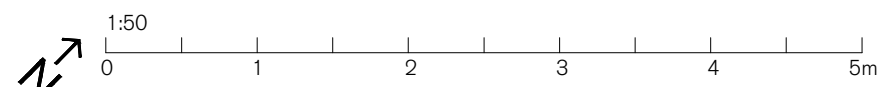


NOTES:

1. Refurbished external door
2. Existing lift refurbished
3. All doors to be retained and redecorated. Where appropriate and in accordance with fire consultant specification treat with envirograf fire coating
4. Retain and refurbish existing double doors
5. New kitchenette
6. New electric radiators as indicated
7. New slate effect hearth
8. Existing stairs refurbished with new carpet runner
9. Areas of damaged lath and plaster repaired, re-plastered and redecorated.
10. Existing damaged and missing suspended ceiling to be carefully removed and replaced
11. All existing windows to be refurbished and to receive new ironmongery
12. Existing WCs fully refurbished with new sanitary wear and finishes
13. Any existing damaged or missing areas of plasterboard with skim finish repaired and redecorated
14. Existing cast iron fireplace and wood surround retained and refurbished. Existing decorated wood surround stripped back and redecorated
15. New downlights in basement
16. Existing fireplace hearth and surround retained. Existing decorated surround stripped back and redecorated
17. All existing window boards and reveals retained, stripped back and redecorated
18. Existing stone surrounds retained and cleaned
19. Existing shower to be refurbished
20. Existing painted balustrade redecorated
21. New stair tread installed to match existing stairs
22. Existing light well floors made good and cleaned
23. Existing light well walls made good to match existing ready for decoration
24. Existing flat roof and coping cleaned
25. New damp-proofing system installed to vault ceilings, walls and floor.
26. Existing stairs walls repaired ready for redecoration
27. Existing ladder retained and redecorated
28. New communications provisions created within building
29. All existing wall and ceiling lights to be replaced. Existing locations to be utilised to avoid further intervention with historic building fabric.
30. All existing trunking and conduits to be carefully removed. New wiring and sockets to be in floor boxes with the exception of cleaners sockets which are to be provided wall mounted with faceplates. Floor boxes to be located within existing modern plywood floor boards. Historic floor boards to be preserved.
31. All previously infilled openings between 17 and 18 are to be reviewed and upgraded to provide 60min fire separation between buildings, from the no.18 side
32. All ceiling rose to be retained and redecorated
33. All mouldings, skirtings, dad railing and paneling to be repainted and made good where damaged.
34. All areas of water ingress/damp to be properly inspected and repaired.
35. Replace All FCU's in existing locations. Where currently there is no provision for FCU's install new low level FCU's.
36. Existing timber mantle piece to be retained and restored
37. Existing window and door to be fitted with automatic opener as AOV above basement WCs
38. Proposed location for capped services to provide tea points in rooms above basement WCs
39. Existing external location of condensers and plant



SPRATLEY & PARTNERS
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REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
A	NOV '21	PLANNING AMENDS	EM	EM
-	-	-	-	-
-	-	-	-	-

PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO
18&19 Southampton Place Holborn Links London	Proposed Fourth Floor Plan	Sept '21	1:50	21.864
STATUS	DRAWING NO	DRAWN	CHECKED	REV
PLANNING	PL.0205	EM	EM	A

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& P