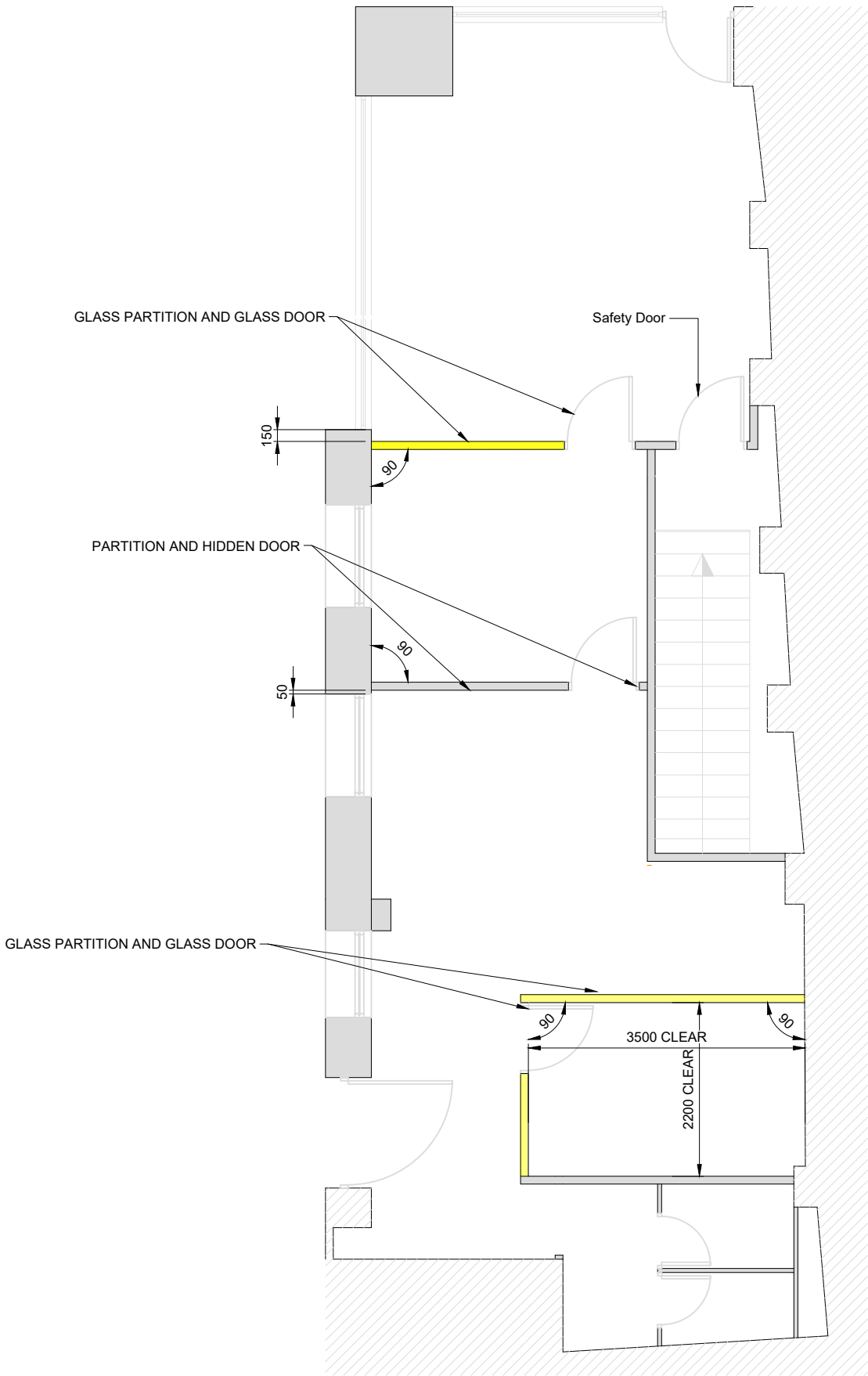


CURRENT GROUND FLOOR LAYOUT



PROPOSED GROUND FLOOR PLAN
(SHOWING STRUCTURAL ELEMENTS OVER)
(1:100)

- Imperium Engineering Notes
- Should information outlined on structural drawings be unclear - ask structural engineer immediately.
 - Structural scheme is designed based on certain assumptions regarding the existing structure which is outline on structural plans and details. Contractor / Client must ensure that assumptions regarding existing structure are verified prior to commencement of works / ordering construction material.
 - Appointed contractor to carry out their own round of due diligence prior to commencing the project and must carry out their own measured survey and if any discrepancies are found they must report them immediately to both the architect and the structural engineer.
 - The contractor must check all dimensions and levels on site before commencing work. Dimensions on structural plans must carefully checked by the contractor / architect and approved prior to commencement of work / ordering steelwork.
 - It is necessary that drawings produced by the Structural Engineer are converted into construction drawings by the Architect, to confirm on site measurements such as levels, bearing lengths and structural element positions.
If this is not carried out there is a risk to the Client/Contractor that there will be discrepancies between the drawings and the on-site conditions which could lead to construction errors.
If an architect is not instructed to carryout construction drawings, any construction from that point on is carried out at your own risk in terms of levels and site-specific details.
 - Any discrepancies must be immediately brought to the attention of the designer
 - All work must conform to current building regulations, british standards & codes of practice and NHBC standards.
 - These drawings are to be read in conjunction with all relevant Architect's drawings, designer, engineer or specialist drawings and specifications and latest revision of structural design report.
 - All dimensions are in millimeters unless stated otherwise
 - All materials are to be used and installed in strict compliance with the relevant manufacturer's recommendations
 - The contractor is responsible for providing all necessary temporary support to the building and any adjacent structures.
 - Building Regulations apply to all works of a structural nature. A set of these calculations should be submitted to an Approved Inspector or Local Authority Building Control for approval under the Building Regulations.
 - We would recommend that an early application is made for Full Plans Building Regulation approval. Should Building Control make any comments on the structural design please pass these back to us for consideration. There is a risk that they may raise queries which will require an amendment to our design so it is important to seek approval prior to commencing any work.
 - These drawings relate only to the proposed works and their effect on the building structure. We have not considered the structural adequacy of other parts of the building except those directly affected by the proposed works or other areas where the calculations specifically identify design checks.

IE

IMPERIUM
ENGINEERING

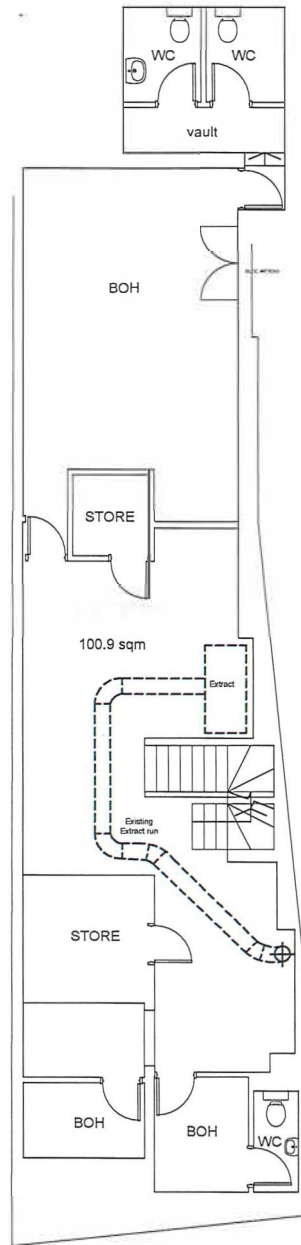
20-22 Wenlock Road
N1 7GU, London
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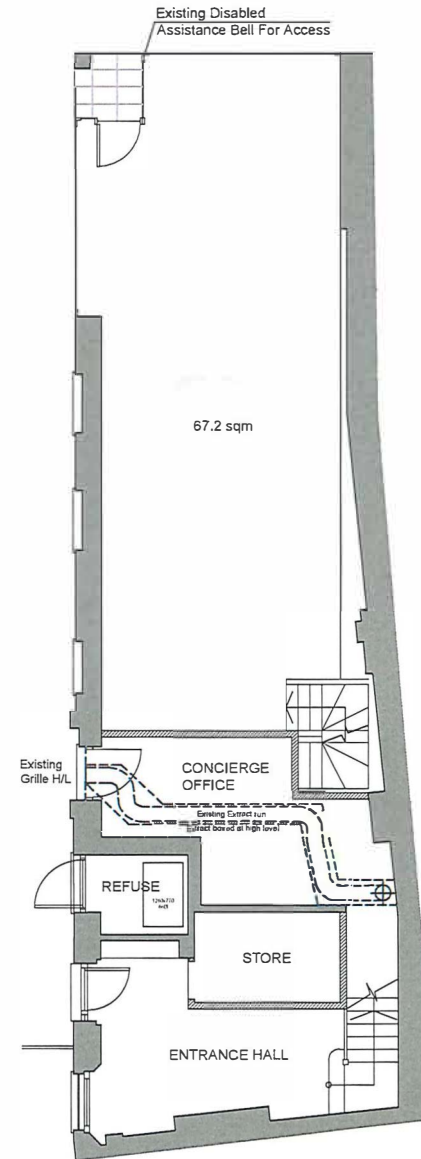
PURPOSE OF DRAWING ISSUE					
CONSTRUCTION ISSUE			FINAL AS-BUILT ISSUE.		
			CONTRACT ISSUE.		
NOT FOR CONSTRUCTION ISSUE			PRE-CONTRACT ONLY ISSUE.		
		<input checked="" type="checkbox"/>	TENDER USE ONLY.		
			BUILDING REGULATION USE ONLY.		
			PLANNING APPLICATION USE ONLY.		
			PRELIMINARY FOR COMMENT.		
			SKETCH SCHEME.		
-	PRELIMINARY ISSUE		16/10/23	AR	KH
REV	REVISION DESCRIPTION		DATE	BY	APPROVED

Location		
19 HOLBORN LONDON EC1N 2JS		
Drawing title		
GROUND FLOOR PLAN		
Date		Scale
16-10-2023		As Shown @A3
Job no.	Dwg no.	Rev.
KHW	KHW-02-02	-

PREVIOUS LAYOUT



Basement Floor Plan



Ground Floor Plan



NOTES

- Do not scale from this drawing, except for planning purposes
- Check all dimensions on site.
- Subject to survey.
- Subject to site inspection.
- Site boundary lines are indicative only.

Rev	Date	By	Description
A	10.12.21	SM	Existing Disabled Assistance Bell Shown

Revision Schedule

project
Sterling House
19 Holborn
London EC1N 2JD

title
Proposed Basement and
Ground Floor Plans

drawing group
Planning

contract no. —	scale 1:100 @ A3	
client ref. —	date Oct 21	
drawn by MJ/SM	checked by SHC	
project no. P18-062	drawing number 200	revision A



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