



- NOTES:
- New external door.
 - Existing lift refurbished.
 - Existing lift refurbished.
 - New double doors.
 - New wall mounted FCUs in architectural casings.
 - New kitchenettes.
 - New vertical board on board black cladding.
 - New decking to rear external courtyards.
 - New electric radiators as indicated.
 - New wall mounted cycle stands.
 - Existing metal gangway retained. Existing painted metalwork redecorated black.
 - New metal balustrade decorated black.
 - All existing painted metal bars redecorated white.
 - New sash window to match existing.
 - New casement window to match existing.
 - New solid surface hearth.
 - Existing stairs refurbished with new carpet runner.
 - Areas of damaged lath and plaster repaired, re-plastered and redecorated.
 - Areas of damaged plaster over EML repaired, re-plastered and redecorated.
 - New cycle stands.
 - New plant screen and door.
 - Existing WCs fully refurbished with new sanitary wear and finishes.
 - New metal bars installed externally to existing window to match existing.
 - New extended external stairs with cycle channel to match existing.
 - All previous abutments made good to match existing finish locally.
 - New hit and miss chimney vents installed at existing locations.
 - New plasterboard access panel.
 - Any existing damaged or missing areas of plasterboard with skim finish repaired and redecorated.
 - Existing cast iron fireplace and wood surround retained and refurbished. Existing decorated wood surround stripped back and redecorated.
 - New black reeded panels to back and sides of fireplace chambers.
 - New damp-proofing system installed to internal walls, membrane over boarded with dot and dab plasterboard with skim finish.
 - Existing fireplace hearth and surround retained. Existing decorated surround stripped back and redecorated.
 - All existing window boards and reveals retained, stripped back and redecorated, colour to be agreed.
 - Existing landing boxing and lobby entrance reveal retained, stripped back and redecorated.
 - Existing stone surrounds retained and cleaned. First floor surround in 20 Southampton Place front room to be repaired to remove visible historic repair.
 - New shower provision created.
 - Refer to internal elevations for details on new reveal treatment.
 - Existing painted metal railings and balustrade redecorated.
 - Existing areas of damp to be repaired.
 - New guarding.
 - Existing wall behind historic service riser plastered to match existing adjacent wall finishes.
 - Any existing redundant service openings infilled with plasterboard with skim finish repaired and redecorated.
 - New stair tread installed to match existing stairs.
 - Existing external staircase retained, prepared and redecorated.
 - Existing light well floors made good and cleaned.
 - Areas of damaged plaster repaired and re decorated.
 - New companionway to provide access from the lower ground light well to the ground floor level.
 - Existing flat roof and coping cleaned.
 - New locker provision created within building.
 - New damp-proofing system installed to floor internally. Membrane over screeded to receive new floor finish.
 - New damp-proofing system installed to vault ceilings, walls and floor. Wall membrane over rendered and decorated and floor membrane over screeded to receive new floor finish.
 - Existing rain water goods cleaned and re decorated black. Damaged or poorly installed components to be repaired or replaced.
 - Existing stairs walls repaired ready for redecoration.
 - Existing gully retained.
 - Existing inspection chamber retained.
 - New planting.
 - New nosings to stairs.
 - Existing areas of damaged plaster and beads repaired and re-plastered ready for decoration.
 - New balustrade to match refurbished existing.
 - New external signage, design to be developed as part of a site wide strategy.
 - Existing roof access ladder retained and redecorated.
 - Refer to proposed roof plans for roof, mansard and gutter works.
 - Existing ladder retained and redecorated.
 - Existing light well walls made good to match existing ready for decoration.
 - New planters to match timber cladding with stainless steel cable trellis system in diamond pattern for climbing plants above fixed back to existing light well wall.
 - New communications provisions created within buildings.
 - New cleaners sink and bib taps with tiled splash back.
 - Refer to structural engineers information for structural details.
 - New concealed fire curtain to opening head, refer to internal elevations for details.
 - New dry riser through 47 BS staircase.
 - New service riser. Risers sized to allow the retention of existing features behind.
 - New service cupboard to replace exiting in the same location.
 - New condenser units, refer to MEP drawings for details.
- GENERAL PLAN NOTES
- Refer to MEP drawings and information for details of proposals.
- Refer to structural drawings and information for details of proposals.
- Floor Finishes - New floor finishes throughout over existing floor boards to ground and up and slabs in lower ground floors.
- Windows - All windows to be refurbished with new ironmongery unless otherwise indicated. Refer to window and ironmongery schedules for details.
- Doors - New doors indicated with an (N) after the reference. Existing doors to be refurbished with new ironmongery. Refer to door and ironmongery schedules for details.
- KEY
- Ownership Boundary Line (all other land shown south of blue line on plan is within applicants control).
 - Application boundary.
 - Existing Walls To be retained.
 - New Walls New partition walls.



Key



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7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
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REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
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PROJECT	DESCRIPTION
HOLBORN LINKS PROJECT 5 20-22 SP & 46-47 BS	20-22 SP PROPOSED GROUND FLOOR PLAN
CLIENT	EDR

DATE	SCALE AT A1	JOB NO
JUNE '21	1:50	21.865
STATUS	DRAWING NO	REV
PLANNING	PL.1341	A
DRAWN	CHECKED	
CW	RE	

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