





Wall Key

-  Existing walls
-  Proposed wall infill
-  Proposed partitions
-  Proposed wall lining

GENERAL NOTES

External Walls

- Strip off all unnecessary services.
- Repoint where necessary, clean brickwork.
- Make good exposed existing walls following demo.
- New areas of external wall/infill to be in brick reclaimed from elsewhere on the building site. Brick bond, mortar colour, joint width and pointing to match.

Floors

- Ground suspended floors – lift floorboards, insulate below, replace floorboards, and reinstate skirtings other joinery or renew with age appropriate replacements.
- Upper floors – lift floorboards, upgrade acoustic performance and fire separation above existing ceilings between joists, replace floorboards.
- Upper floors raised to accommodate service void and insulation, reinstate existing joinery, architraves or renew with age appropriate replacements.

Walls

- Perimeter walls / party walls – remove plaster finishes, line with insulated plasterboard, replace skirting or renew with age appropriate replacements.
- Reinstate existing fireplace surrounds.
- Generally, strip out all unnecessary services.
- Set back infill to existing openings to retain feature where possible.

Ceilings

- Overboard damaged ceilings. Redecorate coverings.
- Carefully remove coverings where new partitions meet ceiling, reinstate coverings.

Doors

- Assess condition of existing doors and where necessary replace with period appropriate replacements.

Windows

- Assess on individual basis.
- Overhaul, carry out like for like repairs or replace with similar – existing windows to be draught stripped, new windows to be double glazed.
- Trickle vents provided to all existing windows.
- Windows facing London Road to be secondary glazed.

Joinery

- Overhaul, carry out like for like repairs and reinstate features where required.

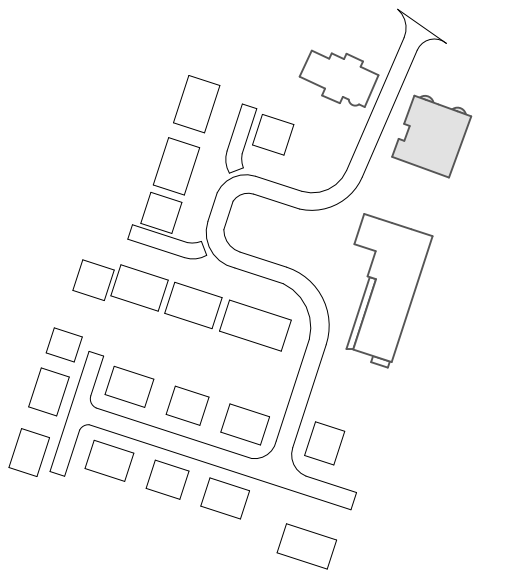
Stairs/Balustrades

- Overhaul, repair like for like.

Services

- Services to be restricted to new partitions where possible.
- Services to existing walls to chase in plasterwork/walls or run in baton zone behind plasterboard.
- Ventilation via opening windows.
- Heating via localised boilers feeding wet wall mounted radiators.

Key Plan:

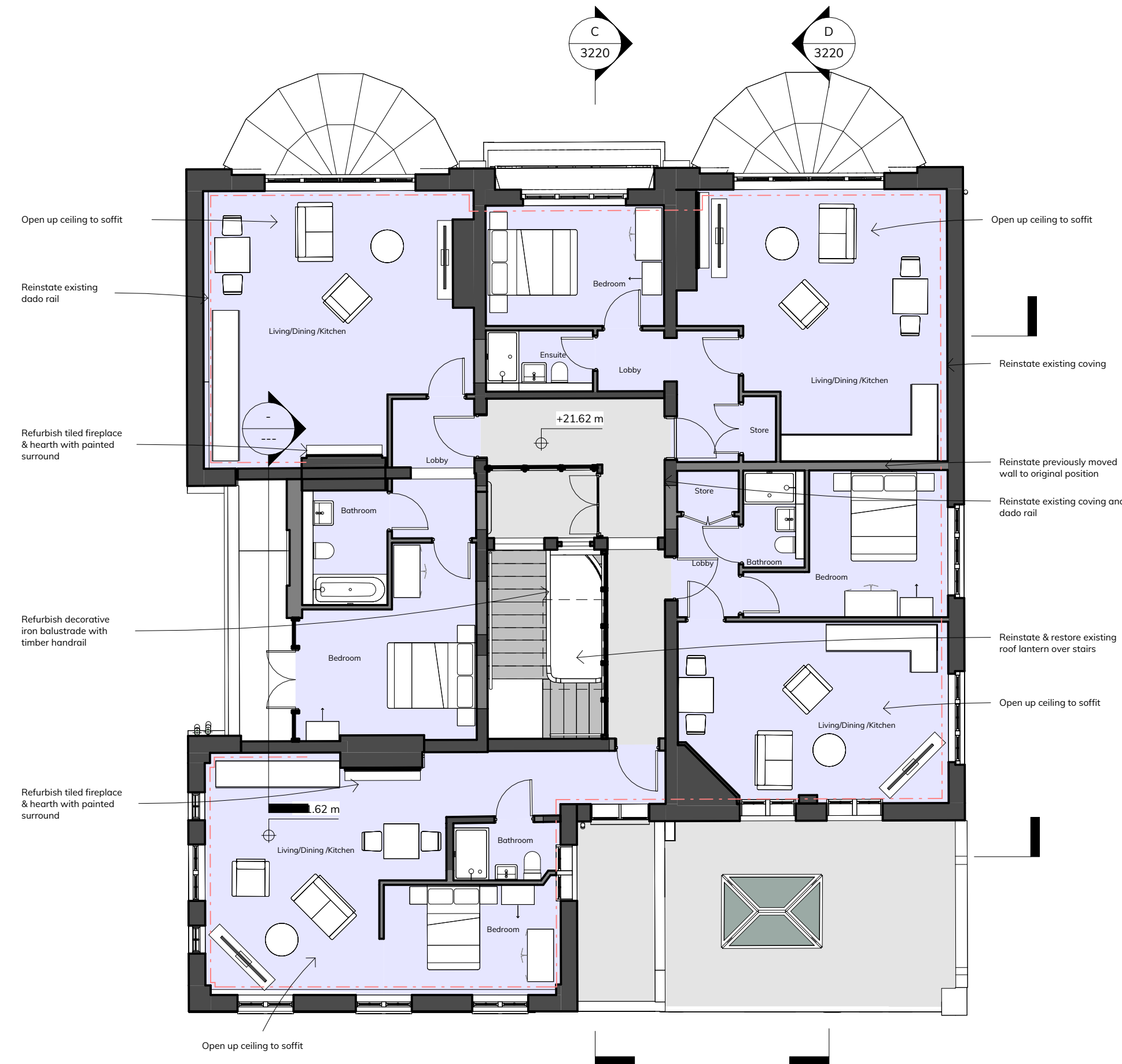
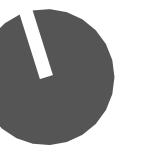


General Notes:

1. Do not scale off this drawing unless a scale bar is provided.
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
3. Dimensions are in millimetres unless otherwise stated.
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
6. All levels are in meters unless otherwise stated.
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Revision Notes:

Rev.	Date	Notes	Issuer	Checker
P1	2023-08-04	Preliminary Issue P1	IAT	JC
P2	2023-09-12	Refined layout with minor elevational alterations.	MJ	JC
P3	2023-09-18	Layout revised to suit keeping of existing chimney.	MJ	JC
P4	2023-10-06	Slight layout adjustment and notation added. Status Updated to A3 Planning.	MJ	JC
P5	2021-10-17	Planning Submission	MJ	JC



1 GA Plan Level 01 First Floor - Proposed
1:100

LONDON ROAD NEWARK

Job Number: 23-0030
Project Address: London Rd, Newark NG24 1TW
Client Name: Bildurn Properties

Director / Associate: Matthew Branton
Project Lead: Sarah Boxford
Status: A3 Planning
Functional Breakdown: B2 - Building 2
Sheet Size: A1L
Scale: 1:100

Drawing Name:
**GA First Floor Plan
Proposed - Block 2**

Full Document Reference:
Identification / Location: Project Originator Function Space Sheet Number
BLR-FEA-B2-01-DP-A-2223
Number Descr: 0030-BLR-London Road Newark/BLR-FEA-B2-0040-4-0402-2023/24

Document Number: **2223**
Current Revision: **P5**
Revision Date: **2021-10-17**

