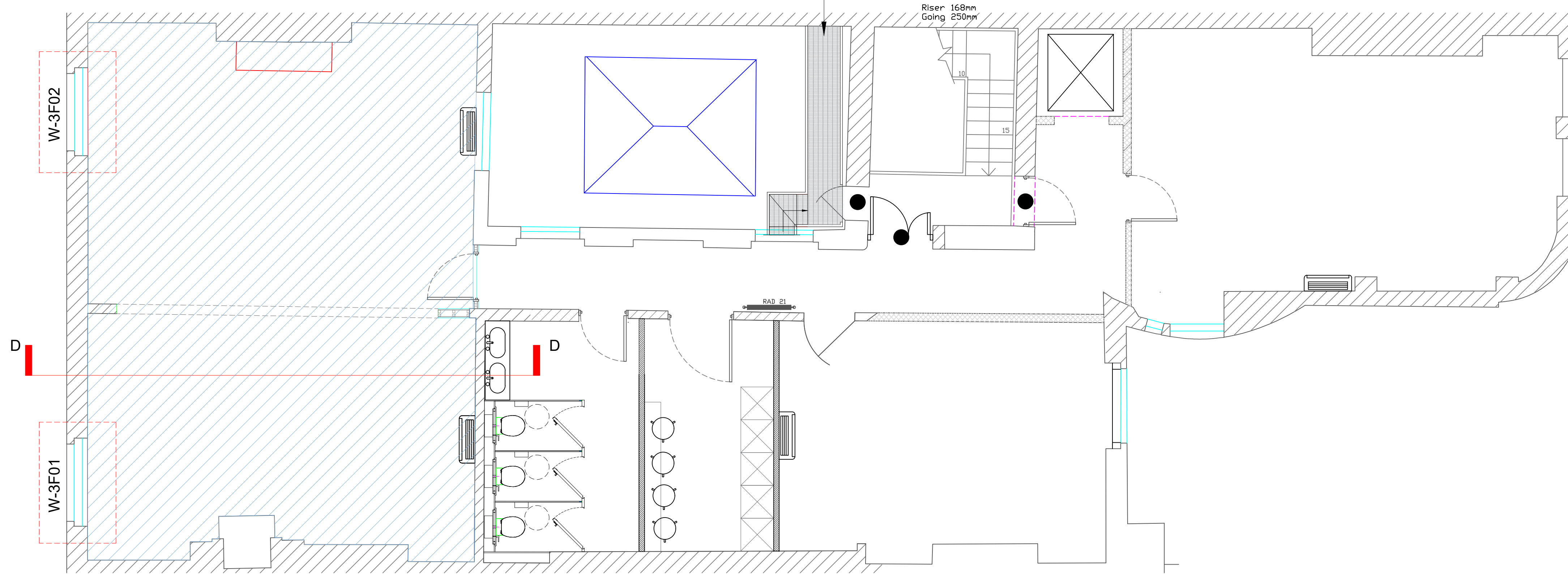
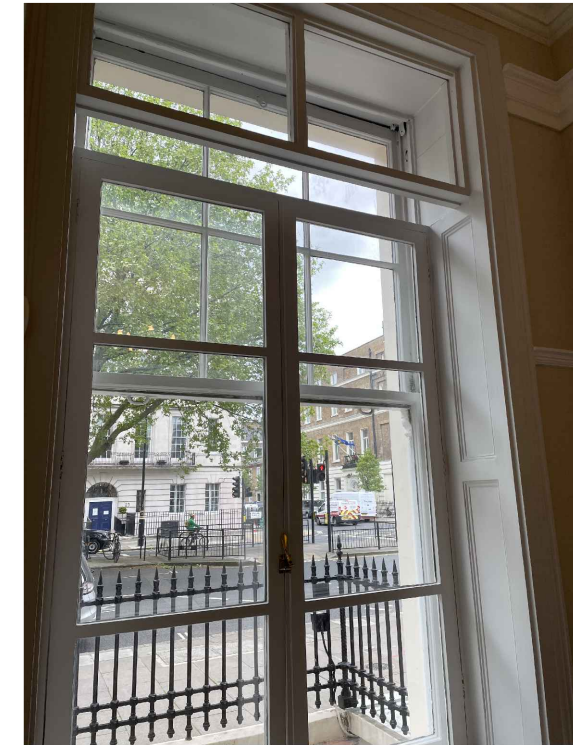


STEEL WALKWAY FOR MEANS OF ESCAPE FROM No.28 - NEW STAIRCASE TO REPLACE EXISTING LADDER - TO LINK WITH EXISTING STAIRCASE OVER ADJACENT PARTYWALL



Notes:
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 Note: All steelwork to receive intumescent paint protection to give 30 minutes elements of structure protection. Refer to structural engineers details.
 Note: All fire doors through elements of the existing construction to have adequate fire stops or orders to maintain fire protection.
 Note: For details of the alarm detection / detection system refer to M&E information.
 Note: To be read in conjunction with the Strategy document.
 Note: Construction issues subject to M&E confirmation and coordination.
 All doors and windows systems subject to Client confirmation.
 All structural elements subject to Engineer confirmation.

- NEW SECONDARY GLAZING:**
1. NEW SECONDARY GLAZING TO MATCH AND ALINE WITH EXISTING SASH WINDOW - TO MATCH EXISTING GROUND FLOOR INSTALLATION INDICATED ON BELOW SITE PICTURE
 2. WINDOWS / W-3F01 & 02

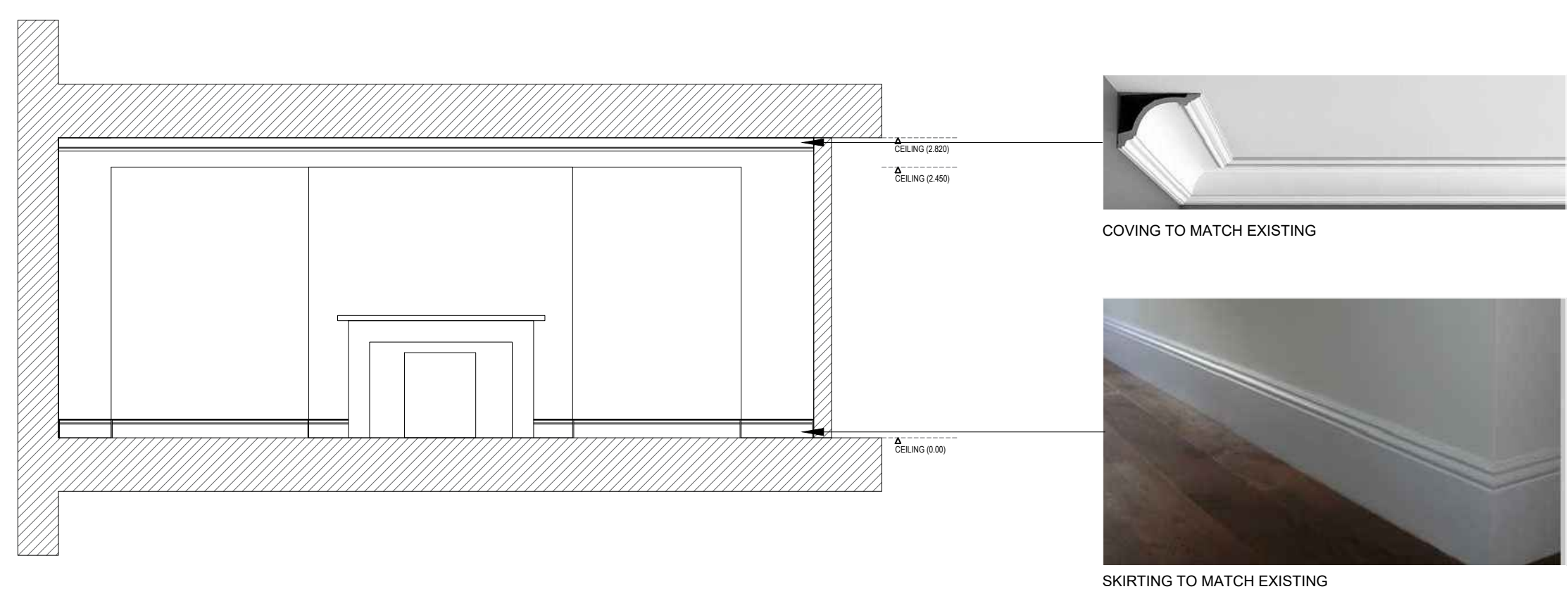
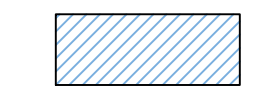


EXISTING SECONDARY GLAZING TO GRD FLOOR

01 THIRD FLOOR PLAN
 1/50 @ A1

- NOTES:**
- DOORS**
1. REUSE EXISTING DOORS.
 2. CARRY OUT FIRE UPGRADE WORKS TO DOOR FRAMES TO COMPRISE: (INDICATED BY BLACK DOTS ON DOORS) (UTILISING CONSERVATION METHODS):
 a) REPLACEMENT OF HINGES & IRONMONGERY.
 b) APPLICATION OF INTUMESCENT PAINT
 c) REPLACEMENT OF HIGH LEVEL DOOR CLOSERS
 d) ADJUSTMENT OF DOOR & FLOOR STEPS
- WALLS/PARTITIONS**
3. CAREFULLY REMOVE EXISTING PARTITIONS AS IDENTIFIED ON THE DEMOLITION DRAWING TO ACHIEVE PROPOSED CONFIGURATION AND MAKE GOOD ALL JOINERY AND SURFACES AFFECTED USING MATERIALS TO MATCH ADJACENT.
 4. FIRE STOPPING UPGRADES TO ALL PARTITIONS THROUGHOUT (NEW & EXISTING) WHERE APPLICABLE
- FLOORS**
5. LAY SACRIFICIAL PLY LAYER OVER EXISTING TIMBER FLOORS AS SUBSTRATE FOR NEW FLOOR FINISH AND TO PROTECT EXISTING FLOORBOARDS. WHERE FLOORS ARE 'DISHED' ALLOW FOR LATEXING OVER SACRIFICIAL LAYER OF PLY TO FORM FLAT (NOT LEVEL) FLOOR FINISH APPROPRIATE FOR LAYING NEW FINISH - WITHOUT TRIMMING OF EXISTING DOORS
- CEILINGS**
6. REMOVE EXISTING DEFECTIVE CRACKED PLASTER AND REPAIR OF DEFECTIVE PLASTER AND MAKE GOOD IN CONNECTION WITH THE PROPOSED WORKS WHICH ARE TO BE CARRIED OUT USING MATERIALS TO MATCH THE EXISTING.
- WINDOWS**
7. OVERHAUL SASH AND CASEMENT WINDOWS AND APPLY 'VENTROLLA' DRAUGHT-STRIPPING SYSTEM.
 8. APPLY SECONDARY GLAZING TO ALL FRONT ELEVATION WINDOWS, WITH UNITS TO MATCH CONFIGURATION OF THE EXISTING SASH/CASEMENTS.
 9. REFURBISH WINDOW IRONMONGERY.
- M&E SERVICES**
10. ALL NEW M&E SUPPLIES. INSTALLATION INCLUDES BUT LIMITED TO:
 - NEW REPLACEMENT PENDANT FITTING INSTALLED TO PRINCIPAL ROOMS AS PER EXISTING LOCATION / ARRANGEMENT.
 - NOTE: ALL NEW SUPPLIES, CABLING AND PIPEWORK TO USE EXISTING SERVICES ROUTES, VOIDS AND PENETRATIONS.
- JOINERY/CABINETRY**
11. NEW KITCHEN CABINETRY, WORKTOPS, TILE SPLASH BACK AND APPLIANCES INSTALLED. SERVICES ADAPTED AS NECESSARY TO SUIT NEW LAYOUT.
- SANITARYWARE**
12. CAREFULLY REMOVE EXISTING SANITARYWARE AND ADAPT DRAINAGE AS NECESSARY TO ACHIEVE THE REQUIRED CONFIGURATION. INSTALL NEW SANITARYWARE IN EXISTING LOCATIONS.
- REDECORATION**
13. TO BE REDECORATED THROUGHOUT.
- FLOOR FINISHES**
14. PROPOSED KITCHEN, BATHROOM & CHANGING AREA FLOORS TO BE FINISHED WITH CERAMIC/PORCELAIN TILING.
 15. ALL REMAINING FLOORS TO THE PROPERTY WHERE HIGHLIGHTED, TO BE FINISHED WITH ENGINEERED TIMBER BOARDS & CARPET FITTED AROUND EXISTING DOORS

- NOTES:**
- LEVELING TO FLOORS: (INDICATED BY BLUE HATCHED AREA)**
1. NEW JOISTS ADDED BETWEEN THE EXISTING JOISTS DUE TO THE WEIGHT OF DIVIDING PARTITION. THE SAFE/BEST PRACTICE WOULD BE TO REMOVE THIS ADDITIONAL WEIGHT BY TAKING AWAY THE PARTITION, THUS REMOVING THE STRESS PLACED ON THE ORIGINAL STRUCTURE. (THIS PARTITION WILL NEED TO BE REMOVED FOR WORKS TO BE CARRIED OUT CORRECTLY AND SAFELY FOR THE CONTRACTOR.)
 2. NIBS TO BE KEPT WITHIN SCHEME TO SAFE GUARD THE CEILINGS CORNICE.

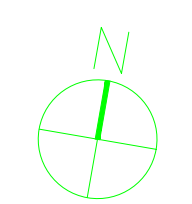
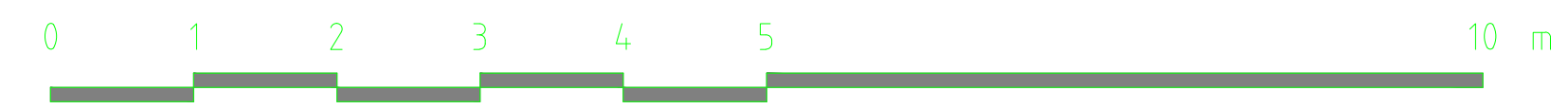


02 CROSS SECTION D
 1/50 @ A1

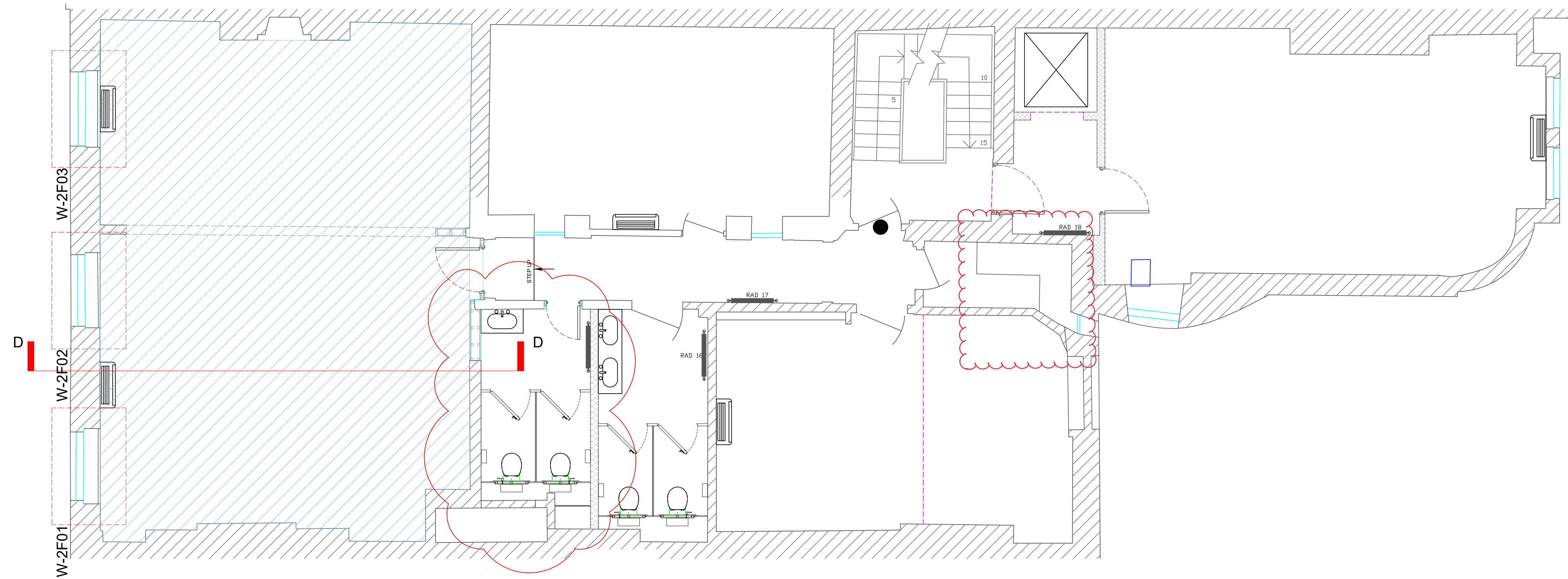
Revision	Description	Date
R3	Amended to comments	18-01-22
R2	Amended to comments	12-01-22
R1	Amended to comments	15-12-21

Construction Issue

PROJECT	30 PORTLAND PLACE LONDON W1B 1LZ	
DRAWING	PROPOSED THIRD FLOOR LAYOUT	
CLIENT	HOWARD De WALDEN ESTATE	
DATE	10-02-22	ISSUED BY byds
DRAWING No.	3RD-GA-104	CHECKED BY 1:50 @ A1
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 Note: All attention to achieve intrinsically safe protection to give 30 minutes elements of structure protection. Refer to structural engineers details.
 Note: All firework elements of the existing construction to have adequate fire stop or seals to maintain the protection.
 Note: For details of the alarm detection / detection system refer to M&E information.
 Note: To be read in conjunction with the Strategy document.
 Note: Construction issues subject to M&E confirmation and coordination.
 All doors and windows systems subject to Client confirmation.
 All structural elements subject to Engineer confirmation.

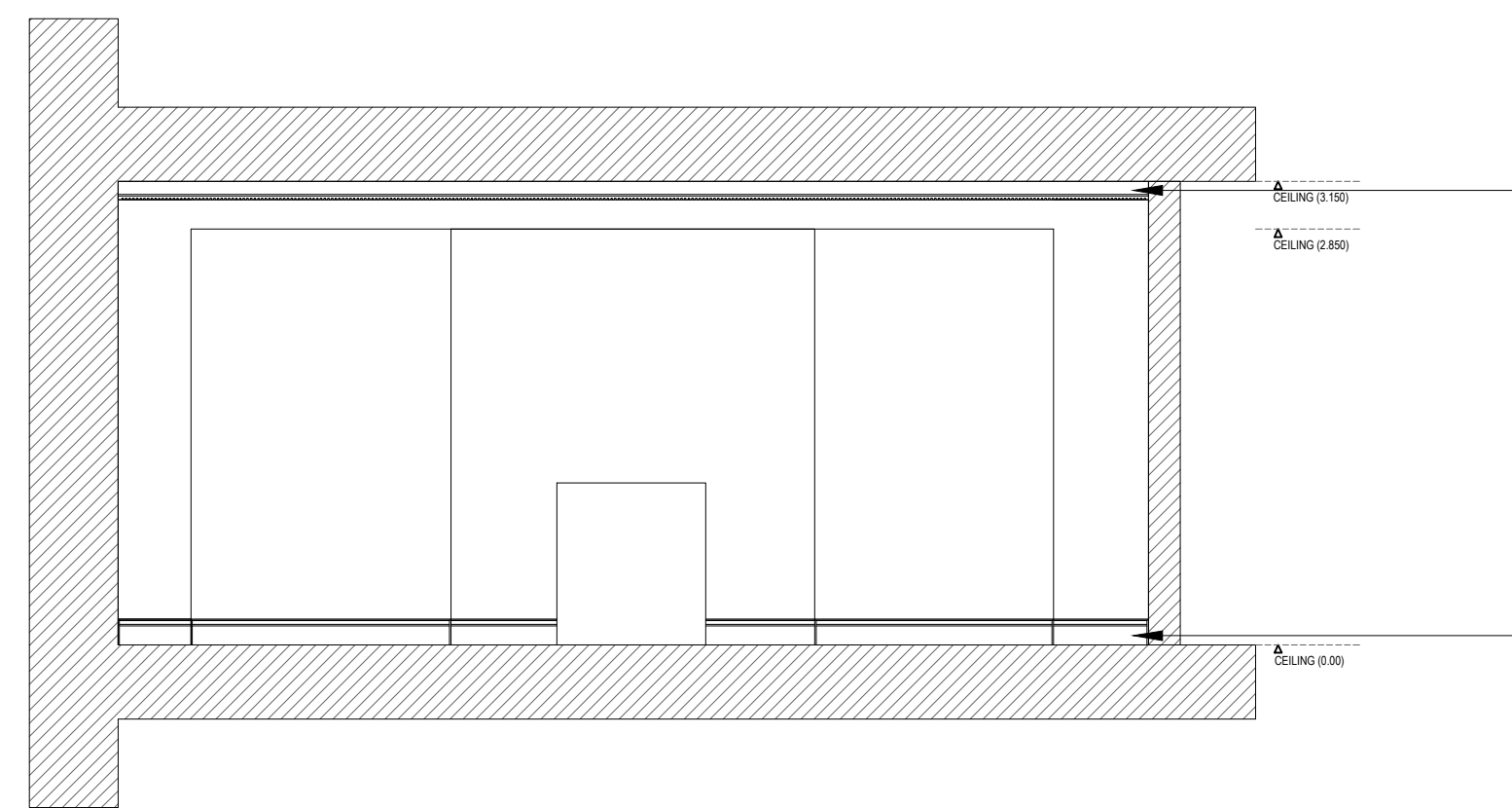


- NEW SECONDARY GLAZING:**
- NEW SECONDARY GLAZING TO MATCH AND ALINE WITH EXISTING SASH FLOOR - TO MATCH EXISTING GROUND FLOOR - INSTALLATION INDICATED ON BELOW SITE PICTURE WINDOWS / W-2F01 - 02 & 03



EXISTING SECONDARY GLAZING TO GRD FLOOR

01 SECOND FLOOR PLAN
 103 1/50 @ A1



COVING TO MATCH EXISTING



SKIRTING TO MATCH EXISTING

02 CROSS SECTION D
 103 1/50 @ A1

NOTES:

DOORS

- REUSE EXISTING DOORS.
- CARRY OUT FIRE UPGRADE WORKS TO DOOR FRAMES TO COMPRISE: (INDICATED BY BLACK DOTS ON DOORS) (UTILISING CONSERVATION METHODS)
 - REPLACEMENT OF HINGES & IRONMONGERY.
 - APPLICATION OF INTUMESCENT PAINT
 - REPLACEMENT OF HIGH LEVEL DOOR CLOSERS
 - ADJUSTMENT OF DOOR & FLOOR STEPS

WALLS/PARTITIONS

- CAREFULLY REMOVE EXISTING PARTITIONS AS IDENTIFIED ON THE DEMOLITION DRAWING TO ACHIEVE PROPOSED CONFIGURATION AND MAKE GOOD ALL JOINERY AND SURFACES AFFECTED USING MATERIALS TO MATCH ADJACENT.
- ALL NEW PARTITIONS TO HAVE SKIRTING & COVING TO MATCH EXISTING ROOM INTERIORS.
- FIRE STOPPING UPGRADES TO ALL PARTITIONS THROUGHOUT (NEW & EXISTING) WHERE APPLICABLE

FLOORS

- LAY SACRIFICIAL PLY LAYER OVER EXISTING TIMBER FLOORS AS SUBSTRATE FOR NEW FLOOR FINISH AND TO PROTECT EXISTING FLOORBOARDS. WHERE FLOORS ARE 'DISHED' ALLOW FOR LATEXING OVER SACRIFICIAL LAYER OF PLY TO FORM FLAT (NOT LEVEL) FLOOR FINISH APPROPRIATE FOR LAYING NEW FINISH - WITHOUT TRIMMING OF EXISTING DOORS

CEILINGS

- REMOVE EXISTING DEFECTIVE CRACKED PLASTER AND REPAIR OF DEFECTIVE PLASTER AND MAKE GOOD IN CONNECTION WITH THE PROPOSED WORKS WHICH ARE TO BE CARRIED OUT USING MATERIALS TO MATCH THE EXISTING.

WINDOWS

- OVERHAUL SASH AND CASEMENT WINDOWS AND APPLY 'VENTROLLA' DRAUGHT-STRIPPING SYSTEM.
- APPLY SECONDARY GLAZING TO ALL FRONT ELEVATION WINDOWS, WITH UNITS TO MATCH CONFIGURATION OF THE EXISTING SASH/CASEMENTS.
- REFURBISH WINDOW IRONMONGERY.

M&E SERVICES

- ALL NEW M&E SUPPLIES. INSTALLATION INCLUDES BUT LIMITED TO:
 - NEW REPLACEMENT PENDANT FITTING INSTALLED TO PRINCIPAL ROOMS AS PER EXISTING LOCATION / ARRANGEMENT.
 - NOTE: ALL NEW SUPPLIES, CABLING AND PIPEWORK TO USE EXISTING SERVICES ROUTES, VOIDS AND PENETRATIONS.

JOINERY/CABINETS

- NEW KITCHEN CABINETS, WORKTOPS, TILE SPLASH BACK AND APPLIANCES INSTALLED. SERVICES ADAPTED AS NECESSARY TO SUIT NEW LAYOUT.

SANITARYWARE

- CAREFULLY REMOVE EXISTING SANITARYWARE AND ADAPT DRAINAGE AS NECESSARY TO ACHIEVE THE REQUIRED CONFIGURATION. INSTALL NEW SANITARYWARE IN EXISTING LOCATIONS.

REDECORATION

- TO BE REDECORATED THROUGHOUT.

FLOOR FINISHES

- PROPOSED KITCHEN, BATHROOM & CHANGING AREA FLOORS TO BE FINISHED WITH CERAMIC/PORCELAIN TILING.
- ALL REMAINING FLOORS TO THE PROPERTY WHERE HIGHLIGHTED, TO BE FINISHED WITH ENGINEERED TIMBER BOARDS & CARPET FITTED AROUND EXISTING DOORS

NOTES:

LEVELING TO FLOORS: (INDICATED BY BLUE HATCHED AREA)

- NEW JOISTS ADDED BETWEEN THE EXISTING JOISTS DUE TO THE WEIGHT OF DIVIDING PARTITION. THE SAFE/BEST PRACTICE WOULD BE TO REMOVE THIS ADDITIONAL WEIGHT BY TAKING AWAY THE PARTITION, THUS REMOVING THE STRESS PLACED ON THE ORIGINAL STRUCTURE. (THIS PARTITION WILL NEED TO BE REMOVED FOR WORKS TO BE CARRIED OUT CORRECTLY AND SAFELY FOR THE CONTRACTOR.)
- NIBS TO BE KEPT WITHIN SCHEME TO SAFE GUARD THE CEILINGS CORNICE.



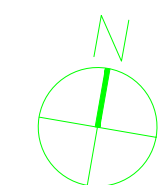
Revision	Description	Date
R4	Amended to comments	14-02-22
R3	Amended to comments	18-01-22
R2	Amended to comments	12-01-22
R1	Amended to comments	15-12-21

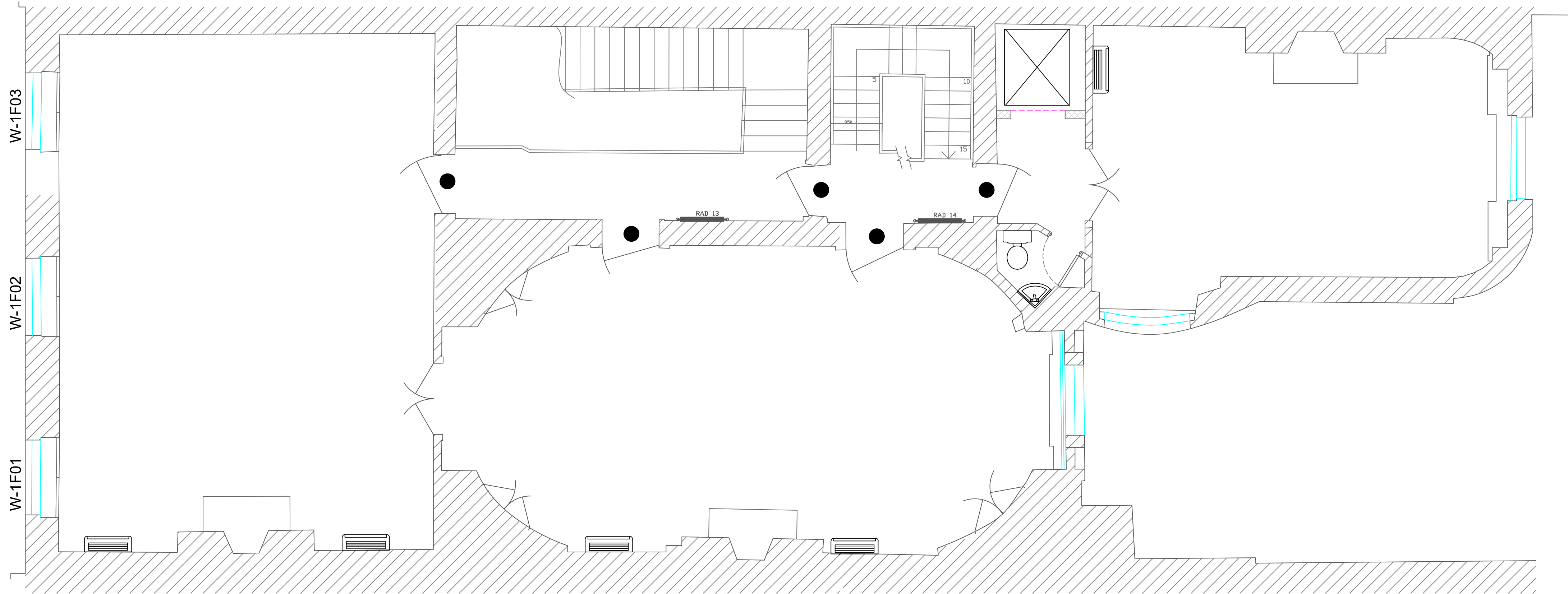
Construction Issue

PROJECT:	30 PORTLAND PLACE LONDON W1B 1LZ		
DRAWING:	PROPOSED SECOND FLOOR LAYOUT		
CLIENT:	HOWARD De WALDEN ESTATE		
DATE:	10-02-22	DESIGN:	byds
DRAWING No.:	2ND-GA-103	SCALE:	1:50 @ A1
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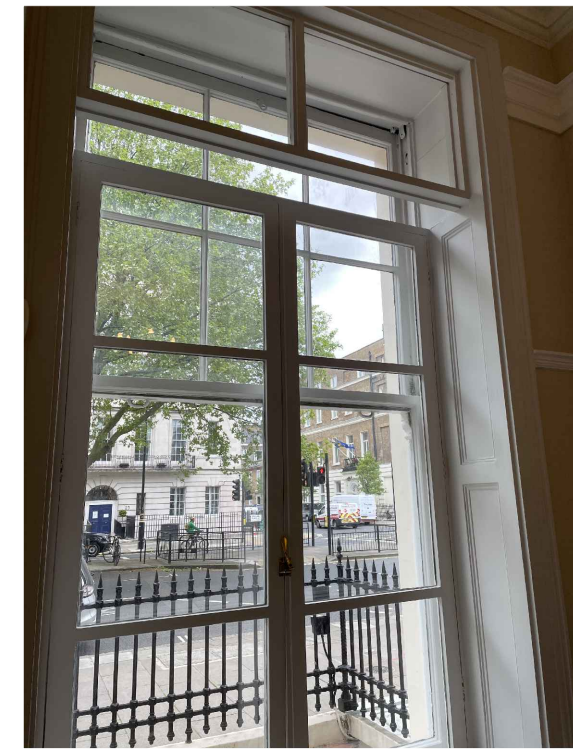
01 FIRST FLOOR PLAN
102 1/50 @ A1

- NOTES:**
- DOORS**
- REUSE EXISTING DOORS.
 - CARRY OUT FIRE UPGRADE WORKS TO DOOR FRAMES TO COMPRISE: (INDICATED BY BLACK DOTS ON DOORS) (UTILISING CONSERVATION METHODS)
 - REPLACEMENT OF HINGES & IRONMONGERY.
 - REPLACEMENT OF HINGES & IRONMONGERY.
 - APPLICATION OF INTUMESCENT PAINT
 - REPLACEMENT OF HIGH LEVEL DOOR CLOSERS
 - ADJUSTMENT OF DOOR & FLOOR STEPS
- WALLS/PARTITIONS**
- CAREFULLY REMOVE EXISTING PARTITIONS AS IDENTIFIED ON THE DEMOLITION DRAWING TO ACHIEVE PROPOSED CONFIGURATION AND MAKE GOOD ALL JOINERY AND SURFACES AFFECTED USING MATERIALS TO MATCH ADJACENT.
 - ALL NEW PARTITIONS TO HAVE SKIRTING & COVING TO MATCH EXISTING ROOM INTERIORS.
 - FIRE STOPPING UPGRADES TO ALL PARTITIONS THROUGHOUT (NEW & EXISTING) WHERE APPLICABLE
- FLOORS**
- LAY SACRIFICIAL PLY LAYER OVER EXISTING TIMBER FLOORS AS SUBSTRATE FOR NEW FLOOR FINISH AND TO PROTECT EXISTING FLOORBOARDS, WHERE FLOORS ARE 'DISHED' ALLOW FOR LATEXING OVER SACRIFICIAL LAYER OF PLY TO FORM FLAT (NOT LEVEL) FLOOR FINISH APPROPRIATE FOR LAYING NEW FINISH - WITHOUT TRIMMING OF EXISTING DOORS
- CEILINGS**
- REMOVE EXISTING DEFECTIVE CRACKED PLASTER AND REPAIR OF DEFECTIVE PLASTER AND MAKE GOOD IN CONNECTION WITH THE PROPOSED WORKS WHICH ARE TO BE CARRIED OUT USING MATERIALS TO MATCH THE EXISTING.
- WINDOWS**
- OVERHAUL SASH AND CASEMENT WINDOWS AND APPLY 'VENTROLLA' DRAUGHT-STRIPPING SYSTEM.
 - APPLY SECONDARY GLAZING TO ALL FRONT ELEVATION WINDOWS, WITH UNITS TO MATCH CONFIGURATION OF THE EXISTING SASH/CASEMENTS.
 - REFURBISH WINDOW IRONMONGERY.
- M&E SERVICES**
- ALL NEW M&E SUPPLIES. INSTALLATION INCLUDES BUT LIMITED TO:
 - NEW REPLACEMENT PENDANT FITTING INSTALLED TO PRINCIPAL ROOMS AS PER EXISTING LOCATION / ARRANGEMENT.
 - NOTE: ALL NEW SUPPLIES, CABLING AND PIPEWORK TO USE EXISTING SERVICES ROUTES, VOIDS AND PENETRATIONS.
- JOINERY/CABINETRY**
- NEW KITCHEN CABINETRY, WORKTOPS, TILE SPLASH BACK AND APPLIANCES INSTALLED. SERVICES ADAPTED AS NECESSARY TO SUIT NEW LAYOUT.
- SANITARYWARE**
- CAREFULLY REMOVE EXISTING SANITARYWARE AND ADAPT DRAINAGE AS NECESSARY TO ACHIEVE THE REQUIRED CONFIGURATION. INSTALL NEW SANITARYWARE IN EXISTING LOCATIONS.
- REDECORATION**
- TO BE REDECORATED THROUGHOUT.
- FLOOR FINISHES**
- PROPOSED KITCHEN, BATHROOM & CHANGING AREA FLOORS TO BE FINISHED WITH CERAMIC/PORCELAIN TILING.
 - ALL REMAINING FLOORS TO THE PROPERTY WHERE HIGHLIGHTED, TO BE FINISHED WITH ENGINEERED TIMBER BOARDS & CARPET FITTED AROUND EXISTING DOORS

Notes:
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 Note: All elements to receive intumescent paint protection to give 30 minutes elements of structure protection. Refer to structural engineers details.
 Note: All Perforators through elements of the existing construction to have adequate fire stops or collars to maintain the protection.
 Note: For details of the alarm detection / detection system refer to M&E information.
 Note: To be read in conjunction with the Strategy document.
 Note: Construction issues subject to M&E confirmation and coordination.
 All doors and windows systems subject to Client confirmation.
 All structural elements subject to Engineers confirmation.

NEW SECONDARY GLAZING:

- NEW SECONDARY GLAZING TO MATCH AND ALINE WITH EXISTING SASH WINDOW - TO MATCH EXISTING GROUND FLOOR INSTALLATION INDICATED ON BELOW SITE PICTURE
- WINDOWS / W-1F01 - 02 & 03

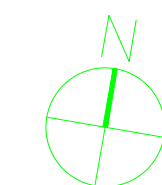


EXISTING SECONDARY GLAZING TO GRD FLOOR

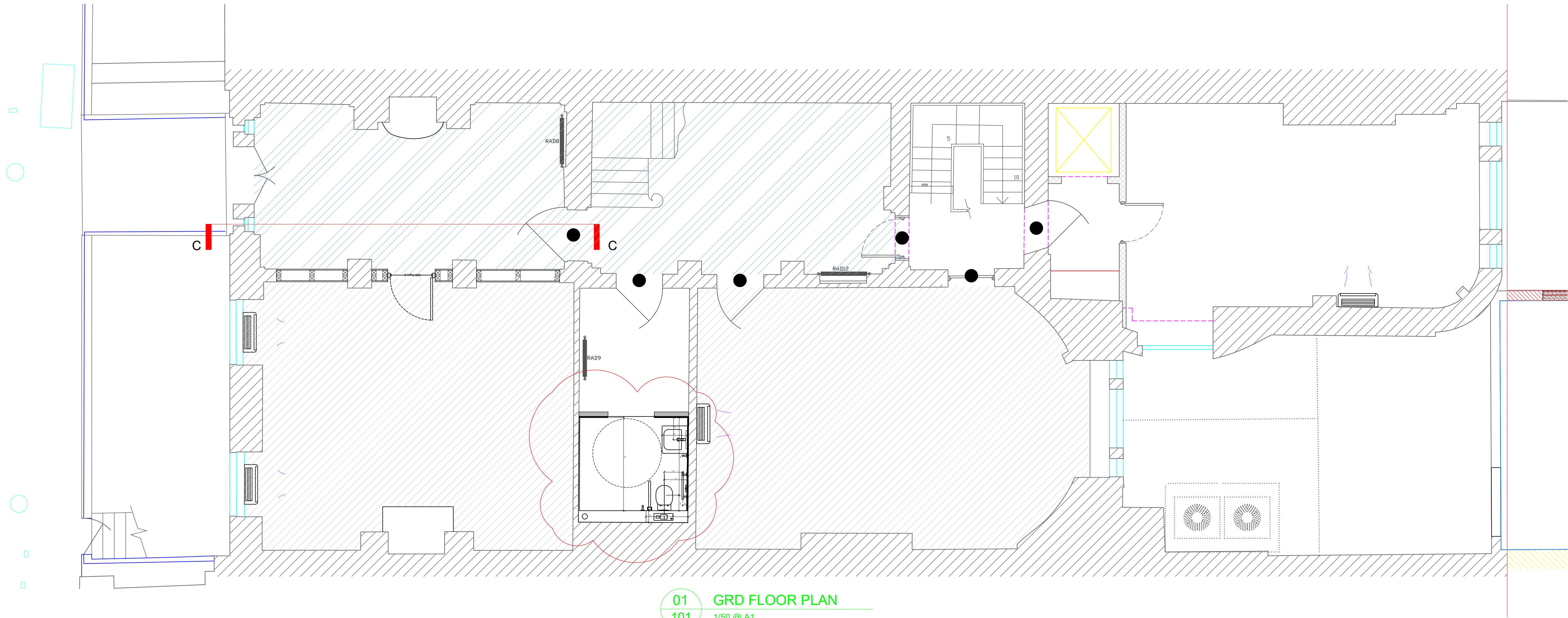
Revision	Description	Date
R2	Amended to comments	18-01-22
R1	Amended to comments	12-01-22
Revision Schedule		

Construction Issue

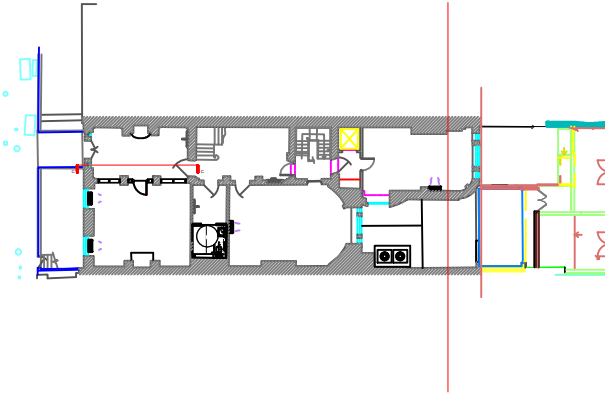
PROJECT 30 PORTLAND PLACE LONDON W1B 1LZ	
DRAWING PROPOSED FIRST FLOOR LAYOUT	
CLIENT HOWARD De WALDEN ESTATE	
DATE 10-02-22	DRAWN byds
DRAWING No. 1ST-GA-102	CHECK 1:50 @ A1
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01 GRD FLOOR PLAN
101 1/50 @ A1



Notes:
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Note: All work must be covered in accordance with the fire protection to give 30 minutes elements of structure protection. Refer to structural engineers details.
Note: All fire doors through elements of the existing construction to have adequate fire stops in order to maintain the protection.
Note: For details of the alarm detection / detection system refer to M&E information.
Note: To be read in conjunction with the Strategy document.
Note: Construction issues subject to M&E confirmation and coordination.
All doors and windows systems subject to Manufacturer's design.
All structural elements subject to Engineer's confirmation.

NOTES:

DOORS

1. REUSE EXISTING DOORS.
2. CARRY OUT FIRE UPGRADE WORKS TO DOOR FRAMES TO COMPRISE: (INDICATED BY BLACK DOTS ON DOORS) (UTILISING CONSERVATION METHODS)
 - a) REPLACEMENT OF HINGES & IRONMONGERY.
 - b) APPLICATION OF INTUMESCENT PAINT.
 - c) REPLACEMENT OF HIGH LEVEL DOOR CLOSERS
 - d) ADJUSTMENT OF DOOR & FLOOR STEPS

WALLS/PARTITIONS

3. CAREFULLY REMOVE EXISTING PARTITIONS AS IDENTIFIED ON THE DEMOLITION DRAWING TO ACHIEVE PROPOSED CONFIGURATION AND MAKE GOOD ALL JOINERY AND SURFACES AFFECTED USING MATERIALS TO MATCH ADJACENT.
3. ALL NEW PARTITIONS TO HAVE SKIRTING & COVING TO MATCH EXISTING ROOM INTERIORS.
4. FIRE STOPPING UPGRADES TO ALL PARTITIONS THROUGHOUT (NEW & EXISTING) WHERE APPLICABLE

FLOORS

5. LAY SACRIFICIAL PLY LAYER OVER EXISTING TIMBER FLOORS AS SUBSTRATE FOR NEW FLOOR FINISH AND TO PROTECT EXISTING FLOORBOARDS. WHERE FLOORS ARE 'DISHED' ALLOW FOR LATEXING OVER SACRIFICIAL LAYER OF PLY TO FORM FLAT (NOT LEVEL) FLOOR FINISH APPROPRIATE FOR LAYING NEW FINISH - WITHOUT TRIMMING OF EXISTING DOORS

CEILING

6. REMOVE EXISTING DEFECTIVE CRACKED PLASTER AND REPAIR OF DEFECTIVE PLASTER AND MAKE GOOD IN CONNECTION WITH THE PROPOSED WORKS WHICH ARE TO BE CARRIED OUT USING MATERIALS TO MATCH THE EXISTING.

WINDOWS

7. OVERHAUL SASH AND CASEMENT WINDOWS AND APPLY 'VENTROLLA' DRAUGHT-STRIPPING SYSTEM.
8. APPLY SECONDARY GLAZING TO ALL FRONT ELEVATION WINDOWS, WITH UNITS TO MATCH CONFIGURATION OF THE EXISTING SASH/CASEMENTS.
9. REFURBISH WINDOW IRONMONGERY.

M&E SERVICES

10. ALL NEW M&E SUPPLIES. INSTALLATION INCLUDES BUT LIMITED TO:
 - NEW REPLACEMENT PENDANT FITTING INSTALLED TO PRINCIPAL ROOMS AS PER EXISTING LOCATION / ARRANGEMENT.
 - NOTE: ALL NEW SUPPLIES, CABLEING AND PIPEWORK TO USE EXISTING SERVICES ROUTES, VOIDS AND PENETRATIONS.

JOINERY/CABINERY

11. NEW KITCHEN CABINERY, WORKTOPS, TILE SPLASH BACK AND APPLIANCES INSTALLED. SERVICES ADAPTED AS NECESSARY TO SUIT NEW LAYOUT.

SANITARYWARE

12. CAREFULLY REMOVE EXISTING SANITARYWARE AND ADAPT DRAINAGE AS NECESSARY TO ACHIEVE THE REQUIRED CONFIGURATION. INSTALL NEW SANITARYWARE IN EXISTING LOCATIONS.

REDECORATION

13. TO BE REDECORATED THROUGHOUT.

FLOOR FINISHES

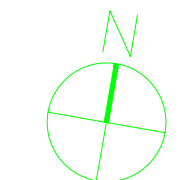
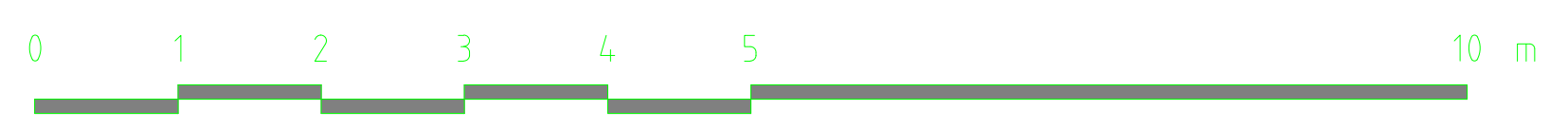
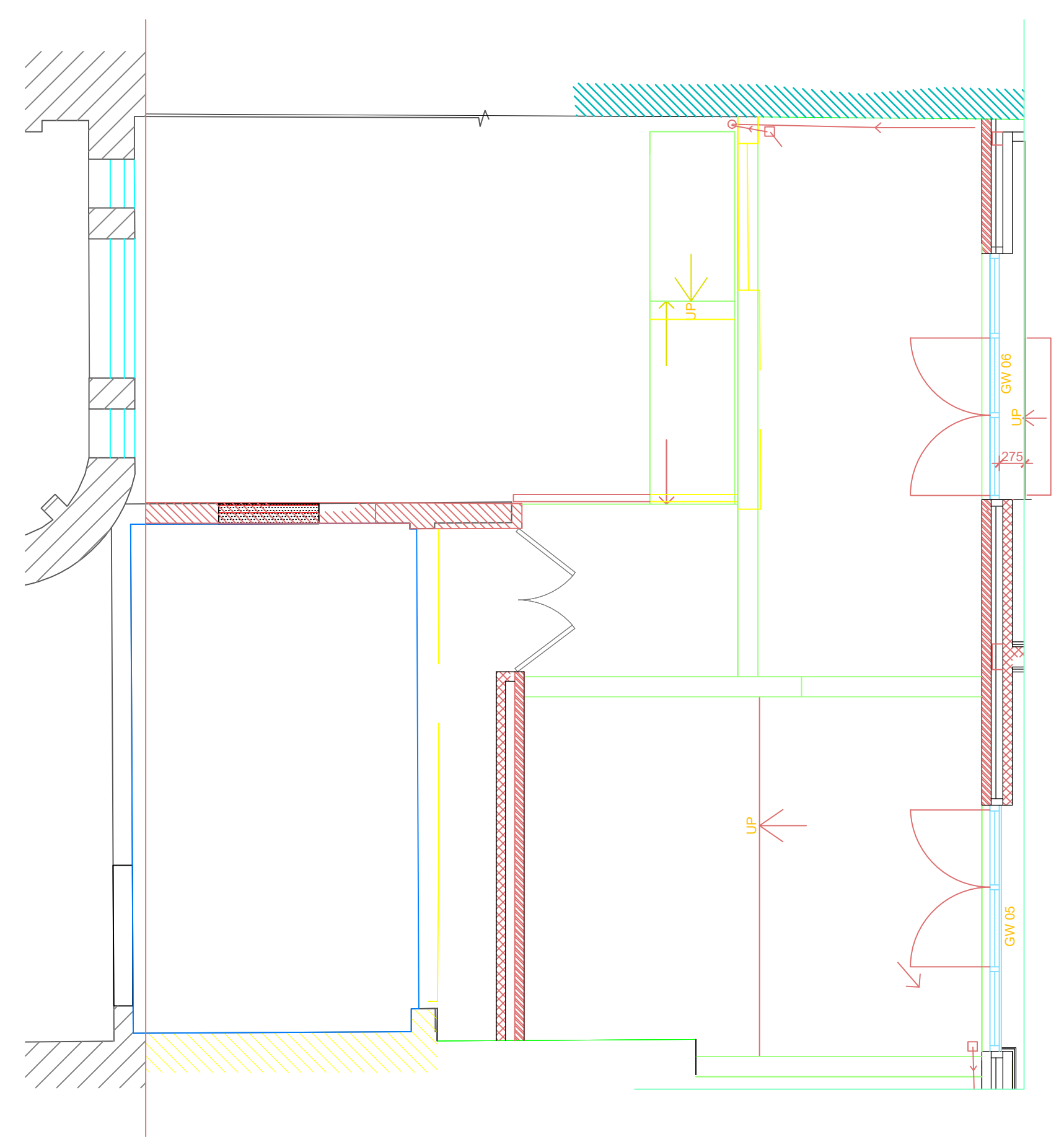
14. PROPOSED KITCHEN, BATHROOM & CHANGING AREA FLOORS TO BE FINISHED WITH CERAMIC/PORCELAIN TILING.
15. ALL REMAINING FLOORS TO THE PROPERTY WHERE HIGHLIGHTED, TO BE FINISHED WITH ENGINEERED TIMBER BOARDS & CARPET FITTED AROUND EXISTING DOORS

NOTES:

1. NEW FLOORING: (INDICATED BY BLUE HATCHED AREA)
NEW STONE (PORCELAIN) TILES TO BE APPLIED / TO MATCH EXISTING STAIRCASE FLOOR FINISH
2. NEW FLOORING: (INDICATED BY GREY HATCHED AREA)
NEW WOODEN (HERRINGBONE STYLE) FLOORING TO NEW CREATED ROOM

EXISTING FLOOR TO BE FURRED OUT, ON EXISTING JOINTS, TO LEVEL CURRENT BOWING IN MIDDLE OF ROOM.

02 GRD FLOOR PLAN
101 1/50 @ A1



Revision	Description	Date
R4	Amended to comments	15-02-22
R3	Amended to comments	18-01-22
R2	Amended to comments	12-01-22
R1	Amended to comments	15-21-21

Construction Issue

PROJECT	30 PORTLAND PLACE LONDON W1B 1LZ	
DRAWING	PROPOSED GROUND FLOOR LAYOUT	
CLIENT	HOWARD De WALDEN ESTATE	
DATE	10-02-22	DRAWN byds
DRAWING No.	GRD-GA-101	CHECK 1:50 @ A1
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the studio
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n11 2js
T. 020 3074 1914
E. info@backyards.co.uk

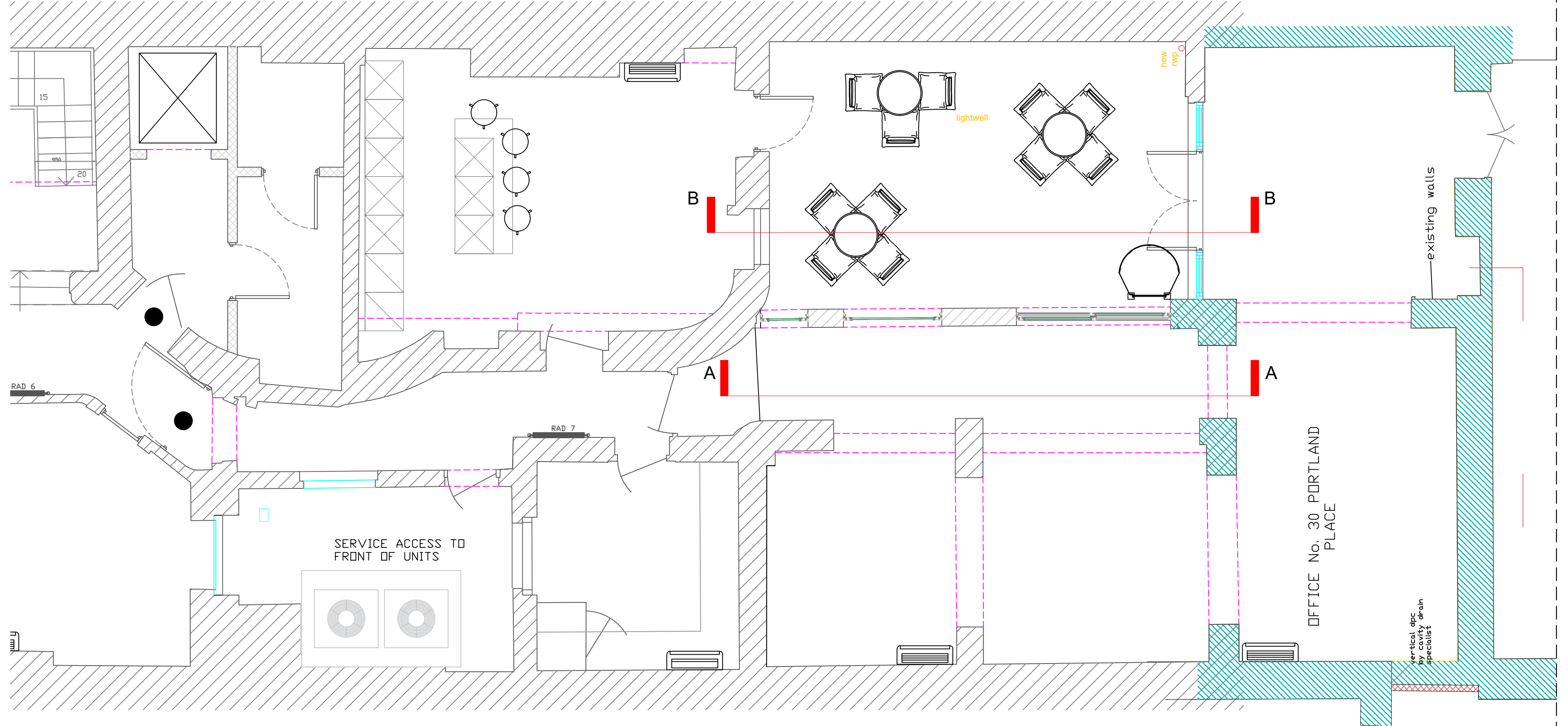
WASTE STORAGE -
BASED ON 2020 WCC GUIDELINES:
1No 140L WASTE / 3No 140L RECYCLING BINS / 1No 90L FOOD WASTE BIN

NOTES:
1. NEW SECONDARY GLAZING TO MATCH AND ALINE WITH EXISTING SASH WINDOW
2. SECONDARY GLAZING TO BE OPENABLE FOR VENTILATION PURPOSES.
3. NEW LOW LEVEL STUB WALL TO SUPPORT SECONDARY GLAZING AND PANEL HEATER

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LOCKERS - 17No

- NOTES:**
- DOORS**
- REUSE EXISTING DOORS.
 - CARRY OUT FIRE UPGRADE WORKS TO DOOR FRAMES TO COMPRISE: (INDICATED BY BLACK DOTS ON DOORS) (UTILISING CONSERVATION METHODS)
 - REPLACEMENT OF HINGES & IRONMONGERY.
 - APPLICATION OF INTUMESCENT PAINT
 - REPLACEMENT OF HIGH LEVEL DOOR CLOSERS
 - ADJUSTMENT OF DOOR & FLOOR STEPS
- WALLS/PARTITIONS**
- CAREFULLY REMOVE EXISTING PARTITIONS AS IDENTIFIED ON THE DEMOLITION DRAWING TO ACHIEVE PROPOSED CONFIGURATION AND MAKE GOOD ALL JOINERY AND SURFACES AFFECTED USING MATERIALS TO MATCH ADJACENT.
 - ALL NEW PARTITIONS TO HAVE SKIRTING & COVING TO MATCH EXISTING ROOM INTERIORS.
 - FIRE STOPPING UPGRADES TO ALL PARTITIONS THROUGHOUT (NEW & EXISTING) WHERE APPLICABLE
- FLOORS**
- LAY SACRIFICIAL PLY LAYER OVER EXISTING TIMBER FLOORS AS SUBSTRATE FOR NEW FLOOR FINISH AND TO PROTECT EXISTING FLOORBOARDS. WHERE FLOORS ARE 'DISHED' ALLOW FOR LATEXING OVER SACRIFICIAL LAYER OF PLY TO FORM FLAT (NOT LEVEL) FLOOR FINISH APPROPRIATE FOR LAYING NEW FINISH - WITHOUT TRIMMING OF EXISTING DOORS
- CEILINGS**
- REMOVE EXISTING DEFECTIVE CRACKED PLASTER AND REPAIR OF DEFECTIVE PLASTER AND MAKE GOOD IN CONNECTION WITH THE PROPOSED WORKS WHICH ARE TO BE CARRIED OUT USING MATERIALS TO MATCH THE EXISTING.
- WINDOWS**
- OVERHAUL SASH AND CASEMENT WINDOWS AND APPLY 'VENTROLLA' DRAUGHT-STRIPPING SYSTEM.
 - APPLY SECONDARY GLAZING TO ALL FRONT ELEVATION WINDOWS, WITH UNITS TO MATCH CONFIGURATION OF THE EXISTING SASH/CASEMENTS.
 - REFURBISH WINDOW IRONMONGERY.
- M&E SERVICES**
- ALL NEW M&E SUPPLIES. INSTALLATION INCLUDES BUT LIMITED TO:
 - NEW REPLACEMENT PENDANT FITTING INSTALLED TO PRINCIPAL ROOMS AS PER EXISTING LOCATION / ARRANGEMENT.
 - NOTE: ALL NEW SUPPLIES, CABLING AND PIPEWORK TO USE EXISTING SERVICES ROUTES, VOIDS AND PENETRATIONS.
- JOINERY/CABINETRY**
- NEW KITCHEN CABINETRY, WORKTOPS, TILE SPLASH BACK AND APPLIANCES INSTALLED. SERVICES ADAPTED AS NECESSARY TO SUIT NEW LAYOUT.
- SANITARYWARE**
- CAREFULLY REMOVE EXISTING SANITARYWARE AND ADAPT DRAINAGE AS NECESSARY TO ACHIEVE THE REQUIRED CONFIGURATION. INSTALL NEW SANITARYWARE IN EXISTING LOCATIONS.
- REDECORATION**
- TO BE REDECORATED THROUGHOUT.
- FLOOR FINISHES**
- PROPOSED KITCHEN, BATHROOM & CHANGING AREA FLOORS TO BE FINISHED WITH CERAMIC/PORCELAIN TILING.
 - ALL REMAINING FLOORS TO THE PROPERTY WHERE HIGHLIGHTED, TO BE FINISHED WITH ENGINEERED TIMBER BOARDS & CARPET FITTED AROUND EXISTING DOORS
- BIKE STORE**
- BIKE RACKS TO BE FIXED TO THE FLOOR
 - LIGHTING TO SURFACE FIXED AND ON SENSOR
 - EXISTING DOOR TO HAVE DIGI-LOCK FITTED FOR SECURITY
 - STAIRCASE DOWN INTO LOWER GROUND LEVEL TO HAVE BIKE TRACK FITTED FOR EASE OF USE BY OCCUPANT
- EXTERNAL GARDEN SPACE**
- FLOORING TO BE NATURAL STONE TO MATCH RECEPTION AREA
 - NEW METAL CAT LADDER TO BE INSTALLED TO INCREASE USABLE OUTDOOR SPACE
 - STEEL WINDOWS AND DOORS:
 - TO THERMAL BREAK
 - MANUFACTURED IN ACCORDANCE WITH BS 6510.
 - OPERATION AND STRENGTH CHARACTERISTICS: TO BS 6375: PART 2 AND BS EN 14024.
 - WEATHERTIGHTNESS: TO BS 6375: PART 1
 - CONSTRUCTION: ALL FRAMES HAVE WELDED CORNERS AND ARE FLAT AND SQUARE WITHIN NORMAL MANUFACTURING TOLERANCES OF +/-1.5 MM. PROFILES FROM STEEL MATERIAL 1.0244, S250GD IN ACCORDANCE WITH EN 10346 AND EN 10143. WITH DENSITY OF 7.86 KG/DM³ TENSILE STRENGTH OF 360 NMM². ELONGATION AT BREAK OF 18%. E-MODULE OF 210000 NMM².
 - THERMAL BREAK: PROFILES INCLUDE INTEGRAL HIGH-DENSITY CAST-IN POLYURETHANE THERMAL ISOLATORS TO BS EN14024.
- (Design, manufacture, and installation carried out under Quality Management Systems certified to BS EN ISO 9001)
(Manufacture to be undertaken under an Environmental Management System accredited to BS EN ISO 140001)



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Notes:
Do not scale from this drawing.
All construction must suit the site and be responsible for safety and checking.
Dimensions:
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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Note: All drawings to receive intumescent paint protection to give 60 minutes elements of structure protection. Refer to structural engineers details.
Note: All fire doors through elements of the existing construction to have adequate fire stop or orders to maintain the protection.
Note: For details of the alarm detection / detection system refer to M&E information.
Note: To be read in conjunction with the Strategic document.
Note: Construction issues subject to M&E confirmation and coordination.
All service details subject to Manufacturers design.
All doors and window systems subject to Client confirmation.
All structural details subject to Engineers confirmation.



Revision	Description	Date
R4	Amended to comments	18-01-22
R3	Amended to comments	12-01-22
R2	Amended to comments	15-12-21
R1	Revised layout	5-5-21

Revision Schedule

Construction Issue

PROJECT 30 PORTLAND PLACE LONDON W1B 1LZ	
DRAWING PROPOSED LOWER GROUND FLOOR LAYOUT	
CLIENT HOWARD De WALDEN ESTATE	
DATE 10-02-22	DRAWN byds
DRAWING No. LWG-GA-100	CHECK 1:50 @ A1
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