



GENERAL SCOPE OF WORKS

- 1 Lifts
Existing lifts to be removed and chimneys opened up to create new lobby area.
New steel framed lift shafts with lightweight external cladding installed with 3no. new 13 person guest lifts and associated lift pits.
Lift 1 to serve B1 to 8th Floor, Lifts 2 & 3 to serve GF to 7th. Lift Engineer to confirm depth of lift pit; Structural Engineer to confirm B1 supporting steelwork.
Substrate/ground conditions to be investigated to determine requirements for foundations.
All lift works and foundations to be in accordance with structural engineer's requirements.
- 2 Feature Staircase
Existing dog-leg stair removed and new 'grand' staircase incorporated to ground floor, including increase of ground floor slab opening. All works to be in accordance with structural engineer's requirements and developed in accordance with ADK and interior designer's design intent drawings. Requirement for fire shutter to be confirmed by Fire Engineer.
- 3 Lobby
Hard refurbishment to include new fire rated doors to escape corridors - Fire Engineer to advise.
Ground floor slab opening for existing spiral staircase infill.
- 4 Meeting Rooms & Corridor
Existing meeting rooms retained in existing configuration - soft refurbishment of finishes only, existing doors retained, reused & refurbished where possible, new furniture.
Extent of bespoke FF&E and/or contractor casegoods e.g. credenzas to be confirmed.
- 5 Lift Pit for 'Sesame' Lift Gear
Hard refurbishment to existing escape corridor & plant rooms (new internal & external walls, door, external ramp) Lower Ground Floor slab level retained.
Services route for electrical requirements to be confirmed by Services Engineer.
All lift works and support to be in accordance with structural engineer's requirements.
- 6 Unisex WCs to Meeting Rooms
Hard refurbishment with new underground drainage and services. Works to include new partitions, ceilings, sanitaryware, doors/ironmongery and all finishes.
- 7 Leisure Facilities
Hard refurbishment of existing back of house areas to create new Leisure areas with reception, gymnasium & changing rooms within existing double height space. New mezzanine floor with stairs to Lower Ground
Escape route retained as indicated by hatched area.
- 8 Entrance to Meeting Room Relocated
New opening created for double doors.
- 9 Support to New Ground Floor External Sealing
Location, size and base details for new steelwork to be confirmed by Structural Engineer.
- 10 New Steelwork to Support Ground Floor Configuration
Size, base details and demolition of existing internal walls for installation of new steelwork to be confirmed by Structural Engineer.
- 11 2no. New Food Hoists
Refer to Lift Engineer & Catering Consultant's specifications. New partition & door to conceal hoists.
- 12 F&B WCs
Hard refurbishment with new underground drainage and services. Works to include new partitions, ceilings, sanitaryware, doors/ironmongery and all finishes.
Vanity unit to be contractor casegoods item co-ordinated with interior designer's design intent drawings and services engineer's requirements.
- 13 Kitchen
Existing kitchen & wash-up reconfigured and refurbished. Refer to Catering Consultant's equipment layout and specifications - to be co-ordinated with Architect's BOH Finishes Schedule. To include all ancillary areas such as cellars, cold room, freezer room, dry store, wash up area etc. and to link with satellite kitchens on ground floor.
Existing dumb waiters and service lift to be retained & refurbished.
- 14 Staff Canteen
Hot and cold service and drinks provision to be retained as existing.
- 15 Plant Rooms
Refer to Services Engineer's equipment layout and specifications.
- 16 Refuse, Servicing and Goods In
Card baler, glass crusher & compactor to be incorporated.
- 17 Laundry Room & Housekeeping Office
Retained as existing - redecoration only.
- 18 Administration Offices
9 no. Finance staff located within open plan office and 4 no. HR staff within cellular offices. Fire Engineer to advise loss of external door.
- 19 Staff Changing Rooms
Reconfigured and refurbished in existing location - allow for new cubicles, sanitaryware, vanity, lockers etc.
Staff and locker numbers to be confirmed.
Existing raised floor within Female Changing Room area investigated and level access created if possible.
- 20 Existing External Stairs (Meeting Room)
Existing stairs removed within combined meeting room - Fire Engineer to advise.
Replace with window to match adjacent existing.
- 21 Cellar
Existing Cellar location and python runs to be determined and retained as existing if feasible possible.
- 22 Business Centre
Requirements of Business Centre to be confirmed.

GENERAL NOTES

- Extent of original elements to be retained and restored is to be advised by Heritage Consultant and planning process.
- Following strip-out, the refurbishment works will require general making good of all substrates (soffits, ceilings, floors & walls) to enable extent of new finishes required.
- Refer to elevations for further detail on external works and works to facade e.g. windows.
- Extent of bespoke FF&E and/or contractor casegoods elements to be confirmed.

Keyplan

North

Notes:

1. Do not scale
2. Contractor to Check all dimensions and report omissions and errors to the Architect

02 Issued for Planning Approval	19.12.14 MG
01 Created	15.09.14 MG
No Revision	Date Initial Chkd

NOTE: These plans are based on preliminary survey drawings and are subject to change until final revisions are issued.

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Russell Hotel
Bloomsbury

Proposed General Arrangement Plan
Lower Ground Floor

FOR APPROVAL 1:100 @ A0 15.09.14

Project No	Type	Bkg	Number	Zone/Lvl	Rev
10089 - T - 01 - 0220 - ZB1					02