

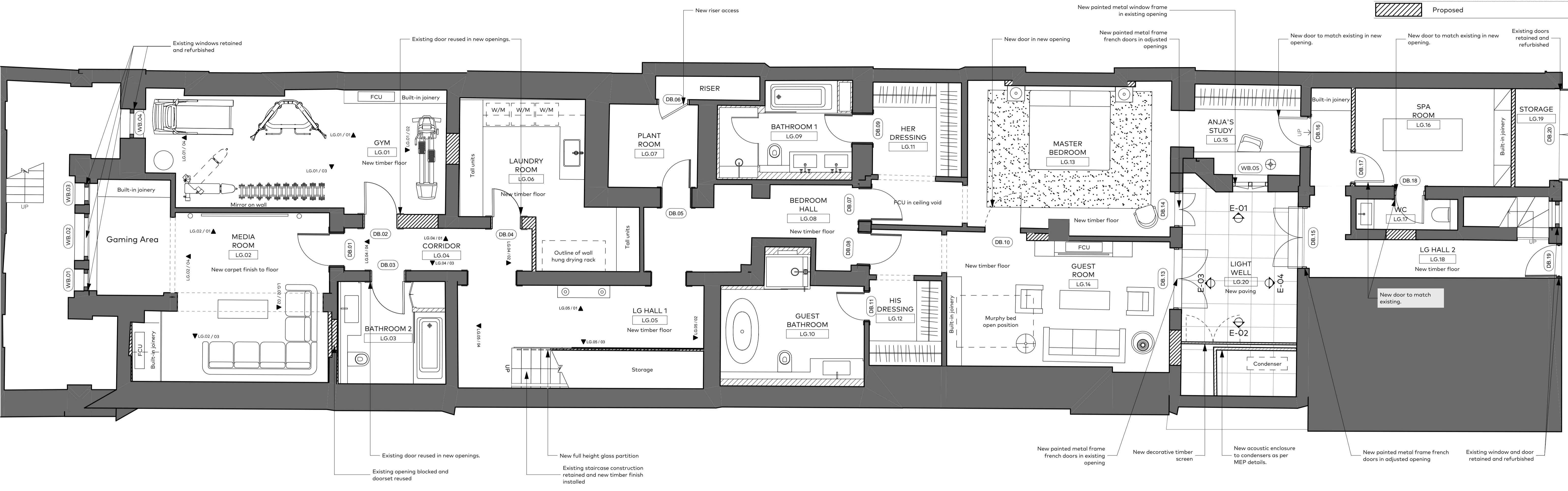
GENERAL NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Sizes of and dimensions to any structural and MEP services elements are indicative only. See relevant consultant's drawings for actual sizes and dimensions. This drawing is to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information. All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details. Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the immediate attention of the Architect. All work must be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority. DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES

Notes

Existing to be retained
Proposed



01 LOWER GROUND FLOOR PLAN As Proposed 1:50

NOTES:

1.0 This drawing is based on SKILLTRAN Ltd survey information.

2.0 PLASTER TO INTERNAL WALLS AND CEILINGS

- 2.1 Existing plaster to walls will be retained where possible with localised like for like repairs.
- 2.2 New partitions will be masonry/stud, finished in skimmed plasterboard.
- 2.3 Existing ceiling and original cornices to be retained and refurbished in the following rooms: Family room, Dining room, GF Hall 1 and 2, Vestibule, Kitchen and Adam's Office.
- 2.4 New suspended ceiling will be metal frame, finished in skimmed plaster.
- 2.5 New services run within existing ceiling voids.

3.0 FLOORS

- 3.1 New floor finishes will be installed throughout.
- 3.2 Existing underfloor heating system retained where installed.
- 3.3 New services will run within existing floor voids.
- 3.4 Existing basement floor slab and underfloor heating system retained.

4.0 DOORS & WINDOWS

- 4.1 Existing doors are to be retained and upgraded to meet fire regulations. New ironmongery throughout.
- 4.2 Where indicated on GA plans, new doorsets (frame, leaf & architrave) are to match existing adjacent.
- 4.3 Existing doorsets relocated in new openings as per GA plans.
- 4.4 All existing door closers to be removed.
- 4.4 Existing timber sashes to front elevations retained and refurbished. New ironmongery throughout.
- 4.5 All new windows and doors to rear lightwell are to be painted metal frames.

5.0 HISTORIC JOINERY & FEATURES

- 5.1 Dado rails removed in Family room, Dining room, Kitchen and Adam's studio. Where retained are to be stripped/cleaned repaired and redecorated. Where it is not possible to retain the existing (e.g. rotten or damaged beyond repair) like for like replacements will be made.
- 5.2 New solid timber skirting will be installed where not original. Refer to demolition drawings.

6.0 FIREPLACES

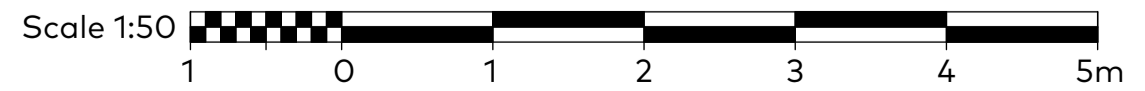
- 6.1 Existing chimneypieces retained, cleaned and refurbished

7.0 STRUCTURAL

- 7.1 Structural Engineer will advise on proposed demolition works.

8.0 GENERAL NOTES -MECHANICAL & ELECTRICAL

- 8.1 The property shall be fully rewired to meet the current Building regulations requirements.
- 8.2 The property shall be fully rewired to meet the current Building regulations requirements.
 - All existing utilities to be retained and reused subject to validation
 - New switches and sockets will generally be installed in existing positions where possible
 - New MVHR system will serve the following rooms:
 - o Bedrooms
 - o Media room
 - o Gym
 - New MEV systems will serve the following rooms:
 - o Kitchen
 - o Study's
 - Comfort cooling system will be provided to the following areas:
 - o Family room
 - o Dining room
 - o Kitchen
 - o Bedrooms
 - o Media room
 - o Guest room
 - o Master Bedroom
 - o Study's
 - HWS generated from a central indirect HW cylinder, subject to validation this system is to be retained and reused
 - All drainage connection within existing floor and ceiling voids.



RevID	WIP	CHD	Change Name	Work in Progress	Date

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PROJECT	8 Cambridge Gate, Regents Park, London NW1		
CLIENT	Private Client		
DRAWING	Lower Ground Floor Plan As Proposed		
DATE	26/08/2021		
REFERENCE	BCG-GAR-PL-1-DR-A-500-01-WIP		
STATUS	PLANNING	SCALE @ A1	1:50
DRAWING NUMBER	0917	(PL)500	-

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