

Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwood oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

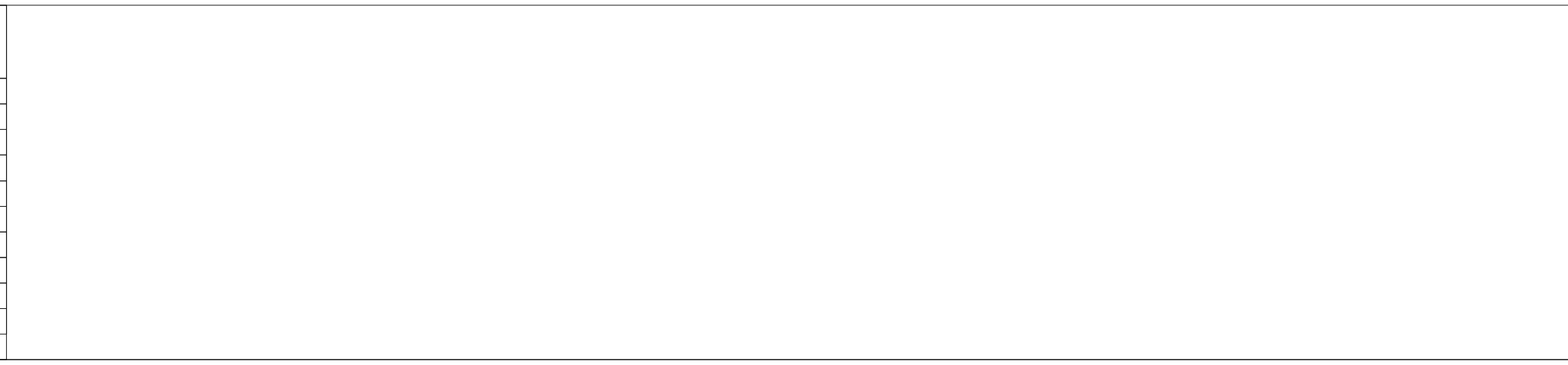
Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

Scale: 0 1 2 3 M

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



Drawing Location Key

DRAWING TITLE
Proposed General Arrangement
Lower Ground Floor

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

Quinn Architects

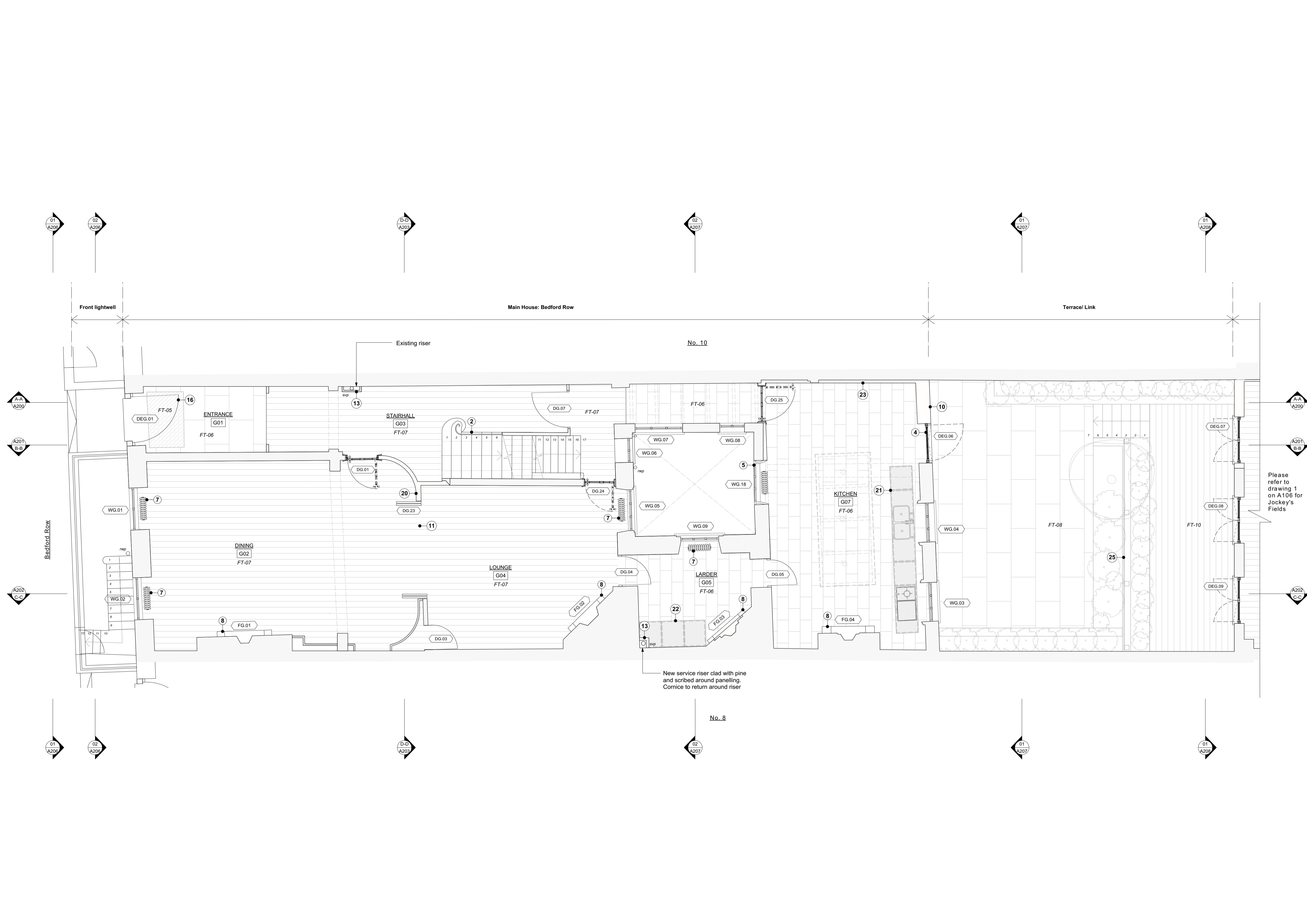
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A100

REV.
A



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwood oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104 Room name and code
- WXX.XX Window code
- DXX.XX Door code
- FX.XX Fireplace code
- Vaulted ceiling

Drawing Location Key

DRAWING TITLE
Proposed General Arrangement
Ground Floor

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

PROJECT NO.
QA220

DRAWING NO.
A101

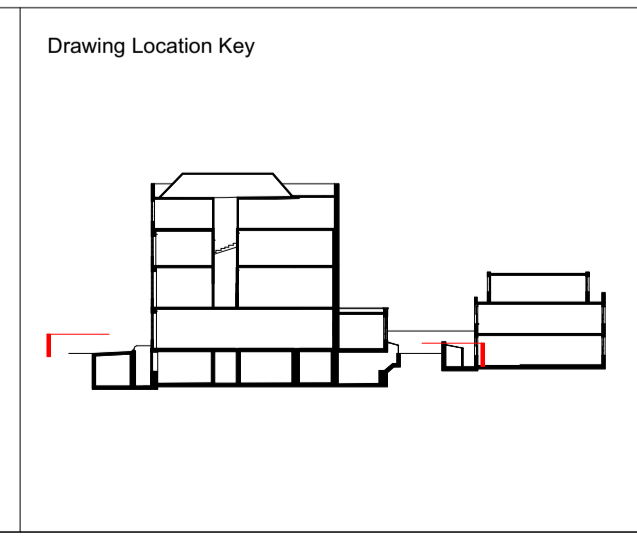
REV.
A

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

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

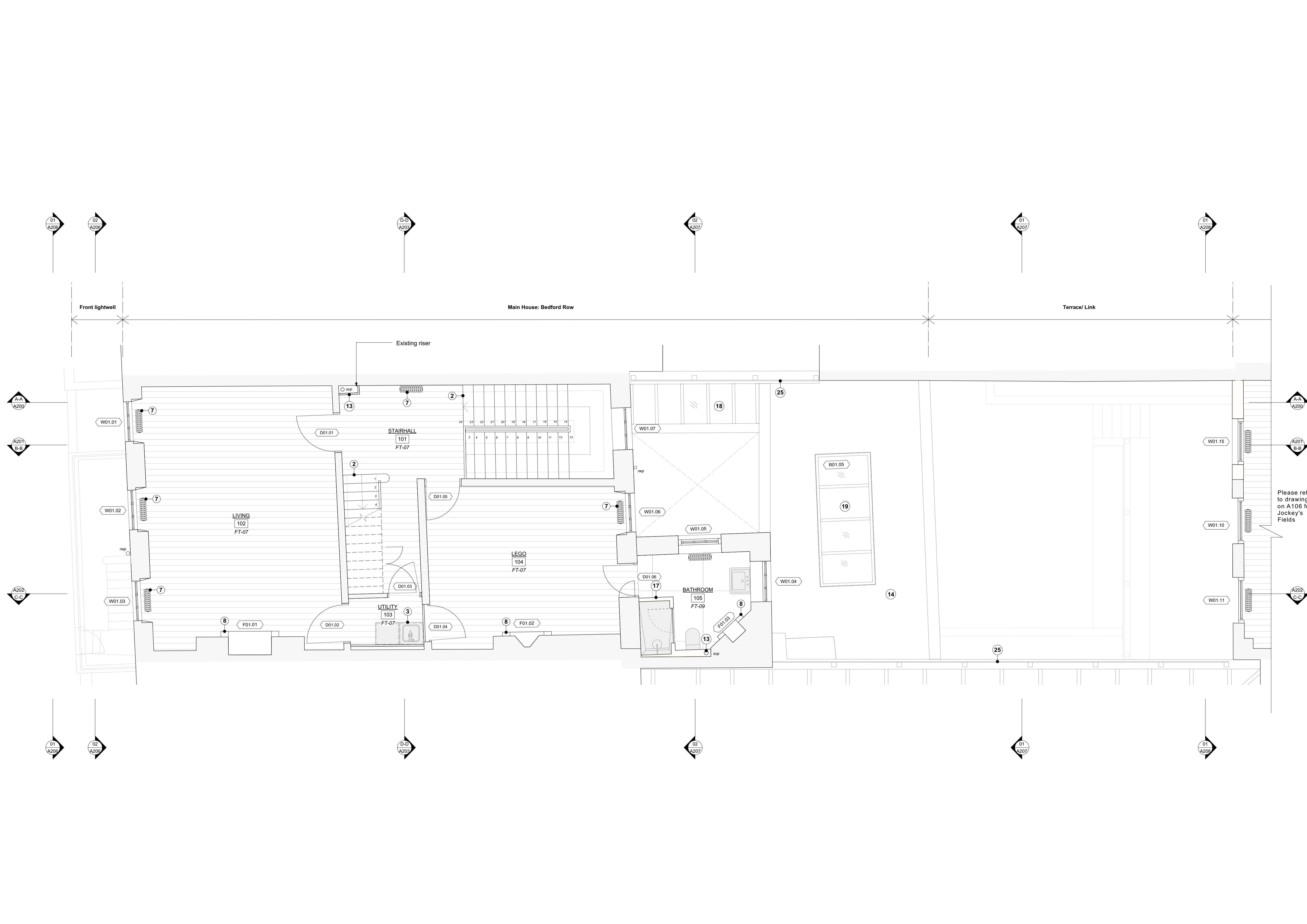
9 Bedford Row

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

PROJECT NO.	QA220	DRAWING NO.	A101	REV.	A
-------------	-------	-------------	------	------	---



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Please refer to drawing 2 on A106 for Jockey's Fields

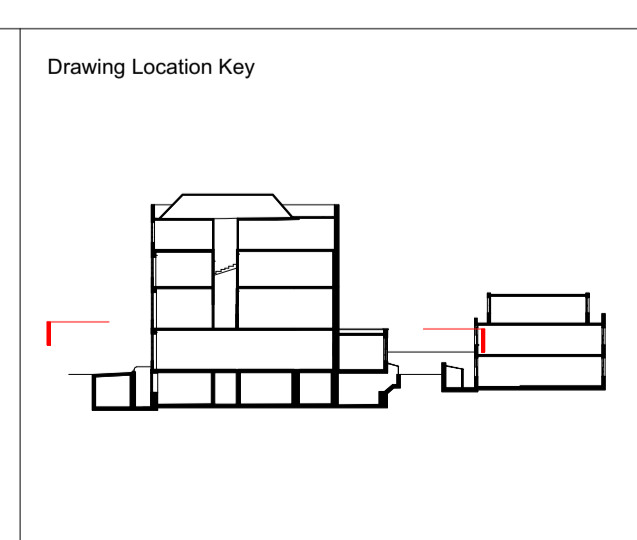
Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3M

9 Bedford Row	REV	DATE	DESCRIPTION
	A	28.07.23	Planning
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING			

DRAWING TITLE	Proposed General Arrangement First Floor
DRAWN BY	IM
CHECKED BY	CE
DRAWING STATUS	Planning

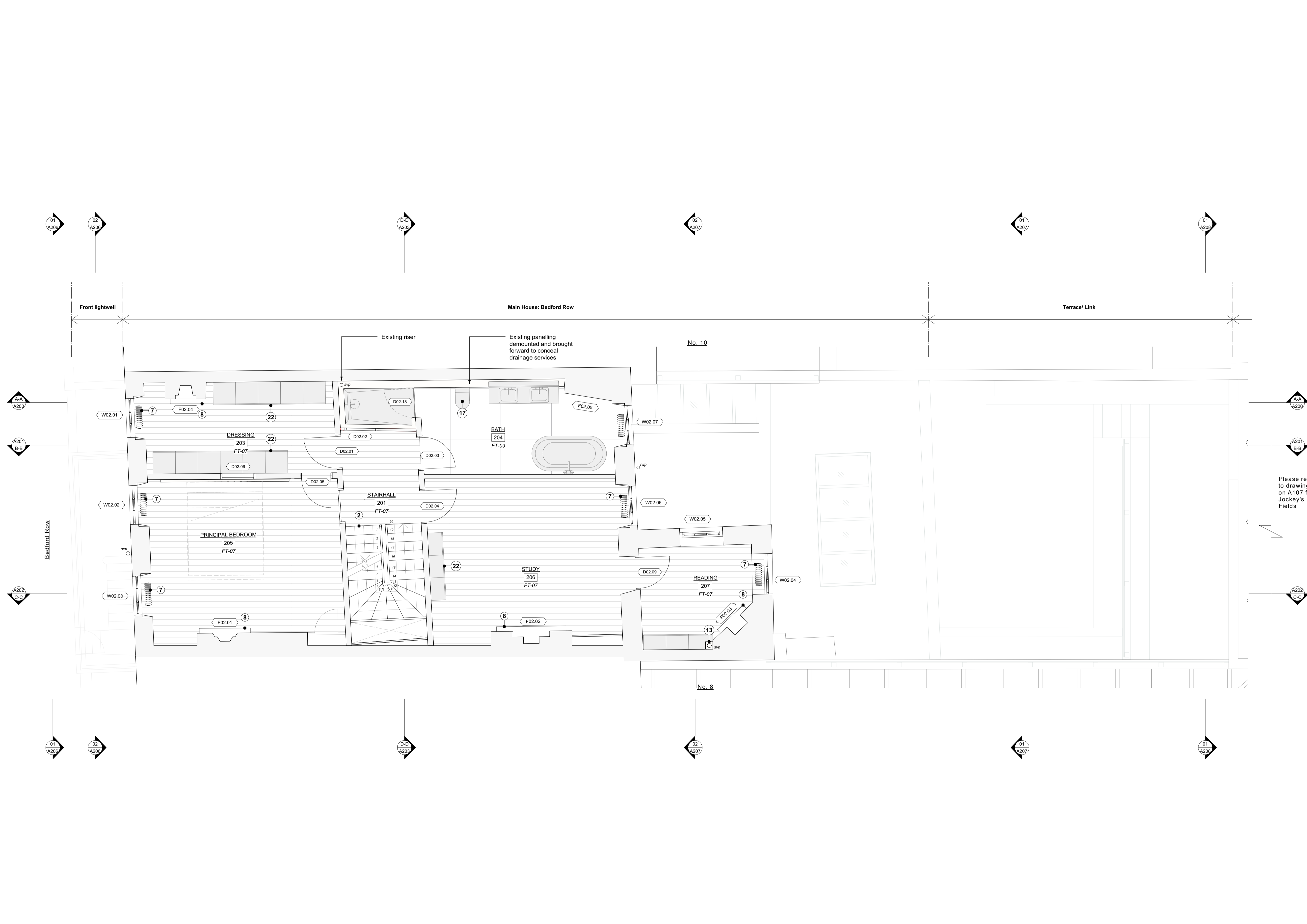


PROJECT NO.	QA220
DRAWING NO.	A102
REV.	A

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

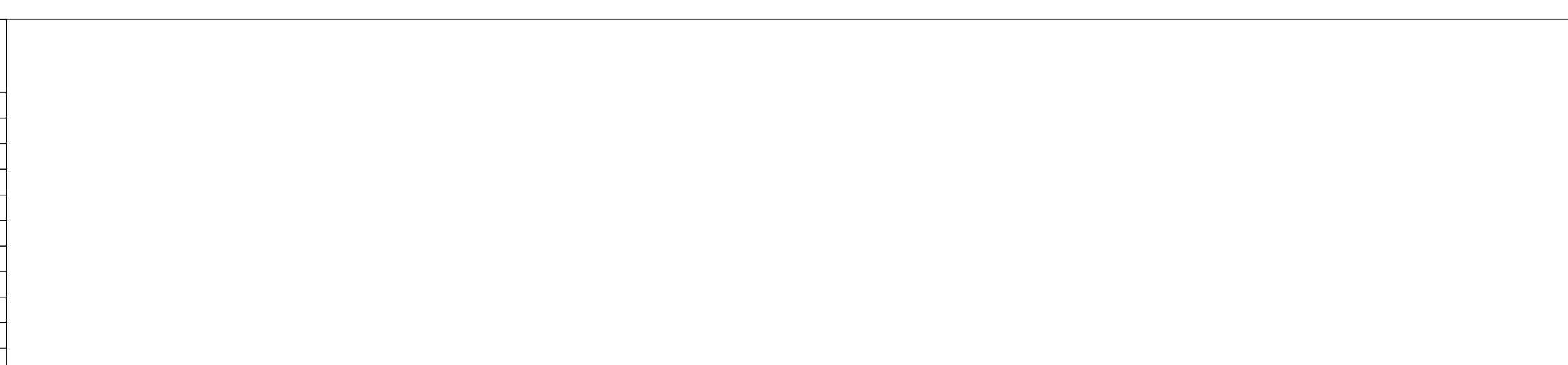
- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure

OFFICE
104

- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3M

9 Bedford Row	REV	DATE	DESCRIPTION
	A	28.07.23	Planning
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING			



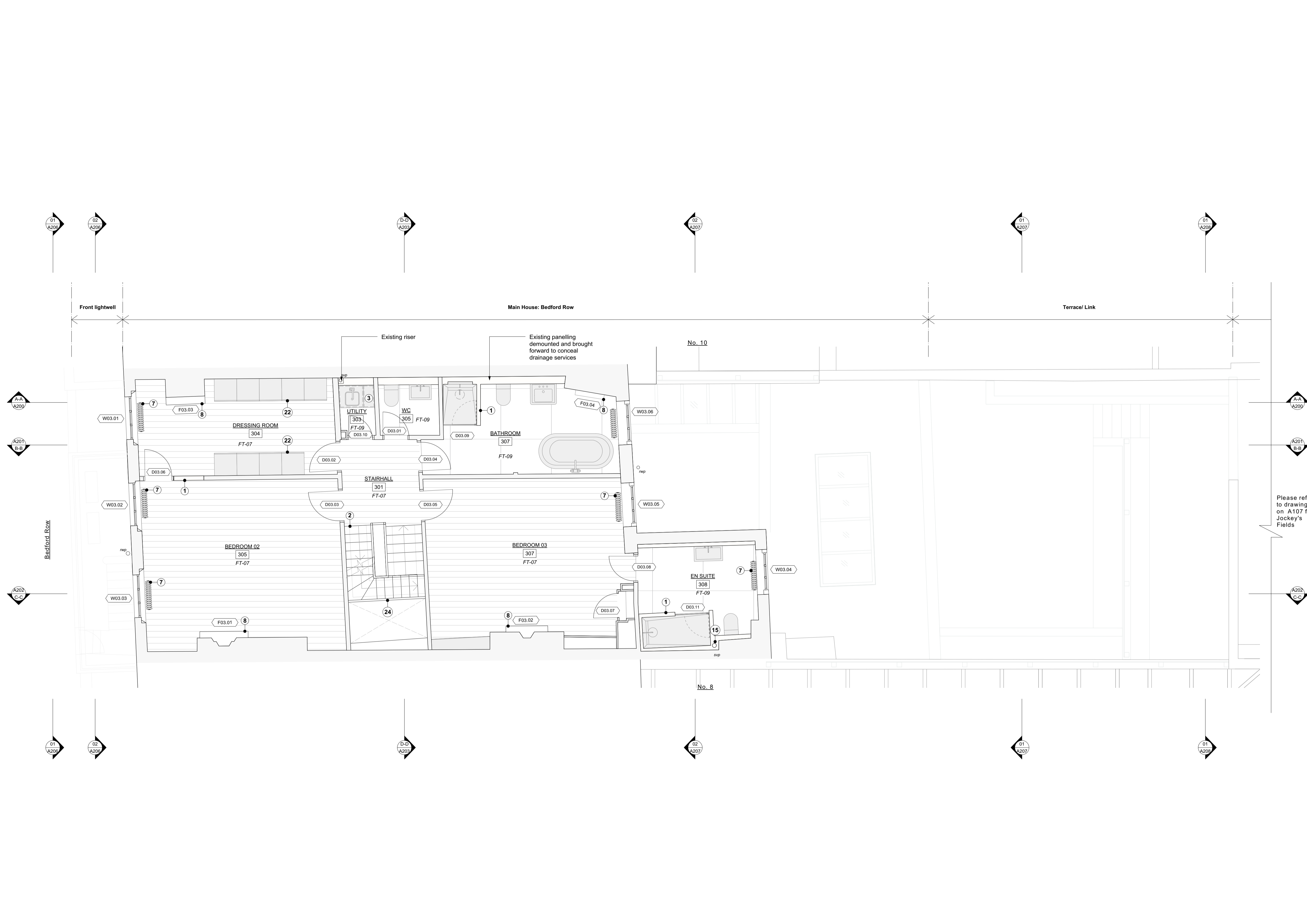
DRAWING TITLE	
Proposed General Arrangement Second Floor	
DRAWN BY	CHECKED BY
IM	CE
DRAWING STATUS	PROJECT NO.
Planning	QA220

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

DRAWING NO. **A103** REV. **A**



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Please refer to drawing 2 on A107 for Jockey's Fields

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure

OFFICE
104

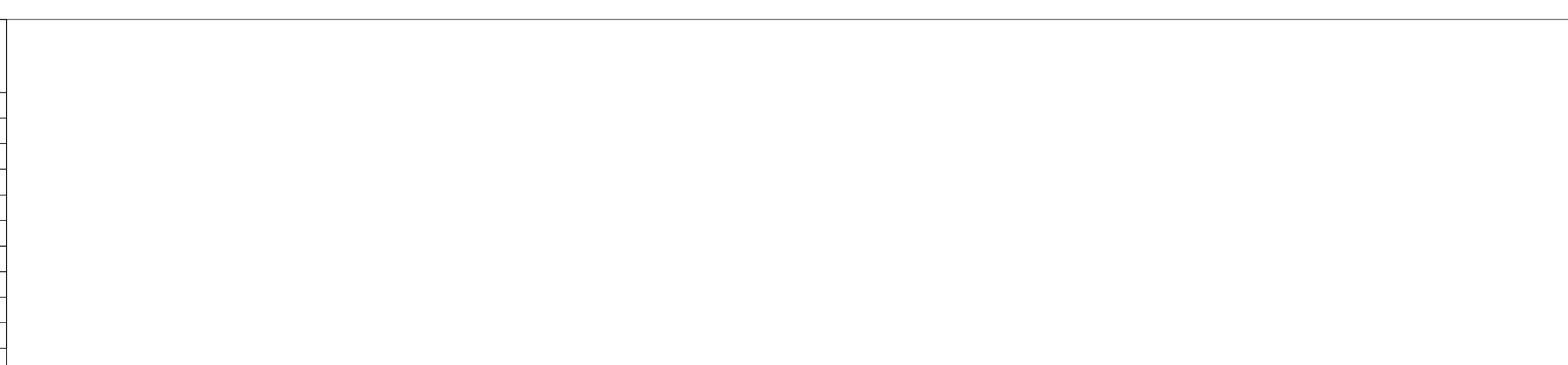
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3 M

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

9 Bedford Row

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



DRAWING TITLE Proposed General Arrangement Third Floor	
DRAWN BY IM	CHECKED BY CE
DRAWING STATUS Planning	

Quinn Architects

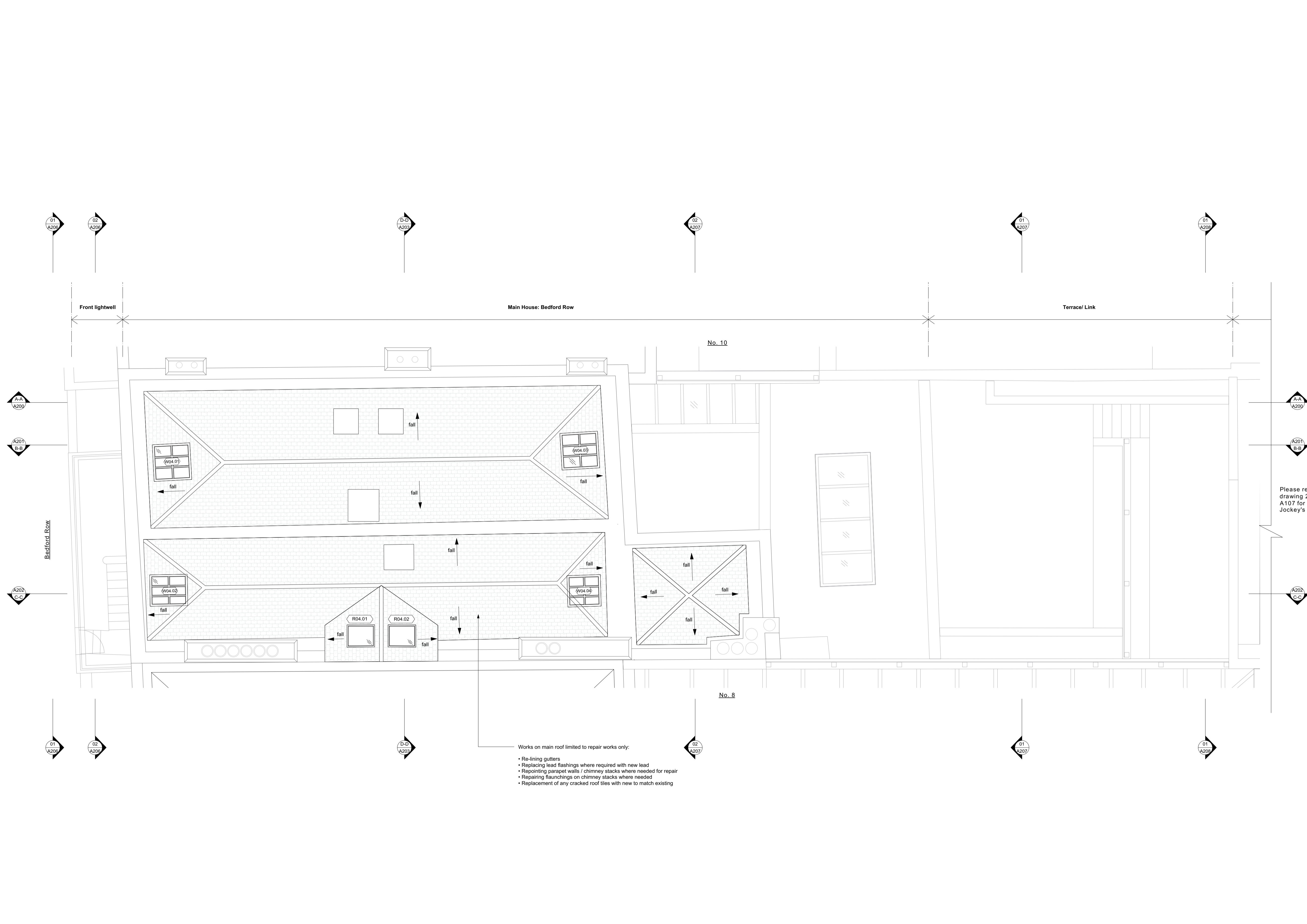
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A104

REV
A



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwood oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure

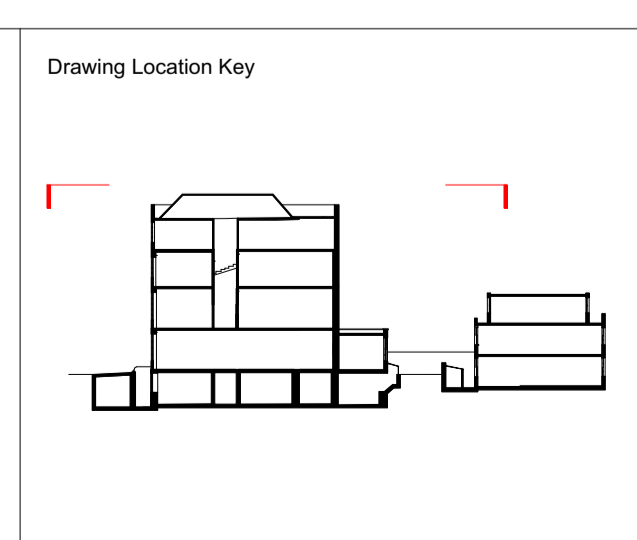
OFFICE
104

WXX.XX Window code
DXX.XX Door code
FX.XX Fireplace code
Vaulted ceiling

0 1 2 3M

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning



DRAWING TITLE
Proposed General Arrangement Roof Level

DRAWN BY IM
CHECKED BY CE

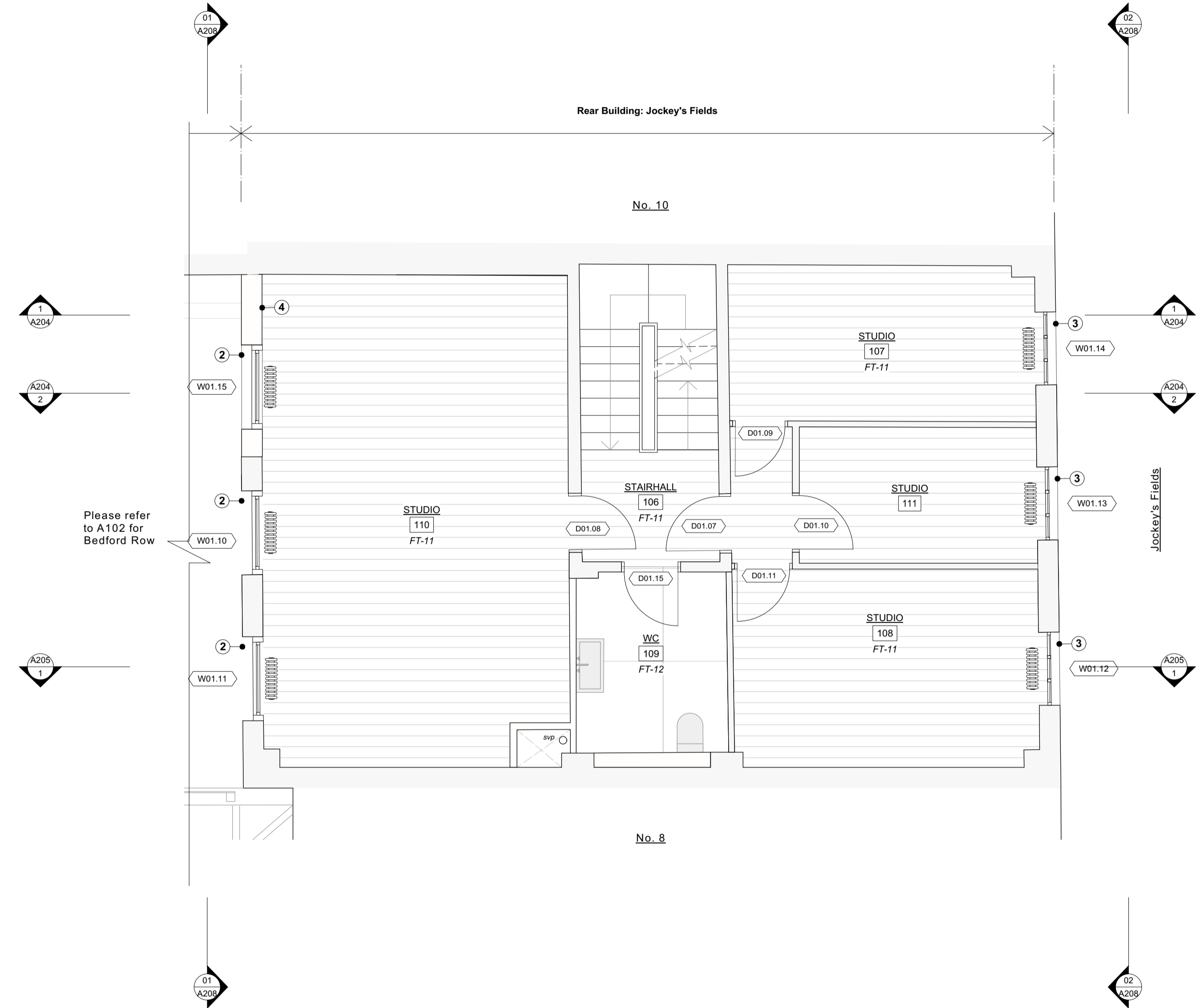
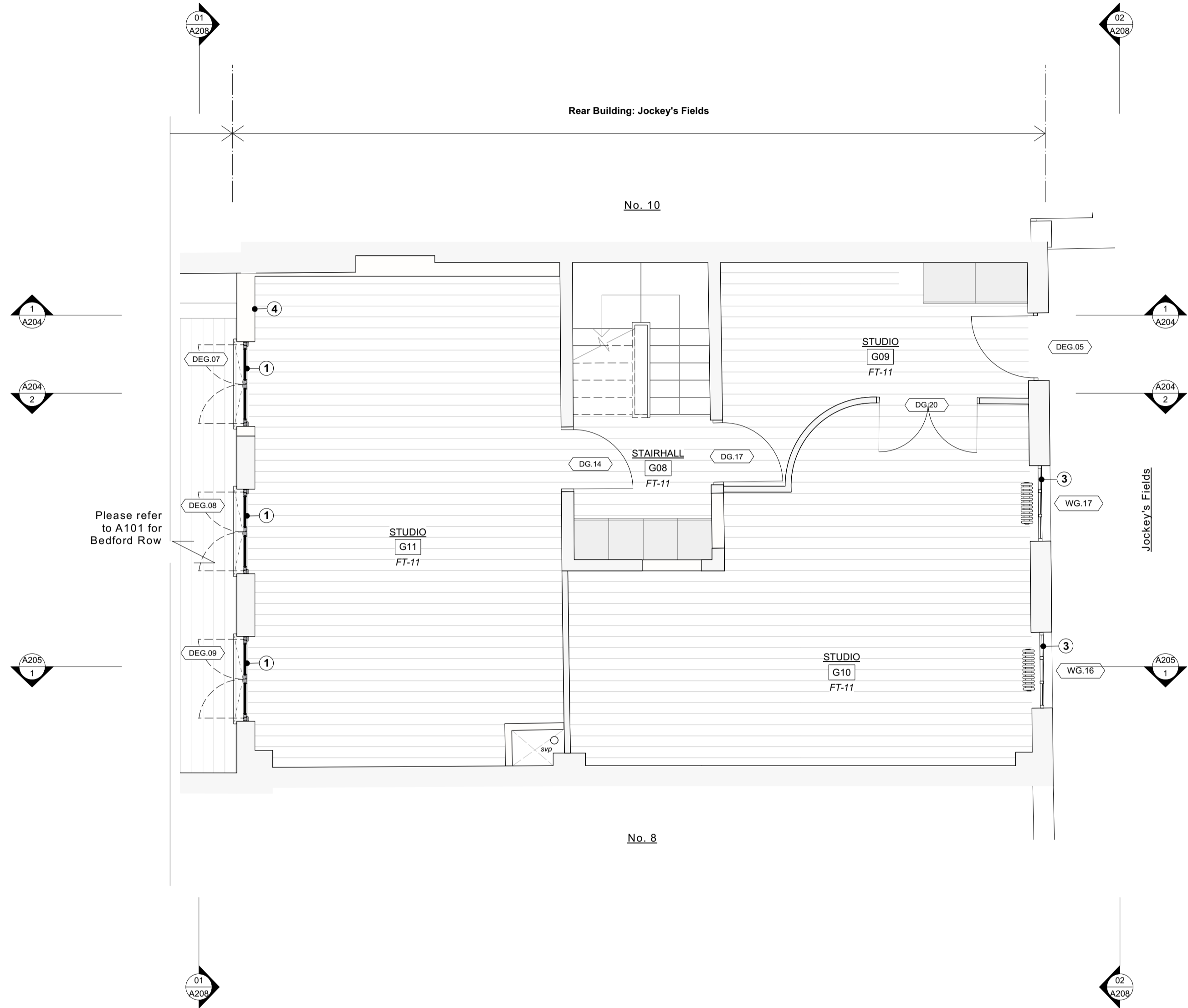
DRAWING STATUS
Planning

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO. **QA220**
DRAWING NO. **A105**
REV. **A**

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



1 Jockey's Fields Ground Floor Plan - Proposed
Scale: 1:50

2 Jockey's Fields First Floor Plan - Proposed
Scale: 1:50

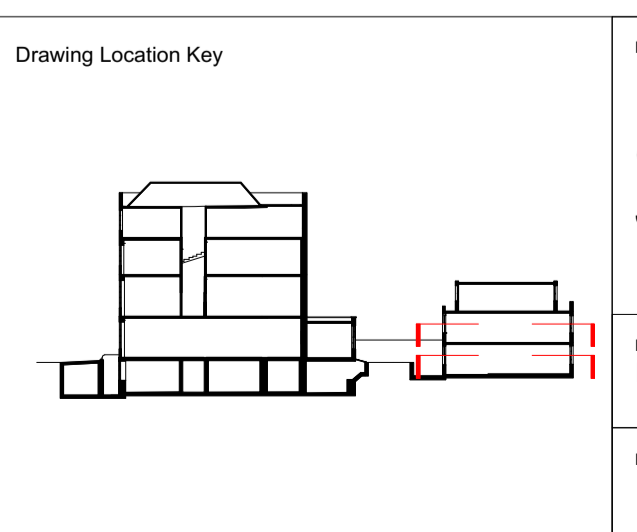
REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

Drawing Key:		OFFICE	Room name and code
	Existing structure or earth	104	
	Existing structure demolished	WXXX	Window code
	Existing fitting removed	DXXX	Door code
	New structure	FXXXX	Fireplace code
		V	Vaulted ceiling

Generally
Existing brickwork to be locally re-pointed and repaired where required.
Window boxes, architraves and shutters to be repaired locally where required and redecorated.
New mechanical, electrical and plumbing services installed throughout.
New skirtings and comices throughout
Water Mist system installed throughout for fire safety
Local repairs undertaken to roof and flashings.

Proposed Flooring Types
FT-11: New hard finishes for office use
FT-12: Tiled finishes for bathroom

Proposed Notes
1 New metal frame glazed double door
2 New metal frame casement window
3 Existing window refurbished
4 Cavity masonry wall infilled following demolition of outtrigger. Facing brick to match existing.



DRAWING TITLE	
Proposed General Arrangement Ground Floor and First Floor Jockey's Fields	
DRAWN BY IM	CHECKED BY CE
DRAWING STATUS Planning	

Quinn Architects
 Rochelle School Arnold Circus London E2 7ES
 +44 (0)20 7613 3843 www.quinnuk.com

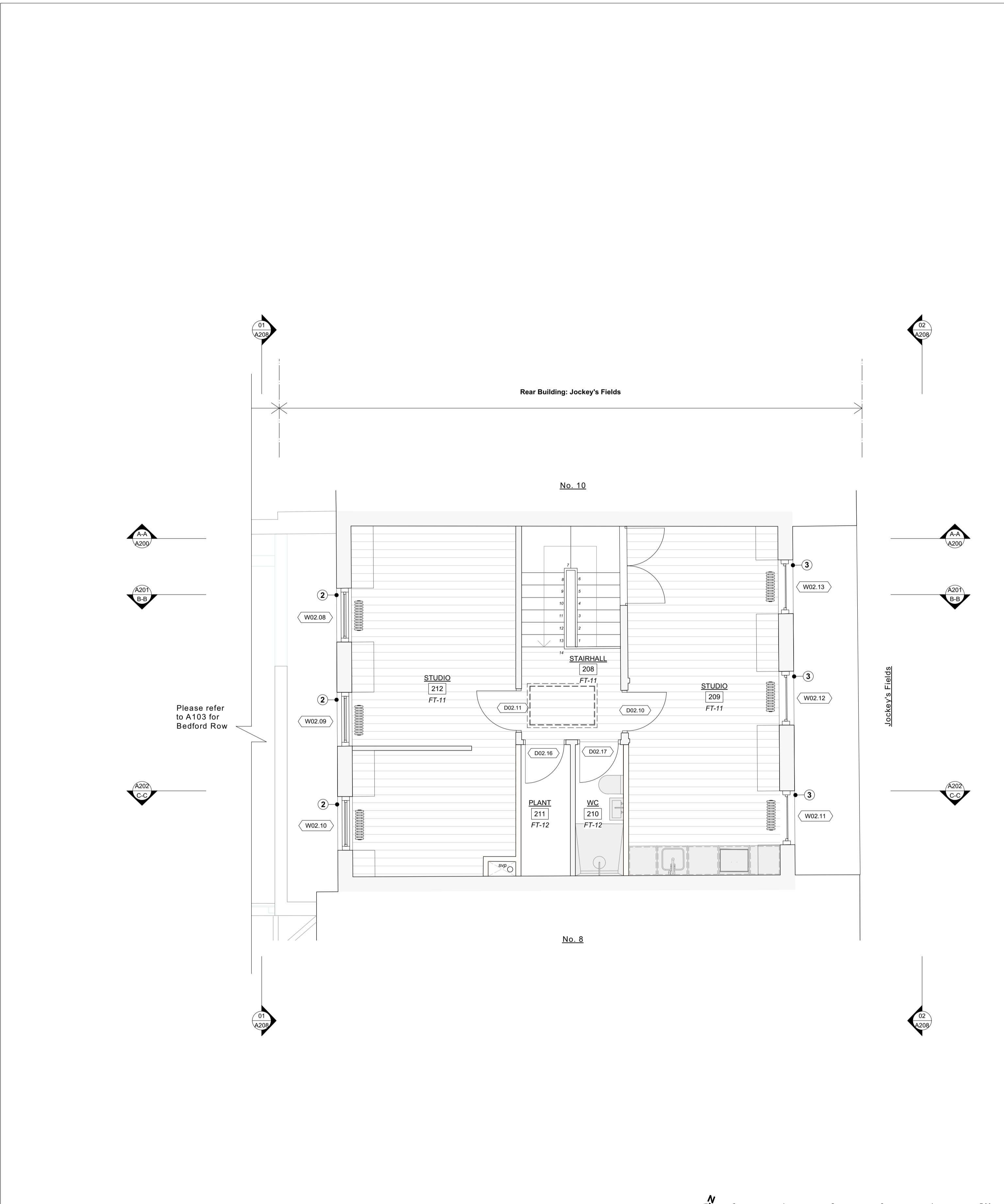
SCALE
1:50 @ A1 / 1:100 @ A3

PROJECT NO.
QA220

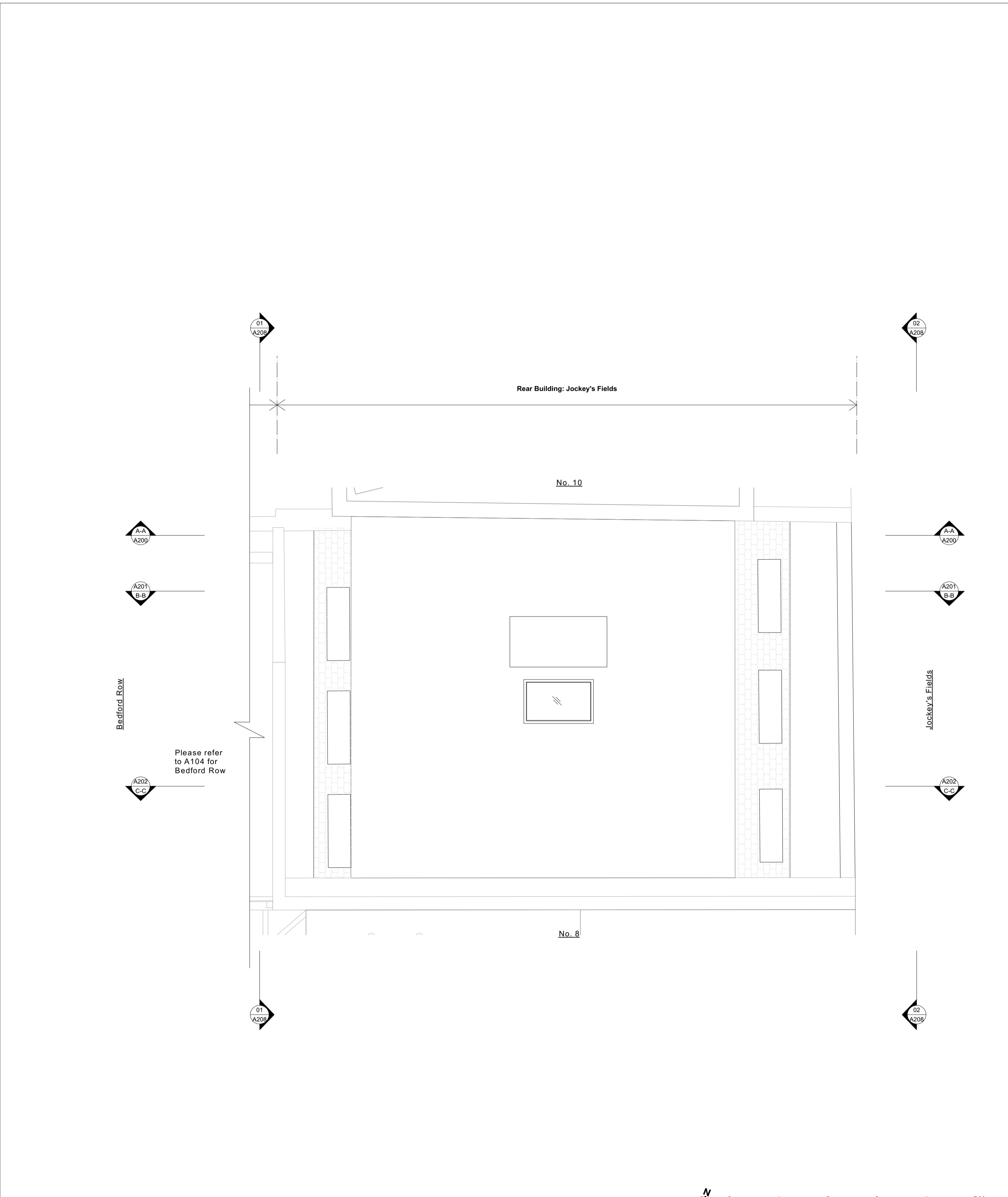
DRAWING NO.
A106

REV
A

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



1 Jockey's Fields Second Floor Plan - Proposed
Scale: 1:50



2 Jockey's Fields Roof Plan - Proposed
Scale: 1:50

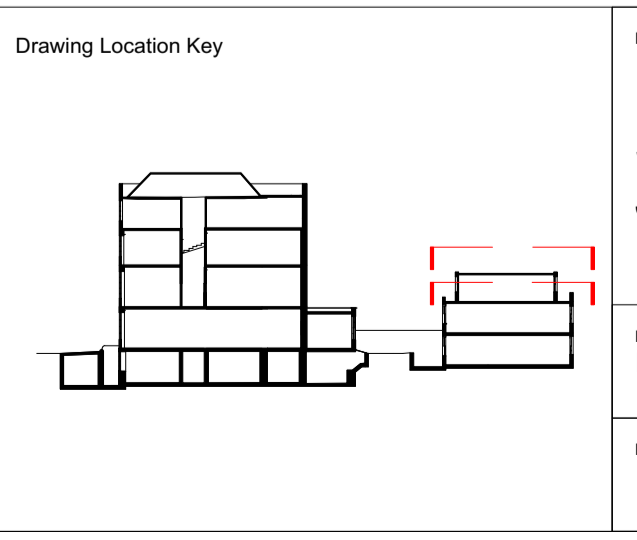
9 Bedford Row	REV	DATE	DESCRIPTION
	A	28.07.23	Planning
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING			

Drawing Key:		OFFICE	Room name and code
	Existing structure or earth	104	
	Existing structure demolished	WXXX	Window code
	Existing fitting removed	DXXX	Door code
	New structure	FXXX	Fireplace code
		V	Vaulted ceiling

Generally
Existing brickwork to be locally re-pointed and repaired where required.
Window boxes, architraves and shutters to be repaired locally where required and redecorated.
New mechanical, electrical and plumbing services installed throughout.
New skirtings and cornices throughout
Water Mist system installed throughout for fire safety
Local repairs undertaken to roof and flashings.

Proposed Flooring Types
FT-11: New hard finishes for office use
FT-12: Tiled finishes for bathroom

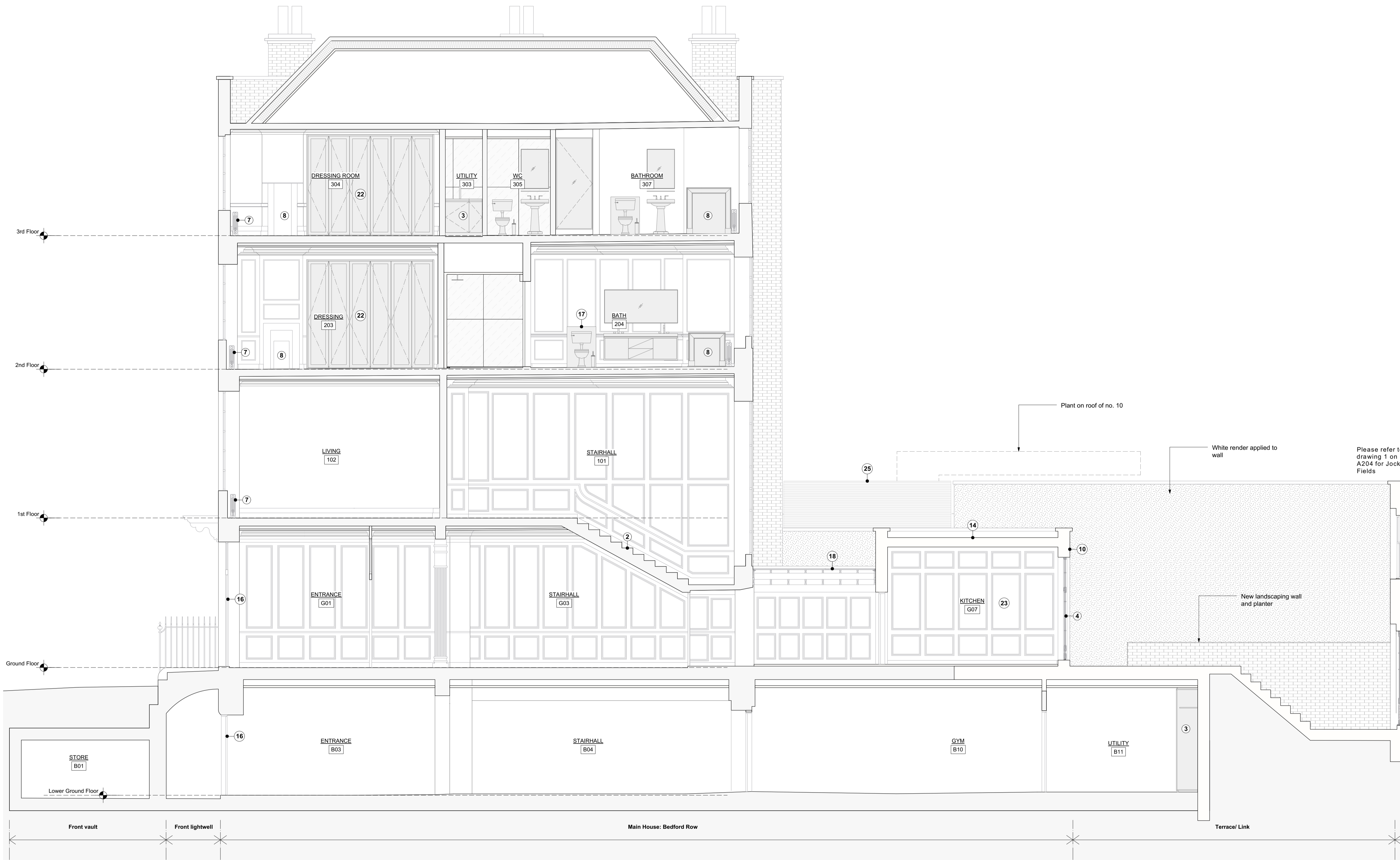
Proposed Notes
1 New metal frame glazed double door
2 New metal frame casement window
3 Existing window refurbished
4 Cavity masonry wall infilled following demolition of outtrigger. Facing brick to match existing.



DRAWING TITLE	
Proposed General Arrangement Second Floor and Roof Plan Jockey's Fields	
DRAWN BY	CHECKED BY
IM	CE
DRAWING STATUS	PROJECT NO.
Planning	QA220

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

SCALE	REV
1:50 @ A1 / 1:100 @ A3	A



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

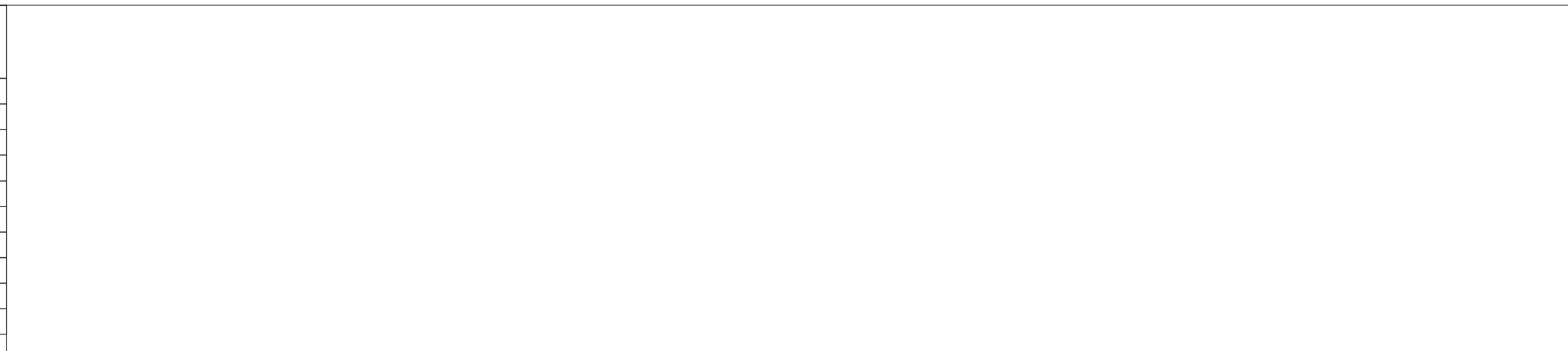
Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3 4 M

1 Section AA - Proposed
A200 Scale: 1:50

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning



DRAWING TITLE
Proposed General Arrangement Section AA

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A200

REV
A

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



Please refer to drawing 2 on A204 for remainder of section

Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety
- All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3 4 M

1 Section BB - Proposed
A201 Scale: 1:50

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

9 Bedford Row

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Drawing Location Key

DRAWING TITLE
Proposed General Arrangement
Section BB

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A201

REV.
A



Please refer to drawing 1 on A205 for remainder of section

Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety
- All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

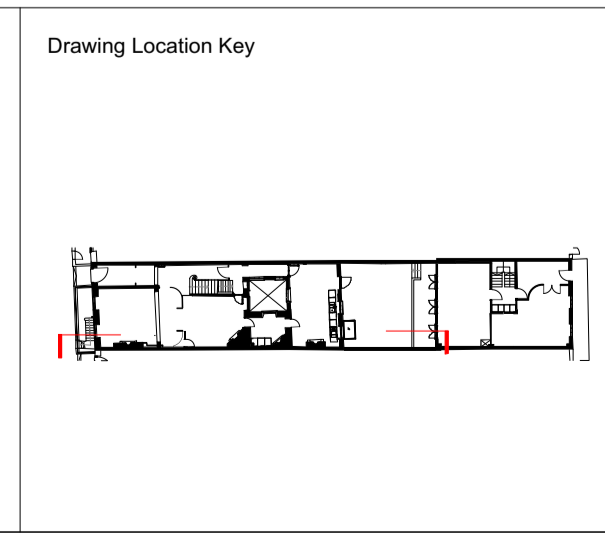
- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

0 1 2 3 4 M

1 Section CC - Proposed
A202 Scale: 1:50

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning



DRAWING TITLE	
Proposed General Arrangement Section CC	
DRAWN BY	CHECKED BY
IM	CE
DRAWING STATUS	PROJECT NO.
Planning	QA220

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

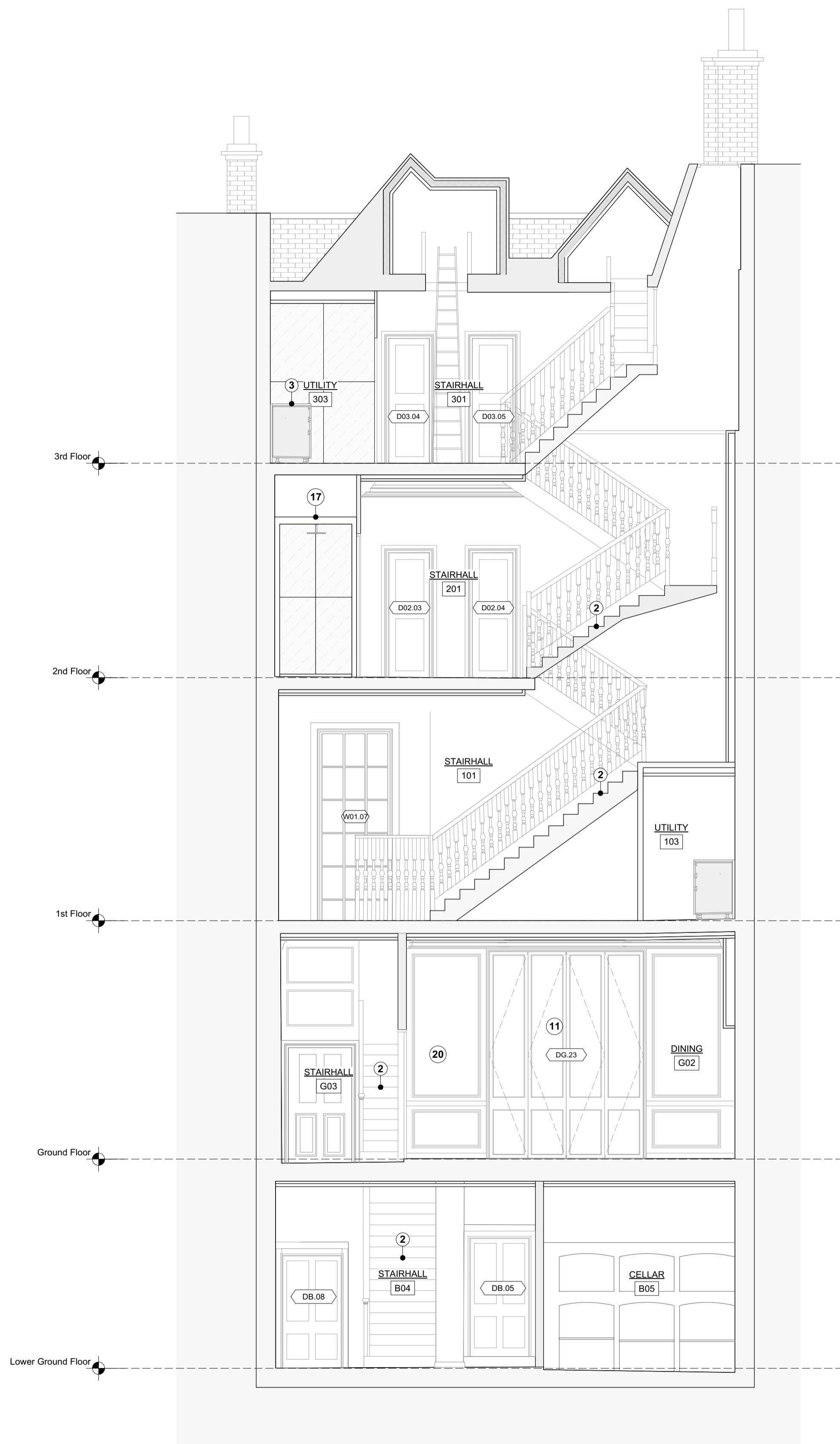
SCALE
1:50 @ A1 / 1:100 @ A3

PROJECT NO. QA220

DRAWING NO. A202

REV. A

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING



Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

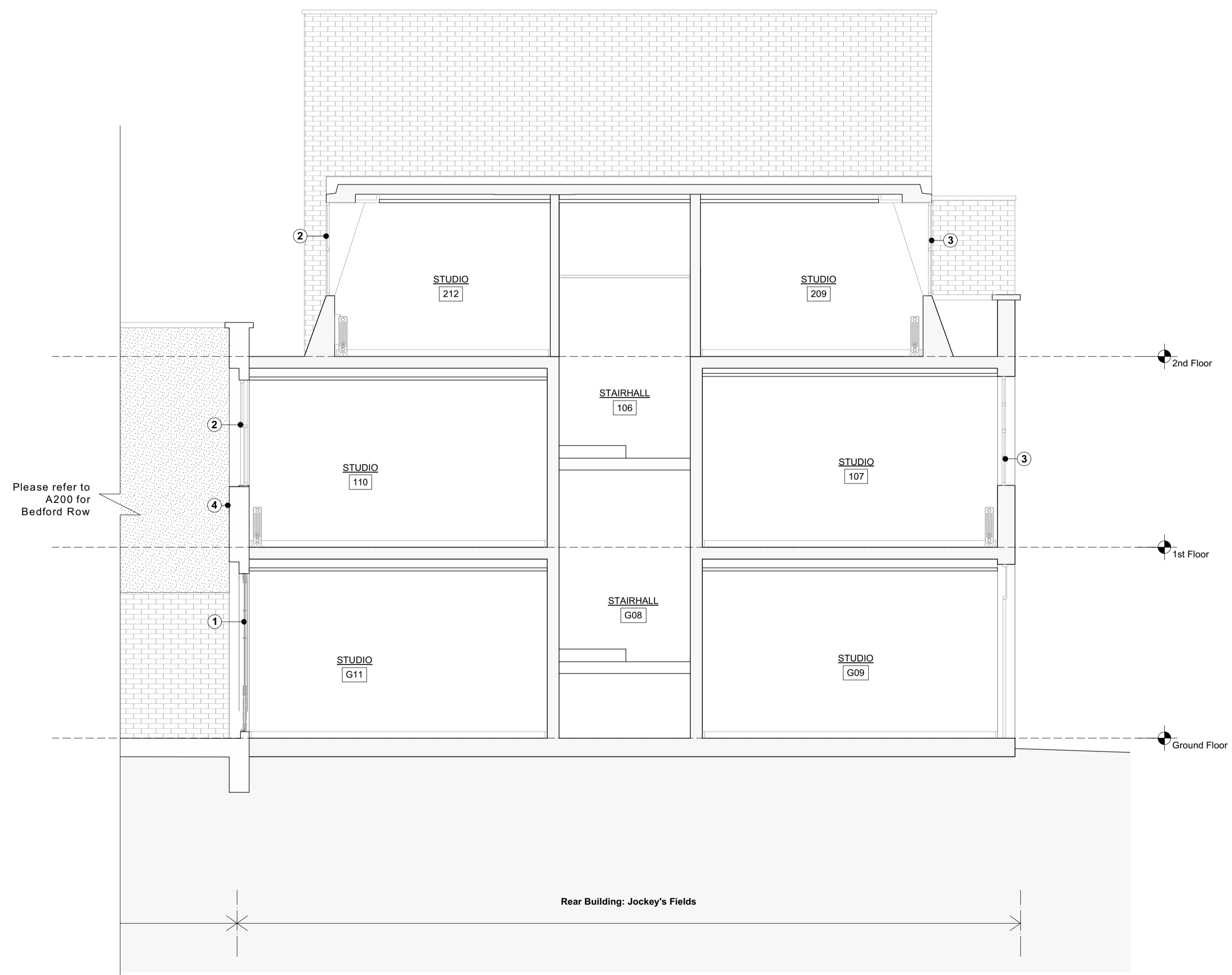
- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104 Room name and code
- WXX.XX Window code
- DXX.XX Door code
- FX.XX Fireplace code
- Vaulted ceiling

0 1 2 3 4 M

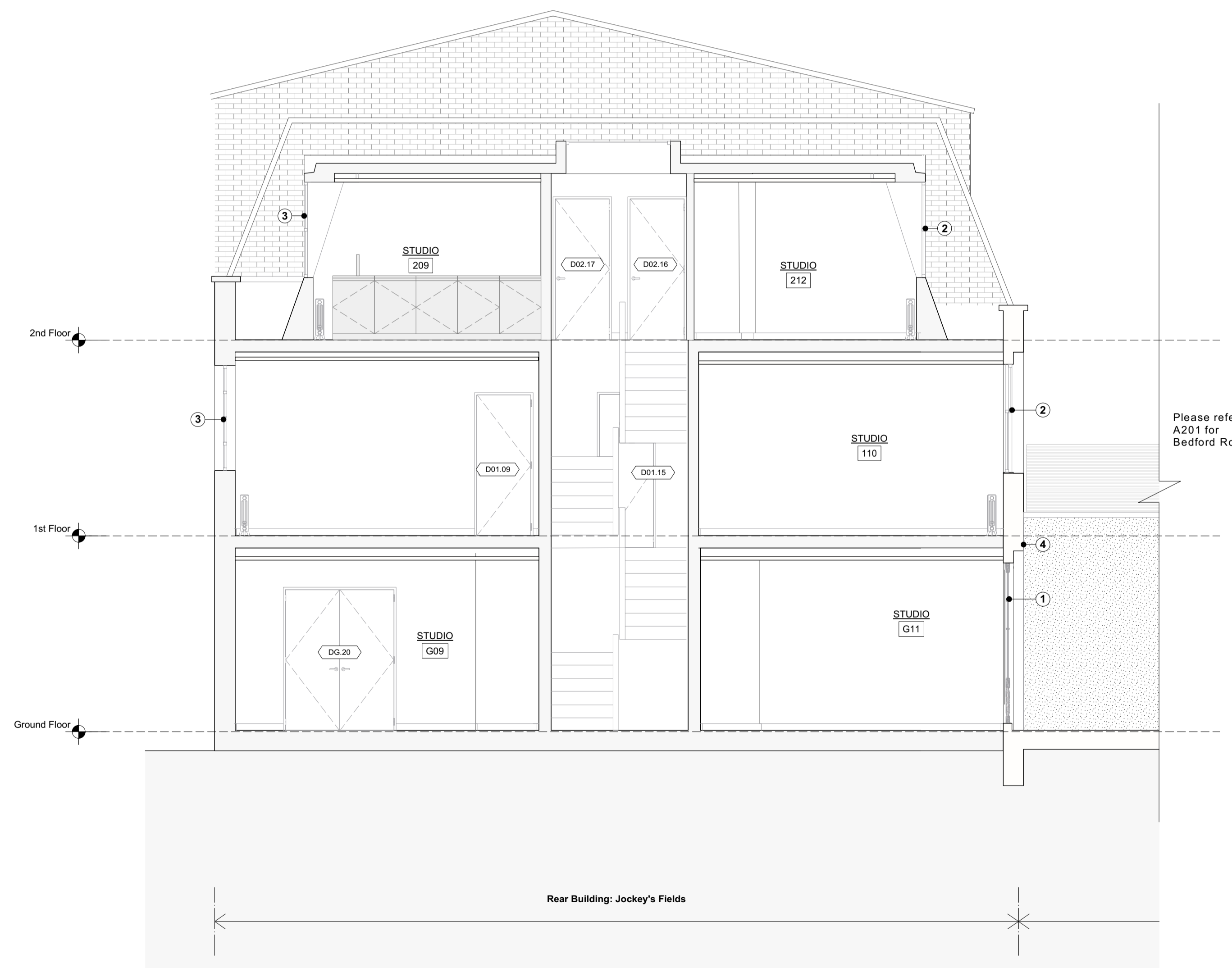
1 Section DD - Proposed
A203 Scale: 1:50

9 Bedford Row	REV	DATE (dd.mm.yy)	DESCRIPTION	Drawing Location Key	DRAWING TITLE Proposed General Arrangement Section DD	DRAWN BY IM	CHECKED BY CE	SCALE 1:50 @ A1 / 1:100 @ A3
	A	28.07.23	Planning					
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING					PROJECT NO. QA220	DRAWING NO. A203	REV. A	
								DRAWING STATUS Planning

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com



1 Section AA - Proposed
Scale: 1:50



1 Section BB - Proposed
Scale: 1:50

9 Bedford Row

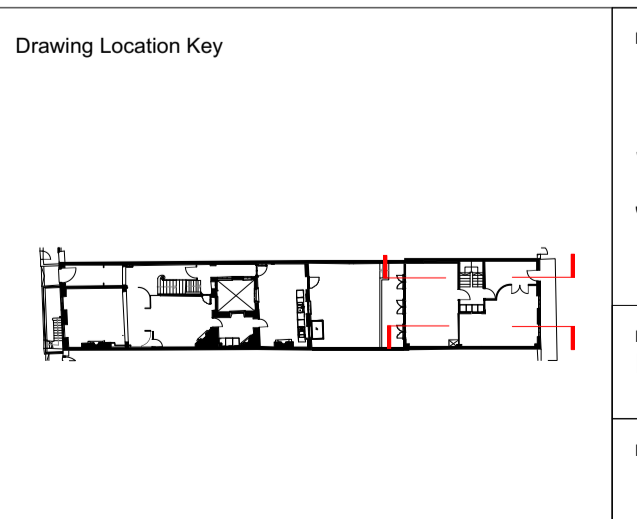
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

Drawing Key:		Generally	
	Existing structure or earth	OFFICE [104]	Room name and code
	Existing structure demolished	WXXX	Window code
	Existing fitting removed	DXXX	Door code
	New structure	FXXXX	Fireplace code
		VXXX	Vaulted ceiling

- Generally**
- Existing brickwork to be locally re-pointed and repaired where required.
 - Window boxes, architraves and shutters to be repaired locally where required and redecorated.
 - New mechanical, electrical and plumbing services installed throughout.
 - New skirtings and comices throughout
 - Water Mist system installed throughout for fire safety
 - Local repairs undertaken to roof and flashings.

- Proposed Flooring Types**
- FT-11: New hard finishes for office use
 - FT-12: Tiled finishes for bathroom
- Proposed Notes**
- New metal frame glazed double door
 - New metal frame casement window
 - Existing window refurbished
 - Cavity masonry wall infilled following demolition of outtrigger. Facing brick to match existing.



DRAWING TITLE	
Proposed General Arrangement Section AA & Section BB Jockey's Fields	
DRAWN BY IM	CHECKED BY CE
DRAWING STATUS Planning	PROJECT NO. QA220

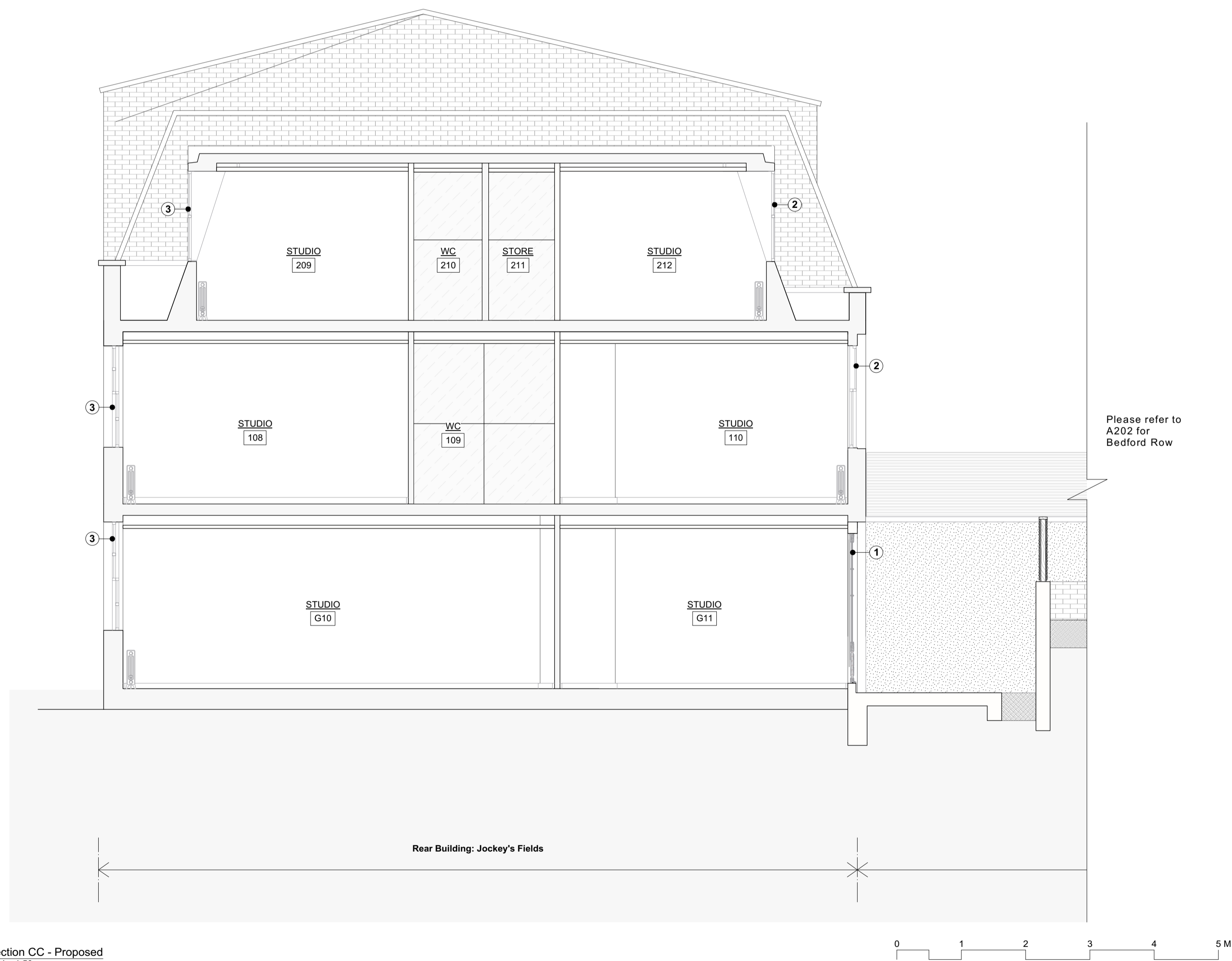
Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

DRAWING NO.
A204

REV
A



2 Section CC - Proposed
A205 Scale: 1:50

9 Bedford Row

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

Drawing Key:		Room name and code
	Existing structure or earth	OFFICE [104]
	Existing structure demolished	Window code [WXXX]
	Existing fitting removed	Door code [DXXX]
	New structure	Fireplace code [FXXX]
		Vaulted ceiling [VXXX]

Generally

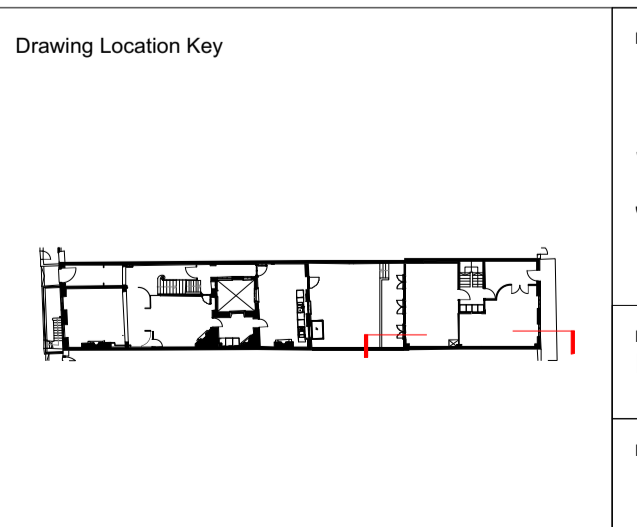
- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- New skirtings and cornices throughout
- Water Mist system installed throughout for fire safety
- Local repairs undertaken to roof and flashings.

Proposed Flooring Types

- FT-11: New hard finishes for office use
- FT-12: Tiled finishes for bathroom

Proposed Notes

- New metal frame glazed double door
- New metal frame casement window
- Existing window refurbished
- Cavity masonry wall infilled following demolition of outtrigger. Facing brick to match existing.



DRAWING TITLE
**Proposed General Arrangement
Section CC
Jockey's Fields**

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A205

REV
A



1 West Elevation - Proposed
Scale: 1:50



2 West Elevation through front lightwell - Proposed
Scale: 1:50

Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104
- Room name and code
- Window code
- Door code
- Fireplace code
- Vaulted ceiling

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

9 Bedford Row

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Drawing Location Key

DRAWING TITLE
**Proposed General Arrangement
West Elevation**

DRAWN BY
IM

CHECKED BY
CE

DRAWING STATUS
Planning

PROJECT NO.
QA220

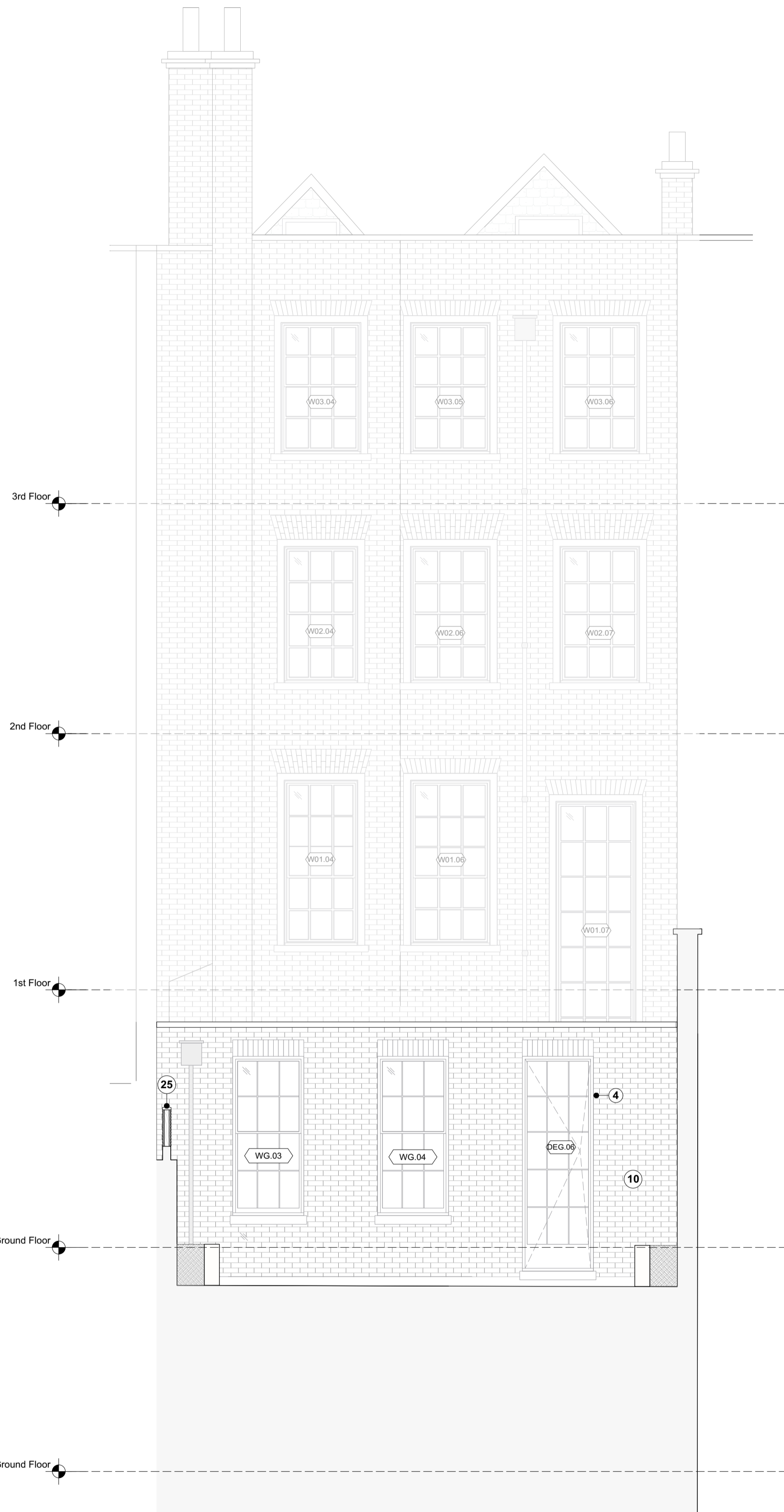
SCALE
1:50 @ A1 / 1:100 @ A3

DRAWING NO.
A206

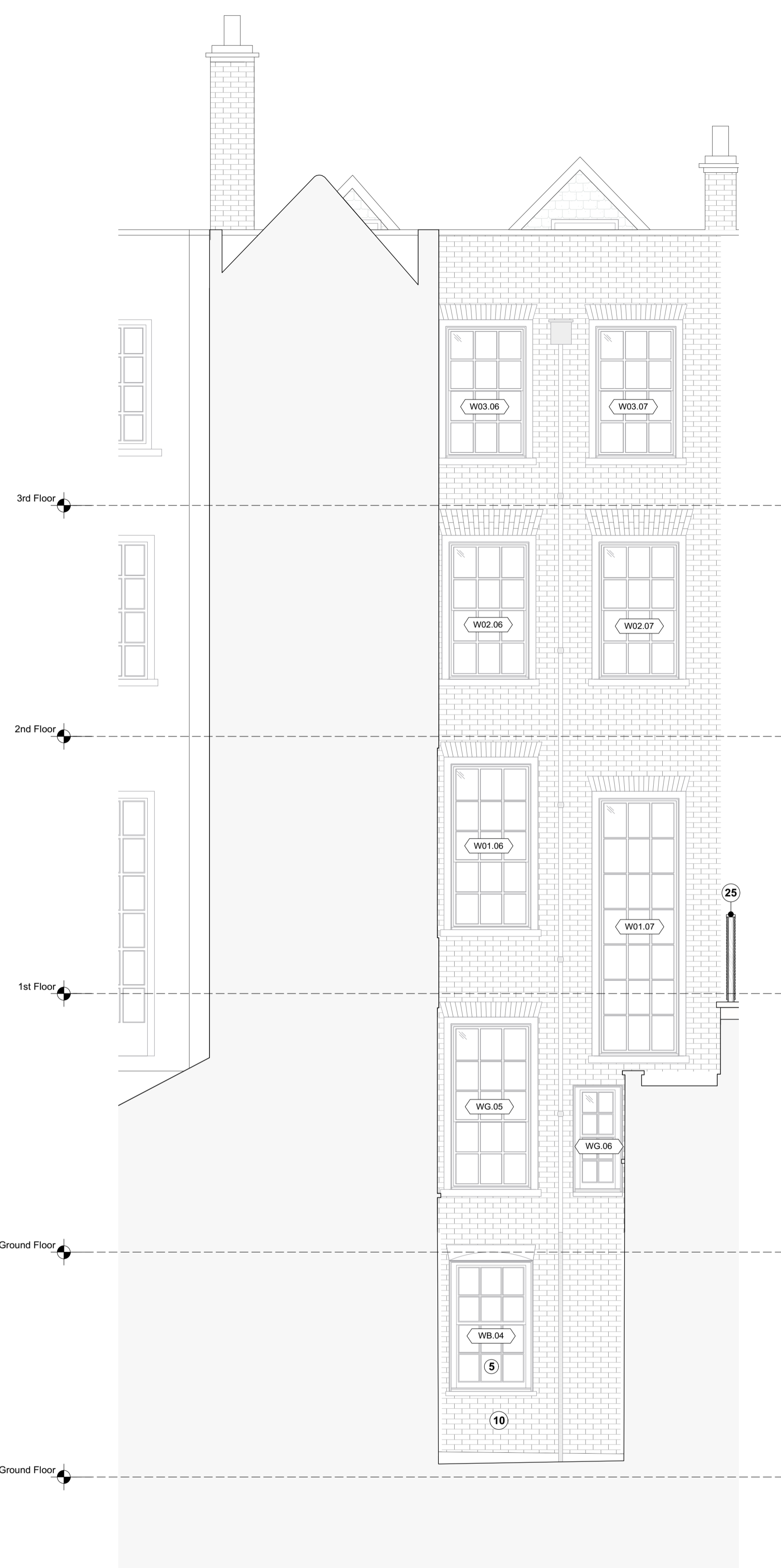
REV
A

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com



1 East Elevation - Proposed
Scale: 1:50



2 East Elevation through rear lightwell - Proposed
Scale: 1:50

Generally

- Existing brickwork to be locally re-pointed and repaired where required.
- Window boxes, architraves and shutters to be repaired locally where required and redecorated.
- New mechanical, electrical and plumbing services installed throughout.
- Joists to be inspected by structural engineer, and where required strengthened by doubling up of joists. Sound joists to be levelled with plywood wedges fixed to tops of joists.
- Where new skirtings are required, they are to be made to match existing profiles.
- Existing panelling and mouldings to be stripped of paint with poultice paint removal system, then locally repaired and decorated.
- Any new panelled partitions or mouldings are to match those adjacent and be carefully pieced in.
- Lath and plaster ceilings to be coated with specialist intumescent coating prior to redecoration.
- Water Mist system installed throughout for fire safety. All walls and ceilings to be redecorated. Plaster surfaces to be locally re-skimmed or repaired where required.
- Local repairs undertaken to roof and flashings.
- For internal doors please refer to submitted schedule.
- For fireplaces please refer to submitted schedule.

Proposed Flooring Types

- FT-01: Epoxy paint flooring over existing slab.
- FT-02a: Existing external stone slab pavers over existing slab.
- FT-02b: New external stone slab pavers over existing slab.
- FT-03: Timber plank flooring laid over existing slab.
- FT-04: Tiled finishes laid over existing slab with UFH.
- FT-05: Coir mat, over plywood and existing floor joists. Insulation fitted between joists.
- FT-06: Stone finishes over plywood and existing floor joists. Insulation fitted between joists.
- FT-07: Timber floorboards, over existing floor joists. Insulation fitted between joists. Existing floorboards to be retained where possible. Reclaimed boards used locally to match existing.
- FT-08: New external stone slab pavers over new slab.
- FT-09: Stone finishes over electric underfloor heating, over plywood and levelled floor joists. Insulation fitted between joists.
- FT-10: Composite timber decking on pedestals over new waterproofing and screed.

Proposed Notes

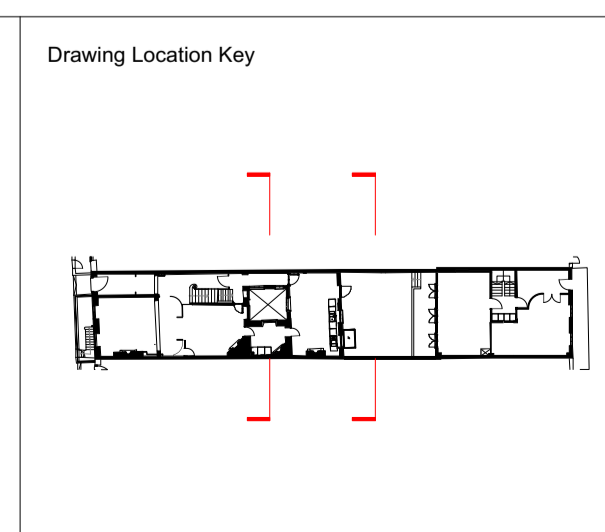
- New partition wall.
- Remove carpet and repair stair locally where necessary. Refinish with clear hardwax oil.
- Proposed built in joinery.
- Glazed timber door. Refer to schedule for detail.
- Timber sash window to emulate existing. Refer to schedule for detail.
- Existing stone stair repaired locally where necessary. Existing metal railing refurbished and painted.
- Column radiator, freestanding. Non-original radiator boxes removed.
- Existing surround and hearth refurbished. Refer to schedule for detail.
- Masonry infill in matching brick, bond and pointing. New brick toothed into existing.
- Masonry wall in matching brick, bond and pointing. New brick toothed into existing.
- Bifold panelled door.
- Walk on roof light
- Service riser
- Sedum roof
- SVP connected to in-line slate vent, colour to match roof tiles
- Front door refurbished and ironmongery replaced.
- Shower and WC enclosure tiled and bonded to plywood and spaced away from the wall panelling with battens.
- Glazed roof over link.
- Metal framed rooflight over kitchen.
- Partition and lining emulating existing curve to complete, apsidal plan form of room.
- Freestanding kitchen units.
- Joinery scribed around existing panelling.
- Existing panelling relocated to northern wall of kitchen.
- Staircase leading to loft level
- Trellis clad with hit and miss timber

Drawing Key:

- Existing structure or earth
- Existing structure demolished
- Existing fitting removed
- New structure
- OFFICE 104 Room name and code
- WXX.XX Window code
- DXX.XX Door code
- FX.XX Fireplace code
- Vaulted ceiling

0 1 2 3 4 M

9 Bedford Row	REV	DATE	DESCRIPTION
	A	28.07.23	Planning
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING			

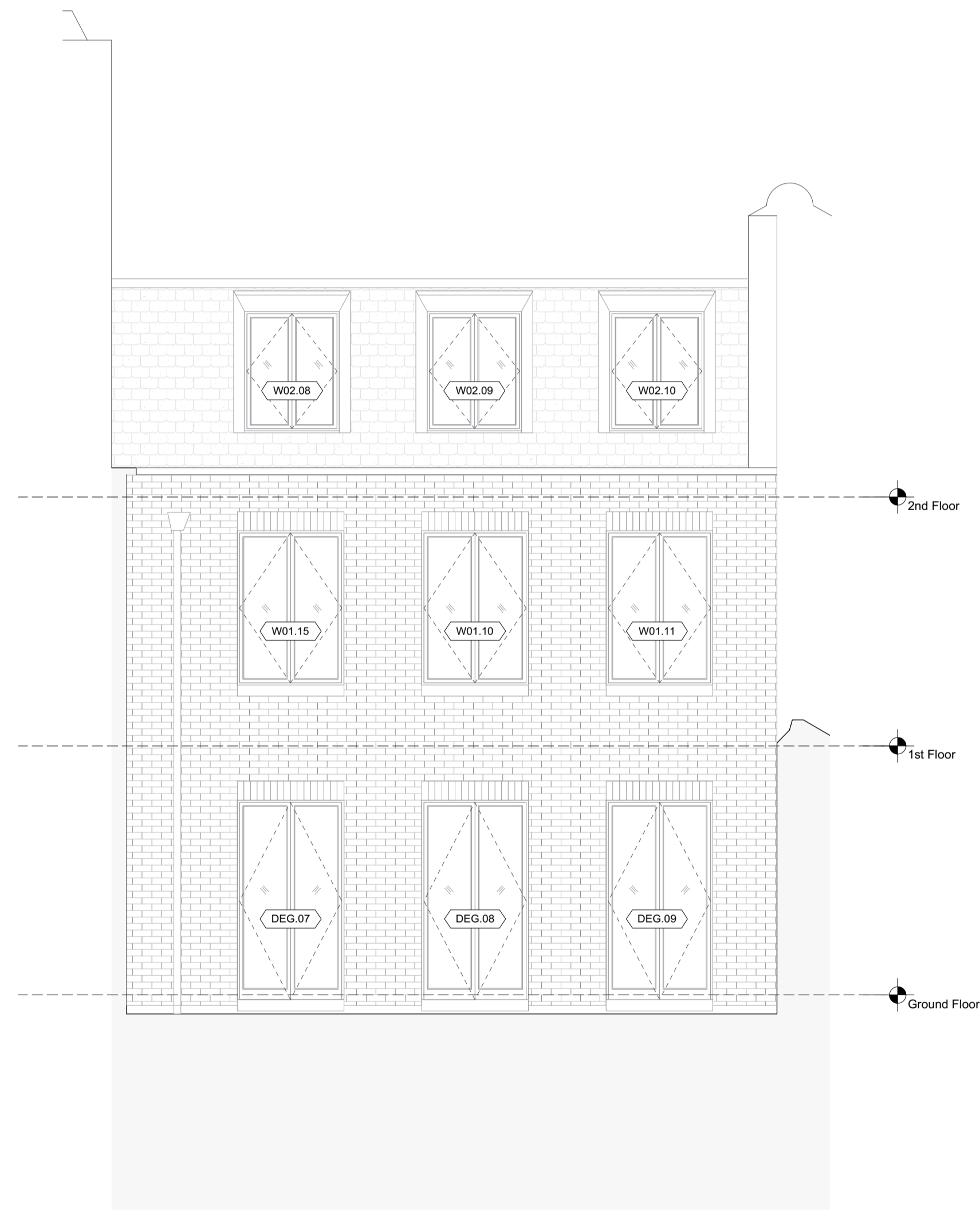


DRAWING TITLE	
Proposed General Arrangement East Elevation	
DRAWN BY	CHECKED BY
IM	CE
DRAWING STATUS	PROJECT NO.
Planning	QA220

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

SCALE	REV
1:50 @ A1 / 1:100 @ A3	A
DRAWING NO.	PROJECT NO.
A207	QA220



1 Jockey's Field West Elevation
Scale: 1:50



2 Jockey's Field East Elevation
Scale: 1:50

9 Bedford Row

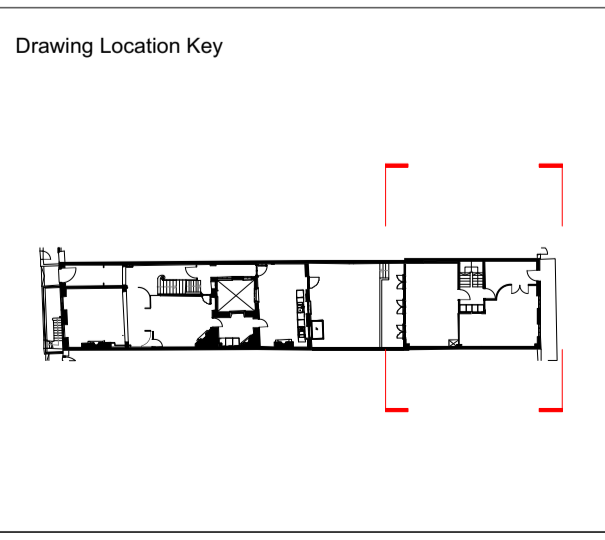
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

REV	DATE (dd.mm.yy)	DESCRIPTION
A	28.07.23	Planning

Drawing Key:		OFFICE	Room name and code
	Existing structure or earth	[104]	
	Existing structure demolished	<WXXX>	Window code
	Existing fitting removed	<DXXX>	Door code
	New structure	<DXXX>	Fireplace code
		<XXXX>	Vaulted ceiling

- Generally**
- Existing brickwork to be locally re-pointed and repaired where required.
 - Window boxes, architraves and shutters to be repaired locally where required and redecorated.
 - New mechanical, electrical and plumbing services installed throughout.
 - New skirtings and comices throughout
 - Water Mist system installed throughout for fire safety
 - Local repairs undertaken to roof and flashings.

- Proposed Flooring Types**
- FT-11: New hard finishes for office use
 - FT-12: Tiled finishes for bathroom
- Proposed Notes**
- New metal frame glazed double door
 - New metal frame casement window
 - Existing window refurbished
 - Cavity masonry wall infilled following demolition of outrigger. Facing brick to match existing.



DRAWING TITLE	
Proposed General Arrangement East & West Elevation Jockey's Fields	
DRAWN BY IM	CHECKED BY CE
DRAWING STATUS Planning	

Quinn Architects

Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

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

PROJECT NO.
QA220

DRAWING NO.
A208

REV.
A