



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
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REV.	ISSUED	DESCRIPTION
L2	26.07.24	General note updated.

DRAWN	CHECKED
RE	RE

PROJECT
HOLBORN LINKS
PROJECT 5
20-22 SP & 46-47 BS

DESCRIPTION
20-21 SP PROPOSED
FIRST FLOOR PLAN

DATE
JUNE '21
1:50

STATUS
PLANNING

DRAWING NO
PL1342

DRAWN
CW

CHECKED
RE

REV
L2

JOB NO
21.865

REVISION
PL1342

REV
L2

DRAWN
CW

CHECKED
RE

REV
L2

NOTES:

1. New external door.
4. New double doors.
5. New wall mounted FCUs in architectural casings.
6. New kitchenettes.
7. New vertical board on board black cladding.
8. New decking to rear external courtyards.
9. New electric radiators as indicated.
12. New metal balustrade decorated black.
14. New sash window to match existing.
15. New casement window to match existing.
16. New solid surface hearth.
20. New cycle stands.
21. New plant screen and door.
23. New metal bars installed externally to existing window to match existing.
24. New extended external stairs match existing.
26. New hit and miss chimney vents installed at existing locations.
30. New black reeded panels to back and sides of fireplace chambers.
31. New damp-proofing system installed to internal walls, membrane over boarded with dot and dab plasterboard with skim finish.
36. New shower provision created.
37. Refer to internal elevations for details on new reveal treatment.
40. New guarding.
41. Existing wall behind historic service riser plastered to match existing adjacent wall finishes.
43. New stair tread installed to match existing stairs.
47. New companionway to provide access from the lower ground light well to the ground floor level.
49. New locker provision created within building.
50. New damp-proofing system installed to floor internally. Membrane over screeded to receive new floor finish.
51. New damp-proofing system installed to vault ceilings, walls and floor. Wall membrane over rendered and decorated and floor membrane over screeded to receive new floor finish.
59. New balustrade to match refurbished existing.
66. New communications provisions created within buildings.
67. New cleaners sink and bib taps with tiled splash back.
71. New service riser. Risers sized to allow the retention of existing features behind.
72. New service cupboard to replace exiting in the same location.
73. New condenser units.
74. New external wall lights.

GENERAL PLAN NOTES

With exception of works to parapet gulleys, tile replacement, and cast iron air bricks, all external works have already secured Full Planning & Listed Building Consent under application refs. 2022/3744/L & 2022/2141/P. They have been detailed on the plans for completeness.

Refer to MEP drawings and information for details of proposals.

Refer to structural drawings and information for details of proposals.

Floor Finishes - New floor finishes throughout over existing historic floor boards and new to ground and up and slabs in lower ground floors.

Timber Floors Ground to Fourth - Existing floorboards carefully lifted within front and back rooms and acoustic insulation laid between joists. Existing boards carefully re-lain and any missing or damaged boards replaced to form suitable substrate for new floor finish buildup.

Windows - All windows to be refurbished with new ironmongery unless otherwise indicated. Refer to window and ironmongery schedules for details.

Doors - All remaining internal doors proposed to be replaced with new. External doors to be refurbished with new ironmongery unless otherwise noted. Refer to door and ironmongery schedules for details.

Damage to Walls and Ceilings - Damaged or missing areas of plaster to be repaired like for like to match existing existing.

KEY

- Ownership Boundary Line (all other land shown south of blue line on plan is within applicants control).
- Application boundary.
- Existing Walls**
To be retained.
- New Walls**
New partition walls.

With exception of works to parapet gulleys, tile replacement, and cast iron air bricks, all external works have already secured Full Planning & Listed Building Consent under application refs. 2023/0223/P and 2023/0878/L. They have been detailed on the plans for completeness.

All external fabric repairs have already secured Listed Building Consent 2022/1811/L.



Key

S
& P