



Notes

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Planning

Proposed Floor Plan Layout

- GENERAL FIT-OUT SPECIFICATION:-**
- WC/Shower - New WC, WHB and 700x700 shower unit
  - New partitions to be 50x75 SW studs with 12.5mm plasterboard linings
  - New 686x1960x44mm doors as indicated to closely match those of the existing - new door to Kitchen to be a fire rated door to 30mins
  - Kitchen units - all to be new including sink unit, gas hob, electric oven and extract hood
  - Service Cupboard to contain cold water storage tank and how water cylinder
  - En-Suite to Bedroom - New WC connected to Saniflow macerator unit to discharge via existing WHB / bath drainage outlet

- ADDITIONAL SPECIFICATION:-**
- Reception, Hall and Bedroom - Re-decorating and change of light fittings. New face plates to socket outlets.
  - Kitchen - Re-decorating and splashback tiling. Change of light fittings and new face plates to socket outlets.
  - New WC/Shower - New ceramic wall tiling (full height around shower) and laminate floor finish.
  - En-Suite - To avoid potential damage to the fabric of the building, it is proposed to overline the existing full height wall tiling with slimline battens and plasterboard to allow for new full and half-height tiling and painted surfaces - shown 'dashed' on the plan.
  - Floor finishes - The existing floor finishes are to remain. Where new partitions are installed, the floor finish is to be modified or replaced with material to match the existing.
  - Joinery - The existing doors, door linings and architraves that are original in this flat unit will be retained and refurbished. Other doors and joinery that are to be removed are none original and do not match the other items. All replacement doors and architraves will closely match the features and profiles of the original.

- SERVICES:-**
- WC/Shower and En-Suite - Hot & cold water supply to basin, cold water supply to WC and new electric shower.
  - Kitchen - Hot & cold water supply to new Kitchen sink unit plus gas supply to new hob.
  - New waste pipework and supply pipes to be boxed in where likely to be fixed in a visible location.
  - New extract fans and associated ductwork to utilise the same vent outlets through the external wall

- FIRE DETECTION**
- Supply and install automatic mains operated (with battery back up) smoke/heat detectors to BS 5446 Part 1 at Ground and First Floor. Interconnected on separately fused circuit and installed to manufacturer's recommendations. Notional locations shown on drawings but final positions to be confirmed with reference to the Building Regulations AD Part B1 Section 1.

- Smoke detector - all units linked
- Heat detector interlinked

- Consumer Unit

NOTE:- All electrical works are to be strictly in accordance with the current edition of the IEE Regulations and the requirements of AD Part P.  
The electrical installer is required to register the completed work with their electrical Competent Person Scheme prior to issuing an appropriate certificate to Building Control upon completion of the work.

P1	Submission for Listed Building Consent	pw	14.08.17
Rev.	Amendment	Initial	Date

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Client	Mr K Thayaparan Flat 4, Derby Lodge Britannia Street London WC1X 9BP	Project	Proposed Internal Alterations Flat 4, Derby Lodge Britannia Street WC1X 9BP	Drawing Title	Proposed Floor Plan and Specification of Works	Scale(s)	1:50 @ A3					
						Drawn Date	14/08/18	Initial	pww	Approved	pw	
						Dwg.	9141-PL-03				Rev.	P1