

FIRE STRATEGY

Replace all lobby doors with new FD30 doors. New doors to be of panelled design with heritage brass fire-rated hinges and smoke seals

Existing studwork/panelling partition to be 30FR - applied to the room side of the wall, party to the communalescape route. Door FR30 upgrade



FD30 with smoke seals only. Door closers could be added for additional protection



* drainage provision as existing

existing structure

- new plumbing/electrical systems
- * new fittings & finishes in kitchens * new fittings & finishes in bathrooms. Where panelling exists, to be lined with Aquapanel
- board or similar and tiles). new meters to each flat
- * new lighting circuits & fittings
- * after repairs are carried out redecorate walls, ceilings and internal joinery throughout.

REPAIRS - GENERALLY:

*Floorboards: lift up floorboards to repair/fill in gaps

*Stairwell: repair to steps, handrails *Stairwell panelling: repairs prior to any fire proofing

*Windows: overhaul/draughtstripping (additional allowance for secondary glazing)

*Doors: repair & refurbish in accordance to the fireproofing strategy. Refer to Door Schedule submitted

*Fireplaces not to be brought back in use. Reinstate surrounds, grates and hearths for aestethic purposes only.

*All internal panelling where exposed within flats: repair prior to any fire proofing.

*Cornices/skirtings repair (where missing sections, or redundant sockets are removed, intersection with unsympathetic cabling/pipework...) & make good

*Ceilings: lath & plaster repairs. Some rooms have artex, it may be more economical to leave (if without asbestos).

FLATS GIA

Flat 4 - 1Bed 1p - 40.60sqm Flat 5 - 3bed 4p - (43 + 43) sqm

> pump location amended Annotations revised 17/05/2024 10/05/2024 Heating system updated

10/06/2024

Revisions

PLANNING

51 Great Ormond Street London, WC1N 3HZ

Proposed First, Second and Third Floor Plans

ROGER MEARS ARCHITECTSLLP

Union Chapel, Compton Avenue

rma@rmears.co.uk tel 020 7359 8222 www.rmears.co.uk Roger Mears Architects LLP 05/04/2024 1:100@A3 1:50@A1 Job No. 2203 **L (51)102** C