

PLANS APPROVED

25 JUL 2011

ISSUED:

21.01.11 First Issue Rev 00
 25.02.11 Revised Rev 01
 11.03.11 Issued for Planning Rev 01

#	Item	Queries/Notes	Listed Building Consent, Planning and Building Control requirements
1.0 Shop Front			
1.1	Demolish and replace shop front at ground floor level to match other existing shop fronts along Southampton Row. Refer to drawings 8900 (05)400 & 401.		
1.2	Awning	In working condition? Pole required? New Valance?	
2.0 Ground Floor			
2.1	Remove all remnant wall finishes, papers, tiles etc.		
2.2	Strip out dumb waiter		
2.3	Remove any remaining subfloor, repair any holes and weak areas of flooring, install new plywood subfloor, leave a smooth and level floor finish ready to receive tenants flooring.		
2.4	Strip out windows to infill opening with block work and line with fire rated plasterboard, skim and decorate as per finishes schedule. Refer to drawings 8900(22)400 & 401		
2.5	Retain cornices and skirting, replace any missing skirting and cornices to match existing and decorate as per finishes schedule.		
2.6	Investigate signs of damp/staining on rear wall and ceiling to establish if this is a current or past damp problem.		
2.7	Repair and make good all walls and ceilings skim to leave a smooth level finish and decorate as per finishes schedule.		
2.8	Strip out stair enclosure and replace with balustrade as per drawings 8900(04)400 & 401. Repair treads as necessary and provide colour contrasting stair nosing.		
3.0 Stair			
3.1	Retain stair, replace balustrade as per drawing 8900(04)401 balustrade at ground floor to be 1100mm high from FFL level (Allow for tenant floor finish) ensure that the new balustrade meets with Building Control requirements for		

	DDA. Paint stairs/stringer/skirting and provide contrasting stair nosing as per Finishes Schedule.		
4.0 Basement			
4.1	Strip out partitions as per 03 series drawings.		
4.2	Strip out floor finishes and any associated screeds. Ensure sound base. Address any damp issues. Apply screed to leave a smooth level floor finish/slab ready for tenant to fit out.		
4.3	Strip all remnant wall finish, stainless steel cladding, wall tiles, etc. Make good and repair walls as necessary, skim to leave a smooth even finish and decorate as per finishes schedule.		
4.4	Provide new ambulant disable WC as per drawing 8900(03)403 with new close coupled cistern, hand wash basin and hot water hand wash unit. Provide anti-slip floor vinyl finish to new WCs as per finishes schedule. Allow for appropriate Gradus transition strip at threshold.		
4.5	Utilise existing fire rated ductwork for WC extract		
4.6	Remove all redundant ductwork within the unit and any redundant ductwork that has been routed out of the unit into the service corridor. Make good walls and decorate.		
4.7	Provide new 3 Phase electrical supply and electrical cupboard as per drawing 8900(03)403	Locate existing electrical supply on plan	
4.8	Gas supply? Cap of existing supply	Survey to check condition of existing supply?	
4.9	Retain existing kitchen extract duct	Condition survey required	
4.10	Provide new escape door set		
4.11	Pavement lights, do they need repair or replacement? Ensure that they are in good repair and do not leak.		
5.0 WC			
5.1	Provide new accessible WC and lobby as per drawing 8900(03)403, with new WC with close coupled cistern, hand wash basin, cold water tap, hot water hand wash unit & extract fan. Install satin stainless steel grab rails to meet DDA requirements. Provide toilet paper holder and coat hook. Altro vinyl non-slip floor as per finishes schedule with Gradus transition strip.		
6.0 M&E			
6.1	Toilet extract fan and duct to external grille enclose within plasterboard bulk head and provide access hatches as required.		

6.2	See drawing 8900(60)401 for lighting, emergency lighting and exit sign locations.		
6.3	Adapt fire alarm system to new layout and re commission. Allow for testing by appropriate parties. (Phoenix?) Ensure compliance, obtain copies of appropriate certificates ensure break glass units are in working order.		
6.4	Provided new break glass units as required by Building Regulations		
6.5	Small power, test existing for continued use, if new required allow 2no. double sockets at ground and 2no. double sockets at basement level		
6.6	Provide 3 Phase electrical supply		
6.7	Allow for hand wash water heater in Ambulant Disabled WC in basement		
6.8	All for Statutory Signage		
6.9	Test and commission all electrical installations on completion.		