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

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

Details

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Date

Scale

1:25

20/12/2022

Issue Status

Planning

Project Number

22005

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Drawn Checked

Revision

AN

Drawing Number

00-303

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 cornices 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 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. 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 floor finishes i.e tiles in hallway removed and replaced with more appropriate traditional floor finish. B 27/06/2023 A 21/04/2023 Rev Date Charlton Brown Architecture & Interiors The Belvedere, 2 Back Lane, Hampstead, London, NW3 1HL Client Polly Samson Project 49 Downshire Hill Drawing Title Proposed Side (East) Elevation

Repair and restoration of chimney stacks & flaunching (as required) Replacement of inappropriate plastic rainwater goods with Proposed small window on West to staircase cast iron/ alumasc rainwater goods Proposed lime paint Existing ironwork restored and shortened to suit new terrace 1 no. traditional side window Security bars added to External level reduced to lower ground floor suit new level in entrance windows that open to Existing modern 2011 rear extension

removed and extension rebuilt on reduced

0.3m projection at centre bay.

lightwell (not visible

from street)