

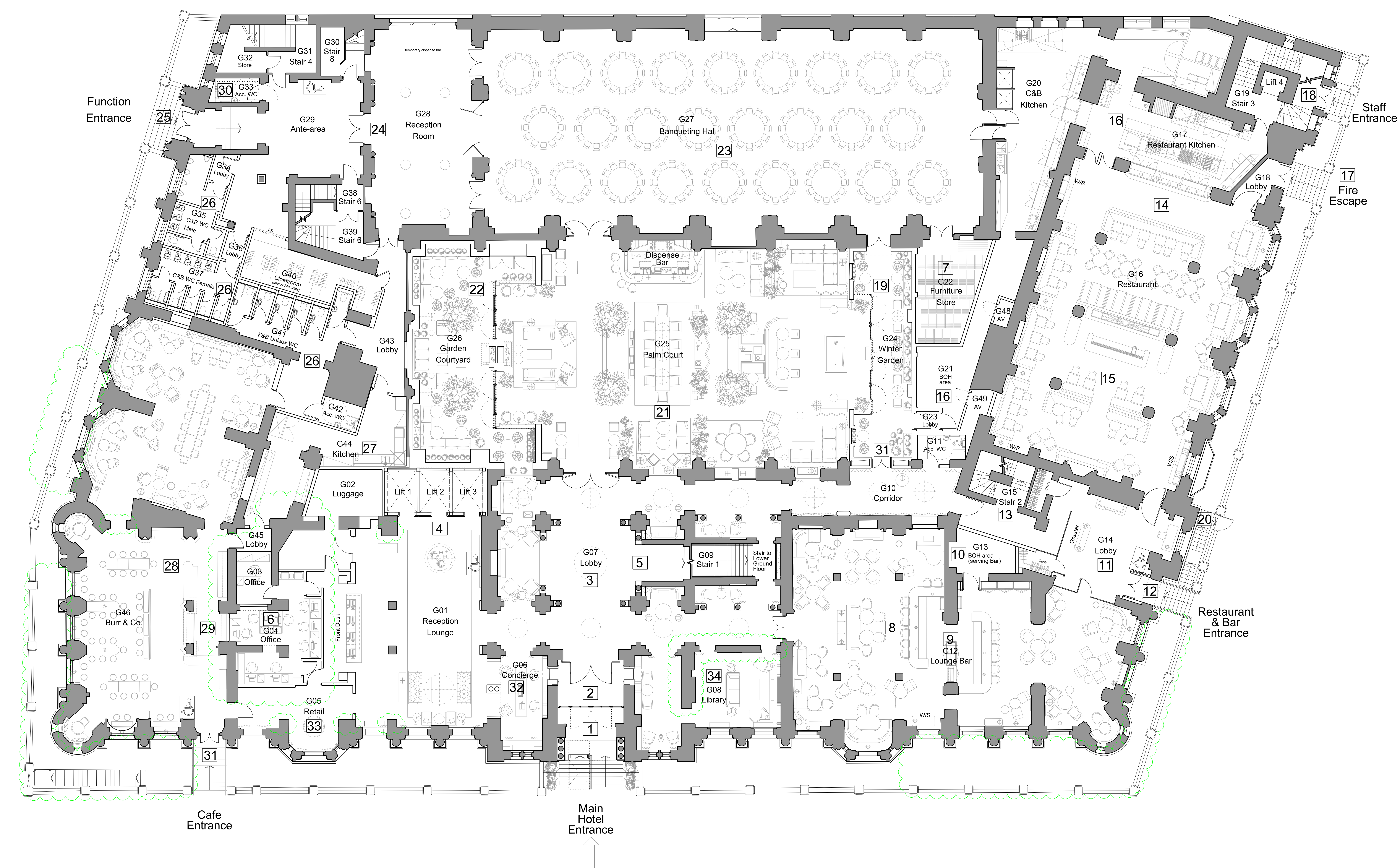
GENERAL NOTES

- 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 (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.
 This General Arrangement drawing should be read in conjunction with Epr Architects specifications, schedules, Works Document and drawings.
 For mechanical, electrical and public health services requirements, refer to Service Engineer strip out document and drawings.
 Refer to Structural Engineers information for details of new steelwork, structural opening-up works and temporary support requirements.
 Refer to Interior Designers' information for furniture and fit-out details.
 Drawings based on Survey Systems measured survey drawings.

GENERAL SCOPE OF WORKS

- 1** Main Hotel Entrance
New stairs with 'Sesame' accessible lift incorporated - allow for removal of existing stairs in accordance with structural engineer's requirements, builders work, electrical and installation.
New floor finish to steps with tactile paving at top landing. New handrails - CDP element, to be in accordance with ADK.
Refurbishment of decorative lamps and replacement of lighting with new gas lamps. Removal of existing built-in planters and replacement with bespoke planters on stair plinths - refer to Landscape Consultant for further details.
- 2** Main Hotel Entrance Doors
Existing revolving door, side doors & fan light removed and replaced with new draft lobby with double height bronze framed glazed entrance screen, arch terracotta ceiling, swing doors and fanlight.
Vertical hot air curtains to be incorporated in existing side reveals - refer to Services Engineer and Interior Designer for details.
- 3** Entrance Lobby
Sensitive refurbishment works will involve retaining & restoration of planning sensitive original elements such as marble walls & columns, mosaic floor, cornices & ceilings.
New internal fittings, lighting and services to respect retained fabric.
Hard refurbishment to include removal of mezzanine, opening up of existing first floor gallery and lift works.
New gas fireplace with new arch & plaster wall feature.
Refer to Structural Engineer for additional support for new pendant light to Gallery.
- 4** 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 10 person guest lifts and associated lift pits.
Lift 3 to serve B1 to 8th Floor. Lifts 1 & 2 to serve GF to 7th. Refer to Structural Engineer details for steelwork design.
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.
- 5** Feature Staircase
Sensitive refurbishment & restoration of existing marble staircase above ground floor and extensive hard refurbishment below ground.
Existing dog-leg stair removed and new 'grand' staircase incorporated to lower ground floor, including increase of slab opening. All works to be in accordance with structural engineer's requirements and co-ordinated with interior designer's design intent drawing.
- 6** Front Desk (and FOH Office/Luggage Room)
Contractor casegoods element to be co-ordinated with interior designer's design intent drawings and services engineer's small power, IT & AV requirements.
Induction loop to be incorporated.
New slab incorporated to infill area previously occupied by spiral staircase down to Lower Ground.
Structural works to relocate 2 no. columns at front desk location - refer to Structural Engineer for steelwork design.
New timber wall panelling throughout with arch and feature pendant over desk.
- 7** Furniture Store
New storage room created with capacity for approx 380 no. stacking chairs (10 High) & 6 no. 1300 circular folding tables. Further storage for banqueting under Stair 4.
- 8** Lounge Bar
Sensitive refurbishment works will involve retaining and restoration of planning sensitive original elements such as fireplaces.
New internal fittings, lighting and services including IT/AV to respect retained fabric.
All works in accordance with structural engineer's requirements and architect's design intent drawings.

- 9** Bar
New bar to be contractor casegoods element to be co-ordinated with interior designer's design intent drawings, catering consultant's equipment layout and specification and services engineer's requirements.
Walker service to be included within hotel management strategy - refer to access consultant for further details.
- 10** New BOH area serving Lounge Bar
Refer to Catering Consultant for equipment layout.
- 11** Restaurant and Bar Entrance Lobby
Also escape lobby from staircase - all finishes to be Class D Surface Spread of Flame Rating.
Works to include some sensitive refurbishment and restoration of original elements e.g. fireplace. Door to new coat cupboard to be fire rated.
Contractor casegoods items to include Maitre d' Desk to be co-ordinated with interior designer's design intent drawing and services engineer's small power, IT & AV requirements.
- 12** Restaurant Entrance
Existing pedestal & balustrading removed (for re-use elsewhere), incorporation of new stairs, pedestals, gas lamps and handrails.
Existing window omitted and opening extended to incorporate new double swing door to restaurant with tactile surface at top landing.
All works in accordance with structural engineer's requirements and architect's design intent drawings.
Hot air curtain required above new door - refer to Services Engineer for specification.
- 13** Restaurant Stair & Fire Escape
Existing BOH stair retained and refurbished with FOH finishes for use as access to Lower Ground WCs.
- 14** Restaurant
Sensitive refurbishment works involving restoration of original planning sensitive elements such as fireplace and marble walls and columns.
New internal fittings, gas fire, lighting and services to respect retained fabric.
- 15** Restaurant Bar & Dining Counter
New bar to be contractor casegoods element to be co-ordinated with interior designer's design intent drawings, catering consultant's equipment layout and specifications and services engineer's requirements.
- 16** Kitchens
Existing kitchens stripped out and new Restaurant Kitchen, BOH area & C&B Satellite Kitchens incorporated. Existing 3no. dumb waiters retained & refurbished.
Refer to Catering Consultant's equipment layout and specifications - design co-ordinated with architect's BOH finishes schedule.
Restaurant kitchen to be 'theatre' kitchen with open pass including fire shutter.
- 17** Fire Escape
Existing restaurant entrance stippled back for use as fire escape only. Door, lighting, handrail, floor finish etc all replaced. Canopy omitted.
- 18** Staff Entrance
Existing staff entrance and fire escape refurbished as existing - redecoration only. Existing BOH Staircase retained and redecoration only. Existing Service Lift to be refurbished in accordance with Lift Engineer requirements.
- 19** Winter Garden
Hard refurbishment of area of existing Palm Court with new glazed screens and double doors, new windows and roof replaced with new glazed roof structure.
- 20** External Fire Escape Stairs
1no. New external stairs serving fire escape from Lower Ground Floor lightwell.
1no. New gates within existing perimeter metal fencing to match existing.
- 21** Palm Court
Sensitive refurbishment of Palm Court - planning sensitive elements such as cornices to be adapted but retained. Existing raised floor to be removed and replaced - access for services tbc.
New backlit curved glass ceiling below existing lantern roof, with new support structure to structural engineer's requirements. Refer to Services Engineer information for reconfiguration of lightwell plant (cage and support to be replaced in size).
Extent of bespoke FF&E and/or contractor casegoods elements e.g. dispense bar, water stations and communal table to be confirmed.
- 22** Garden Courtyard
New external space created by removal of roof and plant structure above. Plant reconfigured to suit with all necessary exterior services, finishes, waterproofing etc. as required for creation of external space. Level access from raised floor within Palm Court.
New external glazing and double door within new support structure for palm court roof. Refer to Structural Engineer for support for existing roof and new walls.
Indoors/outdoors gas fireplace incorporated & new external window to Lobby area.
- 23** Banqueting Hall
Sensitive refurbishment works involving retaining and restoring all planning sensitive elements and redecoration only.
IT/AV upgrade to include rear projection LCD screen and 8no. built-in speakers, full PA & amp system etc.
Existing mezzanine adapted to restore original 'Minister's Gallery' balcony overlooking banqueting hall - new glass balustrade incorporated behind original metal balustrade.
- 24** Ante-area/Reception Room/Cloakroom
Sensitive refurbishment works as Banqueting Hall. Existing staircases retained and redecoration.
Also escape lobby from staircase - all finishes to be Class D Surface Spread of Flame Rating
New cloakroom area created with fire shutter incorporated (approx 240 no. coats).
Existing temporary bar location to be retained within Reception Room.
- 25** Function Entrance
Retained as existing with new floor finish, new handrails, new gas lamps and refurbishment of existing door.
- 26** WCs (Male & Female WC for C&B area and Unisex WCs for F&B area)
Hard refurbishment within existing WC area - works to include new partitions, ceilings, services, sanitaryware, doors/ironmongery and all finishes. New vanity to be contractor casegoods item co-ordinated with interior designer's design intent drawing and services requirements.
(New mezzanine plant room above)
- 27** Burr & Co. Kitchen
Refer to Catering Consultant's equipment layout and specifications.
- 28** Burr & Co.
Sensitive refurbishment works including restoration of planning sensitive elements such as fireplace and timber panelling. New internal fittings, lighting and exposed services to respect retained fabric.
- 29** Burr & Co. Bar
New bar to be contractor casegoods element to be co-ordinated with interior designer's design intent drawings, catering consultants equipment layout and specification and services engineer's requirements.
- 30** C&B Accessible WC
Part removal of stair wall to Structural Engineer's details (to allow for minimum AD 'M' dimensions to accessible WC).
- 31** Risers
New ductwork boxed out with new double doors between.
- 32** Concourse
Existing column replaced with new double column in existing location with timber arches and timber wall panelling.
- 33** Retail
New timber panelled arch.
Requirement for bespoke FF&E and/or contractor casegoods to be confirmed e.g. recessed display units
- 34** Library
Original arch opened open adjacent to entrance.
New gas fireplace.



Keyplan

North

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

No	Revision	Date	Initial	Chkd
04	REVISED & ISSUED FOR PLANNING	01.10.15	MG	
03	REVISED & ISSUED FOR PLANNING	19.08.15	MG	
02	REVISED & ISSUED FOR PLANNING	09.03.15	MG	
01	ISSUED FOR PLANNING	03.03.15	MG	TN

Green clouds represent changes since original application in March.
 Notes updated accordingly.

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Russell Hotel
 Bloomsbury

Proposed General Arrangement Plan
 Ground Floor

PLANNING 1:100 @ A0 03.03.15

Project No	Type	Bldg	Number	Zone/Lvl	Rev
10089 - T - 01 - 0221 - Z00					04