
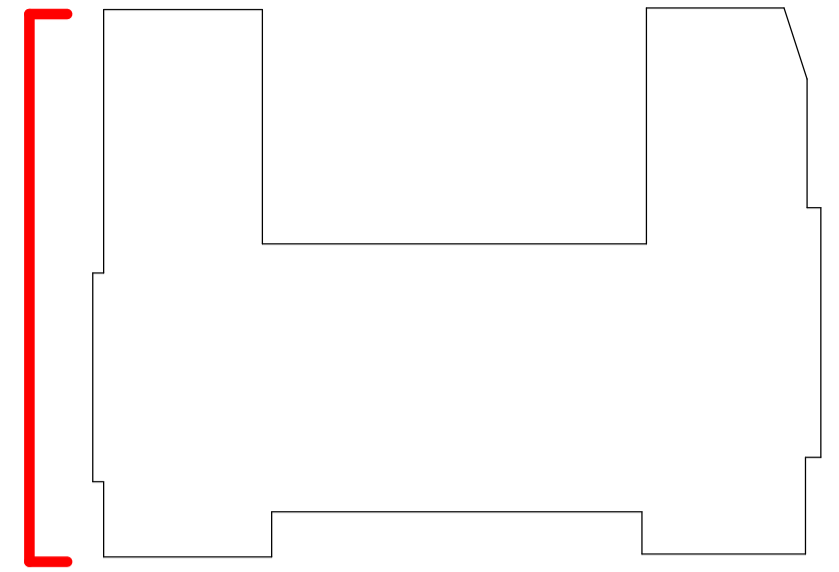


Key

 Not within Scope

Note: This drawing is based on the instruction to undertake Phase 1 works to Plot 2, in order to comply with the site phasing plan. Please refer to BEMP-HBA-P2-XX-SH-A-00-1000 for further clarifications on this scope of works.



North Elevation - Proposed Phase 1
1 : 75

Rev	Description	Date
P01	Stage 04 Issue	16.02.24
P02	For Information	26.04.24
P03	For Review & Comment	13.06.24

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Note

Design package is based on measured survey data by SES received on 27.03.23 and the visual survey by HBA 'BEMP-HBA-P2-XX-RP-A-00-0001'. The limitations of the visual survey are set out within the report. Current information has been produced in the absence of a condition survey. There is the possibility that hidden issues of the building fabric may require adjustment to this design at a later stage. Designs should be read in conjunction with the heritage reports produced by Alan Baxter Associates.

Repairs and cleaning to heritage brickwork and Portland stone require condition survey and detailed inspection by a cleaning/repair specialist to establish the full scope and methodology of works. Input is required to determine extent of reusable facade materials, including material compatibility between new and old. Specialist subcontractor input is required to fully coordinate designs for curtain walling, windows and reconstituted Portland stone cladding. These inputs may have implications on detailed setting-out and other consultants' designs.

Current information represents design intent appropriate to this work stage and has not benefited from specialist subcontractor inputs noted above. Further co-ordination and technical development will be required following insight provided by others and prior to construction using specialist subcontractors and suppliers.

Scale @ A1 As indicated	Date 13/06/24	Job Number 17056A	Project IoN/DRI Redevelopment Project 256 Grays Inn Road, London, WC1X 8LD	159 St John Street London EC1V 4QJ mail@hawkinsbrown.com hawkinsbrown.com
Drawn By LZ	Checked By JP	Status S3	Drawing Plot 2 North Elevation - Proposed Phase 1	Hawkins\Brown
Drawing No. BEMP-HBA-P2-ZZ-DR-A-20-1202	Rev P03	Purpose of Issue For Review & Comment		