



Total NIA- 791 sq.m (8514 sq.ft)
 Total Terrace- 88 sq.m (947 sq.ft)

Notes

01 Introduction
 On the instruction of GPE we have produced the revised basement scheme opposite which seeks to convert part of the existing basement into offices, accessed directly from the central core by the existing staircase. There is no provision in this scheme for disabled access to the basement spaces.
 All existing basement means of escape routes/stairs are maintained as well as elements of the original scheme which remain unchanged.

In order to make the existing space commercially viable we are proposing to carry out the following refurbishment works:

01.1 Structure
 To avoid significant structural alterations we have shown as many of the existing columns/beams and walls retained as possible. Non load bearing masonry walls have generally been removed and new fire protected steel structure (120 minutes) installed to details by Campbell Reith. Refer to CR drawings for the scope of the structural alterations

01.2 Services
 CBDSP have prepared MEP drawings for the refurbishment of the basement space which involves alterations to the existing foul and surface water drainage runs as well as plant positioning. Refer to the CBDSP drawings for the scope of the MEP installation and alterations to the existing systems.

01.3 Architecture
Raised Floors
 We have shown a Kingspan R20 raised floor throughout the office spaces, the overall floor depth is 200mm to be verified by detailed site dimensions. The floors include Krantz swirl diffusers installed at the approved centres throughout the office spaces.

Light Wells
 We have shown 2 new open lightwells created by removing part of the ground floor car park above, both of these open areas are located near to the North boundary wall to 200 Gray's Inn Road and have been sited in order to avoid major structural alterations to the existing slab and beam construction below. Both light wells are accessed from the existing basement escape stairs and directly from the offices. Both lightwells will have to be drained at lower ground floor level to below ground drainage designed by the project structural engineers. The light wells are glazed at basement level with Schuco Jansen double glazed windows and insulated cladding panels, painted charcoal grey. The light wells are finished in Thermo Ash decking laid on a standard support system over extruded polystyrene insulation. A new water proof membrane system and pumped rainwater drainage system are to be installed to both lightwells. The light wells are illuminated in the evening by small LED in ground luminaires as we have used at 10th floor terrace.

Rooflights
 We have shown 2 identical glazed rooflights , the first to the north elevation and the second in the courtyard adjacent to the western basement escape staircase. The roof lights are 1100mm high with 30 minute fire rated wall construction. The rooflights are fixed double glazed safety glass. Both rooflights have been located in order to avoid major structural alterations to the existing slab and beam construction below.

Elm Street windows
 We have shown 3 slot windows to Elm Street which are facilitated by removing sections of brickwork at ground floor beneath the ground floor windows and the installation of double glazed fixed panes in Schuco Jansen steel window system. This will require permission of the Local Authority planning department.

WC's
 To provide WC 's to the offices we have shown 3 female WC's and 4 Male WC's, these are in addition to the original single unisex WC in the central core and the cycle showers from the original scheme. In order to avoid cutting through major reinforced concrete walls the female WC's are located in an existing concrete enclosure backing on to the electrical riser cupboard. The new male toilets are incorporated into a new enclosure next to the next plant room. All new facilities are accessed from the central access corridor which links both office doors.

Insulation
 On the instruction of the client team and our Approved Inspectors none of the existing perimeter walls need to be insulated but simply decorated over as found conditions. Similarly none of the existing soffits are to be insulated.

Lighting and Containment
 We have shown suspended up-light/downlight linear LED fittings from Concord (Havells Sylvania) at approximately 3,0m centres. This layout is subject to verification by CBDSP and the height of the fittings is subject to detailed mock up.
 We have assumed standard galvanised conduit/cable tray/trunking as the method of containment and shown 3 optional layouts, they are:

- Option 1 Containment laid flat beneath the down-stand beams and suspended from the soffit.
- Option 2 Containment following the profile of the soffit and down-stand beams
- Option 3 Containment fixed to the soffit and passing thru holes in the beams cut for the purpose. This final option is to be approved by Campbell Reith once exact sizes and locations of containment are agreed.

note	key	rev.	description	date	IMA Studio 5, The Glove Factory, Holt, BA14 6RL	info@ianmcardlearchitects.com t: 01225 784 160	drawn by
01 Do not scale from this drawing		P	Issued for Planning	08.01.16	job title Elm House	status PLANNING	AR
02 All dimensions, in mm, to be checked on site by the contractor, such dimensions to be his responsibility					drawing title / location Proposed Lower Ground Floor Plan	scale 1:200 @ A3	checked by IM
03 Report all drawing errors, omissions & discrepancies to the architect.						project number 14-02	revision -

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