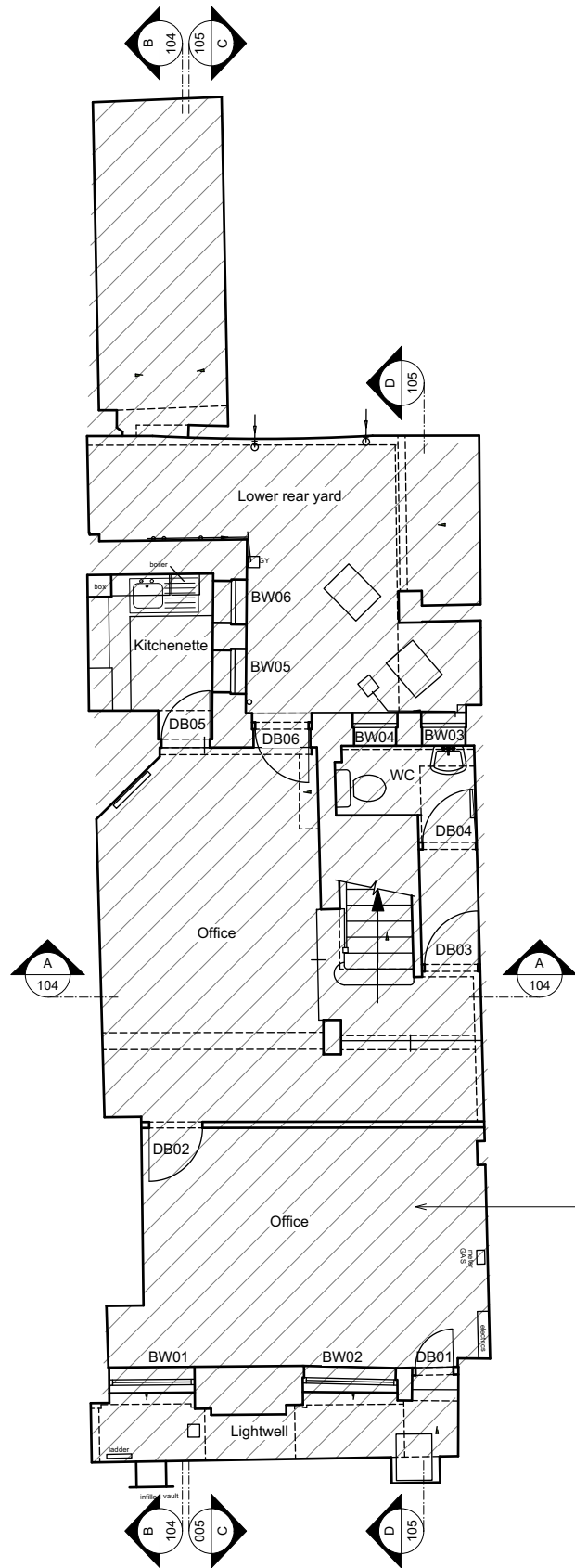


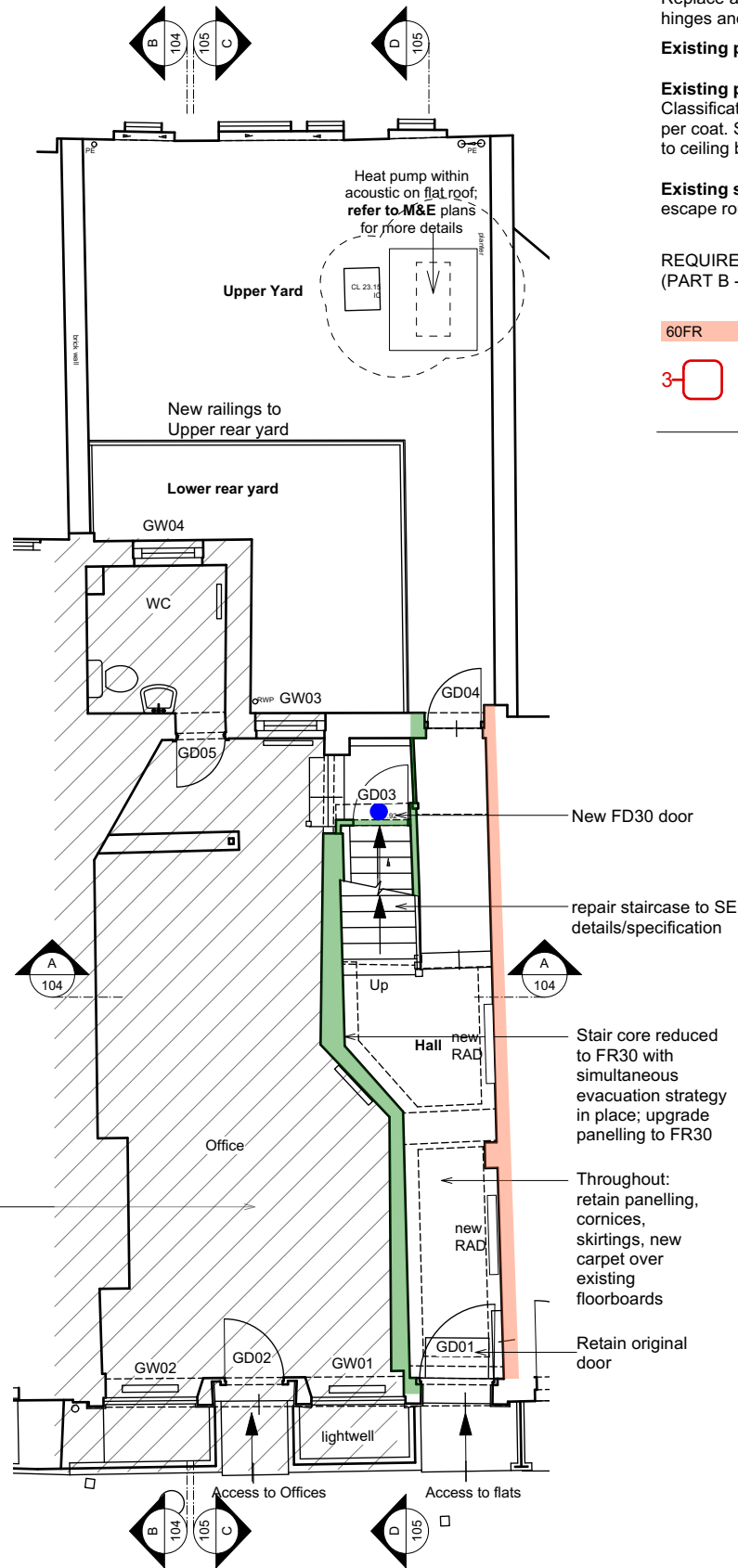


AREA EXCLUDED FROM APPLICATION



NO CHANGE

01 Proposed basement plan
1:100@A3; 1:50@A1



NO CHANGE OTHER THAN WORK TO COMMUNAL HALLWAY AND REAR YARD

02 Proposed ground floor plan
1:100@A3; 1:50@A1

FIRE STRATEGY
(refer to Specialist report)

- * Install common fire alarm & smoke detection system
- * Emergency lighting
- * Fire safety signs

'Simultaneous Evacuation Strategy' in place

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

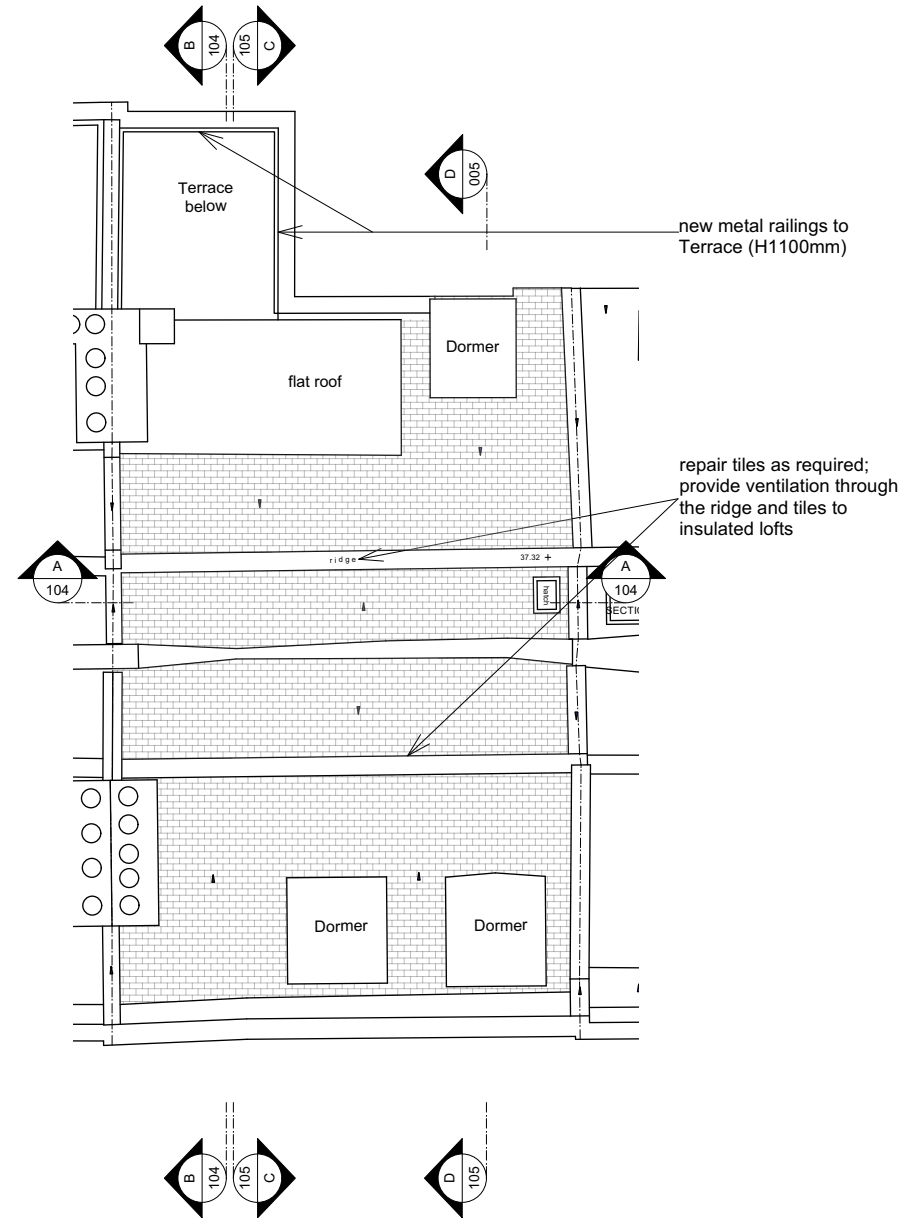
Existing panelling: upgrade to be applied to the room side of the wall, party to the communal escape route.

Existing panelling on staircase side and on party wall: treat with a fire rated coating to achieve Class 0 or Classification B:s1:d0 spread of flame protection Envirograf - 2xcoats Q/VFR/C (clear) fire rated @10m2 per litre per coat. Supplied as 50% requirement labelled C1 (1st coat) and 50% labelled C2 (2nd coat). No need for top coat to ceiling but yes to walls to protect against wear/damage

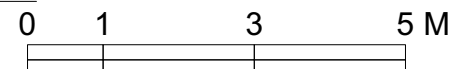
Existing studwork/panelling partition to be 30FR - applied to the room side of the wall, party to the communal escape route. Door FR30 upgrade

REQUIREMENT FOR STRUCTURE
(PART B - FIRE RESISTANCE)

- 60FR Upgrade detail on drawing 2203/201
- 30FR
- FD30 with door closer & smoke seals
- FD30 with smoke seals only. Door closers could be added for additional protection



03 Proposed Roof Plan
1:100@A3; 1:50@A1



Notes

KEY

FLATS GENERALLY:

- * drainage provision as existing
- * 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 aesthetic 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).

C	Heat pump location updated	10/06/2024
B	Annotations revised	17/05/2024
A	Heating system updated	10/05/2024

Revisions

PLANNING

45 Great Ormond Street
London, WC1N 3HZ

Proposed Basement, Ground Floor
and Roof Plans

ROGER MEARS ARCHITECTS LLP
Union Chapel, Compton Avenue London N1 2XD

rma@rmears.co.uk tel 020 7359 8222
www.rmears.co.uk © Roger Mears Architects LLP

Date 03/04/2024	Scale 1:100@A3 1:50@A1	
Job No. 2203	Dwg No. L (45)101	Rev C