



<p>Keyplan</p> <p>North</p> <p>Notes:</p> <p>1. Do not scale</p> <p>2. Contractor to Check all dimensions and report omissions and errors to the Architect</p>	<p>05 Planning Application Submission 17.02.12 CMS GH</p> <p>04 Updated planning drawings for comment 10.02.12 CMS GH</p> <p>03 BOH Areas replanned 08.09.11 CMS GH</p> <p>02 Planning Issue 31.08.11 CMS GH</p> <p>01 Draft Issue 18.08.11 MGP</p> <p>No Revision</p>	<p>SCOPE OF WORKS</p> <p>(20) Integrated lighting within the courtyard.</p> <p>(21) Make good paving.</p> <p>(22) New topiary boxes to be fitted to all High Holborn</p> <p>(23) Main double door access to the lobby lounge from the courtyard underneath the portico to be re-hung to enable the door to swing outwards as opposed to inwards.</p> <p>(24) Removal of the existing glazed main entrance canopy. New entrance portals to be installed above three doors signifying different usages to the hotel signage at the main entrance, all of which will be accessed from the main courtyard.</p> <p>(25) Existing High Holborn facade feature lighting to be converted to gas lamps.</p> <p>(26) The recent removal of previous tenant (Renaissance) awnings has left protruding things which will need to be removed within the masonry window reveal and in-filled to make good.</p> <p>(27) All original elements that form part of the main and side facades to the bar area including the marble columns, timber screens and marble clad air conditioning units are to be retained and restored as appropriate. New internal fitting out elements including new services and AV to respect retained fabric. Existing ceiling to be adapted to enable new services.</p> <p>(28) All non-original partitions (currently defining the kitchen and drinks storage area) to be removed including the double door wooden framed glass lobby to the bar area from stair 1. The existing wall which separates the current kitchen with the Mansfield Suite to be retained.</p> <p>(29) The interconnecting wall between the Mansfield Suite is to be removed to enable a larger kitchen to occupy the entire space. Supporting pot wash area to be formed through the reclamation of the adjacent corridor to the Mansfield Suite. New AV and ceiling treatment is anticipated to enable the change of function to the space. The new floor finishes are to be a combination of timber and tiled flooring.</p> <p>(30) Male and Female toilets to the rear of the main lobby to be re-planned with additional space from the adjacent back of house corridor and offices incorporated into the larger toilet reconfiguration. Works to include: new partitions, ceilings, lights, AV, sanitary ware, doors/ironmongery and floors/walls/ceiling finishes.</p> <p>(31) Separate Planning Application to be made, however, opening up and making good of existing ceiling will be required to enable gravity fed drainage to new first floor suites.</p> <p>(32) Remove and realign existing marble cladding (recently installed) and ceiling cornice work to enable drainage route from guestrooms above.</p> <p>(33) Improvements to the lighting within the marble staircase visible from the internal courtyard to be undertaken to create a light beacon feature to the staircase at night.</p> <p>(34) These areas are not regarded as historically sensitive and therefore both of these areas will be stripped back to its core shell. New ceilings to be installed with AV system and feature lighting. All surfaces to be redecorated. The new floor finishes are to be a combination of carpet, stone and mosaic flooring.</p> <p>(35) The wooden paneled glass secondary lobby will be removed. New partition wall to be installed to subdivide the space between circulation and raised seated reception area.</p> <p>(36) Reconfiguration of the existing meeting rooms to also incorporate the refurbishment of back of house areas through the removal of walls and new sub-partitions (of which some shall be divisible screens). New business centre to replace the existing gift shop area. Existing toilets to be converted to a support kitchen to serve the reconfigured lounge area.</p> <p>(37) Reconfiguration of the existing BOH administration areas through hard refurbishment. New partitions, wall coverings, floor and ceiling finishes, new lights, small power, doors and ironmongery.</p>	<p>(21) New central water feature to the inner courtyard, (with integral lighting & landscape)</p> <p>(22) Reset and set back existing kerbs and paving to improve vehicle turning circles.</p> <p>(23) Existing raised planting bed to be replaced with new landscaping feature planter with associated signage. New topiary free-standing planters</p> <p>(24) Provide level access, kerb and paving re-levelled to address accessibility matters</p> <p>(25) New screening to existing parking bays fronting onto Holborn Place.</p>	<p>(21) New central water feature to the inner courtyard, (with integral lighting & landscape)</p> <p>(22) Reset and set back existing kerbs and paving to improve vehicle turning circles.</p> <p>(23) Existing raised planting bed to be replaced with new landscaping feature planter with associated signage. 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