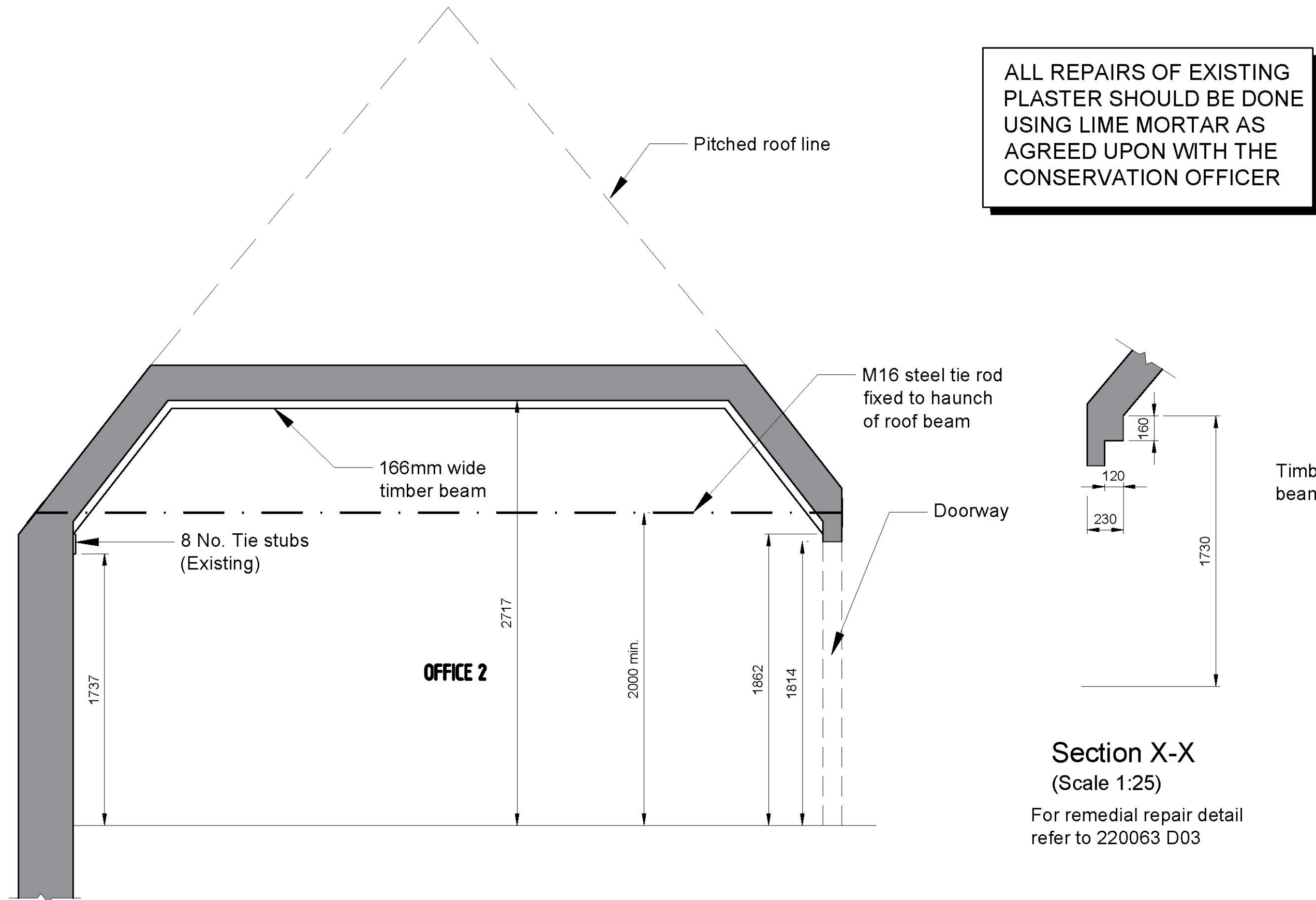
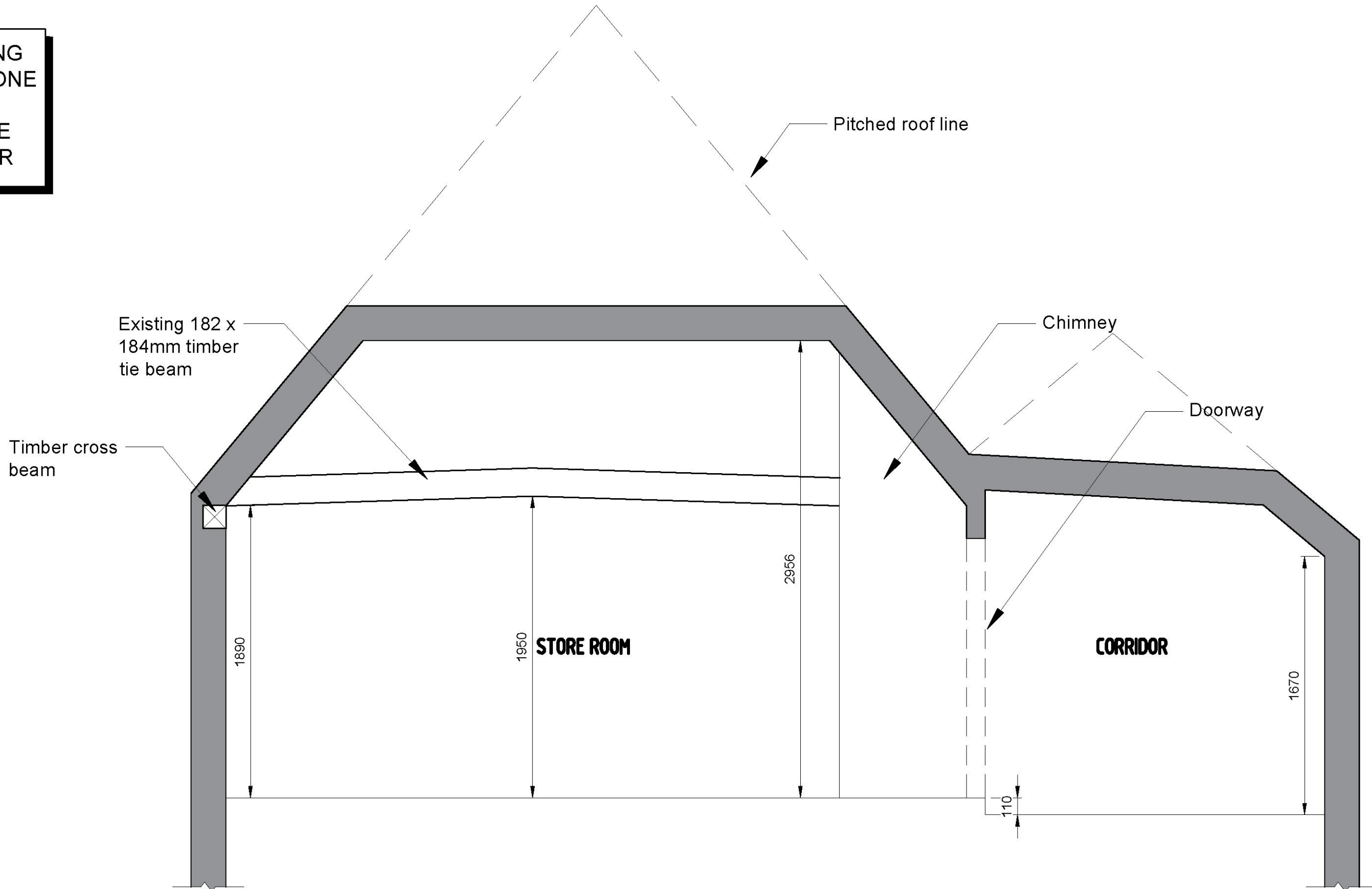




Section A-A
(Scale 1:25)



Section B-B
(Scale 1:25)

SCHEDULE OF PROPOSED WORKS:

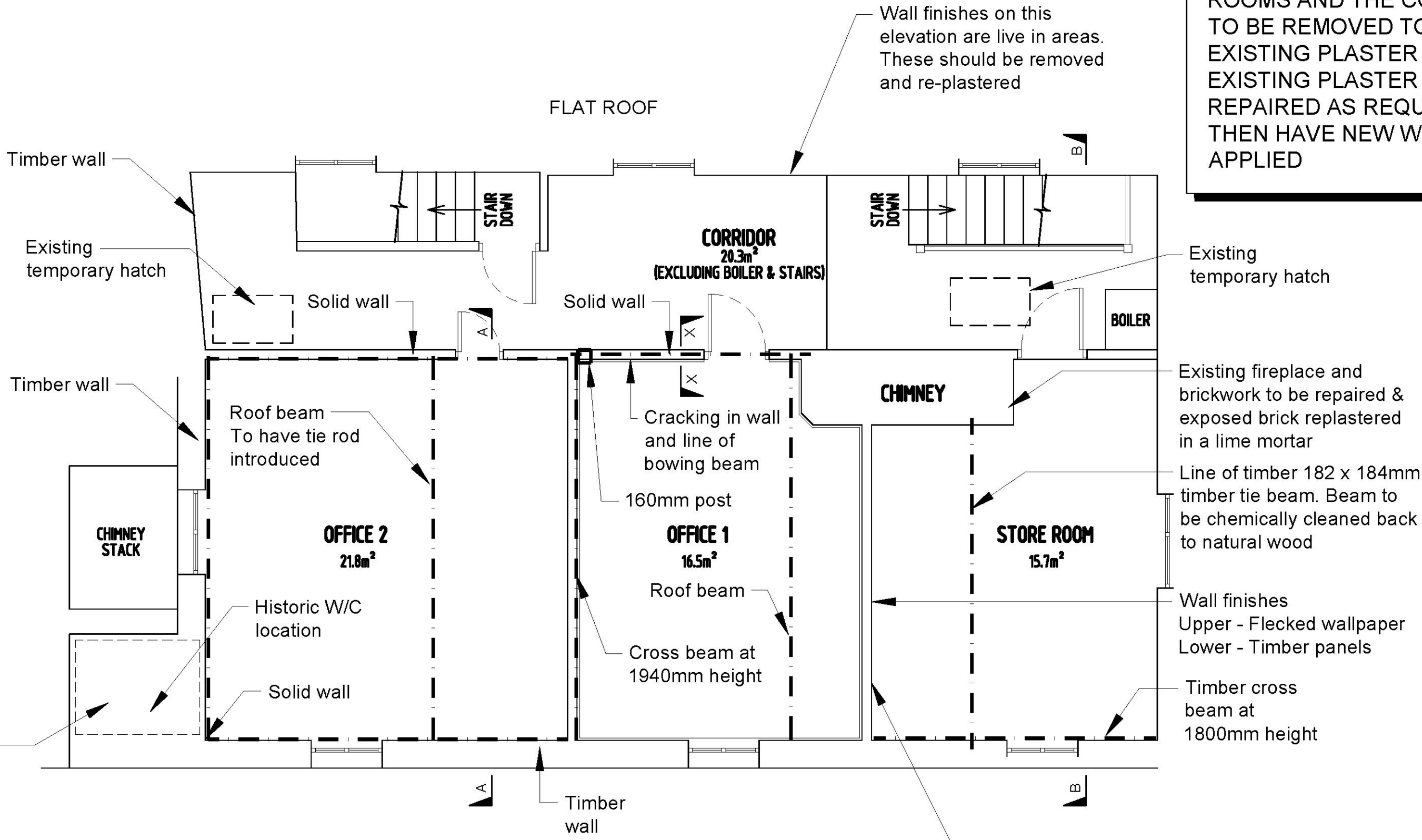
NOTE: WORKS TO BE UNDERTAKEN IN SEQUENCE LISTED BELOW.

- EXISTING BOWING AND CRACKED BEAM AND CRACKING WITHIN CORRIDOR WALL TO OFFICE 1 TO BE ADDRESSED AS PER DETAILS SHOWN ON 220063 D03.
- THE STORE ROOM IS TO BE FULLY RENOVATED INCLUDING THE STRIPPING BACK OF NEWER CEILING FINISHED, STRIPPING BACK OF NEWER paneled WALLING FINISHES, CLEANING UP OF EXISTING ROOF TIE BEAM BACK TO NATURAL WOOD AND FULLY EXPOSING THE EXISTING CHIMNEY AND IT'S SURROUNDING BRICKWORK.
- THE OFFICE 2 (STAFF OFFICE) IS TO BE FULLY RENOVATED INCLUDING STRENGTHENING OF EXISTING ROOF TYING AS SHOWN ON 220063 D03, LEVELING OF THE FLOOR WHERE SIGNIFICANT IRREGULARITY HAS OCCURRED AS DETAILED ON DRAWING 220063 D03. EXPOSING OF THE AREA TO THE LOCATION OF A HISTORIC TOILET AND REMOVAL OF ALL LIVE AND WEAK EXISTING FINISHES.
- THE ELECTRICAL AND HEATING SYSTEM IS TO BE FULLY CHECKED AND NEW FIRST FIX PIPES AND CABLES ARE TO BE SURFACE MOUNTED AS REQUIRED TO AVOID CHASING OUT OF EXISTING STRUCTURE. ALL SECOND FIX ITEMS ARE TO BE SURFACE FIXED IN LOCATIONS AGREED WITH THE CLIENT.
- THE 2 ORIGINAL TEMPORARY HATCHES WITHIN THE CORRIDOR SPACE SHOULD ADEQUATELY FRAMED WITH A PREEMINENT TIMBER FRAMING AND PROVIDED WITH NEW HINGED LOCKABLE HATCH ACCESS DOORS.
- THE REAR WALL/ EXTERNAL WALL TO THE CORRIDOR IS TO BE STRIPPED BACK. TO ENSURE INTEGRITY OF BOTH THE WALL AND ROOF BEARINGS. ALL AREAS WHERE PLASTWORK HAS BEEN REMOVED SHOULD BE REPLACED.

METHODOLOGY FOR ADDRESSING WALLS AND CEILINGS:

- PRIOR TO ANY WALLS OR CEILING FINISHES BEING REMOVED THE CONTRACTOR MUST HAVE SMALL SAMPLE AREAS TAKEN UNDER THE MATCHING BRIEF FROM THE CONSERVATION OFFICER.
- IN ALL AREAS WHERE CEILINGS OR WALLS ARE TO BE REMOVED THE CONSERVATION OFFICER MUST VERIFY WHAT CAN BE REMOVED PRIOR TO COMMENCEMENT OF ANY WORKS.
- DUE TO THE FRAGILITY OF EXISTING PLASTER WORK TO BOTH THE CEILINGS AND WALLS ANY WALLPAPER REMOVAL MUST BE DONE WITH EXTREME CARE AND IN LINE WITH A METHODOLOGY AGREED BY THE CONSERVATION OFFICER.

The historic W/C has been identified in council records. This is to be retained unaltered but the wall closing it off should be removed to identify the area and it's condition. If the space has features of interest then a new glass wall should be introduced, otherwise the wall should be re-enclosed with a plastered wall



First Floor Phase 1 Works
(Scale 1:50)

GENERAL

- Do not scale this drawing. Use figured dimensions only. Any dimensions taken from CAD files are to be verified against figured dimensions or by BGC.
- This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications.
- Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers.
- All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor.
- The Contractor must check and verify all dimensions before commencing and work and report any discrepancies to the Architect and Engineers.
- The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.
- The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

B	Note of office 2 floor omitted	13.07.21	MB	-
A	Updated further to meeting & comments from conservation officer	06.07.21	MB	-
Rev.	Revision Description.	Date	Initial	DRA
DRA - Denotes whether revision(s) affect the Designers Risk Assessment. "Yes" in this column will be accompanied by a note added to the drawing describing the new or increased/decreased risk. "No" in this column denotes no change to the DRA.				
 Baxter Glaysher Consulting Civil and Structural Engineers 33-35 Bell Street Reigate Surrey RH2 7AW Tel.: 01737 240241 Fax: 01737 240341 Email: cadooffice@bg-consulting.co.uk				
Client HSH Solicitors				
Project 98-102 North Street Romford				
Drawing Title Floor Plans & Sections – Phase 1 Works				
Drawn MB	Checked PC	Approved PC	Contract / Drawing No. 220063 D01	Rev. B
Date April '21	Scale @ A1	1:50		
Baxter Glaysher Consulting Ltd				
© Copyright; This drawing is the property of Baxter Glaysher Consulting Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied either wholly, or in part, without the consent in writing of Baxter Glaysher Consulting Ltd.				

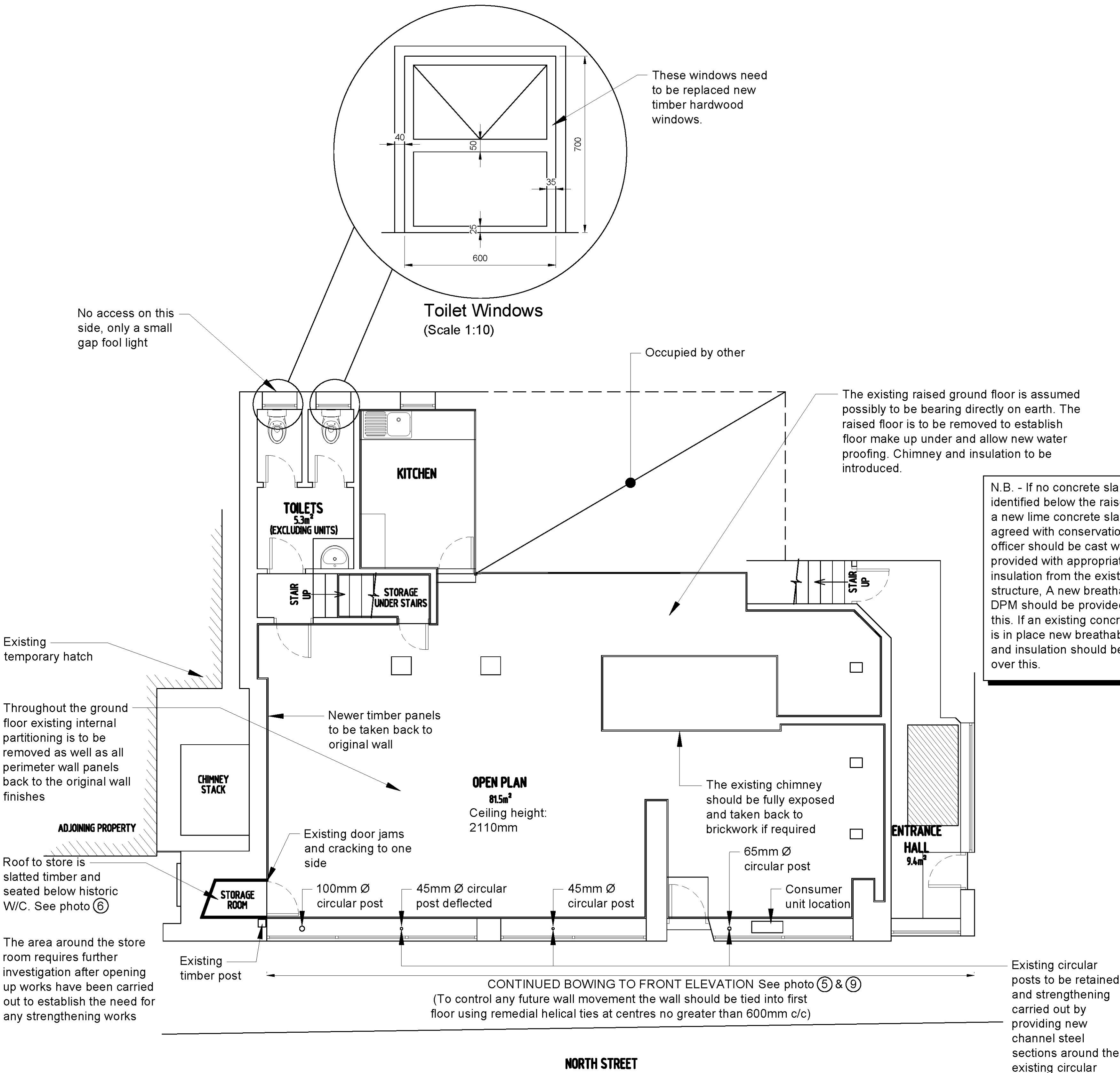
SCHEDULE OF PROPOSED WORKS:

NOTE: WORKS TO BE UNDERTAKEN IN SEQUENCE LISTED BELOW.

1. THE RAISED FLOORING THROUGHOUT THE GROUND FLOOR IS TO BE REMOVED TO ENABLE A NEW LIQUID WATER PROOFING MEMBRANE TO BE APPLIED. THIS MEMBRANE IS CURRENTLY PROPOSED TO BE AN RIW.
2. THE CURRENT BOWING AND RACKING TO THE SIDE OF THE STORAGE ROOM WILL NEED TO BE ADDRESSED BY PROVIDING REMEDIAL TIES AT THE JUNCTION WITH THE FIRST FLOOR AND REPLACING OF THE CIRCULAR POSTS SUPPORTING THE EXISTING BRESSUMER. DETAILS SHOWN OF 220063 D03.
3. THE INTERNAL CHIMNEY BREAST IS CURRENTLY PROVIDING WITH A SECONDARY LAYER OF NEWER REVEAL OF THE EXISTING CHIMNEY BREAST. THE EXISTING FINISHES SHOULD BE REPAIRED AS REQUIRED.
4. WITHIN THE AREA OF THE UNISEX TOILET THE TWO EXISTING TIMBER CASEMENT WINDOW ARE TO BE REPLACED WITH NEWER WHITE uPVC WINDOWS AS AGREED WITH THE CONSERVATION OFFICER.

METHODOLOGY FOR ADDRESSING WALLS AND CEILINGS:

1. PRIOR TO ANY WALLS OR CEILING FINISHES BEING REMOVED THE CONTRACTOR MUST HAVE SMALL SAMPLE AREAS TAKEN UNDER THE MATCHING BRIEF FROM THE CONSERVATION OFFICER.
2. IN ALL AREAS WHERE CEILINGS OR WALLS ARE TO BE REMOVED THE CONSERVATION OFFICER MUST VERIFY WHAT CAN BE REMOVED PRIOR TO COMMENCEMENT OF ANY WORKS.
3. DUE TO THE FRAGILITY OF EXISTING PLASTER WORK TO BOTH THE CEILINGS AND WALLS ANY WALLPAPER REMOVAL MUST BE DONE WITH EXTREME CARE AND IN LINE WITH A METHODOLOGY AGREED BY THE CONSERVATION OFFICER.



Ground Floor Phase 2 Works
(Scale 1:50)

NOTE: ALL EXISTING AND NEW HEATING AND ELECTRICAL PIPING TO BE SURFACE MOUNTED. ADDITION SOCKETED AND INTERNET CABLE IS TO BE ADDED WHICH ARE ALL SURFACE MOUNTED

BGC_A1-A0.ctb

GENERAL

1. Do not scale this drawing. Use figured dimensions only. Any dimensions taken from CAD files are to be verified against figured dimensions or by BGC.
2. This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications.
3. Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers.
4. All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor.
5. The Contractor must check and verify all dimensions before commencing and work and report any discrepancies to the Architect and Engineers.
6. The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.
7. The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

B	Windows revised to timber	13.07.21	MB	-
A	Updated further to meeting & comments from conservation officer	06.07.21	MB	-
Rev.	Revision Description	Date	Initial	DRA
DRA - Denotes whether revision(s) affect the Designers Risk Assessment. "Yes" in this column will be accompanied by a note added to the drawing describing the new or increased/decreased risk. "No" in this column denotes no change to the DRA.				



Baxter Glaysher Consulting
Civil and Structural Engineers
33-35 Bell Street
Reigate
Surrey
RH2 7AW
Tel.: 01737 240241
Fax: 01737 240341
Email: cadoffice@bg-consulting.co.uk

Client		HSH Solicitors							
Project		98-102 North Street Romford							
Drawing Title		Ground Floor Plan - Phase 2 Works							
Drawn	MB	Checked	PC	Approved	PC	Contract / Drawing No.	220063 D02	Rev.	B
Date	April '21	Scale @ A1	1:50						
Baxter Glaysher Consulting Ltd									
© Copyright; This drawing is the property of Baxter Glaysher Consulting Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied either wholly, or in part, without the consent in writing of Baxter Glaysher Consulting Ltd.									