

PLANNING

SCOPE OF WORKS

Window / Rooflights / Secondary Glazing

Existing systems to be retained. Allow to inspect, clean and repair where required.

Floor Finishes

Refer to (FF) series for further information

Existing floor levels to be surveyed. Final floor build-ups subject to detailing to maintain level thresholds.

Asbestos

Bitumen asbestos within existing floor build-up to be removed as identified by asbestos survey. Removal to specialist recommendations in accordance with safety regulations.

Wall Finishes

Existing, retained walls; all holes/damage to be filled/skimmed and made good ready for redecorating.

Ceilings

Refer to (RCP) series for further information

Doors

All existing doors to be retained unless otherwise noted.

Allow for retained original timber doors to be cleaned and french polished. Ironmongery to be retained. To be cleaned, polished and adjusted as required.

Allow for contemporary timber doors to be painted. Ironmongery to be replaced.

Staircase

Existing terrazzo to floors and walls to be retained, repaired and cleaned to specialist specification (as sample agreed on site).

Existing handrail to be retained, cleaned and polished.

Existing balustrade and handrail brackets to be retained, and over-painted.

Original timber screens/ panelling

To be retained, cleaned and french polished.

Main Entrance Doors

Original timber doors to be retained. Door to be cleaned and french polished. Allow for ironmongery and post cage to be replaced.

Service Penetrations

Service penetrations to be reused where possible.

Where not possible to reuse due to upgraded services, the new penetration will be localised to the area indicated on detailed plans, with sizes minimised.

The previous / unused service penetrations will be made good with like for like repair.



Evidence of damp ingress. Source to be identified and rectified prior to works.

1 (WC)100

WALL TYPES

- **W1** - Gyframe Universal Lining
- **W2** - 120mm Partition
1x 12.5mm Wallboard (MR Board in wet areas), 1x 12.5mm TileBacker
- **W3** - Double Stud Partition (Basement Showers)
- **W4** - Insulated Blockwork (30 min FR)
- **W5** - Blockwork infill to new internal opening

1 Proposed Basement Plan
1:75 @ A1



Areas of lead paint identified. Paint not to be removed, but over-painted. Refer to IOM lead analysis for further details.



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or Manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

Revision	Date	Amendment
PL1	30/11/2023	Issued for Planning

Date	March 2023	Project	31 Great Queen Street	Job Ref.	433
Scale	1:75@A1	Drawn	JM	Check	MH
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