

GENERALLY : WORKS TO EXISTING

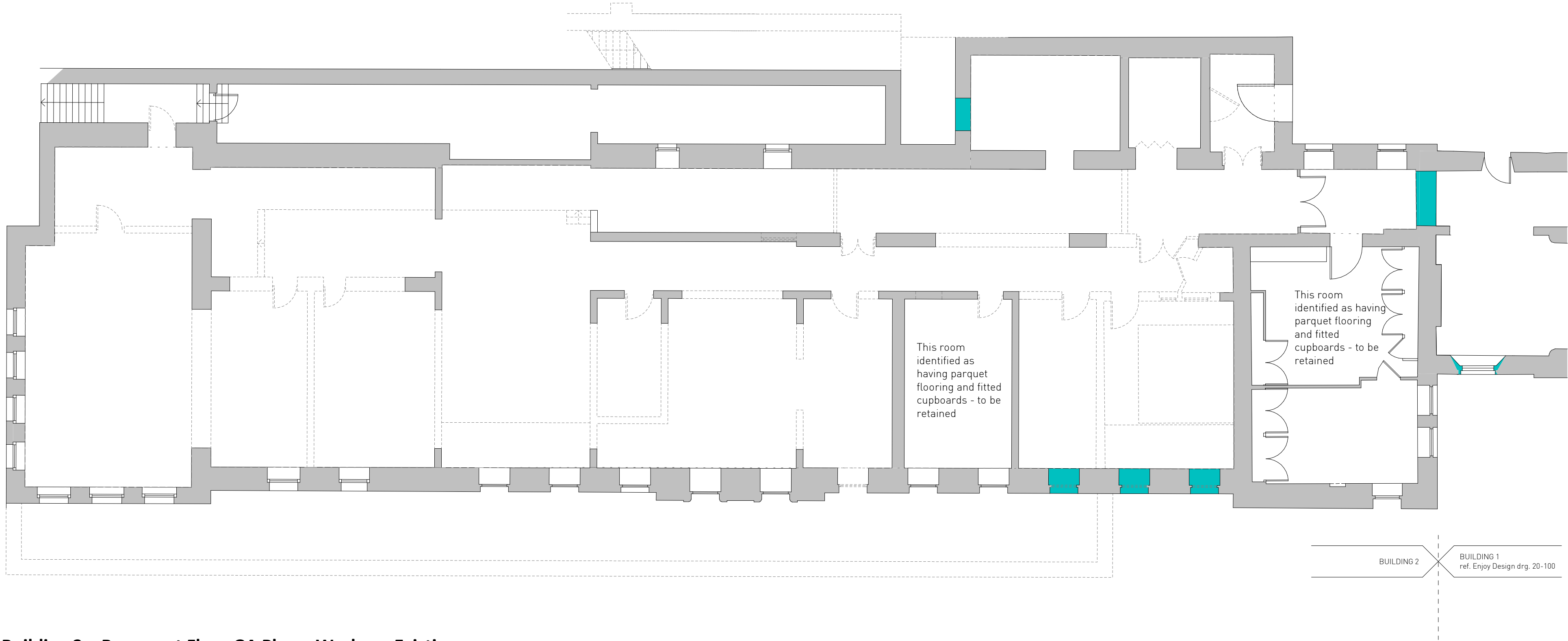
- existing non-historic floor finishes to be carefully removed to reveal historic floors. Floor finishes to be further assessed for heritage value and condition.
- existing suspended grid ceilings and their integrated services to be removed.
- existing services generally to be removed. historic bracketry or vestiges of historic services to be identified and retained for further consideration.
- historic, timber-lined air-vents above doors to be retained and in-filled with fire-resisting construction or fire-rated glazing - to be reviewed further.
- where openings are to be formed in original walls, nibs and downstands are to remain to describe the location of the former wall.

GENERALLY : PROPOSED

- proposed internal walls to be formed in metal stud partition, boarded and painted, c/w suitable insulation to fulfill acoustic and fire-rating requirements.
- proposed doors within proposed partitions to be flush, hardwood veneered doors c/w stainless steel ironmongery.
- proposed sanitary facilities - rooms to be formed from metal stud partition and existing walls to be lined in universal wall liner, ready for internal finishes.
- proposed ceilings to be typically overboarding of exposed existing soffit to create suitable fire-rated separation. (overboarding to be as slim as practicable and existing covings to remain). skim and paint.
- covings, picture rails, skirtings, architraves and door details: vary by location and some spaces appear never to have had covings and picture rails. generally rooms to be restored with joinery and moulding details authentic to their location if present.

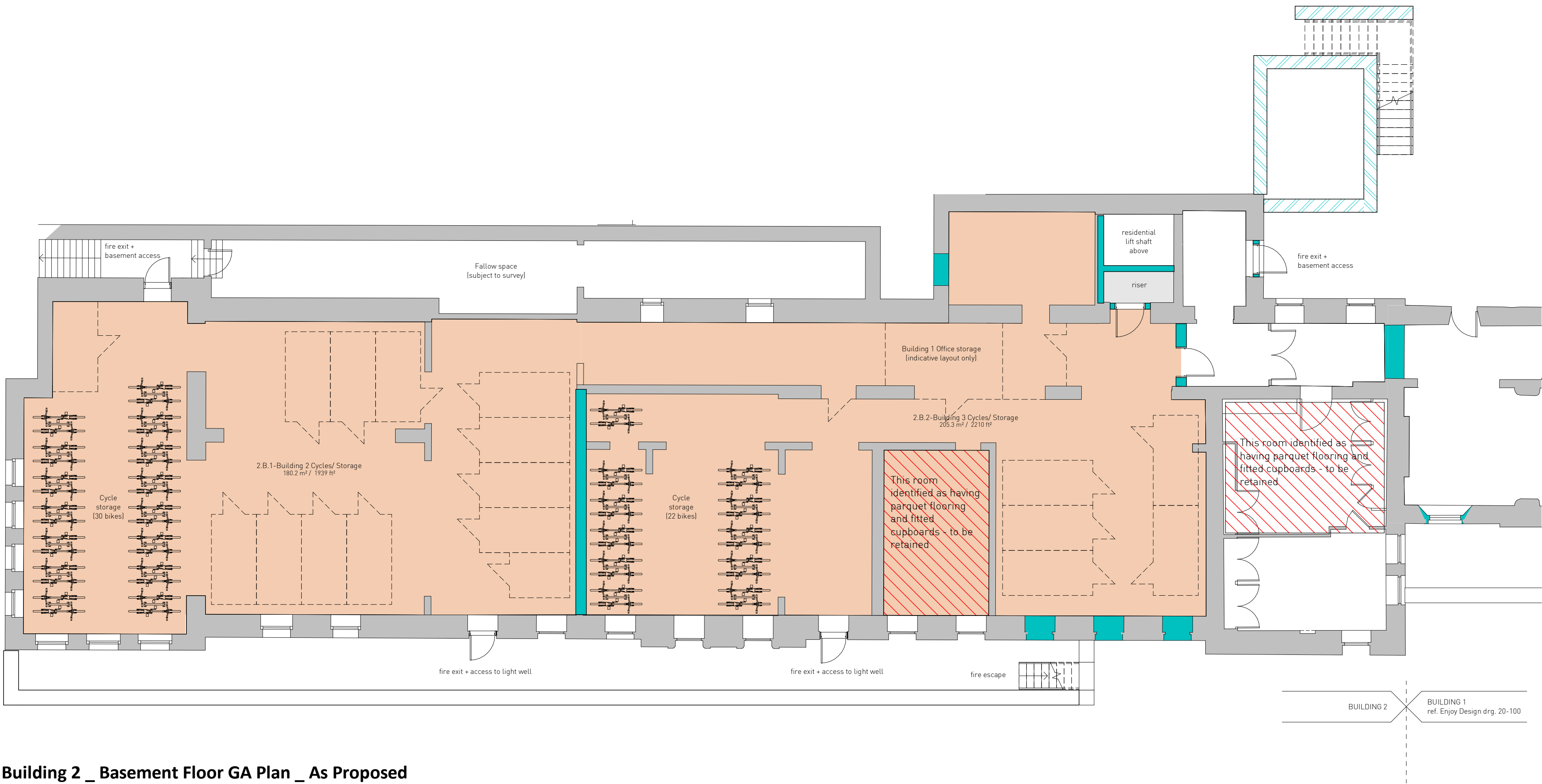
KEY

- Existing Construction to Retain
- Existing Construction to Remove
- Proposed Construction



Building 2 _ Basement Floor GA Plan _ Works as Existing

1 : 100



Building 2 _ Basement Floor GA Plan _ As Proposed

1 : 100

00 Series General Arrangement Notes

- Any areas indicated on the plans are approximate. They relate to the likely areas of the building at the current state of the design and are calculated using the stated eg(NA) method from the Code of Measuring Practice 5th Edition RICS/BSA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development and building tolerances. Floor areas are subject to Planning, Building Control and other statutory approvals.
- Any structural, services or fit out detail shown is for coordination only, refer to relevant Consultants/Clients information for details.
- Refer to Enjoy NBS for full outline performance specification of Architectural Elements.
- THE CONTENT OF THIS DRAWING IS FOR DESIGN INTENT AND REQUIRES FURTHER DESIGN DEVELOPMENT AND COORDINATION WITH ALL RELEVANT CONSULTANTS, SUB-CONTRACTORS, SPECIALIST DESIGNERS AND STATUTORY AUTHORITIES.

Building 2 Schedule of Residential Nett Accommodation			
Apartment Number	Name	Area (sqm)	Area (sqft)

Level 2.0

2.0.1	2Bed	64.4 m²	693 ft²
2.0.2	Studio	37.6 m²	405 ft²
2.0.3	1Bed	49.2 m²	529 ft²
2.0.4	2Bed	68.7 m²	740 ft²
2.0.5	2Bed	67.1 m²	723 ft²
2.0.6	2Bed	66.7 m²	718 ft²
		353.8 m²	3,808 ft²

Level 2.1

2.1.1	2Bed	63.3 m²	681 ft²
2.1.2	Studio	39.5 m²	425 ft²
2.1.3	1Bed	49.2 m²	530 ft²
2.1.4	2Bed	72.0 m²	775 ft²
2.1.5	2Bed	64.1 m²	690 ft²
2.1.6	1Bed	44.8 m²	482 ft²
2.1.7	Studio	37.0 m²	398 ft²
		369.9 m²	3,982 ft²

Level 2.2

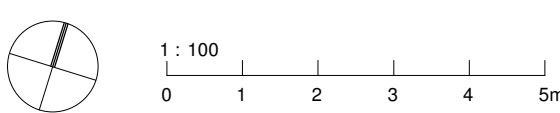
2.2.1	2Bed	63.3 m²	682 ft²
2.2.2	Studio	39.5 m²	425 ft²
2.2.3	1Bed	49.2 m²	530 ft²
2.2.4	2Bed	72.0 m²	775 ft²
2.2.5	2Bed	64.0 m²	689 ft²
2.2.6	1Bed	45.9 m²	494 ft²
2.2.7	Studio	37.0 m²	399 ft²
		371.0 m²	3,993 ft²

Grand total: 20

1,094.6 m² 11,783 ft²

Building 2 Schedule of Gross Internal Floor Areas		
Name	Area (sqm)	Area (sqft)

Building 2 Basement Level (Level 2.B)	543.7 m²	5,853 ft²
Building 2 Ground Level (Level 2.0)	563.8 m²	6,068 ft²
Building 2 First Floor (Level 2.1)	519.2 m²	5,589 ft²
Building 2 Second Floor (Level 2.2)	520.8 m²	5,606 ft²
		2,147.5 m² 23,115 ft²



Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Notes.

C REDRAWN- Existing retained in lieu of new build RG 24July20
B Structural schematics incorporated - minor revisions to suit. Context shown at ground floor JNS 06July28
A Buildings 2+3 shown as proposed; massing revised and detached from building 1 following design team comments JNS 07June18

Rev. Des. By Date Ch. Status:

APPROVAL
The Old Brewery
High Court
Leeds
LS2 7ES
Tel: 0113 242 3622
www.enjoy-design.co.uk

Client: Job No:
Trinity One LLP 16,047
Project:
Trinity One, Huddersfield
Title:
Building 2 - Basement GA Plan as Proposed
Date: 11/06/20 Scale: 1 : 100BA1 Checked by: RG
Drawing No: 20-200 Drawn By: RG Revision: C

ENJOY
DESIGN