



KEY

 New partitions

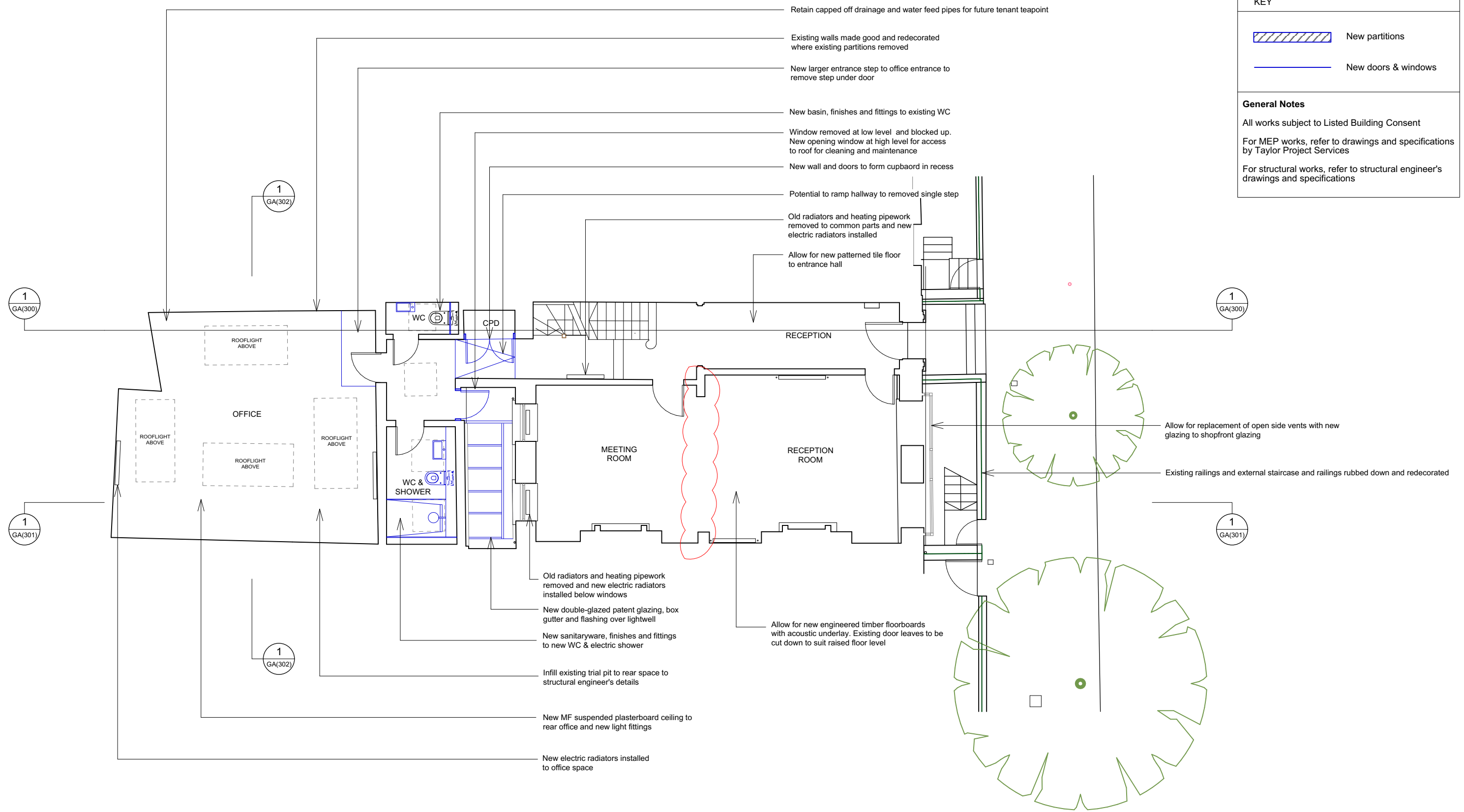
 New doors & windows

General Notes

All works subject to Listed Building Consent

For MEP works, refer to drawings and specifications by Taylor Project Services

For structural works, refer to structural engineer's drawings and specifications



- Retain capped off drainage and water feed pipes for future tenant teapoint
- Existing walls made good and redecorated where existing partitions removed
- New larger entrance step to office entrance to remove step under door
- New basin, finishes and fittings to existing WC
- Window removed at low level and blocked up. New opening window at high level for access to roof for cleaning and maintenance
- New wall and doors to form cupboard in recess
- Potential to ramp hallway to removed single step
- Old radiators and heating pipework removed to common parts and new electric radiators installed
- Allow for new patterned tile floor to entrance hall
- Allow for replacement of open side vents with new glazing to shopfront glazing
- Existing railings and external staircase and railings rubbed down and redecorated
- Old radiators and heating pipework removed and new electric radiators installed below windows
- New double-glazed patent glazing, box gutter and flashing over lightwell
- New sanitaryware, finishes and fittings to new WC & electric shower
- Infill existing trial pit to rear space to structural engineer's details
- New MF suspended plasterboard ceiling to rear office and new light fittings
- New electric radiators installed to office space
- Allow for new engineered timber floorboards with acoustic underlay. Existing door leaves to be cut down to suit raised floor level

1 Proposed Ground Floor Plan
Scale: 1:100



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 or services elements are indicative only. See structural and services engineers drawings for actual sizes / dimensions.
 This drawing 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 attention of the Architect.

Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent
PL2	28/02/2022	Revised to remove proposed glazed doors to existing ground floor opening

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref	(GA)100	Drwg. no.	(GA)100
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