



Notes

01 Introduction
 On the instruction of GPE we have produced the revised ground floor plan opposite which as part of the basement conversion to offices now includes 2 glazed rooflights as well as 2 separate lightwells.
 The works to the ground floor plan are limited to the external areas in what is currently the car park and are described below.

01.1 Structure – Car Park Finishes
 The rooflights and open wells have been positioned to avoid significant structural alterations to the existing basement columns/beams and walls as possible. This has led to the rather non orthogonal ground floor layout. The forming of the openings in the car park will require cutting through all the existing finishes and structure and the casting of reinforced concrete upstands to form a curb into which the waterproof membrane will be dressed. The build up of the ground floor car park is unknown. The cutting out of the existing car park may have some impact on the surface drainage which will require re-consideration once the new openings are cut.

01.2 Landscape
 The client has appointed landscape architects to review the landscaping to the car park and the setting of the new rooflights and lightwells. The contractor should refer to those drawings for all landscape works.

01.3 Services - Plantroom
 CBDSP have prepared MEP drawings for the refurbishment of the basement space which involve the siting of a new plant area at ground floor in the area adjacent to the North East escape stair. Refer to the CBDSP drawings for the scope of the MEP installation and alterations to the ground floor plantroom area.

01.3 Architecture

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 have a solid 215mm brickwork parapet to be 1100mm high. The brick parapet wall affords 30 minute fire resistance to the ground floor means of escape routes.

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 in those areas that are within 3.0m of the building. 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. All upstands are weatherproofed and dressed into the existing finishes.

Elm Street windows
 We have shown 3 slot windows to the ground floor elevation 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.

Gates
 We believe that the gates as a final means of escape will need to be considered within the Fire strategy for the building prepared by Chapman BDS. The opening /locking mechanism will have to be appropriate to the fire strategy.

| note | key |
|---|-----|
| 01 Do not scale from this drawing | |
| 02 All dimensions, in mm, to be checked on site by the contractor, such dimensions to be his responsibility | |
| 03 Report all drawing errors, omissions & discrepancies to the architect. | |

| rev. | description | date |
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| IMA | Studio 5, The Glove Factory, Holt, BA14 6RL |
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