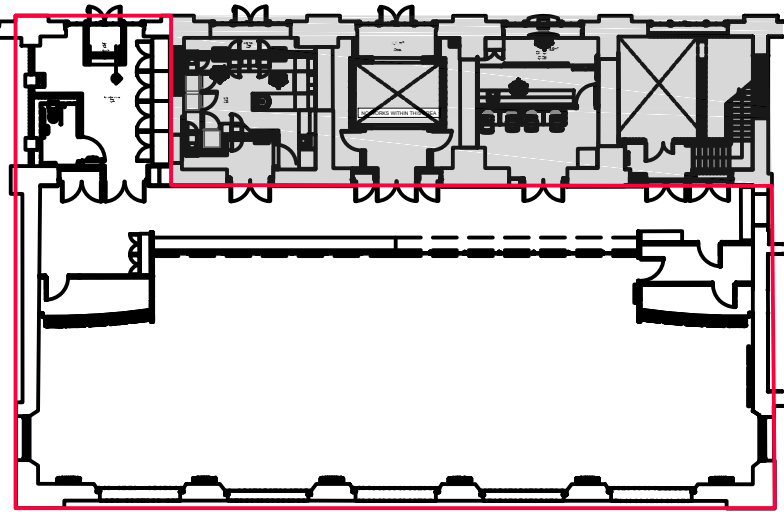


Proposed Builders Works Plan

Scale 1:100 @ A2



Area Of Works

Not To Scale

BUILDERS WORKS

Drawing to be read in conjunction with all drawings and specifications.

Mechanical and Electrical Works

The contractor shall include for all necessary builders works in relation to M+E alterations/additions including but not limited to forming of new openings, chases in walling and flooring and alike, and all associated making good works on completion.

Plastering Works/Patch Repairs

Where damage has been caused to existing plaster finishes following removal of fixtures and fittings, allow for scraping back to sound material and plaster patch repair all exposed areas. New plaster finishes shall be neatly feathered in with existing plastered finishes.

Where new openings have been formed within existing walls, allow for plastering around full extent of newly formed jambs and heads as required. New plaster finishes shall be neatly feathered in with existing plastered finishes.

Joinery

The specification of doors are detailed within the following layouts:

Door schedules and types layout

Walls

Wall Type 1 [Studwork Walls]

Supply and construct new 2900mm high proprietary steel stud and plasterboard partition system, to consist as a minimum;

Proprietary 70mm 'C' Stud @ max 600mm centres installed into floor channels as manufacturers details. To be British Gypsum 'Gypframe' system or similar and equal approved.

Generally, allow for cladding each side of wall with 1 layer 15mm thick plywood, and 1 layer 15mm 'Wallboard' plasterboard by British Gypsum or similar and equal approved.

Include for all required angle and stop beads as manufacturers recommendations to be 'Thistle Hardwall' with Thistle Multi-finish skim over to either sides.

Wall Type 2 [Blocking up of existing openings]

In locations indicated, allow for in-filling existing openings with steel stud frame to either side of the opening and plasterboard partition system, to consist as a minimum;

Proprietary 'C' Stud (sized to suit existing opening) to either side of the openings installed into floor and head channels as manufacturers details. To be British Gypsum 'Gypframe' system or similar and equal approved.

Generally, allow for cladding each side of wall with 1 layer 15mm thick plywood, and 1 layer 12.5mm 'Wallboard' plasterboard by British Gypsum or similar and equal approved. Include for all required angle and stop beads as manufacturers recommendations to be 'Thistle Hardwall' with Thistle Multi-finish skim over to either sides.

Fixtures and Fittings

All fixed furniture listed shall be provided through the main contract, and the contractor shall include for all required deliveries, coordination and connection of M&E Services, removal of all packaging and redundant materials and installation to complete the works.

NOTE

All fixed furniture is to be contractor design. These proposals are indicative only and the contractor is required to develop these further and provide drawings for manufacture to the client for approval.

All dimensions are approximate and the contractor is required to take site measurements.

All colour references are to be confirmed with Client prior to manufacture.

INTERNAL DOOR SPECIFICATION

Door Specification

Flush, solid core doors lipped along longest edges with hardwood lipping. Door thickness to be 44 - 54mm as required to achieve required fire and/or acoustic resistance. Doors to be set in solid timber frames in softwood or hardwood as required to achieve required fire resistance.

Door Frames

New Door Frames shall be constructed and finished as follows:

'P' – Painted Frames - Painted Door Frames to be softwood (or hardwood, with minimum density to suit stated fire resistance) paint finished with 1 coat undercoat and 2 coats Refer finishes schedule for paint specification. Colour to be confirmed.

Door Facings

New Doors shall be constructed and finished as follows:

'P' – Painted Door - New door with paint grade plywood facing to receive gloss paint finish to all exposed faces. Paint finished with 1 coat undercoat and 2 coats gloss. Refer finishes schedule for paint specification. Colour to match wall finish.

Architraves

To all Doors, allow for the supply and installation of new 'eP'f – Painted Architraves size to match existing elsewhere) to full perimeter of door both sides. All fixing points shall have countersunk fixings, with all holes filled flush and smoothed ready to receive final paint finishes. Refer finishes schedule for paint specification. Colours to be confirmed.

Note

Overall frame sizes shown are masons opening sizes. **DIMENSIONS SHOULD ALWAYS BE CHECKED ON SITE PRIOR TO MANUFACTURE.** Existing openings to be checked before order. Clear widths are to comply with current BS8300 and building Regs Part M standards.

Key: Fixed Furniture and Fittings

— Denotes area of works

- (A) Contractor to allow for the construction of new internal partitions. Refer to wall type specifications for details.
- (B) Following removal of existing doorset, allow to block up opening with new internal wall. Refer to wall type specifications for details.
- (C) Contractor to supply and install new internal door set within internal wall. All to be fitted with new ironmongery.
- (D) Contractor to allow for the supply and installation of new ticket counters. Include for all associated fixings etc to complete the installation as detailed in the fixture and fittings layout. Refer to detailed drawings.
- (E) Allow for supply and installation of new Customer Services' window within the proposed stud wall. Refer to detailed drawings. Refer to detailed drawings.
- (F) Allow for the supply and installation of a Customer Services' Counter as detailed in the fixture and fittings layout.
- (G) Allow for the supply and installation of a security shutter to the Customer Services window.
- (H) Allow for the supply and installation of new kitchen wall-base and drawer units. Units to be from the Allendale range by Howdens **Colour Navy**. 2x H890x W1000 x D575 Hi-Line Base Units, 1x H890x W500 x D575 Hi-Line Base Unit, 1x H890x W1000 x D575 Draw-Line Base Unit, 3x H720x W1000 x D290 Wall Units, 1x H720x W500 x D290 Wall Unit, 1x H890x W1000 x D575 Sink Base Unit. Allow for the supply and installation of new worktop. Worktop to be 20mm Silestone Quartz with a chamfered edge. **Colour White**. Allow for the supply of an undercounter fridge. Allow for the supply and installation of 1 Lamona Belmont 985mm x 508mm stainless steel kitchen sink with a bowl and drainer, 1x Lamona TAP3566 GARDa, ensure that the finishes on both the tap and the sink are polished and that they match by Howdens. Allow for the supply of an appropriate waste kit including respective fixtures and fittings.

- (I) Allow for the supply and installation of a Lincat 3.5L FilterFlow wall mounted wall boiler. Refer to M&E drawings for full scope.
- (J) Allow for construction of "play mound". To be Contractor design. "Mound" to have be composed of a softwood timber frame clad with ply OSB board of suitable thickness. Top tier to incorporate clear display case with lockable removable lid to house Hornby train model. Case and train set to be supplied by Hornby).
- (K) Allow for doors to be kept permanently locked.
- (L) Allow for the supply and construction of display partition 5200 x 600 x 2900mm. Partition to be contractors design with main structure of the unit to be suitably sized timber frame carcass clad in 18mm plywood. One side (facing ticket counters) to be low maintenance Preserved Moss' green wall supplied and installed by GP Plantscape Contact Elaine Strong T:01555 663234. 3 remaining sides to be finished in veneer. Opposite surface (area facing family area) to be faced with 'Knowledge Wall' showing information about Kings Cross Station, allow for purpose printed vinyl film. Design to be provided by LNER Branding Team. Wall to have 4 lockable display cases with clear laminated safety glass and internal lighting. Internal faces of the lockers to be finished in veneer to match that of the other faces. To include interactive display screen, recessed into the wall, spec by M&E consultants.

- (M) Allow for the supply and construction of children's play train constructed in style of 'Mallard' train. Train to be contractors design with main structure of the unit to be suitably sized timber frame clad in 18mm shaped plywood. Train to incorporate timber steps and stainless steel slide. All fixings to be secret to avoid harm or damage. Allow for the supply and construction of children's play feature 'cave'. Underneath to be contractors design with main structure of the unit to be suitably sized timber frame clad in 18mm plywood curved and shaped to resemble rock face. Allow for the installation of a projector to the underside of the cave (spec by M&E consultants).

Rev	Description	Date	Dr by	App by
original by		date created		approved by
CG		Mar 22		KD



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project	Kings Cross Family Waiting Room
drawing	Proposed Builders Works, Fixed Furniture and Fittings
project number	2021.00352.003
scale	As Shown @A2
drawing number	LC02
rev	A
issue status	Listed Building Consent

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