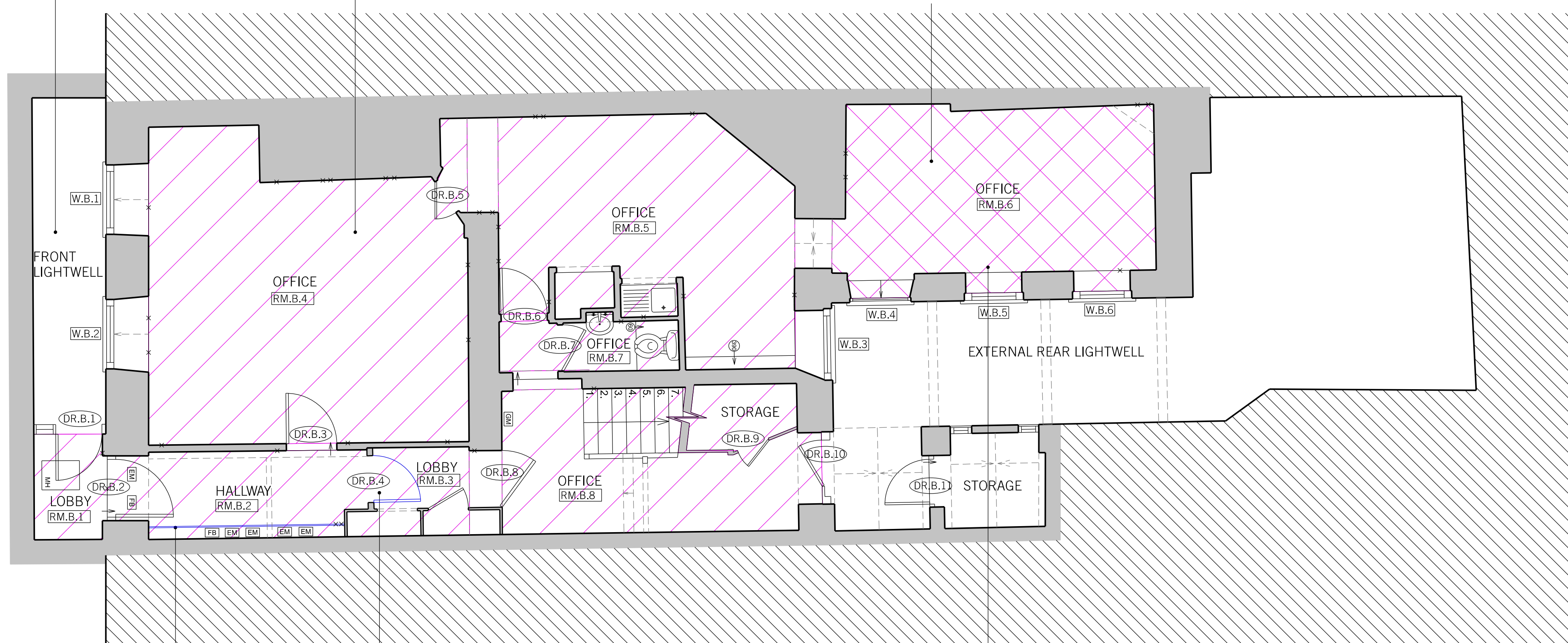


TIMBER TREADS TO FIRE ESCAPE STAIRS TO BE REPAIRED WITH NEW TREADS TO MATCH THE EXISTING.

EXISTING PLASTERBOARD CEILINGS TO BE OVERBOARDED WITH ADDITIONAL LAYER OF PLASTERBOARD TO PROVIDE 60 MINUTE FIRE RESISTANCE. EXISTING PLASTERBOARD CEILINGS DO NOT HAVE ANY HISTORIC FEATURES SUCH AS CORNICE.

EXISTING CEILING TO BE REMOVED TO ALLOW FOR STRUCTURAL REPAIRS AS PER ENGINEERS SPECIFICATION. LATH + PLASTER CEILING TO BE REINSTATED WITH FIRE BATTENS FIXED BETWEEN JOISTS TO GIVE 60 MINUTE FIRE SEPARATION.



NON ORIGINAL PAINTED MDF ELECTRICAL CABINET TO BE REPLACED WITH NEW CABINET PROVIDING 30MINUTE FIRE RESISTANCE USING FIRE RESISTANT MDF.

NON ORIGINAL BLANK DR.B.4 TO BE REPLACED WITH NEW BLANK FD30 DOOR.

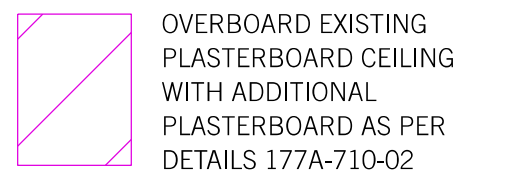
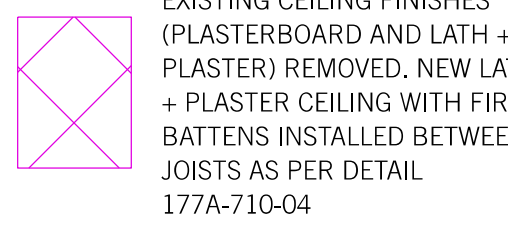
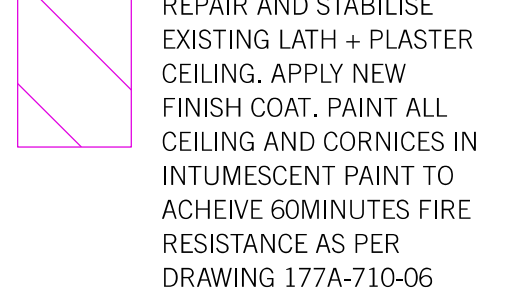

STRUCTURAL WORKS AS PER ENGINEERS DRAWINGS 2018 039-R01A & 2018 039 R02A. EXTERNAL BRICK SKIN HAS BECOME UN-BONDED AND WILL BE DEMOLISHED AND RE-BUILT WITH RECLAIMED BRICKS FROM THE SITE. INTERNAL CEILING JOISTS WILL BE BONDED TO BRICK WALL WITH GALVANISED STEEL STRAPS CONCEALED IN THE CEILING.

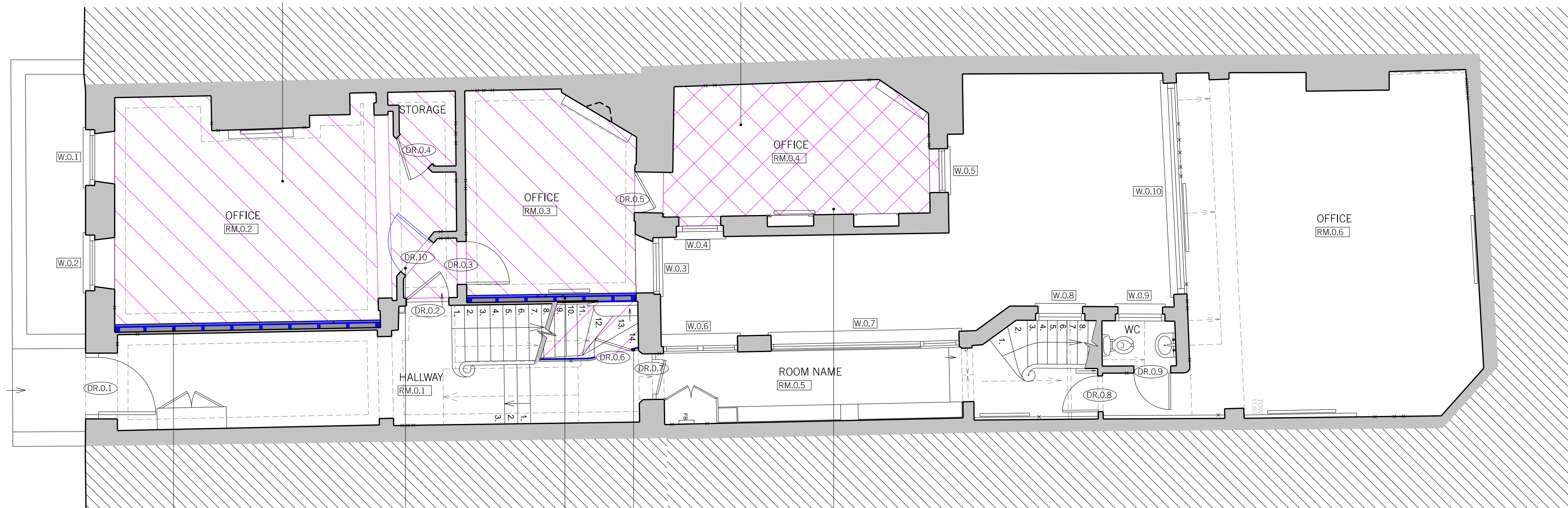
**01: PROPOSED BASEMENT FLOOR PLAN**

SCALE 1:50

EXISTING LATH + PLASTER HISTORIC CEILING TO BE UPGRADED TO GIVE 60 MINUTES FIRE SEPARATION. DAMAGED LATH + PLASTER TO BE STABILISED AND REPAIRED INCLUDING A NEW SKIM COAT OF LIME PLASTER. WHOLE CEILING INCLUDING CORNICE TO BE COATED WITH INTUMESCENT PAINT TO PROVIDE 60 MINUTES FIRE RESISTANCE.

EXISTING CEILING TO BE REMOVED TO ALLOW FOR STRUCTURAL REPAIRS AS PER ENGINEERS SPECIFICATION. LATH + PLASTER CEILING TO BE REINSTATED WITH FIRE BATTENS FIXED BETWEEN JOISTS TO GIVE 60 MINUTE FIRE SEPARATION.

-  OVERBOARD EXISTING PLASTERBOARD CEILING WITH ADDITIONAL PLASTERBOARD AS PER DETAILS 177A-710-02
-  EXISTING CEILING FINISHES (PLASTERBOARD AND LATH + PLASTER) REMOVED. NEW LATH + PLASTER CEILING WITH FIRE BATTENS INSTALLED BETWEEN JOISTS AS PER DETAIL 177A-710-04
-  REPAIR AND STABILISE EXISTING LATH + PLASTER CEILING. APPLY NEW FINISH COAT. PAINT ALL CEILING AND CORNICES IN INTUMESCENT PAINT TO ACHIEVE 60MINUTES FIRE RESISTANCE AS PER DRAWING 177A-710-06
-  ALTERATIONS TO IMPROVE FIRE RESISTANCE



TIMBER PANEL WALL TO BE DISMANTLED. ASBESTOS PANELS TO BE SAFELY REMOVED AND DISPOSED. EXISTING PANELLING AND STRUCTURE TO BE REINFORCED WITH NEW TIMBER STRUCTURE AND LINED WITH 15MM FIRE RESISTANT PLASTERBOARD. ORIGINAL TIMBER PANELLING TO BE REINSTATED.

INSTALL NEW DOOR DR.10 TO FORM LOBBY. TO BE FDS60 6 PANEL DOOR TO MATCH DR.03

PANELLING BELOW STAIRCASE TO BE LINED WITH 15MM PLASTERBOARD TO PROVIDE 60 MINUTES FIRE RESISTANCE.

TIMBER PANELS TO BE DISMANTLED. STRUCTURE REINFORCED, LINED WITH PLASTERBOARD TO GIVE 60 MINUTES FIRE SEPARATION AND TIMBER PANELS REINSTATED.

STRUCTURAL WORKS AS PER ENGINEERS DRAWINGS 2018 039-R01A & 2018 039 R02A. INTERNAL CEILING JOISTS WILL BE BONDED TO BRICK WALL WITH GALVANISED STEEL STRAPS CONCEALED IN THE CEILING.

**02: PROPOSED GROUND FLOOR PLAN**

SCALE 1:50

REV.	DATE	REASON FOR ISSUE	CHK. BY

NOTE:  
 - USE FIGURED DIMENSIONS ONLY.  
 - ALL DIMENSIONS TO BE CHECKED ON-SITE.  
 - ANY DISCREPANCIES BETWEEN CONSULTANT DRAWINGS TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES.  
 - MATTHEW SPRINGETT ASSOCIATES ©

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CLIENT  
 HATTON GARDEN PROPERTIES LTD.

PROJECT  
 5 GREAT JAMES STREET

TITLE  
 GENERAL ARRANGEMENT:  
 PROPOSED BASEMENT AND  
 GROUND FLOOR PLANS

DATE	JOB NO.	DRAWN BY	PURPOSE
20.04.18	177	AT	PL.
SCALE @ A1	NUMBER	REV.	
1:50	177A-210	-	

