0m 2m 4m 6m 8m 10m

Scale 1:100 @ A2

KEY

- Existing/retained
- New Construction
- New Floor
- Replacement Floor (including substrate/groundworks)
- Indicative Drainage Runs

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ISO 9001: 2008 REGISTERED FIRM

ISO 14001: 2004 REGISTERED FIRM

N

GENERAL NOTES

GN1: Existing (retained) timber windows and doors to receive like-for-like repairs where necessary, including repainting to match existing colour.
GN2: New internal partitions within existing/retained building to be of insulated timber stud with plasterboard and skim to provide acoustic and fire performance as required.
GN3: All drainage above floor level to be encased with plasterboard and plaster skim. Vertical drainage runs are to be encased with plasterboard on softwood battens with plaster skim finish (incorporating maintenance access hatches as required).
GN4: All internal areas to receive like-for-like repairs as necessary and be newly decorated.
GN6: Insulate all roof voids using mineral wool.
GN7: All redundant services, both internally and externally, to be removed and finishes to be made good (using like-for-like material)
GN10: For roof level vents: universal cowls to be used in modern flat roof sections and roof tile vents to be used in pitched roof sections.
GN11: Where new openings are formed, or partitions removed, finishes are to be made good to match adjacent materials/finish/colour
GN12: All drainage runs shown indicatively, TBC by MEP Engineer/Civil Engineer
GN13: Vinyl floor finishes to all wet areas, including WCs/showers.
GN14: All mechanical and electrical service runs and fixtures, including fire alarm system, statutory emergency signage/lighting and roof mounted (new build plant deck) fixtures, TBC by MEP Engineer/specialist
GN15: Architraves and skirting to new doors within existing walls are to be painted timber and modelled on any adjacent profiled skirting. Architraves and skirting to new doors/partitions and new building are to be painted timber simple pencil round profile
GN16: External lighting to be installed to new build elements for amenity. Emergency lighting to be installed to existing and new build as required (TBC by specialist).

NOTES:

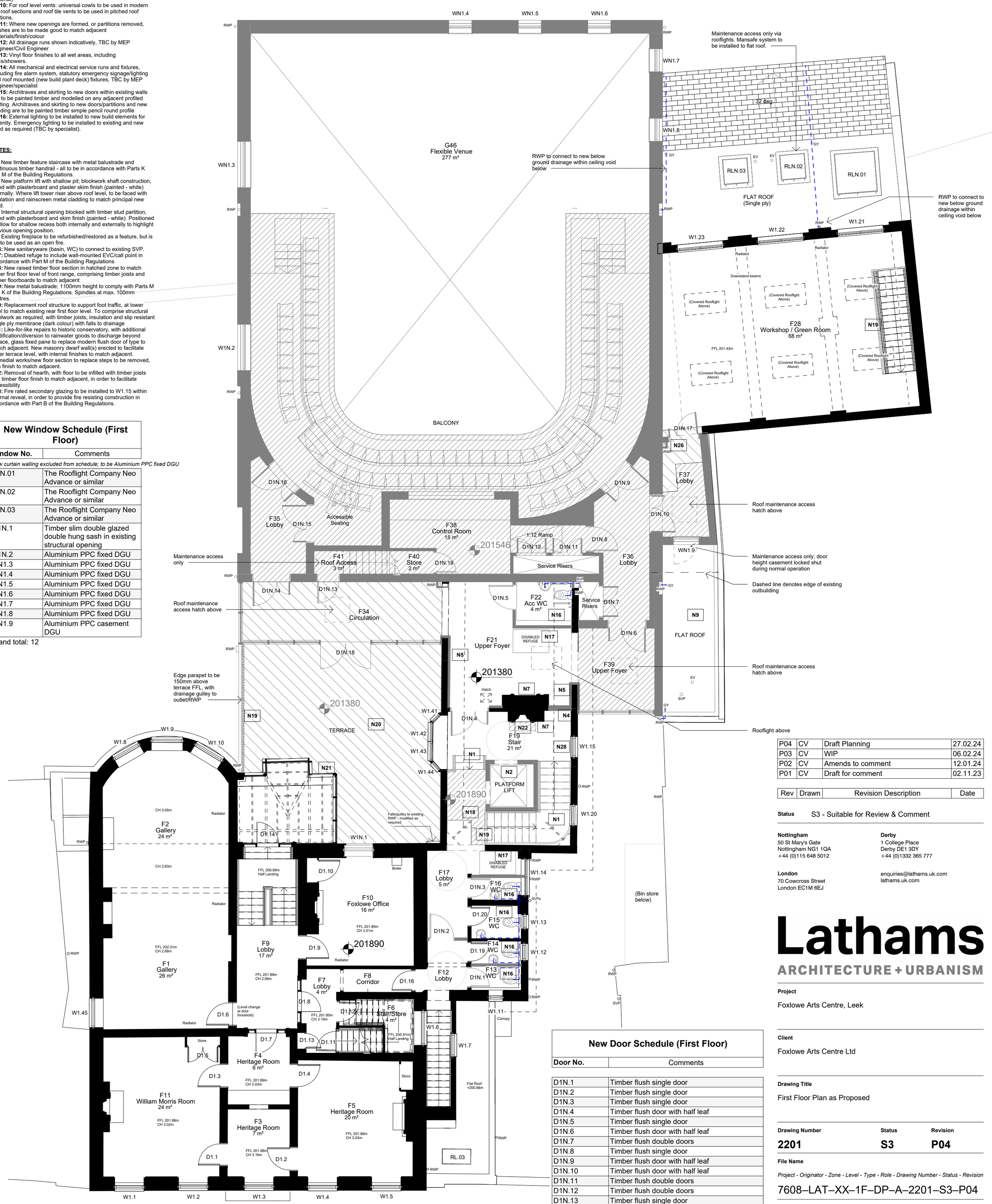
N1: New timber feature staircase with metal balustrade and continuous timber handrail - all to be in accordance with Parts K and M of the Building Regulations.
N2: New platform lift with shallow pit; blockwork shaft construction, faced with plasterboard and plaster skim finish (painted - white) internally. Where lift tower riser above roof level, to be faced with insulation and rainscreen metal cladding to match principal new build.
N4: Internal structural opening blocked with timber stud partition, faced with plasterboard and skim finish (painted - white). Positioned to allow for shallow recess both internally and externally to highlight previous opening position.
N7: Existing fireplace to be refurbished/restored as a feature, but is not to be used as an open fire.
N16: New sanitaryware (basin, WC) to connect to existing SVP.
N17: Disabled refuge to include wall-mounted EVC/call point in accordance with Part M of the Building Regulations
N18: New raised timber floor section in hatched zone to match upper first floor level of front range, comprising timber joists and timber floorboards to match adjacent
N19: New metal balustrade; 1100mm height to comply with Parts M and K of the Building Regulations. Spindles at max. 100mm centres.
N20: Replacement roof structure to support foot traffic, at lower level to match existing rear first floor level. To comprise structural steelwork as required, with timber joists, insulation and slip resistant single ply membrane (dark colour) with falls to drainage
N21: Like-for-like repairs to historic conservatory, with additional modification/diversion to rainwater goods to discharge beyond terrace, glass fixed pane to replace modern flush door of type to match adjacent. New masonry dwarf wall(s) erected to facilitate lower terrace level, with internal finishes to match adjacent. Remedial works/new floor section to replace steps to be removed, with finish to match adjacent.
N22: Removal of hearth, with floor to be infilled with timber joists and timber floor finish to match adjacent, in order to facilitate accessibility
N28: Fire rated secondary glazing to be installed to W1.15 within internal reveal, in order to provide fire resisting construction in accordance with Part B of the Building Regulations.

New Window Schedule (First Floor)

New curtain walling excluded from schedule; to be Aluminium PPC fixed DGU

Window No.	Comments
RLN.01	The Rooflight Company Neo Advance or similar
RLN.02	The Rooflight Company Neo Advance or similar
RLN.03	The Rooflight Company Neo Advance or similar
W1N.1	Timber slim double glazed double hung sash in existing structural opening
W1N.2	Aluminium PPC fixed DGU
WN1.3	Aluminium PPC fixed DGU
WN1.4	Aluminium PPC fixed DGU
WN1.5	Aluminium PPC fixed DGU
WN1.6	Aluminium PPC fixed DGU
WN1.7	Aluminium PPC fixed DGU
WN1.8	Aluminium PPC fixed DGU
WN1.9	Aluminium PPC casement DGU

Grand total: 12



01 - First Floor Plan as Proposed

1 : 100

New Door Schedule (First Floor)

Door No.	Comments
D1N.1	Timber flush single door
D1N.2	Timber flush single door
D1N.3	Timber flush single door
D1N.4	Timber flush door with half leaf
D1N.5	Timber flush single door
D1N.6	Timber flush door with half leaf
D1N.7	Timber flush double doors
D1N.8	Timber flush single door
D1N.9	Timber flush door with half leaf
D1N.10	Timber flush door with half leaf
D1N.11	Timber flush double doors
D1N.12	Timber flush double doors
D1N.13	Timber flush single door
D1N.14	Timber flush door with half leaf
D1N.15	Timber flush door with half leaf
D1N.16	Timber flush door with half leaf
D1N.17	Timber flush door with half leaf
D1N.18	Aluminium PPC flush external galzed double doors
D1N.19	Timber flush single door

Grand total: 19

P04	CV	Draft Planning	27.02.24
P03	CV	WIP	06.02.24
P02	CV	Amends to comment	12.01.24
P01	CV	Draft for comment	02.11.23

Rev	Drawn	Revision Description	Date

Status S3 - Suitable for Review & Comment

Nottingham
50 St Mary's Gate
Nottingham NG1 1QA
+44 (0)115 648 5012

Derby
1 College Place
Derby DE1 3DY
+44 (0)1332 365 777

London
70 Cowcross Street
London EC1M 6EJ

enquiries@lathams.uk.com
lathams.uk.com

Lathams
ARCHITECTURE + URBANISM

Project
Foxlowe Arts Centre, Leek

Client
Foxlowe Arts Centre Ltd

Drawing Title
First Floor Plan as Proposed

Drawing Number	Status	Revision
2201	S3	P04

File Name
Project - Originator - Zone - Level - Type - Role - Drawing Number - Status - Revision
7608–LAT–XX–1F–DP–A–2201–S3–P04

Scale	Date	Drawn	Checked
1 : 100	27.02.24	CV	MW

Lathams Job Number	Original Size
7608	A2

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