

Proposed Ridge Level
38.48m

Proposed Fourth Floor FFL
35.75m

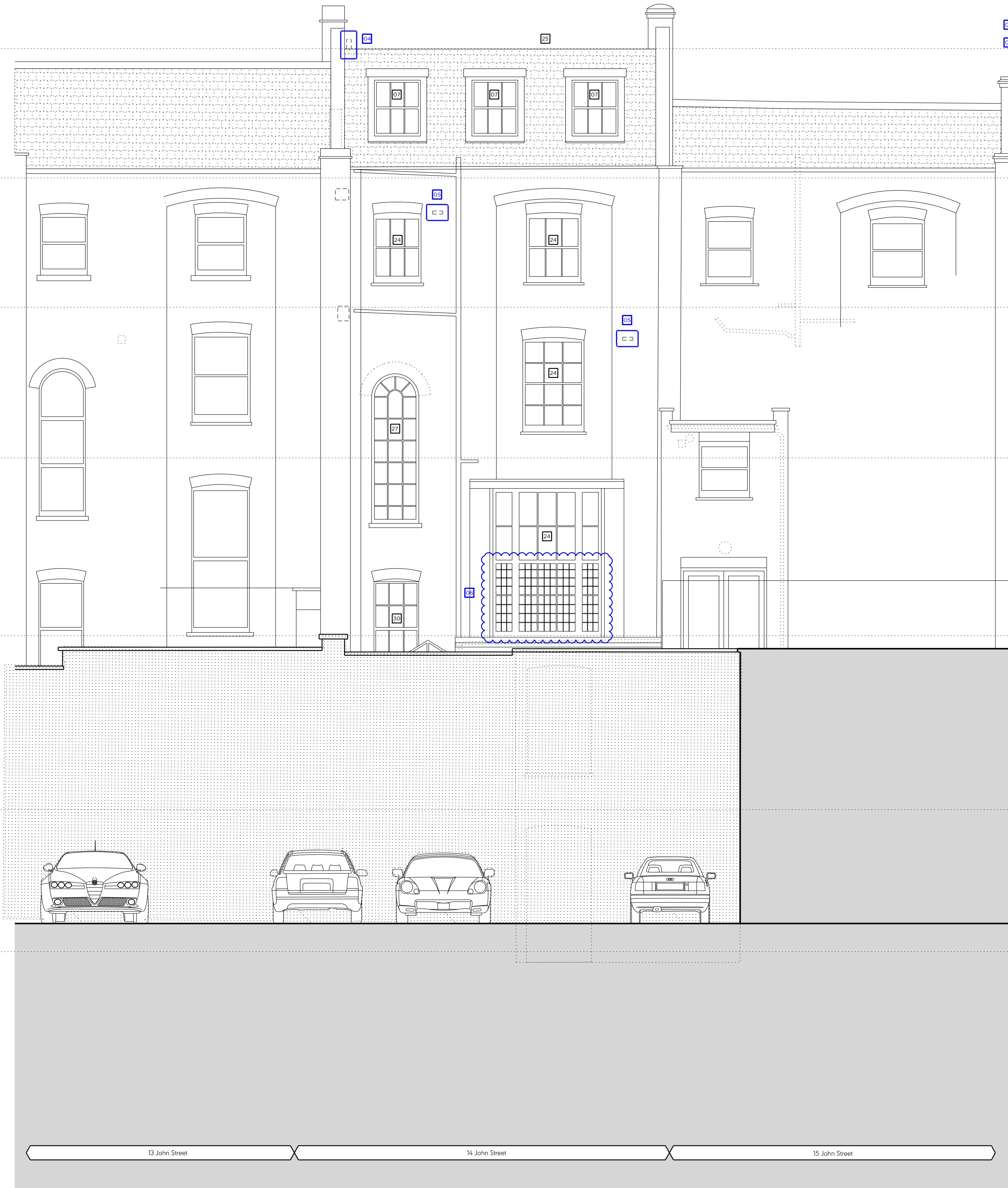
Proposed Third Floor FFL
33.02m

Proposed Second Floor FFL
29.84m

Proposed First Floor FFL
26.09m

Proposed Ground Floor FFL
22.42m

Proposed Basement FFL
19.42m



Proposed Notes Cont.	
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 be 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. Missing roof structure to be replaced.
28	New vents in roof
29	Reinstatement of traditionally detailed door 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 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. Plan, Scale 1:250	
Legend:	
	Existing structure / earth
	Proposed structure
	Existing roof tiles
	Existing external painted stucco render
	Existing brick
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 necessary.	
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 placed 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.
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.

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 North West (Rear) Elevation

Drawing No. A2102 Rev. A

Drawn AA Approved PB Signed MW

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