

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 099 - DEMOLITION BASEMENT FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.099.01	01	386 (DE) 099	Existing retail units 12 &14	Existing finishes, screed and slab removed in accordance to structural engineer requirements to allow for step free access to new cycle store
01.099.02	01	386 (DE) 099	Basement Floor - Various	Existing retail unit staircases handrails and balustrades removed
01.099.03	01	386 (DE) 099	Basement Floor - Various	Existing loadbearing masonry walls to demolished in accordance to structural engineer requirements
01.099.04	01	386 (DE) 099	Basement Floor - Various	Existing non loadbearing walls and partitions to be demolished in accordance to structural engineer requirements
01.099.05	01	386 (DE) 099	Basement floor - Throughout	Existing floor finish to be removed back down to original screed level
01.099.06	01	386 (DE) 099	Basement floor - Core	Existing lift cars and equipment stripped and removed from shafts. New lift pit cut into basement slab to allow for new lift to extended to basement level
01.099.07	01	386 (DE) 099	Basement floor - perimeter walls	Existing wall fixtures, fitting and finishes removed back to bare structure to allow of new waterproofing
01.099.08	01	386 (DE) 099	Existing retail unit 33	Existing finishes, screed and slab removed in accordance to structural engineer requirements to allow for step free access to new shower facilities
01.099.09	01	386 (DE) 099	Stair 02	Existing services and associated fixings running through stair 02 to be removed
01.099.10	01	386 (DE) 099	Stair 02	Dumbwaiter to be removed

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 100 - DEMOLITION GROUND FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.100.01	01	386 (DE) 100	Windows to all external elevations	Existing shop front glazing and doors as indicated to be retained and protected throughout works as indicated
01.100.02	01	386 (DE) 100	Sicilian Avenue and Southampton Row elevations	Existing timber and glass doors to be removed
01.100.03	01	386 (DE) 100	Retail unit Sicilian Avenue	Floor plate cut back to allow for compliant headroom clearance above retained staircase
01.100.04	01	386 (DE) 100	All ground floor elevations	Existing shopfront door leaf to be removed to allow for new outward opening door
01.100.05	01	386 (DE) 100	Ground floor - Throughout	Existing floor finishes to be removed back down to joists and infill clinker slabs
01.100.06	01	386 (DE) 100	Ground floor - Various	New penetrations formed through existing floor slabs for new staircases in accordance with structural engineers requirements
01.100.07	01	386 (DE) 100	Ground floor - Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.100.08	01	386 (DE) 100	Ground floor - Various	Existing loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.100.09	01	386 (DE) 100	Ground floor - Various	Existing non loadbearing masonry walls to demolished in accordance with structural engineers requirements
01.100.10	01	386 (DE) 100	Ground floor - Various	Existing retail unit staircases handrails and balustrades removed
01.100.11	01	386 (DE) 100	Ground floor - Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.100.12	01	386 (DE) 100	Ground floor - Stair 02 (Grand Staircase)	Existing floor finish and screed to be removed back to slab level
01.100.13	01	386 (DE) 100	Stair 02	Existing services and associated fixings running through stair 02 to be removed
01.100.14	01	386 (DE) 100	Retail Unit 14-20	New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.100.15	01	386 (DE) 100	Retail Unit 29	Metal roller shutter to be removed
01.100.16	01	386 (DE) 100	Stair 02	Dumbwaiter to be removed
01.100.17	01	386 (DE) 100	Ground floor - Core	New penetrations formed through existing floor slabs to allow for structural works for reconfiguring of the Ground floor reception walls

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**SHEET 101 - DEMOLITION FIRST FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.101.01	01	386 (DE) 101	Windows to all external elevations	Existing external windows to be retained, existing paintwork to be stripped back ready for repair and redecoration. Remaining secondary glazing to be removed
01.101.02	01	386 (DE) 101	Doors adjacent to core	Existing internal doors and frames to be removed
01.101.03	01	386 (DE) 101	Various, throughout	Existing SVP's & RWP's to be removed as required
01.101.04	01	386 (DE) 101	Walls adjacent to Stair 01	Existing modern stair wall construction and adjacent riser removed
01.101.05	01	386 (DE) 101	Various, throughout	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.101.06	01	386 (DE) 101	Various, throughout	Remaining raised screed areas to be removed back to slab level
01.101.07	01	386 (DE) 101	Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.101.08	01	386 (DE) 101	Various, throughout	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers requirements
01.101.09	01	386 (DE) 101	Various, throughout	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers requirements
01.101.10	01	386 (DE) 101	Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.101.11	01	386 (DE) 101	Office	New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.101.12	01	386 (DE) 101	Stair 02	Existing services and associated fixings running through stair 02 to be removed
01.101.13	01	386 (DE) 101	Office/Core	New penetrations formed through existing floor slabs to allow for structural works for reconfiguring of the Ground floor reception walls

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 102 - DEMOLITION SECOND FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.102.01	01	386 (DE) 102	Windows to all external elevations	Existing external windows to be retained, existing paintwork to be stripped back ready for repair and redecoration. Remaining secondary glazing to be removed
01.102.02	01	386 (DE) 102	Doors adjacent to core	Existing internal doors and frames to be removed
01.102.03	01	386 (DE) 102	Various, throughout	Existing SVP's & RWP's to be removed as required
01.102.04	01	386 (DE) 102	Walls adjacent to Stair 01	Existing modern stair wall construction and adjacent riser removed
01.102.05	01	386 (DE) 102	Various, throughout	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.102.06	01	386 (DE) 102	Various, throughout	Remaining raised screed areas to be removed back to slab level
01.102.07	01	386 (DE) 102	Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.102.08	01	386 (DE) 102	Various, throughout	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers requirements
01.102.09	01	386 (DE) 102	Various, throughout	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers requirements
01.102.10	01	386 (DE) 102	Various, throughout	Existing step/stair finishes removed
01.102.11	01	386 (DE) 102	Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.102.12	01	386 (DE) 102	Office	New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.102.13	01	386 (DE) 102	Stair 02	Existing services and associated fixings running through stair 02 to be removed

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 103 - DEMOLITION SECOND FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.103.01	01	386 (DE) 103	Windows to all external elevations	Existing external windows to be retained, existing paintwork to be stripped back ready for repair and redecoration. Remaining secondary glazing to be removed
01.103.02	01	386 (DE) 103	Doors adjacent to core	Existing internal doors and frames to be removed
01.103.03	01	386 (DE) 103	Various, throughout	Existing SVP's & RWP's to be removed as required
01.103.04	01	386 (DE) 103	Walls adjacent to Stair 01	Existing modern stair wall construction and adjacent riser removed
01.103.05	01	386 (DE) 103	Various, throughout	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.103.06	01	386 (DE) 103	Various, throughout	Remaining raised screed areas to be removed back to slab level
01.103.07	01	386 (DE) 103	Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.103.08	01	386 (DE) 103	Various, throughout	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers requirements
01.103.09	01	386 (DE) 103	Various, throughout	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers requirements
01.103.10	01	386 (DE) 103	Various, throughout	Existing step/stair finishes removed
01.103.11	01	386 (DE) 103	Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.103.12	01	386 (DE) 103	Office	New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.103.13	01	386 (DE) 103	Stair 02	Existing services and associated fixings running through stair 02 to be removed

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**SHEET 104 - DEMOLITION FOURTH FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.104.01	01	386 (DE) 104	Windows to all external elevations	Existing external windows to be retained, existing paintwork to be stripped back ready for repair and redecoration. Remaining secondary glazing to be removed
01.104.02	01	386 (DE) 104	Doors adjacent to core	Existing internal doors and frames to be removed
01.104.03	01	386 (DE) 104	Various, throughout	Existing SVP's & RWP's to be removed as required
01.104.04	01	386 (DE) 104	Walls adjacent to Stair 01	Existing modern stair wall construction and adjacent riser removed
01.104.05	01	386 (DE) 104	Various, throughout	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.104.06	01	386 (DE) 104	Various, throughout	Remaining raised screed areas to be removed back to slab level
01.104.07	01	386 (DE) 104	Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.104.08	01	386 (DE) 104	Various, throughout	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers requirements
01.104.09	01	386 (DE) 104	Various, throughout	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers requirements
01.104.10	01	386 (DE) 104	Various, throughout	Existing step/stair finishes removed
01.104.11	01	386 (DE) 104	Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.104.12	01	386 (DE) 104	Office	New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.104.13	01	386 (DE) 104	Stair 02	Existing services and associated fixings running through stair 02 to be removed

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**SHEET 105 - DEMOLITION FIFTH FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
01.105.01	01	386 (DE) 105	Lift Core	Existing lift cars and equipment stripped and removed from shafts. New and existing openings created or amended as necessary
01.105.02	01	386 (DE) 105	Walls adjacent to Stair 01	Existing modern stair wall construction removed
01.105.03	01	386 (DE) 105	Walls adjacent to Stair 01	Existing masonry stair wall to demolished in accordance with structural engineers requirements
01.105.04	01	386 (DE) 105	Flat bathroom / kitchen	Existing modern wall construction between bathroom and kitchen removed
01.105.05	01	386 (DE) 105	Flat kitchen	Existing kitchen run to be removed
01.105.06	01	386 (DE) 105	Various, throughout	Existing kitchen & bathroom floor finish to be removed to allow for new bathroom and kitchen installation
01.105.07	01	386 (DE) 105	Core	New penetrations formed through existing floor slabs to provide new service riser, in accordance to structural engineer and MEP consultant requirements
01.105.08	01	386 (DE) 105	Core	Existing services to be repositioned or stripped out to allow for new riser construction in accordance to MEP consultant requirements
01.105.09	01	386 (DE) 105	Core	Modern WC room removed to allow for new office riser construction
01.105.10	01	386 (DE) 105	Various, throughout	Existing flat skylights removed and reconfigured as necessary
01.105.11	01	386 (DE) 105		New penetration formed through existing floor slab to provide temporary hoist access for duration of works
01.105.12	01	386 (DE) 105	Stair 02	Existing services and associated fixings running through stair 02 to be removed
01.105.13	01	386 (DE) 105	Roof	Existing flat roof covering to be removed entirely

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**SHEET 106 - DEMOLITION ROOF PLAN**

Ref	Section	Drawing	Location	Comments
01.106.01	01	386 (DE) 106	Roof	Existing flat roof covering to be removed entirely
01.106.02	01	386 (DE) 106	Roof	Existing key clamp handrail guarding to be removed and stored for potential reuse
01.106.03	01	386 (DE) 106	Roof	Existing remaining rooftop plant equipment to be removed completely
01.106.04	01	386 (DE) 106	Roof	Existing slate roof tiles to be removed where broken and replaced
01.106.05	01	386 (DE) 106	Roof	Existing dormers to be retained, existing paintwork to be stripped back ready for redecoration
01.106.06	01	386 (DE) 106	Roof	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.106.07	01	386 (DE) 106	Roof	Existing roof ladder and hatch to be removed
01.106.08	01	386 (DE) 106	Roof	New penetration formed through existing roof to allow for Stair 01 extension
01.106.09	01	386 (DE) 106	Roof	Existing skylight to be removed completely
01.106.10	01	386 (DE) 106	Roof	New penetration formed through existing roof to allow for new skylight
01.106.11	01	386 (DE) 106	Roof	Existing flat skylights removed and reconfigured as necessary
01.106.12	01	386 (DE) 106	Roof	Non original GRP chimneys to be retained and redecorated to match existing brickwork better
01.106.13	01	386 (DE) 106	Roof	New penetration formed through existing floor slab to provide temporary hoist access for duration of works



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**SHEET 201 - DEMOLITION NORTH EAST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.201.01	01	386 (DE) 201	Southampton Row Elevation	Existing flat roof covering to be removed entirely
01.201.02	01	386 (DE) 201	Southampton Row Elevation	Existing key clamp handrail guarding to be removed and stored for potential reuse
01.201.03	01	386 (DE) 201	Southampton Row Elevation	Existing remaining rooftop plant equipment to be removed completely
01.201.04	01	386 (DE) 201	Southampton Row Elevation	Existing roof lights and surrounds to be removed
01.201.05	01	386 (DE) 201	Southampton Row Elevation	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better
01.201.06	01	386 (DE) 201	Southampton Row Elevation	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.201.07	01	386 (DE) 201	Southampton Row Elevation	Existing dormers to be retained, existing paintwork to be stripped back ready for redecoration
01.201.08	01	386 (DE) 201	Southampton Row Elevation	Existing windows to be retained, existing paintwork to be stripped back ready for redecoration, plus any existing secondary glazing to be removed
01.201.09	01	386 (DE) 201	Southampton Row Elevation	Existing pigeon guarding removed
01.201.10	01	386 (DE) 201	Southampton Row Elevation	Existing external building uplighters and cabling removed
01.201.11	01	386 (DE) 201	Southampton Row Elevation	Existing shop front glazing and doors as indicated to be retained and protected throughout works as indicated
01.201.12	01	386 (DE) 201	Southampton Row Elevation	Existing awning box, awning bars and high level glazing as indicated to be removed
01.201.13	01	386 (DE) 201	Southampton Row Elevation	Existing timber doors and glazing to be removed

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 202 - DEMOLITION SOUTH ELEVATION**

Ref	Section	Drawing	Location	Comments
01.202.01	01	386 (DE) 202	Sicilian Avenue Elevation	Existing flat roof covering to be removed entirely
01.202.02	01	386 (DE) 202	Sicilian Avenue Elevation	Existing key clamp handrail guarding to be removed and stored for potential reuse
01.202.03	01	386 (DE) 202	Sicilian Avenue Elevation	Existing remaining rooftop plant equipment to be removed completely
01.202.04	01	386 (DE) 202	Sicilian Avenue Elevation	Existing roof lights and surrounds to be removed
01.202.05	01	386 (DE) 202	Sicilian Avenue Elevation	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better
01.202.06	01	386 (DE) 202	Sicilian Avenue Elevation	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.202.07	01	386 (DE) 202	Sicilian Avenue Elevation	Existing dormers to be retained, existing paintwork to be stripped back ready for redecoration
01.202.08	01	386 (DE) 202	Sicilian Avenue Elevation	Existing windows to be retained, existing paintwork to be stripped back ready for redecoration, plus any existing secondary glazing to be removed
01.202.09	01	386 (DE) 202	Sicilian Avenue Elevation	Existing pigeon guarding removed
01.202.10	01	386 (DE) 202	Sicilian Avenue Elevation	Existing external building uplighters and cabling removed
01.202.11	01	386 (DE) 202	Sicilian Avenue Elevation	Existing shop front glazing and doors as indicated to be retained and protected throughout works as indicated
01.202.12	01	386 (DE) 202	Sicilian Avenue Elevation	Existing timber and glass shopfront to be carefully removed and stored for reuse
01.202.13	01	386 (DE) 202	Sicilian Avenue Elevation	Existing timber and glass shopfront to be removed
01.203.14	01	386 (DE) 202	Sicilian Avenue Elevation	Existing boarding and coverings to high level vents to be removed to allow vents to be restored as required
01.203.15	01	386 (DE) 202	Sicilian Avenue Elevation	Existing boarding and coverings to low level vents to be removed to allow vents to be restored as required

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**SHEET 203 - DEMOLITION NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.203.01	01	386 (DE) 203	Vernon Place Elevation	Existing flat roof covering to be removed entirely
01.203.02	01	386 (DE) 203	Vernon Place Elevation	Existing key clamp handrail guarding to be removed and stored for potential reuse
01.203.03	01	386 (DE) 203	Vernon Place Elevation	Existing remaining rooftop plant equipment to be removed completely
01.203.04	01	386 (DE) 203	Vernon Place Elevation	Existing roof lights and surrounds to be removed
01.203.05	01	386 (DE) 203	Vernon Place Elevation	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better
01.203.06	01	386 (DE) 203	Vernon Place Elevation	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.203.07	01	386 (DE) 203	Vernon Place Elevation	Existing dormers to be retained, existing paintwork to be stripped back ready for redecoration
01.203.08	01	386 (DE) 203	Vernon Place Elevation	Existing windows to be retained, existing paintwork to be stripped back ready for redecoration, and any existing secondary glazing removed
01.203.09	01	386 (DE) 203	Vernon Place Elevation	Existing pigeon guarding removed
01.203.10	01	386 (DE) 203	Vernon Place Elevation	Existing external building uplighters and cabling removed
01.203.11	01	386 (DE) 203	Vernon Place Elevation	Existing shop front glazing and doors as indicated to be retained and protected throughout works as indicated
01.203.12	01	386 (DE) 203	Vernon Place Elevation	Existing boarding and coverings to high level vents to be removed to allow vents to be restored as required
01.203.13	01	386 (DE) 203	Vernon Place Elevation	Existing boarding and coverings to low level vents to be removed to allow vents to be restored as required
01.203.14	01	386 (DE) 203	Vernon Place Elevation	Existing external timber doors and glazed overpanel to be removed
01.203.15	01	386 (DE) 203	Vernon Place Elevation	Existing planters removed and stored for reuse

**SECTION 01 - PROPOSED DEMOLITION DRAWINGS**

**SHEET 301 - DEMOLITION NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.301.01	01	386 (DE) 301	Basement Floor - Various	Existing retail unit staircases handrails and balustrades removed
01.301.02	01	386 (DE) 301	Basement Floor - Various	Existing loadbearing masonry walls to demolished in accordance with structural engineer requirements
01.301.03	01	386 (DE) 301	Basement Floor - Various	Existing non loadbearing walls and partitions to be demolished in accordance with structural engineer requirements
01.301.04	01	386 (DE) 301	Basement floor - Throughout	Existing floor finish to be removed back down to original screed level
01.301.05	01	386 (DE) 301	Basement floor - perimeter walls	Existing wall fixtures, fittings and finishes removed back to bare structure to allow for new waterproofing
01.100.06	01	386 (DE) 301	Ground floor - Various	New penetrations formed through existing floor slabs for new staircases, in accordance with structural engineer's requirements
01.301.07	01	386 (DE) 301	Ground floor - Various	Existing suspended ceilings and ceiling finishes to be removed back to structure
01.301.08	01	386 (DE) 301	Stair 02	Existing services and associated fixings running through Stair 02 to be removed
01.301.09	01	386 (DE) 301	Office floors - Various	Remaining raised screed areas to be removed back to slab level
01.301.10	01	386 (DE) 301	Office floors - Various	Existing internal doors and frames to be removed
01.301.11	01	386 (DE) 301	Office floors - Various	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.301.12	01	386 (DE) 301	Roof	Existing remaining rooftop plant equipment to be removed completely
01.301.13	01	386 (DE) 301	Roof	Existing roof ladder and hatch to be removed
01.301.14	01	386 (DE) 301	Roof	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.301.15	01	386 (DE) 301	Roof	Existing flat roof covering to be removed entirely
01.301.16	01	386 (DE) 301	Roof	Existing slate roof tiles to be removed where broken and replaced
01.302.17	01	386 (DE) 302	Roof	Existing key clamp hand rail gaurding to be removed to store for potential reuse
01.302.18	01	386 (DE) 302	Roof	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better

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**SHEET 302 - DEMOLITION NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.302.01	01	386 (DE) 302	Basement Floor - Various	Existing retail unit staircases handrails and balustrades removed
01.302.02	01	386 (DE) 302	Various	Existing loadbearing masonry walls to demolished in accordance to structural engineer's requirements
01.302.03	01	386 (DE) 302	Basement Floor - Various	Existing non loadbearing walls and partitions to be demolished in accordance to structural engineer requirements
01.302.04	01	386 (DE) 302	Basement floor - Throughout	Existing floor finish to be removed back down to original screed level
01.302.05	01	386 (DE) 302	Basement Floor - Various	Existing wall fixtures, fittings and finishes removed back to bare structure to allow for new waterproofing
01.302.06	01	386 (DE) 302	Basement Floor - Various	Existing finishes, screed and slab removed in accordance to structural engineer requirements to allow for step-free access to new cycle store & shower facilities
01.302.07	01	386 (DE) 302	Ground Floor - Various	Existing suspended ceilings and ceiling finishes to be removed back to structure
01.302.08	01	386 (DE) 302	Various	Existing lift cars and equipment stripped and removed from shafts, and new and existing openings created or amended, as necessary
01.302.09	01	386 (DE) 302	Office Floors - Various	Remaining raised screed areas to be removed back to slab level
01.302.10	01	386 (DE) 302	Office Floors - Various	Existing internal doors and frames to be removed
01.302.11	01	386 (DE) 302	Office floors - Various	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.302.12	01	386 (DE) 302	Roof	Existing remaining rooftop plant equipment to be removed completely
01.302.13	01	386 (DE) 302	Roof	Existing roof ladder and hatch to be removed
01.302.14	01	386 (DE) 302	Roof	Existing lift cars and associated services to be removed entirely, and rooftop lift motor room to be demolished completely
01.302.15	01	386 (DE) 302	Roof	Existing flat roof covering to be removed entirely
01.302.16	01	386 (DE) 302	Roof	Existing slate roof tiles to be removed where broken and replaced
01.302.17	01	386 (DE) 302	Roof	Existing key clamp hand rail gaurding to be removed to store for potential reuse
01.302.18	01	386 (DE) 302	Roof	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better

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**SHEET 303 - DEMOLITION NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.303.01	01	386 (DE) 303	Basement Floor - Various	Existing retail unit staircases handrails and balustrades removed
01.303.02	01	386 (DE) 303	Various	Existing loadbearing masonry walls to demolished in accordance with structural engineer requirements
01.303.03	01	386 (DE) 303	Basement Floor - Various	Existing non-loadbearing walls and partitions to be demolished in accordance with structural engineer requirements
01.303.04	01	386 (DE) 303	Basement floor - Throughout	Existing floor finish to be removed back down to original screed level
01.303.05	01	386 (DE) 303	Basement Floor - Various	Existing wall fixtures, fitting and finishes removed back to bare structure to allow of new waterproofing
01.303.06	01	386 (DE) 303	Basement Floor - Various	Existing finishes, screed and slab removed in accordance with structural engineer requirements to allow for step free access to new cycle store & shower facilities
01.303.07	01	386 (DE) 303	Ground Floor - Various	Existing suspended ceilings and ceiling finishes to be removed back to structure
01.303.08	01	386 (DE) 303	Office Floors - Various	Remaining raised screed areas to be removed back to slab level
01.303.09	01	386 (DE) 303	Office floors - Various	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.303.10	01	386 (DE) 303	Roof	Existing flat roof covering to be removed entirely
01.303.11	01	386 (DE) 303	Roof	Existing slate roof tiles to be removed where broken and replaced
01.303.12	01	386 (DE) 303	Roof	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better
01.303.13	01	386 (DE) 303	Roof	Existing remaining rooftop plant equipment to be removed completely

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**SHEET 304 - DEMOLITION NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
01.304.01	01	386 (DE) 304	Basement Floor - Various	Existing retail unit staircases handrails and balustrades removed
01.301.02	01	386 (DE) 304	Basement Floor - Various	Existing loadbearing masonry walls to be demolished in accordance with structural engineer requirements
01.301.03	01	386 (DE) 304	Basement Floor - Various	Existing non loadbearing walls and partitions to be demolished in accordance with structural engineer requirements
01.301.04	01	386 (DE) 304	Basement floor - Throughout	Existing floor finish to be removed back down to original screed level
01.301.05	01	386 (DE) 304	Basement floor - perimeter walls	Existing wall fixtures, fittings and finishes removed back to bare structure to allow for new waterproofing
01.301.06	01	386 (DE) 304	Ground floor - Various	New penetrations formed through existing floor slabs to provide new service riser, in accordance with structural engineer and MEP consultant requirements
01.301.07	01	386 (DE) 304	Ground floor - Various	Existing suspended ceilings and ceiling finishes to be removed back to structure
01.301.08	01	386 (DE) 304	Stair 01- Various	Existing step/stair finishes removed
01.301.09	01	386 (DE) 304	Office floors - Various	Remaining raised screed areas to be removed back to slab level
01.301.10	01	386 (DE) 304	Office floors - Various	Existing timber floor boards and supporting timber to be stripped out back to slab level
01.301.11	01	386 (DE) 304	Fifth Floor- Stair 01	Existing modern stair wall construction removed
01.301.12	01	386 (DE) 304	Fifth Floor	Existing services to be repositioned or stripped out to allow for new riser construction, in accordance with MEP consultant requirements
01.301.13	01	386 (DE) 304	Fifth Floor	Modern WC room removed to allow for new office riser construction
01.301.14	01	386 (DE) 304	Roof	Existing, remaining rooftop plant equipment to be removed completely
01.301.15	01	386 (DE) 304	Roof	New penetration formed through existing roof to allow for Stair 01 extension
01.301.16	01	386 (DE) 304	Roof	Existing roof ladder and hatch to be removed
01.301.17	01	386 (DE) 304	Roof	Existing skylight to be removed completely
01.301.18	01	386 (DE) 304	Roof	Existing flat skylights removed and reconfigured as necessary
01.301.19	01	386 (DE) 304	Roof	Existing flat roof covering to be removed entirely
01.301.20	01	386 (DE) 304	Roof	Existing slate roof tiles to be removed where broken and replaced
01.301.21	01	386 (DE) 304	Roof	Existing key clamp hand rail guarding to be removed to store for potential reuse
01.301.22	01	386 (DE) 304	Roof	Non-original GRP chimneys to be retained and redecorated to match existing brickwork better

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 099 - PROPOSED BASEMENT FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.099.01	02	386 (GA) 099	Existing Retail Unit 12 Basement Area	New cycle store, with new lowered floor slab, waterproof tanking and floor finish
02.099.02	02	386 (GA) 099	Proposed Retail Units 1,5 & 6	New staircase linking Ground & Basement retail spaces
02.099.03	02	386 (GA) 099	Existing Shared Reception Corridor	New staircase with cycle ramp to provide access from Southampton Row down to basement cycle store
02.099.04	02	386 (GA) 099	Central Core	New plant room with centralised plant equipment in line with MEP consultant requirements
02.099.05	02	386 (GA) 099	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.099.06	02	386 (GA) 099	Central Core	New dual access lift serving all floors
02.099.07	02	386 (GA) 099	Existing basement retail and storage area	New Males and Female changing and shower facilities
02.099.08	02	386 (GA) 099	Existing basement retail and storage area	New drying room
02.099.09	02	386 (GA) 099	Existing basement retail and storage area	New accessible WC & shower room
02.099.10	02	386 (GA) 099	Existing basement retail and storage area	New waterproofing to basement perimeter walls and slab
02.099.11	02	386 (GA) 099	Existing basement cycle store and common parts ceiling	New suspended compartment fire ceiling to soffit of basement common parts
02.099.12	02	386 (GA) 099	Retail Unit 2 & 3	Original timber stair to be retained. Bottom tread to be adjusted to suit waterproofing levels
02.099.13	02	386 (GA) 099	Various Locations	New waterproofing and firelining to existing structural piers
02.099.14	02	386 (GA) 099	Various Locations	Existing basement vaults to be blocked up



**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 100 - PROPOSED GROUND FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.100.01	02	386 (GA) 100	Sicilian Avenue (Retail 14-20)	New fire curtain to retail stair to create protected escape route
02.100.02	02	386 (GA) 100	Retail Units 1,5 & 6	New staircase linking Ground & Basement retail spaces
02.100.03	02	386 (GA) 100	Existing shared reception	New staircase with cycle ramp to provide access from Southampton Row down to basement cycle store
02.100.04	02	386 (GA) 100	Existing Retail Unit 33	New office reception booth
02.100.05	02	386 (GA) 100	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.100.06	02	386 (GA) 100	Central Core	New dual access lift serving all floors
02.100.07	02	386 (GA) 100	Southampton Row Elevation	New cycle store entrance. New timber and frosted glazed shopfront to with solid timber side door
02.100.08	02	386 (GA) 100	Sicilian Avenue Elevation	New principle office entrance. New external timber framed glazed door within new shopfront
02.100.09	02	386 (GA) 100	Vernon Place Elevation	New principle residential entrance. New timber door and glazed over panel to replicate removed doors with new brass ironmongery
02.100.10	02	386 (GA) 100	Southampton Row New Entrance	Existing shopfronts restored and reconfigured with new canopy boxes
02.100.11	02	386 (GA) 100	Sicilian Avenue New Entrance	Existing shopfronts restored and redecorated
02.100.12	02	386 (GA) 100	Vernon Place New Entrance	Existing shopfronts restored and redecorated
02.100.13	02	386 (GA) 100	Retail Unit 14-20 staircase	New office reception area with new floor, wall and ceiling finishes
02.100.14	02	386 (GA) 100	Vernon Place Entrance Lobby	New internal glazed sliding security doors
02.100.15	02	386 (GA) 100	Vernon Place Entrance Lobby	New booth seating area
02.100.16	02	386 (GA) 100	Retail Unit 14-20	New wall forming corridor access to shared lift
02.100.17	02	386 (GA) 100	Existing Ground floor retail ceiling	New suspended compartment fire ceiling to soffit of ground floor retail units
02.100.18	02	386 (GA) 100	Existing Ground floor retail floors	New floor covering on retained and restored joists
02.099.19	02	386 (GA) 100	Retail Unit 2 & 3	Original timber stair to be retained. Bottom tread to be adjusted to suit waterproofing levels
02.099.20	02	386 (GA) 100	Southampton Row Cycle Entrance	New dry riser inlet
02.099.21	02	386 (GA) 100	Various Locations	New firelining to existing structural piers
02.099.22	02	386 (GA) 100	Retail Units 1 & 6	Full height fire rated glazed partition

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 101 - PROPOSED FIRST FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.101.01	02	386 (GA) 101	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.101.02	02	386 (GA) 101	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.101.03	02	386 (GA) 101	Vernon Place Elevation	Existing windows to Vernon Place to be retained and refurbished, with new secondary glazing to be installed
02.101.04	02	386 (GA) 101	Office Floor	New raised access floor to office floors
02.101.05	02	386 (GA) 101	Office Floor	New perimeter skirting
02.101.06	02	386 (GA) 101	Office Floor	New RWP routed down at perimeter
02.101.07	02	386 (GA) 101	Office Floor	New structural steel column to structural engineer specification, to be installed to replace existing removed walls, to be coated with intumescent paint finish
02.101.08	02	386 (GA) 101	Office Floor	New wall mounted perimeter fancoil to be installed below existing window
02.101.09	02	386 (GA) 101	Office Floor	New office tea point and associated services
02.101.10	02	386 (GA) 101	Staircase 01	Existing modern staircase, handrail and balustrade refurbished
02.101.11	02	386 (GA) 101	Staircase 01	Partitions and riser around Stair 01 rebuilt
02.101.12	02	386 (GA) 101	Staircase 02 (Grand Staircase)	Existing Stair 02 stair treads, handrail and balustrade refurbished
02.101.13	02	386 (GA) 101	Staircase 02 (Grand Staircase)	Existing terrazzo landings replaced with new floor tiles
02.101.14	02	386 (GA) 101	Staircase 02 (Grand Staircase)	New secondary lobby fire door on hold open devices
02.101.15	02	386 (GA) 101	Central Core	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accommodation
02.101.16	02	386 (GA) 101	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.101.17	02	386 (GA) 101	Central Core	Existing lift shaft extended to basement and reconfigured as front and side access lift, with new lift surround and doors on every level
02.101.18	02	386 (GA) 101	Central Core	Existing lift shaft and lift refurbished, with new lift surround and doors on every level
02.101.19	02	386 (GA) 101	Central Core	New accessible and cubicle WC core with associated fittings and services

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 102 - PROPOSED SECOND FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.102.01	02	386 (GA) 102	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.102.02	02	386 (GA) 102	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.102.03	02	386 (GA) 102	Vernon Place Elevation	Existing windows to Vernon Place to be retained and refurbished, with new secondary glazing to be installed
02.102.04	02	386 (GA) 102	Office Floor	New raised access floor to office floors
02.102.05	02	386 (GA) 102	Office Floor	New perimeter skirting
02.102.06	02	386 (GA) 102	Office Floor	New RWP routed down at perimeter
02.102.07	02	386 (GA) 102	Office Floor	New structural steel column to structural engineer specification, to be installed to replace existing removed walls, to be coated with intumescent paint finish
02.102.08	02	386 (GA) 102	Office Floor	New wall mounted perimeter fancoil to be installed below existing window
02.102.09	02	386 (GA) 102	Office Floor	New office tea point and associated services
02.102.10	02	386 (GA) 102	Staircase 01	Existing modern staircase, handrail and balustrade refurbished
02.102.11	02	386 (GA) 102	Staircase 01	Partitions and riser around Stair 01 rebuilt
02.102.12	02	386 (GA) 102	Staircase 02 (Grand Staircase)	Existing Stair 02 stair trends, handrail and balustrade refurbished
02.102.13	02	386 (GA) 102	Staircase 02 (Grand Staircase)	Existing terrazzo landings replaced with new floor tiles
02.102.14	02	386 (GA) 102	Staircase 02 (Grand Staircase)	New secondary lobby fire door on hold open devices
02.102.15	02	386 (GA) 102	Central Core	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accommodation
02.102.16	02	386 (GA) 102	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.102.17	02	386 (GA) 102	Central Core	Existing lift shaft extended to basement and reconfigured as front and side access lift, with new lift surround and doors on every level
02.102.18	02	386 (GA) 102	Central Core	Existing lift shaft and lift refurbished, with new lift surround and doors on every level
02.102.19	02	386 (GA) 102	Central Core	New accessible and cubicle WC core with associated fittings and services

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 103 - PROPOSED THIRD FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.103.01	02	386 (GA) 103	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.103.02	02	386 (GA) 103	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.103.03	02	386 (GA) 103	Vernon Place Elevation	Existing windows to Vernon Place to be retained and refurbished, with new secondary glazing to be installed
02.103.04	02	386 (GA) 103	Office Floor	New raised access floor to office floors
02.103.05	02	386 (GA) 103	Office Floor	New perimeter skirting
02.103.06	02	386 (GA) 103	Office Floor	New RWP routed down at perimeter
02.103.07	02	386 (GA) 103	Office Floor	New structural steel column to structural engineer specification, to be installed to replace existing removed walls, to be coated with intumescent paint finish
02.103.08	02	386 (GA) 103	Office Floor	New wall mounted perimeter fancoil to be installed below existing window
02.103.09	02	386 (GA) 103	Office Floor	New office tea point and associated services
02.103.10	02	386 (GA) 103	Staircase 01	Existing modern staircase, handrail and balustrade refurbished
02.103.11	02	386 (GA) 103	Staircase 01	Partitions and riser around Stair 01 rebuilt
02.103.12	02	386 (GA) 103	Staircase 02 (Grand Staircase)	Existing Stair 02 stair trends, handrail and balustrade refurbished
02.103.13	02	386 (GA) 103	Staircase 02 (Grand Staircase)	Existing terrazzo landings replaced with new floor tiles
02.103.14	02	386 (GA) 103	Staircase 02 (Grand Staircase)	New secondary lobby fire door on hold open devices
02.103.15	02	386 (GA) 103	Central Core	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accommodation
02.103.16	02	386 (GA) 103	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.103.17	02	386 (GA) 103	Central Core	Existing lift shaft extended to basement and reconfigured as front and side access lift, with new lift surround and doors on every level
02.103.18	02	386 (GA) 103	Central Core	Existing lift shaft and lift refurbished, with new lift surround and doors on every level
02.103.19	02	386 (GA) 103	Central Core	New accessible and cubicle WC core with associated fittings and services

<b>SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS</b>				
<b>SHEET 104 - PROPOSED FOURTH FLOOR PLAN</b>				
<b>Ref</b>	<b>Section</b>	<b>Drawing</b>	<b>Location</b>	<b>Comments</b>
02.104.01	02	386 (GA) 104	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.104.02	02	386 (GA) 104	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.104.03	02	386 (GA) 104	Vernon Place Elevation	Existing windows to Vernon Place to be retained and refurbished, with new secondary glazing to be installed
02.104.04	02	386 (GA) 104	Office Floor	New raised access floor to office floors
02.104.05	02	386 (GA) 104	Office Floor	New perimeter skirting
02.104.06	02	386 (GA) 104	Office Floor	New RWP routed down at perimeter
02.104.07	02	386 (GA) 104	Office Floor	New structural steel column to structural engineer specification, to be installed to replace existing removed walls, to be coated with intumescent paint finish
02.104.08	02	386 (GA) 104	Office Floor	New wall mounted perimeter fancoil to be installed below existing window
02.104.09	02	386 (GA) 104	Office Floor	New office tea point and associated services
02.104.10	02	386 (GA) 104	Staircase 01	Existing modern staircase, handrail and balustrade refurbished
02.104.11	02	386 (GA) 104	Staircase 01	Partitions and riser around Stair 01 rebuilt
02.104.12	02	386 (GA) 104	Staircase 02 (Grand Staircase)	Existing Stair 02 stair trends, handrail and balustrade refurbished
02.104.13	02	386 (GA) 104	Staircase 02 (Grand Staircase)	Existing terrazzo landings replaced with new floor tiles
02.104.14	02	386 (GA) 104	Staircase 02 (Grand Staircase)	New secondary lobby fire door on hold open devices
02.104.15	02	386 (GA) 104	Central Core	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accommodation
02.104.16	02	386 (GA) 104	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.104.17	02	386 (GA) 104	Central Core	Existing lift shaft extended to basement and reconfigured as front and side access lift, with new lift surround and doors on every level
02.104.18	02	386 (GA) 104	Central Core	Existing lift shaft and lift refurbished, with new lift surround and doors on every level
02.104.19	02	386 (GA) 104	Central Core	New accessible and cubicle WC core with associated fittings and services

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 105 - PROPOSED FIFTH FLOOR PLAN**

Ref	Section	Drawing	Location	Comments
02.105.01	02	386 (GA) 105	Staircase 01 / Flat 01	Walls by entrance to Flat 1 reconfigured to allow for extended stair
02.105.02	02	386 (GA) 105	Flat 4	Existing Flat 4 shower room increased in size to provide WC
02.105.03	02	386 (GA) 105	Flat 4	Existing Flat 4 kitchen repositioned to allow for increased bathroom size
02.105.04	02	386 (GA) 105	Central Core	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accomodation. Access to roof revised through extended Stair 01
02.105.05	02	386 (GA) 105	Central Core	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.105.06	02	386 (GA) 105	Central Core	New dual access lift serving all floors
02.105.07	02	386 (GA) 105	Staircase 01	New maintenance access stair to roof level in extended lift overrun enclosure
02.105.08	02	386 (GA) 105	Flat 4	New wall installed to block up removed WC entrance door
02.105.09	02	386 (GA) 105	Lift Overrun	Evacuation lift equipment to be housed in space above lift
02.105.10	02	386 (GA) 105	Roof	Existing flat roof to be replaced, comprising of applied waterproofing covering, new sheet board, new insulation

**SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS**

**SHEET 106 - PROPOSED ROOF PLAN**

Ref	Section	Drawing	Location	Comments
02.106.01	02	386 (GA) 106	Roof	New key clamp handrail guarding to match existing
02.106.02	02	386 (GA) 106	Roof	Existing 5th floor roof lights extended above new plant deck
02.106.03	02	386 (GA) 106	Roof	Non-original lift overrun rebuilt at lower level
02.106.04	02	386 (GA) 106	Roof	New mechanical fresh air supply and extract ducts to be installed up to roof level to serve office accomodation
02.106.05	02	386 (GA) 106	Roof	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.106.06	02	386 (GA) 106	Roof	New exposed services/equipment according M&E specification
02.106.07	02	386 (GA) 106	Roof	New enlarged rooflight to top of Stair 02 (Grand Staircase)
02.106.08	02	386 (GA) 106	Roof	New extension to staircase to roof level and enclosed within new metal clad extension
02.106.09	02	386 (GA) 106	Roof	Existing flat roof to replaced, comprising of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.106.10	02	386 (GA) 106	Roof	New raised metal plant deck cut around new flat roof lights in existing positions. Plant deck set back from mansard roof perimeter
02.106.11	02	386 (GA) 106	Roof	New rooflight / AOV to roof of staircase extension
02.106.12	02	386 (GA) 106	Roof	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.106.13	02	386 (GA) 106	Roof	Existing slat roof retained, cleaned and repaired as necessary
02.106.14	02	386 (GA) 106	Roof	Retained existing GRP chimneys to be painted to match existing brickwork better
02.106.15	02	386 (GA) 106	Roof	Existing dormers and retained windows to be investigated, repaired and redecorated
02.106.16	02	386 (GA) 106	Roof	Existing flat roof to replaced, comprising of applied waterproofing covering, new sheet board, new insulation

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 201- 31SR PROPOSED NORTH EAST ELEVATION**

Ref	Section	Drawing	Location	Comments
02.201.01	02	386 (GA) 201	Southampton Row Elevation	Existing flat roof to be replaced, composed of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.201.02	02	386 (GA) 201	Southampton Row Elevation	Retained existing GRP chimneys to be painted to match existing brickwork better
02.201.03	02	386 (GA) 201	Southampton Row Elevation	New plant roof deck on top of refurbished roof composed of metal grating on raised steel frame structure to structural engineer specification
02.201.04	02	386 (GA) 201	Southampton Row Elevation	New exposed services/equipment according to M&E specification
02.201.05	02	386 (GA) 201	Southampton Row Elevation	New stair core extension to Stair 01 to provide safe access to roof
02.201.06	02	386 (GA) 201	Southampton Row Elevation	New external building uplighters and cabling
02.201.07	02	386 (GA) 201	Southampton Row Elevation	New key clamp handrail guarding to match existing
02.201.08	02	386 (GA) 201	Southampton Row Elevation	Existing slat roof retained, cleaned and repaired as necessary
02.201.09	02	386 (GA) 201	Southampton Row Elevation	Existing dormers and retained windows to be surveyed, repaired and redecorated
02.201.10	02	386 (GA) 201	Southampton Row Elevation	Existing 5th floor roof lights extended above new plant deck
02.201.11	02	386 (GA) 201	Southampton Row Elevation	Non-original lift overrun rebuilt at lower level
02.201.12	02	386 (GA) 201	Southampton Row Elevation	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.201.13	02	386 (GA) 201	Southampton Row Elevation	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.201.14	02	386 (GA) 201	Southampton Row Elevation	Existing wire pigeon guarding to be replaced
02.201.15	02	386 (GA) 201	Southampton Row Elevation	Projecting signage sign to match existing installed as required
02.201.16	02	386 (GA) 201	Southampton Row Elevation	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.201.17	02	386 (GA) 201	Southampton Row Elevation	New cycle store entrance. New timber and frosted glazed shopfront to match solid timber side door
02.201.18	02	386 (GA) 201	Southampton Row Elevation	New timber fascia canopy box with cornice detail to edges, finished to match restored shopfronts
02.201.19	02	386 (GA) 201	Southampton Row Elevation	Existing shopfront door replaced with new door to match other shopfronts



**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 202- 31SR PROPOSED SOUTH ELEVATION**

Ref	Section	Drawing	Location	Comments
02.202.01	02	386 (GA) 202	Sicilian Avenue Elevation	Existing flat roof to be replaced, composed of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.202.02	02	386 (GA) 202	Sicilian Avenue Elevation	Retained existing GRP chimneys to be painted to match existing brickwork better
02.202.03	02	386 (GA) 202	Sicilian Avenue Elevation	New plant roof deck on top of refurbished roof composed of metal grating on raised steel frame structure to structural engineer specification
02.202.04	02	386 (GA) 202	Sicilian Avenue Elevation	New exposed services/equipment according to M&E specification
02.202.05	02	386 (GA) 202	Sicilian Avenue Elevation	New stair core extension to Stair 01 to provide safe access to roof
02.202.06	02	386 (GA) 202	Sicilian Avenue Elevation	New external building uplighters and cabling
02.202.07	02	386 (GA) 202	Sicilian Avenue Elevation	New key clamp handrail guarding to match existing
02.202.08	02	386 (GA) 202	Sicilian Avenue Elevation	Existing slat roof retained, cleaned and repaired as necessary
02.202.09	02	386 (GA) 202	Sicilian Avenue Elevation	Existing dormers and retained windows to be investigated, repaired and redecorated
02.202.10	02	386 (GA) 202	Sicilian Avenue Elevation	Existing 5th floor roof lights extended above new plant deck
02.202.11	02	386 (GA) 202	Sicilian Avenue Elevation	Non-original lift overrun rebuilt at lower level
02.202.12	02	386 (GA) 202	Sicilian Avenue Elevation	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.202.13	02	386 (GA) 202	Sicilian Avenue Elevation	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.202.14	02	386 (GA) 202	Sicilian Avenue Elevation	Existing wire pigeon guarding to be replaced
02.202.15	02	386 (GA) 202	Sicilian Avenue Elevation	Projecting signage to match existing sign installed as required
02.202.16	02	386 (GA) 202	Sicilian Avenue Elevation	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.202.17	02	386 (GA) 202	Sicilian Avenue Elevation	New principle office entrance: new external timber framed glazed door within new shopfront
02.202.18	02	386 (GA) 202	Sicilian Avenue Elevation	New illuminated feature metal cladding to new office entrance columns
02.202.19	02	386 (GA) 202	Sicilian Avenue Elevation	New external planters either side of new office entrance
02.202.20	02	386 (GA) 202	Sicilian Avenue Elevation	Existing shopfront replaced with original and reconstructed shopfront relocated from new office entrance

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 203- 31SR PROPOSED NORTH WEST ELEVATION**

Ref	Section	Drawing	Location	Comments
02.203.01	02	386 (GA) 203	Vernon Place Elevation	Existing flat roof to replaced, comprising of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.203.02	02	386 (GA) 203	Vernon Place Elevation	Retained existing GRP chimneys to be painted to match existing brickwork better
02.203.03	02	386 (GA) 203	Vernon Place Elevation	New plant roof deck on top of refurbished roof comprising metal grating on raised steel frame structure to structural engineer specification
02.203.04	02	386 (GA) 203	Vernon Place Elevation	New exposed services/equipment according M&E specification
02.203.05	02	386 (GA) 203	Vernon Place Elevation	New stair core extension to Stair 01 to provide safe access to roof
02.203.06	02	386 (GA) 203	Vernon Place Elevation	New external building uplighters and cabling
02.203.07	02	386 (GA) 203	Vernon Place Elevation	New key clamp handrail guarding to match existing
02.203.08	02	386 (GA) 203	Vernon Place Elevation	Existing slat roof retained, cleaned and repaired as necessary
02.203.09	02	386 (GA) 203	Vernon Place Elevation	Existing dormers and retained windows to be investigated, repaired and redecorated
02.203.10	02	386 (GA) 203	Vernon Place Elevation	Existing 5th floor roof lights extended above new plant deck
02.203.11	02	386 (GA) 203	Vernon Place Elevation	Non-original lift overrun rebuilt at lower level
02.203.12	02	386 (GA) 203	Vernon Place Elevation	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.203.13	02	386 (GA) 203	Vernon Place Elevation	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.203.14	02	386 (GA) 203	Vernon Place Elevation	Existing wire pigeon guarding to be replaced
02.203.15	02	386 (GA) 203	Vernon Place Elevation	Projecting signage sign to match existing installed as required
02.203.16	02	386 (GA) 203	Vernon Place Elevation	Retained existing shop front glazing and doors to be repaired as necessary and docrated
02.203.17	02	386 (GA) 203	Vernon Place Elevation	New principle residential entrance: new timber door and glazed over panel to replicate removed doors with new brass ironmongery
02.203.18	02	386 (GA) 203	Vernon Place Elevation	New illuminated feature metal cladding to new residential entrance columns
02.203.19	02	386 (GA) 203	Vernon Place Elevation	Existing overhead door panel reconstructed to match other overhead door panels

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 301- 31SR PROPOSED SECTION AA**

Ref	Section	Drawing	Location	Comments
02.301.01	02	386 (GA) 301	Section AA	Existing flat roof to be replaced, composed of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.301.02	02	386 (GA) 301	Section AA	Retained existing GRP chimneys to be painted to match existing brickwork better
02.301.03	02	386 (GA) 301	Section AA	New plant roof deck on top of refurbished roof composed of metal grating on raised steel frame structure to structural engineer specification
02.301.04	02	386 (GA) 301	Section AA	New exposed services/equipment according M&E specification
02.301.05	02	386 (GA) 301	Section AA	New stair core extension to Stair 01 to provide safe access to roof
02.301.06	02	386 (GA) 301	Section AA	Existing Stair 02 stair treads, handrail and balustrade refurbished
02.301.07	02	386 (GA) 301	Section AA	New key clamp handrail guarding to match existing
02.301.08	02	386 (GA) 301	Section AA	Existing slate roof retained, cleaned and repaired as necessary
02.301.09	02	386 (GA) 301	Section AA	Existing dormers and retained windows to be surveyed, repaired and redecorated
02.301.10	02	386 (GA) 301	Section AA	Existing 5th floor roof lights extended above new plant deck
02.301.11	02	386 (GA) 301	Section AA	Non-original lift overrun rebuilt at lower level
02.301.12	02	386 (GA) 301	Section AA	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing installed internally
02.301.13	02	386 (GA) 301	Section AA	Existing stonework and brickwork cleaned, with repairs undertaken, as required
02.301.14	02	386 (GA) 301	Section AA	Existing wire pigeon guarding to be replaced
02.301.15	02	386 (GA) 301	Section AA	Projecting signage to match existing sign installed as required
02.301.16	02	386 (GA) 301	Section AA	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.301.17	02	386 (GA) 301	Section AA	New raised access floor to office floors
02.301.18	02	386 (GA) 301	Section AA	New plasterboard ceiling and cornicing fitted below existing repaired ceiling
02.301.19	02	386 (GA) 301	Section AA	New plasterboard bulkhead ceiling to conceal services, fitted below existing repaired ceiling
02.301.20	02	386 (GA) 301	Section AA	New perimeter skirting
02.301.21	02	386 (GA) 301	Section AA	New wall mounted fan coil unit to be installed below existing windows
02.301.22	02	386 (GA) 301	Section AA	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, and coated with intumescent paint finish
02.301.23	02	386 (GA) 301	Section AA	Perimeter walls made good and redecorated
02.301.24	02	386 (GA) 301	Section AA	New waterproofing to basement perimeter walls and slab
02.301.25	02	386 (GA) 301	Section AA	New suspended compartment ceiling
02.301.26	02	386 (GA) 301	Section AA	New staircase linking Ground Floor and Basement retail spaces
02.301.27	02	386 (GA) 301	Section AA	Floor to be infilled at changes in existing levels to provide level finish for new waterproofing

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 302- 31SR PROPOSED SECTION BB**

Ref	Section	Drawing	Location	Comments
02.302.01	02	386 (GA) 302	Section BB	Existing flat roof to be replaced, comprising of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood-wool panel roof channels
02.302.02	02	386 (GA) 302	Section BB	Retained existing GRP chimneys to be painted to match existing brickwork better
02.302.03	02	386 (GA) 302	Section BB	New plant roof deck on top of refurbished roof composed of metal grating on raised steel frame structure to structural engineer specification
02.302.04	02	386 (GA) 302	Section BB	New exposed services/equipment according M&E specification
02.302.05	02	386 (GA) 302	Section BB	New stair core extension to Stair 01 to provide safe access to roof
02.302.06	02	386 (GA) 302	Section BB	New lift car, surround and doors on every level
02.302.07	02	386 (GA) 302	Section BB	New key clamp handrail guarding to match existing
02.302.08	02	386 (GA) 302	Section BB	Existing slat roof retained, cleaned and repaired as necessary
02.302.09	02	386 (GA) 302	Section BB	Existing dormers and retained windows to be investigated, repaired and redecorated
02.302.10	02	386 (GA) 302	Section BB	Existing 5th floor roof lights extended above new plant deck
02.302.11	02	386 (GA) 302	Section BB	Non-original lift overrun rebuilt at lower level
02.302.12	02	386 (GA) 302	Section BB	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.302.13	02	386 (GA) 302	Section BB	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.302.14	02	386 (GA) 302	Section BB	Existing wire pigeon guarding to be replaced
02.302.15	02	386 (GA) 302	Section BB	Projecting signage sign to match existing installed as required
02.302.16	02	386 (GA) 302	Section BB	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.302.17	02	386 (GA) 302	Section BB	New raised access floor to office floors
02.302.18	02	386 (GA) 302	Section BB	New plasterboard ceiling and cornicing fitted below existing repaired ceiling
02.302.19	02	386 (GA) 302	Section BB	New plasterboard bulkhead ceiling to conceal services, fitted below existing repaired ceiling
02.302.20	02	386 (GA) 302	Section BB	New perimeter skirting
02.302.21	02	386 (GA) 302	Section BB	New wall-mounted fan coil unit to be installed below existing windows
02.302.22	02	386 (GA) 302	Section BB	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, and to be coated with intumescent paint finish
02.302.23	02	386 (GA) 302	Section BB	Perimeter walls made good and redecorated
02.302.24	02	386 (GA) 302	Section BB	New waterproofing to basement perimeter walls and slab
02.302.25	02	386 (GA) 302	Section BB	New suspended compartment ceiling
02.302.26	02	386 (GA) 302	Section BB	Existing lift shaft extended to basement and reconfigured as front and side-access lift; with new lift car, lift surrounds and lift doors on every level

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 303- 31SR PROPOSED SECTION CC**

Ref	Section	Drawing	Location	Comments
02.303.01	02	386 (GA) 303	Section CC	Existing flat roof to be replaced, composed of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood wool panel roof channels
02.303.02	02	386 (GA) 303	Section CC	Retained existing GRP chimneys to be painted to match existing brickwork better
02.303.03	02	386 (GA) 303	Section CC	New plant roof deck on top of refurbished roof composed of metal grating on raised steel frame structure; to structural engineer specification
02.303.04	02	386 (GA) 303	Section CC	New exposed services/equipment according M&E specification
02.303.05	02	386 (GA) 303	Section CC	New stair core extension to Stair 01 to provide safe access to roof
02.303.06	02	386 (GA) 303	Section CC	New lift car, lift surround and lift doors on every level
02.303.07	02	386 (GA) 303	Section CC	New key clamp handrail guarding to match existing
02.303.08	02	386 (GA) 303	Section CC	Existing slat roof retained, cleaned and repaired, as necessary
02.303.09	02	386 (GA) 303	Section CC	Existing dormers and retained windows to be investigated, repaired and redecorated
02.303.10	02	386 (GA) 303	Section CC	Existing 5th floor roof lights extended above new plant deck
02.303.11	02	386 (GA) 303	Section CC	Non-original lift overrun rebuilt at lower level
02.303.12	02	386 (GA) 303	Section CC	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.303.13	02	386 (GA) 303	Section CC	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.303.14	02	386 (GA) 303	Section CC	Existing wire pigeon guarding to be replaced
02.303.15	02	386 (GA) 303	Section CC	Projecting signage sign to match existing installed as required
02.303.16	02	386 (GA) 303	Section CC	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.303.17	02	386 (GA) 303	Section CC	New raised access floor to office floors
02.303.18	02	386 (GA) 303	Section CC	New plasterboard ceiling and cornice fitted below existing repaired ceiling
02.303.19	02	386 (GA) 303	Section CC	New plasterboard bulkhead ceiling to conceal services, fitted below existing repaired ceiling
02.303.20	02	386 (GA) 303	Section CC	New perimeter skirting
02.303.21	02	386 (GA) 303	Section CC	New wall-mounted fan coil unit to be installed below existing windows
02.303.22	02	386 (GA) 303	Section CC	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, and to be coated with intumescent paint finish
02.303.23	02	386 (GA) 303	Section CC	Perimeter walls made good and redecorated
02.303.24	02	386 (GA) 303	Section CC	New waterproofing to basement perimeter walls + slab
02.303.25	02	386 (GA) 303	Section CC	New suspended compartment ceiling
02.303.26	02	386 (GA) 303	Section CC	New staircase linking Ground Floor cycle entrance to Basement cycle store

**SECTION 02 - PROPOSED DRAWINGS**

**SHEET 304- 31SR PROPOSED SECTION DD**

Ref	Section	Drawing	Location	Comments
02.304.01	02	386 (GA) 304	Section DD	Existing flat roof to be replaced, composed of applied waterproofing covering, new sheet board, new insulation, sitting on top of existing retained wood-wool panel roof channels
02.304.02	02	386 (GA) 304	Section DD	Retained existing GRP chimneys to be painted to match existing brickwork better
02.304.03	02	386 (GA) 304	Section DD	New plant roof deck on top of refurbished roof comprising metal grating on raised steel frame structure to structural engineer specification
02.304.04	02	386 (GA) 304	Section DD	New exposed services/equipment according M&E specification
02.304.05	02	386 (GA) 304	Section DD	New stair core extension to Stair 01 to provide safe access to roof
02.304.06	02	386 (GA) 304	Section DD	New supply and extract air risers for office floors running up to roof level plant
02.304.07	02	386 (GA) 304	Section DD	New key clamp handrail guarding to match existing
02.304.08	02	386 (GA) 304	Section DD	Existing slat roof retained, cleaned and repaired as necessary
02.304.09	02	386 (GA) 304	Section DD	Existing dormers and retained windows to be investigated, repaired and redecorated
02.304.10	02	386 (GA) 304	Section DD	Existing 5th floor roof lights extended above new plant deck
02.304.11	02	386 (GA) 304	Section DD	Non-original lift overrun rebuilt at lower level
02.304.12	02	386 (GA) 304	Section DD	Retained existing windows to be investigated, repaired and redecorated with new secondary glazing to be installed internally
02.304.13	02	386 (GA) 304	Section DD	Existing stonework and brickwork cleaned, with repairs undertaken as required
02.304.14	02	386 (GA) 304	Section DD	Existing wire pigeon guarding to be replaced
02.304.15	02	386 (GA) 304	Section DD	Projecting signage to match existing sign installed, as required
02.304.16	02	386 (GA) 304	Section DD	Retained existing shop front glazing and doors to be repaired as necessary and decorated
02.304.17	02	386 (GA) 304	Section DD	New raised access floor to office floors
02.304.18	02	386 (GA) 304	Section DD	New plasterboard ceiling and cornicing fitted below existing repaired ceiling
02.304.19	02	386 (GA) 304	Section DD	New plasterboard bulkhead ceiling to conceal services; fitted below existing repaired ceiling
02.304.20	02	386 (GA) 304	Section DD	New perimeter skirting
02.304.21	02	386 (GA) 304	Section DD	New wall mounted fan coil unit to be installed below existing windows
02.304.22	02	386 (GA) 304	Section DD	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, and to be coated with intumescent paint finish
02.304.23	02	386 (GA) 304	Section DD	Perimeter walls made good and redecorated
02.304.24	02	386 (GA) 304	Section DD	New waterproofing to basement perimeter walls and slab
02.304.25	02	386 (GA) 304	Section DD	New suspended compartment ceiling
02.304.26	02	386 (GA) 304	Section DD	Existing modern staircase, handrail and balustrade refurbished
02.304.27	02	386 (GA) 304	Section DD	Stair 01 extended to roof within new enclosure to provide safe access to roof

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 401- SICILIAN AVENUE ENTRANCE DETAILS**

Ref	Section	Drawing	Location	Comments
03.401.01	03	386(ED)401	Sicilian Avenue Entrance Details	Existing stone columns to be retained and repaired as required, and to be cleaned
03.401.02	03	386(ED)401	Sicilian Avenue Entrance Details	Existing cornice to be retained and repaired as required, and to be cleaned
03.401.03	03	386(ED)401	Sicilian Avenue Entrance Details	Existing external floor mounted lighting to be replaced
03.401.04	03	386(ED)401	Sicilian Avenue Entrance Details	Existing floor finishes and internal bay upstand to be removed
03.401.05	03	386(ED)401	Sicilian Avenue Entrance Details	Existing paving to be removed
03.401.06	03	386(ED)401	Sicilian Avenue Entrance Details	Existing timber and glass shopfront to be carefully removed and stored for reuse
03.401.07	03	386(ED)401	Sicilian Avenue Entrance Details	Existing awning and awning bars to be removed and stored for reuse
03.401.08	03	386(ED)401	Sicilian Avenue Entrance Details	New floor mounted building lighting
03.401.31	03	386(ED)401	Sicilian Avenue Entrance Details	Existing cornice removed to allow for new fire compartment ceiling
03.401.32	03	386(ED)401	Sicilian Avenue Entrance Details	New illuminated feature brass lattice detail to existing columns
03.401.33	03	386(ED)401	Sicilian Avenue Entrance Details	New high level ventilation grills
03.401.34	03	386(ED)401	Sicilian Avenue Entrance Details	New external timber framed glazed side door, door used for additional means of escape
03.401.35	03	386(ED)401	Sicilian Avenue Entrance Details	New external timber framed glazed door within new shopfront, door used as principle entrance
03.401.36	03	386(ED)401	Sicilian Avenue Entrance Details	New timber and glass shopfront to match existing and restored shopfronts
03.401.37	03	386(ED)401	Sicilian Avenue Entrance Details	New free standing planters incorporating building signage
03.401.38	03	386(ED)401	Sicilian Avenue Entrance Details	New external free standing access control intercom bollard
03.401.39	03	386(ED)401	Sicilian Avenue Entrance Details	New canopy box with feature detailing building signage and illuminated soffit
03.401.40	03	386(ED)401	Sicilian Avenue Entrance Details	New brass plaque with building signage installed to front of columns
03.401.41	03	386(ED)401	Sicilian Avenue Entrance Details	New external linear slot drain and contrast paving
03.401.42	03	386(ED)401	Sicilian Avenue Entrance Details	New projecting signage to match existing building projecting signage
03.401.43	03	386(ED)401	Sicilian Avenue Entrance Details	New suspended compartment fire ceiling
03.401.44	03	386(ED)401	Sicilian Avenue Entrance Details	New threshold slot drain

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 402- SICILIAN AVENUE SHOPFRONT DETAILS**

Ref	Section	Drawing	Location	Comments
03.402.01	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing stone columns to be retained and repaired as required, and to be cleaned
03.402.02	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing cornice to be retained and repaired as required, and to be cleaned
03.402.03	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing external floor mounted lighting to be replaced
03.402.04	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing floor finishes and internal bay upstand to be removed
03.402.05	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing paving to be retained and replaced as required
03.402.06	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing timber and glass shopfront to be removed
03.402.07	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing awning and awning bars to be removed and stored for reuse
03.402.08	03	386(ED)402	Sicilian Avenue Shopfront Details	Existing cornice removed to allow for new fire compartment ceiling
03.402.31	03	386(ED)402	Sicilian Avenue Shopfront Details	New floor mounted building lighting
03.402.32	03	386(ED)402	Sicilian Avenue Shopfront Details	New high level ventilation grills
03.402.33	03	386(ED)402	Sicilian Avenue Shopfront Details	New timber framed glazed door to match existing and restored shopfronts
03.402.34	03	386(ED)402	Sicilian Avenue Shopfront Details	New timber and glazed shopfront to match existing and restored shopfronts
03.402.35	03	386(ED)402	Sicilian Avenue Shopfront Details	New awning and awning bars to match retained shopfront awnings
03.402.36	03	386(ED)402	Sicilian Avenue Shopfront Details	New low level ventilation grills
03.402.37	03	386(ED)402	Sicilian Avenue Shopfront Details	New external paving as required
03.402.38	03	386(ED)402	Sicilian Avenue Shopfront Details	New brass ironmongery
03.402.39	03	386(ED)402	Sicilian Avenue Shopfront Details	New brass letter box
03.402.40	03	386(ED)402	Sicilian Avenue Shopfront Details	New projecting signage to match existing building projecting signage
03.402.41	03	386(ED)402	Sicilian Avenue Shopfront Details	New suspended compartment fire ceiling
03.402.42	03	386(ED)402	Sicilian Avenue Shopfront Details	New projecting signage, to match existing



**SECTION 03 - DETAILED DRAWINGS**

**SHEET 403- VERNON PLACE ENTRANCE DETAILS**

Ref	Section	Drawing	Location	Comments
03.403.01	03	386(ED)403	Vernon Place Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.403.02	03	386(ED)403	Vernon Place Entrance	Existing cornice and pediment to be retained and repaired as required, and to be cleaned
03.403.03	03	386(ED)403	Vernon Place Entrance	Existing external timber doors to be removed
03.403.04	03	386(ED)403	Vernon Place Entrance	Existing timber framed glazed over panel to be carefully removed
03.403.05	03	386(ED)403	Vernon Place Entrance	Existing paving and flooring to be removed
03.403.06	03	386(ED)403	Vernon Place Entrance	Existing timber coricing to be adjusted as required
03.403.07	03	386(ED)403	Vernon Place Entrance	Existing vent removed and stonework repaired
03.403.08	03	386(ED)403	Vernon Place Entrance	Existing tiling and skirting to be removed and opening in wall to be created for post box
03.403.31	03	386(ED)403	Vernon Place Entrance	New illuminated feature brass lattice detail to existing columns
03.403.32	03	386(ED)403	Vernon Place Entrance	New suspended and illuminated semi circular brass building signage
03.403.33	03	386(ED)403	Vernon Place Entrance	New matwell
03.403.34	03	386(ED)403	Vernon Place Entrance	New timber door and glazed over panel to replicate removed doors with new brass ironmongery
03.403.35	03	386(ED)403	Vernon Place Entrance	New internal glazed sliding security doors
03.403.36	03	386(ED)403	Vernon Place Entrance	New external free standing access control intercom bollard
03.403.37	03	386(ED)403	Vernon Place Entrance	New timber infill panel with intergrated access control panel
03.403.38	03	386(ED)403	Vernon Place Entrance	New brass plaque with building signage installed to columns
03.403.39	03	386(ED)403	Vernon Place Entrance	Existing timber panelling restored as required
03.403.40	03	386(ED)403	Vernon Place Entrance	New pendant lighting
03.403.41	03	386(ED)403	Vernon Place Entrance	New external paving as required
03.403.42	03	386(ED)403	Vernon Place Entrance	New post boxes installed within new opening
03.403.43	03	386(ED)403	Vernon Place Entrance	New lockable cabinet for larger packages installed within new opening
03.403.44	03	386(ED)403	Vernon Place Entrance	New Skirting

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 404- BAY 01: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.404.01	03	386(ED)404	Bay 01	Existing stone columns to be retained and repaired as required, and to be cleaned
03.404.02	03	386(ED)404	Bay 01	Existing cornice to be retained and repaired as required, and to be cleaned
03.404.03	03	386(ED)404	Bay 01	Existing floor finishes and internal bay upstand to be removed
03.404.04	03	386(ED)404	Bay 01	Existing timber shopfront and glazing retained and restored as required
03.404.05	03	386(ED)404	Bay 01	Existing boarding and covering to low level vents to be removed
03.404.06	03	386(ED)404	Bay 01	Existing high level glazing panel and high level ventilation grills removed
03.404.07	03	386(ED)404	Bay 01	Existing awning box and awing bars to be removed
03.404.08	03	386(ED)404	Bay 01	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.404.09	03	386(ED)404	Bay 01	Existing timber framed glazed door and over panel retained and restored as required
03.404.10	03	386(ED)404	Bay 01	Existing pavement lights to be retained and repaired as required
03.404.11	03	386(ED)404	Bay 01	Existing cornice removed to allow for new fire compartment ceiling
03.404.31	03	386(ED)404	Bay 01	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.404.32	03	386(ED)404	Bay 01	New glazed panel incorporating new ventilation grills above
03.404.33	03	386(ED)404	Bay 01	Restored shopfront and door redecorated
03.404.34	03	386(ED)404	Bay 01	New brass ironmongery to restored door
03.404.35	03	386(ED)404	Bay 01	New low level ventilation grills
03.404.36	03	386(ED)404	Bay 01	New external paving as required
03.404.37	03	386(ED)404	Bay 01	New projecting signage, to match existing
03.404.38	03	386(ED)404	Bay 01	Shopfront side lights and panels restored
03.404.39	03	386(ED)404	Bay 01	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 405- BAY 02: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.405.01	03	386(ED)405	Bay 02	Existing stone columns to be retained and repaired as required, and to be cleaned
03.405.02	03	386(ED)405	Bay 02	Existing cornice to be retained and repaired as required, and to be cleaned
03.405.03	03	386(ED)405	Bay 02	Existing floor finishes and internal bay upstand to be removed
03.405.04	03	386(ED)405	Bay 02	Existing timber shopfront and glazing retained and restored as required
03.405.05	03	386(ED)405	Bay 02	Existing boarding and covering to low level vents to be removed
03.405.06	03	386(ED)405	Bay 02	Existing high level glazing panel removed
03.405.07	03	386(ED)405	Bay 02	Existing awning box and awing bars to be removed
03.405.08	03	386(ED)405	Bay 02	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.405.09	03	386(ED)405	Bay 02	Existing timber framed glazed door and over panel retained and restored as required
03.405.10	03	386(ED)405	Bay 02	Existing pavement lights to be retained and repaired as required
03.405.11	03	386(ED)405	Bay 02	Existing cornice removed to allow for new fire compartment ceiling
03.405.31	03	386(ED)405	Bay 02	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.405.32	03	386(ED)405	Bay 02	New glazed panel incorporating new ventilation grills above
03.405.33	03	386(ED)405	Bay 02	Restored shopfront and door redecorated
03.405.34	03	386(ED)405	Bay 02	New brass ironmongery to restored door
03.405.35	03	386(ED)405	Bay 02	New low level ventilation grills
03.405.36	03	386(ED)405	Bay 02	New external paving as required
03.405.37	03	386(ED)405	Bay 02	New projecting signage, to match existing
03.405.38	03	386(ED)405	Bay 02	Shopfront side lights and panels restored
03.405.39	03	386(ED)405	Bay 02	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 406- BAY 03: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.406.01	03	386(ED)406	Bay 03	Existing stone columns to be retained and repaired as required, and to be cleaned
03.406.02	03	386(ED)406	Bay 03	Existing cornice to be retained and repaired as required, and to be cleaned
03.406.03	03	386(ED)406	Bay 03	Existing floor finishes and internal bay upstand to be removed
03.406.04	03	386(ED)406	Bay 03	Existing timber shopfront and glazing retained and restored as required
03.406.05	03	386(ED)406	Bay 03	Existing boarding and covering to low level vents to be removed
03.406.06	03	386(ED)406	Bay 03	Existing high level glazing panel removed
03.406.07	03	386(ED)406	Bay 03	Existing awning box and awing bars to be removed
03.406.08	03	386(ED)406	Bay 03	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.406.09	03	386(ED)406	Bay 03	Existing timber framed glazed door and over panel retained and restored as required
03.406.10	03	386(ED)406	Bay 03	Existing pavement lights to be retained and repaired as required
03.406.11	03	386(ED)406	Bay 03	Existing cornice removed to allow for new fire compartment ceiling
03.406.31	03	386(ED)406	Bay 03	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.406.32	03	386(ED)406	Bay 03	New glazed panel incorporating new ventilation grills above
03.406.33	03	386(ED)406	Bay 03	Restored shopfront and door redecorated
03.406.34	03	386(ED)406	Bay 03	New brass ironmongery to restored door
03.406.35	03	386(ED)406	Bay 03	New low level ventilation grills
03.406.36	03	386(ED)406	Bay 03	New external paving as required
03.406.37	03	386(ED)406	Bay 03	New projecting signage, to match existing
03.406.38	03	386(ED)406	Bay 03	Shopfront side lights and panels restored
03.406.39	03	386(ED)406	Bay 03	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 407- BAY 04: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.407.01	03	386(ED)407	Bay 04	Existing stone columns to be retained and repaired as required, and to be cleaned
03.407.02	03	386(ED)407	Bay 04	Existing cornice to be retained and repaired as required, and to be cleaned
03.407.03	03	386(ED)407	Bay 04	Existing floor finishes and internal bay upstand to be removed
03.407.04	03	386(ED)407	Bay 04	Existing timber shopfront and glazing retained and restored as required
03.407.05	03	386(ED)407	Bay 04	Existing boarding and covering to low level vents to be removed
03.407.06	03	386(ED)407	Bay 04	Existing high level glazing panel removed
03.407.07	03	386(ED)407	Bay 04	Existing awning box and awing bars to be removed
03.407.08	03	386(ED)407	Bay 04	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.407.09	03	386(ED)407	Bay 04	Existing timber framed glazed door and over panel retained and restored as required
03.407.10	03	386(ED)407	Bay 04	Existing pavement lights to be retained and repaired as required
03.407.11	03	386(ED)407	Bay 04	Existing cornice removed to allow for new fire compartment ceiling
03.407.31	03	386(ED)407	Bay 04	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.407.32	03	386(ED)407	Bay 04	New glazed panel incorporating new ventilation grills above
03.407.33	03	386(ED)407	Bay 04	Restored shopfront and door redecorated
03.407.34	03	386(ED)407	Bay 04	New brass ironmongery to restored door
03.407.35	03	386(ED)407	Bay 04	New low level ventilation grills
03.407.36	03	386(ED)407	Bay 04	New external paving as required
03.407.37	03	386(ED)407	Bay 04	New projecting signage, to match existing
03.407.38	03	386(ED)407	Bay 04	Shopfront side lights and panels restored
03.407.39	03	386(ED)407	Bay 04	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 408- BAY 05: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.408.01	03	386(ED)408	Bay 05	Existing stone columns to be retained and repaired as required, and to be cleaned
03.408.02	03	386(ED)408	Bay 05	Existing cornice to be retained and repaired as required, and to be cleaned
03.408.03	03	386(ED)408	Bay 05	Existing paving and internal flooring to be removed
03.408.04	03	386(ED)408	Bay 05	Existing timber doors and glazing to be removed
03.408.05	03	386(ED)408	Bay 05	Existing timber fascia board and canopy to be removed
03.408.06	03	386(ED)408	Bay 05	Existing pavement lights to be retained and repaired as required
03.408.31	03	386(ED)408	Bay 05	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.408.32	03	386(ED)408	Bay 05	New glazed panel incorporating new ventilation grills above
03.408.33	03	386(ED)408	Bay 05	New ventilation grill
03.408.34	03	386(ED)408	Bay 05	New solid timber door and frame with brass ironmongery
03.408.35	03	386(ED)408	Bay 05	New low level ventilation grills
03.408.36	03	386(ED)408	Bay 05	New external paving as required
03.408.37	03	386(ED)408	Bay 05	New projecting signage, to match existing
03.408.38	03	386(ED)408	Bay 05	New timber and frosted glazed shopfront to match restored shopfronts
03.408.39	03	386(ED)408	Bay 05	New suspended compartment fire ceiling
03.408.40	03	386(ED)408	Bay 05	New solid timber side panel with door access control panel
03.408.41	03	386(ED)408	Bay 05	New Dry Riser

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 409- BAY 06: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.409.01	03	386(ED)409	Bay 06	Existing stone columns to be retained and repaired as required, and to be cleaned
03.409.02	03	386(ED)409	Bay 06	Existing cornice to be retained and repaired as required, and to be cleaned
03.409.03	03	386(ED)409	Bay 06	Existing floor finishes and internal bay upstand to be removed
03.409.04	03	386(ED)409	Bay 06	Existing timber shopfront and glazing retained and restored as required
03.409.05	03	386(ED)409	Bay 06	Existing boarding and covering to low level vents to be removed
03.409.06	03	386(ED)409	Bay 06	Existing high level glazing panel removed
03.409.07	03	386(ED)409	Bay 06	Existing awning box and awing bars to be removed
03.409.08	03	386(ED)409	Bay 06	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.409.09	03	386(ED)409	Bay 06	Existing timber framed glazed door and over panel retained and restored as required
03.409.10	03	386(ED)409	Bay 06	Existing pavement lights to be retained and repaired as required
03.409.11	03	386(ED)409	Bay 06	Existing cornice removed to allow for new fire compartment ceiling
03.409.31	03	386(ED)409	Bay 06	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.409.32	03	386(ED)409	Bay 06	New glazed panel incorporating new ventilation grills above
03.409.33	03	386(ED)409	Bay 06	Restored shopfront and door redecorated
03.409.34	03	386(ED)409	Bay 06	New brass ironmongery to restored door
03.409.35	03	386(ED)409	Bay 06	New low level ventilation grills
03.409.36	03	386(ED)409	Bay 06	New external paving as required
03.409.37	03	386(ED)409	Bay 06	New projecting signage, to match existing
03.409.38	03	386(ED)409	Bay 06	Shopfront side lights and panels restored
03.409.39	03	386(ED)409	Bay 06	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 410- BAY 07: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.410.01	03	386(ED)410	Bay 07	Existing stone columns to be retained and repaired as required, and to be cleaned
03.410.02	03	386(ED)410	Bay 07	Existing cornice to be retained and repaired as required, and to be cleaned
03.410.03	03	386(ED)410	Bay 07	Existing floor finishes and internal bay upstand to be removed
03.410.04	03	386(ED)410	Bay 07	Existing timber shopfront and glazing retained and restored as required
03.410.05	03	386(ED)410	Bay 07	Existing boarding and covering to low level vents to be removed
03.410.06	03	386(ED)410	Bay 07	Existing high level glazing panel removed
03.410.07	03	386(ED)410	Bay 07	Existing awning box and awing bars to be removed
03.410.08	03	386(ED)410	Bay 07	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.410.09	03	386(ED)410	Bay 07	Existing timber framed glazed door and over panel retained and restored as required
03.410.10	03	386(ED)410	Bay 07	Existing pavement lights to be retained and repaired as required
03.410.11	03	386(ED)410	Bay 07	Existing cornice removed to allow for new fire compartment ceiling
03.410.12	03	386(ED)410	Bay 07	Existing security bars to be removed
03.410.31	03	386(ED)410	Bay 07	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.410.32	03	386(ED)410	Bay 07	New glazed panel incorporating new ventilation grills above
03.410.33	03	386(ED)410	Bay 07	Restored shopfront and door redecorated
03.410.34	03	386(ED)410	Bay 07	New brass ironmongery to restored door
03.410.35	03	386(ED)410	Bay 07	New low level ventilation grills
03.410.36	03	386(ED)410	Bay 07	New external paving as required
03.410.37	03	386(ED)410	Bay 07	New projecting signage, to match existing
03.410.38	03	386(ED)410	Bay 07	Shopfront side lights and panels restored
03.410.39	03	386(ED)410	Bay 07	New suspended compartment fire ceiling



**SECTION 03 - DETAILED DRAWINGS**

**SHEET 411- BAY 08: SOUTHAMPTON ROW SHOPFRONT**

Ref	Section	Drawing	Location	Comments
03.411.01	03	386(ED)411	Bay 08	Existing stone columns to be retained and repaired as required, and to be cleaned
03.411.02	03	386(ED)411	Bay 08	Existing cornice to be retained and repaired as required, and to be cleaned
03.411.03	03	386(ED)411	Bay 08	Existing floor finishes and internal bay upstand to be removed
03.411.04	03	386(ED)411	Bay 08	Existing timber shopfront and glazing retained and restored as required
03.411.05	03	386(ED)411	Bay 08	Existing boarding and covering to low level vents to be removed
03.411.06	03	386(ED)411	Bay 08	Existing high level glazing panel removed
03.411.07	03	386(ED)411	Bay 08	Existing awning box and awing bars to be removed
03.411.08	03	386(ED)411	Bay 08	Existing high level ventilation grill above door to be retained, resized or repaired as required
03.411.09	03	386(ED)411	Bay 08	Existing timber framed glazed door removed
03.411.10	03	386(ED)411	Bay 08	Existing pavement lights to be retained and repaired as required
03.411.11	03	386(ED)411	Bay 08	Existing cornice removed to allow for new fire compartment ceiling
03.411.12	03	386(ED)411	Bay 08	Existing security bars to be removed
03.411.31	03	386(ED)411	Bay 08	New timber fascia canopy box with cornice detail to edges, finished to matched restored shopfronts
03.411.32	03	386(ED)411	Bay 08	New glazed panel incorporating new ventilation grills above
03.411.33	03	386(ED)411	Bay 08	Restored shopfront and door redecorated
03.411.34	03	386(ED)411	Bay 08	New brass ironmongery to new door to match other shopfronts
03.411.35	03	386(ED)411	Bay 08	New low level ventilation grills
03.411.36	03	386(ED)411	Bay 08	New external paving as required
03.411.37	03	386(ED)411	Bay 08	New projecting signage, to match existing
03.411.38	03	386(ED)411	Bay 08	Shopfront side lights and panels restored
03.411.39	03	386(ED)411	Bay 08	New suspended compartment fire ceiling

**SECTION 03 - DETAILED DRAWINGS**

**SHEET 412- BAY 09: SOUTHAMPTON ROW ENTRANCE**

Ref	Section	Drawing	Location	Comments
03.412.01	03	386(ED)412		
03.412.02	03	386(ED)412		
03.412.03	03	386(ED)412		
03.412.04	03	386(ED)412		
03.412.05	03	386(ED)412		
03.412.06	03	386(ED)412		
03.412.07	03	386(ED)412		
03.412.08	03	386(ED)412		
03.412.09	03	386(ED)412		
03.412.10	03	386(ED)412		
03.412.11	03	386(ED)412		
03.412.12	03	386(ED)412		
03.412.13	03	386(ED)412		
03.412.14	03	386(ED)412		
03.412.15	03	386(ED)412		
03.412.16	03	386(ED)412		
03.412.17	03	386(ED)412		
03.412.18	03	386(ED)412		
03.412.19	03	386(ED)412		
03.412.20	03	386(ED)412		