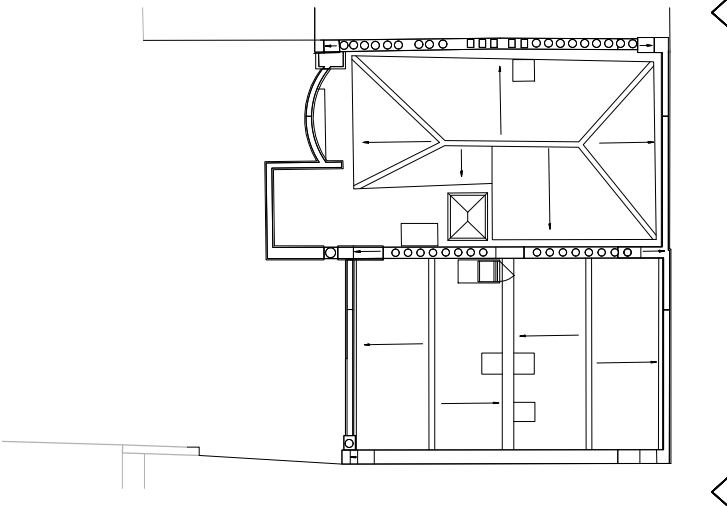


NOTES:

- 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 Floor Mounted Freestanding VRF units with New Joinery housing services . These will not be touching the wall. Floor 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 Ventrolla 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.

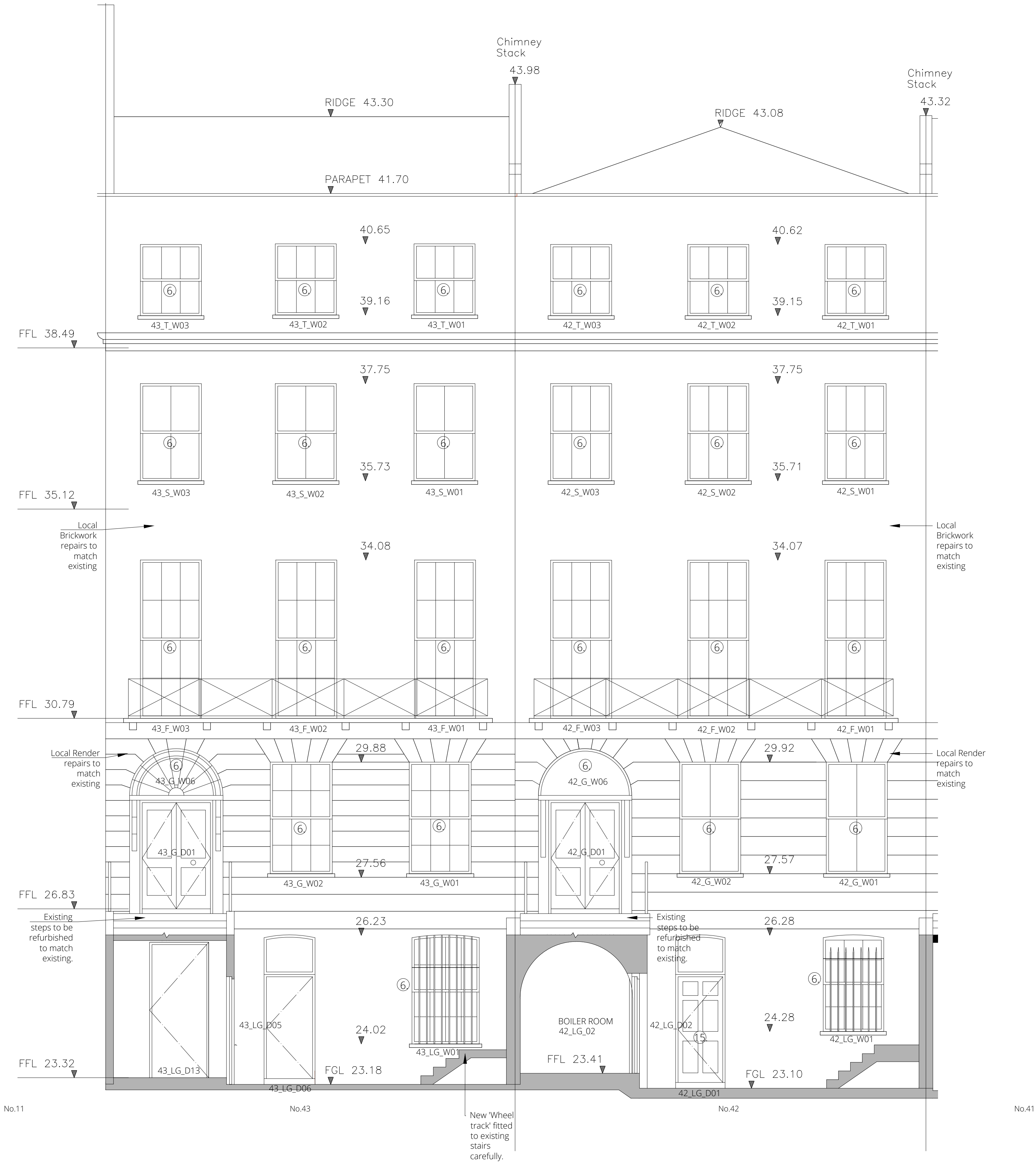
*Refer to Proposed External Works drawing - 42_43 RS_50_E_61

Key Plan



FOR PLANNING

Project Ref:	42-43 RUSSELL SQUARE; RIBA STAGE 4		
Subject :	PROPOSED FRONT ELEVATION		
Drwg No :	42-43 RS_50_A_61	Rev :	A
Scale :	1:50	Original sheet size:	A1



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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Work Package Tender Briefing Construction

Date	Revision	Description
27 July 2018	/	Planning & Listed Building Consent Applications
16 August 2019	A	Planning & Listed Building Consent Applications