

**Replacement Windows**  
Supply and install Conservation Box Sash CERTASS Approved window installer. Manufactured from Sapele Hardwood with factory applied spray paint system. Impregnated with a base coat to seal end grain. Sashes glazed with Heritage Glass UK – Ultra Slim glazing for listed buildings and conservation areas 8mm cavity Krypton filled 1,2 centre pane U value double glazed units.  
Allow for supply and fix of pre primed window boards and linings where required of varying sizes to suit each location  
W1 Room 03 /21 1000x1250mm high  
W2 Room 03 /21 850x1250mm high  
W3 Room 03 /20 850x1250mm high  
W4 Room 03 /24 750x1250mm high  
W6 Room 02 /29 2000x1500mm high  
W7 Room 01 /45 2700x2000mm high  
W8 Room 01 /45 580x 1045mm high Side hung opening Casement for Roof Access  
W9 Room 01 /44 1400x2500mm high

**NB Dimensions stated are internal clear opening reveal / lining sizes. Contractor to carry out all site dimensions prior to manufacture of windows**

**Refurbishment / Alteration Works to Windows**  
Carry out alterations to top lights and remove glazing, build in automatic opening vents made to fit opening sizes. Vents to be connected to fire alarm system as specified by the M&E Consultant to windows W5 and W10

Replace rotten timbers and glazing beads, carry out general timber repairs using Dry Flex Systems' from Repair Care. Renew all loose putties, rub down and prepare surfaces, prime bare wood and redecorate with 2 coats of undercoat and one coat gloss to  
W5 Room 02 /19  
W10 3<sup>rd</sup> Floor Stairs

**Demolition / Strip out 02/27 - 02 /31inclusive**  
Disconnect all services and cap off drainage prior to commencing work in the above rooms where works are to be carried out

Break out and remove partitions shown in red dashed line including 3No doors and frames.

Strip out and remove 4No showers and shower trays

Strip out and remove ceramic wall tiling to shower cubicles

Strip out and remove 2No wash basins

Strip out and remove vinyl flooring to shower areas shaded red and make good flooring where partitions and shower trays are removed and prepare floor ready to receive new flooring.

Strip out and remove all redundant services and waste pipes.

Hack off and remove defective area of wall plastering in Room 02 /29

**Plastering 02 /29**  
Hack off and remove all loose and friable plaster including any Gypsum plaster or other materials forming a barrier to adhesion Prime substrates with Limelite Easy Bond and pply 1st coat of Limelite Renovating plaster once priming is tacky (min. 12mm thick). Provide a suitable scratch coat between each coat and apply Limelite high impact finish. **Provisional Allowance 10m2**

Prepare wall surfaces where wall tiling is removed in shower areas and apply plaster skim coat. **Provisional Allowance 23m2**

**Decorations to 02 /27 - 02 /31**  
Allow for all necessary refurbishment of 1No sash windows and leave in full working order prior to redecoration Room 00 /27.  
Rub down and prepare existing joinery to include the 1No sash window, 2No Doors and Frames plus timber skirtings and apply 1No undercoat and 2 full coats of Dulux Trade Diamond Satinwood.  
Allow for all necessary making good to walls and ceiling prepare surfaces and apply 1 mist coat to new plaster surfaces only, apply 2 coats of white Dulux Trade Diamond Matt emulsion

**Vinyl Flooring 6m2**  
Supply and lay Vinyl flooring to match flooring in existing rooms 02 /28 and 02 /29 where shower areas have been removed and provide welded joints

**Timber skirtings 30 l/m**  
Supply and fix 18mm 120mm high primed Torus MDF skirtings to room Nos 02 /28 and 00 /29

**Access Steps to Roof Access Room 01 / 45**  
Supply Climb - IT folding platform for access to roof through Window W8 - Aluminium folding work platform with anti slip standing surface, steel handrail either side , built in ladder, - 3No treads , Platform height 994mm O/a size 1077mm w x 1360mm d x 1860mm high EP990Y. NB this allows for easy storage

**WALLS AS INDICATED ON ORIGINAL 1883 PLAN STILL TO BE RETAINED COLOURED MAGENTA**

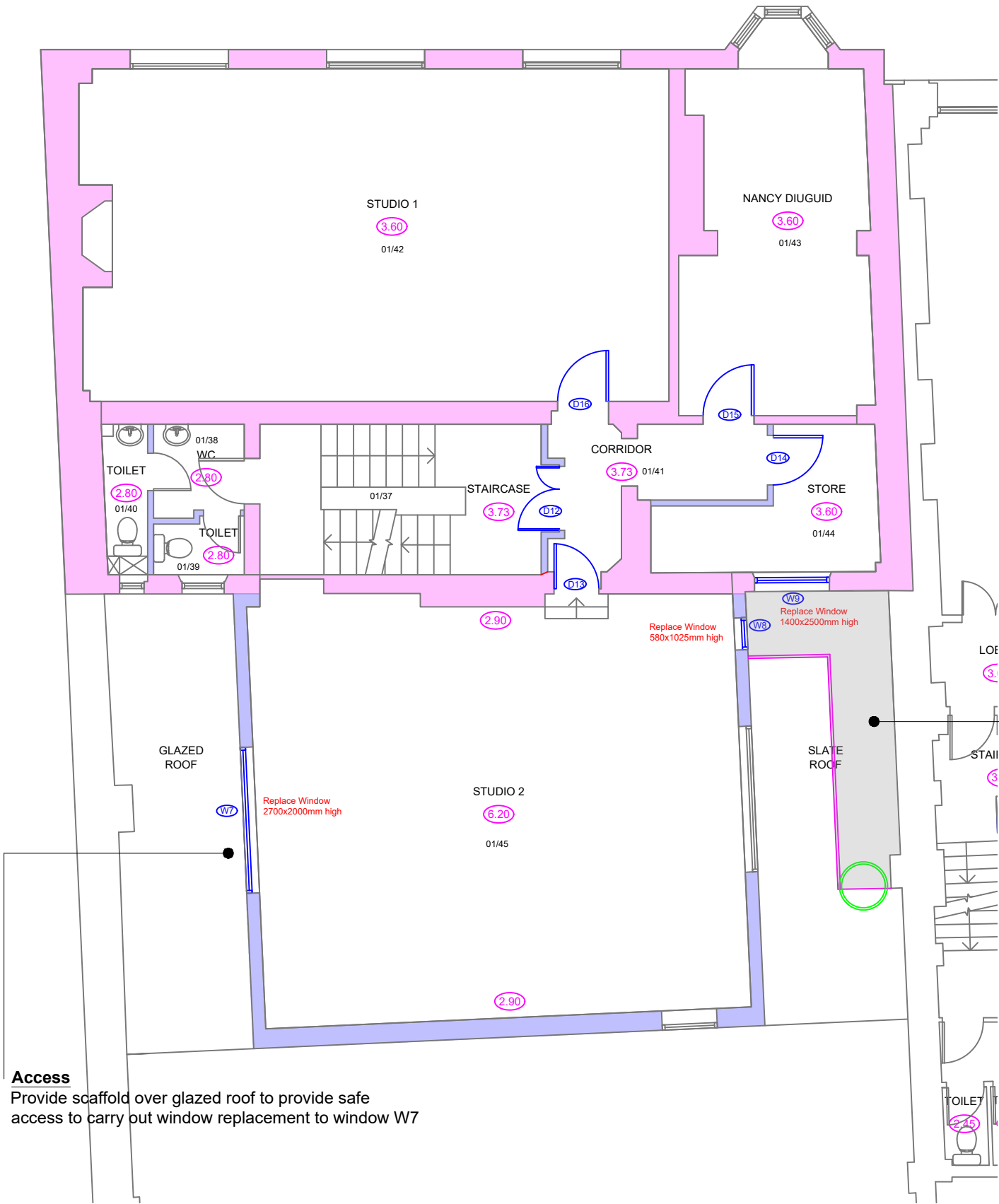
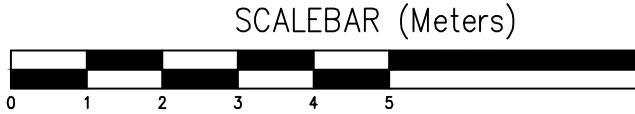
**WALLS AS INDICATED ON 2001 RECORD DRAWINGS TO BE RETAINED COLOURED BLUE**

**PROPOSED NEW TIMBER STUD PARTITIONS COLOURED RED (NONE ON THESES FLOORS)**

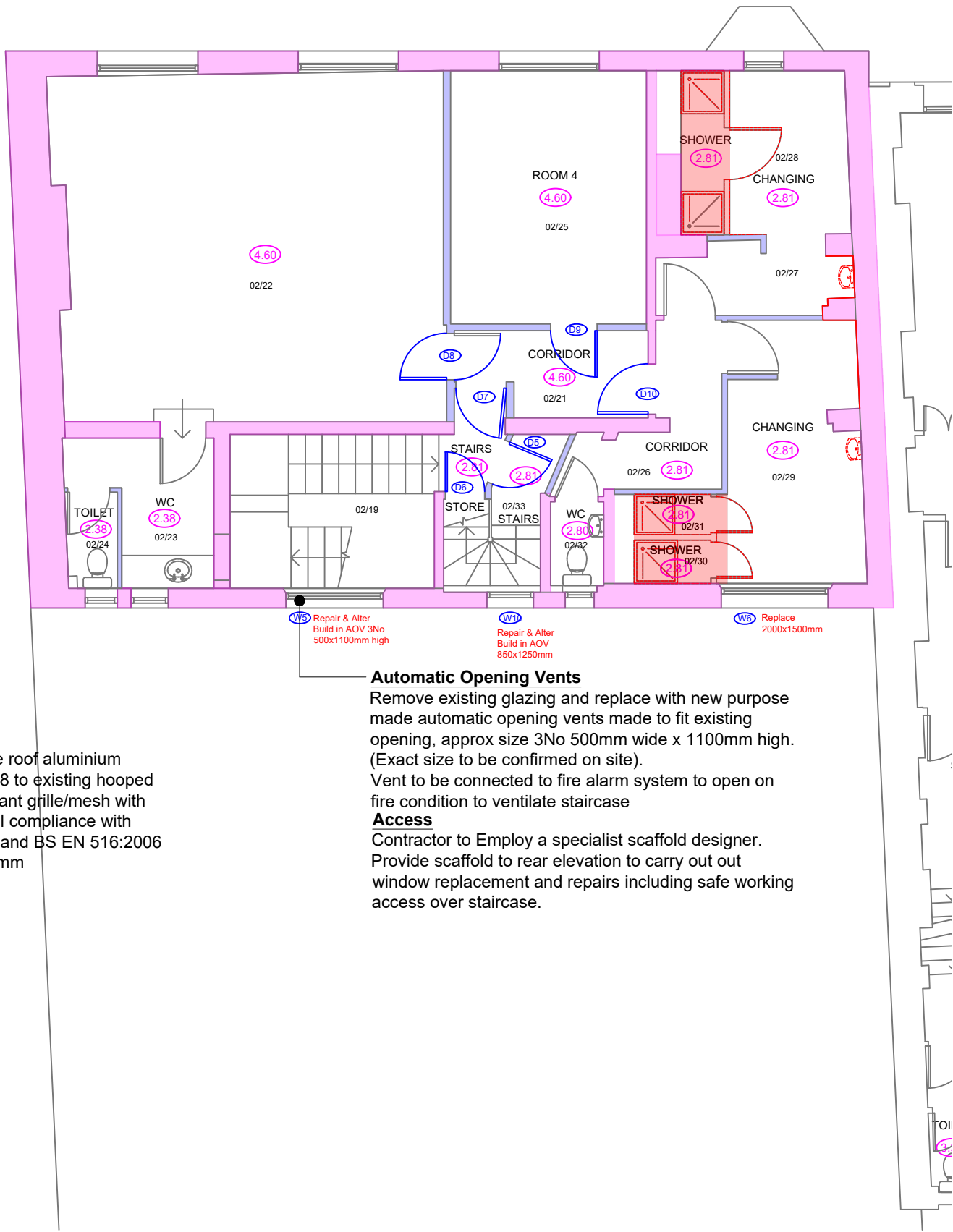
**PROPOSED NEW FIRE DOORS**

Note:  
This drawing is not to be scaled. Use written dimensions only.

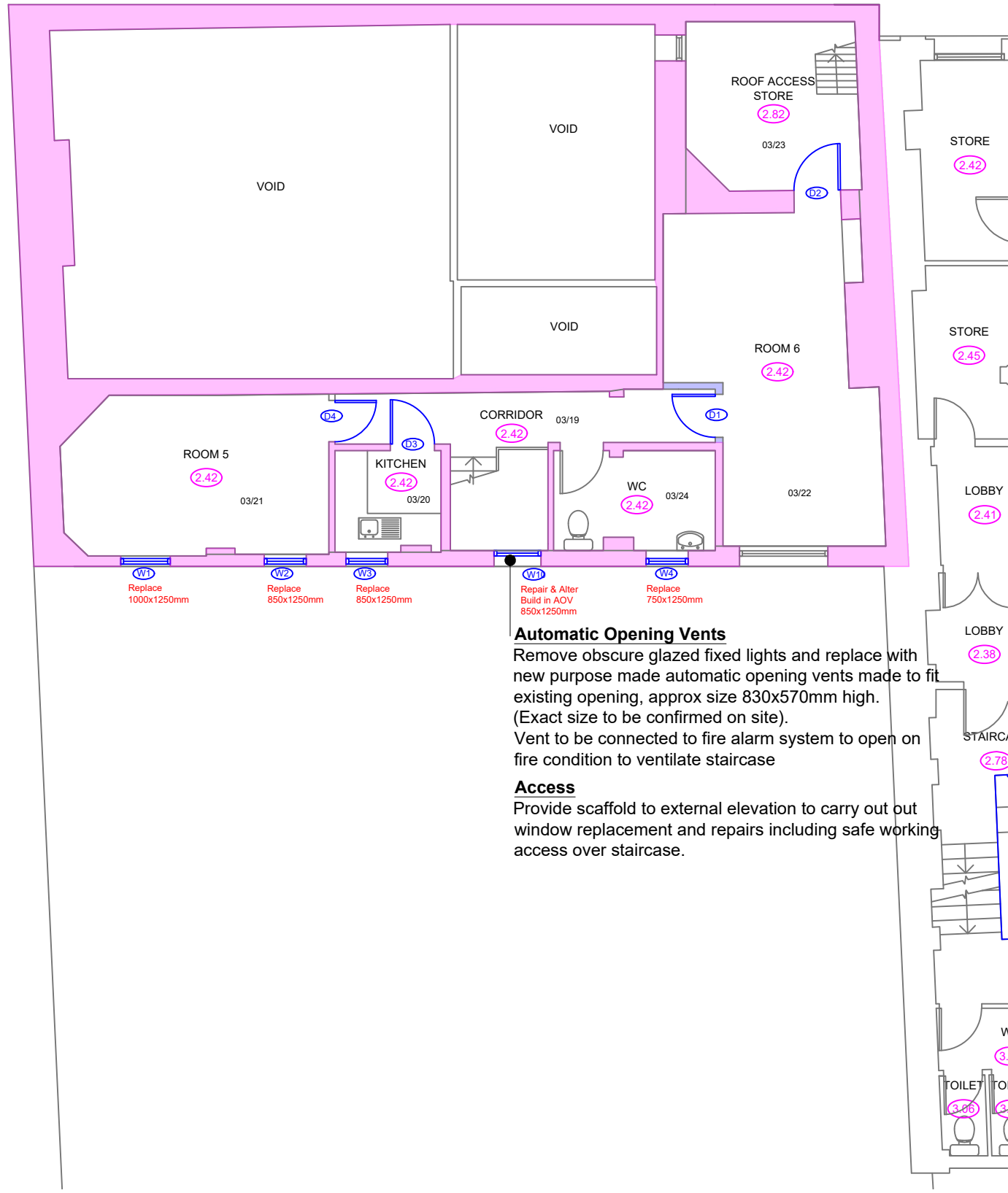
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5. Where drawings contain cross-references to a written specification that specification shall carry equal precedence with the drawing.  
6. Do not scale drawings. Figured dimensions are to be worked to in all cases.  
7. All dimensions indicated are structural unless specifically identified to the contrary.  
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9. All works are to be carried out in strict accordance with the Building Regulations and to the entire satisfaction of the Building Inspector. Should this differ from that shown on the drawings, obtain the Surveyors approval prior to proceeding with the Works.  
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**Proposed Works First Floor**  
scale 1:100



**Proposed Works Second Floor**  
scale 1:100



**Proposed Works Third Floor**  
scale 1:100

A	Additional information added	PH	19/03/25
Rev.		Initials	Date

**Drake & Kannemeyer LLP**  
CHARTERED SURVEYORS

Ground Floor River Court  
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Mill Lane Godalming Surrey  
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URL: www.dkgroup.co.uk

Regulated by RICS

Client  
Royal Academy of Dramatic Art

Job Title  
Fire and Compliance Upgrade Project  
16 Chenies Street, London WC1E 7EX

Drawing Title  
Proposed Works To 1st, 2nd 3rd Floors

Scale 1:100@A1	Date Feb 2025	Drawn PH
Job No. 224-11-02	Drawing No. PL-008	Status PLANNING/LISTED BUILDING
		Revision A

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