



External steps from courtyard altered and rebuilt to suit proposed access and egress from LGF. Steps to be formed from concrete to building control regulations. Handrail type to be agreed. Slot drain to be located at base of steps. Refer to external detail drawing.

Existing goods lift to be redundant, opening to be blocked up to building control fire regulations standard, partition to be around existing bund.

New fire escape door. Door to be electrically controlled for access.

Existing window to be blocked up using facing brick to match existing.

New doorway in window opening to new offices. External doors to be connected to an intercom system controlled internally from office.

Slot drain to be installed at new entrance.

Existing window to be replaced, security bars to be installed externally. A shutter to be fitted internally for added security

Allowance to be made for acoustic treatment due to the hard surfaces (floor, ceiling, walls)

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Glass blocks at pavement level to be replaced with galvanised polyester powder coated metal framed windows.

Existing staircase head height to be increased above bottom 2-3 steps of flight to landing. Refer to Structural engineer's details.

Glass blocks at pavement level to be replaced with galvanised polyester powder coated metal framed windows.

N.B. All drawings are to be read in conjunction with architectural specification, M&E and Structural information and drawings

- Rev B - additional showers added, drying room, bike store, lockers. Notes amended to suit
- Rev C - rear stairs omitted, wall around lift bund added, doors added to fire exit, bike store wall moved, shutter added to entrance
- Rev D - doors added to bike store and lockers, fire exist door to rear set back.
- Rev E - Radiators removed from office plan.
- Rev F - Revised layout.

rev	description	date	issue	checked
<div><div><div><div>NRa</div><div>Nicola Roberts architects</div></div><div><div>client</div><div>Salaft Properties Ltd</div></div><div><div>project</div><div>20 Flaxman Terrace, London WC1H 9AT</div></div><div><div>scale</div><div>1:100@A3</div></div><div><div>drawn</div><div>NR</div></div><div><div>date</div><div>December 2019</div></div></div><div><div><div>cad reference</div><div>dwg</div></div><div><div>job</div><div>20FT</div></div><div><div>dwg</div><div>(FT)05</div></div><div><div>revision</div><div>F</div></div></div></div>				
Proposed Lower Ground Floor Plan				
PLANNING				