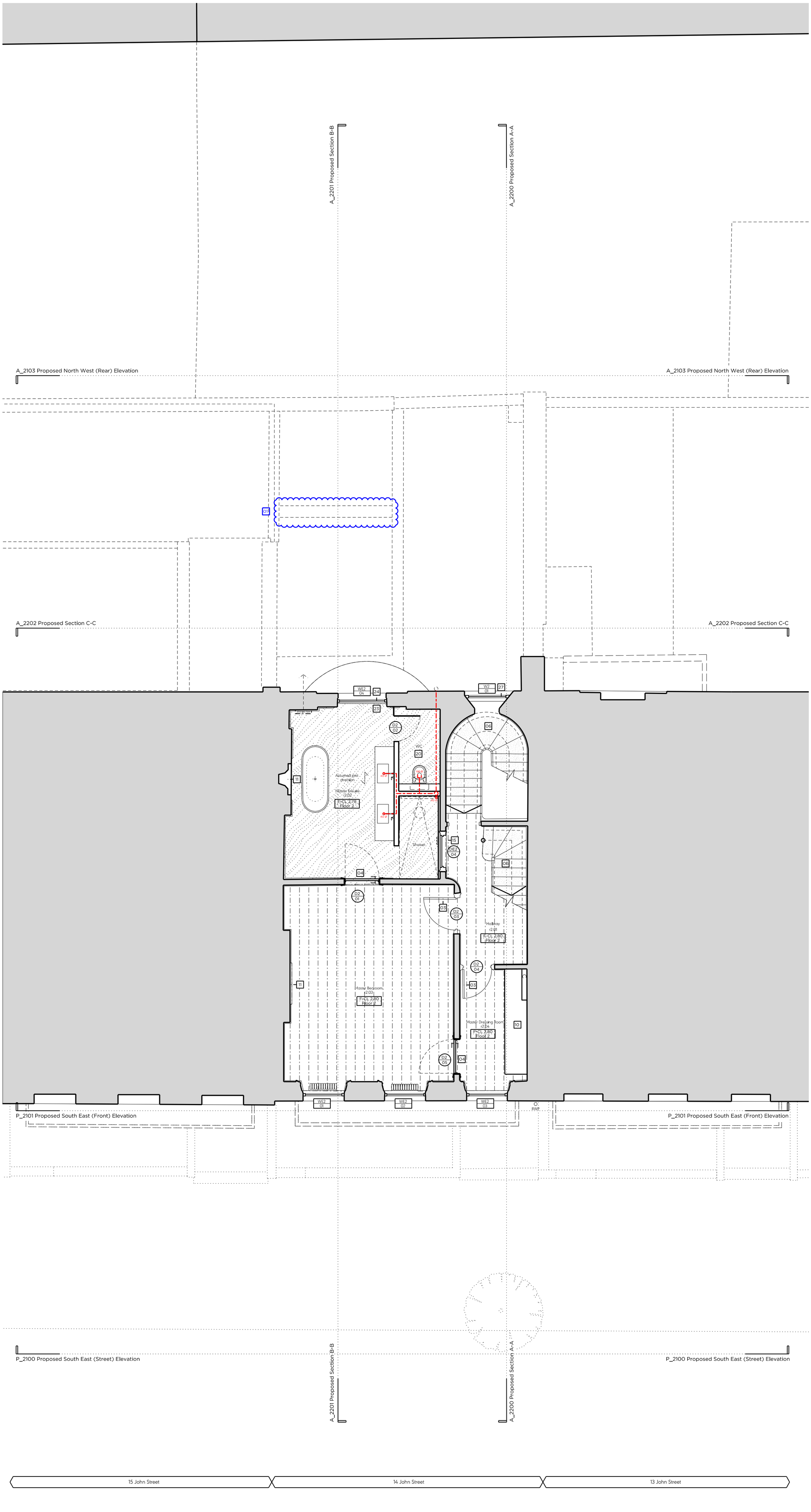
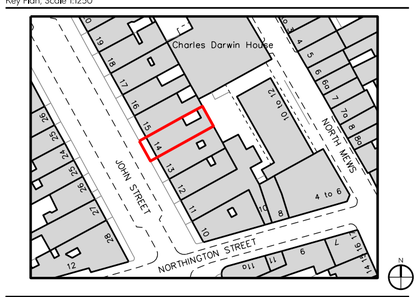


Key Plan, Scale 1:1250



Legend: Existing Key

- Existing structure / earth
- Existing roof tiles

Legend: Proposed Key

- New structure
- Timber floor
- Natural stone
- Coir matting
- Light stone paving
- Porcelain tiles
- Mosaic tile
- Carpet

General Notes:

1. Existing brickwork to be re-pointed and repaired throughout.
2. Retain and refurbish all existing window boxes, architraves and shutters.
3. All original skirtings to be carefully removed, refurbished and reinstated.
4. All cornices to be refurbished and repaired where neccessary.
5. All existing walls and ceilings to be locally re-skimmed and painted where required.
6. Where new partitions are shown, skirting/cornice will be to match the adjacent original profile, to be carefully pieced in.

Floor Build-ups

FLOOR 1: Specified floor finish on existing structural slab.

FLOOR 2: Specified floor finish on existing levelled floor joists. Insulation fitted between.

Proposed Notes:

01 Existing door to be removed and replaced with a traditionally detailed timber sash window. For further details, refer to the 'Door Schedule' submitted as part of this application.
02 ~~Proposed terrace.~~
03 Replacement door. For further details, refer to the 'Door Schedule' submitted as part of this application.
04 New traditionally detailed door in new structural opening. For further details, refer to the 'Door Schedule' submitted as part of this application.
05 Existing door to be retained and refurbished. For further details, refer to the 'Door Schedule' submitted as part of this application.
06 Existing staircase and balustrade to be refurbished and redecorated.
07 Existing sash window to be removed and replaced with a traditionally detailed timber sash window with a 2 over 3 configuration.
08 Existing window to be removed and replaced with a traditionally detailed timber sash window.
09 ~~Proposed minimal frame aluminium casement doors.~~
10 Proposed built in joinery.
11 Existing fire surround and hearth to be refurbished and redecorated.
12 Proposed column radiator.
13 Replace existing mosaic floor finish with new stone stone steps and landing.
14 Existing metal gate & railings to be refurbished and redecorated.
15 Existing opening to be infilled with a fixed traditional door. To be visible from hallway.
16 Metal staircase to be replaced.
17 Proposed floor opening with new timber balustrade.
18 Proposed roof infill for existing rooflights.
19 Infill partition. Wall build up to match adjacent wall.
20 Proposed shower tray over existing floor boards.
21 Partition wall reinstated in original location.
22 New partition wall.
23 Proposed bi-folding frosted glass screen to window.
24 Existing sash windows to be retained and refurbished.
25 Existing roof tiles to removed and re-laid and any broken tiles replaced to match existing.
26 All roof flashings to be replaced.
27 Existing door into closet wing to be removed and replaced with a traditionally detailed timber sash window in original location. Making good of existing window opening.
28 New vents in roof
29 Reinstatement of traditionally detailed doors in original opening. For further details, refer to the 'Door Schedule' submitted as part of this application.
30 Existing sash window to be removed and replaced with a traditionally detailed timber sash window with a 6 over 6 configuration.
31 New conservation rooflight.
32 New (newton 500) tanking system to pavement vault.
33 New conservation rooflight to replace existing.
34 Existing bottom sash of window to be removed and replaced with a traditionally detailed timber sash with an 8 over 8 configuration to match existing.

Revision Notes 31.03.2023:

01 Demolition of extension to create terrace omitted
02 Courtyard elevation amended
03 Notation added to confirm proposed partition
04 Vents in roof shown
05 Proposed airbricks shown in elevation
06 Existing leaded lights shown in elevation
07 Existing RWP shown on drawing
08 Annotation added for clarification
09 Demolition of partition for proposed door shown
10 Powder Room moved to rear of Study

Rev A	31/03/23	Issued for Planning Revisions as noted
First Issue	15/07/22	Issued for Planning

PLANNING

Project No. 21002

Client: J & B Ashley Ltd. / Anthony Osoff

Date: March 2023

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 14 John Street

Drawing Title: Proposed Second Floor Plan

Drawing No. P_2002 Rev. A

Drawn	Approved	Signed
AA	PB	MW

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