

Drinking water fountain installed in the mews. Refer to: MEP and Civil engineers information; and NBS N13.

New metal gate to Maygrove Road, Loveridge Road, Kilburn High Road and rear yard entrances. Refer to: 2108-615s drawings; and NBS L20 / P21.

Maygrove Road gate structure to be indepenedent of neighbouring property.

Fixed planters with in-built irrigation system to Maygrove Road entrance. Refer to: 2108-575s; and NBS Q31 / Q50.

Maygrove Road units, internal plant room, and centralised refuse store constructed as a single storey building with an open first floor ASHP plant space. Refer to: 2108-165s drawings; 2108-260s drawings; 2108-Refuse Strategy; and MEP engineers information.

Existing stone columns to be cleaned, repaired and repointed as required. Refer to: Gazeteer; and NBS C40 / C41.

> New paved surface with boundary demarcation. Refer to: 2108-500s drawings; Landscape Levels Plan 2108-571; and NBS Q10 / Q20 / Q25.

Decorative triangular profiled metal cladding to 3m height to conceal galvanised extension to 2A Maygrove Road. Contractor to submit proposals for secondary support structure: Refer to Finishes Schedule; and NBS H92 / M60. Defibrilator mounted to viaduct wall. Refer to electrical engineers specification.

Secure long and short stay bike stands provided inside the secure site line. Refer to: 2108-575s drawings; 2108-S4-Access Strategy; and NBS Q50.

Public waste bins located centrally in Mews space in two locations as shown: Refer to NBS Q50.

New brick infill wall to alleyway area with access door for maintenance purposes only, not for tenant use. Refer to: 2108-510s drawings; schedules; and NBS F10 / L20 / P21.

New incoming electrical, water and data supply and metering to all arches and units. Refer to: Schedules; and MEP engineers information.

Mechanical ventilation to Arch 10a, 11a and 13a. Refer to MEP engineers information.

Existing brick rear infills to be retained / reclaimed wherever possible. Structural door and window openings infilled with reclaimed bricks from demolition phase and mortar to match existing. New insulation to be applied internally. Brick and mortar samples to be provided for client for approval. Refer to: 2108-250s and 2108-510s drawings; schedules; structural engineers information; and NBS C40 / C41 / F10 / L10 / P10.



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PROJECT

Kilburn Arches

DRAWINGTITLE Proposed Ground Floor Plan

DRAWING NUMBER 2108-S4-100-T0

DRAWN/ CHECKED EP / CM

SCALE 1:200@A1 1:400@A3 STATUS

Stage 4 CREATION DATE

31.10.2022

NOTES

NOT FOR CONSTRUCTION

1. All co-ordinates, levels, dimensions to be confirmed on site by the Contractor and discrepancies reported to the architect immediately. 2. This drawing is to be read in conjunction with all Architects' & Engineers' drawings, details and specification.

3. All structural and below ground elements are to be designed by the Contractor's engineers. 4. Do not scale from these drawings, including in DWG format. Use

figured dimensions only. All dimensions in mm, excluding finishes. 5. Definition of legal title and boundaries is outside of the architects scope, locations on site to be to be reviewed and confirmed by client. 6. For site information and dimensions please refer to commissioned

measured survey. Coordinates based on OS National Grid. 7. Shop / fabrication drawings to be shared for all specialist elements. 8. Where provided, references are intended to support navigation and are not exhaustive.

fabrication.

This drawing shows the Employer's requirements for the visual appearance, performance criteria, and general principles for integrating the detailed design of the installation into the total building and are for the Sub-contractor's guidance only. These drawings are to be used as a basis for design development and are not to be seen as final representations of the Design Team's requirements. Sub-contractors' shop drawings to be submitted for approval prior to

DESIGN INTENT DRAWING

KEY

- Project Site Boundary (refer to title plans for legal ownership boundary)
- Retail units (internal information on 2108-150s and 165s plans)
- Plant space (internal information on 2108-165s plans)
- Refuse store (internal information on 2108-165s plans)
- Site manager's office (internal information on 2108-155 plan)
- Main entrance

Attenuation tank and foundations installed below ground to allow loading at ground level. Refer to: Structural and Civil engineers information.

Climb-proof fence panel mounted to metal post with a buffer zone of roughly 800mm from the existing boundary wall with a secure gate for maintenance access. Refer to: 2108-575s drawings; structural engineers information; and NBS L20 / P21 / Q40.

Bespoke moveable planters with inbuilt irrigation system located around the perimeter of the rear yard. Refer to: 2108-575s drawings; and NBS Q31 / Q50.

No proposed works to the existing boundary wall / fence.

New poured surface to rear yard. Refer to: 2108-505s drawings; Civil engineers information; and NBS Q22.

Climb-proof fence with secure gate to the perimeter of the substation and rear yard. Refer to: NBS L20 / P21 / Q40.

Indicative location of new substation shown, details to be provided by UKPN. Refer to MEP engineers information.

- Existing National Grid substation

Existing brick rear infills to be retained / reclaimed wherever possible. Structural door and window openings infilled with reclaimed bricks from demolition phase and mortar to match existing. New insulation to be applied internally. Brick and mortar samples to be provided for client for approval. Refer to: 2108-250s and 2108-510s drawings; schedules; structural engineers information; and NBS C40 / C41 / F10 / L10 / P10.

Indicative location of 5no moveable planters for trees in rear yard, mounted on heavy duty casters. Refer to: 2108-575s; and NBS Q31 / Q35 / Q50.

Break out existing slab and lay new poured surface to match the rear yard in Arch 17. Brickwork to be cleaned. repaired and repointed as required. Cleaning samples to be undertaken by contractor. Refer to NBS C20 / Q22.

Tree pits with bespoke reconstituted stone surround, bench and below ground irrigation system. Final location to be coordinated with Civil and MEP engineers below ground services. Refer to: 2108-575s drawings; MEP and Civil engineers information; and NBS Q31 / Q50.

New metal gate to Maygrove Road, Loveridge Road, Kilburn High Road and rear vard entrances. Refer to: 2108-615s drawings; and NBS L20 / P21.

Short stay bike stands provided inside the secure site line. Refer to: 2108-S4-Access Strategy; and NBS Q50.

60 minute fire rated arch frontage with glazing, ventilation, plenum space for MEP equipment, and powered opening double doors. Louvre system to be developed with specialist. Refer to: 2108-250s drawings; MEP engineers information; schedules; and NBS H11 / L10 / L20 / L40 / K20.

- New internal resin floor finish throughout. Refer to: 2108-500s drawings; schedules; and NBS M12.

New concrete slab floor installed in each arch with in-built services and utilities, and support for potential future mezzanine structures. Refer to: 2108-500s drawings; Structural, Civil and MEP engineers information; and NBS E05.

GENERAL NOTES

1. Refer to the gazeteer for more information on the existing condition of each arch and external space. 2. As per the Preliminary UXO Risk Assessment, prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for instrusive works proposed. 3. All works within proximity to the historic structures are to implement relevant measures to protect historic fabric.

4. Works within proximity to TfL / NR structures and the approval processes / protections required, contractor to highlight in CPP and submit RAMS.

Revision

Т0	Tender	13/06/2023