

Platform bay to be formed with a new floor and blockwork wall to suit basement, footpath and GF levels. All structural supports in strict accordance with Structural engineers design and specification.

Basement layout to be amended to suit new platform bay proposed walls and floor (stairs, stores). Impact on Tenant functional layout (Karaoke Club).

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.).

Staircase area was shown on PDA previous layouts as Area of the Building outside of Application (grayed out on plans). Possible impact on Planning procedures.

Call button. Secure the access control link to the GF Reception and allow for visual surveillance devices.

BOTTOM platform position to meet Charlotte Street footpath level.

New glazed single-leaf door to be installed in accordance with disabled access Part M of the Building Regulations requirements.

Existing floor at GF level to be modified to suit the proposed platform lift requirements, e.g. clear structural opening as per Manufacturers recommendation.

All structural supports in strict accordance with Structural Engineers' design and details.

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.).

GF existing partition clashing with the window light to be dismantled (shown red dotted here). New wall to be constructed above the basement door continuously to GF ceiling level.

TOP platform position to meet Ground Floor FFL + 45.10 shown here grayed.

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.

Proposed Footpath Level Plan

Proposed Ground Floor Plan

NOTES:

All proposed works are to be constructed in accordance with the relevant & current Building Regulations Approved Documents & to satisfaction of the Building Control Officer.

All work is to comply with the relevant British Standards & Codes of Practice.

All levels and dimensions are shown indicative nad must be checked on site prior to works commencement.

Any discrepancies between this drawing, any other information or what is on site should be reported to the Architect to allow for the amendments.

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