

Bedroom floor - Carefully lift and set aside existing square edged pine boards, retain lime pugging in-situ (40mm below top of joists) and install aluminium deflector trays and UFH pipework before reinstating original floor boards. Final finish carpet / underlay.

Bathroom floor reinstated above existing concrete slab with 83x50mm softwood battens @ 400mm cts, infilled with 50mm rigid insulation and 25mm UFH deflector trays, overlaid with 28mm thick Douglas Fir boards, 350mm wide

Wall finishes to be made good following strip-out works and to be tiled upto picture rail height on NE and NW walls including within shower enclosure.

Replacement sanitaryware to be positioned in original locations to ensure that existing below slab drainage connections can be re-used

New painted timber cabinetry to be installed with above ground plumbing to allow washing machine and sink to use existing wc drain connection in floor

Utility & Hall floor reinstated above existing concrete slab with 83x50mm softwood battens @ 400mm cts, infilled with 50mm rigid insulation and 25mm UFH deflector trays, overlaid with 28mm thick Douglas Fir boards, 350mm wide

Existing gas meter to remain visible and accessible via access panel in cabinetry

Hatched area denotes extent of existing concrete floor slab to be cut / broken out in order to route a 100mm dia. drain from the kitchen installation to the existing underground drain position.

Existing staircase treads, risers, strings and newel posts retained together with spandrel t&g boarding in-fill below string. 2013 installed handrail and square section spindles to be removed to allow new bookcases to be located onto stair string with cupboard storage space below.

Purpose made cabinetry comprising bookcases facing into main body of room and alongside staircase (facing stair) together with full height cupboard / wardrobe storage with simple shaker panelled painted doors.

Existing socket outlets / isolators surface mounted on fairfaced brick walls with exposed conduit to both sides of fireplace are to be removed and recessed backboxes are to be let into existing MDF skirting with paintable flat metal faceplates used

Studio floor - Carefully lift and set aside existing square edged pine boards, retain lime pugging in-situ (40mm below top of joists) and install aluminium deflector trays and UFH pipework before reinstating original floor boards. Overlay retained boards with 28mm thick Douglas Fir boards, 350mm width with lye and white soap finish

Purpose made island cabinetry to sit onto floor. 40mm dia. waste pipe from sink to be taken into floor void above lime pugging and run across to newly installed 100mm dia. drain (below joists) which is taken up through floor with an easy radius bend into plinth zone with AAV in void behind cabinetry.

Purpose made low level cabinetry designed to locate against front wall without any adaptation of the building fabric. Carcass backs inset to avoid any cutting of architraves to window surround and countertop scribed to profile for the same reason.

**Proposals**

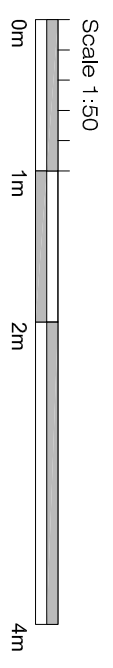
**Client:** Mr & Mrs S Mendes  
**Project:** 11 Primrose Hill Studios  
**Drawing:** Ground Floor Plan - Proposed



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**Scale:** 1:50 @ A3



Proposed Alterations to 11 Primrose Hill Studios, Fitzroy Road, Primrose Hill NW1 8TR