





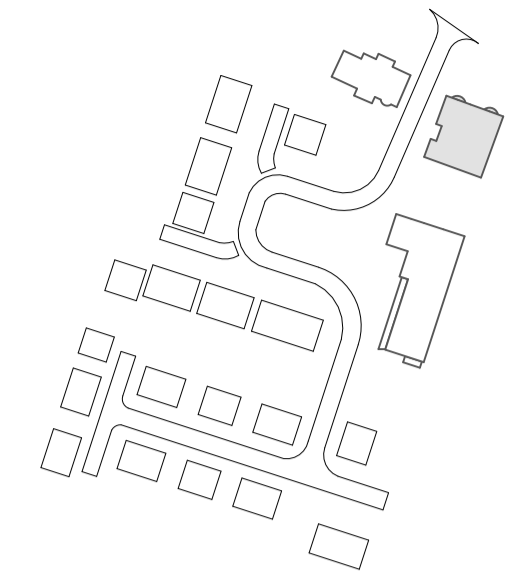
Wall Key

-  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/hallways**
- 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:

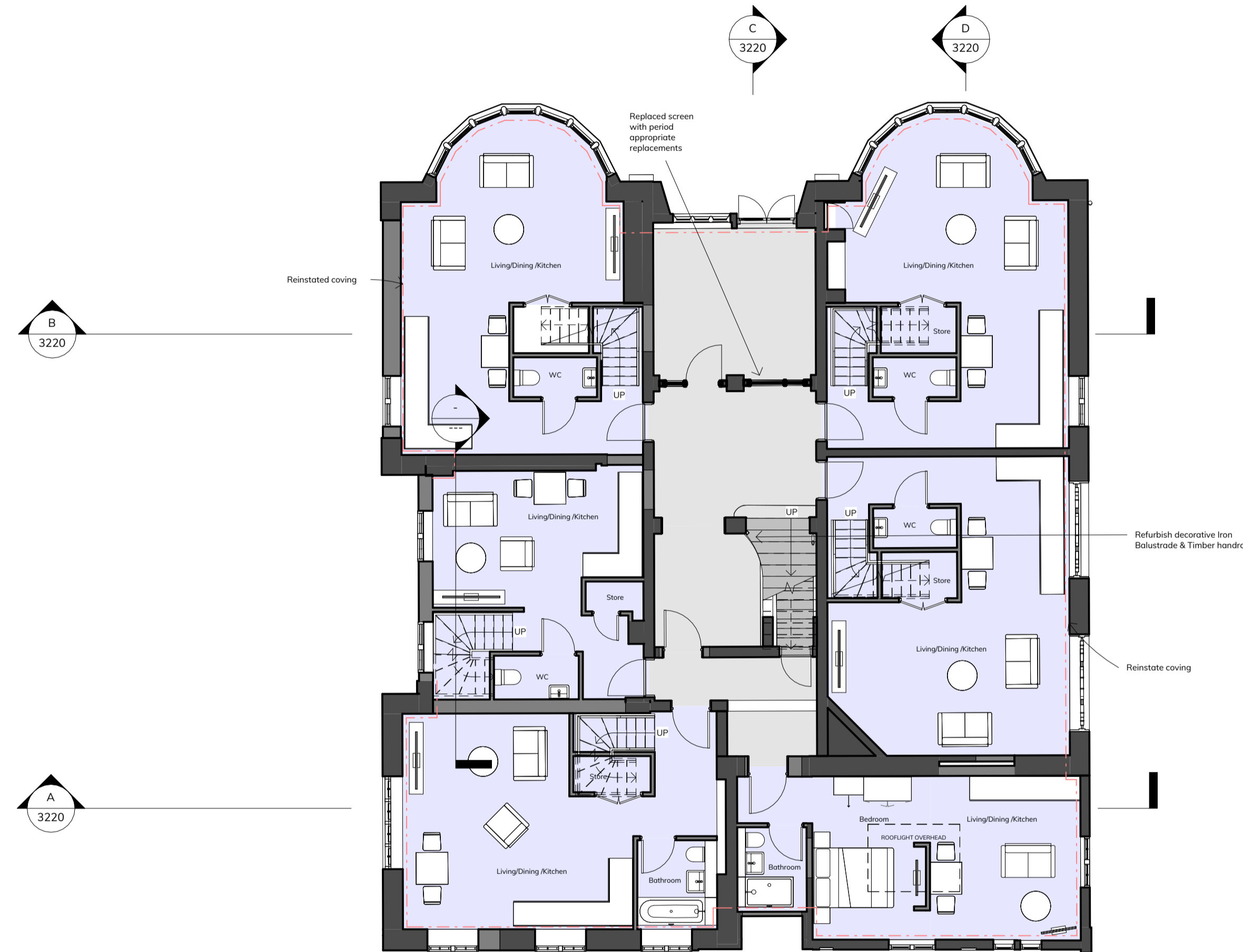


General Notes:

- Do not scale off this drawing unless a scale bar is provided.
- Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
- Dimensions are in millimetres unless otherwise stated.
- Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
- Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
- All levels are in meters unless otherwise stated.
- 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	2023-10-06	Additional notation added. Status Updated to A3 Planning.	MJ	JC
P4	2021-10-17	Planning Submission	MJ	JC



0 GA Plan Level 00 Ground 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 Ground Floor Plan
Proposed - Block 2**

Full Document Reference:
BLR-FEA-B2-00-DP-A-2221

Document Number: **2221**
Current Revision: **P4**
Revision Date: **2021-10-17**

