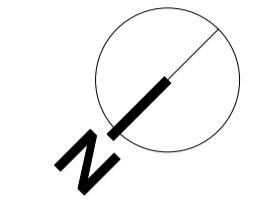
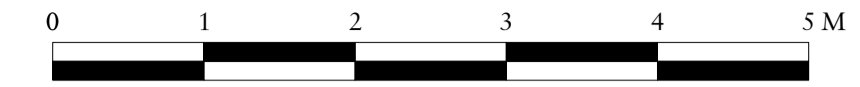


Important note

All dimensions in millimetres. Where dimensions are not given, drawings must not be scaled and the matter referred back to Charlton Brown Architects.

All dimensions and conditions are to be checked on site by the contractor prior to preparing drawings or commencing any work. The contractor is responsible for checking that there is no conflict between site dimensions and drawn dimensions.

In the event of any detail or dimensional conflict between Charlton Brown Architects drawings, the matter must be referred back to Charlton Brown Architects for clarification



KEY:

- Proposed Floor Finish
- Proposed Underfloor Heating (refer to accompanying details within D&A Statement)
- Proposed lowering of floor in the utility (level with remainder of floor)
- Proposed levelling of finished floor (lowering of suspended areas by 90mm)

GENERAL NOTE:

1. Windows: All windows to be retained and carefully restored and refurbished by introducing new brushes and draft excluders.
2. Missing sections of existing cornice added to as facsimile of existing cornice where required (refer to accompanying mouldings sketches).
3. Removal of all unauthorised recessed downlights throughout with the exception of the kitchen.
4. Skirtings/Boards (all modern except small section on stair) to be replaced with traditionally detailed alternative to match the profile found on the stair. Refer to accompanying Mouldings Sketches.
5. Original and historic architraves to be retained. Refer to Mouldings Schedules.
6. Modern architraves to be replaced with mouldings to match the historic examples found.
7. Historic doors to remain. Modern doors to be replaced as required.
8. Ironmongery - all historic to be retained and modern to be replaced.
9. Fire surrounds and hearths (all modern) to be removed and replaced - refer to accompanying Design and Access Statement for further information.
10. Floor finishes - existing timber boards revealed through opening up works retained and carefully refinished.
11. Underfloor heating proposed only in areas where historic floor coverings do not exist. Refer to accompanying details included within Design and Access Statement.
12. All modern glass doors and windows in hallway removed and replaced with more appropriate traditional floor finish.

A 21/04/2023

Rev	Date	Details	By
A	21/04/2023		

Charlton Brown Architecture & Interiors

The Belvedere, 2 Back Lane, Hampstead, London, NW3 1HL

Telephone +44(0)20 7794 1234

Email office@charltonbrown.com

Website www.charltonbrown.com

Client

Polly Samson

Project

49 Downshire Hill

Drawing Title

Lower Ground Floor Proposed Plan

Date	Drawn	Checked
09/12/2022	SI	CP

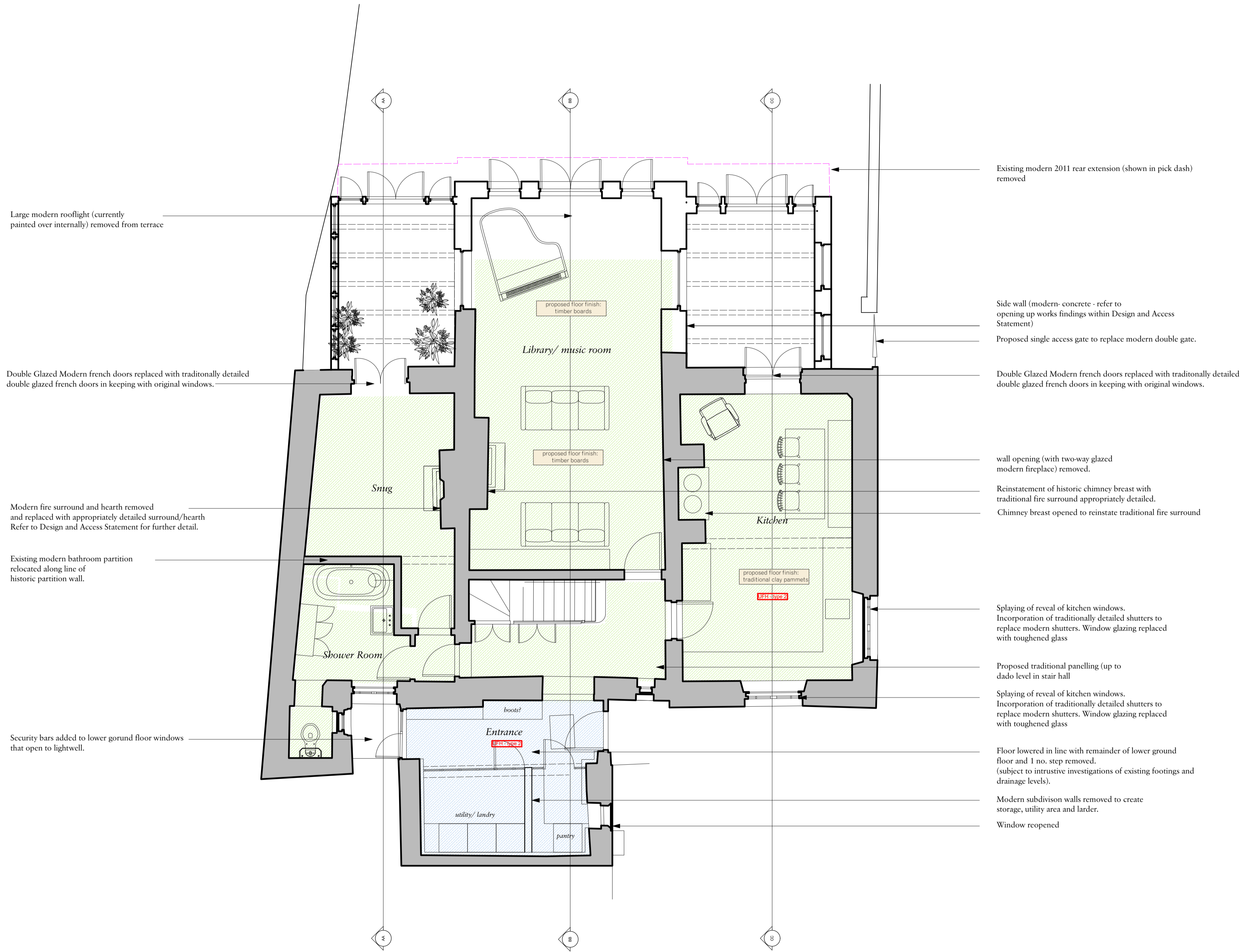
Scale

1:50

Issue Status

Planning

Project Number	Drawing Number	Revision
22005	00-110	B



Large modern rooflight (currently painted over internally) removed from terrace

Double Glazed Modern french doors replaced with traditionally detailed double glazed french doors in keeping with original windows.

Modern fire surround and hearth removed and replaced with appropriately detailed surround/hearth Refer to Design and Access Statement for further detail.

Existing modern bathroom partition relocated along line of historic partition wall.

Security bars added to lower ground floor windows that open to lightwell.

Existing modern 2011 rear extension (shown in pink dash) removed

Side wall (modern concrete - refer to opening up works findings within Design and Access Statement)

Proposed single access gate to replace modern double gate.

Double Glazed Modern french doors replaced with traditionally detailed double glazed french doors in keeping with original windows.

wall opening (with two-way glazed modern fireplace) removed.

Reinstatement of historic chimney breast with traditional fire surround appropriately detailed.

Chimney breast opened to reinstate traditional fire surround

Splaying of reveal of kitchen windows. Incorporation of traditionally detailed shutters to replace modern shutters. Window glazing replaced with toughened glass

Proposed traditional panelling (up to dado level in stair hall

Splaying of reveal of kitchen windows. Incorporation of traditionally detailed shutters to replace modern shutters. Window glazing replaced with toughened glass

Floor lowered in line with remainder of lower ground floor and 1 no. step removed. (subject to intrusive investigations of existing footings and drainage levels).

Modern subdivision walls removed to create storage, utility area and larder.

Window reopened

Proposed Lower Ground Floor Plan
1:50