

NOTES:

Applicable Throughout Building-  
Stabilise and protect any original features such as cornices, skirting's and plaster relief's generally where walls are to be removed etc. All significant items that are to be reinstated after the works are to be removed with care to prevent any damage and are to be protected and stored on site. All items to be retained in place are to be adequately protected during the duration of the works to avoid any damage. All historic features to be made good where existing surface mounted services/ducts and trunking have been removed - to match existing features. All existing fireplaces to be retained

- ① Nib walls to retain plan form of existing layout. All existing features to be carefully re-instated and made good where necessary.
- ② New services incorporated in existing risers. Existing riser extent retained. Refer to Y - series Drawings.
- ③ New Riser. Scribing around existing cornices. All new services to be fed through back of cornice and all works to be carried out with care. Refer to Y - series Drawings
- ④ All New VRF units with New Joinery housing services . New unit to be scribed around the existing skirting and floor is to be made good where necessary.Refer to RS\_5\_J\_61
- ⑤ New Floor finish - Existing floorboards to be overlayed with plywood and underlay where carpet to protect and retain existing floor. The original floorboards affected by any works will be numbered, carefully lifted and re-instated in the same position. Refer to Method Statement
- ⑥ Existing Windows to be refurbished. All joinery and shutters to be made good and to match existing. Refer to Ventrolia Schedule of works
- ⑦ Existing carpet to be removed and staircase to be made good where necessary and staircase to be re-decorated. All balustrades and features are to be protected.
- ⑧ New SVP and housing. Scribing around existing cornices. All works to be carried out with care. Refer to RS\_2\_J\_61
- ⑨ All existing railings and balconies to undergo repairs where necessary and to be made good to match existing.
- ⑩ Existing archway/vault ceiling retained.
- ⑪ Existing Suspended ceiling to be removed. Ceiling and cornices to be made good and all existing features to be protected and made good where necessary.
- ⑫ New opening in wall and new doors where shown. All existing skirting cornices and historic features affected by the works will be made good to match existing. New architraves will be re-instated.
- ⑬ Existing Mosaic/Stone floor tiles to be revealed and to be made good where necessary to match existing.
- ⑭ Existing modern hatch to be blocked up - making good to existing wall to match existing.
- ⑮ Existing door and openings to remain but to be locked shut.

⑯ New potted planting/flower bed.

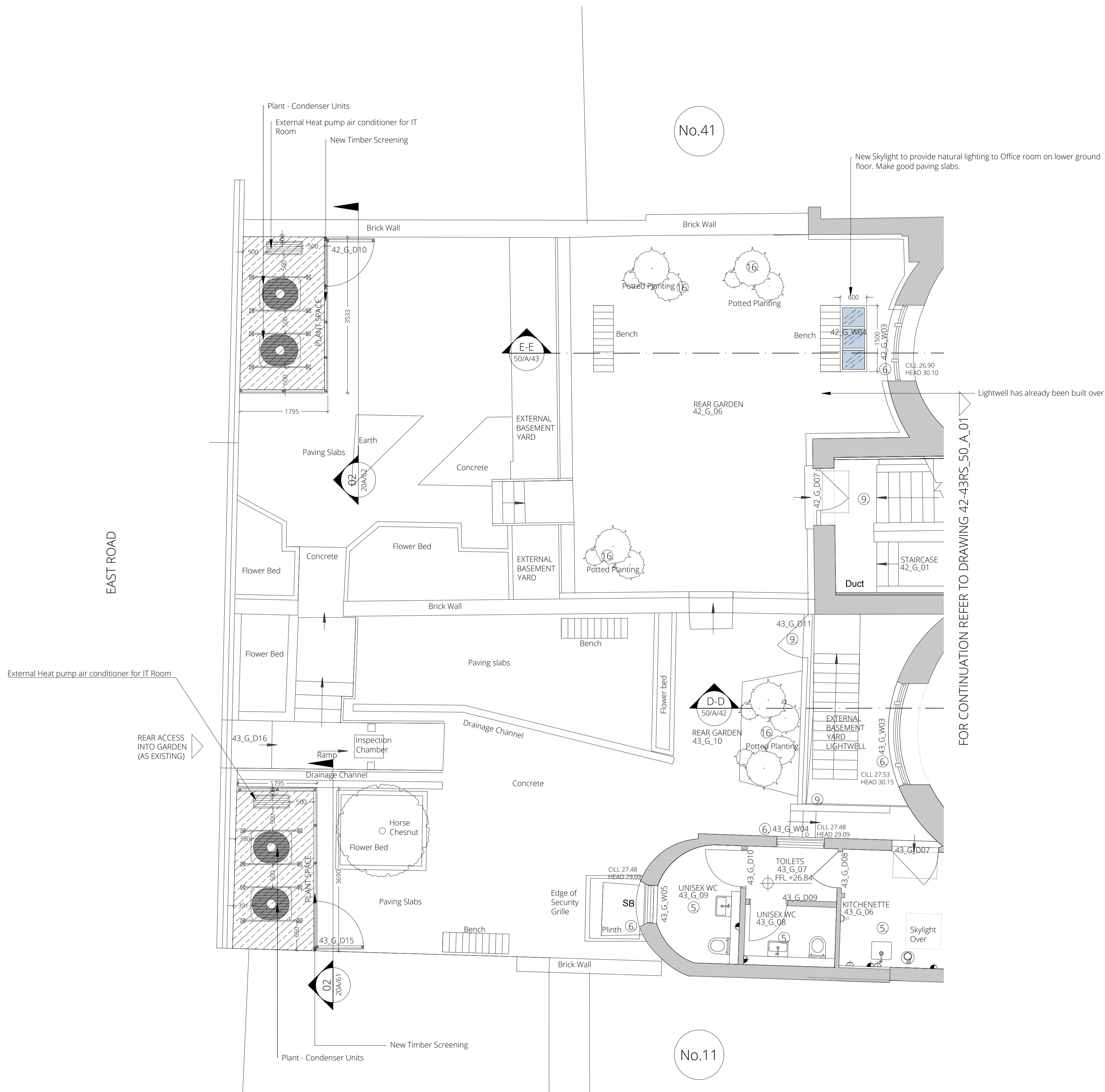
LEGEND

- Floor box with sockets and data points.
- Standard double socket.
- Standard single socket.
- 5 amp socket.
- Cleaners socket.
- Fused spur.
- Data outlet.
- Electricity meter.
- Distribution board.
- Fire alarm panel.
- Electrical riser.
- Mechanical riser.

PLANT AREA

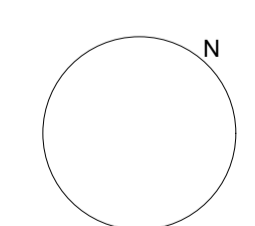
FOR PLANNING

**Project Ref:** 42-43 RUSSELL SQUARE  
**Subject:** PROPOSED GROUND FLOOR PLAN - REAR GARDEN  
**Drwg No:** 42-43 RS\_50\_A\_01.01  
**Scale:** 1:50  
**Rev:** B  
**Original sheet size:** A1



No.42

No.43



Read this drawing in association with all other relevant contract documents and risk assessments  
 Do not scale from this drawing. Use figured dimensions only. All dimensions to be checked and verified by the contractor on site.  
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 0m 2.5m 5m 7.5m  
 Scale bar (for verification only)

Date	Revision	Description
27 July 2018	/	Planning & Listed Building Consent Applications
29 May 2019	A	Planning & Listed Building Consent Applications - Issued to LBC for comment
21 June 2019	B	Planning & Listed Building Consent Applications - Issued to LBC for comment