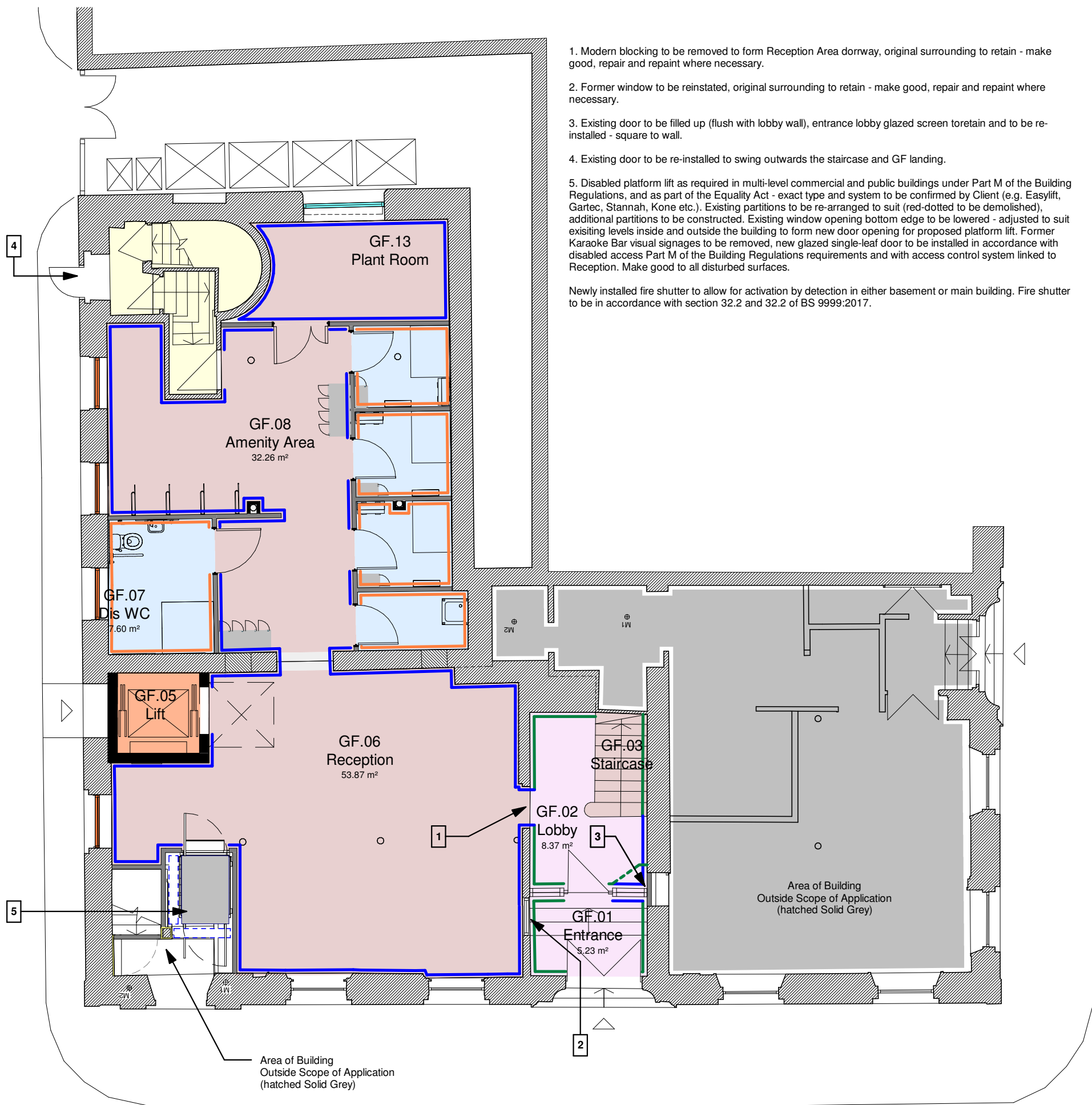
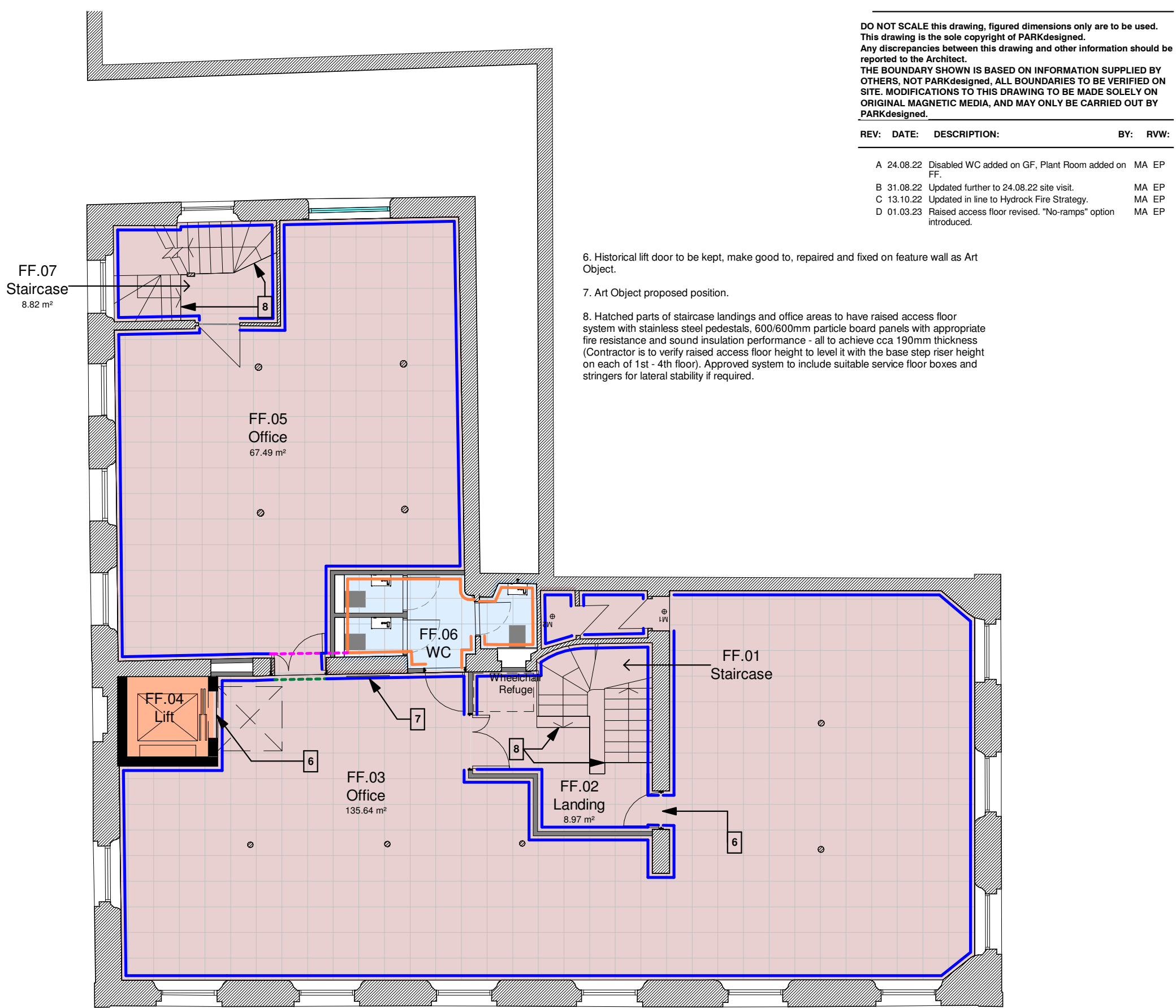




1. Modern blocking to be removed to form Reception Area doorway, original surrounding to retain - make good, repair and repaint where necessary.
 2. Former window to be reinstated, original surrounding to retain - make good, repair and repaint where necessary.
 3. Existing door to be filled up (flush 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, Gartec, 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. Historical lift door to be kept, make good to, repaired and fixed on feature wall as Art Object.
7. Art Object proposed position.
8. Hatched parts of staircase landings and office areas to have raised access floor system with stainless steel pedestals, 600/600mm particle board panels with appropriate fire resistance and sound insulation performance - all to achieve cca 190mm thickness (Contractor is to verify raised access floor height to level it with the base step riser height on each of 1st - 4th floor). Approved system to include suitable service floor boxes and stringers for lateral stability if required.

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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	13.10.22	Updated in line to Hydrock Fire Strategy.	MA	EP
D	01.03.23	Raised access floor revised. "No-ramps" option introduced.	MA	EP

Proposed Ground Floor Plan

SKIRTING KEY:

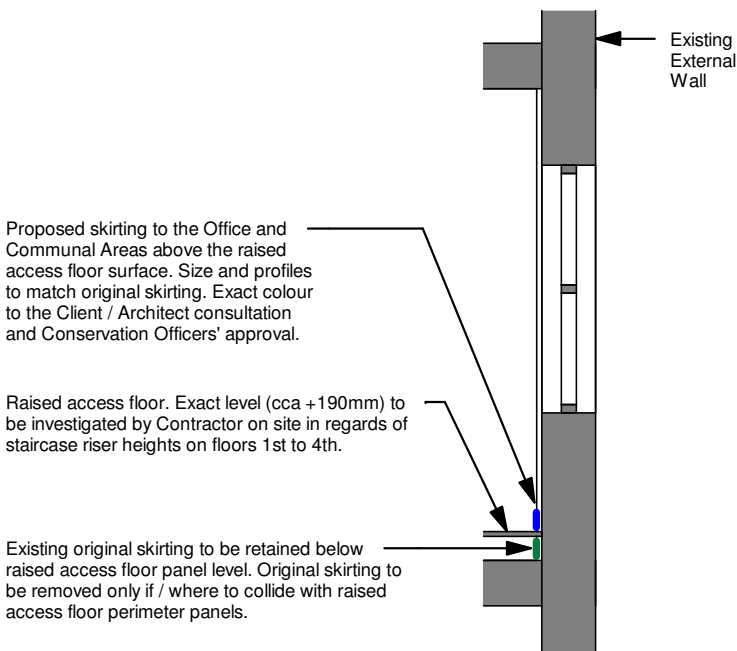
- Existing original skirting to be retained. Repaired, sanded and painted where demages occur. Exact colour to Conservation Officers and Client approval.
- Existing original skirting to be removed. Subject to the Conservation Officers confirmation.
- Existing modern skirting to be replaced to match the proposed skirting. Exact colour to the Conservation Officers and Client approval.
- Existing modern skirting to be removed. Subject to Conservation Officers confirmation.
- Proposed Skirting to the Office and Communal Areas. Size and profiles to match existing. Exact colour to the Conservation Officers and Client approval.
- Proposed tiled skirting to the WC Areas. Exact tiles colour, type and profile to the Conservation Officers and Client approval.

FLOOR FINISHES KEY:

- Entrance Lobby Area finishes to be confirmed by the Client to the Conservation Officers' approval.
- In Communal Areas original timber floor boards to retain - overall boarding surface to be cleaned, repaired / re-laid where necessary (on like-for-like basis) and wax-laquered. Work methodology and materials to Conservation Officers approval.
- In Office Areas (hatched) raised access floor system with stainless steel pedestals to be fixed, 600/600mm particle board panels with appropriate fire resistance and sound insulation performance - all to achieve cca 190mm thickness. Contractor is to verify raised access floor height to level it with the base step riser height on each of 1st - 4th floor. Approved system to include suitable service floor boxes and stringers for lateral stability if required. Work methodology and materials to Conservation Officers approval.
- WC floors to be tiled. Exact tile type, sizes and colours to Conservation Officers and Client approval.
- Staircase treads, risers and stringers to remain as exposed timber - all components to be cleaned, repaired / re-laid where necessary (on like-for-like basis) and wax-laquered. Work methodology and materials to the Conservation Officers approval.
- Lift Cart finishes to be determined by Client upon lift sub-contractor assignment. Exact system and metrials to the Conservation Officers approval.

Proposed First Floor Plan

Skirting Detail to Raised Access Floor NOTE : Refer to floor 1st to 4th layouts



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Client:	Date:	Scale:
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Project Name:	Drawn:	Reviewed:
34 Charlotte Street	JAH	JAH
Drawing Title:	Drawing No:	Revision:
Proposed Floor Finishes Plans - Sheet 1	045	D
Drawing Status:	Project No:	
Planning	2022.04	