

GENERAL NOTES


- 1.Existing brickwork to be repaired and repointed throughout
- 2.Retain and refurbish all window boxes architraves and shutters
- 3.All original skirtings to be removed, refurbished and reinstated. Where new skirtings are proposed, refer to drawing approved scheme drawing A6900
- 4.All cornices to be refurbished and repaired where necessary. Where new cornices are proposed refer to approved scheme drawing A6900
- 5.All existing walls and ceilings to be locally re-skimmed and painted as required
- 6.Where new partitions are shown, existing skirtings/cornice to be match existing profile to be carefully pieced in.

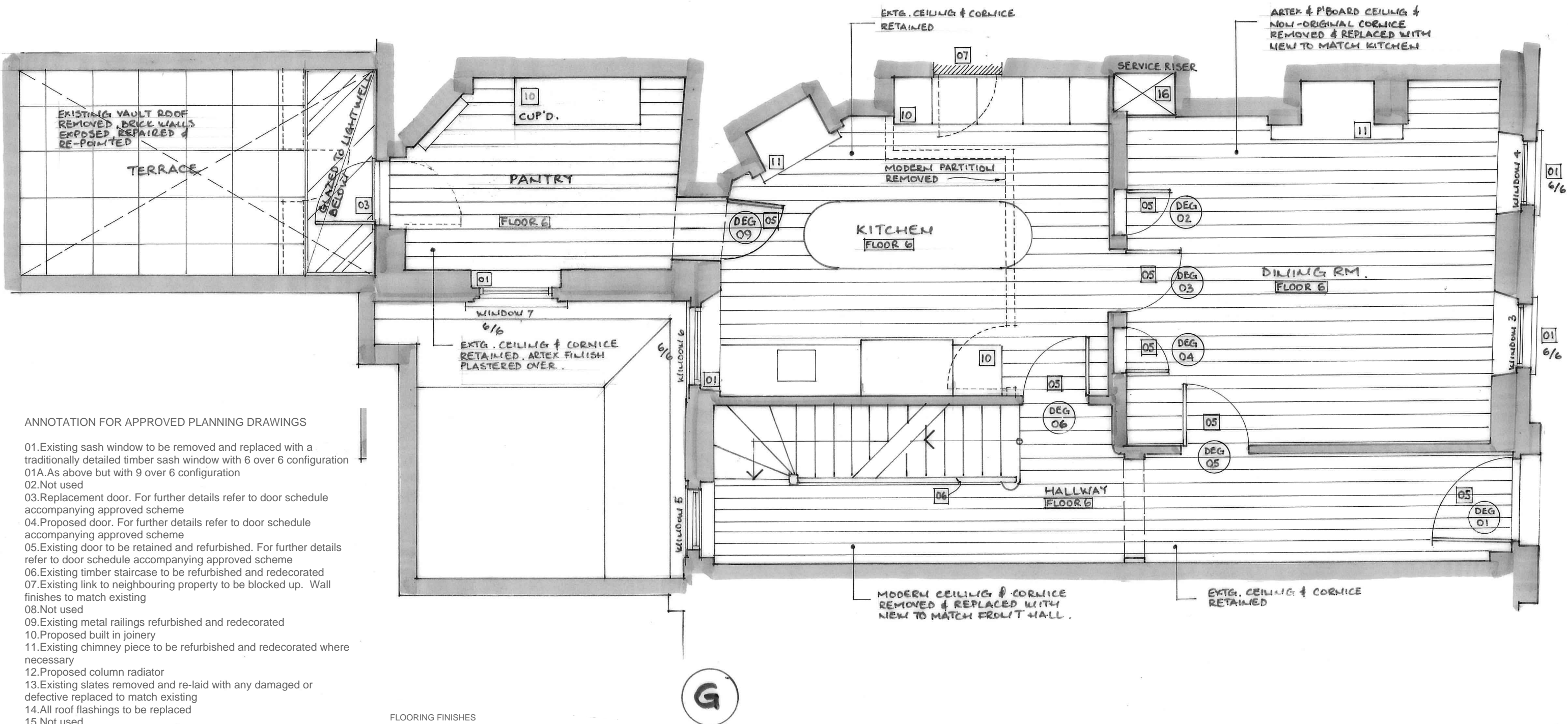
FLOORING FINISHES

- FLOOR 1: Specified floor finish over water fed floor heating over existing slab
- FLOOR 2: Specified floor finish over electric floor heating over existing slab
- FLOOR 3: Specified floor finish on existing structural slab
- FLOOR 4: Specified floor finish on existing levelled floor joists. Insulation fitted between
- FLOOR 5: Specified floor finish on electric underfloor heating mat on ply over existing floorboards on levelled floor joists. Insulation fitted between
- FLOOR 6: Specified floor finish on existing levelled floor joists with wet underfloor heating trays and insulation fitted between

ANNOTATION FOR APPROVED PLANNING DRAWINGS

- 01.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 6 over 6 configuration
- 01A.As above but with 9 over 6 configuration
- 03.Replacement door. For further details refer to door schedule accompanying approved scheme
- 04.Proposed door. For further details refer to door schedule accompanying approved scheme
- 05.Existing door to be retained and refurbished. For further details refer to door schedule accompanying approved scheme
- 06.Existing timber staircase to be refurbished and redecorated
- 07.Existing link to neighbouring property to be blocked up. Wall finishes to match existing
- 09.Existing metal railings refurbished and redecorated
- 10.Proposed built in joinery
- 11.Existing chimney piece to be refurbished and redecorated where necessary
- 12.Proposed column radiator
- 13.Existing slates removed and re-laid with any damaged or defective replaced to match existing
- 14.All roof flashings to be replaced
- 16.Proposed service riser
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 21.Proposed chimney piece and hearth
- 22.Proposed shower tray over existing floorboards
- 23.Replacement partition wall
- 24.New partition wall
- 25.Proposed bi-folding frosted glass screen to window
- 26.Proposed dormer windows to match No.7
- 27.Existing roof tiles to be removed and re-laid, and defective tiles to be replaced to match existing
- 28.All roof flashings to be replaced
- 30.Rainwater pipes and gutters to be replaced with heritage cast iron fittings
- 31.Reinstatement of existing sash window in 6 over 6 configuration
- 32.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 3 over 3 configuration
- 33.New Conservation rooflight
- 38.New timber framed dormer windows with 3 over 3 configuration

DATE	REVISIONS	Copyright Reserved ©		
		BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN		
8 GREAT JAMES STREET LONDON WC1		OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002		
PROPOSED LOWER GROUND PLAN		SCALE 1:50 @A3	DATE 22.3.23	
		JOB NO. 2209	DRWG NO. PLO1	REV.



- ANNOTATION FOR APPROVED PLANNING DRAWINGS
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 - 37.Not used
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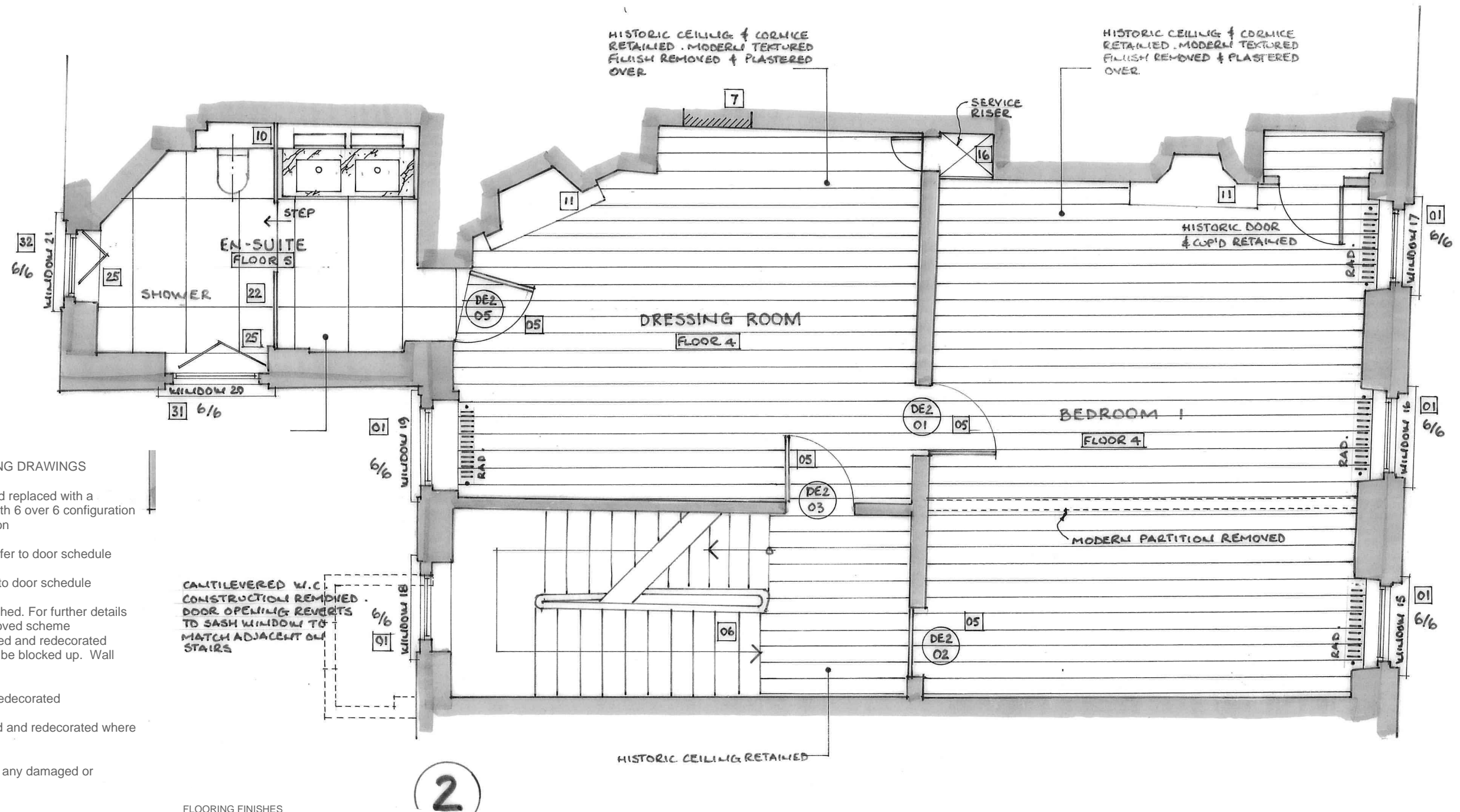
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30.8.2023	D	PANTRY DOOR RETAINED
22.8.2023	C	WC OMITTED FROM PANTRY AREA
11.4.2023	B	PANTRY /WC REVISED. ANNOTATION ADDED
6.3.2023	A	PANTRY /WC IN PLACE OF BREAKFAST RM.

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		BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN		
8 GREAT JAMES STREET LONDON WC1		OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002		
PROPOSED GROUND FLOOR PLAN		SCALE 1:50 @A3	DATE 20.12.22	
		JOB NO. 2209	DRWG NO. PLO2	REV. D



ANNOTATION FOR APPROVED PLANNING DRAWINGS

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30.8.2023 D REVISION NO. ADDED
25.8.2023 C BEDROOM 1 CUP'D & DOOR RETAINED
18.4.2023 A ANNOTATION ADDED

DATE

REVISIONS

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BAILEY LEWIS
ARCHITECTURE INTERIOR DESIGN

8 GREAT JAMES STREET
LONDON WC1

PROPOSED SECOND FLOOR PLAN

OTTER HUT, THE QUAY,
BURNHAM-ON-CROUCH, ESSEX CM0 8AX
TEL: 01621 782002 FAX: 01621 786002

SCALE
1:50
@ A3

DATE
20.12.22

JOB NO.
2209

DRWG NO.
PLO4

REV.
D

ANNOTATION FOR APPROVED PLANNING DRAWINGS

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34.Not Used
35.Not used
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37.Not used
38.New timber framed dormer windows with 3 over 3 configuration

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FLOORING FINISHES

FLOOR 1: Specified floor finish over water fed floor heating over existing slab

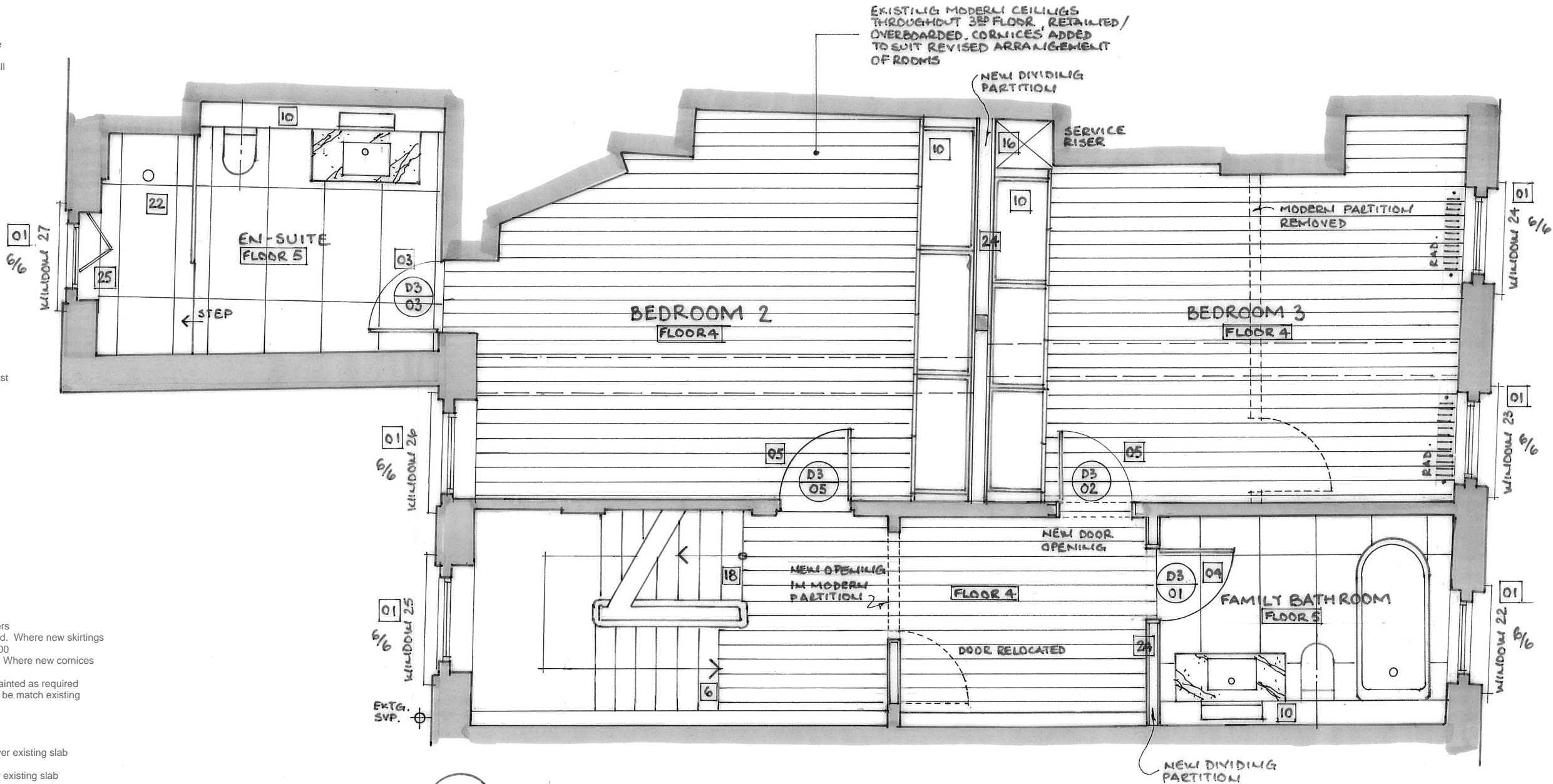
FLOOR 2: Specified floor finish over electric floor heating over existing slab

FLOOR 3: Specified floor finish on existing structural slab

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FLOOR 6: Specified floor finish on existing levelled floor joists with wet underfloor heating trays and insulation fitted between



N.B. FOR NUMBERED KEY TO REFURBISHMENT WORKS REFER TO SEPARATE SCHEDULE

18.4.2023 B ANNOTATION ADDED



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	BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN		OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002		
	8 GREAT JAMES STREET LONDON WC1		SCALE 1:50 @A3	DATE 20.12.22	
	PROPOSED THIRD FLOOR PLAN		JOB NO. 2209	DRWG NO. PL05	REV. B

ANNOTATION FOR APPROVED PLANNING DRAWINGS

- 01.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 6 over 6 configuration
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34.Not Used
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36.Not used
37.Not used
38.New timber framed dormer windows with 3 over 3 configuration

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FLOORING FINISHES

FLOOR 1: Specified floor finish over water fed floor heating over existing slab

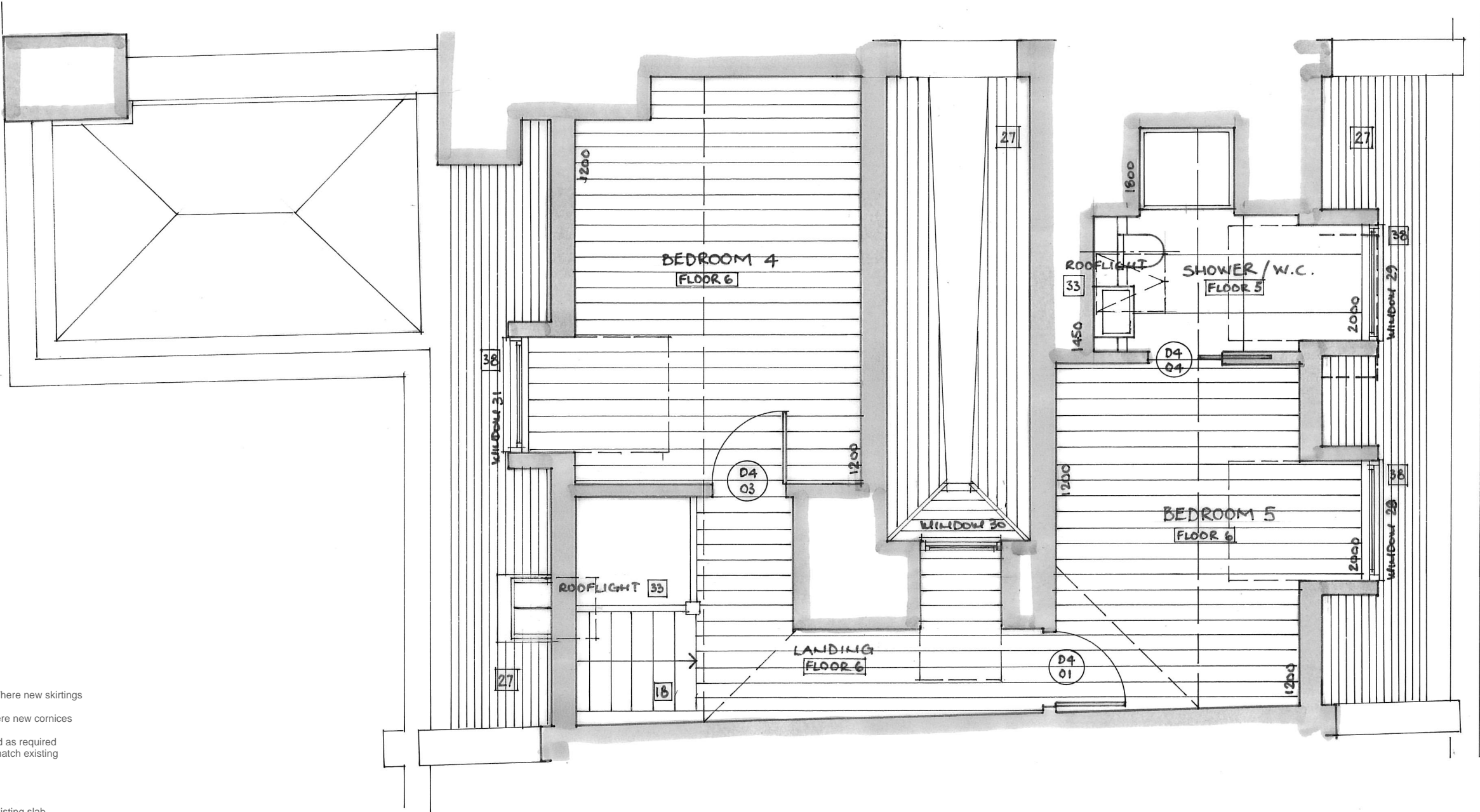
FLOOR 2: Specified floor finish over electric floor heating over existing slab

FLOOR 3: Specified floor finish on existing structural slab

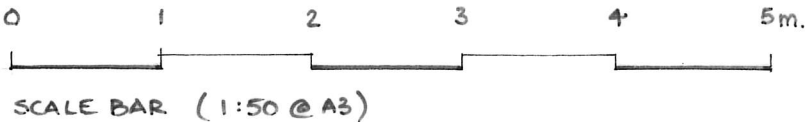
FLOOR 4: Specified floor finish on existing levelled floor joists. Insulation fitted between

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N.B. FOR NUMBERED KEY TO REFURBISHMENT WORKS REFER TO SEPARATE SCHEDULE



DATE	REVISIONS	Copyright Reserved ©		
		BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN		
		OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002		
8 GREAT JAMES STREET LONDON WC1		SCALE 1:50 @ A3	DATE 24.4.2023	
PROPOSED FOURTH FLOOR PLAN		JOB NO. 2209	DRWG NO. P106	REV.

ANNOTATION FOR APPROVED PLANNING DRAWINGS

- 01.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 6 over 6 configuration
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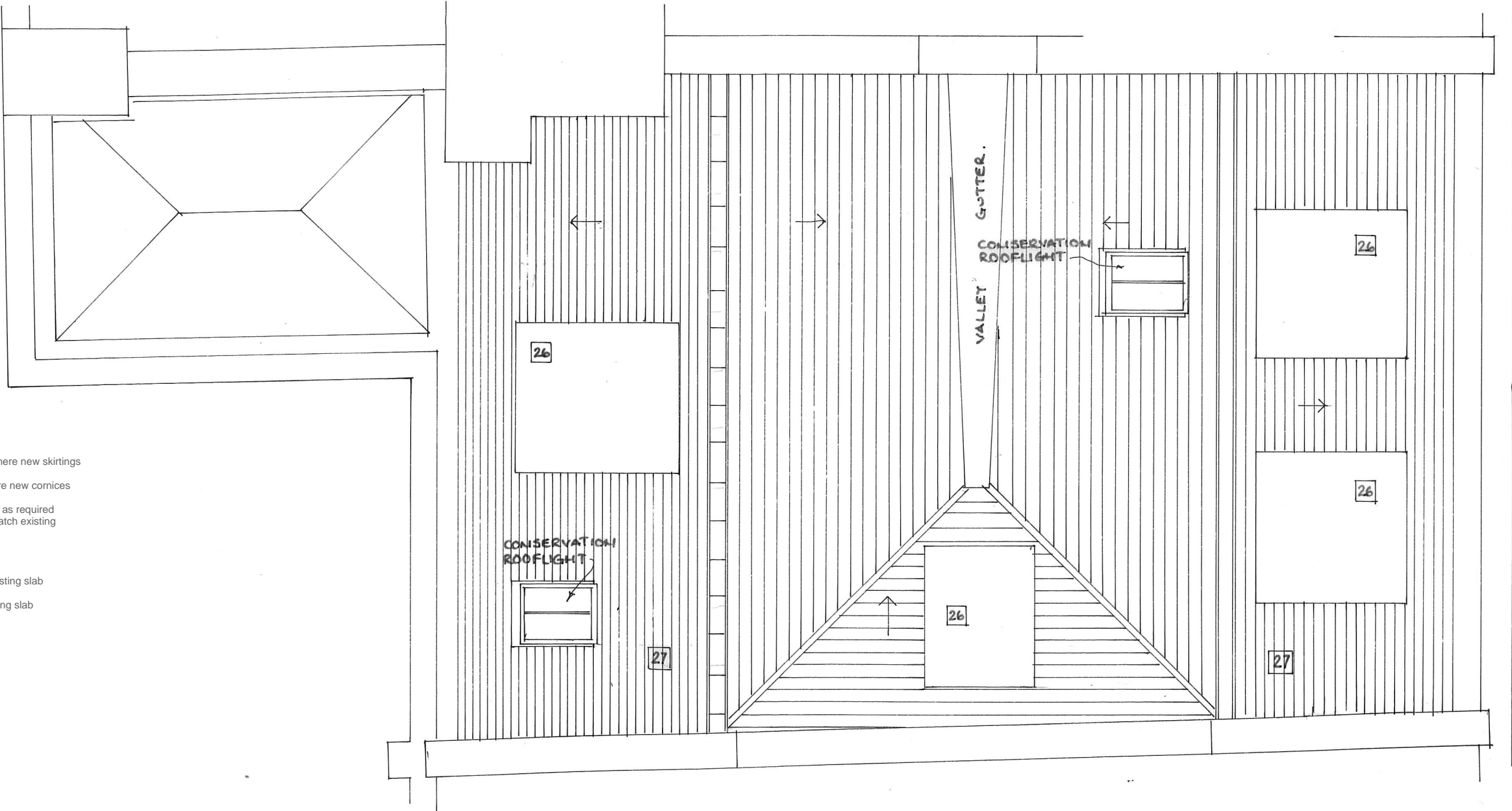
FLOOR 2: Specified floor finish over electric floor heating over existing slab

FLOOR 3: Specified

FLOOR 4: Specified
between

FLOOR 5: Specified
floorboards on le

FLOOR 6: Specified
heating trays and ir



DATE

REVISIONS

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BAILEY LEWIS
ARCHITECTURE INTERIOR DESIGN

OTTER HUT, THE QUAY,
BURNHAM-ON-CROUCH, ESSEX CM0 8AX
TEL: 01621 782002 FAX: 01621 786002

8 GREAT JAMES STREET
LONDON WC1

PROPOSED ROOF PLAN & SECTION

SCALE
1:50
@ A3

DATE
24.4.23

JOB NO.
2209

DRWG NO.
PL07

REV.

DORMER WINDOW
POSITION REVISED

N.B. FOR NUMBERED KEY TO
REFURBISHMENT WORKS REFER
TO SEPARATE SCHEDULE

EXTG. LOFT

13.050

THIRD

10.400

SECOND

7.250

FIRST

3.700

GROUND

0.000

LOWER GROUND

-3.100

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FIRST FLOOR SASH WINDOWS
ARRANGED 9 PANES OVER 6

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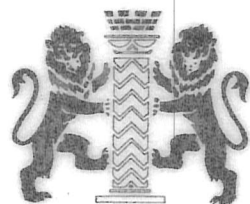


SCALE BAR (1:50 @A3)

DATE

REVISIONS

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BAILEY LEWIS
ARCHITECTURE INTERIOR DESIGN

8 GREAT JAMES STREET
LONDON WC1

PROPOSED FRONT ELEVATION

OTTER HUT, THE QUAY,
BURNHAM-ON-CROUCH, ESSEX CM0 8AX
TEL: 01621 782002 FAX: 01621 786002

SCALE
1:50
@A3

DATE
4.5.2023

JOB NO.
2209

DRWG NO.
PL08

REV.