

BASEMENT FLOOR

SCOPE OF WORKS

INTERNAL SHELL WORKS

Shell and Preparation Works

Strip out existing shopfront, bulkhead above and remnants of reveals to shopfront and windows. Remove any small existing remnants of previous shopfront not removed by landlord.

Remove existing screed and parquet flooring below to raised round floor area

Install new level floor to new level across entire unit, levelled with ply and latex screed to level suit new shopfront/floor finish depths.

Make safe and strip out and remove all mechanical electrical and plumbing services as required by scheme, cap off as required and make good all works disturbed

Remove 1no small brickwork wall to rear and install new steel beam as per Structural Engineer's drawings. Allow for any temporary propping or propping design required for removal and installation of new.

Form 1no new 'letter box' style service penetration route in brickwork wall at high level as per Structural Engineer's drawings. Allow for any temporary propping or propping design required for removal and installation of new.

Retain existing landlord and third party services such as central heating pipes running through unit and allow to adequately protect and acoustically insulate these

services.

Form new downstand fire separation 'boxes' around LL cast iron service pipes as indicated. Existing plaster and covering should be removed in localised areas to expose structural slab above to allow full sealing from fire.

Form new sub frame to existing stair to basement in timber, anchored to floor and secured to the side. Form an 18mm ply deck above to form new flooring for storage area under desk, and new upstand wall to form a back of the storage area at 800mm between new FFL and underside of slope.

Make required slab penetrations and horizontal penetrations through masonry walls to make drainage connections for the consulting room sink and the main WC soil connection to the slab stack to the women's WC in the basement. Allow for air admittance valve to be installed to resultant extended stub stack and review of layout by MEP contractor.

Removal of infill masonry under existing lintel to SE direction to break through into space at rear to be demised by LL. This area is to then be subdivided from the LL on a new line off the brick piers. Blockwork infill to full height with masonry ties to soffits as required. This wall is to be faced with 80mm insulated plasterboard which is then finished as part of the staff area works.

INTERNAL FIT OUT WORKS

GENERAL

New air conditioning system

New MVHR (Mechanical Ventilation and Heat Recovery) system

New small power, data and lighting to all areas

New fire alarm system including detection and beacon provision

RECEPTION WORKS

Boxing out of central column between arches to accommodate door entry pads and recessed fire alarm panel.

1no angled window display to be formed with hinged plasterboard access panel to allow access to water supply behind for water cooler install rail. Including associated power for signage.

Internal Partitions

New angled window display and Cat A merchant wall to be formed with access panel to side for water cooler installation rail with associated signage/power

New 60mm high timber skirting to walls

Line walls with 12.5mm plasterboard as required to form consistent, straight wall surfaces.

Floor Finishes

New entrance barrier matt.

GROUND FLOOR

New carpet with Sone acoustic backing to circulation areas as indicated.

New LVT timber flooring with acoustic underlay to reception area as indicated.

Associated trims and transition strips etc where floor finishes change.

Wall Finishes

New decorations to all the walls and skirting's

New aluminium shopfront to be finished white internally

Ceiling Finishes

New Blanka (Tegula) acoustic suspended ceiling (20mm) by Rockfon at 2600mm from FFL

New MVHR grills (position to be agreed with project manager)

New 600mmx600mm AC cassette with control sited as indicated

New plasterboard bulkhead, decorated white to form upstand around full height window.

New integrated smoke detector and sounder units

Fittings

Fit and install new reception desk including new power and data as shown.

Install new Tech Bar. Include power and data in floor mounted box in Section 7 MEP

New low level printer cupboard including relevant power

and data inside and above unit. This unit will be partially integrated with the wall.

New 46" LCD screen + bracket (free issue from client) mounted to wall as indicated. Relevant power and data and appropriate patressing to be provided.

New door access control system with door release to desk and door release/emergency break glass by door, keyfob/code access externally.

Plumb in new mains fed water cooler - Access hatch within angled wall return with water supply and space for install rail by Eden - route for microbore pipe to watercooler position

New individual letter 'Hidden Hearing' signage behind desk

2no New acoustic merchandising canvas panel to locations indicated

Customer Charter low level cabinet

New white high gloss laminate cill with bevelled edge to desk and 50mm horn either side and 25mm projection forward of the surrounding wall.

Refurbishment of large window - with frame etc sanded down and painted over. New plasterboard to form new window reveals.

New LED light pocket to shop front

New speaker system to Reception area with free ends terminated in reception desk

New MCPs as indicated

New fire panel for new fire alarm system

New fire extinguishers, stand and signage as per specification

MVHR unit and vents to be installed

CONSULTING ROOM WORKS

Internal Partitions

New acoustic partition walls to meet min rating of 70db Rw) - clad around existing structure and services as required with maximum acoustic insulation and separation possible. Soffit heights here will require a 300mm partition rather than the standard 250mm partition.

New Komfort Polar Double glazed acoustic glazing system to meet min rating of 48db with privacy manifestation

New sound booth partitioning with glazed insert

New 60mm high timber skirting to walls

Internal Doors

New glazed door by Komfort to integrate with Polar Glazing system

Floor Finishes

New carpet with Sone acoustic backing

Wall Finishes

New decorations to all the walls and skirtings

Ceiling Finishes

New Blanka (Tegula) acoustic suspended ceiling (40mm) by Rockfon at 2600mm from FFL

New 600mmx600mm AC cassette with control sited as indicated

Fittings

New acoustic merchandising canvas panels in locations indicated

New white laminate desk with cable grommits and cable trays

New white double wall unit with integrated lighting

New sink and sienna vanity unit with tiled splash back with white pvc trim - drainage routes to be discussed and agreed with the designer.

STAFF AREA

New safety vinyl flooring as indicated below standard skirtings

New carpet without Sone acoustic backing as indicated.

Associated trims and transition strips etc where floor finishes change.

Re-line all walls as required about existing structure to regularise and provide even finish, apply skirtings as required. Some partitioning will be required to offset from one brick pier to allow water supply etc to pass behind under lintel unless new penetration formed above.

New door to staff area and associated decoration

New decorations to all the walls

New comms cabinet, patch panel and new data to IT Specification with associated power.

New built in storage with white finished push to open doors on cabinet hinges. Shelving inside sized to accommodate comms cabinet and associated power/data. Adjacent shelving and cupboarding as indicated. Access panel will be required for access to water meter location/stopcock.

New Blanka (Tegula) acoustic suspended ceiling (20mm) by Rockfon at 2600mm from FFL

Existing windows repainted white and minor repairs made as necessary internally.

New kitchen units, sink/taps with new tiled splashback with white pvc trim. Allow for a timber upstand, painted white, fixed within window reveal to accommodate flashback.

New MCP as indicated

New cupboard fronts - white finished push to open doors on cabinet hinges to electrical cupboard. Partitioning works around to form cupboard.

New Dimplex panel heater

New fire extinguishers wall mounted and signage as per specification

New extract fan

New door and frame, finished white, to understairs storage area.

Walls to new storage area lined with plasterboard as required and walls and ceiling decorated white.

WC

New partitioning comprising Gypwall Classic 70s 50c metal studs at 600 centres with one layer of 12.5 Gyproc wall board each side finished with 3 skim coat plaster

Extra for moisture resistant wall board WC side

New door, architrave and frame to form new door opening

New safety vinyl flooring and coved skirtings

New integrated smoke detector and sounder unit

New MF ceiling with moisture resistant board

New decorations to all the walls

New decorations to ceilings

Decorations to door and frame

New sanitaryware and associated taps, waste, traps and, heaters and other plumbing as required.

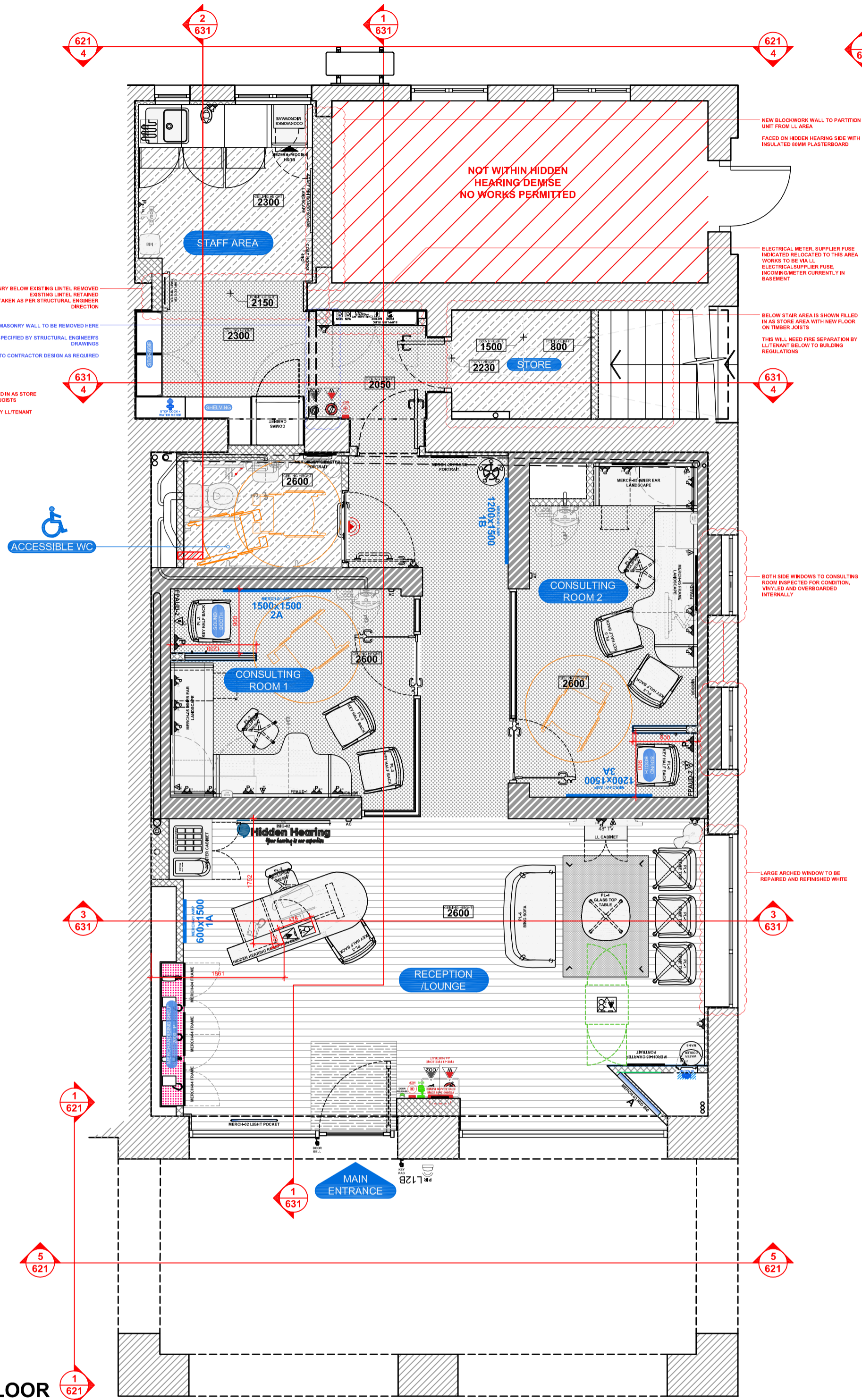
New Doc M Pack inc sanitaryware

New alarm

New extract fan

Box in any water supply and drainage pipes/telne walls where possible

New Low Surface Temperature Panel Heater



- GENERAL DRAWING KEY**
- The below symbols have been used to denote relevant items.
- Refer to the Standard Details and Schedules for further information.
- Timber Effect Vinyl Flooring
 - Barrier Matting
 - Vinyl Flooring
 - Carpet
 - Retained Flooring
 - New Acoustic Partition
 - New Standard Partition
 - Existing Walls/Columns
 - New Acoustic Glazing
- FIRE ITEMS KEY**
- The below symbols have been used to denote relevant items.
- Refer to the ceiling schedule and MEP Spec for further details.
- Manual Call Point
 - Fire Alarm Panel
 - Fire Alarm Sounder with Visual Beacon - Ceiling Mounted
 - Fire Alarm Sounder - Ceiling Mounted
 - Fire Alarm Sounder with Visual Beacon - Wall Mounted
 - Fire Alarm Sounder - Wall Mounted
 - Smoke Detector
 - Heat Detector
 - Carbon Monoxide Detector
 - Sprinkler Head
 - Fire Blanket
 - Photoluminescent Fire Signage
 - Emergency Exit Keep Clear Signage
 - Fire Extinguisher - Water
 - Fire Extinguisher - Foam
 - Fire Extinguisher - Carbon Dioxide
 - Fire Extinguisher - Powder
 - 30 Min Fire rating to all walls, partitions, columns, doors and penetrations on this line
 - FX2000 Fire Alarm Panel
 - Fire Zone Clip Frame
 - Emergency Door Release

DISCLAIMER

All proposals are subject to Fire Officer & Building Control approval. All works to comply with Building Regulations.

This drawing is for relevant approvals from the Local Planning Authority only and is not to be used for construction or fabrication. This drawing should only be scaled for planning purposes.

| REV | DATE/BY | DESCRIPTION |
|-----|---------|-----------------|
| | | PLANNING |

BRANCH NAME:
TEMPLE FORTUNE

REFURBISHMENT CATEGORY
AQ
CONSERVATION STATUS
Grade II Listed
BRANCH NO
XXXXX
Hamstead Garden Suburb Conservation Area
DRAWING PREPARED FOR:

Hidden Hearing

BY:
BELL ASSOCIATES
ARCHITECTS/DESIGNERS

CLIENT
Hidden Hearing

PROJECT
788-790 Finchley Road
Temple Fortune
NW11 7TJ
DRAWING
Ground and Basement Floor Plans
Proposed

DRAWING NUMBER
308-078-611
DATE
01.03.21

SCALE
1:50
PAPER SIZE
A1

DRAWN
SLS
CHECKED
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