extraction for living room and bedroom. Intake and extraction grilles set above external ground floor extension roofline in First floor rear wall. Duct runs indicative to provide intake and extraction to habitable rooms with extraction to Building Regulations for bathrooms, WC's and kitchens. Apply to all flats.

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existing thermal value: 2.00W/m²K - proposed thermal value: 0.51W/m²K

Grant Aerona 17kW ASHP set 300mm from external wall



Indicates overlay flooring board for water-fed underfloor heating circuits using 400 micron foil - boards suitable for direct application of engineered



Indicates 400 micron foil board suitable for direct tiling within bathroom and WC. Apply to all flats.

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Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

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PROJECT St Pancras Almshouses

SUBJECT West range elevations proposed

NUMBER SPA 311 **REVISION A**

SCALE 1:100 @ A2 DATE 02/11/22

revisions

A 04.06.23 external wall insulation changed to internal

existing thermal value: 0.57W/m²K - proposed thermal value: 0.36W/m²K

Grant Aerona 17kW ASHP set 300mm from external wall

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NORTH AND SOUTH RANGE DETAILS

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revisions A 04.06.23 external wall insulation changed to internal

NORTH, SOUTH AND WEST RANGE DETAILS

WALL SECTION FF

PROPOSED HORIZONTAL WALL SECTION GG

60mm woodfibre IWI over lime plaster levelling coat on masonry lime based Baumit plaster with vapouropen paint finish

aerogel lining to prevent cold bridging between reveal and retained sash window internal cill extension in matching softwood decorated as per window

40mm woodfibre IWI fitted behind retained original timber panel over lime plaster levelling coat on masonry modern replacement skirting boards

60mm woodfibre IWI over lime plaster levelling coat on masonry lime based Baumit plaster with vapouropen paint finish

aerogel lining to prevent cold bridging between reveal and retained sash window

existing secondary glazing reinstated

0______<u>400____60</u>0 mm