

Apartment Type

- 1B1P
- 1B2P
- Common Areas

1 GA Plan Level 00 Ground Floor
1 : 100

- A** Windows. Secondary glazing installed to windows facing London Road.
- B** External walls. Replace defective render across all elevations and replace to match.

- C** Floor. Install raised floor over existing where floor levels differ with apartments.

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.

- 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.
 - Timberwork Overhaul, carry out like for like repairs.
 - Windows facing London Road to be secondary glazed.
 - Trickle vents provided to all existing windows.

- Internal 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, new timber skirtings to match existing profile, reinstate existing joinery, architraves and features or renew with age appropriate replacements.

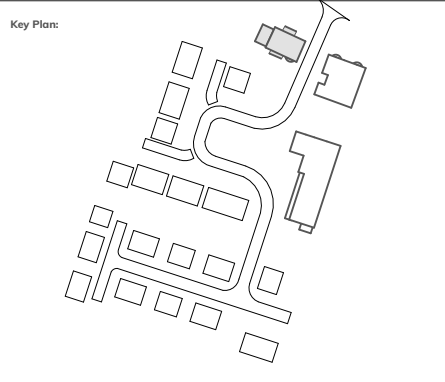
- Walls**
- Perimeter walls / party walls – remove plaster finishes, line with insulated plasterboard and retain coving, or renew with age appropriate replacements.
 - Retain existing fireplace surrounds.
 - Generally, strip out all unnecessary services.
 - Set back infill to existing openings to retain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

- Ceilings**
- Overboard damaged ceilings. Redecorate covings.
 - Carefully remove covings where new partitions meet ceiling, reinstate coving.

- Joinery**
- Overhaul, carry out like for like repairs.

- Stairs/balustrades**
- Overhaul, repair like for like.

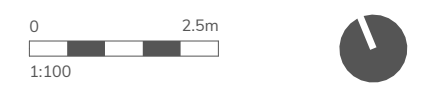
- Services**
- Services to be restricted to new partitions where possible.
 - Services to existing walls to be chased in plasterwork/walls or run in baton zone behind plasterboard.
 - Ventilation via opening windows.
 - Heating via localised gas boilers feeding wall mounted radiators.



- 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	Revised layout to retain existing stair.	MJ	JC
P4	2023-10-05	Revised subject to comments from conservation officer.	MJ	JC
P5	2023-10-17	Planning Submission	MJ	JC



**LONDON ROAD
NEWARK**

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

Director / Associate: Matthew Branton
Status: A3 Planning
Sheet Size: A3L
Drawing Name: GA Ground Floor Plan Proposed - Block 1
Project Lead: Sarah Boxford
Functional Breakdown: B1 - Building 1
Scale: 1 : 100

**GA Ground Floor Plan
Proposed - Block 1**

Full Document Reference:
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