

NOTES:

- New external door.
- Existing lift refurbished.
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- 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.

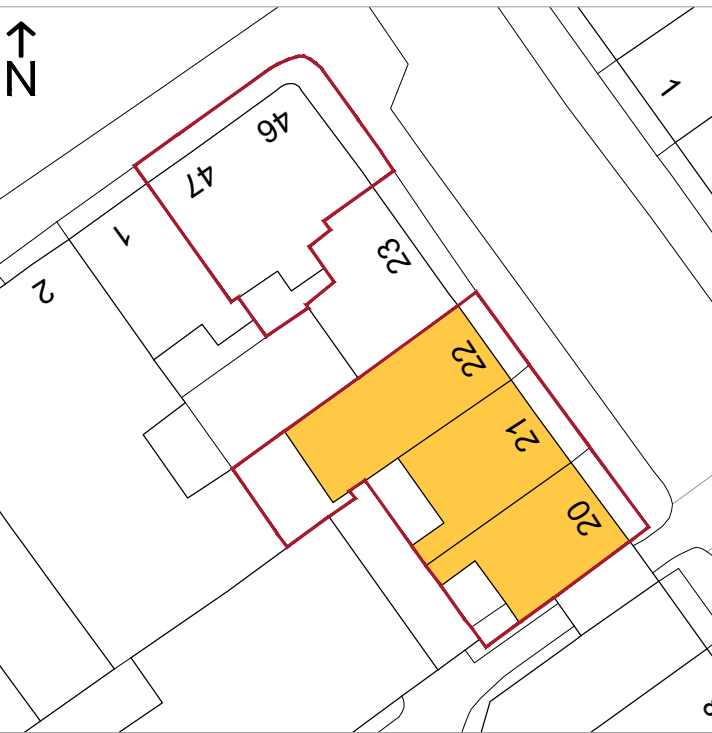
Floor Finishes - New floor finishes throughout over existing floor boards to ground and up and slabs in lower ground floors.

Windows - All windows to be refurbished with new ironmongery unless otherwise indicated. Refer to window and ironmongery schedules for details.

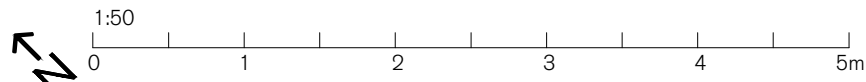
Doors - New doors indicated with an (N) after the reference. Existing doors to be refurbished with new ironmongery. Refer to door and ironmongery schedules for details.

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



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
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INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT.

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
A	12.10.21	D.22.4.02 (N) and partition omitted.	RE	RE
-	-	-	-	-
-	-	-	-	-

PROJECT	DESCRIPTION
HOLBORN LINKS PROJECT 5 20-22 SP & 46-47 BS	20-22 SP PROPOSED FOURTH FLOOR PLAN
CLIENT	EDR

DATE	SCALE AT A1
JUNE '21	1:50
STATUS	PLANNING
DRAWN	CW
CHECKED	RE

JOB NO	21.865
DRAWING NO	PL.1345
REV	B

S
& P