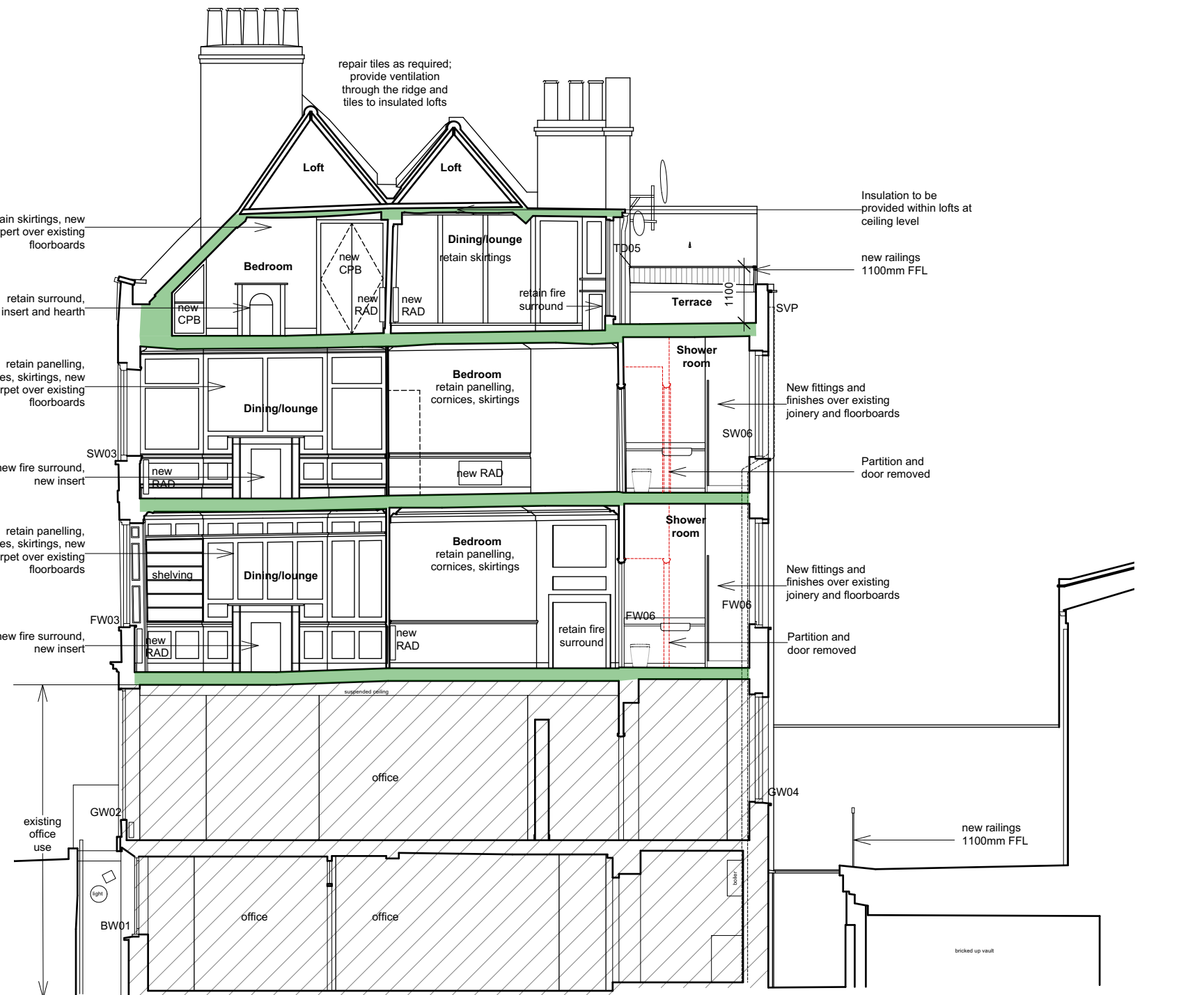


AREA EXCLUDED FROM APPLICATION



Notes

KEY

strip out

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. Reinstall 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).

B Annotations revised17/05/2024

A Heating system updated10/05/2024

Revisions

PLANNING

45 Great Ormond Street
London, WC1N 3HZ

Proposed Sections A and B

ROGER MEARS ARCHITECTS LLP

Union Chapel, Compton AvenueLondon N1 2XD

rma@rmears.co.uktel 020 7359 8222

www.rmears.co.uk© Roger Mears Architects LLP

Date05/04/2024

Scale1:100@A3 1:50@A1

Job No.2203

Dwg No.**L (45)104**

RevB

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 30FR

3 Upgrade detail on drawing 2203/201

FD30 with door closer & smoke seals

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