



SPRATLEY & PARTNERS 7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS . 01491 411277 ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT. REV. ISSUED DESCRIPTION DRAWN CHECKED L2 26.07.24 General note updated.

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

EDR

NOTES:

New external door.

4. New double doors.

6. New kitchenettes.

5. New wall mounted FCUs in architectural casings.

23. New metal bars installed externally to existing window to 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.

37. Refer to internal elevations for details on new reveal treatment.

7. New vertical board on board black cladding. 8. New decking to rear external courtyards.

24. New extended external stairs match existing.

43. New stair tread installed to match existing stairs.

49. New locker provision created within building.

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.

72. New service cupboard to replace exiting in the same location.

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.

36. New shower provision created.

40. New guarding.

73. New condenser units. 74. New external wall lights.

DESCRIPTION

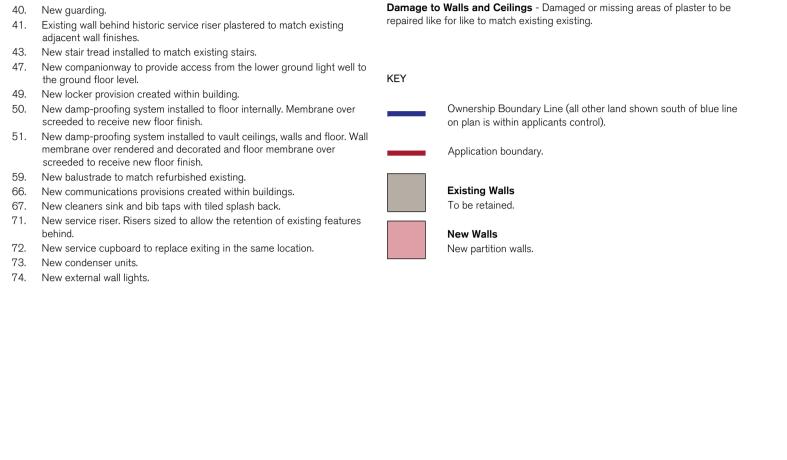
20-21 SP PROPOSED FOURTH FLOOR PLAN

DATE SCALE AT A1 JUNE '21 1:50 PLANNING

CW

DRAWING NO PL.1345





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

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.

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

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

Refer to MEP drawings and information for details of proposals.

Refer to structural drawings and information for details of proposals.

GENERAL PLAN NOTES

been detailed on the plans for completeness.

door and ironmongery schedules for details.

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.

