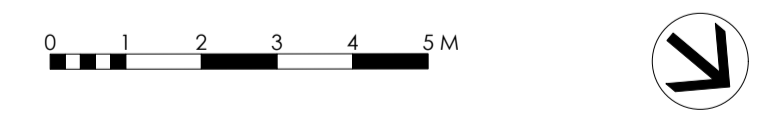


PROPOSED WORKS:

- SUB STRUCTURE**
1. Allow for modification and infill to existing lower ground floor slab where indicated to suit new below ground drainage in accordance with Structural Engineer's requirements.
 2. Allow for new below ground drainage and connections in accordance with Structural Engineer's requirements where required.
 3. Allow for relocation of existing manhole and chamber to suit new layout within shower area in accordance with Structural Engineer's requirements where required.
 4. Allow for new manhole covers to take floor finish to all existing manholes internally.
- SUPER STRUCTURE**
5. Allow for new steelwork where indicated to third floor level to form support for retained ventilation stack in accordance with Structural Engineer's requirements.
 6. Allow for new metal deck with concrete structural screed where indicated to first floor to infill spiral stair landing in accordance with Structural Engineer's requirements.
 7. Allow for new metal deck with concrete structural screed where indicated to second floor to infill spiral stair and double height void in accordance with Structural Engineer's requirements.
 8. Allow for new metal angles with concrete structural screed where indicated to third floor to infill existing escape hatch in accordance with Structural Engineer's requirements.
 9. Allow for new steelwork where indicated to third floor level to support new photovoltaic panels within newly formed openings in accordance with Structural Engineer's requirements.
 10. Allow for new lintels where indicated to modified openings in existing masonry walls in accordance with Structural Engineer's requirements.
 11. Allow for new lintels where indicated to new openings in new masonry walls in accordance with Structural Engineer's requirements.
 12. Allow for builders work openings for new services within existing super structure in accordance with Client's requirements where required.
- EXTERNAL FABRIC**
13. Allow for new roof covering including thermal performing insulation where indicated to plant room at third floor level.
 14. Allow for new roof covering where indicated to existing flat roof at roof level.
 15. Allow for new lead flashing detail where indicated to perimeter of new roof opening at roof level.
 16. Allow for refurbishment of existing roof covering including slate tiles and associated leadwork where indicated at roof level.
 17. Existing external render to be deep cleaned. Allow for localised repairs where required. Allow for new external grade point finish.
 18. Existing external stone columns, pilasters, lintels, surrounds and reveals to be deep cleaned. Allow for localised repairs where required.
 19. Existing external rendered soffits to entrance porch to be deep cleaned. Allow for localised repairs where required. Allow for new external grade point finish.
 20. Allow for new secure timber or metal entrance doors where indicated to lower ground floor level. Doors to receive external grade point finish and associated ironmongery.
 21. Allow for new secure timber or metal plant room doors where indicated to third floor level. Doors to receive external grade point finish and associated ironmongery.
 22. Existing georgian timber entrance doors where indicated to receive new external grade point finish.
 23. Existing georgian timber sash windows where indicated to receive new external grade point finish.
 24. Existing georgian timber dormer louvres where indicated to receive new external grade point finish.
 25. Existing rainwater goods to be inspected and tested.
 26. Allow for deep clean of all existing gutters at roof level where blockages have occurred.
 27. Allow for new internal rainwater goods where indicated within plant room at third floor level. Rainwater goods to be compatible with existing.
 28. Existing external railings to be deep cleaned. Allow for localised repairs where required. Allow for new external grade point finish.



1 PROPOSED LOWER GROUND FLOOR
1:100



TPM Studio
Canonbury Yard
New North Road
London N1 7BJ

+44 (0) 20 3773 3374
info@tpm-studio.co.uk
www.tpm-studio.co.uk

LEGEND:
EXISTING BUILDING ELEMENT
OUTSIDE SCOPE OF WORKS
NEW BUILDING ELEMENT

REVISION NOTES:
0 15/07/2022 ISSUE FOR INFORMATION
1 02/08/2022 ISSUED FOR PLANNING
2 05/08/2022 ISSUED FOR STAGE 3
3 30/09/2022 ISSUED FOR STAGE 4
4 26/10/2022 POTENTIAL UPS ROOM INDICATED

GENERAL NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED
2. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR
3. DO NOT SCALE FROM THIS DRAWING
4. TO BE READ IN CONJUNCTION WITH RELEVANT CONTRACT DRAWINGS
5. TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DRAWINGS
6. REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT

Project Title: PALM COURT, RICHMOND, TW9
Project Ref: 1138
Status: INFORMATION
Scale: 1:100 / A1
Sheet Title: PRO LOWER GROUND FLOOR PLAN
Sheet Ref: D129 / 4