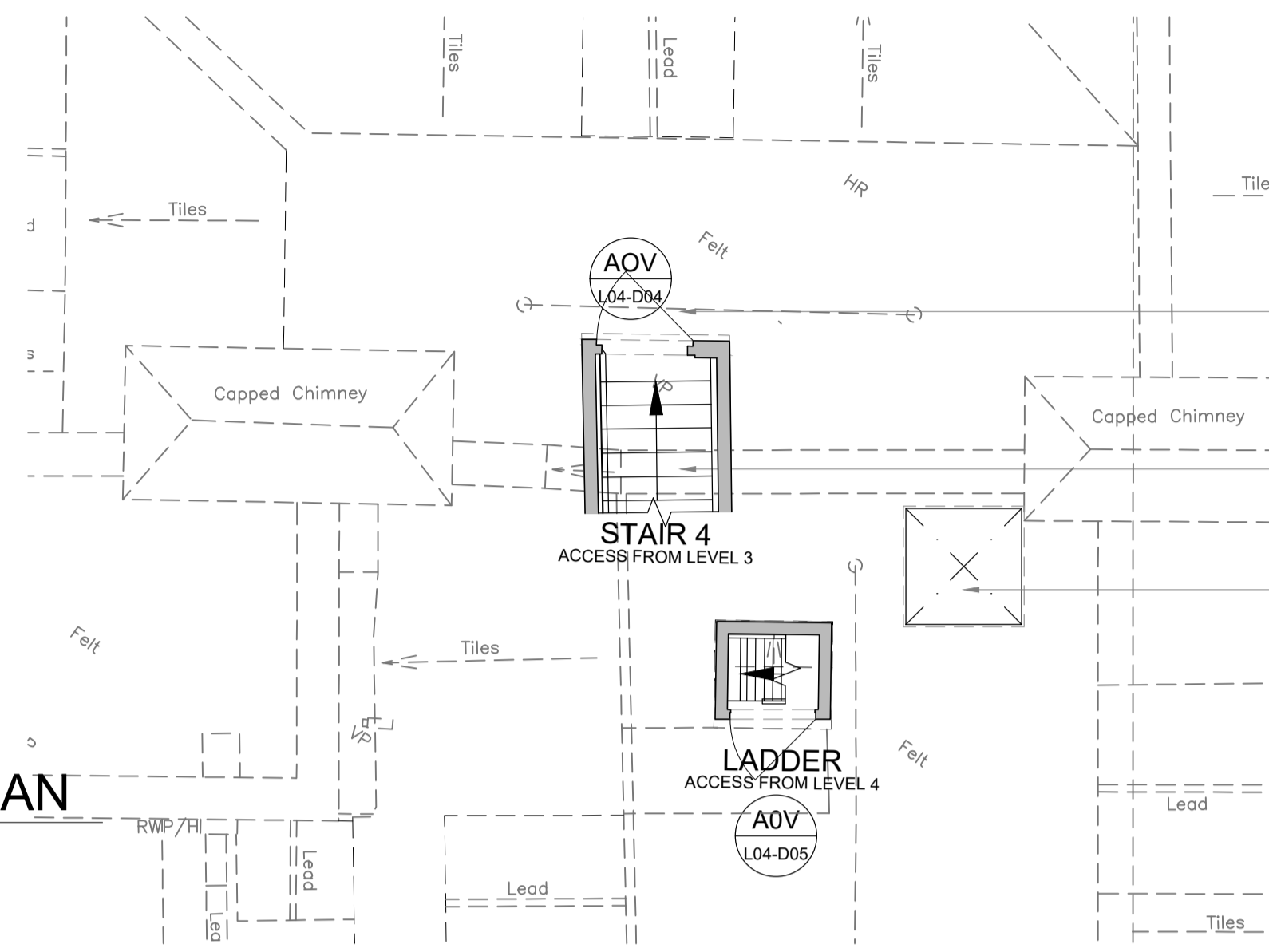


PROPOSED POSITION
NEW AOV 1m² (MIN)

UPPER LANDING PLAN

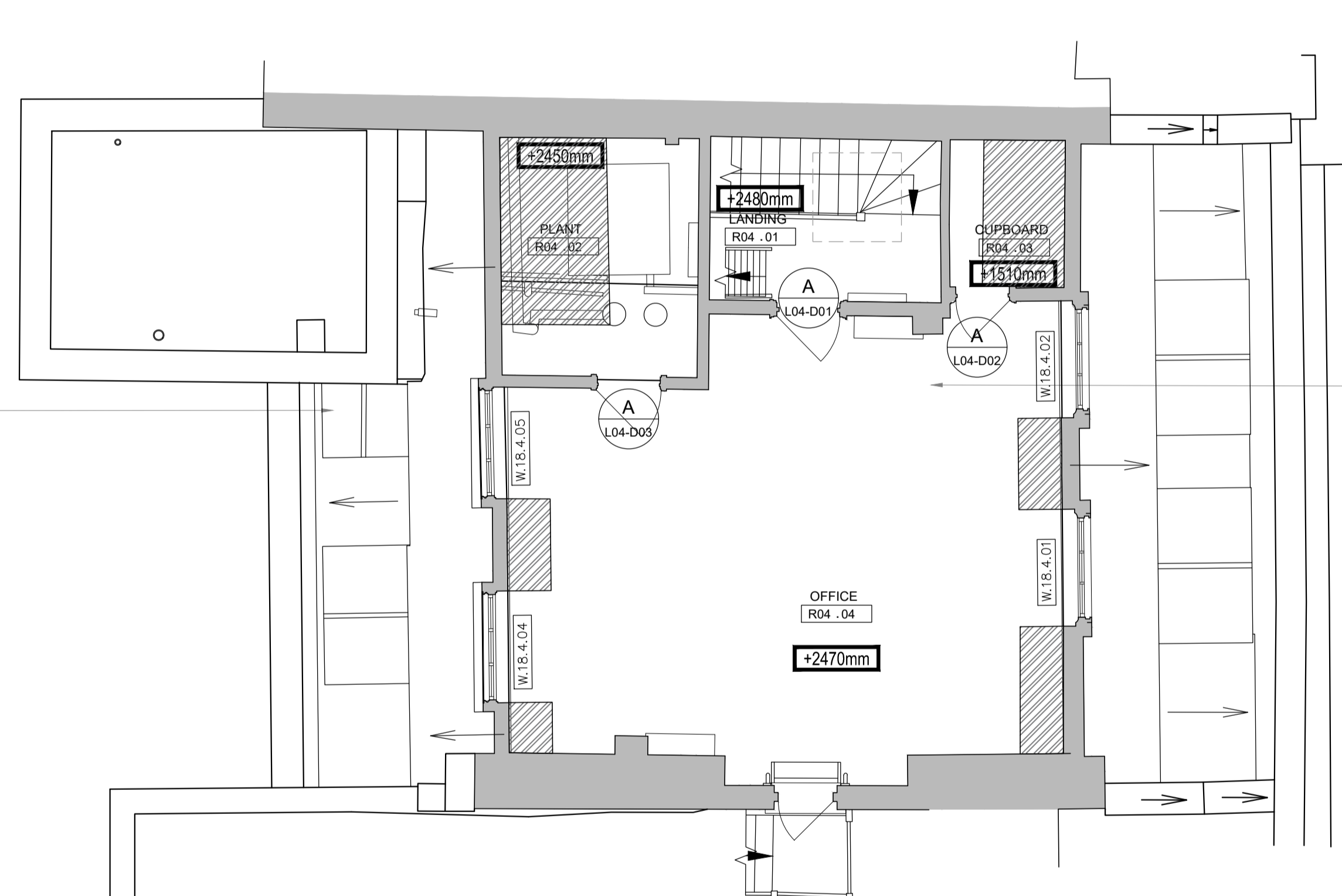
1:50 @ A1



Existing external access door to be repainted. Match colour to fourth floor woodwork. See finishes document for details. New automatic opener and electric release lock to be installed to allow window to open as AOV on activation of the fire alarm.

Existing staircase to be have new carpet finishes and brass nosings installed. Colour to match fourth floor colour palette as per finishes document.

PROPOSED POSITION
NEW AOV 1m² (MIN)



All windows to receive new ironmongery as per supporting finishes document.

Skirting boards to be repainted. Colour as per finishes document.

GENERAL 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. New kitchenette
5. New electric radiators as indicated
6. New slate effect hearth
7. Existing stairs refurbished with new carpet.
8. Areas of damaged lath and plaster repaired, re-plastered and redecorated.
9. Existing damaged and missing suspended ceiling to be carefully removed and replaced
10. All existing windows to be refurbished and to receive new ironmongery
11. Existing WCs fully refurbished with new sanitary wear and finishes
12. Any existing damaged or missing areas of plasterboard with skim finish repaired and redecorated
13. Existing cast iron fireplace and wood surround retained and refurbished. Existing decorated wood surround stripped back and redecorated
14. New downlights in basement
15. Existing fireplace hearth and surround retained. Existing decorated surround stripped back and redecorated
16. All existing window boards and reveals retained, stripped back and redecorated
17. Existing stone surrounds retained and cleaned
18. Existing painted balustrade redecorated
19. New stair tread installed to match existing stairs
20. Existing stairs walls repaired ready for redecoration
21. All existing wall and ceiling lights to be replaced. Existing locations to be utilised to avoid further intervention with historic building fabric.
22. All existing trunking and conduits to be retained
23. 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, to be confirmed by building control
24. All ceiling rose to be retained and redecorated
25. All mouldings, skirtings, dado railing and paneling to be repainted and made good where damaged.
26. All areas of water ingress/damp to be properly inspected and repaired.
27. Replace All FCU's in existing locations.
28. Existing window and door to be fitted with automatic opener as AOV



4TH FLOOR - GENERAL ARRANGEMENT

This drawing is protected under Copyright and at no time must any portion of this drawing be reproduced or copied in anyway without the permission of Morgan Lovell.

All dimensions must be checked on site and NOT scaled from this drawing.

SUBJECT TO SITE SURVEY
CHECK SURVEY UNDERTAKEN ONLY
BUILDING PARAMETERS TAKEN FROM DRAWINGS PROVIDED
BUILDING PARAMETERS TAKEN FROM AS BUILT DRAWINGS PROVIDED

Rev	Revision	By	Ckd	Date
P1	FIRST ISSUE FOR REVIEW	JPF	TC	09.06.22

Morgan Lovell

16 Noel Street London W1F 8DA
T: 0207 734 4466 F: 0207 734 2968 E: contact@morganlovell.com
W: http://www.morganlovell.com

Client
Hogarth Properties (Rothschild)

Project
**PROJECT 04
18 & 19 SOUTHAMPTON PLACE**

FOR PLANNING

Title 4TH FLOOR GENERAL ARRANGEMENT			
Scale 1:50 @A1	Date NOV.21	Designer/Drawn By TC / JPF	Checked By / Date TC
Drawing Number			
Project No. ML3953	Floor 04	Drawing No. 706	Rev P1