

SOAS into Senate House



Information in support of LBC Condition 8

Document Number: 28731-SOAS-A-REP-XXX-XX-006

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Revision Note:

Produced by: EF
Checked by: LT
Approved by: CF

Revision: C1 Date: 05/09/2014 Issued for discharge of LBC Condition 8 [EF/LT/CF]

Revision: C2 Date: 23/09/2014 Issued for discharge of LBC Condition 8; drg 261 and 262 updated [EF/LT/CF]

Introduction

The proposals presented within this submission are to discharge Condition 8 of Listed Building Consent 2013/4478/L. A copy of MACE drawings applicable to this application are contained with the Appendix of this document. This document should also be read in conjunction with the following items prepared by Donald Insall Associated Ltd.

DIA-SOAS-A-REP-XXX-XX-03 – Report on historical floor finishes

DIA-SOAS-A-DRW-2000 , 2001 , 2002 , 2003 , 2004 – Repairs to Interiors Finishes

DIA-SOAS-A-SHL-6000, 6001, 6002, 6003, 6004, 6005 – Interior Finishes Repairs Schedules.

DIA-SOAS-A-SPC-0001, Section M41

The drawn proposals for the extent of terrazzo repairs and replacement reflect the alternative option presented at the meeting held with English Heritage, Camden, Mace and SOAS on 20 May 2014. As requested by the planners this option retains the original terrazzo at the third floor lift lobby. In addition the original wood block flooring to the second floor lift lobby is retained. Asbestos elements within both these subfloors areas will therefore be encapsulated rather than removed. Primary services distribution around the building will now utilise additional risers within the locations agreed, refer to recent demolition drawing submission (LBC Condition 7) for details of these works. To remain clear of the existing floor voids and any asbestos risk the lighting and alarms to the first and second floor lift lobby ceilings will now be fed from exposed conduit fixed to the soffits. A mock up of the extent of exposed services has been prepared on the third floor in line with drawing SOAS-A-DET-GEN-XX-761 and is available for inspection on site by Camden and English Heritage.

Also contained within this document is a photographic survey of the existing terrazzo as of August 2014. This survey is to assist in understanding the condition of the spaces and the materials to be removed or remain in place.

It is likely that the existing terrazzo at each level has some variation in mix/colouration. A representative sample of the new terrazzo mix has been prepared, following a site inspection by a supplier. This sample (6) is available for inspection on site, see also photographs within the next section of this report.

Locations of the retained, repaired and restored terrazzo are as Donald Insall drawings referred to within the Introduction. It should be noted that the existing terrazzo displays noticeable cracking due to the lack of expansion and bay joints. New areas of terrazzo will require expansion and bay joints as recommended by the terrazzo manufacturers.

The methods for cleaning the existing terrazzo are described within the Donald Insall specification (DIA-SOAS-A-SPC-0001), refer M41/485.

The methods for repairing the existing terrazzo are described within the Donald Insall specification (DIA-SOAS-A-SPC-0001), refer M41/490.

The methods for sealing the existing and new terrazzo are described within the Donald Insall specification (DIA-SOAS-A-SPC-0001), refer M41/520 and 540.

Locations of the new and replaced terrazzo are as Donald Insall drawings referred within the Introduction.

The details for the new tiled and insitu terrazzo coverings, skirtings (tiled and insitu) are described within the Donald Insall specification (DIA-SOAS-A-SPC-0001), refer M41/110, 120/120A and 160 respectively.

Terrazzo is being newly introduced to the second floor toilet areas (rooms 3.39, 3.43, 3.50, 3.51). The existing floor boards to this area have already been lifted and carefully stored for re-use elsewhere. The existing floor joists will be removed and a new composite concrete sub-floor installed as sub-base to the new terrazzo.

Samples

Third floor cleaning trial



October 2013 - after trial cleaning



October 2013 - after trial cleaning

An area of the third floor was cleaned, reground and sealed in October 2013 by Marble Master Ltd. The above photographs are of the floor and adjacent skirting once cleaned (left hand column) and additionally as of August 2014, post enabling works and asbestos removal.

This trial cleaning area was reviewed during the meeting with English Heritage, Camden, Mace and SOAS on 20 May 2014.



August 2014



August 2014

Replacement terrazzo



Sample 6



Sample 6
against terrazzo on first floor

It is likely that the existing terrazzo at each level has some variation in mix/colouration. A representative sample of the new terrazzo mix has been prepared, following a visual site inspection by a supplier. This sample (6) is available for review on site.

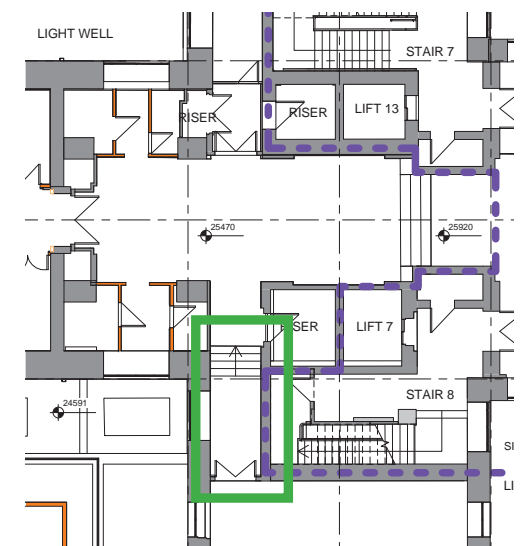
A sample has yet to be removed from site and analysed for composition. Once it has been agreed that terrazzo can be replaced to the first floor lift lobby area a section will be sent for analysis to finalise the composition and mix of the replacement terrazzo.

Visits to site by potential specialist sub-contractors to review the terrazzo has indicated that there will be a need to incorporate joints within the new areas, the scope of these will need to be reviewed once the specialist sub-contractor is appointed. It is anticipated that joint locations will be needed to mirror any such within the existing or new sub-base to accommodate movement. Crack inducing joints may also be required to bay areas over a specified size.

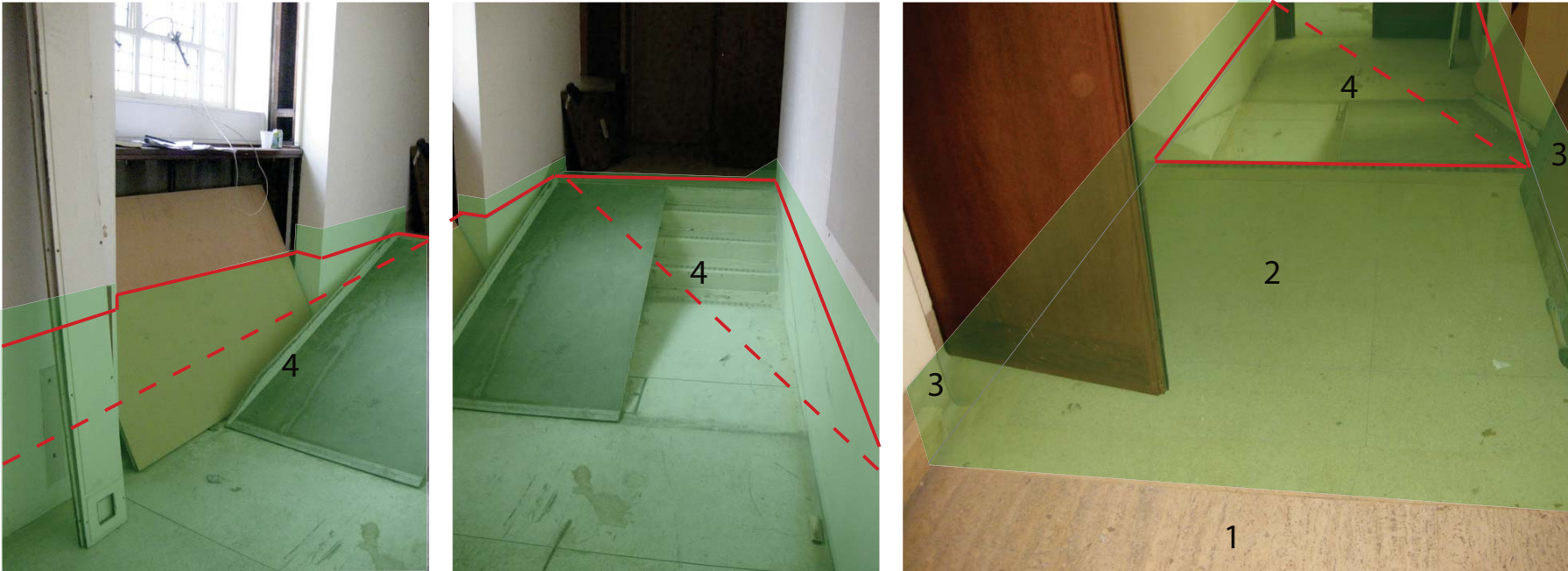
Ground Lobby G05 existing



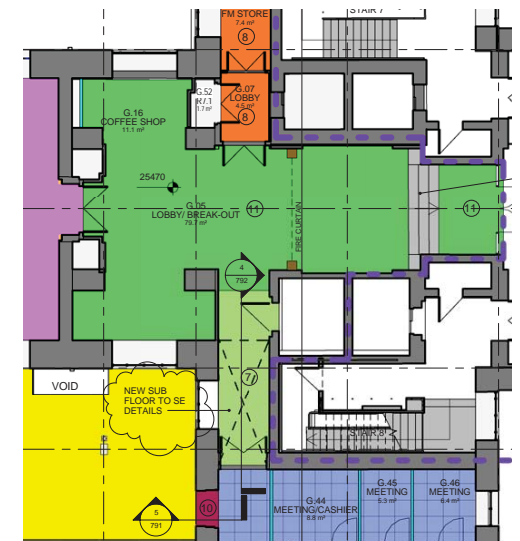
- 1 existing travertine, unaffected
- 2 existing terrazzo replaced as noted on following page



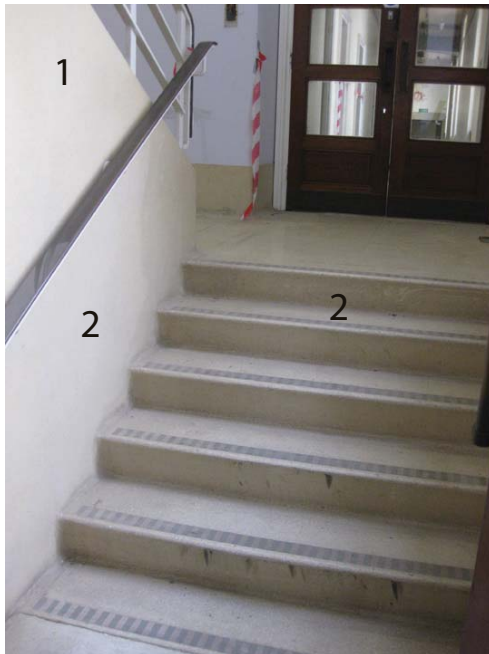
Ground Lobby G05 proposed



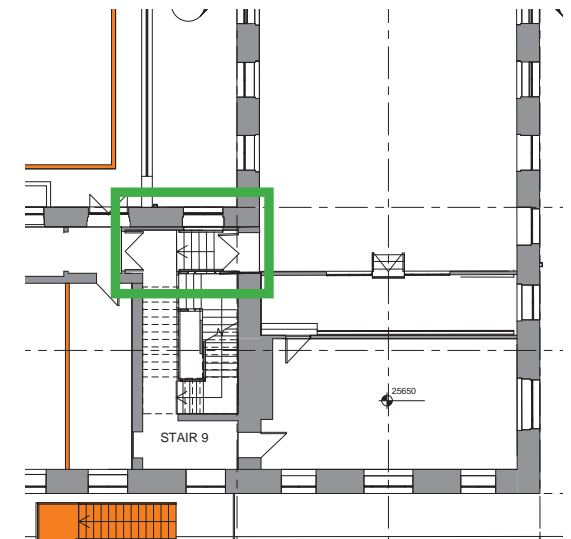
- areas of new terrazzo
- 1 existing travertine, unaffected
- 2 existing terrazzo tiles replaced with new terrazzo tiles, refer DIA specification M41/ 110, dividing strips as M41/440
- 3 existing insitu terrazzo edgings and skirting replaced with new terrazzo refer DIA specification M41/ 120A & 160, dividing strips as M41/440
- 4 new concrete composite subfloor as structural engineers proposals to raise floor levels into room G.10, new terrazzo tiled finish generally refer DIA specification M41/ 110, new skirtings and new insitu terrazzo M41/120A and 160, as dividing strips as M41/440



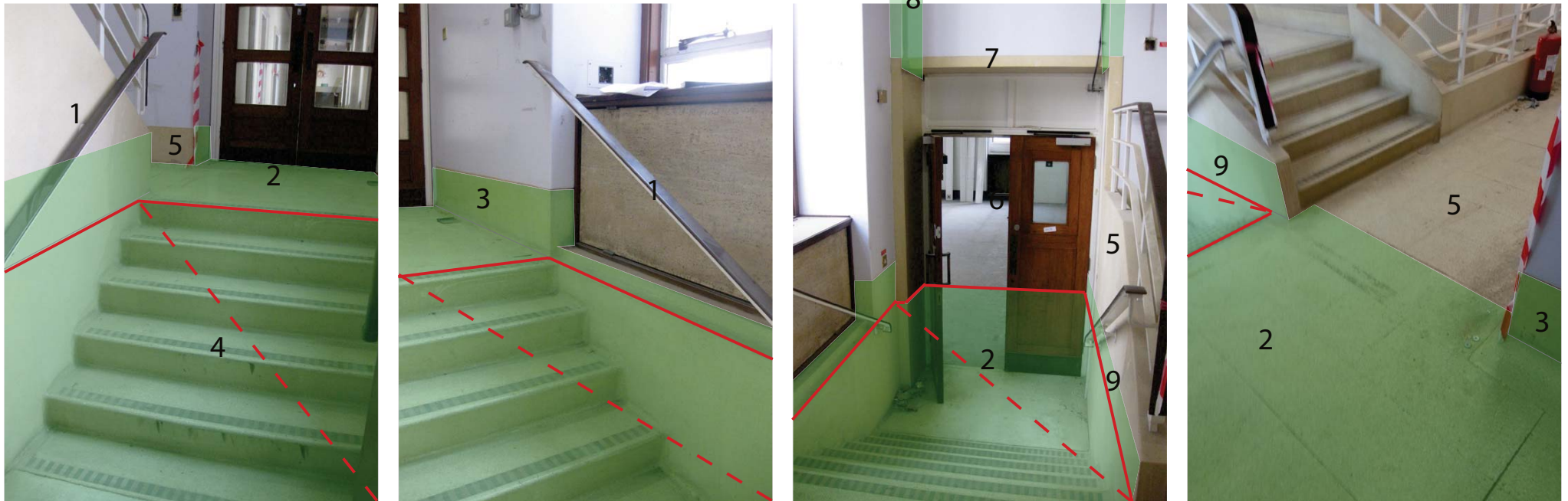
Ground Lobby G21 existing



- 1 existing terrazzo unaffected
- 2 existing terrazzo replaced as noted on following page



Ground Lobby G21 proposed



areas of new terrazzo

- 1 handrail removed and reused elsewhere
- 2 existing terrazzo tiles replaced with new terrazzo tiles, refer DIA specification M41/ 110, dividing strips as M41/440
- 3 existing insitu terrazzo edgings and skirting replaced with new terrazzo refer DIA specification M41/ 120A & 160, dividing strips as M41/440
- 4 new concrete composite subfloor as structural engineers proposals to raise floor levels into room G.10, new terrazzo tiled finish generally refer DIA specification M41/ 110, new skirtings and new insitu terrazzo M41/120A and 160, as dividing strips as M41/440
- 5 existing terrazzo cleaned and restored as DIA drawings
- 6 existing door opening raised to suit revised floor levels

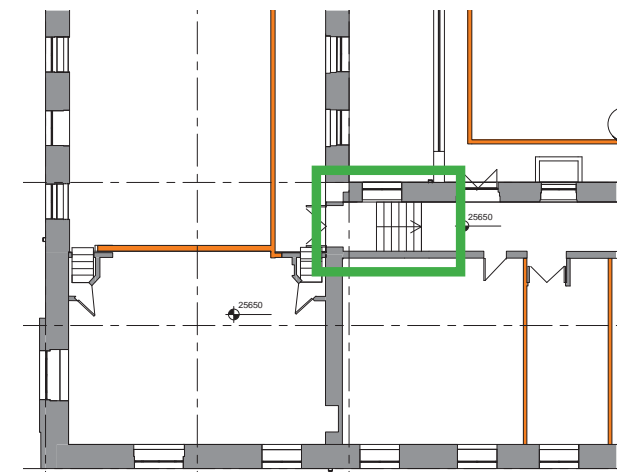
- 7 existing terrazzo door surround removed with wall
- 8 new terrazzo door surround to match existing pattern
- 9 new terrazzo upstand to abut existing terrazzo covering to stair wall



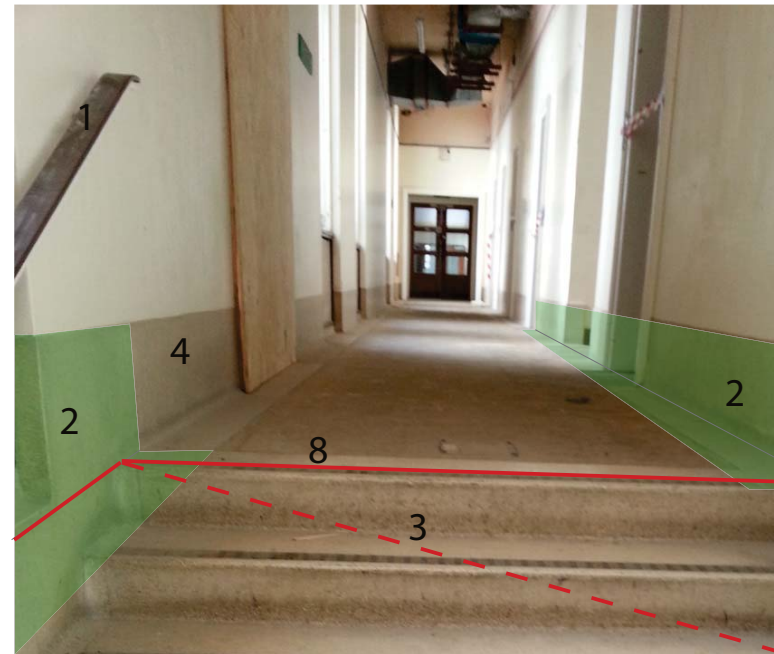
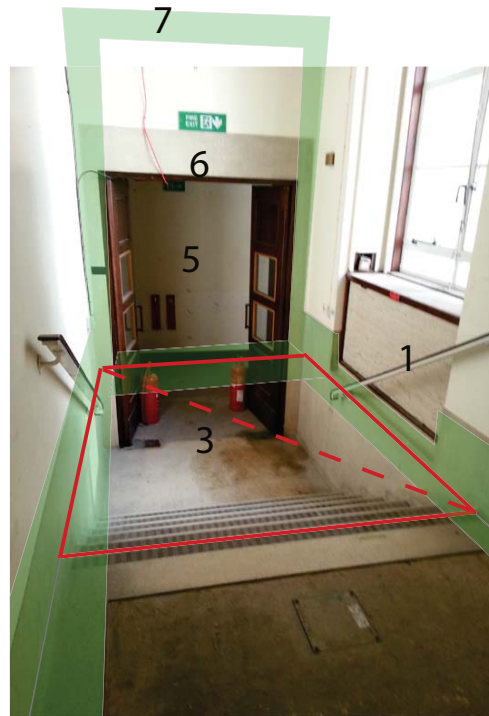
Ground Corridor G12 existing



- 1 existing terrazzo unaffected
- 2 existing terrazzo replaced as noted on following page

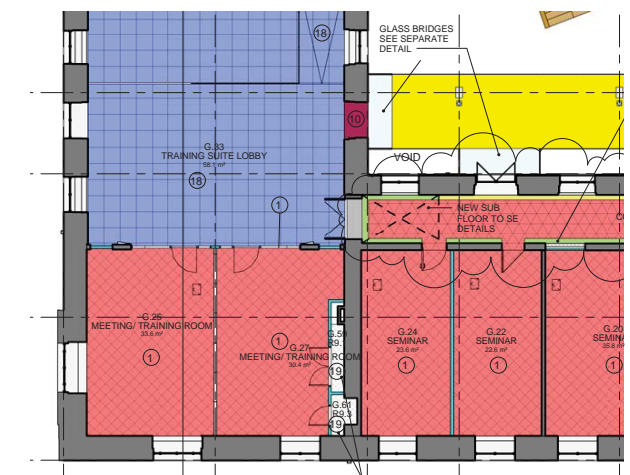


Ground Corridor G12 proposed



areas of new terrazzo

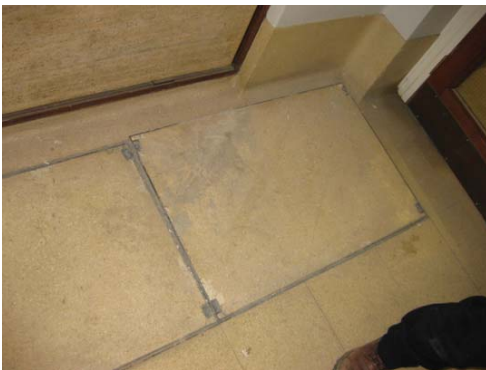
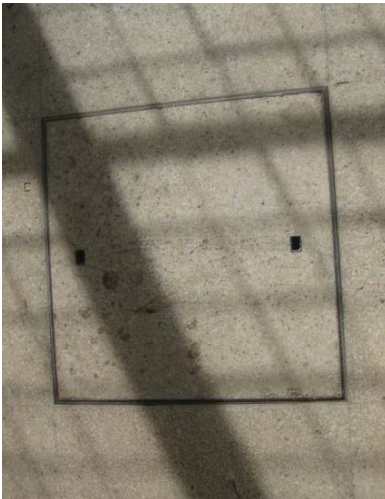
- | | | | |
|---|--|---|---|
| 1 | handrail removed and reused elsewhere | 7 | new terrazzo door surround to match existing pattern |
| 2 | existing insitu terrazzo edgings and skirting replaced with new terrazzo refer DIA specification M41/ 120A & 160, dividing strips as M41/440 | 8 | terrazzo nosings removed to lower level for new carpet infill |
| 3 | new concrete composite subfloor as structural engineers proposals to raise floor levels into room G.33 new terrazzo tiled finish generally refer DIA specification M41/ 110, new skirtings and new insitu terrazzo M41/120A and 160, as dividing strips as M41/440 | | |
| 4 | existing terrazzo cleaned and restored as DIA drawings | | |
| 5 | existing door opening raised to suit revised floor levels | | |
| 6 | existing terrazzo door surround removed with wall | | |



Existing details

Access covers

applicable in toilet areas, lower ground floor and lift / stair lobbies



180mm skirting - bathrooms

applicable in toilet areas, as shown and lobby G.05 without tiled wall above



320mm skirting

applicable on ground floor and staircases



480mm skirting

general condition, tiled infill only visible on 3rd floor, tiled infill generally painted over elsewhere, or not present. Instances vary



Lower Ground floor - typical existing conditions



existing terrazzo with vinyl sheet and sheet adhesive. All to be replaced



LG. 41-45, LG.08



LG. 37



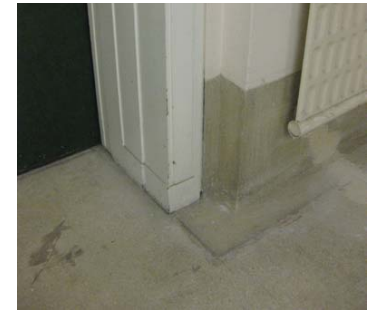
LG.19

Ground floor - typical existing conditions



G.12

First floor - typical existing conditions



Lift lobby - 1.38

WCs - 1.43, 1.45



Corridor- 1.04



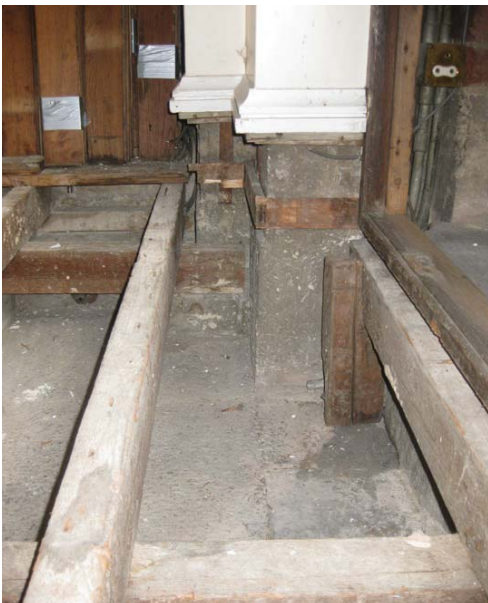
Corridor- 1.36

First floor - typical existing conditions



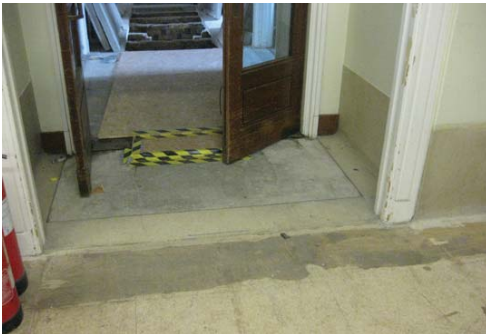
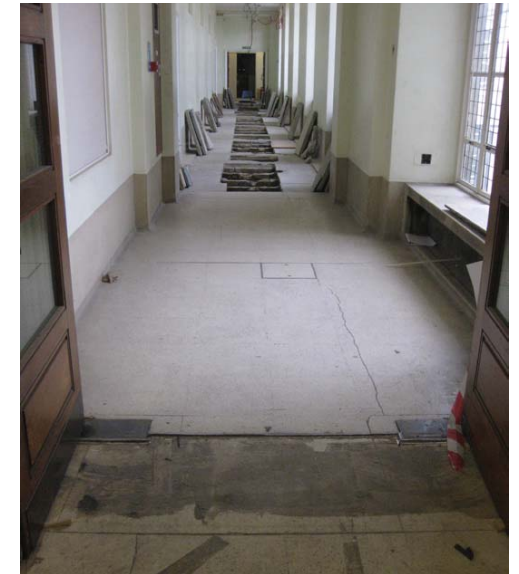
Corridor- 1.13

Second floor - typical existing conditions



WC's- 2.41, 2.40 similar

Third floor - typical existing conditions



corridor 3.03



lift lobby 3.38



corridor 3.54

Appendix - Mace Drawings

28731-SOAS-A-PLN-GEN-B1-261

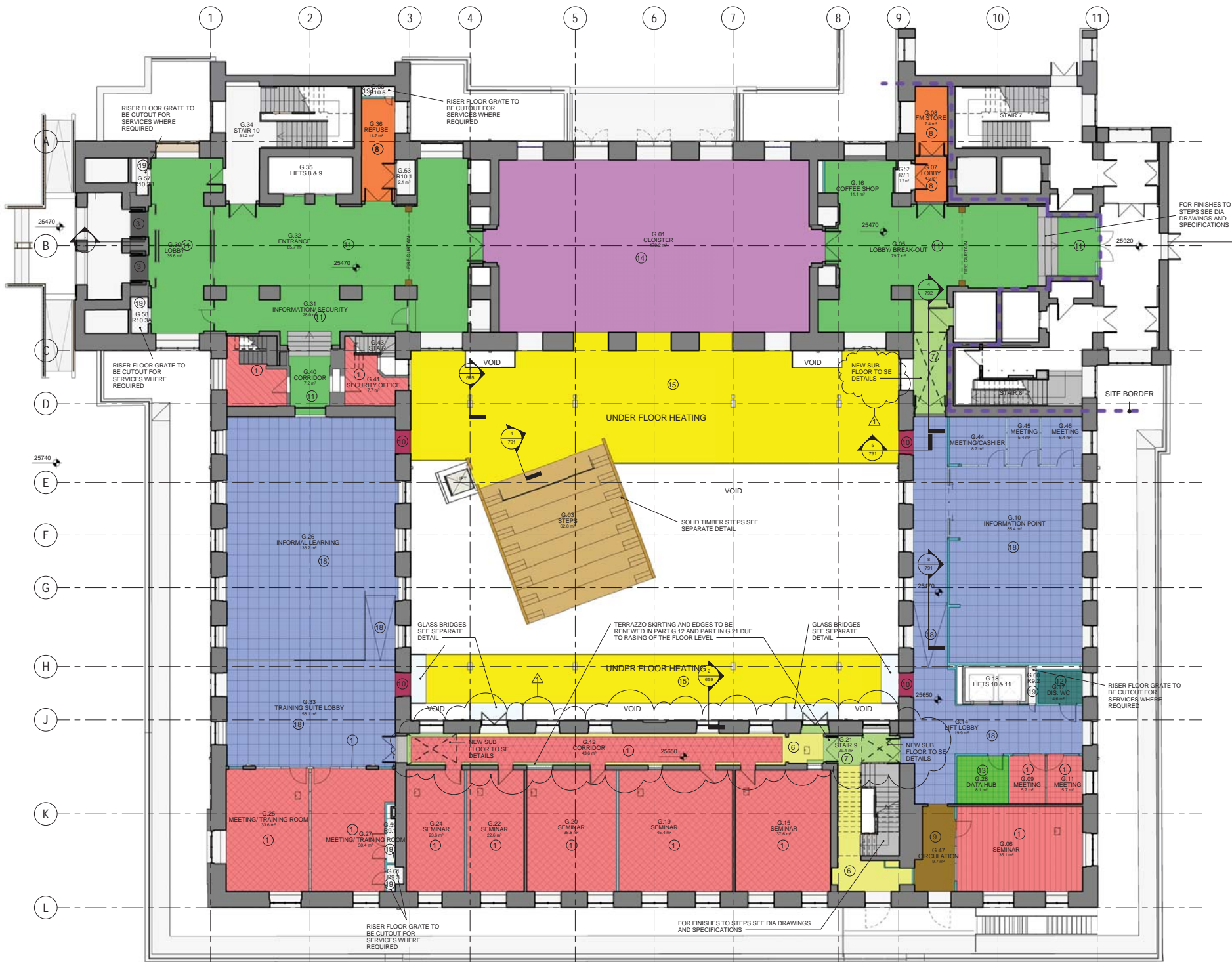
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28731-SOAS-A-PLN-GEN-02-264

28731-SOAS-A-PLN-GEN-03-265

28731-SOAS-A-DET-GEN-XX-761



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The significant unusual hazards / risks associated with this type of work are noted as:

CONSTRUCTION	
CI	CDM31
CI1	HANDLING OF LARGE STONE FLAGS
OPERATION AND MAINTENANCE	
OM	NONE
OM1	NONE
DISMANTLING/DEMOLITION	
DI	NONE
DI1	NONE

NOTE: TO BE READ IN CONJUNCTION WITH RISK REGISTER

FLOOR FINISHES KEY

BASES	BASES
1 CARPET TILE (M50/130)	NEW RAISED FLOOR
2 CARPET BROADLOOM (M5/110)	NEW SCREED
3 ENTRANCE MATTING (M10/200)	EXISTING TIMBER
4 POLISHED CONCRETE (M10/120A)	PLYWOOD ON EXISTING TIMBER JOISTS
5 RESIN (M12/110A)	EXISTING TIMBER JOISTS
6 TERRAZZO EXISTING	EXISTING CONCRETE PLANKS
7 TERRAZZO PROPOSED	ACCESS PANEL
8 CERAMIC TILE EXISTING	
9 TIMBER FLOOR EXISTING	
10 TIMBER FLOOR PROPOSED (K2/110A)	
11 TRAVERTINE EXISTING	
12 VINYL (M50/150A)	
13 VINYL ANTI-STATIC (M50/150B)	
14 YORK STONE EXISTING	18 TIMBER RAISED ACCESS FLOOR (K4/120B)
15 PORTLAND STONE PROPOSED (M40/115A)	19 RISER FLOOR GRATE (P31/370)
16 PAINTED SCREED (M60/180A)	
17 TANKING (J30/130A)	

REV	DATE	DESCRIPTION	OWN	CHKD
1	19/08/14	CORRECTION TO C1 ISSUE. FM MODEL TURNED OFF. A1 REVISIONS REMAIN HIGHLIGHTED.	JB	EP/LT
2	05/08/14	CENTRAL LIFT ISSUE. TERRAZZO DETENTION/REPLACEMENT UPDATED WHERE HIGHLIGHTED.	JB	LT/CF

KEY PLAN

PROJECT STATUS: CONSTRUCTION

CLIENT: SOAS University of London

155 Moorgate, London, EC2M 6XB
www.macegroup.com

PROJECT TITLE: SOAS INTO SENATE HOUSE MALET STREET LONDON, WC1E 7HU

DRAWING TITLE: PROPOSED GROUND FLOOR FINISHES PLAN

PROJECT NO.	DRAWN BY	HI	DATE	07/25/13
28731	CHK BY	LT	DATE	07/25/13
	APP BY	CF	DATE	07/25/13

PROJECT CODE	DISC	VIEW TYPE	VIEW CAT	LEVEL	TOWS NO
SOAS - A	-	PLN	-	GEN	- 00 - 262

SHEET NO.	SCALE	ORIG. SHEET SIZE	REV.
1 of 1	1:100	@ A1	C 2

INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED

REFER TO DONALD INSALL ASSOCIATES DRAWING DIA-SOAS-A-DRW-2001 FOR INFORMATION ON WORKS TO EXISTING FINISHES.

1 PROPOSED GROUND FLOOR FINISHES PLAN
1:100



GROUND FLOOR MEZZANINE FLOOR FINISH
1:100

1 PROPOSED LEVEL 1 FLOOR FINISHES PLAN
1:100

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Safety, Health and Environment Information

The significant unusual hazards / risks associated with this type of work are noted as:

CONSTRUCTION	
CI	NONE
CIH	NONE
OPERATION AND MAINTENANCE	
OK	NONE
OIH	NONE
DISMANTLING/DEMOLITION	
DI	NONE
DIH	NONE

NOTE: TO BE READ IN CONJUNCTION WITH RISK REGISTER

FLOOR FINISHES KEY		BASES	
1	CARPET TILE (M50/130)	18	NEW RAISED FLOOR
2	CARPET BROADLOOM (M5/110)	19	NEW SCREED
3	ENTRANCE MATTING (N10/300)	20	EXISTING TIMBER
4	POLISHED CONCRETE (M10/120A)	21	PLYWOOD ON EXISTING TIMBER JOISTS
5	RESIN (M12/110A)	22	EXISTING CONCRETE PLANKS
6	TERRAZZO EXISTING	23	ACCESS PANEL
7	TERRAZZO PROPOSED	24	
8	CERAMIC TILE EXISTING	25	
9	TIMBER FLOOR EXISTING	26	
10	TIMBER FLOOR PROPOSED (K21/110A)	27	
11	TRAVERTINE EXISTING	28	
12	VINYL (M50/150A)	29	
13	VINYL ANTI-STATIC (M50/150B)	30	
14	YORK STONE EXISTING (M40/115)	31	
15	PORTLAND STONE PROPOSED (M40/115A)	32	
16	PAINTED SCREED (M50/130A)	33	
17	TANKING (J30/130A)	34	
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REV	DATE	DESCRIPTION	OWN	CHKD
1	05.06.14	CONSTRUCTION (SEE: TERRAZZO RETENTION/REPLACEMENT UPDATED WHERE HIGHLIGHTED)	JB	LYCF

PROJECT STATUS: CONSTRUCTION

CLIENT: SOAS University of London

PROJECT TITLE: SOAS INTO SENATE HOUSE MALET STREET LONDON, WC1E 7HU

DRAWING TITLE: PROPOSED LEVEL 1 FLOOR FINISHES PLAN

PROJECT NO.	DRAWN BY	HI	DATE	07/25/13
28731	CHKD BY	LT	DATE	07/25/13
	APPD BY	CF	DATE	07/25/13

PROJECT CODE: [DESC] [DISC] [VIEW CAT] [LEVEL] [DWS] NO

SOAS - A - PLN - GEN - 01 - 263

SHEET NO. SCALE: 1:100 @ A1 C 1

INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED

REFER TO DONALD INSALL ASSOCIATES DRAWING DIA-SOAS-A-DRW-2002 FOR INFORMATION ON WORKS TO EXISTING FINISHES.

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Safety, Health and Environment Information

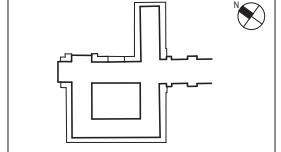
The significant unusual hazards / risks associated with this type of work are noted as:

CONSTRUCTION	
CI	NONE
CIH	NONE
OPERATION AND MAINTENANCE	
OM	NONE
OMH	NONE
DISMANTLING/DEMOLITION	
DI	NONE
DIH	NONE

NOTE - TO BE READ IN CONJUNCTION WITH RISK REGISTER

FLOOR FINISHES KEY		BASES	
1	CARPET TILE (M50/130)	NEW RASSED FLOOR	
2	CARPET BROADLOOM (M50/110)	NEW SCREED	
3	ENTRANCE MATTING (N10/300)	EXISTING TIMBER	
4	POLISHED CONCRETE (M10/120A)	PLYWOOD ON EXISTING TIMBER JOISTS	
5	RESIN (M12/110A)	EXISTING CONCRETE PLANKS	
6	TERRAZZO EXISTING	ACCESS PANEL	
7	TERRAZZO PROPOSED		
8	CERAMIC TILE EXISTING		
9	TIMBER FLOOR EXISTING		
10	TIMBER FLOOR PROPOSED (K21/110A)		
11	TRAVERTINE EXISTING		
12	VINYL (M50/150A)		
13	VINYL ANTI-STATIC (M50/150B)		
14	YORK STONE EXISTING (M40/115)	18	TIMBER RAISED ACCESS FLOOR (K41/120B)
15	PORTLAND STONE PROPOSED (M40/115A)	19	RISER FLOOR GRATE (P31/370)
16	PAINTED SCREED (M50/130A)		
17	TANKING (A30/130A)		

NO.	DATE	CONSTRUCTION ISSUE	DESCRIPTION	BY	CHKD



PROJECT STATUS: CONSTRUCTION

CLIENT: **SOAS** University of London

mace
 155 Moorgate, London, EC2M 6XB
 www.macegroup.com

PROJECT TITLE: **SOAS INTO SENATE HOUSE MALET STREET LONDON, WC1E 7HU**

DRAWING TITLE: **PROPOSED LEVEL 2 FLOOR FINISHES PLAN**

PROJECT NO.	DRAWN BY	HI	DATE	25/07/13
28731	CHK BY	LT	DATE	25/07/13
	APPD BY	CF	DATE	25/07/13

PROJECT CODE	DISC	VIEW TYPE	VIEW CAT	LEVEL	DWG. NO
SOAS - A	-	PLN	-	GEN	- 02 - 264

SHEET NO. 1 of 1 SCALE 1:100 ORG. SHEET CODE @ A1 C 1

INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED



1 PROPOSED LEVEL 2 FLOOR FINISHES PLAN
 1:100

REFER TO DONALD INSALL ASSOCIATES DRAWING DIA-SOAS-A-DRW-2003 FOR INFORMATION ON WORKS TO EXISTING FINISHES.



1 PROPOSED LEVEL 3 FLOOR FINISHES PLAN
1:100

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Safety, Health and Environment Information

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CONSTRUCTION	
CI	NONE
CR	NONE

OPERATION AND MAINTENANCE	
OK	NONE
OII	NONE

DISMANTLING/DEMOLITION	
DI	NONE
DII	NONE

NOTE - TO BE READ IN CONJUNCTION WITH RISK REGISTER

FLOOR FINISHES KEY	BASES
1 CARPET TILE (M50/130)	NEW RAISED FLOOR
2 CARPET BROADLOOM (M51/110)	NEW SCREED
3 ENTRANCE MATTING (N10/300)	EXISTING TIMBER
4 POLISHED CONCRETE (M10/120A)	PLYWOOD ON EXISTING TIMBER JOISTS
5 RESIN (M12/110A)	EXISTING CONCRETE PLANKS
6 TERRAZZO EXISTING	ACCESS PANEL
7 TERRAZZO PROPOSED	
8 CERAMIC TILE EXISTING	
9 TIMBER FLOOR EXISTING	
10 TIMBER FLOOR PROPOSED (K21/110A)	
11 TRAVERTINE EXISTING	
12 VINYL (M50/150A)	
13 VINYL ANTI-STATIC (M50/150B)	
14 YORK STONE EXISTING (M40/115)	18 TIMBER RAISED ACCESS FLOOR (K41/120B)
15 PORTLAND STONE PROPOSED (M40/115A)	19 RISER FLOOR GRATE (P31/370)
16 PAINTED SCREED (M60/180A)	
17 TANKING (J30/130A)	

REV	DATE	DESCRIPTION	OWN	CHK/APP
T	05.06.14	CONSTRUCTION ISSUE: TERRAZZO RETENTION/REPLACEMENT UPDATED WHERE HIGH-LIGHTED	JB	LYCF

KEY PLAN

PROJECT STATUS: CONSTRUCTION

CLIENT: SOAS University of London

mace
155 Moorgate, London, EC2M 6XB
www.macegroup.com

PROJECT TITLE: SOAS INTO SENATE HOUSE MALET STREET LONDON, WC1E 7HU

DRAWING TITLE: PROPOSED LEVEL 3 FLOOR FINISHES PLAN

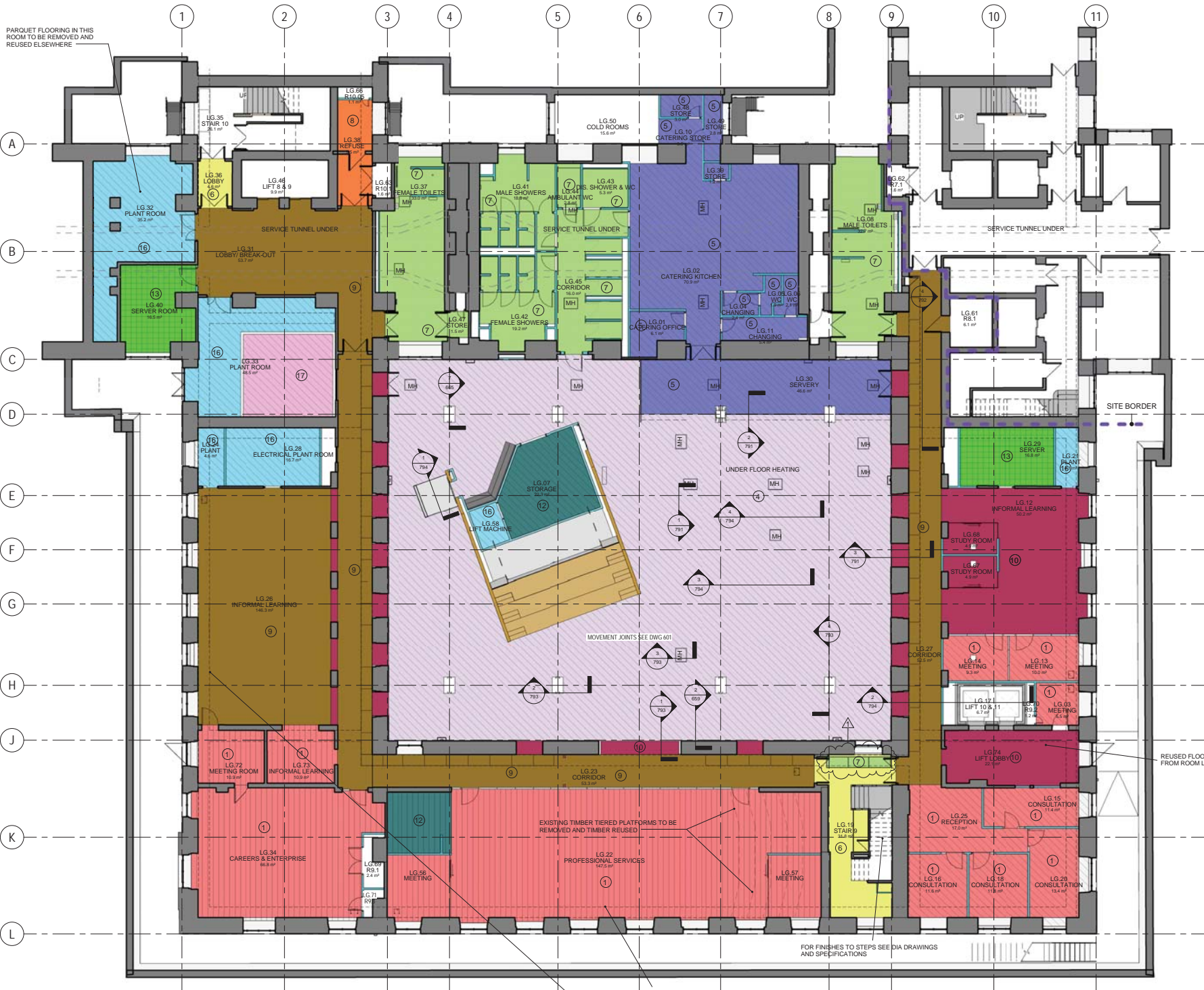
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28731	CHK BY	LT	DATE	25/07/13
	APP BY	CF	DATE	25/07/13

PROJECT CODE	DISC	VIEW TYPE	VIEW CAT	LEVEL	TOWS NO
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SHEET NO. 1 of 1 SCALE 1:100 ORIG. SHEET SIZE: @ A1 C 1

INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED

REFER TO DONALD INSALL ASSOCIATES DRAWING DIA-SOAS-A-DRW-2004 FOR INFORMATION ON WORKS TO EXISTING FINISHES.



1 PROPOSED LOWER GROUND FLOOR FINISHES PLAN
1:100

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ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION.

Safety first. Second nature.

Safety, Health and Environment Information

The significant unusual hazards / risks associated with this type of work are noted as:

CONSTRUCTION	
CI	CDM31 HANDLING OF LARGE STONE FLAGS
CI1	
OPERATION AND MAINTENANCE	
OK	NONE
OII	
DISMANTLING/DEMOLITION	
DI	NONE
DI1	

NOTE: TO BE READ IN CONJUNCTION WITH RISK REGISTER

FLOOR FINISHES KEY		BASES	
1	CARPET TILE (M50/130)	18	NEW RAISED FLOOR
2	CARPET BROADLOOM (M51/110)	19	NEW SCREED
3	ENTRANCE MATTING (N10/300)	20	EXISTING TIMBER
4	POLISHED CONCRETE (M10/120A)	21	PLYWOOD ON EXISTING TIMBER JOISTS
5	RESIN (M12/110A)	22	EXISTING CONCRETE PLANKS
6	TERRAZZO EXISTING	23	ACCESS PANEL
7	TERRAZZO PROPOSED	24	
8	CERAMIC TILE EXISTING	25	
9	TIMBER FLOOR EXISTING	26	
10	TIMBER FLOOR PROPOSED (K21/110A)	27	
11	TRAVERTINE EXISTING	28	
12	VINYL (M50/150A)	29	
13	VINYL ANTI-STATIC (M50/150B)	30	
14	YORK STONE EXISTING (M40/115)	31	TIMBER RAISED ACCESS FLOOR (K41/120B)
15	PORTLAND STONE PROPOSED (M40/115A)	32	
16	PAINTED SCREED (M60/180A)	33	RISER FLOOR GRATE (P31/370)
17	TANKING (J30/130A)		

REV	DATE	DESCRIPTION	BY	CHKD
27	19/06/14	CORRECTION TO CT ISSUE. FH MODEL TURNED OFF. ACCIDENTLY CONCEALED FINISHES (AS IN FH TURNING BACK OR CT REVISIONS REMAIN HIGHLIGHTED).	JB	ER/LL
30	06/12/14	CONSTRUCTION ISSUE	JB	TH/CF

KEY PLAN

PROJECT STATUS: CONSTRUCTION

CLIENT: SOAS University of London

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PROJECT TITLE: SOAS INTO SENATE HOUSE MALET STREET LONDON, WC1E 7HU

DRAWING TITLE: PROPOSED LOWER GROUND FLOOR FINISHES PLAN

PROJECT NO.	DRAWN BY	HI	DATE	06/12/13
28731	CHK BY	LT	DATE	06/12/13
	APPD BY	CF	DATE	06/12/13

PROJECT CODE	DISC	VIEW TYPE	VIEW CAT	LEVEL	DWG NO
SOAS - A	-	PLN	-	GEN -	B1 - 261

SHEET NO: 1 of 1
SCALE: 1:100
@ A1 C 2

INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED

