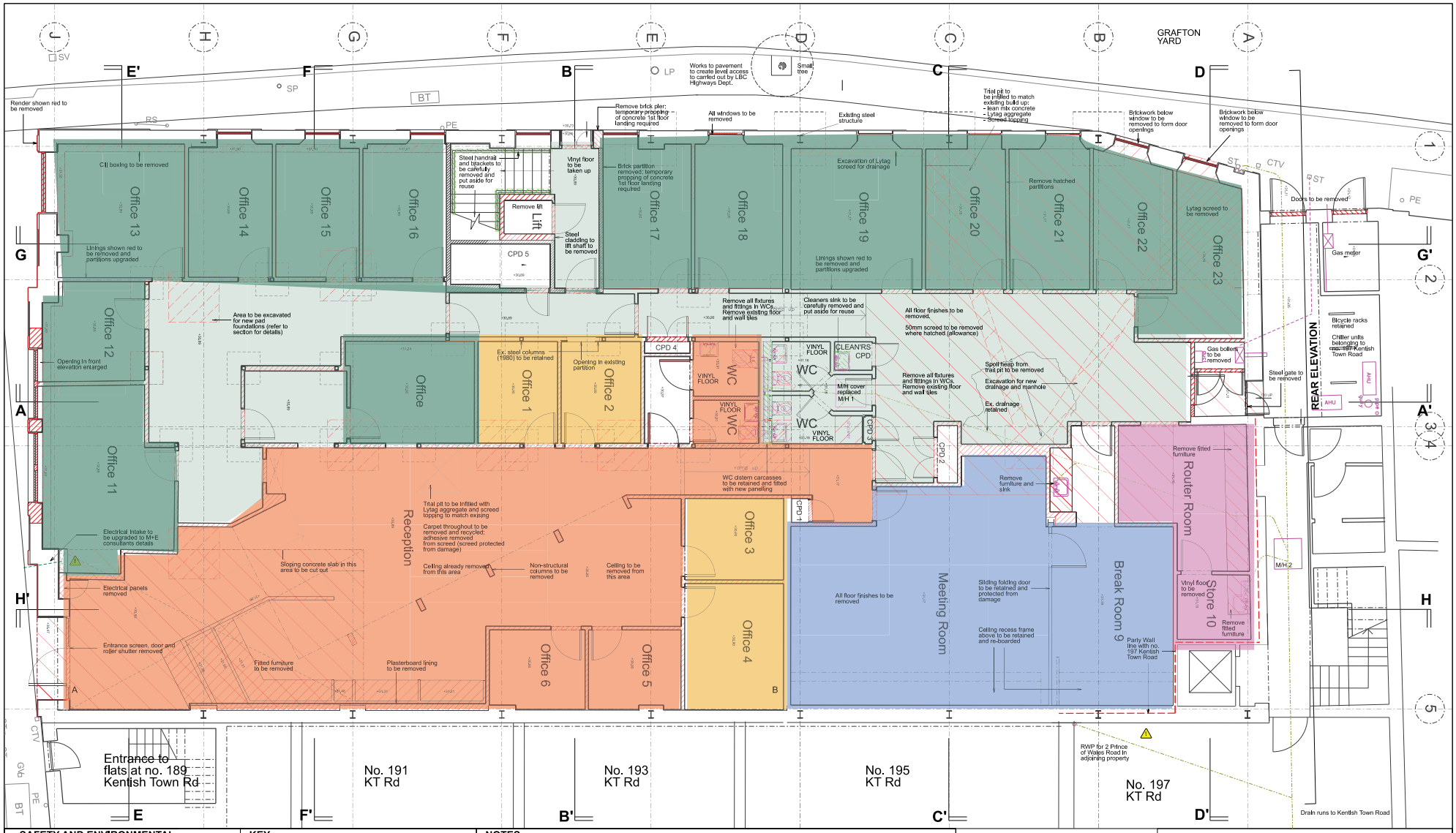

ARTIST STUDIOS

ARTIST CIRCULATION

ARTIST GALLERY (probably accessed through front door ideally)

COUNCIL USE - for engagement workshops & local community use - run by local community organisations

(SHARED) KITCHENETTE

POSSIBLE ARTIST STUDIOS (dependant on access)

SAFETY AND ENVIRONMENTAL INFORMATION

Existing drawings show current state of the building as of October 2022, including partial demolition works due to ACM removal enabling works. Care is to be taken on site due to partial demolition works.

In addition to the hazards/ risks associated with the type of work shown on this drawing, please note the following:

⚠ Warning of significant design risk and site hazards

KEY

- Demolition
- Strip out and safely dispose
- Strip out retain for re-use
- Ex. mechanical services
- Ex. electrical services
- Ex. underground drainage

NOTES

Refer to Architect's Specification.

Services removals not shown on this drawing. Refer to M+E engineers' info. for details. For details of structural demolition and propping, refer to structural engineer's Information.

Materials, elements, fixtures/fittings etc. due to be demolished, stripped out, or removed should be disposed of safely and recycled or reused where possible.

Refer to Re-use Schedule 380.sch02 for further Information on material/element/fixture/fitting description, location, quantity, condition, preparation/remediation and re-use strategy

Materials, elements, fixtures/fittings etc. due to be retained should be carefully removed, remediated as per re-use schedule and carefully set to one side ready for reuse. Surplus materials to be safely disposed of. Any historical decorative plasterwork found loose around site, or due to be removed to make way for proposed works should be carefully removed and put aside for reuse.

N

0 1 2 3 4 5m
Scale bar

Rev.	Date	By	Description
T2	FEB 2023		Tender Issue

Do not scale from this drawing All dimensions to be checked on site
Notify the Architect immediately of any discrepancies
This drawing remains the copyright of the Architect

AAB architects
Studio 39 Bickerton House, 25 Bickerton Road, London N19 5JT
Tel 020 7281 8955 mail@aabarchitects.co.uk www.aabarchitects.co.uk

2 PRINCE OF WALES ROAD, LONDON NW5 3LQ

DRAWING : EXISTING GROUND FLOOR PLAN
SCALE : 1:50 @ A1
DATE : 28.05.22

JOB NO.		SERIES	NO.	REV
380		0	16	T2