

SECTION 01 - DEMOLITION DRAWINGS

SHEET 099 - BASEMENT FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.099.01	01	383 (DE) 099	21 Southampton and Sicilian Avenue retail basements	Allow for masonry wall to be removed
01.099.02	01	383 DE) 099	21 Southampton Row basement	Allow for load bearing masonry pier to be demolished and replaced with new steel column to match existing in accordance with structural engineers specification
01.099.03	01	384 (DE) 099	21 Southampton and Sicilian Avenue retail basements	Allow for existing partition and door to be removed completely
01.099.04	01	384 DE) 099	21 Southampton Row Core	Allow for existing lobby to be removed
01.099.05	01	385 (DE) 099	21 Southampton Row basement	Allow for existing plant room to be demolished completely
01.099.06	01	385 DE) 099	21 Southampton Row basement	Allow for existing nibs to be removed
01.099.07	01	386 (DE) 099	21 Southampton Row basement	New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification
01.099.08	01	386 DE) 099	21 Southampton Row Core	Existing stair to be removed throughout
01.099.09	01	387 (DE) 099	21 Southampton and Sicilian Avenue retail basements	Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
01.099.10	01	387 DE) 099	Sicilian and Vernon House Cores	Existing cladding to lift shaft and existing lift cars + running gear to be removed completely. Existing primary structure to be retained and survey after removal.
01.099.11	01	388 (DE) 099	Sicilian Avenue retail unit basements	Existing load bearing masonry walls to be removed as indicated, allow for temporary propping and new steel support structure to be developed in accordance with structural engineers specification
01.099.12	01	388 DE) 099	Sicilian Avenue retail unit basements	Existing non original timber stair to be removed between lower ground and ground floor levels
01.099.13	01	389 (DE) 099	21 Southampton Row basement	Existing stair between lower ground and service yard levels to be retained
01.099.14	01	389 DE) 099	21 Southampton Row Core	Existing lift car and shaft to be demolished throughout
01.099.15	01	390 (DE) 099	Sicilian and Vernon House Cores	Existing slab to be excavated to allow for new lift pit creation
01.099.16	01	390 DE) 099	Sicilian Avenue retail unit basements	Extended metal stair to be removed
01.099.17	01	391 (DE) 099	Sicilian and Vernon House Cores	External chiller plant to be removed
01.099.18	01	391 DE) 099	Sicilian and Vernon House Cores	Existing internal plant to be removed completely

SECTION 01 - DEMOLITION DRAWINGS

SHEET 100 - GROUND FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.100.01	01	383 (DE) 100	21 Southampton Row ground floor	Allow for masonry wall to be removed
01.100.03	01	383 (DE) 100	21 Southampton Row ground floor	Allow for existing partition and door to be removed completely
01.100.04	01	383 (DE) 100	21 Southampton Row ground floor	Allow for existing windows to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.100.05	01	383 (DE) 100	21 Southampton Row ground floor	Allow for existing structural opening to be enlarged for larger door to be installed, allow for new lintel to SE specification
01.100.06	01	383 (DE) 100	21 Southampton Row ground floor	Allow for new void in existing ground floor slab for new ducts
01.100.07	01	383 (DE) 100	21 Southampton Row ground floor	New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification
01.100.08	01	383 (DE) 100	21 Southampton Row Core	Existing stair to be removed throughout
01.100.09	01	383 (DE) 100	21 Southampton Row ground floor	Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
01.100.10	01	383 (DE) 100	Sicilian and Vernon House Cores	Existing cladding to lift shaft and existing lift cars + running gear to be removed completely. Existing primary structure to be retained and survey after removal.
01.100.11	01	383 (DE) 100	21 Southampton Row and Sicilian Avenue ground floor retail	Existing load bearing masonry walls to be removed as indicated, allow for temporary propping and new steel support structure to be developed in accordance with structural engineers specification
01.100.12	01	383 (DE) 100	Sicilian Avenue retail units	Existing non original timber stair to be removed between lower ground and ground floor levels
01.100.13	01	383 (DE) 100	21 Southampton Row ground floor	Existing stair between service yard and ground floor levels to be removed
01.100.14	01	383 (DE) 100	21 Southampton Row Core	Existing lift car and shaft to be demolished throughout
01.100.15	01	383 (DE) 100	21 Southampton Row Elevation	Allow for existing shopfront glazing to be replaced, to match existing style and design
01.100.16	01	383 (DE) 100	21 Southampton Row Elevation	Allow for existing door to be removed and infilled with new shopfront glazing to match existing
01.100.17	01	383 (DE) 100	Sicilian Avenue retail units	Allow for new void in existing ground floor slab to be formed to accommodate new stair down to lower ground. PLEASE NOTE, ADDITIONAL VOIDS TO BE FORMED FOR FUTURE PLATFORM LIFT SOFT SPOTS TBC
01.100.18	01	383 (DE) 100	Lower ground floor service yard	Existing external plant enclosure and access stair to be removed
01.100.19	01	383 (DE) 100	Service yard	Existing floor finishes to service yard to be removed
01.100.20	01	383 (DE) 100	Sicilian and Vernon House Cores	Area of existing screed to be removed shown hatched, subject to further site investigation
01.100.21	01	383 (DE) 100	21 Southampton Row ground floor	Existing fire exit doors to be removed and structural opening to be enlarged to form new lobby
01.100.22	01	383 (DE) 100	Sicilian Avenue retail units	Existing window to rear service yard to be retained, refurbished and redecorated
01.100.23	01	383 (DE) 100	21 Southampton Row ground floor	Extent of rear slab removed to allow for new cycle store entrance
01.100.24	01	383 (DE) 100	21 Southampton Row ground floor	Existing windows removed and structural openings lowered down to street level
01.100.25	01	383 (DE) 100	21 Southampton Row ground floor	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement
01.100.26	01	383 (DE) 100	21 Southampton Row ground floor	Handrail and ballustrade removed but stair retained

SECTION 01 - DEMOLITION DRAWINGS

SHEET 101 - FIRST FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.101.01	01	383 (DE) 101	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration
01.101.02	01	383 (DE) 101	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration
01.101.03	01	383 (DE) 101	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.101.04	01	383 (DE) 101	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.101.05	01	383 (DE) 101	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained; strip out existing painting and get ready for redecoration
01.101.06	01	383 (DE) 101	Rear elevation to 21 Southampton Row	Existing window to previously infilled stairwell to be retained in existing structural opening
01.101.07	01	383 (DE) 101	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon + Sicilian House to be retained; strip out existing painting and get ready for redecoration
01.101.08	01	383 (DE) 101	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon/Sicilian House cores to be retained; strip out existing painting and get ready for redecoration
01.101.09	01	383 (DE) 101	Typical Office Floors	Existing areas of screed to be removed back down to original structural slab level
01.101.10	01	383 (DE) 101	21 Southampton Row Office	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.101.11	01	383 (DE) 101	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.101.12	01	383 (DE) 101	Typical Office Floors	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.101.13	01	383 (DE) 101	Typical Office Floors	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.101.14	01	383 (DE) 101	21 Southampton Row & Vernon / Sicilian House Offices	Existing structural steel column to be retained and protected throughout works
01.101.15	01	383 (DE) 101	21 Southampton Row Office	Existing feature round steel columns to be retained and protected throughout works
01.101.16	01	383 (DE) 101	Vernon / Sicilian House Core	Existing windows to Vernon/Sicilian House Core lightwell to be removed from existing structural openings
01.101.17	01	383 (DE) 101	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
01.101.18	01	383 (DE) 101	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
01.101.19	01	383 (DE) 101	Vernon / Sicilian House Core	Existing terrazzo stair to be retained and protected throughout works
01.101.20	01	383 (DE) 101	Vernon / Sicilian House Core	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained.
01.101.21	01	383 (DE) 101	Vernon / Sicilian House Core	Non original blockwork riser enclosures to be demolished entirely
01.101.22	01	383 (DE) 101	Sicilian House Core	Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork partitions, all sanitaryware and associated services stripped back
01.101.23	01	383 (DE) 101	21 Southampton Row Core	Non original partitions forming services risers to be demolished entirely
01.101.24	01	383 (DE) 101	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core be removed entirely
01.101.25	01	383 (DE) 101	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.
01.101.26	01	383 (DE) 101	21 Southampton Row Core	Non original blockwork partitions to be removed
01.101.27	01	383 (DE) 101	21 Southampton Row Office	Existing timber steps to first floor mezzanine to be retained, and protected throughout works
01.101.28	01	383 (DE) 101	21 Southampton Row Office	Existing non original partition to existing fire escape stair from ground to first floors to be demolished
01.101.29	01	383 (DE) 101	21 Southampton Row Elevation	Existing first floor windows to Southampton Row to be removed completely

SECTION 01 - DEMOLITION DRAWINGS

SHEET 102 - SECOND FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.102.01	01	383 (DE) 102	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.102.02	01	383 (DE) 102	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.102.03	01	383 (DE) 102	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.102.04	01	383 (DE) 102	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.102.05	01	383 (DE) 102	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained; strip out existing painting and get ready for redecoration
01.102.06	01	383 (DE) 102	Rear elevation to 21 Southampton Row	Existing window to previously infilled stairwell to be retained in existing structural opening
01.102.07	01	383 (DE) 102	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained; strip out existing painting and get ready for redecoration
01.102.08	01	383 (DE) 102	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained; strip out existing painting and get ready for redecoration
01.102.09	01	383 (DE) 102	Typical Office Floors	Existing areas of screed to be removed back down to original structural slab level
01.102.10	01	383 (DE) 102	21 Southampton Row Office	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.102.11	01	383 (DE) 102	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.102.12	01	383 (DE) 102	Typical Office Floors	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.102.13	01	383 (DE) 102	Typical Office Floors	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.102.14	01	383 (DE) 102	Typical Office Floors	Existing structural steel column to be retained and protected throughout works
01.102.15	01	383 (DE) 102	21 Southampton Row Office	Existing feature round steel columns to be retained and protected throughout works
01.102.16	01	383 (DE) 102	Vernon / Sicilian House Core	Existing windows to Vernon/Sicilian House Core lightwell to be removed from existing structural openings
01.102.17	01	383 (DE) 102	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
01.102.18	01	383 (DE) 102	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
01.102.19	01	383 (DE) 102	Vernon / Sicilian House Core	Existing terrazzo stair to be retained and protected throughout works
01.102.20	01	383 (DE) 102	Vernon / Sicilian House Core	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained.
01.102.21	01	383 (DE) 102	Vernon / Sicilian House Core	Non original blockwork riser enclosures to be demolished entirely
01.102.22	01	383 (DE) 102	Sicilian House Core	Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork partitions, all sanitaryware and associated services stripped back
01.102.23	01	383 (DE) 102	21 Southampton Row Core	Non original partitions forming services risers to be demolished entirely
01.102.24	01	383 (DE) 102	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core be removed entirely
01.102.25	01	383 (DE) 102	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.
01.102.26	01	383 (DE) 102	21 Southampton Row Core	Non original blockwork partitions to be removed

SECTION 01 - DEMOLITION DRAWINGS

SHEET 103 - THIRD FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.103.01	01	383 (DE) 103	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.103.02	01	383 (DE) 103	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.103.03	01	383 (DE) 103	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.103.04	01	383 (DE) 103	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.103.05	01	383 (DE) 103	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.103.06	01	383 (DE) 103	Rear elevation to 21 Southampton Row	Existing window to previously infilled stairwell to be retained in existing structural opening
01.103.07	01	383 (DE) 103	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.103.08	01	383 (DE) 103	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.103.09	01	383 (DE) 103	Typical Office Floors	Existing areas of screed to be removed back down to original structural slab level
01.103.10	01	383 (DE) 103	21 Southampton Row Office	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.103.11	01	383 (DE) 103	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.103.12	01	383 (DE) 103	Typical Office Floors	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.103.13	01	383 (DE) 103	Typical Office Floors	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.103.14	01	383 (DE) 103	Typical Office Floors	Existing structural steel column to be retained and protected throughout works
01.103.15	01	383 (DE) 103	21 Southampton Row Office	Existing feature round steel columns to be retained and protected throughout works
01.103.16	01	383 (DE) 103	Vernon / Sicilian House Core	Existing windows to Vernon/Sicilian House Core lightwell to be removed from existing structural openings
01.103.17	01	383 (DE) 103	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
01.103.18	01	383 (DE) 103	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
01.103.19	01	383 (DE) 103	Vernon / Sicilian House Core	Existing terrazzo stair to be retained and protected throughout works
01.103.20	01	383 (DE) 103	Vernon / Sicilian House Core	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained.
01.103.21	01	383 (DE) 103	Vernon / Sicilian House Core	Non original blockwork riser enclosures to be demolished entirely
01.103.22	01	383 (DE) 103	Sicilian House Core	Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork partitions, all sanitaryware and associated services stripped back
01.103.23	01	383 (DE) 103	21 Southampton Row Core	Non original partitions forming services risers to be demolished entirely
01.103.24	01	383 (DE) 103	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core be removed entirely
01.103.25	01	383 (DE) 103	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 104 - FOURTH FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.104.01	01	383 (DE) 104	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.104.02	01	383 (DE) 104	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.104.03	01	383 (DE) 104	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.104.04	01	383 (DE) 104	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.104.05	01	383 (DE) 104	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.104.06	01	383 (DE) 104	Rear elevation to 21 Southampton Row	Existing window to previously infilled stairwell to be retained in existing structural opening
01.104.07	01	383 (DE) 104	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.104.08	01	383 (DE) 104	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon/Sicilian House cores to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.104.09	01	383 (DE) 104	Typical Office Floors	Existing areas of screed to be removed back down to original structural slab level
01.104.10	01	383 (DE) 104	21 Southampton Row Office	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.104.11	01	383 (DE) 104	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.104.12	01	383 (DE) 104	Typical Office Floors	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.104.13	01	383 (DE) 104	Typical Office Floors	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.104.14	01	383 (DE) 104	Vernon / Sicilian House Office	Existing structural steel column to be retained and protected throughout works
01.104.15	01	383 (DE) 104	21 Southampton Row Office	Existing feature round steel columns to be retained and protected throughout works
01.104.16	01	383 (DE) 104	Vernon / Sicilian House Core	Existing windows to Vernon / Sicilian House Core lightwell to be removed from existing structural openings
01.104.17	01	383 (DE) 104	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doors and new penetrations formed through wall at high level for new ductwork routes
01.104.18	01	383 (DE) 104	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
01.104.19	01	383 (DE) 104	Vernon / Sicilian House Core	Existing terrazzo stair to be retained and protected throughout works
01.104.20	01	383 (DE) 104	Vernon / Sicilian House Core	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained.
01.104.21	01	383 (DE) 104	Vernon / Sicilian House Core	Non original blockwork riser enclosures to be demolished entirely
01.104.22	01	383 (DE) 104	Sicilian House Core	Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork partitions, all sanitaryware and associated services stripped back
01.104.23	01	383 (DE) 104	21 Southampton Row Core	Non original partitions forming services risers to be demolished entirely
01.104.24	01	383 (DE) 104	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core be removed entirely
01.104.25	01	383 (DE) 104	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 105 - FIFTH FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.105.01	01	383 (DE) 105	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.105.02	01	383 (DE) 105	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.105.03	01	383 (DE) 105	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.105.04	01	383 (DE) 105	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.105.05	01	383 (DE) 105	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.105.06	01	383 (DE) 105	Rear elevation to 21 Southampton Row	Existing window to previously infilled stairwell to be retained in existing structural opening
01.105.07	01	383 (DE) 105	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.105.08	01	383 (DE) 105	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.105.09	01	383 (DE) 105	21 Southampton Row Core	Existing areas of screed to be removed back down to original structural slab level
01.105.10	01	383 (DE) 105	21 Southampton Row Office	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.105.11	01	383 (DE) 105	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.105.12	01	383 (DE) 105	Typical Office Floors	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.105.13	01	383 (DE) 105	Typical Office Floors	Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
01.105.14	01	383 (DE) 105	Vernon / Sicilian House Office	Existing structural steel column to be retained and protected throughout works
01.105.15	01	383 (DE) 105	Vernon House 5th Floor	5th floor mansard roof demolished to allow for new rooftop extension
01.105.16	01	383 (DE) 105	Sicilian House Core	New structural opening to be formed in Sicilian House core wall to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
01.105.17	01	383 (DE) 105	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
01.105.18	01	383 (DE) 105	Vernon House Core	Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
01.105.19	01	383 (DE) 105	Vernon / Sicilian House Core	Existing concrete stair to be retained and protected throughout works
01.105.20	01	383 (DE) 105	Vernon / Sicilian House Core	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained.
01.105.21	01	383 (DE) 105	Vernon / Sicilian House Core	Non original blockwork riser enclosures to be demolished entirely
01.105.22	01	383 (DE) 105	21 Southampton Row Core	Non original partitions forming services risers to be demolished entirely
01.105.23	01	383 (DE) 105	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core be removed entirely
01.105.24	01	383 (DE) 105	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.
01.105.25	01	383 (DE) 105	Vernon / Sicilian Terrace	Existing roofing membrane to be removed ready for new membrane to be installed
01.105.26	01	383 (DE) 105	Vernon / Sicilian Terrace	Existing key clamp handrail guarding to be retained

SECTION 01 - DEMOLITION DRAWINGS

SHEET 106 - SIXTH FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.106.01	01	383 (DE) 106	Southampton Row Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.106.02	01	383 (DE) 106	Sicilian Avenue Elevation	Existing dormers to be retained and repaired as required
01.106.03	01	383 (DE) 106	Rear external fire escape	Existing non original fire escape door and window to be removed from existing structural openings
01.106.04	01	383 (DE) 106	Rear elevation to 21 Southampton Row	Existing window to existing fire escape to be removed from existing structural opening
01.106.05	01	383 (DE) 106	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.106.06	01	383 (DE) 106	21 Southampton Row Core	Existing areas of screed to be removed back down to original structural slab level
01.106.07	01	383 (DE) 106	21 Southampton Row Core	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.106.08	01	383 (DE) 106	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.106.09	01	383 (DE) 106	21 Southampton Row Office	Existing structural steel column to be retained and protected throughout works
01.106.10	01	383 (DE) 106	Vernon House 5th Floor	5th floor mansard roof demolished to allow for new rooftop extension
01.106.11	01	383 (DE) 106	Vernon / Sicilian House Lift Motor Rooms	Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely.
01.106.12	01	383 (DE) 106	21 Southampton Row Core	Existing timber stair to 21 Southampton Row core to be removed entirely
01.106.13	01	383 (DE) 106	21 Southampton Row Core	Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.
01.106.14	01	383 (DE) 106	Vernon / Sicilian House Roof	Existing roof top plant to be removed entirely
01.106.15	01	383 (DE) 106	Vernon / Sicilian House Roof	Existing flat roof to Vernon / Sicilian House to be removed entirely, including waterproofing and woodwool roofing panels back to existing retained steel beams below
01.106.16	01	383 (DE) 106	Vernon / Sicilian House Roof	Existing key clamp handrail guarding to be reused

SECTION 01 - DEMOLITION DRAWINGS

SHEET 107 - SEVENTH FLOOR DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.107.01	01	383 (DE) 107	Southampton Row Elevation	Existing dormers to be retained and repaired as required
01.107.02	01	383 (DE) 107	Rear elevation to 21 Southampton Row	Existing dormers to be retained and repaired as required
01.107.03	01	383 (DE) 107	Rear external fire escape	Existing roof to fire scape stair to be retained
01.107.04	01	383 (DE) 107	Roof to 21 Southampton Row	Existing roof finishes to 21 southampton Row to be removed back to plywood deck
01.107.05	01	383 (DE) 107	21 Southampton Row Core	New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification
01.107.06	01	383 (DE) 107	21 Southampton Row Core	New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
01.107.07	01	383 (DE) 107	Vernon House Lift Motor Rooms	Existing roof to core enclosures to be removed completely
01.107.08	01	383 (DE) 107	21 Southampton Row Lift Motor Room	Lift car and associated services to be removed entirely, and lift overrun structure to be removed completely.
01.107.09	01	383 (DE) 107	21 Southampton Row Lift Motor Room	Existing roof top plant to be removed entirely
01.107.10	01	383 (DE) 107	Roof to 21 Southampton Row	Existing key clamp handrail guarding to be removed completely
01.107.11	01	383 (DE) 107	Roof to 21 Southampton Row	Existing non-original lift overrun to be carefully dismantled to allow work for new core to proceed. Once work is complete, lift overrun to be reinstated as existing.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 108 - ROOF DEMOLITION PLAN

Ref	Section	Drawing	Location	Comments
01.108.01	01	383 (DE) 108	Southampton Row Elevation	Existing roof to lift motor room to be removed completely
01.108.02	02	384 (DE) 108	Southampton Row Elevation	Existing non-original lift overrun to be carefully dismantled to allow work for new core to proceed. Once work is complete, lift overrun to be reinstated as existing.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 210- 21SR DEMOLITION EAST CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
01.210.01	01	383 (DE) 210	Southampton Row Front Elevation	Existing shopfront glazing to be removed at ground floor level
01.210.02	01	383 (DE) 210	Southampton Row Front Elevation	Existing doors to be replaced from curved shopfront glazing
01.210.03	01	383 (DE) 210	Southampton Row Front Elevation	Paintwork to retained ground floor curved shopfront glazing to be stripped back ready for redecoration
01.210.04	01	383 (DE) 210	Southampton Row Front Elevation	Existing first floor windows to Southampton Row to be removed completely
01.210.05	01	383 (DE) 210	Southampton Row Front Elevation	Paintwork to retained first floor curved shopfront glazing to be stripped back ready for redecoration
01.210.06	01	383 (DE) 210	Southampton Row Front Elevation	Existing roof finishes to 21 southampton Row to be removed back to plywood deck
01.210.07	01	383 (DE) 210	Southampton Row Front Elevation	Existing key clamp handrail guarding to be removed and store for reuse
01.210.08	01	383 (DE) 210	Southampton Row Front Elevation	Existing rooftop plant to be removed completely
01.210.09	01	383 (DE) 210	Southampton Row Front Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoretion, plus existing secondary glazing to be removed
01.210.10	01	383 (DE) 210	Southampton Row Front Elevation	Existing dormers and windows to be retained and repaired as required
01.210.11	01	383 (DE) 210	Southampton Row Front Elevation	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate.
01.210.12	01	383 (DE) 210	Southampton Row Front Elevation	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 211- 21SR DEMOLITION SOUTH CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
01.211.01	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to new slab for Cycle entrance
01.211.02	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.211.03	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows and door of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.211.04	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows and door of 21 Southampton Row's fire escape stairs to service corridor elevation to be removed and structural openings to be enlarged down to slab level
01.211.05	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing blocked windows of 21 Southampton Row to service corridor elevation to be replaced
01.211.06	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows to existing fire escape to be removed
01.211.07	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.211.08	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing non original fire escape door and window to be removed from existing structural openings
01.211.09	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows to rear elevation of 21 Southampton Row to be retained strip out existing painting and get ready for redecoration
01.211.10	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing windows to rear elevation of Vernon & Sicilian House to be retained strip out existing painting and get ready for redecoration
01.211.11	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing dormers and windows to be retained and repaired as required
01.211.12	01	383 (DE) 211	Southampton Row Service Yard Elevation	Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely.
01.211.13	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing key clamp handrail guarding to be removed and stored for reuse
01.211.14	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing rooftop plant to be removed completely
01.211.15	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.211.16	01	383 (DE) 211	Southampton Row Service Yard Elevation	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 260-VERNON + SICILIAN DEMOLITION NE CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
01.260.01	01	383 (DE) 260	Sicilian Avenue Elevation	Paintwork to retained ground floor curved shopfront glazing to be stripped back ready for redecoration
01.260.02	01	383 (DE) 260	Sicilian Avenue Elevation	Paintwork to retained first floor curved shopfront glazing to be stripped back ready for redecoration
01.260.03	01	383 (DE) 260	Sicilian Avenue Elevation	Existing roof finishes to 21 southampton Row to be removed back to plywood deck
01.260.04	01	383 (DE) 260	Sicilian Avenue Elevation	Existing key clamp handrail guarding to be removed and store for reuse
01.260.05	01	383 (DE) 260	Sicilian Avenue Elevation	Existing rooftop plant to be removed completely
01.260.06	01	383 (DE) 260	Sicilian Avenue Elevation	Non original GRP chimneys to be retained and redecorated to match existing brickwork better
01.260.07	01	383 (DE) 260	Sicilian Avenue Elevation	Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely.
01.260.08	01	383 (DE) 260	Sicilian Avenue Elevation	Existing flat roof to Vernon + Sicilian House to be removed entirely, including waterproofing and woodwool roofing panels back to existing retained steel beams below
01.260.09	01	383 (DE) 260	Sicilian Avenue Elevation	Non original velux rooflight to be removed
01.260.10	01	383 (DE) 260	Sicilian Avenue Elevation	5th floor mansard roof of Vernon & Sicilian House to be demolished to allow for new rooftop extension
01.260.11	01	383 (DE) 260	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.260.12	01	383 (DE) 260	Sicilian Avenue Elevation	Existing dormers and windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.260.13	01	383 (DE) 260	Sicilian Avenue Elevation	Existing doors to Vernon/Sicilian House to be retained, redecorated and fixed back in open position
01.260.14	01	383 (DE) 260	Sicilian Avenue Elevation	Existing shop front glazing and doors to be retained and protected throughout works, to be redecorated
01.260.15	01	383 (DE) 260	Sicilian Avenue Elevation	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing

SECTION 01 - DEMOLITION DRAWINGS

SHEET 261 - VERNON + SICILIAN DEMOLITION NW CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
01.261.01	01	383 (DE) 261	Bloomsbury Way Elevation	Existing roof finishes to 21 southampton Row to be removed back to plywood deck
01.261.02	01	383 (DE) 261	Bloomsbury Way Elevation	Existing key clamp handrail guarding to be removed and store for reuse
01.261.03	01	383 (DE) 261	Bloomsbury Way Elevation	Existing rooftop plant to be removed completely
01.261.04	01	383 (DE) 261	Bloomsbury Way Elevation	Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely.
01.261.05	01	383 (DE) 261	Bloomsbury Way Elevation	5th floor mansard roof demolished to allow for new rooftop extension
01.261.06	01	383 (DE) 261	Bloomsbury Way Elevation	Existing flat roof to Vernon + Sicilian House to be removed entirely, including waterproofing and woodwool roofing panels back to existing retained steel beams below
01.261.07	01	383 (DE) 261	Bloomsbury Way Elevation	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.261.08	01	383 (DE) 261	Bloomsbury Way Elevation	Existing shop front glazing and doors to be retained and protected throughout works, to be redecored
01.261.09	01	383 (DE) 261	Bloomsbury Way Elevation	Existing dormers and windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.261.10	01	383 (DE) 261	Bloomsbury Way Elevation	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 262- VERNON + SICILIAN DEMOLITION SW CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
01.262.01	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing doors and windows to service yard of Vernon & Sicilian House LG retail units to be removed
01.262.02	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows of 21 Southampton Row to service yard elevation to be removed
01.262.03	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to new slab for Cycle entrance
01.262.04	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.262.05	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows and door of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.262.06	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows to rear elevation of 21 Southampton Row to be retained strip out existing painting and get ready for redecoration
01.262.07	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing windows to rear elevation of Vernon & Sicilian House to be retained strip out existing painting and get ready for redecoration
01.262.08	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely.
01.262.09	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing key clamp handrail guarding to be removed and stored for reuse
01.262.10	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing rooftop plant to be removed completely
01.262.11	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing dormers and windows to be retained and repaired as required
01.262.12	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Allow for entire existing roof coverings and structure to be removed back to primary steel beams, ready for installation of new timber joisted flat roof to SE specification
01.262.13	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.262.14	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing external SVPS to be removed completely
01.262.15	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing external low level ductwork to be removed completely
01.262.16	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing.
01.262.17	01	383 (DE) 262	Vernon + Sicilian Service Yard Elevation	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 300 - 21SR DEMOLITION SECTION 01

Ref	Section	Drawing	Location	Comments
01.300.01	01	383 (DE) 300	21 Southampton Row Section 01	Existing windows and door of 21 Southampton Row's fire escape stairs to service corridor elevation to be removed and structural openings to be enlarged down to slab level
01.300.02	01	383 (DE) 300	21 Southampton Row Section 01	Existing windows to existing fire escape to be removed
01.300.03	01	383 (DE) 300	21 Southampton Row Section 01	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.300.04	01	383 (DE) 300	21 Southampton Row Section 01	Existing first floor windows to Southampton Row to be removed completely
01.300.05	01	383 (DE) 300	21 Southampton Row Section 01	Existing shopfront glazing to be removed at ground floor level
01.300.06	01	383 (DE) 300	21 Southampton Row Section 01	Existing non original fire escape door and window to be removed from existing structural openings
01.300.07	01	383 (DE) 300	21 Southampton Row Section 01	Existing dormers to be retained and repaired as required
01.300.08	01	383 (DE) 300	21 Southampton Row Section 01	Lift car, associated services and shaft to be removed entirely, but rooftop lift motor room to be retained.
01.300.09	01	383 (DE) 300	21 Southampton Row Section 01	Existing key clamp handrail guarding to be removed and stored for reuse
01.300.10	01	383 (DE) 300	21 Southampton Row Section 01	Existing rooftop plant to be removed completely
01.300.11	01	383 (DE) 300	21 Southampton Row Section 01	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.300.12	01	383 (DE) 300	21 Southampton Row Section 01	Existing windows to 21 Southampton Row lightwell to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.300.13	01	383 (DE) 300	21 Southampton Row Section 01	Existing windows to Sicilian House lightwell to be removed and blocked up
01.300.14	01	383 (DE) 300	21 Southampton Row Section 01	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing.
01.300.15	01	383 (DE) 300	21 Southampton Row Section 01	New structural opening to be formed in existing lift motor room wall for new ductwork route
01.300.16	01	383 (DE) 300	21 Southampton Row Section 01	New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification
01.300.17	01	383 (DE) 300	21 Southampton Row Section 01	Allow for existing lobby to be removed
01.300.18	01	383 (DE) 300	21 Southampton Row Section 01	Existing internal plant to be removed completely
01.300.19	01	383 (DE) 300	21 Southampton Row Section 01	Allow for masonry wall to be removed
01.300.20	01	383 (DE) 300	21 Southampton Row Section 01	Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
01.300.21	01	383 (DE) 300	21 Southampton Row Section 01	Existing feature round steel columns to be retained and protected throughout works
01.300.22	01	383 (DE) 300	21 Southampton Row Section 01	Non original partitions forming services risers to be demolished entirely
01.300.23	01	383 (DE) 300	21 Southampton Row Section 01	Existing concrete slabs to be removed within stair core
01.300.24	01	383 (DE) 300	21 Southampton Row Section 01	New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification to provide new ventilation route
01.300.25	01	383 (DE) 300	21 Southampton Row Section 01	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate
01.300.26	01	383 (DE) 300	21 Southampton Row Section 01	New opening to be cut into lift motor room roof for new AOV installation

SECTION 01 - DEMOLITION DRAWINGS

SHEET 301 - 21SR DEMOLITION SECTION 02

Ref	Section	Drawing	Location	Comments
01.301.01	01	383 (DE) 301	21 Southampton Row Section 02	Allow for existing windows to service yard elevation to be removed and structural openings to be enlarged down to slab level
01.301.02	01	383 (DE) 301	21 Southampton Row Section 02	Existing windows to rear elevation of 21 Southampton Row to be retained; strip out existing painting and get ready for redecoration
01.301.03	01	383 (DE) 301	21 Southampton Row Section 02	Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.301.04	01	383 (DE) 301	21 Southampton Row Section 02	Existing first floor windows to Southampton Row to be removed completely
01.301.05	01	383 (DE) 301	21 Southampton Row Section 02	Existing shopfront glazing to be removed at ground floor level
01.301.06	01	383 (DE) 301	21 Southampton Row Section 02	Existing doors to lift motor room to be removed and replaced
01.301.07	01	383 (DE) 301	21 Southampton Row Section 02	Existing dormers to be retained and repaired as required
01.301.08	01	383 (DE) 301	21 Southampton Row Section 02	Lift car, associated services and shaft to be removed entirely, but rooftop lift motor room to be retained.
01.301.09	01	383 (DE) 301	21 Southampton Row Section 02	Existing key clamp handrail guarding to be removed and stored for reuse
01.301.10	01	383 (DE) 301	21 Southampton Row Section 02	Existing rooftop plant to be removed completely
01.301.11	01	383 (DE) 301	21 Southampton Row Section 02	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.301.12	01	383 (DE) 301	21 Southampton Row Section 02	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing
01.301.13	01	383 (DE) 301	21 Southampton Row Section 02	Allow for existing lobby to be removed
01.301.14	01	383 (DE) 301	21 Southampton Row Section 02	Allow for masonry wall to be removed
01.301.15	01	383 (DE) 301	21 Southampton Row Section 02	Existing tarmac surface to be removed
01.301.16	01	383 (DE) 301	21 Southampton Row Section 02	Existing screed to be removed
01.301.17	01	383 (DE) 301	21 Southampton Row Section 02	New opening to be cut into lift motor room roof for new AOV installation.

SECTION 01 - DEMOLITION DRAWINGS

SHEET 310 - VER/SIC DEMOLITION SECTION 03

Ref	Section	Drawing	Location	Comments
01.310.01	01	383 (DE) 310	Vernon / Sicilian House Section 03	Allow for existing doors to retail units to service yard elevation to be removed
01.310.02	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing windows to rear elevation of Vernon / Sicilian House to be retained; strip out existing painting and get ready for redecoration
01.310.03	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.310.04	01	383 (DE) 310	Vernon / Sicilian House Section 03	Retained existing shop front glazing and doors to be redecorated
01.310.05	01	383 (DE) 310	Vernon / Sicilian House Section 03	Retained existing GRP chimneys to be painted to match existing brickwork better
01.310.06	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing dormers to be retained and repaired as required
01.310.07	01	383 (DE) 310	Vernon / Sicilian House Section 03	Lift car, associated services and shaft to be removed entirely, but rooftop lift motor room to be retained.
01.310.08	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing key clamp handrail guarding to be removed and stored for reuse
01.310.09	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing rooftop plant to be removed completely
01.310.10	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising liquid applied waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steel beams below
01.310.11	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing
01.310.12	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.310.13	01	383 (DE) 310	Vernon / Sicilian House Section 03	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
01.310.14	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.310.15	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing window to previously infilled stairwell to be retained in existing structural opening
01.310.16	01	383 (DE) 310	Vernon / Sicilian House Section 03	New structural opening to be formed in existing ground floor slab for new retail staircase installation
01.310.17	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing redundant external plant to be removed
01.310.18	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing sub station to be retained
01.310.19	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing railing and metal stair to be removed
01.310.20	01	383 (DE) 310	Vernon / Sicilian House Section 03	Existing fire exit doors to be removed and structural opening to be enlarged to form new lobby
01.310.21	01	383 (DE) 310	Vernon / Sicilian House Section 03	New opening to be cut into the lift motor room roof for new AOV installation

SECTION 01 - DEMOLITION DRAWINGS

SHEET 311 - VER/SIC DEMOLITION SECTION 04

Ref	Section	Drawing	Location	Comments
01.311.01	01	383 (DE) 311	Vernon / Sicilian House Section 04	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained. (PLEASE NOTE ASBESTOS HAS BEEN IDENTIFIED IN LIFT SHAFT)
01.311.02	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.311.03	01	383 (DE) 311	Vernon / Sicilian House Section 04	Retained existing GRP chimneys to be painted to match existing brickwork better
01.311.04	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing dormers to be retained and repaired as required
01.311.05	01	383 (DE) 311	Vernon / Sicilian House Section 04	Lift car, associated services and shaft to be removed entirely, and rooftop lift motor room to be demolished and rebuilt
01.311.06	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing key clamp handrail guarding to be removed and stored for reuse
01.311.07	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing rooftop plant to be removed completely
01.311.08	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising liquid applied waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steels beams below
01.311.09	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing
01.311.10	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.311.11	01	383 (DE) 311	Vernon / Sicilian House Section 04	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
01.311.12	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.311.13	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing window to previously infilled stairwell to be retained in existing structural opening
01.311.14	01	383 (DE) 311	Vernon / Sicilian House Section 04	Existing doors to Vernon/Sicilian House to be retained, redecorated and fixed back in open position
01.311.15	01	383 (DE) 311	Vernon / Sicilian House Section 04	New opening to be cut into lift motor room roof for new AOV installation

SECTION 01 - DEMOLITION DRAWINGS

SHEET 312 - VER/SIC DEMOLITION SECTION 05

Ref	Section	Drawing	Location	Comments
01.312.01	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing roof finishes to light well roof to be removed
01.312.02	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing windows to lightwell elevations of Vernon / Sicilian House to be removed; allow to demolish some brickwork to create new / enlarged structural openings
01.312.03	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed
01.312.04	01	383 (DE) 312	Vernon / Sicilian House Section 05	Retained existing shop front glazing and doors to be redecorated
01.312.05	01	383 (DE) 312	Vernon / Sicilian House Section 05	Retained existing GRP chimneys to be painted to match existing brickwork better
01.312.06	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing dormers to be retained and repaired as required
01.312.07	01	383 (DE) 312	Vernon / Sicilian House Section 05	Lift car, associated services and shaft to be removed entirely, and rooftop lift motor room to be demolished and rebuilt
01.312.08	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing key clamp handrail guarding to be removed and stored for reuse
01.312.09	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing rooftop plant to be removed completely
01.312.10	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising liquid applied waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steel beams below
01.312.11	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing non-original lift overrun to be carefully taken down to allow new core to be installed, then rebuilt as existing
01.312.12	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification
01.312.13	01	383 (DE) 312	Vernon / Sicilian House Section 05	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
01.312.14	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing roof finishes to 21 Southampton Row to be removed back to plywood deck
01.312.15	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing window to previously infilled stairwell to be retained in existing structural opening
01.312.16	01	383 (DE) 312	Vernon / Sicilian House Section 05	Existing flue to be removed
01.312.17	01	383 (DE) 312	Vernon / Sicilian House Section 05	New opening to be cut into lift motor room roof for new AOV installation

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 099 - PROPOSED BASEMENT FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.099.01	02	383 (GA) 099	21 Southampton Row Basement	New male showers, lockers and vanity units. New plumbing, ventilation, lighting, partitions and finishes
02.099.02	02	383 (GA) 099	21 Southampton Row Basement	New accessible WC & Shower. New sanitaryware, plumbing, ventilation, lighting, partitions and finishes.
02.099.03	02	383 (GA) 099	21 Southampton Row Basement	New female showers, lockers and vanity units. New plumbing, ventilation, lighting, partitions and finishes
02.099.04	02	383 (GA) 099	Existing Retail Units	Existing timber stairs retained.
02.099.05	02	383 (GA) 099	Vernon House Core	New accessible WC. New sanitaryware, plumbing, ventilation, lighting, partitions and finishes.
02.099.06	02	383 (GA) 099	Vernon/Sicilian House Core	Existing shaft retained and new lift car
02.099.07	02	383 (GA) 099	Vernon House Core	Existing external escape route maintained
02.099.08	02	383 (GA) 099	Service Court Yard - Vernon & Sicilian House	New GF flexible space storage area
02.099.09	02	383 (GA) 099	Service Court Yard - Vernon & Sicilian House	New escape route from basement of retail units 02 & 03
02.099.10	02	383 (GA) 099	Service Court Yard - Vernon & Sicilian House	New metal external stair
02.099.11	02	383 (GA) 099	Vernon/Sicilian House Core	Existing stair to be retained, with new finishes
02.099.12	02	383 (GA) 099	21 Southampton Row Basement	Existing substation to be retained in situ during all works
02.099.13	02	383 (GA) 099	21 Southampton Row Basement - yard side	New cycle / goods lift between Ground and Basement
02.099.14	02	383 (GA) 099	21 Southampton Row Basement - yard side	New metal stair with cycle ramp to provide access from rear service yard down to basement cycle store
02.099.15	02	383 (GA) 099	21 Southampton Row Basement	New cleaner's store with new sanitary ware, plumbing, ventilation, lighting and finishes
02.099.16	02	383 (GA) 099	21 Southampton Row Basement	New hold open fire door and smoke curtain arrangement TBC with Fire Consultants and Building Control
02.099.17	02	383 (GA) 099	21 Southampton Row Basement	New cycle store for 172 units
02.099.18	02	383 (GA) 099	21 Southampton Row Basement	AHU to serve ground and basement. Refer to MEP Spec
02.099.19	02	383 (GA) 099	21 Southampton Row Basement	New passenger lifts with new lift pit
02.099.20	02	383 (GA) 099	21 Southampton Row Basement	New central circulation stair
02.099.21	02	383 (GA) 099	21 Southampton Row Basement	New plant room with centralised plant equipment
02.099.22	02	383 (GA) 099	Existing Retail Units	Existing retail units to be retained
02.099.23	02	383 (GA) 099	Existing Retail Units	Existing retail units to be combined to form enlarged single units
02.099.24	02	383 (GA) 099	Existing Retail Units	New metal staircase linking Ground / Basement retail spaces
02.099.25	02	383 (GA) 099	Existing Retail Units	New structural posts to Structural Engineer specification
02.099.26	02	383 (GA) 099	21 Southampton Row Basement	New drying-room
02.099.27	02	383 (GA) 099	Existing Retail Units	Existing timber stairs retained and enclosed. Balustrades and railing to be removed at ground level

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 100 - PROPOSED GROUND FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.100.01	02	(GA) 100	21 Southampton Row Groundfloor	Existing external gates to be retained and set back further into recess to allow for new dry riser installation. Gates to be held open and linked to access control system.
02.100.02	02	(GA) 100	21 Southampton Row Groundfloor	New windows and stall risers in existing openings to match original
02.100.03	02	(GA) 100	21 Southampton Row Groundfloor	Existing pavement lights removed to be retained
02.100.04	02	(GA) 100	21 Southampton Row Groundfloor	New external curved sliding doors with metal canopy and integrated air curtain
02.100.05	02	(GA) 100	21 Southampton Row Groundfloor	Existing window and stall to be retained and refurbished
02.100.06	02	(GA) 100	Vernon & Sicilian Elevation	Existing timber door pinned open & new external matwell with integrated building signage
02.100.07	02	(GA) 100	Vernon & Sicilian Elevation	Door automatically open outwards on fire alarm
02.100.08	02	(GA) 100	Vernon & Sicilian Stairs Lobby	New external glazed door with access control
02.100.09	02	(GA) 100	Vernon stairs Lobby / Entrance	Door to automatically open outwards on fire alarm
02.100.10	02	(GA) 100	Service Yard	New metal external stair
02.100.11	02	(GA) 100	Service Yard	New metal raised deck to incorporate dedicated bin store.
02.100.12	02	(GA) 100	Service Yard	Existing substation to be retained in situ during all works
02.100.13	02	(GA) 100	21 Southampton Row Groundfloor to Service Yard	New single storey extension. New external walls and roof. New canopy and glazed double doorset with access control.
02.100.14	02	(GA) 100	Existing Retail Units - Vernon & Sicilian House Stair cores	Existing stair to be retained
02.100.15	02	(GA) 100	21 Southampton Row Groundfloor	New WC core
02.100.16	02	(GA) 100	21 Southampton Row Groundfloor to service yard	New floor to ceiling aluminum framed glazing units in existing window openings
02.100.17	02	(GA) 100	21 Southampton Row Groundfloor to service yard	New cycle store. Entrance door with integrated signage and access control. To be connected to fire alarm system for escape use.
02.100.18	02	(GA) 100	21 Southampton Row Groundfloor to service yard	New glazed door in existing opening
02.100.19	02	(GA) 100	21 Southampton Row Groundfloor corridor to service yard	New external security gates linked to access control system to Service Yard. Default open on Fire alarm
02.100.20	02	(GA) 100	21 Southampton Row Groundfloor	New fire-exit door in existing enlarged opening
02.100.21	02	(GA) 100	21 Southampton Row Groundfloor	New reception and flexible space dedicated kitchen
02.100.22	02	(GA) 100	21 Southampton Row Elevation	Existing door to be replaced
02.100.23	02	(GA) 100	Service Yard	New external paving to rear service yard
02.100.24	02	(GA) 100	21 Southampton Row Groundfloor	New structural opening through existing wall with new double door
02.100.25	02	(GA) 100	21 Southampton Row Groundfloor	New infill slab
02.100.26	02	(GA) 100	Existing Retail Units	New stair
02.100.27	02	(GA) 100	21 Southampton Row Groundfloor	New passenger lift
02.100.28	02	(GA) 100	21 Southampton Row Groundfloor	New wider stair to comply with building regulations escape widths
02.100.29	02	(GA) 100	21 Southampton Row Groundfloor to service yard	New ducts to penetrate through Ground Floor slab
02.100.30	02	(GA) 100	21 Southampton Row Groundfloor	Existing retail units to be combined to form enlarged single units
02.100.31	02	(GA) 100	Existing Retail Units	Existing retail units to be retained
02.100.32	02	(GA) 100	Existing Retail Units	New metal staircase linking Groundfloor / Basement retail spaces
02.100.33	02	(GA) 100	Existing Retail Units	New structural posts to Structural Engineer specification
02.100.34	02	(GA) 100	21 Southampton Row Groundfloor	New FCUs
02.100.35	02	(GA) 100	21 Southampton Row Groundfloor	New stair down to basement cycle-store
02.100.36	02	(GA) 100	21 Southampton Row Groundfloor	New cycle / goods lifts down to basement level
02.100.37	02	(GA) 100	Existing Retail Units	Handrail and balustrade removed but stair retained

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 101 - PROPOSED FIRST FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.101.01	02	383 (GA) 101	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.101.02	02	383 (GA) 101	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.101.03	02	383 (GA) 101	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.101.04	02	383 (GA) 101	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.101.05	02	383 (GA) 101	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.101.06	02	383 (GA) 101	Rear elevation to 21 Southampton Row	Existing window to be retained and repaired and blocked up internally with fire rated plasterboard lining
02.101.07	02	383 (GA) 101	Rear elevation to Vernon + Sicilian House	Existing windows to rear elevation of Vernon + Sicilian House to be retained and repaired
02.101.08	02	383 (GA) 101	Rear elevation to Vernon + Sicilian House	Existing windows to rear elevation of Vernon/Sicilian House cores to be retained and repaired
02.101.09	02	383 (GA) 101	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.101.10	02	383 (GA) 101	Rear elevation to Vernon + Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.101.11	02	383 (GA) 101	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.101.12	02	383 (GA) 101	Vernon / Sicilian House Office	New structural steel post and beam to structural engineer specification, to be installed to replace existing removed spine wall, to be encased in fire rated plasterboard lining
02.101.13	02	383 (GA) 101	Vernon / Sicilian House Office	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.101.14	02	383 (GA) 101	Vernon / Sicilian House Office	Existing structural steel column to be retained and coated with intumescent paint finish
02.101.15	02	383 (GA) 101	Vernon / Sicilian House Office	New wall mounted fan coil unit to be installed below existing windows to Vernon + Sicilian House
02.101.16	02	383 (GA) 101	21 Southampton Row Office	Existing feature round columns to be retained and protected with fire rated intumescent coatings
02.101.17	02	383 (GA) 101	Rear elevation to 21 Southampton Row	New flat roof constructed over new ground floor service yard entrance lobby, with single ply membrane finish and PPC aluminium coping
02.101.18	02	383 (GA) 101	Rear external fire escape	New fire rated partition to be constructed to enclose existing fire escape stair from ground to first floors
02.101.19	02	383 (GA) 101	21 Southampton Row Office	Existing timber steps to first floor mezzanine to be retained, refurbished and redecorated
02.101.20	02	383 (GA) 101	21 Southampton Row Office	New wall mounted fan coil unit to be installed to 21 Southampton Row at first floor level only
02.101.21	02	383 (GA) 101	21 Southampton Row Elevation	Existing first floor windows to Southampton Row to be replaced with double glazed window to match existing style with new stall riser
02.101.22	02	383 (GA) 101	Vernon House Core	New WC lobby door in enlarged structural opening
02.101.23	02	383 (GA) 101	Vernon House Core	New lobby door in existing structural opening

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 102 - PROPOSED SECOND FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.102.01	02	383 (GA) 102	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.102.02	02	383 (GA) 102	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.102.03	02	383 (GA) 102	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.102.04	02	383 (GA) 102	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.102.05	02	383 (GA) 102	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.102.06	02	383 (GA) 102	Rear elevation to 21 Southampton Row	Existing window to be retained and repaired and blocked up internally with fire rated plasterboard lining
02.102.07	02	383 (GA) 102	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained and repaired
02.102.08	02	383 (GA) 102	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained and repaired
02.102.09	02	383 (GA) 102	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.102.10	02	383 (GA) 102	Rear elevation to Vernon / Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.102.11	02	383 (GA) 102	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.102.12	02	383 (GA) 102	Vernon / Sicilian House Office	New structural steel post and beam to structural engineer specification, to be installed to replace existing removed spine wall, to be encased in fire rated plasterboard lining
02.102.13	02	383 (GA) 102	Vernon / Sicilian House Office	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.102.14	02	383 (GA) 102	Vernon / Sicilian House Office	Existing structural steel column to be retained and coated with intumescent paint finish
02.102.15	02	383 (GA) 102	Vernon / Sicilian House Office	New wall mounted fan coil unit to be installed below existing windows to Vernon + Sicilian House
02.102.16	02	383 (GA) 102	21 Southampton Row Office	Existing feature round columns to be retained and protected with fire rated intumescent coatings
02.102.17	02	383 (GA) 102	Vernon House Core	New infill structural slab to original lightwell to structural engineer specification
02.102.18	02	383 (GA) 102	Vernon House Core	New WC lobby door in enlarged structural opening
02.102.19	02	383 (GA) 102	Vernon House Core	New lobby door in existing structural opening

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 103 - PROPOSED THIRD FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.103.01	02	383 (GA) 103	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.103.02	02	383 (GA) 103	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.103.03	02	383 (GA) 103	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.103.04	02	383 (GA) 103	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.103.05	02	383 (GA) 103	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.103.06	02	383 (GA) 103	Rear elevation to 21 Southampton Row	Existing window to be retained and repaired and blocked up internally with fire rated plasterboard lining
02.103.07	02	383 (GA) 103	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained and repaired
02.103.08	02	383 (GA) 103	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon/Sicilian House cores to be retained and repaired
02.103.09	02	383 (GA) 103	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.103.10	02	383 (GA) 103	Rear elevation to Vernon / Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.103.11	02	383 (GA) 103	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.103.12	02	383 (GA) 103	Vernon / Sicilian House Office	New structural steel post and beam to structural engineer specification, to be installed to replace existing removed spine wall, to be encased in fire rated plasterboard lining
02.103.13	02	383 (GA) 103	Vernon / Sicilian House Office	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.103.14	02	383 (GA) 103	21 Southampton and Vernon / Sicilian House Offices	Existing structural steel column to be retained and coated with intumescent paint finish
02.103.15	02	383 (GA) 103	Vernon / Sicilian House Office	New wall mounted fan coil unit to be installed below existing windows to Vernon + Sicilian House
02.103.16	02	383 (GA) 103	21 Southampton Row Office	Existing feature round steel columns to be retained and protected with fire rated intumescent coatings
02.103.17	02	383 (GA) 103	Vernon House Core	New infill structural slab to original lightwell to structural engineer specification
02.103.18	02	383 (GA) 103	Vernon House Core	New WC lobby door in enlarged structural opening
02.103.19	02	383 (GA) 103	Vernon House Core	New lobby door in existing structural opening



SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 104 - PROPOSED FOURTH FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.104.01	02	383 (GA) 104	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.104.02	02	383 (GA) 104	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.104.03	02	383 (GA) 104	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.104.04	02	383 (GA) 104	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.104.05	02	383 (GA) 104	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.104.06	02	383 (GA) 104	Rear elevation to 21 Southampton Row	Existing window to be retained and repaired and blocked up internally with fire rated plasterboard lining
02.104.07	02	383 (GA) 104	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained and repaired
02.104.08	02	383 (GA) 104	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained and repaired
02.104.09	02	383 (GA) 104	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.104.10	02	383 (GA) 104	Rear elevation to Vernon / Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.104.11	02	383 (GA) 104	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.104.12	02	383 (GA) 104	Vernon / Sicilian House Office	New structural steel post and beam to structural engineer specification, to be installed to replace existing removed spine wall, to be encased in fire rated plasterboard lining
02.104.13	02	383 (GA) 104	Vernon / Sicilian House Office	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.104.14	02	383 (GA) 104	Vernon / Sicilian House Office	Existing structural steel column to be retained and coated with intumescent paint finish
02.104.15	02	383 (GA) 104	Vernon / Sicilian House Office	New wall mounted fan coil unit to be installed below existing windows to Vernon / Sicilian House
02.104.16	02	383 (GA) 104	21 Southampton Row Office	Existing feature round columns to be retained and protected with fire rated intumescent coatings
02.104.17	02	383 (GA) 104	Vernon House Core	New infill structural slab to original lightwell to structural engineer specification
02.104.18	02	383 (GA) 104	Vernon House Core	New WC lobby door in enlarged structural opening
02.104.19	02	383 (GA) 104	Vernon House Core	New lobby door in existing structural opening



SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 105 - PROPOSED FIFTH FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.105.01	02	383 (GA) 105	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.105.02	02	383 (GA) 105	Sicilian Avenue Elevation	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.105.03	02	383 (GA) 105	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.105.04	02	383 (GA) 105	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.105.05	02	383 (GA) 105	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.105.06	02	383 (GA) 105	Rear elevation to 21 Southampton Row	Existing window to be retained and repaired and blocked up internally with fire rated plasterboard lining
02.105.07	02	383 (GA) 105	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House to be retained and repaired
02.105.08	02	383 (GA) 105	Rear elevation to Vernon / Sicilian House	Existing windows to rear elevation of Vernon / Sicilian House cores to be retained and repaired
02.105.09	02	383 (GA) 105	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.105.10	02	383 (GA) 105	Rear elevation to Vernon / Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.105.11	02	383 (GA) 105	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.105.12	02	383 (GA) 105	Vernon House Office	New wall lining to existing party wall
02.105.13	02	383 (GA) 105	Vernon / Sicilian House Office	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.105.14	02	383 (GA) 105	Vernon / Sicilian House Office	Existing structural steel column to be retained and coated with intumescent paint finish
02.105.15	02	383 (GA) 105	Vernon House Office	5th floor mansard extended towards Bloomsbury Square to rationalise the existing roofline, new mansard roof finishes to match existing slate finish
02.105.16	02	383 (GA) 105	Vernon House Core	New infill structural slab to original lightwell to structural engineer specification
02.105.17	02	383 (GA) 105	Vernon House Office	New double glazed timber casement doors in new dormer formed to match existing
02.105.18	02	383 (GA) 105	Vernon House Core	New maintenance access stair to roof level in extended lift overrun enclosure
02.105.19	02	383 (GA) 105	Sicilian / Vernon House Cores	Existing cat ladder access to roof retained
02.105.20	02	383 (GA) 105	Vernon House Core	New WC lobby door in enlarged structural opening
02.105.21	02	383 (GA) 105	Vernon House Core	New lobby door in existing structural opening
02.105.22	02	383 (GA) 105	5th floor roofs	Existing roofing membrane to be removed and replaced with a new liquid applied waterproofing membrane
02.106.23	02	383 (GA) 105	21 Southampton Row Office	New plasterboard wall linings to be installed to existing mansard building envelope to 5th floor
02.105.24	02	383 (GA) 105	Vernon / Sicilian House Office	New insulation to be installed between timber rafters with new plasterboard wall linings to be installed to existing mansard building envelope to 5th floor

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 106 - PROPOSED SIXTH FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.106.01	02	383 (GA) 106	Southampton Row Elevation	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.106.02	02	383 (GA) 106	Sicilian Avenue Elevation	Existing dormer roofs to be repaired and refurbished as required
02.106.03	02	383 (GA) 106	Rear external fire escape	Existing non original fire escape door and window to be replaced
02.106.04	02	383 (GA) 106	Rear elevation to 21 Southampton Row	Existing window opening to existing fire escape to be replaced with new fire-rated window
02.106.05	02	383 (GA) 106	Rear elevation to 21 Southampton Row	Existing windows to rear elevation of 21 Southampton Row to be retained and repaired
02.106.06	02	383 (GA) 106	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.106.07	02	383 (GA) 106	Rear elevation to Vernon + Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.106.08	02	383 (GA) 106	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated,
02.106.09	02	383 (GA) 106	21 Southampton Row Office	Existing structural steel column to be retained and coated with intumescent paint finish
02.106.10	02	383 (GA) 106	Bloomsbury Square Elevation	5th floor mansard extended towards Bloomsbury Square to rationalise the existing roofline, new mansard roof finishes to match existing slate finish
02.106.11	02	383 (GA) 106	Vernon House 5th Floor	New double glazed timber casement doors in new dormer formed to match existing
02.106.12	02	383 (GA) 106	Sicilian / Vernon House roof terrace	New mechanical rooftop plant to match engineer specification
02.106.13	02	383 (GA) 106	Sicilian / Vernon House roof terrace	New key clamp handrail to match existing
02.106.14	02	383 (GA) 106	Vernon + Sicilian House 6th floor roof terrace	New external plant deck installed at 6th floor level comprising metal grate flooring on raised steel frame structure to structural engineer specification
02.106.15	02	383 (GA) 106	Vernon House 6th floor roof terrace	Existing lightwell to be infilled with new flat roof to match existing levels
02.106.16	02	383 (GA) 106	Vernon / Sicilian House 6th floor roof terrace	Existing flat roof to Vernon / Sicilian House to be replaced entirely, comprising waterproofing, insulation, Plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.106.17	02	383 (GA) 106	21 Southampton Row Office	New plasterboard wall linings to be installed to existing mansard building envelope to 6th floor
02.106.18	02	383 (GA) 106	Vernon House Office	New section of slate roof to replace removed non original velux rooflight
02.106.19	02	383 (GA) 106	Sicilian / Vernon House Cores	Existing lift / motor room to Sicilian retained
02.106.20	02	383 (GA) 106	Vernon House Core	New maintenance access stair up to roof level in extended lift overrun enclosure
02.106.21	02	383 (GA) 106	Sicilian House Core	Existing cat ladder access to roof retained
02.106.22	02	383 (GA) 106	Vernon House Core	Lift motor room to Vernon core to be rebuilt
02.106.23	02	383 (GA) 106	Sicilian / Vernon House Cores	Photovoltaic panels according M&E specification

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 107 - PROPOSED SEVENTH FLOOR PLAN

Ref	Section	Drawing	Location	Comments
02.107.01	02	383 (GA) 107	Southampton Row Elevation	Existing dormer roofs to be repaired and refurbished as required
02.107.02	02	383 (GA) 107	Rear elevation to 21 Southampton Row	Existing dormer roofs to be repaired and refurbished as required
02.107.03	02	383 (GA) 107	Rear elevation to 21 Southampton Row	New mechanical fresh air supply duct to be installed up to roof level to serve ground and lower ground floor accommodation
02.107.04	02	383 (GA) 107	Rear elevation to Vernon / Sicilian House	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.107.05	02	383 (GA) 107	Rear external fire escape	Existing external fire escape stair to be retained, refurbished and redecorated
02.107.06	02	383 (GA) 107	21 Southampton Row 7th floor roof terrace	New external plant installed at 7th floor level comprising metal grate flooring on raised steel frame structure to structural engineer specification
02.107.07	02	383 (GA) 107	21 Southampton Row 7th floor roof terrace	Existing lift motor room to 21 Southampton Row to be retained
02.107.08	02	383 (GA) 107	21 Southampton Row 7th floor roof terrace	Existing flat roof to 21 Southampton Row to be refurbished with new insulation and waterproofing, applied to new plywood deck sitting on top of existing retained timber joists / steel beams below
02.107.09	02	383 (GA) 107	21 Southampton Row 7th floor roof terrace	New key clamp handrail to perimeter of new plant deck
02.107.10	02	383 (GA) 107	Vernon / Sicilian House Core	New insulated flat roof to Vernon / Sicilian House lift motor rooms
02.107.11	02	383 (GA) 107	Vernon / Sicilian House Core	New external mechanical ductwork to pass through lift motor room
02.107.12	02	383 (GA) 107	Vernon / Sicilian House Core	New maintenance stair to roof level in existing lift overrun enclosure
02.107.13	02	383 (GA) 107	21 Southampton Core	New brick roof-top riser cowl to be constructed at head of new riser
02.107.14	03	384 (GA) 107	21 Southampton Core	Photovoltaic panels according M&E specification
02.107.15	04	385 (GA) 107	21 Southampton Core	Existing non-original lift overrun to be carefully dismantled to allow work for new core to proceed. Once work is complete, lift overrun to be reinstated as existing.

SECTION 02 - PROPOSED GENERAL ARRANGEMENT DRAWINGS

SHEET 108 - PROPOSED ROOF PLAN

Ref	Section	Drawing	Location	Comments
02.108.01	02	383 (GA) 108	21 Southampton Row Core	New insulated flat roof to top of lift motor room
02.108.02	02	384 (GA) 108	21 Southampton Row Core	New automatic opening rooflight to head of stair
02.108.03	02	385 (GA) 108	21 Southampton Row Core	Existing non-original lift overrun to be carefully dismantled to allow work for new core to proceed. Once work is complete, lift overrun to be reinstated as existing.

SECTION 02 - PROPOSED DRAWINGS

SHEET 210- 21SR PROPOSED EAST CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
02.210.01	02	383 (GA) 210	Southampton Row Front Elevation	New shopfront glazing to match existing with new stall risers introduced at ground floor
02.210.02	02	383 (GA) 210	Southampton Row Front Elevation	New shopfront glazing with stall riser to replace existing door within curved shopfront glazing
02.210.03	02	383 (GA) 210	Southampton Row Front Elevation	New painted finish to be applied to existing curved shopfront glazing
02.210.04	02	383 (GA) 210	Southampton Row Front Elevation	New shopfront glazing to match existing with new stall risers introduced at first floor
02.210.05	02	383 (GA) 210	Southampton Row Front Elevation	New painted finish to be applied to existing curved shopfront glazing to first floor
02.210.06	02	383 (GA) 210	Southampton Row Front Elevation	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.210.07	02	383 (GA) 210	Southampton Row Front Elevation	New plant roof deck at 7th floor level comprising metal grating on raised steel frame structure to structural engineer specification
02.210.08	02	383 (GA) 210	Southampton Row Front Elevation	Key clamp handrail guarding, reuse of existing or match existing
02.210.09	02	383 (GA) 210	Southampton Row Front Elevation	New exposed services/equipment according M&E specification
02.210.10	02	383 (GA) 210	Southampton Row Front Elevation	Original finial detail to be reinstated to 21 Southampton Row turret
02.210.11	02	383 (GA) 210	Southampton Row Front Elevation	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising liquid applied waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.210.12	02	383 (GA) 210	Southampton Row Front Elevation	New plant roof deck at 6th floor level between stair cores comprising metal grating on raised steel frame structure to structural engineer specification
02.210.13	02	383 (GA) 210	Southampton Row Front Elevation	Retained existing windows to Southampton Row to be investigated, repaired and redecorated with new secondary glazing to be installed
02.210.14	02	383 (GA) 210	Southampton Row Front Elevation	Existing dormers and retained windows to be investigated, repaired and redecorated
02.210.15	02	383 (GA) 210	Southampton Row Front Elevation	New set back curved sliding doors to 21 Southampton Row main entrance, with PPC aluminium finish
02.210.16	02	383 (GA) 210	Southampton Row Front Elevation	New projecting canopy to 21 Southampton Row main entrance
02.210.17	02	383 (GA) 210	Southampton Row Front Elevation	Existing external gates to be retained and set back further into recess to allow for new dry riser installation. Gates to include new pass gate linked to access control system.
02.210.18	02	383 (GA) 210	Southampton Row Front Elevation	Photovoltaic panels according M&E specification
02.210.19	02	383 (GA) 210	Southampton Row Front Elevation	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 211- 21SR PROPOSED SOUTH CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
02.211.01	02	383 (GA) 211	Southampton Row Service Yard Elevation	New windows of 21 Southampton Row to service yard elevation, structural openings to be enlarged down to new slab for Cycle entrance
02.211.02	02	383 (GA) 211	Southampton Row Service Yard Elevation	New windows of 21 Southampton Row to service yard elevation, structural openings to be retained
02.211.03	02	383 (GA) 211	Southampton Row Service Yard Elevation	New windows and door of 21 Southampton Row to service yard elevation, structural openings to be enlarged down to slab level
02.211.04	02	383 (GA) 211	Southampton Row Service Yard Elevation	New windows and door of 21 Southampton Row's fire escape stairs to service corridor elevation, structural openings to be enlarged down to slab level
02.211.05	02	383 (GA) 211	Southampton Row Service Yard Elevation	New exposed services/equipment according M&E specification
02.211.06	02	383 (GA) 211	Southampton Row Service Yard Elevation	New fire rated door and windows to match existing
02.211.07	02	383 (GA) 211	Southampton Row Service Yard Elevation	Retained existing windows to Southampton Row to be investigated, repaired and redecorated with new secondary glazing to be installed
02.211.08	02	383 (GA) 211	Southampton Row Service Yard Elevation	New fire escape door and window
02.211.09	02	383 (GA) 211	Southampton Row Service Yard Elevation	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
02.211.10	02	383 (GA) 211	Southampton Row Service Yard Elevation	Retained existing windows to rear elevation of Vernon + Sicilian House to be investigated, repaired and redecorated
02.211.11	02	383 (GA) 211	Southampton Row Service Yard Elevation	Existing dormer roofs and windows to be repaired and refurbished as required
02.211.12	02	383 (GA) 211	Southampton Row Service Yard Elevation	New lift / stair core extension to Vernon House Core
02.211.13	02	383 (GA) 211	Southampton Row Service Yard Elevation	Key clamp handrail guarding, reuse of existing or match existing
02.211.14	02	383 (GA) 211	Southampton Row Service Yard Elevation	New plant roof deck at 7th floor level comprising composite timber decking on raised steel frame structure to structural engineer specification
02.211.15	02	383 (GA) 211	Southampton Row Service Yard Elevation	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.211.16	02	383 (GA) 211	Southampton Row Service Yard Elevation	Photovoltaic panels according M&E specification
02.211.17	02	383 (GA) 211	Southampton Row Service Yard Elevation	Non-original lift overrun rebuilt as existing
02.211.18	02	383 (GA) 211	Southampton Row Service Yard Elevation	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate.

SECTION 02 - PROPOSED DRAWINGS

SHEET 260- VERNON + SICILIAN PROPOSED NE CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
02.260.01	02	383 (GA) 260	Sicilian Avenue Elevation	New painted finish to be applied to existing curved shopfront glazing
02.260.02	02	383 (GA) 260	Sicilian Avenue Elevation	New painted finish to be applied to existing curved shopfront glazing to first floor
02.260.03	02	383 (GA) 260	Sicilian Avenue Elevation	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.260.04	02	383 (GA) 260	Sicilian Avenue Elevation	Original finial detail to be reinstated to 21 Southampton Row turret
02.260.05	02	383 (GA) 260	Sicilian Avenue Elevation	New exposed services/equipment according M&E specification
02.260.06	02	383 (GA) 260	Sicilian Avenue Elevation	Key clamp handrail guarding, reuse of existing or match existing
02.260.07	02	383 (GA) 260	Sicilian Avenue Elevation	New plant roof deck at 7th floor level comprising metal grating on raised steel frame structure to structural engineer specification
02.260.08	02	383 (GA) 260	Sicilian Avenue Elevation	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising liquid applied waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.260.09	02	383 (GA) 260	Sicilian Avenue Elevation	New plant roof deck at 6th floor level between stair cores comprising metal grating on raised steel frame structure to structural engineer specification
02.260.10	02	383 (GA) 260	Sicilian Avenue Elevation	Retained existing GRP chimneys to be painted to match existing brickwork better
02.260.11	02	383 (GA) 260	Sicilian Avenue Elevation	New lift / stair core extension to Vernon House Core
02.260.12	02	383 (GA) 260	Sicilian Avenue Elevation	5th floor mansard extended towards Bloomsbury Square to rationalise the existing roofline, new mansard roof finishes to match existing slate finish
02.260.13	02	383 (GA) 260	Sicilian Avenue Elevation	New full height double glazed timber double doors in new dormer formed to match existing with cill dropped to provide level threshold
02.260.14	02	383 (GA) 260	Sicilian Avenue Elevation	New slate roof finish to be installed where non original rooflight is removed
02.260.15	02	383 (GA) 260	Sicilian Avenue Elevation	Existing dormers and retained windows to be investigated, repaired and redecorated
02.260.16	02	383 (GA) 260	Sicilian Avenue Elevation	Retained existing windows to Vernon and Sicilian House to be investigated, repaired and redecorated with new secondary glazing to be installed
02.260.17	02	383 (GA) 260	Sicilian Avenue Elevation	Retained existing shop front glazing and doors to be redecorated
02.260.18	02	383 (GA) 260	Sicilian Avenue Elevation	Retained existing doors to Vernon/Sicilian House to be redecorated and fixed back in open position
02.260.19	02	383 (GA) 260	Sicilian Avenue Elevation	New illuminated feature metal cladding to Vernon / Sicilian entrance columns
02.260.20	02	383 (GA) 260	Sicilian Avenue Elevation	New illuminated feature metal building signage to existing Vernon / Sicilian entrance canopies
02.260.21	02	383 (GA) 260	Sicilian Avenue Elevation	Photovoltaic panels according M&E specification
02.260.22	02	383 (GA) 260	Sicilian Avenue Elevation	New brick riser cover
02.260.23	02	383 (GA) 260	Sicilian Avenue Elevation	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 261 - VERNON + SICILIAN PROPOSED NW CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
02.261.01	02	383 (GA) 261	Bloomsbury Way Elevation	Original finial detail to be reinstated to 21 Southampton Row turret
02.261.02	02	383 (GA) 261	Bloomsbury Way Elevation	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.261.03	02	383 (GA) 261	Bloomsbury Way Elevation	Key clamp handrail guarding, reuse of existing or match existing
02.261.04	02	383 (GA) 261	Bloomsbury Way Elevation	Existing flat roof to Vernon & Sicilian House to be replaced entirely, comprising waterproofing, insulation, plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.261.05	02	383 (GA) 261	Bloomsbury Way Elevation	New plant roof deck at 6th floor level between stair cores comprising metal grating on raised steel frame structure to structural engineer specification
02.261.06	02	383 (GA) 261	Bloomsbury Way Elevation	New plant roof deck at 7th floor level comprising metal grating on raised steel frame structure to structural engineer specification
02.261.07	02	383 (GA) 261	Bloomsbury Way Elevation	New lift / stair core extension to Vernon House Core
02.261.08	02	383 (GA) 261	Bloomsbury Way Elevation	New exposed services/equipment according M&E specification
02.261.09	02	383 (GA) 261	Bloomsbury Way Elevation	5th floor mansard extended towards Bloomsbury Square to rationalise the existing roofline, new mansard roof finishes to match existing slate finish
02.261.10	02	383 (GA) 261	Bloomsbury Way Elevation	New full height double glazed timber double doors in new dormer formed to match existing with cill dropped to provide level threshold
02.261.11	02	383 (GA) 261	Bloomsbury Way Elevation	Retained existing windows to Vernon and Sicilian House to be investigated, repaired and redecorated with new secondary glazing to be installed
02.261.12	02	383 (GA) 261	Bloomsbury Way Elevation	Retained existing shop front glazing and door to be redecorated
02.261.13	02	383 (GA) 261	Bloomsbury Way Elevation	Retained existing shop front glazing to be redecorated
02.261.14	02	383 (GA) 261	Bloomsbury Way Elevation	Photovoltaic panels according M&E specification
02.261.15	02	383 (GA) 261	Bloomsbury Way Elevation	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 262- VERNON + SICILIAN PROPOSED SW CONTEXT ELEVATION

Ref	Section	Drawing	Location	Comments
02.262.01	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New doors and windows to service yard of Vernon & Sicilian House LG retail units to match existing
02.262.02	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Existing windows to rear elevation of 21 Southampton Row to be replaced with new double glazed aluminum frame windows to match proposed new full height doors and windows
02.262.03	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New Aluminum Door and window of 21 Southampton Row full height to new slab for Cycle entrance that matches with the rest of proposed new windows and doors to service yard elevation
02.262.04	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New windows of 21 Southampton Row to service yard elevation, structural openings to be retained, aluminum frame to match the rest of the new proposed windows
02.262.05	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New windows and door of 21 Southampton Row to service yard elevation, structural openings to be enlarged down to slab level, aluminum frame to match the rest of the new proposed windows
02.262.06	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
02.262.07	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Retained existing windows to rear elevation of Vernon + Sicilian House to be investigated, repaired and redecorated
02.262.08	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Existing dormer roofs and windows to be repaired and refurbished as required
02.262.09	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New lift / stair core extension to Vernon House Core
02.262.10	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New mechanical kitchen extract duct to be installed up to roof level to serve ground and lower ground floor retail units
02.262.11	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New exposed services/equipment according M&E specification
02.262.12	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Key clamp handrail guarding, reuse of existing or match existing
02.262.13	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New plant roof deck at 6th floor level between stair cores comprising metal grating on raised steel frame structure to structural engineer specification
02.262.14	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New plant roof deck at 7th floor level comprising composite timber decking on raised steel frame structure to structural engineer specification
02.262.15	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.262.16	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New single storey extension. New external walls and roof. New canopy and glazed double doorset with access control
02.262.17	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Photovoltaic panels according M&E specification
02.262.18	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Non-original lift overrun rebuilt as existing
02.262.19	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate.
02.262.20	02	383 (GA) 262	Vernon + Sicilian Service Yard Elevation	New cycle store FCU intake mechanical duct

SECTION 02 - PROPOSED DRAWINGS

SHEET 300 - 21SR PROPOSED SECTION 01

Ref	Section	Drawing	Location	Comments
02.300.01	02	383 (GA) 300	21 Southampton Row Section 01	New windows and door of 21 Southampton Row's fire escape stairs to service corridor elevation, structural openings to be enlarged down to slab level
02.300.02	02	383 (GA) 300	21 Southampton Row Section 01	New fire rated door and windows to match existing
02.300.03	02	383 (GA) 300	21 Southampton Row Section 01	Retained existing windows to Southampton Row to be investigated, repaired and redecorated with new secondary glazing to be installed
02.300.04	02	383 (GA) 300	21 Southampton Row Section 01	New shopfront glazing to match existing with new stall risers introduced at first floor
02.300.05	02	383 (GA) 300	21 Southampton Row Section 01	New shopfront glazing to match existing with new stall risers introduced at ground floor
02.300.06	02	383 (GA) 300	21 Southampton Row Section 01	New fire escape door and window
02.300.07	02	383 (GA) 300	21 Southampton Row Section 01	Existing dormer roofs and windows to be repaired and refurbished as required
02.300.08	02	383 (GA) 300	21 Southampton Row Section 01	New metal central circulation stair to be installed in enlarged core void
02.300.09	02	383 (GA) 300	21 Southampton Row Section 01	Key clamp handrail guarding, reuse of existing or match existing
02.300.10	02	383 (GA) 300	21 Southampton Row Section 01	New plant roof deck at 7th floor level comprising composite timber decking on raised steel frame structure to structural engineer specification
02.300.11	02	383 (GA) 300	21 Southampton Row Section 01	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.300.12	02	383 (GA) 300	21 Southampton Row Section 01	Existing windows to 21 Southampton Row lightwell to be retained, existing paintwork to be stripped back ready for redecoration, with new secondary glazing to be installed
02.300.13	02	383 (GA) 300	21 Southampton Row Section 01	Existing windows to Sicilian House lightwell to be removed and blocked up
02.300.14	02	383 (GA) 300	21 Southampton Row Section 01	New AOV to be installed to the head of the extended staircase to improve the existing fire strategy
02.300.15	02	383 (GA) 300	21 Southampton Row Section 01	New mechanical fresh air ductwork to drop down into the lightwell to serve Sicilian House through new structural openings
02.300.16	02	383 (GA) 300	21 Southampton Row Section 01	New fire rated partition to form new stair lobby
02.300.17	02	383 (GA) 300	21 Southampton Row Section 01	New structural slab to stair core to Structural Engineer specification
02.300.18	02	383 (GA) 300	21 Southampton Row Section 01	New internal plant room
02.300.19	02	383 (GA) 300	21 Southampton Row Section 01	New external plant installed at 7th floor level comprising metal grate flooring on raised steel frame structure to structural engineer specification
02.300.20	02	383 (GA) 300	21 Southampton Row Section 01	New brick roof-top riser cowl to be constructed at head of new riser
02.300.21	02	383 (GA) 300	21 Southampton Row Section 01	Existing feature round columns to be retained and protected with fire rated intumescent coatings
02.300.22	02	383 (GA) 300	21 Southampton Row Section 01	Enlarged service riser to rear of core
02.300.23	02	383 (GA) 300	21 Southampton Row Section 01	New waterproof tanking to basement perimeter walls + slab
02.300.24	02	383 (GA) 300	21 Southampton Row Section 01	New raised access floors throughout
02.300.25	02	383 (GA) 300	21 Southampton Row Section 01	Photovoltaic panels according M&E specification
02.300.26	02	383 (GA) 300	21 Southampton Row Section 01	Non-original lift overrun rebuilt as existing
02.300.27	02	383 (GA) 300	21 Southampton Row Section 01	Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement with addition of pass gate.
02.300.28	02	383 (GA) 300	21 Southampton Row Section 01	New cycle store FCU intake mechanical duct

SECTION 02 - PROPOSED DRAWINGS

SHEET 301 - 21SR PROPOSED SECTION 02

Ref	Section	Drawing	Location	Comments
02.301.01	02	383 (GA) 301	21 Southampton Row Section 02	New floor to ceiling aluminum framed glazing units in existing window openings
02.301.02	02	383 (GA) 301	21 Southampton Row Section 02	Existing windows to rear elevation of 21 Southampton Row to be retained; strip out existing painting and get ready for redecoration
02.301.03	02	383 (GA) 301	21 Southampton Row Section 02	Existing windows to Southampton Row to be retained and refurbished, with new secondary glazing to be installed
02.301.04	02	383 (GA) 301	21 Southampton Row Section 02	Existing first floor windows to Southampton Row to be replaced with double glazed window to match existing style with new stall riser
02.301.05	02	383 (GA) 301	21 Southampton Row Section 02	New external curved sliding doors with canopy and integrated air curtain
02.301.06	02	383 (GA) 301	21 Southampton Row Section 02	New double doors to be installed to existing lift motor room
02.301.07	02	383 (GA) 301	21 Southampton Row Section 02	Existing dormer roofs and windows to be repaired and refurbished as required
02.301.08	02	383 (GA) 301	21 Southampton Row Section 02	New fire rated glazed lift lobby double doors + screens to be installed in enlarged structural opening
02.301.09	02	383 (GA) 301	21 Southampton Row Section 02	Key clamp handrail guarding, reuse of existing or match existing
02.301.10	02	383 (GA) 301	21 Southampton Row Section 02	New plant roof deck at 7th floor level comprising composite timber decking on raised steel frame structure to structural engineer specification
02.301.11	02	383 (GA) 301	21 Southampton Row Section 02	Flat roof covering to 21 Southampton Row to be replaced with new waterproofing, and new insulation on top of existing plywood deck sitting on top of existing retained timber joists / steel beams below
02.301.12	02	383 (GA) 301	21 Southampton Row Section 02	New AOV to be installed to the head of the extended staircase to improve the existing fire strategy
02.301.13	02	383 (GA) 301	21 Southampton Row Section 02	New fire rated partition to form new stair lobby / WCs
02.301.14	02	383 (GA) 301	21 Southampton Row Section 02	New fire rated partition to form basement amenity
02.301.15	02	383 (GA) 301	21 Southampton Row Section 02	New coloured tarmac surface to be installed for cyclists access route
02.301.16	02	383 (GA) 301	21 Southampton Row Section 02	New raised access floors throughout
02.301.17	02	383 (GA) 301	21 Southampton Row Section 02	New waterproof tanking to basement perimeter walls + slab
02.301.18	02	383 (GA) 301	21 Southampton Row Section 02	Photovoltaic panels according M&E specification
02.301.19	02	383 (GA) 301	21 Southampton Row Section 02	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 310 - VER/SIC PROPOSED SECTION 03

Ref	Section	Drawing	Location	Comments
02.310.01	02	383 (GA) 310	Vernon / Sicilian House Section 03	Create new escape route from basement of retail units 02 & 03
02.310.02	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing windows to rear elevation of Vernon / Sicilian House to be retained; strip out existing painting and get ready for redecoration
02.310.03	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.310.04	02	383 (GA) 310	Vernon / Sicilian House Section 03	Retained existing shop front glazing and doors to be redecorated
02.310.05	02	383 (GA) 310	Vernon / Sicilian House Section 03	Retained existing GRP chimneys to be painted to match existing brickwork better
02.310.06	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing dormers to be retained and repaired as required
02.310.07	02	383 (GA) 310	Vernon / Sicilian House Section 03	New lift car to be installed within existing lift shaft and existing lift motor room volume
02.310.08	02	383 (GA) 310	Vernon / Sicilian House Section 03	New key clamp handrail to perimeter of new plant deck
02.310.09	02	383 (GA) 310	Vernon / Sicilian House Section 03	New mechanical rooftop plant to match engineer specification
02.310.10	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing flat roof to Vernon + Sicilian House to be replaced entirely, comprising waterproofing, insulation, Plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.310.11	02	383 (GA) 310	Vernon / Sicilian House Section 03	New AOV to be installed at head of stairs
02.310.12	02	383 (GA) 310	Vernon / Sicilian House Section 03	New internal partitions forming new WC core
02.310.13	02	383 (GA) 310	Vernon / Sicilian House Section 03	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
02.310.14	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing flat roof to 21 Southampton Row to be refurbished with new insulation and waterproofing, applied to new plywood deck sitting on top of existing retained timber joists / steel beams below
02.310.15	02	383 (GA) 310	Vernon / Sicilian House Section 03	Existing window to previously infilled stairwell to be retained in existing structural opening
02.310.16	02	383 (GA) 310	Vernon / Sicilian House Section 03	New metal staircase to serve enlarged retail unit
02.310.17	02	383 (GA) 310	Vernon / Sicilian House Section 03	New raised metal deck forming new bin store
02.310.18	02	383 (GA) 310	Vernon / Sicilian House Section 03	New metal louvred screen +access gates to conceal existing retained sub station
02.310.19	02	383 (GA) 310	Vernon / Sicilian House Section 03	New enlarged metal stair with new metal handrail
02.310.20	02	383 (GA) 310	Vernon / Sicilian House Section 03	New single storey extension. New external walls and roof. New canopy and glazed double doorset with access control.
02.310.21	02	383 (GA) 310	Vernon / Sicilian House Section 03	Photovoltaic panels according M&E specification
02.310.22	02	383 (GA) 310	Vernon / Sicilian House Section 03	New kitchen extract duct
02.310.23	02	383 (GA) 310	Vernon / Sicilian House Section 03	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 311 - VER/SIC PROPOSED SECTION 04

Ref	Section	Drawing	Location	Comments
02.311.01	02	383 (GA) 311	Vernon / Sicilian House Section 05	Lift car and associated services to be removed entirely, shaft wall linings to be removed completely back to structure which is to be retained. (PLEASE NOTE ASBESTOS HAS BEEN IDENTIFIED IN LIFT SHAFT)
02.311.02	02	383 (GA) 311	Vernon / Sicilian House Section 05	New internal partitions forming new electrical riser next to WC / escape lobby
02.311.03	02	383 (GA) 311	Vernon / Sicilian House Section 05	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.311.04	02	383 (GA) 311	Vernon / Sicilian House Section 05	New external glazed door with access control
02.311.05	02	383 (GA) 311	Vernon / Sicilian House Section 05	Retained existing GRP chimneys to be painted to match existing brickwork better
02.311.06	02	383 (GA) 311	Vernon / Sicilian House Section 05	Existing dormers to be retained and repaired as required
02.311.07	02	383 (GA) 311	Vernon / Sicilian House Section 05	New masonry lift motor room to be constructed to match existing finishes
02.311.08	02	383 (GA) 311	Vernon / Sicilian House Section 05	New key clamp handrail to perimeter of new plant deck
02.311.09	02	383 (GA) 311	Vernon / Sicilian House Section 05	New mechanical rooftop plant to match engineer specification
02.311.10	02	383 (GA) 311	Vernon / Sicilian House Section 05	Existing flat roof to Vernon + Sicilian House to be replaced entirely, comprising waterproofing, insulation, Plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.311.11	02	383 (GA) 311	Vernon / Sicilian House Section 05	New AOV to be installed at head of stairs
02.311.12	02	383 (GA) 311	Vernon / Sicilian House Section 05	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.311.13	02	383 (GA) 311	Vernon / Sicilian House Section 05	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
02.311.14	02	383 (GA) 311	Vernon / Sicilian House Section 05	Existing flat roof to 21 Southampton Row to be refurbished with new insulation and waterproofing, applied to new plywood deck sitting on top of existing retained timber joists / steel beams below
02.311.15	02	383 (GA) 311	Vernon / Sicilian House Section 05	Existing window to previously infilled stairwell to be retained in existing structural opening
02.311.16	02	383 (GA) 311	Vernon / Sicilian House Section 05	New mechanical ductwork to be installed at roof level and enter side of new lift motor room
02.311.17	02	383 (GA) 311	Vernon / Sicilian House Section 05	New maintenance access stair to roof level in extended lift overrun enclosure
02.311.18	02	383 (GA) 311	Vernon / Sicilian House Section 05	Retained existing doors to Vernon/Sicilian House to be redecorated and fixed back in open position
02.311.19	02	383 (GA) 311	Vernon / Sicilian House Section 05	New illuminated feature metal cladding to Vernon / Sicilian entrance columns
02.311.20	02	383 (GA) 311	Vernon / Sicilian House Section 05	New illuminated feature metal building signage to existing Vernon / Sicilian entrance canopies
02.311.21	02	383 (GA) 311	Vernon / Sicilian House Section 05	Photovoltaic panels according M&E specification
02.311.22	02	383 (GA) 311	Vernon / Sicilian House Section 05	Non-original lift overrun rebuilt as existing

SECTION 02 - PROPOSED DRAWINGS

SHEET 312 - VER/SIC PROPOSED SECTION 05

Ref	Section	Drawing	Location	Comments
02.312.01	02	383 (GA) 312	Vernon / Sicilian House Section 05	New structural slab to Structural Engineers specification to created new internal floor space + roof
02.312.02	02	383 (GA) 312	Vernon / Sicilian House Section 05	New internal partitions forming new WC / escape lobby
02.312.03	02	383 (GA) 312	Vernon / Sicilian House Section 05	Existing windows to Sicilian Avenue to be retained and refurbished, with new secondary glazing to be installed
02.312.04	02	383 (GA) 312	Vernon / Sicilian House Section 05	Retained existing shop front glazing and doors to be redecorated
02.312.05	02	383 (GA) 312	Vernon / Sicilian House Section 05	Retained existing GRP chimneys to be painted to match existing brickwork better
02.312.06	02	383 (GA) 312	Vernon / Sicilian House Section 05	Existing dormers to be retained and repaired as required
02.312.07	02	383 (GA) 312	Vernon / Sicilian House Section 05	New masonry lift motor room to be constructed to match existing finishes
02.312.08	02	383 (GA) 312	Vernon / Sicilian House Section 05	New key clamp handrail to perimeter of new plant deck
02.312.09	02	383 (GA) 312	Vernon / Sicilian House Section 05	New mechanical rooftop plant to match engineer specification
02.312.10	02	383 (GA) 312	Vernon / Sicilian House Section 05	Existing flat roof to Vernon + Sicilian House to be replaced entirely, comprising waterproofing, insulation, Plywood deck, new timber joists, sitting on top of existing retained steel beams below
02.312.11	02	383 (GA) 312	Vernon / Sicilian House Section 05	New AOV to be installed at head of stairs
02.312.12	02	383 (GA) 312	Vernon / Sicilian House Section 05	New structural steel column to structural engineer specification, to be installed to replace existing removed spine wall, to be coated with intumescent paint finish
02.312.13	02	383 (GA) 312	Vernon / Sicilian House Section 05	Retained existing windows to rear elevation of 21 Southampton Row to be investigated, repaired and redecorated
02.312.14	02	383 (GA) 312	Vernon / Sicilian House Section 05	Existing flat roof to 21 Southampton Row to be refurbished with new insulation and waterproofing, applied to new plywood deck sitting on top of existing retained timber joists / steel beams below
02.312.15	02	383 (GA) 312	Vernon / Sicilian House Section 05	Existing window to previously infilled stairwell to be retained in existing structural opening
02.312.16	02	383 (GA) 312	Vernon / Sicilian House Section 05	New mechanical ductwork to be installed at roof level and enter side of new lift motor room
02.312.17	02	383 (GA) 312	Vernon / Sicilian House Section 05	Photovoltaic panels according M&E specification
02.312.18	02	383 (GA) 312	Vernon / Sicilian House Section 05	Non-original lift overrun rebuilt as existing

SECTION 03 - DETAILED DRAWINGS

SHEET 400 - 21SR Main Entrance Detailed Elevation

Ref	Section	Drawing	Location	Comments
03.400.01	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.400.02	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.400.03	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing external building lighting to be replaced
03.400.04	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing externally mounted cabling to be removed
03.400.05	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing pigeon spikes to be removed
03.400.06	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing timber framed first floor full height glazing to be replaced
03.400.07	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing timber framed ground floor full height shopfront glazing to be replaced
03.400.08	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing timber framed glazed double doors with brass ironmongery to be replaced
03.400.09	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing brass letter box to be removed
03.400.10	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing brass plaque with building number to side of columns to be replaced
03.400.11	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing access control fob reader to be removed
03.400.12	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing key safe to be removed
03.400.13	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing no smoking sign to be removed
03.400.14	03	383 (ED) 400	21 Southampton Row Main Entrance	Existing pavement lights to be retained and repaired as required
03.400.31	03	383 (ED) 400	21 Southampton Row Main Entrance	New external building lighting with new recessed cabling
03.400.32	03	383 (ED) 400	21 Southampton Row Main Entrance	New electric bird control tape to be installed to column heads and top of pediment.
03.400.33	03	383 (ED) 400	21 Southampton Row Main Entrance	New timber framed first floor full height double glazing with timber frames to match existing style and colour
03.400.34	03	383 (ED) 400	21 Southampton Row Main Entrance	New panelled timber stall riser to first floor full height glazing
03.400.35	03	383 (ED) 400	21 Southampton Row Main Entrance	New curved PPC aluminium projecting canopy with brass feature detailing, building signage and illuminated soffit
03.400.36	03	383 (ED) 400	21 Southampton Row Main Entrance	New timber framed ground floor full height shopfront with double glazing and timber frames to match existing style and colour
03.400.37	03	383 (ED) 400	21 Southampton Row Main Entrance	New panelled timber stall riser to ground floor full height glazing
03.400.38	03	383 (ED) 400	21 Southampton Row Main Entrance	New backpainted glass panel to chamfered cheek of shopfront glazing, colour white
03.400.39	03	383 (ED) 400	21 Southampton Row Main Entrance	New building access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC alumium colour White.
03.400.40	03	383 (ED) 400	21 Southampton Row Main Entrance	New PPC aluminium automatic curved sliding doors with safety manifestation
03.400.41	03	383 (ED) 400	21 Southampton Row Main Entrance	New brass post box to be installed in chamfered cheek of shop front glazing
03.400.42	03	383 (ED) 400	21 Southampton Row Main Entrance	New brass plaque with building number to be installed to side of columns

SECTION 03 - DETAILED DRAWINGS

SHEET 401 - 21SR Main Entrance Detailed Plans

Ref	Section	Drawing	Location	Comments
03.401.01	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.401.02	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.401.03	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing external building lighting to be replaced
03.401.04	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing externally mounted cabling to be removed
03.401.05	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing pigeon spikes to be removed
03.401.06	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing timber framed first floor full height glazing to be replaced
03.401.07	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing timber framed ground floor full height shopfront glazing to be replaced
03.401.08	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing timber framed glazed double doors with brass ironmongery to be replaced
03.401.09	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing brass letter box to be removed
03.401.10	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing brass plaque with building number to side of columns to be replaced
03.401.11	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing access control fob reader to be removed
03.401.12	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing key safe to be removed
03.401.13	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing no smoking sign to be removed
03.401.14	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing pavement lights to be retained and repaired as required
03.401.15	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing internal walls to be removed
03.401.16	03	383 (ED) 401	21 Southampton Row Main Entrance	Existing secondary glazing to be replaced
03.401.31	03	383 (ED) 401	21 Southampton Row Main Entrance	New timber framed first floor full height double glazing with timber frames to match existing style and colour
03.401.32	03	383 (ED) 401	21 Southampton Row Main Entrance	New panelled timber stall riser to first floor full height glazing
03.401.33	03	383 (ED) 401	21 Southampton Row Main Entrance	New curved projecting canopy with feature detailing, building signage and illuminated soffit
03.401.34	03	383 (ED) 401	21 Southampton Row Main Entrance	New timber framed ground floor full height shopfront with double glazing and timber frames to match existing style and colour
03.401.35	03	383 (ED) 401	21 Southampton Row Main Entrance	New panelled timber stall riser to ground floor full height glazing
03.401.36	03	383 (ED) 401	21 Southampton Row Main Entrance	New backpainted glass panel to chamfered cheek of shopfront glazing, colour white
03.401.37	03	383 (ED) 401	21 Southampton Row Main Entrance	New building access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC alumium colour White.
03.401.38	03	383 (ED) 401	21 Southampton Row Main Entrance	New PPC aluminium automatic curved sliding doors with safety manifestation
03.401.39	03	383 (ED) 401	21 Southampton Row Main Entrance	New brass post box to be installed in chamfered cheek of shop front glazing
03.401.40	03	383 (ED) 401	21 Southampton Row Main Entrance	New brass plaque with building number to be installed to side of columns
03.401.41	03	383 (ED) 401	21 Southampton Row Main Entrance	New internal secondary glazing
03.401.41	03	383 (ED) 401	21 Southampton Row Main Entrance	New bronze effect external matwell

SECTION 03 - DETAILED DRAWINGS

SHEET 402 - 21SR Main Entrance Detailed Section A

Ref	Section	Drawing	Location	Comments
03.402.01	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.402.02	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.402.03	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing external building lighting to be replaced
03.402.04	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing externally mounted cabling to be removed
03.402.05	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing pigeon spikes to be removed
03.402.06	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing timber framed first floor full height glazing to be replaced
03.402.07	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing timber framed ground floor full height shopfront glazing to be replaced
03.402.08	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing timber framed glazed double doors with brass ironmongery to be replaced
03.402.09	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing pavement lights to be retained and repaired as required
03.402.10	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing brass plaque with building number to side of columns to be replaced
03.402.11	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing access control fob reader to be removed
03.402.12	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing key safe to be removed
03.402.13	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing no smoking sign to be removed
03.402.14	03	383 (ED) 402	21 Southampton Row Main Entrance	Existing secondary glazing to be replaced
03.402.31	03	383 (ED) 402	21 Southampton Row Main Entrance	New external building lighting with new recessed cabling
03.402.32	03	383 (ED) 402	21 Southampton Row Main Entrance	New electric bird control tape to be installed to column heads and top of pediment.
03.402.33	03	383 (ED) 402	21 Southampton Row Main Entrance	New timber framed first floor full height double glazing with timber frames to match existing style and colour
03.402.34	03	383 (ED) 402	21 Southampton Row Main Entrance	New panelled timber stall riser to first floor full height glazing
03.402.35	03	383 (ED) 402	21 Southampton Row Main Entrance	New curved projecting canopy with feature detailing, building signage and illuminated soffit
03.402.36	03	383 (ED) 402	21 Southampton Row Main Entrance	New timber framed ground floor full height shopfront with double glazing and timber frames to match existing style and colour
03.402.37	03	383 (ED) 402	21 Southampton Row Main Entrance	New panelled timber stall riser to ground floor full height glazing
03.402.38	03	383 (ED) 402	21 Southampton Row Main Entrance	New backpainted glass panel to chamfered cheek of shopfront glazing, colour white
03.402.39	03	383 (ED) 402	21 Southampton Row Main Entrance	New building access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC aluminium colour White.
03.402.40	03	383 (ED) 402	21 Southampton Row Main Entrance	New PPC aluminium automatic curved sliding doors with safety manifestation
03.402.41	03	383 (ED) 402	21 Southampton Row Main Entrance	New brass post box to be installed in chamfered cheek of shop front glazing
03.402.42	03	383 (ED) 402	21 Southampton Row Main Entrance	New brass plaque with building number to be installed to side of columns
03.402.43	03	383 (ED) 402	21 Southampton Row Main Entrance	New internal secondary glazing

SECTION 03 - DETAILED DRAWINGS

SHEET 403 - 21SR Main Entrance Detailed Section B

Ref	Section	Drawing	Location	Comments
03.403.01	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.403.02	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.403.03	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing external building lighting to be replaced
03.403.04	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing externally mounted cabling to be removed
03.403.05	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing pigeon spikes to be removed
03.403.06	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing timber framed first floor full height glazing to be replaced
03.403.07	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing timber framed ground floor full height shopfront glazing to be replaced
03.403.08	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing secondary glazing to be replaced
03.403.09	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing pavement lights to be retained and repaired as required
03.403.10	03	383 (ED) 403	21 Southampton Row Main Entrance	Existing brass plaque with building number to side of columns to be replaced
03.403.31	03	383 (ED) 403	21 Southampton Row Main Entrance	New external building lighting with new recessed cabling
03.403.32	03	383 (ED) 403	21 Southampton Row Main Entrance	New electric bird control tape to be installed to column heads and top of pediment.
03.403.33	03	383 (ED) 403	21 Southampton Row Main Entrance	New timber framed first floor full height double glazing with timber frames to match existing style and colour
03.403.34	03	383 (ED) 403	21 Southampton Row Main Entrance	New panelled timber stall riser to first floor full height glazing
03.403.35	03	383 (ED) 403	21 Southampton Row Main Entrance	New curved projecting canopy with feature detailing, building signage and illuminated soffit
03.403.36	03	383 (ED) 403	21 Southampton Row Main Entrance	New timber framed ground floor full height shopfront with double glazing and timber frames to match existing style and colour
03.403.37	03	383 (ED) 403	21 Southampton Row Main Entrance	New panelled timber stall riser to ground floor full height glazing
03.403.38	03	383 (ED) 403	21 Southampton Row Main Entrance	New PPC aluminium automatic curved sliding doors with safety manifestation
03.403.39	03	383 (ED) 403	21 Southampton Row Main Entrance	New internal secondary glazing
03.403.40	03	383 (ED) 403	21 Southampton Row Main Entrance	New brass plaque with building number to be installed to side of columns

SECTION 03 - DETAILED DRAWINGS

SHEET 410 - Sicilian Main Entrance Details

Ref	Section	Drawing	Location	Comments
03.410.01	03	383 (ED) 410	Sicilian House Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.410.02	03	383 (ED) 410	Sicilian House Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.410.03	03	383 (ED) 410	Sicilian House Main Entrance	Existing external floor mounted lighting to be replaced
03.410.04	03	383 (ED) 410	Sicilian House Main Entrance	Existing stepped threshold to be removed
03.410.05	03	383 (ED) 410	Sicilian House Main Entrance	Existing frosted building name to be removed from glass
03.410.06	03	383 (ED) 410	Sicilian House Main Entrance	Existing timber framed glazed over panel to be retained
03.410.07	03	383 (ED) 410	Sicilian House Main Entrance	Existing timber doors to be retained and to be held open
03.410.08	03	383 (ED) 410	Sicilian House Main Entrance	Existing brass kick plate to be removed
03.410.09	03	383 (ED) 410	Sicilian House Main Entrance	Existing brass letter box to be retained
03.410.10	03	383 (ED) 410	Sicilian House Main Entrance	Existing brass plaque with building name to side of columns to be replaced
03.410.11	03	383 (ED) 410	Sicilian House Main Entrance	Existing no smoking sign to be removed
03.410.12	03	383 (ED) 410	Sicilian House Main Entrance	Existing paving to be retained and repaired as required
03.410.31	03	383 (ED) 410	Sicilian House Main Entrance	New floor mounted building lighting
03.410.32	03	383 (ED) 410	Sicilian House Main Entrance	New illuminated feature brass lattice detail to existing columns
03.410.33	03	383 (ED) 410	Sicilian House Main Entrance	New suspended and illuminated semi circular brass building signage
03.410.34	03	383 (ED) 410	Sicilian House Main Entrance	Existing panelled doors to be fitted with electromagnetic hold open devices
03.410.35	03	383 (ED) 410	Sicilian House Main Entrance	New timber panelling to internal arched soffit to match the held open doors
03.410.36	03	383 (ED) 410	Sicilian House Main Entrance	New internal PPC aluminium framed glazed door with manifestation to be installed to form new set back lobby colour dark grey
03.410.37	03	383 (ED) 410	Sicilian House Main Entrance	New plasterboard ribs constructed to house access control
03.410.38	03	383 (ED) 410	Sicilian House Main Entrance	New building access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC aluminium colour White.
03.410.39	03	383 (ED) 410	Sicilian House Main Entrance	Existing timber door to be extended and new brass kickplate to be installed
03.410.40	03	383 (ED) 410	Sicilian House Main Entrance	New brass plaque with building number to be installed to side of columns
03.410.41	03	383 (ED) 410	Sicilian House Main Entrance	New bronze effect external matwell

SECTION 03 - DETAILED DRAWINGS

SHEET 415 - Vernon Main Entrance Details

Ref	Section	Drawing	Location	Comments
03.415.01	03	383 (ED) 415	Vernon House Main Entrance	Existing stone columns to be retained and repaired as required, and to be cleaned
03.415.02	03	383 (ED) 415	Vernon House Main Entrance	Existing stone pediment to be retained and repaired as required, and to be cleaned
03.415.03	03	383 (ED) 415	Vernon House Main Entrance	Existing external floor mounted lighting to be replaced
03.415.04	03	383 (ED) 415	Vernon House Main Entrance	Existing floor finishes to be removed
03.415.05	03	383 (ED) 415	Vernon House Main Entrance	Existing frosted building name to be removed from glass
03.415.06	03	383 (ED) 415	Vernon House Main Entrance	Existing timber framed glazed over panel to be retained
03.415.07	03	383 (ED) 415	Vernon House Main Entrance	Existing timber doors to be retained and to be held open
03.415.08	03	383 (ED) 415	Vernon House Main Entrance	Existing brass kick plate to be retained
03.415.09	03	383 (ED) 415	Vernon House Main Entrance	Existing brass letter box to be retained
03.415.10	03	383 (ED) 415	Vernon House Main Entrance	Existing brass plaque with building name to side of columns to be replaced
03.415.11	03	383 (ED) 415	Vernon House Main Entrance	Existing no smoking sign / access control to be removed
03.415.12	03	383 (ED) 415	Vernon House Main Entrance	Existing paving to be retained and repaired as required
03.415.31	03	383 (ED) 415	Vernon House Main Entrance	New floor mounted building lighting
03.415.32	03	383 (ED) 415	Vernon House Main Entrance	New illuminated feature brass lattice detail to existing columns
03.415.33	03	383 (ED) 415	Vernon House Main Entrance	New suspended and illuminated semi circular brass building signage
03.415.34	03	383 (ED) 415	Vernon House Main Entrance	Existing panelled doors to be fitted with electromagnetic hold open devices
03.415.35	03	383 (ED) 415	Vernon House Main Entrance	New timber panelling to internal arched soffit to match the held open doors
03.415.36	03	383 (ED) 415	Vernon House Main Entrance	New internal PPC aluminium framed glazed door with manifestation to be installed to form new set back lobby colour dark grey
03.415.37	03	383 (ED) 415	Vernon House Main Entrance	New plasterboard ribs constructed to house access control
03.415.38	03	383 (ED) 415	Vernon House Main Entrance	New building access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC alumium colour White.
03.415.39	03	383 (ED) 415	Vernon House Main Entrance	New brass plaque with building number to be installed to side of columns
03.415.40	03	383 (ED) 415	Vernon House Main Entrance	New brass plaque with building number to be installed to side of columns
03.415.41	03	383 (ED) 415	Vernon House Main Entrance	New bronze effect external matwell

SECTION 03 - DETAILED DRAWINGS

SHEET 420 - Vernon Main Entrance Details

Ref	Section	Drawing	Location	Comments
03.420.01	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing ground floor single glazed timber sash window to be removed
03.420.02	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing high level single glazed timber basement window to be removed
03.420.03	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing solid masonry wall to be removed carefully below window and bricks retained for future use
03.420.04	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing concrete lintel to be removed at head of basement window
03.420.05	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing chamfered brick cill to be retained
03.420.06	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing kerbstone and concrete floor finishes to be retained
03.420.07	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing tarmac surface to be removed
03.420.08	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing electrical conduits to be removed
03.420.09	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing rainwater pipe to be replaced
03.420.10	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing window blocking timber panel to be removed
03.420.11	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New penetration to be formed in existing slab for new ductwork
03.420.31	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New PPC aluminium curtain walling with frosted glass in existing structural opening, colour: white
03.420.32	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Chamfered brickwork to be retained and covered with new PPC aluminium cill pressing to top of retained chamfered brick cill, colour: dark grey
03.420.33	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	Existing kerbstone to be retained with new tarmac finish to be installed
03.420.34	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New coloured tarmac surface to be installed for cyclists access route
03.420.35	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New galvanised electrical conduit to be installed
03.420.36	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New external wall lights to be installed
03.420.37	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New ducts to penetrate through ground floor slab and new curtain walling
03.420.38	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New redirected rainwater pipe
03.420.39	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New steel frame to structural engineers specification
03.420.40	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New trimming steel to structural engineer's specification
03.420.41	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New lintel to support new curtain wall
03.420.42	03	383 (ED) 420	21 Southampton Row Blocked Ground Floor Window	New louvre for extract

SECTION 03 - DETAILED DRAWINGS

SHEET 425 - Vernon Main Fire Escape Details

Ref	Section	Drawing	Location	Comments
03.425.01	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing ground floor fixed timber window to be removed
03.425.02	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing emergency exit door to be removed
03.425.03	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing structural openings to be enlarged
03.425.04	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing steps to be removed
03.425.05	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing concrete cill to be removed
03.425.06	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing kerbstone and concrete floor finishes to be retained
03.425.07	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing tarmac surface to be removed
03.425.08	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing electrical conduit + lighting to be removed
03.425.09	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing CCTV to be removed
03.425.10	03	383 (ED) 425	Vernon Main Fire Escape Details	Existing lintel to be replaced and extended
03.425.31	03	383 (ED) 425	Vernon Main Fire Escape Details	New PPC aluminium curtain walling in enlarged structural opening, colour: white
03.425.32	03	383 (ED) 425	Vernon Main Fire Escape Details	New double glazed PPC aluminium escape door, colour: white, with stainless steel ironmongery
03.425.33	03	383 (ED) 425	Vernon Main Fire Escape Details	New concrete steps with brick quarry tile finishes installed
03.425.34	03	383 (ED) 425	Vernon Main Fire Escape Details	New extended lintel
03.425.35	03	383 (ED) 425	Vernon Main Fire Escape Details	New access control fob reader
03.425.36	03	383 (ED) 425	Vernon Main Fire Escape Details	New coloured tarmac surface to be installed for cyclists access route
03.425.37	03	383 (ED) 425	Vernon Main Fire Escape Details	New galvanised electrical conduit to be installed
03.425.38	03	383 (ED) 425	Vernon Main Fire Escape Details	New external wall lights to be installed
03.425.39	03	383 (ED) 425	Vernon Main Fire Escape Details	New dome CCTV
03.425.40	03	383 (ED) 425	Vernon Main Fire Escape Details	Retained brick cill to be covered with new PPC aluminium cill pressing to top of retained chamfered brick cill, colour: dark grey
03.425.41	03	383 (ED) 425	Vernon Main Fire Escape Details	New PPC aluminium curtain walling in enlarged structural opening, colour: dark grey
03.425.42	03	383 (ED) 425	Vernon Main Fire Escape Details	New concrete lintel to support new curtain walling

SECTION 03 - DETAILED DRAWINGS

SHEET 430 - 21SR Rear Office Escape Door Details

Ref	Section	Drawing	Location	Comments
03.430.01	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing ground floor single glazed timber sash window to be removed
03.430.02	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing glazed double timber doors to be removed
03.430.03	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing solid masonry wall to be removed carefully below window and bricks retained for future use
03.430.04	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing steps to be removed
03.430.05	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing concrete sill to be removed
03.430.06	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing kerbstone and concrete floor finishes to be removed
03.430.07	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing tarmac surface to be removed
03.430.08	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing electrical conduit + lighting to be removed
03.430.31	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New full height PPC aluminium curtain walling in enlarged structural opening, colour: dark grey
03.430.32	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New double glazed PPC aluminium escape door colour dark grey with stainless steel ironmongery
03.430.33	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New concrete steps with brick quarry tile finishes installed
03.430.34	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing steps retained with new brick quarry tile finishes added
03.430.35	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New access control fob reader
03.430.36	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New kerbstone with new tarmac finish to be installed
03.430.37	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New coloured tarmac surface to be installed for cyclists access route
03.430.38	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New galvanised electrical conduit to be installed
03.430.39	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	New external wall lights to be installed
03.430.40	03	383 (ED) 430	21 Southampton Row Rear Office Escape Door	Existing concrete sills to be repaired

SECTION 03 - DETAILED DRAWINGS

SHEET 435 - 21SR Typical Rear Courtyard Curtain Walling Details

Ref	Section	Drawing	Location	Comments
03.435.01	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing ground floor single glazed timber sash window to be removed
03.435.02	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing high level single glazed timber basement window to be removed
03.435.03	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing solid masonry wall to be removed carefully below window and bricks retained for future use
03.435.04	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing concrete lintel to be removed at head of basement window
03.435.05	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing chamfered brick cill to be removed
03.435.06	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing kerbstone and concrete floor finishes to be retained
03.435.07	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing tarmac surface to be removed
03.435.08	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing electrical conduit to be removed
03.435.09	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing rainwater pipe to be retained and redecorated
03.435.10	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Existing low level redundant external pipework and fixings to be removed, holes in brickwork to be filled
03.435.31	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New PPC aluminium curtain walling in enlarged structural opening, colour: white
03.435.32	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Retained chamfered brick cill to be made good
03.435.33	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Retained kerbstone to be made good
03.435.34	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New PPC aluminium cill pressing to top of retained chamfered brick cill, colour: dark grey
03.435.35	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New angled PPC aluminium curtain walling in existing structural opening, colour: dark grey
03.435.36	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New steel frame to structural engineers specification to support new curtain walling
03.435.37	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New lintel to be installed within the existing masonry wall to support the upper window.
03.435.38	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Glazing bars in curtain walling divide the glazing in proportions similar to the existing windows
03.435.39	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	Lower panes of glass to have frosted finish
03.435.40	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New coloured tarmac surface to be installed for cyclists' access route
03.435.41	03	383 (ED) 435	21 Southampton Row Rear Courtyard Elevation	New external wall lights to be installed

SECTION 03 - DETAILED DRAWINGS

SHEET 440 - 21SR Cycle Store Entrance Curtain Walling Details

Ref	Section	Drawing	Location	Comments
03.440.01	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing ground floor single glazed timber sash window to be removed
03.440.02	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing high level single glazed timber basement window to be removed
03.440.03	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing solid masonry wall to be removed carefully below window and bricks retained for future use
03.440.04	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing concrete lintel to be removed at head of basement window
03.440.05	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing chamfered brick cill to be removed
03.440.06	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing kerbstone and concrete floor finishes to be removed
03.440.07	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing tarmac surface to be removed
03.440.08	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing ground floor slab to be cut back to create new level threshold
03.440.09	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing trimming steel to be removed
03.440.10	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing electrical conduit to be removed
03.440.11	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing rainwater pipe to be retained and redecorated
03.440.12	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing low level redundant external pipework and fixings to be removed, holes in brickwork to be filled
03.440.31	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New full height PPC aluminium curtain walling in enlarged structural opening, colour: dark grey
03.440.32	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	Existing bricks to be reused to tooth in to form new structural opening for windows, to be installed with a lime mortar to match existing
03.440.33	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New brickwork dwarf wall to be constructed from old bricks at base of curtain walling
03.440.34	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New PPC aluminium cill pressing to top of brickwork dwarf wall, colour: dark grey
03.440.35	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New kerbstone with new tarmac finish to be installed
03.440.36	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New coloured tarmac surface to be installed for cyclists access route
03.440.37	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New galvanised electrical conduit to be installed
03.440.38	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New external wall lights to be installed
03.440.39	03	383 (ED) 440	21 Southampton Row Cycle Store Entrance	New concrete slab to structural engineer specification, with new screed topping and new rubber flooring

SECTION 03 - DETAILED DRAWINGS

SHEET 445 - 21SR Cycle Store Entrance Door Details

Ref	Section	Drawing	Location	Comments
03.445.01	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing ground floor single glazed timber sash window to be removed
03.445.02	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing high level single glazed timber basement window to be removed
03.445.03	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing solid masonry wall to be removed carefully below window and bricks retained for future use
03.445.04	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing concrete lintel to be removed at head of basement window
03.445.05	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing chamfered brick cill to be removed
03.445.06	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing kerbstone and concrete floor finishes to be removed
03.445.07	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing tarmac surface to be removed
03.445.08	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing ground floor slab to be cut back to create new level threshold
03.445.09	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing trimming steel to be removed
03.445.10	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing electrical conduit + lighting to be removed
03.445.11	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	Existing rainwater pipe to be retained and redecorated
03.445.31	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New full height PPC aluminium curtain walling in existing structural opening, colour: dark grey
03.445.32	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New double glazed PPC aluminium power assisted cycle store access door
03.445.33	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New stainless steel threshold drain to entrance door
03.445.34	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New PPC aluminium access control panel with fob reader, video/voice intercom, plus call buttons, to be finished in PPC alumium colour dark grey
03.445.35	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New kerbstone with new tarmac finish to be installed
03.445.36	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New coloured tarmac surface to be installed for cyclists access route
03.445.37	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New galvanised electrical conduit to be installed
03.445.38	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New external wall lights to be installed
03.445.39	03	383 (ED) 445	21 Southampton Row Cycle Store Entrance	New concrete slab to structural engineer specification, with new screed topping and new rubber flooring

SECTION 03 - DETAILED DRAWINGS

SHEET 450 - 21SR Basement Rear Escape Door Details

Ref	Section	Drawing	Location	Comments
03.450.01	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing ground floor emergency door to be removed
03.450.02	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing low level redundant external pipework and fixings to be removed, holes in brickwork to be filled
03.450.03	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing solid masonry wall to be removed
03.450.04	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing concrete lintel to be retained
03.450.05	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing timber joist and metal grid to be removed
03.450.06	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing tarmac surface to be removed
03.450.07	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing electrical conduit + lighting to be removed
03.450.08	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing access control panel to be removed
03.450.09	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	Existing CCTV and conduit to be removed
03.450.31	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New flat roof to extended rear entrance
03.450.32	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New double timber escape door colour dark grey with stainless steel ironmongery
03.450.33	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New stainless steel threshold drain to entrance door
03.450.34	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New coloured tarmac surface to be installed for cyclists access route
03.450.35	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New galvanised electrical conduit to be installed
03.450.36	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New external wall lights to be installed
03.450.37	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New concrete slab to structural engineer specification, with new screed topping and new rubber flooring
03.450.38	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New access control fob reader
03.450.39	03	383 (ED) 450	21 Southampton Row Basement Rear Escape Door Details	New dome CCTV