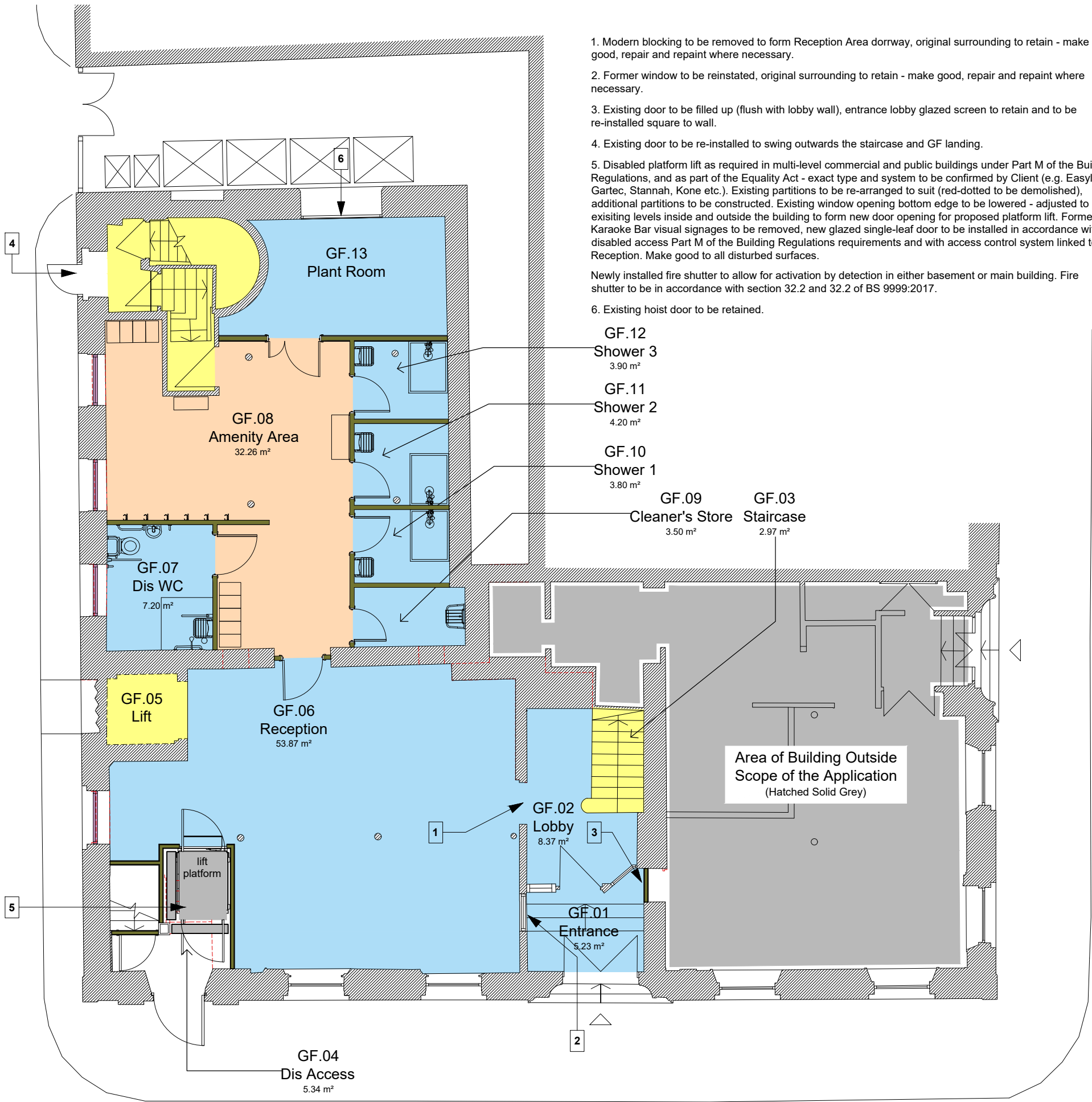


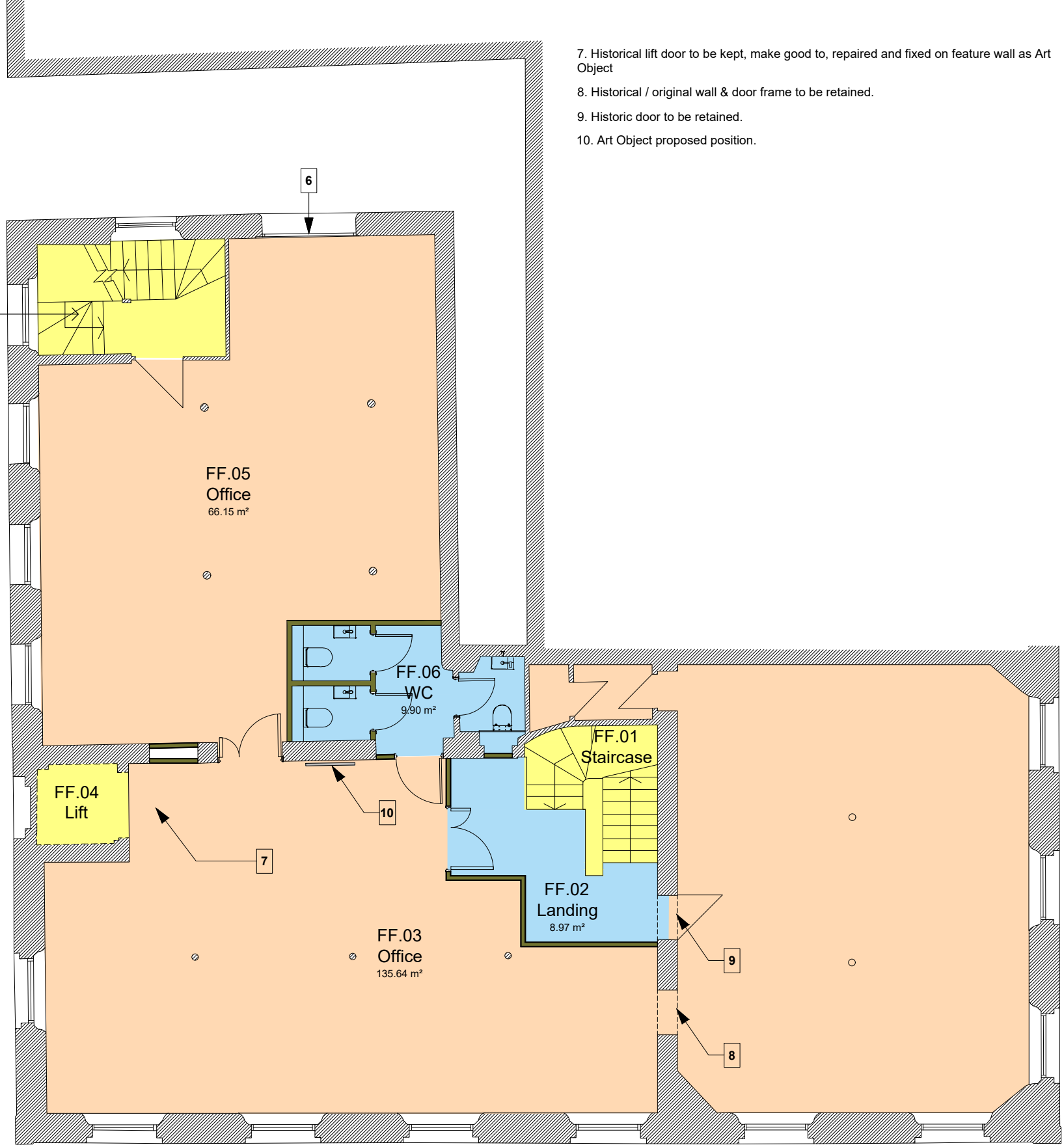


1. Modern blocking to be removed to form Reception Area doorway, original surrounding to retain - make good, repair and repaint where necessary.
2. Former window to be reinstated, original surrounding to retain - make good, repair and repaint where necessary.
3. Existing door to be filled up (flush with lobby wall), entrance lobby glazed screen to retain and to be re-installed square to wall.
4. Existing door to be re-installed to swing outwards the staircase and GF landing.
5. Disabled platform lift as required in multi-level commercial and public buildings under Part M of the Building Regulations, and as part of the Equality Act - exact type and system to be confirmed by Client (e.g. Easylift, Garteo, Stannah, Kone etc.). Existing partitions to be re-arranged to suit (red-dotted to be demolished), additional partitions to be constructed. Existing window opening bottom edge to be lowered - adjusted to suit existing levels inside and outside the building to form new door opening for proposed platform lift. Former Karaoke Bar visual signages to be removed, new glazed single-leaf door to be installed in accordance with disabled access Part M of the Building Regulations requirements and with access control system linked to Reception. Make good to all disturbed surfaces.

Newly installed fire shutter to allow for activation by detection in either basement or main building. Fire shutter to be in accordance with section 32.2 and 32.2 of BS 9999:2017.
6. Existing hoist door to be retained.

- GF.12
Shower 3
3.90 m²
- GF.11
Shower 2
4.20 m²
- GF.10
Shower 1
3.80 m²
- GF.09
Cleaner's Store
3.50 m²
- GF.03
Staircase
2.97 m²

FF.07
Staircase
8.82 m²

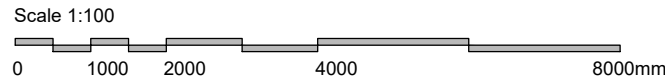


7. Historical lift door to be kept, make good to, repaired and fixed on feature wall as Art Object
8. Historical / original wall & door frame to be retained.
9. Historic door to be retained.
10. Art Object proposed position.

DO NOT SCALE this drawing, figured dimensions only are to be used.
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REV:	DATE:	DESCRIPTION:	BY:	RVW:
A	24.08.22	Disabled WC added on GF, Plant Room added on FF.	MA	EP
B	31.08.22	Updated further to 24.08.22 site visit.	MA	EP
C	21.09.22	Updated further to 14.09.22 Bu Reg Consultant's comments. Indicative furniture arrangements added.	MA	EP
D	13.10.22	Updated in line to Hydrock Fire Strategy.	MA	EP
E	01.03.23	Raised access floor revised. "No-ramps" option introduced.	MA	EP
F	26.04.23	Update to design, shower and plant room walls repositioned and doors adjusted.	ST	EP
G	26.07.23	Drawing updated to suit Planners comments.	JAH	JAH
H	27.07.23	1st Floor WCs updated.	JAH	JAH
J	31.07.23	Additional notes added to 1st Floor plan.	JAH	JAH
K	10.08.23	Drawings updated.	JAH	JAH
L	17.08.23	Additional notes added to First Floor Plan.	ST	EP
M	21.08.23	Door removed from plan.	ST	EP

Proposed Ground Floor Plan



General Key

- | | | | | | |
|--|-------------------------|--|---|--|--|
| | Floor Service & Amenity | | Existing walls to be retained. | | Proposed windows to match existing. |
| | Occupant Area | | Proposed walls. | | Existing doors to be retained. |
| | Vertical Circulation | | Existing walls, doors, windows etc to be removed. | | Proposed Doors - Type / Style TBC by the Client to the Conservation Officers approval. |

Proposed First Floor Plan

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T&M Investment	Jan 2022	1:100 @A2
Project Name:	Drawn:	Reviewed:
34 Charlotte Street	JAH	JAH
Drawing Title:	Drawing No:	Revision:
Proposed Floor Plans - Sheet 1	038	M
Drawing Status:	Project No:	
FOR APPROVAL	2022.04	