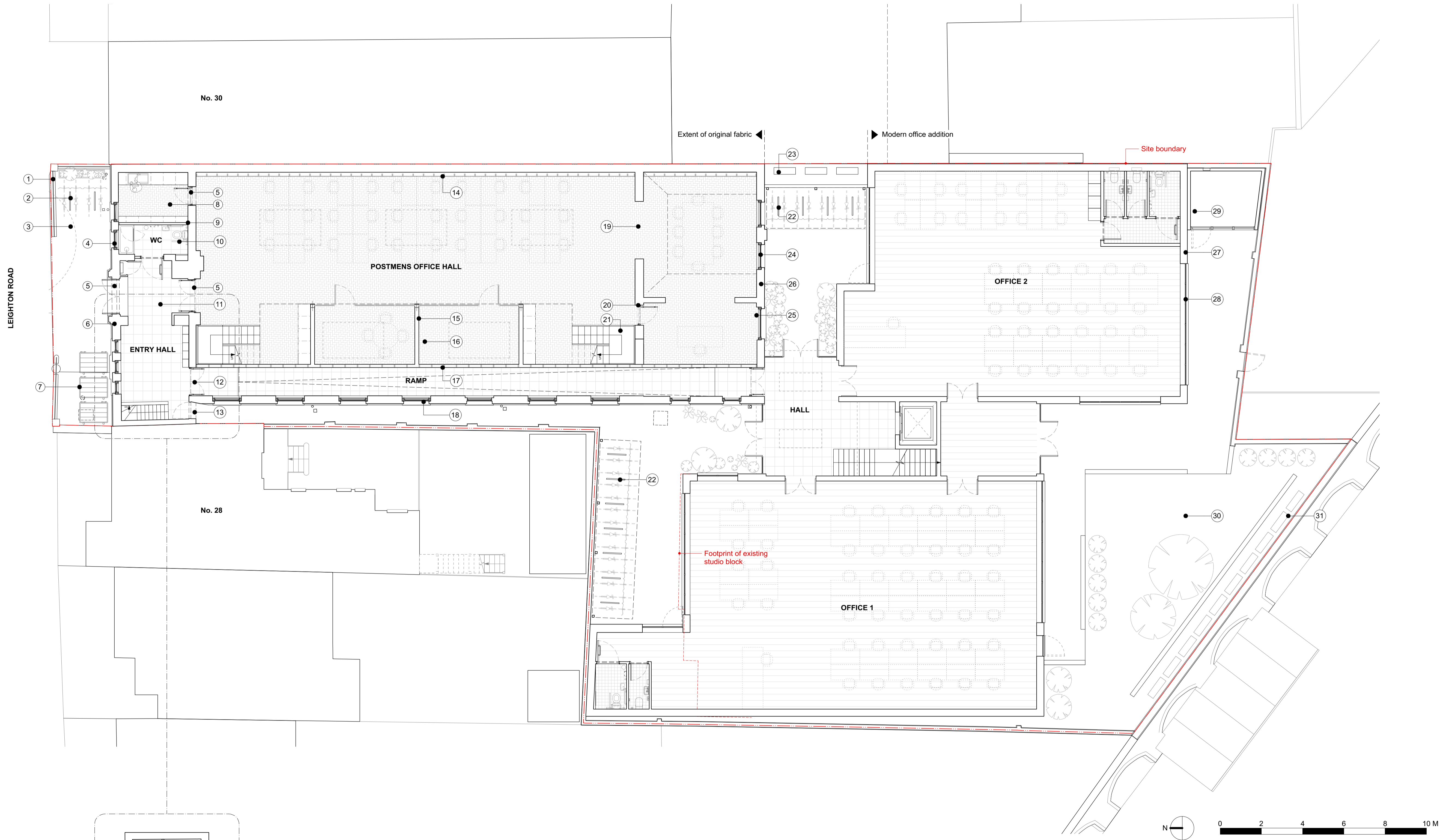


REV	DATE (dd.mm.yy)	DESCRIPTION
-	22.01.20	Draft Issue
A	06.02.20	Issued for Planning

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



Notes

1. New black railing with brick base to replicate existing railings opposite
2. New visitor bike stands; sheffield stands finished black to match railings
3. External floor finishes replaced with cobble and sett pavers
4. Existing windows on front elevation refurbished; sanded, redecorated. Sashes eased, with new white seals and metal ironmongery fitted. Security bars removed.
5. Existing doors refurbished and redecorated. New ironmongery fitted.
6. Masonry on street elevation repaired and cleaned by specialist.
7. Bin storage area
8. New kitchenette installed for office use. Pine flooring laid in herringbone pattern to match hall.

9. Plasterboard partition installed to divide space. New cornice made to match existing design installed along kitchen side of wall.
10. New accessible WC and shower installed. Existing cornice protected under new dropped plasterboard ceiling.
11. New porcelain tile floor finishes.
12. New timber framed glazed fire doors into new corridor
13. New timber fire escape door into side passage
14. Plasterboard lining to half height of wall to conceal services. Installation of lining will remove need to chase walls and open up floor.
15. Plasterboard partitions beneath new mezzanine, with glazed screens facing hall
16. Previously removed areas of parquet flooring infilled with salvaged blocks

17. New plasterboard partition to create access corridor to rear of site
18. Window openings on side elevation enlarged by dropping sills to string course in brickwork. New timber casement windows installed with details to replicate existing windows.
19. Glazing and partition removed from opening
20. Existing opening reduced in size, and fitted with new timber framed glazed door
21. New metal framed timber clad stairs to proposed mezzanine level above
22. Long stay bike parking for office use, sheffield stands with clear polycarbonate roof over.
23. Low level external condenser housing with acoustic louvred enclosure over.
24. Existing windows on rear elevation refurbished; sanded, redecorated. Sashes eased, with new white seals and metal ironmongery fitted.

25. Non-original doors removed and replaced with fixed glazing. Window to be timber framed with details to replicate the existing.
26. Rear facade re-exposed to the outside, render removed and brickwork cleaned (subject to testing to ascertain effect on masonry below).
27. New blocks to rear clad with fibre cement panels
28. Fenestration to rear blocks metal framed double glazing, frames powdercoated grey
29. Single storey external shed, to potentially house bins. Clad in standing seam zinc, with louvres to front.
30. New soft and hard landscaping to rear amenity area.
31. External condenser units with masonry wall in front

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DRAWING TITLE

**Proposed Drawings
Ground Floor Plan**

SCALE 1:100 @ A1 / 1:200 @ A3	DRAWN BY CE
	CHECKED BY LQ

DRAWING STATUS
PLANNING

PROJECT NO. QA183	DRAWING NO. P101	REV. A
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