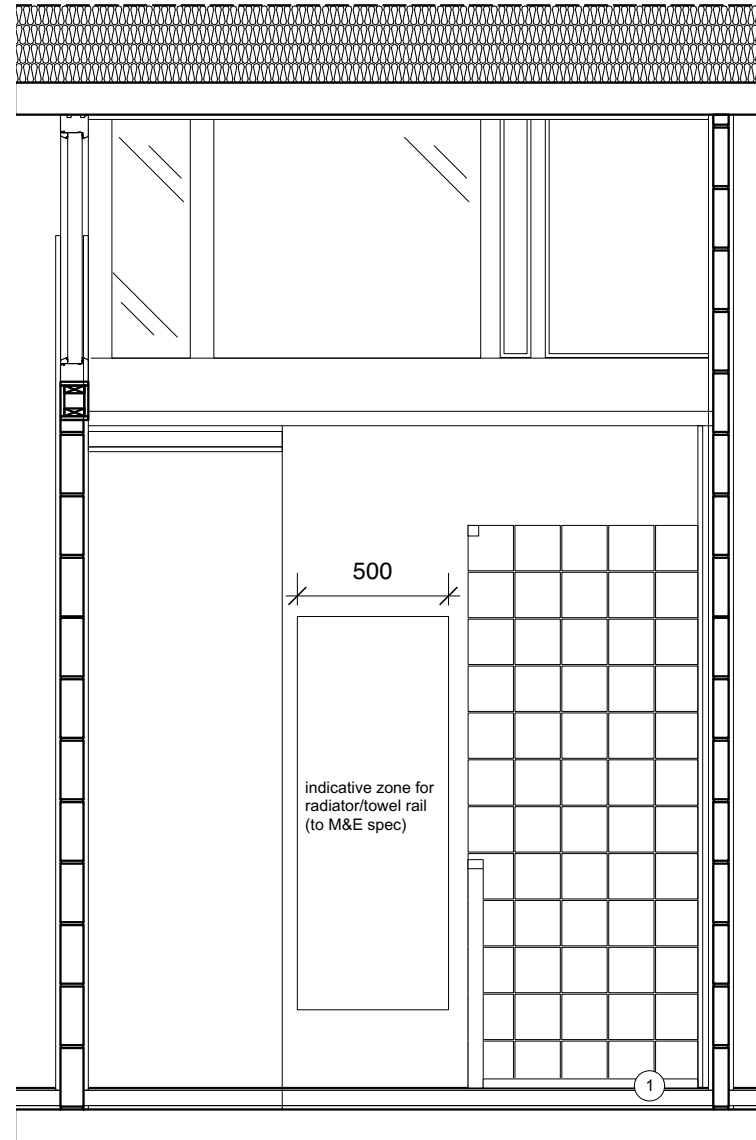


Note - Basin position may be impacted by cistern. To be reviewed on site.

Bathroom Elevation 03



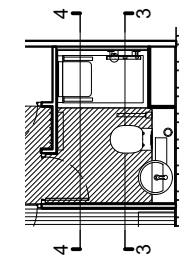
Bathroom Elevation 04

Scope of Works/Specification - Bathroom

- ① Shower Tray: Braddan low profile shower tray 1200x760mm PRODUCT CODE:
- ② Shower screen: Option M 750 High Screen Set 750x1200 NH - Silverdale Clear with white curtain PRODUCT CODE: 91102NSC
- ③ Shower: Mira Advance Flex Extra Electric Shower PRODUCT CODE: 1.1785.005
- ④ Pump: Whale pump to suit shower, to contractor specification
- ⑤ Shower seat: Onyx Shower Seat (adjustable leg) with Back and Arms, White PRODUCT CODE: 02811WH-LS
- ⑥ Grab rail type 1: Onyx Grab Rail 450mm Chrome PRODUCT CODE: 11823-UK
- ⑦ Grab rail type 2: Onyx Grab Rail 600mm Chrome PRODUCT CODE: 11824-UK
- ⑧ WC: Ideal Standard Concept Freedom Raised Height Back-to-Wall toilet PRODUCT CODE: E6088(01)
- ⑨ WC Cistern: Dual flush cistern to suit WC with chrome dual flushplate
- ⑩ WC Seat: Ideal Standard Concept toilet seat & cover, white PRODUCT CODE: E7726(01)
- ⑪ WC Grab Rail: Ideal Standard Contemporary 21 hinged support rail PRODUCT CODE: S6362(AA)
- ⑫ Basin: Ideal Standard Concept Sphere 45cm Semi-Countertop Washbasin PRODUCT CODE: E7979(01)
- ⑬ Tap: Contour 21+ Outline 1 Hole Thermostatic Basin Mixer
- ⑭ Mirror: wall mounted mirror 400x400mm
- ⑮ Toilet roll holder: IKEA Brogrund toilet roll holder PRODUCT CODE: 003.285.40
- ⑯ Toilet brush: IKEA Brogrund toilet brush PRODUCT CODE: 403.285.38
- Electrics**
- ⑰ Lighting: Astro Lighting Zeppo Bathroom Wall Light in Polished Chrome Finish PRODUCT CODE: 1176004
- Replace all face plates - Schneider Ultimate Flat White Metal
- Joinery**
- Boxing out around WC cistern, to be faced with tiles (see spec below) on front and top
- Decorations**
- Plaster: Dulux Trade Diamond white matt emulsion
- Skirtings: Dulux Trade Diamond white eggshell
- Internal Doors: Dulux Trade Diamond white eggshell
- Bathroom Tiles: Johnson Prismatics, White 150x150x6.5mm (to height of 180mm and across top of vanity/boxing in)
- ⑱

revisions		
1	First Issue	31/07/2023
2	Shower screen & tile specification updated in line with contractor comments	02/08/2023

Note
Confirmation of sanitaryware (WC/washbasin) specification is pending



notes

© COPYRIGHT The copyright in this drawing is vested in Studio Partington and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING The contractor shall check and verify all dimensions on site and report discrepancies in writing to Studio Partington before proceeding work.

FOR ELECTRONIC DATA ISSUE Electronic data / drawings are issued as "read only" and should not be interrogated for measurement.

AREA MEASUREMENT The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions 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 the increases and decreases inherent in the design development and building processes. Figures relate to the floor areas of the building at the current state of the design and using the method of measurement from the Code of Measuring Practice, 8th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

project	347 Crescent House - Pilot Project
for	City Of London
title	Proposed Bathroom Elevations - 2 of 2
scale	1:25
drawing no.	2443-100-03-40-104
rev. 2 status	T1

Studio Partington
020 7241 7770
www.studiopartington.co.uk



DIMPLEX QUANTUM ELECTRIC HEATER

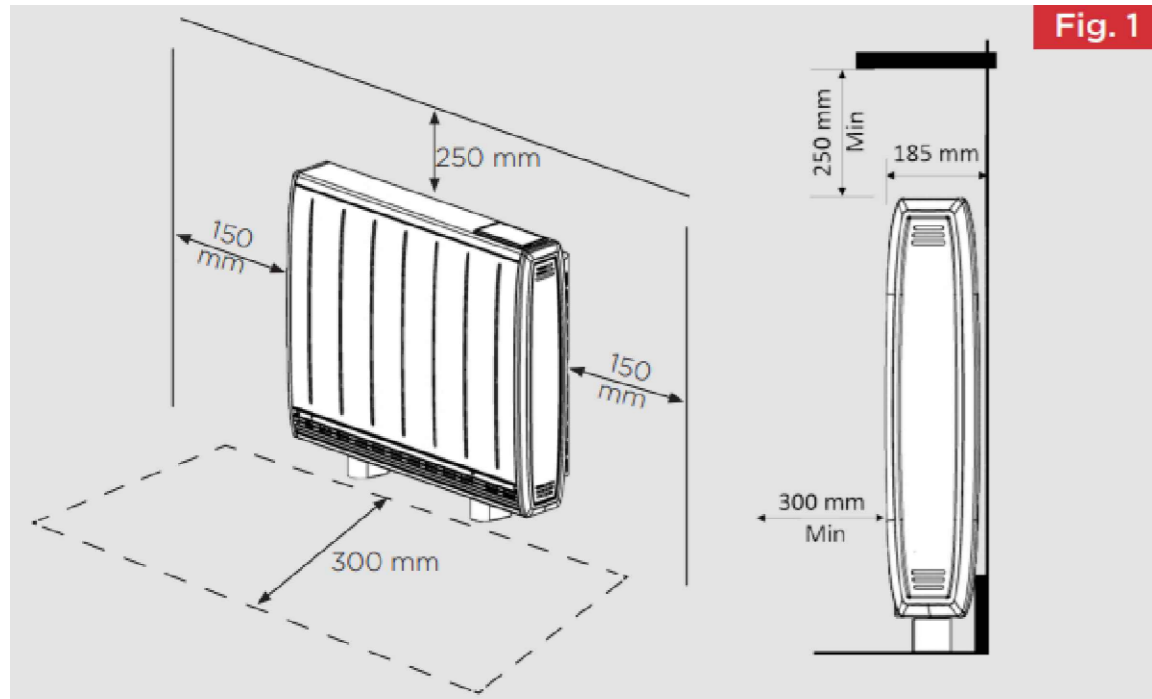
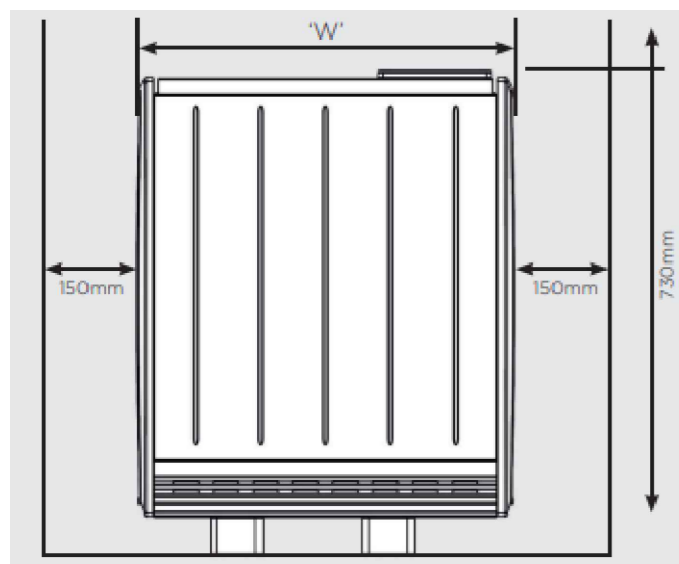


Fig. 1



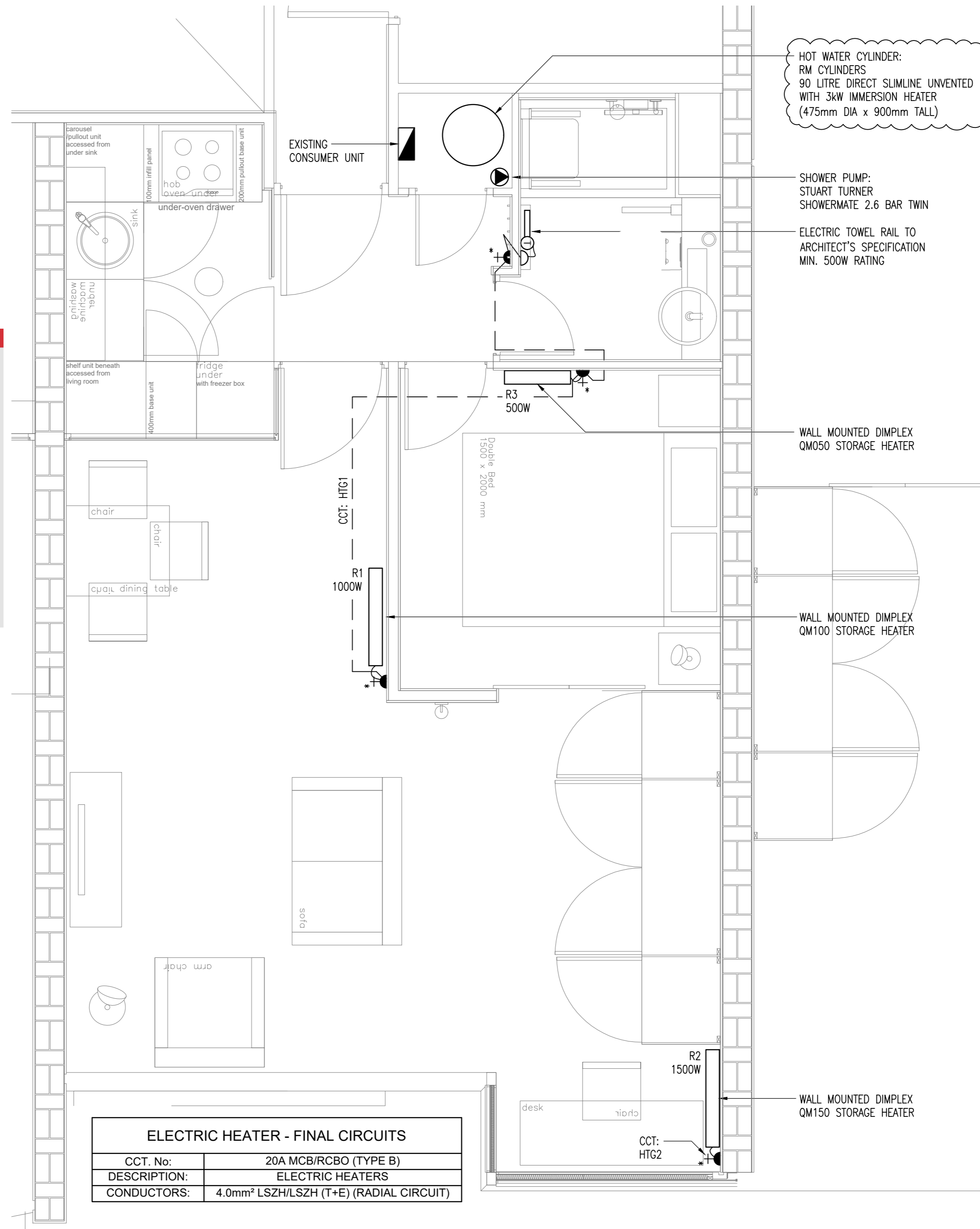
Models	W (mm)
QM050	580
QM070	703
QM100	865
QM125	1069
QM150	1069

U-VALUES	
ELEMENT	U-VALUE (W/m ² .K)
FRONT WALL	0.85
REAR WALL	1.5
ROOF	0.124
DOOR	2.8
WINDOWS*	0.6

*ASSUMED EXISTING FRAME (30%) & NEW VACUUM GLAZING (70%)

RADIATOR SCHEDULE			
ROOM	HEAT LOSS (W)	RAD REF	SPEC
LIVING ROOM	2930	R1	QM100
BEDROOM		R2	QM150
BATHROOM	500	R3	QM050
HALLWAY**	300	-	BY ARCHITECT

**HALLWAY HEAT LOAD ADDED TO KITCHEN AND LIVING RAD.



ELECTRIC HEATER - FINAL CIRCUITS	
CCT. No:	20A MCB/RCBO (TYPE B)
DESCRIPTION:	ELECTRIC HEATERS
CONDUCTORS:	4.0mm ² LSZH/LSZH (T+E) (RADIAL CIRCUIT)

Notes:

- FOR DETAILS OF ELECTRICAL SERVICES SYMBOLS REFER TO DRAWING No. 2310-CES-EM-XX-XX-DR-E-0001.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL MECHANICAL, ELECTRICAL AND PUBLIC HEALTH SERVICES DRAWINGS & SPECIFICATIONS FOR THIS CONTRACT.
- THIS DRAWINGS MUST NOT BE USED FOR CONSTRUCTION OR INSTALLATION PURPOSES.
- DO NOT SCALE FROM THIS DRAWING.
- WIRING ACCESSORIES AND CONDUITS/CABLES SERVING OUTLETS SHOWN ON THIS DRAWING SHALL GENERALLY BE FLUSH MOUNTED EXCEPT WITHIN VOIDS AND DUCTS WHERE THEY SHALL BE SURFACE MOUNTED.
- FOR DETAILED SETTING OUT OF ELECTRICAL ACCESSORIES REFER TO THE ARCHITECT'S PLANS AND ELEVATIONS.
- ANY SURFACE CABLE AND/OR CABLE ROUTES SHALL BE AGREED WITH THE ARCHITECT PRIOR TO INSTALLATION.
- MAIN AND SUPPLEMENTARY EQUIPOTENTIAL BONDING SHALL BE PROVIDED THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671.

P03	SEPT 23	PRELIMINARY ISSUE	MW
P02	AUG 23	PRELIMINARY ISSUE	EH
P01	AUG 23	PRELIMINARY ISSUE	MW
Rev	Date	Description	DRN

Status: **PRELIMINARY**

Client: CITY OF LONDON

Architect: STUDIO PARTINGTON

Project: CRESCENT HOUSE PILOT FLAT

Drawing: THIRD FLOOR PROPOSED HEATING LAYOUT

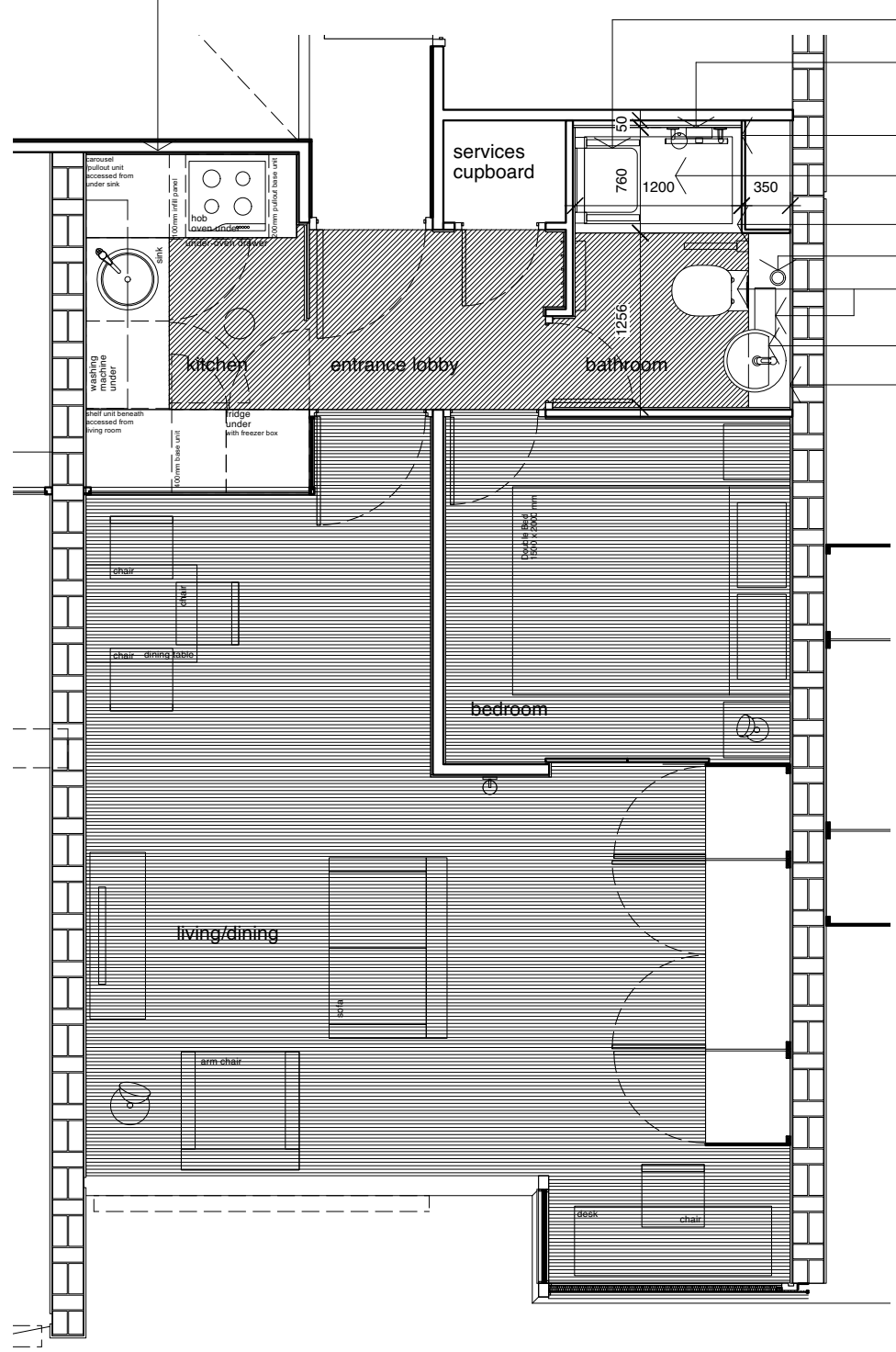
Filename: 2316-CES-CH Job No: 2316

Date: AUG 23 Scale: 1:25 @ A2

Drg No: 2316-CES-CH-ZZ-03-DR-M-5601 Revision: P03

This drawing is property of Cream Engineering Services Ltd. Copyright is reserved by Cream Engineering Services Ltd and the drawing shall not be copied, reproduced or otherwise used without consent of ©.

Worktop



- Fold down shower seat with grab rails
- Electric shower with grab rails
- Tiled enclosure for shower pump
- Low profile shower tray
- Shower screen
- Existing waste pipe retained
- WC pan and cistern
- Wash hand basin + taps
- Mirror over basin

Scope of Works/Specification

General

Remove existing floor finishes (where possible - finish to living/bedroom area to be reviewed on site). Existing concrete slab to be leveled with min. 3mm smoothing compound
 Existing heating pipework & electrical trunking to be removed
 Decorate throughout

Floor Finishes

Type 1:

Forbo Surestep Laguna Coal

Type 2:

Forbo Marmoleum Fresco Lava

Doors

Existing bathroom & kitchen doors to be made good and redecorated
 New door required to bedroom & living area
 New door required to services cupboard
 New lever handles to bathroom, living room, bedroom and service cupboard swing doors - Grant Haze 19mm Radius Lever PRODUCT CODE: VS020S with latches generally and lock to bathroom
 Make good, redecorate and re-hang existing sliding louvred doors to bedroom area
 New front door, colour to match existing. Existing letterbox to be re-used, new metal numbers to match originals

Sanitaryware

Refer to drawing 2443-10-03-40-103 & 104 for bathroom specification

Kitchen

Refer to drawing 2443-10-04-40-102 for kitchen specification

Electrics

Lighting

Wall Mounted: Astro Lighting Ascoli Modern Single Spotlight in Matt White Finish
 PRODUCT CODE: 1286001
 Kitchen: Astro Lighting Ascoli Modern 3 Light Ceiling Spotlight in Matt White Finish with dimmer switch PRODUCT CODE: 1286002
 Bathroom: Astro Lighting Zeppo Bathroom Wall Light in Polished Chrome Finish PRODUCT CODE: 1176004
 Bedroom wall mounted uplighters: LED lightbulb in existing fitting
 Bedroom lamp: IKEA Skurup worklamp, black PRODUCT CODE: 005.167.82
 Living room lamp: IKEA Skurup floor uplighter, black PRODUCT CODE: 104.834.08
 LED lightbulbs & spares to be provided for all wall lights/lamps
 Fire alarm: to contractor specification
 Burglar alarm/security: to be confirmed by client
 Door entry handset: to be replaced to contractor specification

Replace all face plates - Schneider Ultimate Flat Plate White Metal
 Electrical cables to be concealed in white mini trunking at skirting level. Trunking routes to be minimised, and concealed where possible.

Built-in Furniture

New doors to living room cupboards, existing ironmongery to be reused if available, otherwise to match originals
 Works to kitchen/living room divider - see kitchen drawings for details

Furniture

Bed: IKEA Malm bed frame, standard double, high with two storage boxes, white stained oak veneer PRODUCT CODE: 691.765.82
 Mattress: IKEA Valevåg mattress, standard double PRODUCT CODE: 504.507.31
 Mattress protector: IKEA Sotnåtfjäril waterproof mattress protector, double PRODUCT CODE: 405.312.95
 Bedside tables: 2no. IKEA Malm 2-drawer chest, white stained oak veneer, 40x55cm PRODUCT CODE: 101.786.01
 Sofa: IKEA Ekenäset 2-seat sofa, Kilanda light beige PRODUCT CODE: 205.335.11
 Armchair: IKEA Strandmon Armchair with Risane Natural slipcover PRODUCT CODE: 703.598.30 & 005.118.45
 Dining Table: IKEA Ekedalen extendable table 80/120x70cm, oak PRODUCT CODE: 403.408.37
 Chairs: 4no. Lidås chair, black/black IKEA PRODUCT CODE: 495.055.60
 Desk: IKEA Micke desk, 142x50cm, oak effect PRODUCT CODE: 503.517.45
 TV Stand: IKEA Bestå TV bench, 120x40x38cm, oak effect PRODUCT CODE: 502.945.09
 TV: 32" LED TV
 Internet, phone & TV package: to be agreed

Decorations

Plaster: Dulux Trade Diamond white matt emulsion
 Skirtings: Dulux Trade Diamond white eggshell
 Internal window (bathroom/living): made good and painted with Dulux Trade Diamond white eggshell
 Internal doors: Dulux Trade Diamond white eggshell
 External door: Internal White, External to match existing
 Bathroom Tiles: Johnson Prismatics, White 150x150x6.5mm (to height of 1800mm)

Miscellaneous items sum to be included

Coat hooks
 Door mat
 Kitchen & bathroom bins
 Picture hooks/rail - above bed & above dining table
 Cutlery, crockery, glasses & mugs for 4no. people
 Cookware - saucepan/frying pan set, oven trays, cutting board, kitchen knives, kitchen roll holder
 Kettle, toaster & microwave
 Washing up equipment, tea towels & drying rack
 Towels & bedding
 Throw for sofa

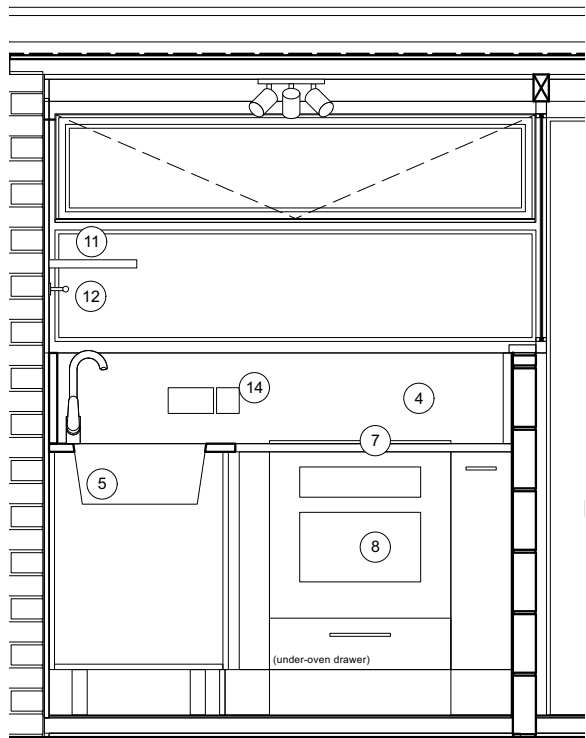
revisions		
1	First Issue	31/07/2023
2	Updates in line with contractor comments	02/08/2023
3	Updates in line with client comments Changes shown in blue.	18/08/2023

notes
 © COPYRIGHT The copyright in this drawing is vested in Studio Partington and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.
 DO NOT SCALE FROM THIS DRAWING The contractor shall check and verify all dimensions on site and report discrepancies in writing to Studio Partington before proceeding work.
 FOR ELECTRONIC DATA ISSUE Electronic data / drawings are issued as "read only" and should not be interrogated for measurement.
 AREA MEASUREMENT The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions 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 the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

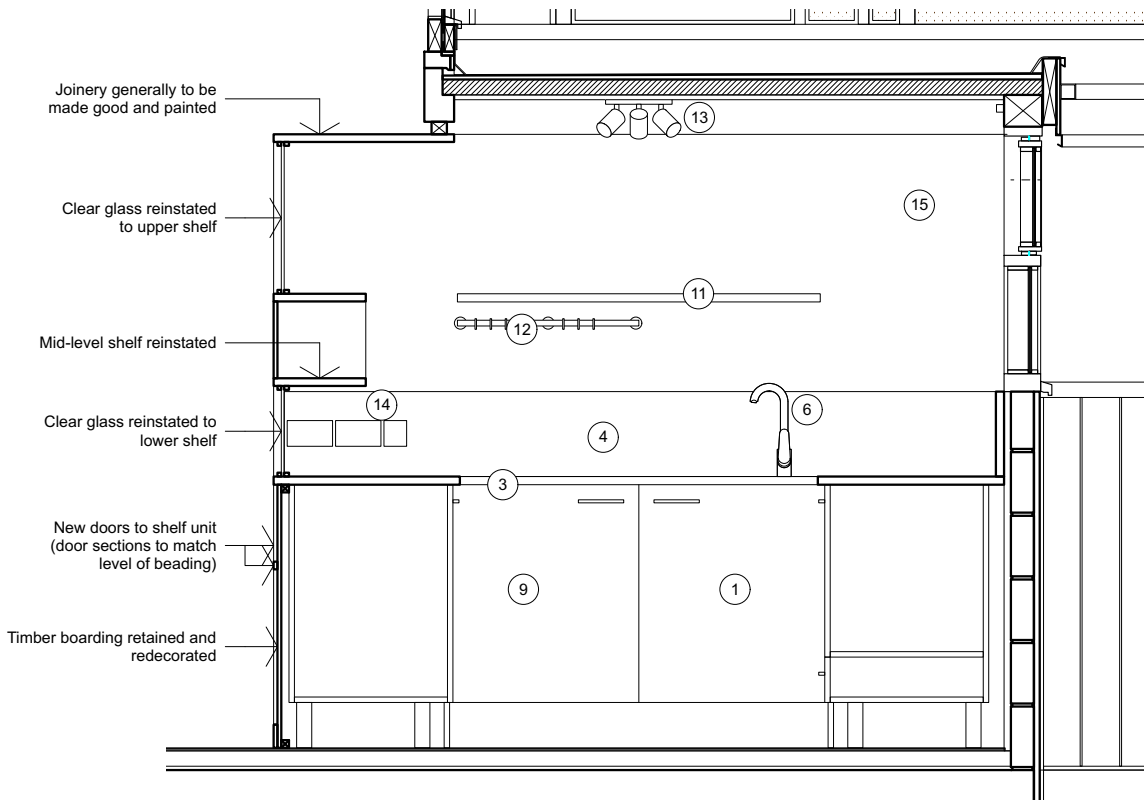
project	347 Crescent House - Pilot Project
for	City Of London
title	347 Crescent House - Proposed Plan
scale	1:50
drawing no.	2443-100-03-40-101
rev.	3 status T1



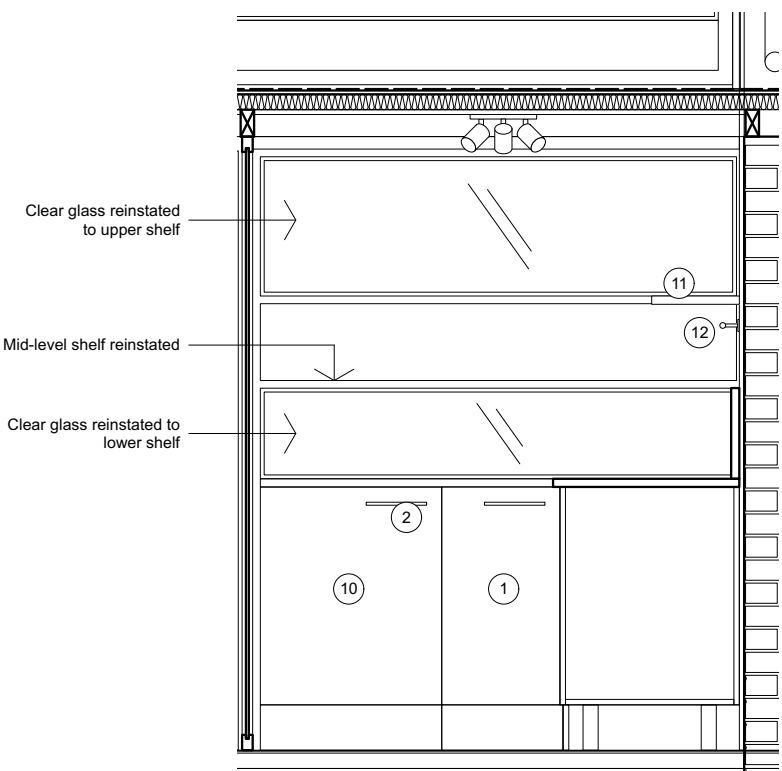
Studio Partington
 020 7241 7770
 www.studiopartington.co.uk



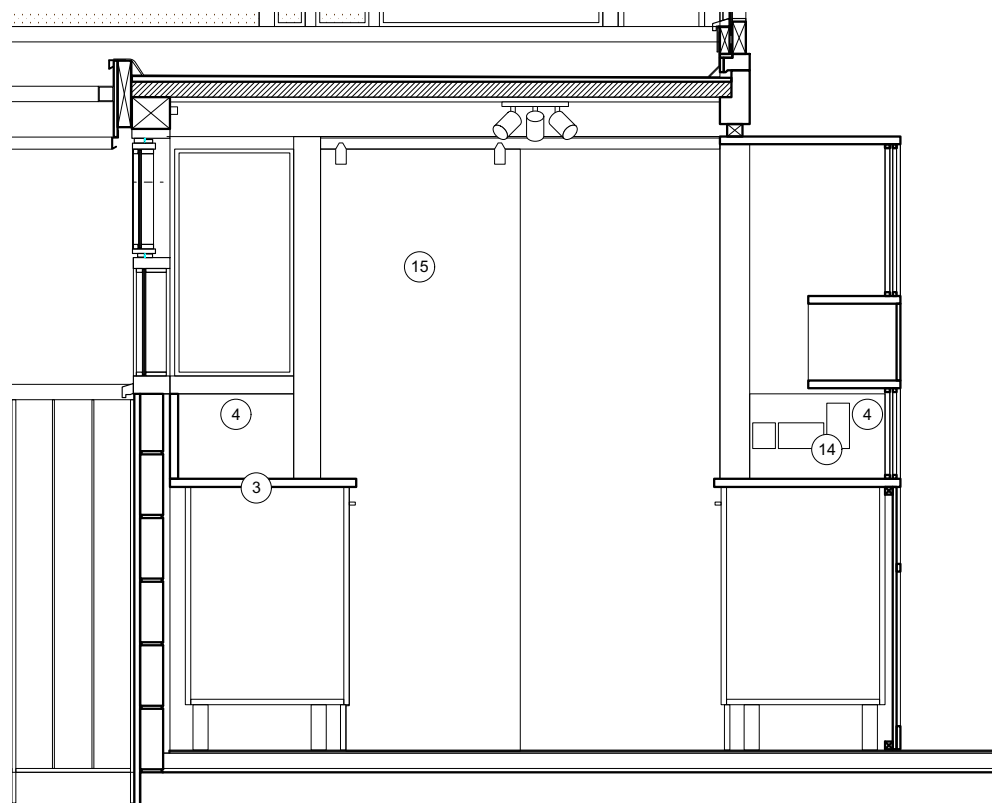
Kitchen Elevation 01



Kitchen Elevation 02



Kitchen Elevation 03

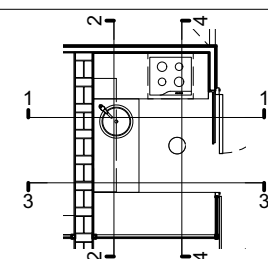


Kitchen Elevation 04

Scope of Works/Specification - Kitchen

- ① Cupboards: Howden Greenwich White Smooth - Matt Finish
 - ② Handles: Howden Brushed Stainless Steel Effect Thin D Cupboard Handle 198mm PRODUCT CODE: HKB1185
 - ③ Worktop: Howdens 3m x 27mm Square Edge Oak Solid Wood Worktop PRODUCT CODE: WOH0950
 - ④ Upstand: Howdens 3m x 27mm Oak Solid Wood Worktop cut to height to align with underside of windowsill PRODUCT CODE: WOH0950
 - ⑤ Sink: Round Single Bowl No Drainer Inset Stainless Steel Kitchen Sink PRODUCT CODE: SNK1423
 - ⑥ Tap: Radstone Tap Brushed Black Electric Ceramic Hob PRODUCT CODE: TAP3471
 - ⑦ Hob: Lamona LAM1706 60cm Black Electric Ceramic Hob PRODUCT CODE: LAM1706
 - ⑧ Oven: Lamona LAM3412 Single Stainless Steel Fan Oven PRODUCT CODE: LAM3412
 - ⑨ Washing Machine: Lamona LAM8776 Integrated 9Kg 1400rpm White Washing Machine PRODUCT CODE: LAM8776
 - ⑩ Fridge: Lamona LAM6050 Integrated White Fridge With Ice Box PRODUCT CODE: LAM6050
 - ⑪ Shelf: Wickes Natural Oak Shelf 1200x300x27mm PRODUCT CODE: 252259 + floating shelf brackets
 - ⑫ Hanging Rail: Wickes Rothley 19x600mm Utensil Rail Kit Brushed Steel PRODUCT CODE 275809
 - ⑬ Lighting: Astro Lighting Ascoli Modern 3 Light Ceiling Spotlight in Matt White Finish with dimmer switch PRODUCT CODE 1286002
 - ⑭ Replace all face plates - Schneider Ultimate Flat White Metal
- Built-in Furniture**
Works to kitchen/living room divider - see annotations on drawing
- Decorations**
Plaster: Dulux Trade Diamond white matt emulsion
Skirtings: Dulux Trade Diamond white eggshell
Internal doors: Dulux Trade Diamond white eggshell

revisions		
1	First Issue	31/07/2023
2	Oven specification updated in line with contractor comments	02/08/2023



notes

© COPYRIGHT The copyright in this drawing is vested in Studio Partington and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

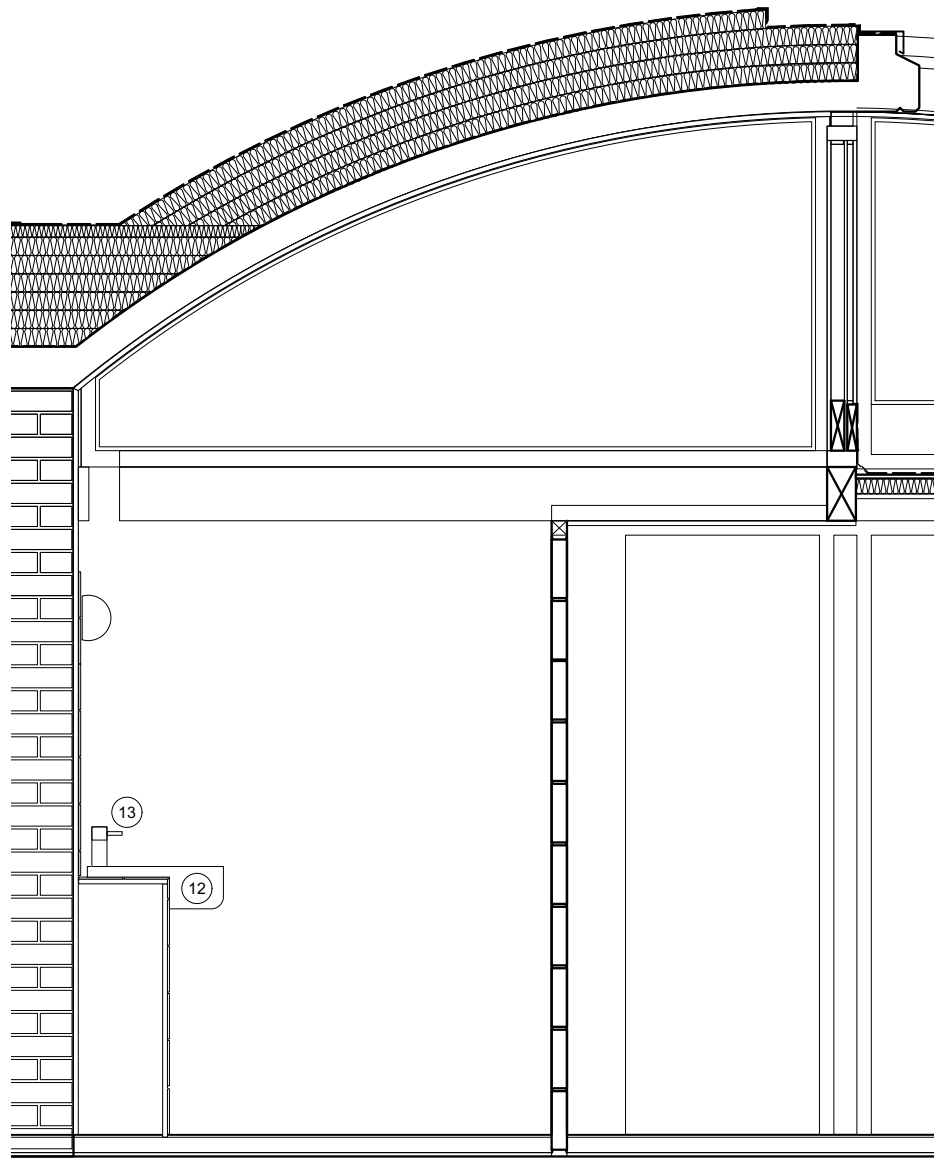
DO NOT SCALE FROM THIS DRAWING The contractor shall check and verify all dimensions on site and report discrepancies in writing to Studio Partington before proceeding work.

FOR ELECTRONIC DATA ISSUE Electronic data / drawings are issued as "read only" and should not be interrogated for measurement.

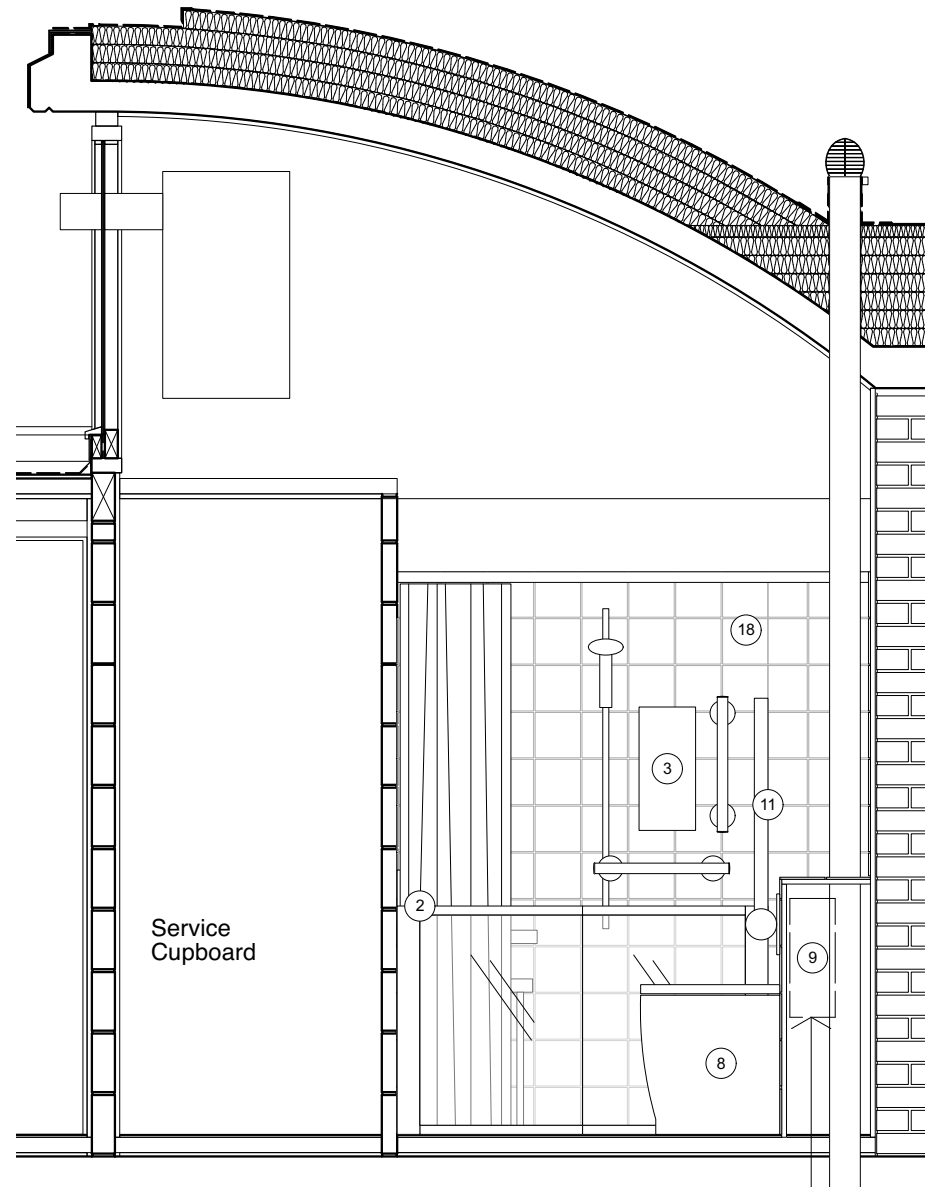
AREA MEASUREMENT The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the method of measurement from the Code of Measuring Practice, 8th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

project	347 Crescent House - Pilot Project
for	City Of London
title	Proposed Kitchen Elevations
scale	1:25
drawing no.	2443-100-03-40-102
rev.	2 status T1

Studio Partington
020 7241 7770
www.studiopartington.co.uk



Bathroom Elevation 01



Bathroom Elevation 02

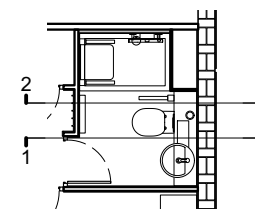
Note - cistern to be positioned to avoid clash with existing waste pipe. Basin position may be impacted by cistern. Slimline cistern to be used if suitable, to sit in front of waste pipe. To be reviewed on site.

Scope of Works/Specification - Bathroom

- ① Shower Tray: Braddan low profile shower tray 1200x760mm PRODUCT CODE:
- ② Shower screen: Option M 750 High Screen Set 750x1200 NH - Silverdale Clear with white curtain PRODUCT CODE: 91102NSC
- ③ Shower: Mira Advance Flex Extra Electric Shower PRODUCT CODE: 1.1785.005
- ④ Pump: Whale pump to suit shower, to contractor specification
- ⑤ Shower seat: Onyx Shower Seat (adjustable leg) with Back and Arms, White PRODUCT CODE: 02811WH-LS
- ⑥ Grab rail type 1: Onyx Grab Rail 450mm Chrome PRODUCT CODE: 11823-UK
- ⑦ Grab rail type 2: Onyx Grab Rail 600mm Chrome PRODUCT CODE: 11824-UK
- ⑧ WC: Ideal Standard Concept Freedom Raised Height Back-to-Wall toilet PRODUCT CODE: E6088(01)
- ⑨ WC Cistern: Dual flush cistern to suit WC with chrome dual flushplate
- ⑩ WC Seat: Ideal Standard Concept toilet seat & cover, white PRODUCT CODE: E7726(01)
- ⑪ WC Grab Rail: Ideal Standard Contemporary 21 hinged support rail PRODUCT CODE: S6362(AA)
- ⑫ Basin: Ideal Standard Concept Sphere 45cm Semi-Countertop Washbasin PRODUCT CODE: E7979(01)
- ⑬ Tap: Contour 21+ Outline 1 Hole Thermostatic Basin Mixer
- ⑭ Mirror: wall mounted mirror 400x400mm
- ⑮ Toilet roll holder: IKEA Brogrund toilet roll holder PRODUCT CODE: 003.285.40
- ⑯ Toilet brush: IKEA Brogrund toilet brush PRODUCT CODE: 403.285.38
- Electrics**
- ⑰ Lighting: Astro Lighting Zeppo Bathroom Wall Light in Polished Chrome Finish PRODUCT CODE: 1176004
- Replace all face plates - Schneider Ultimate Flat White Metal
- Joinery**
- Boxing out around WC cistern, to be faced with tiles (see spec below) on front and top
- Decorations**
- Plaster: Dulux Trade Diamond white matt emulsion
- Skirtings: Dulux Trade Diamond white eggshell
- Internal Doors: Dulux Trade Diamond white eggshell
- Bathroom Tiles: Johnson Prismatics, White 150x150x6.5mm (to height of 1800mm and across top of vanity/boxing in)
- ⑱

revisions		
1	First Issue	31/07/2023
2	Shower screen & tile specification updated in line with contractor comments	02/08/2023

Note
Confirmation of sanitaryware (WC/washbasin) specification is pending



notes

© COPYRIGHT The copyright in this drawing is vested in Studio Partington and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING The contractor shall check and verify all dimensions on site and report discrepancies in writing to Studio Partington before proceeding work.

FOR ELECTRONIC DATA ISSUE Electronic data / drawings are issued as "read only" and should not be interrogated for measurement.

AREA MEASUREMENT The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions 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 the increases and decreases inherent in the design development and building processes. Figures relate to the floor areas of the building at the current state of the design and using the method of measurement from the Code of Measuring Practice, 8th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

project	347 Crescent House - Pilot Project
for	City Of London
title	Proposed Bathroom Elevations - 1 of 2
scale	1:25
drawing no.	2443-100-03-40-103
rev.	2 status T1

Studio Partington
020 7241 7770
www.studiopartington.co.uk