

PROPOSED

4 No. existing uneven risers remodelled to give 5 No. even risers of approx 190mm in Yorkstone.

Dwarf wall and railings to be replaced to match original.

Existing external storage to be carefully stripped back and materials are to be restored or replaced after inspection.

Concrete floor slab to be carefully removed and replaced with Yorkstone flagstones.

First floor to be renovated and central cross wall to be re-instated so that the front room is returned to its original dimensions.

Corridor to be made wider.

WC to be installed subject to inspection of existing below ground drainage and Listed Building Consent.

Stair layout to be adjusted to ensure minimum 2m headroom. Details to be agreed.

Interiors to be fully re-decorated throughout. Flooring at ground floor level to be timber floor boards as agreed following opening up works.

Existing range to be maintained.

External level lowered by 100mm to create headroom outside the entrance door.

Ground floor to be renovated and central cross wall to be re-instated so that the front room is returned to its original dimensions.

Existing connecting door to be blocked up.

Stair layout to be adjusted to ensure minimum 2m headroom.

WC with sanitary macerator and pump to be installed.

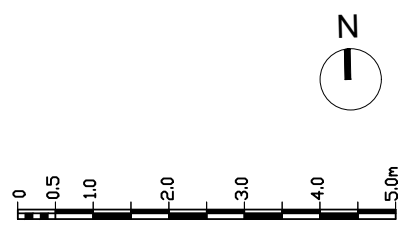
Interiors to be fully re-decorated throughout. Flooring at lower ground floor level to be agreed following opening up works.

GROUND FLOOR PLAN

LOWER GROUND FLOOR PLAN

This drawing has been produced for the client detailed below as part of an agreement to provide architectural design services. Third parties using this drawing must satisfy themselves that they accept all of the information on it and take responsibility for any action arising out of the use of it. All dimensions to be checked on site and verified by contractors and sub-contractors for accuracy and fit. Discrepancies or omissions to be brought to the attention of Douglas Architects Limited prior to construction.

Do not scale from this drawing.

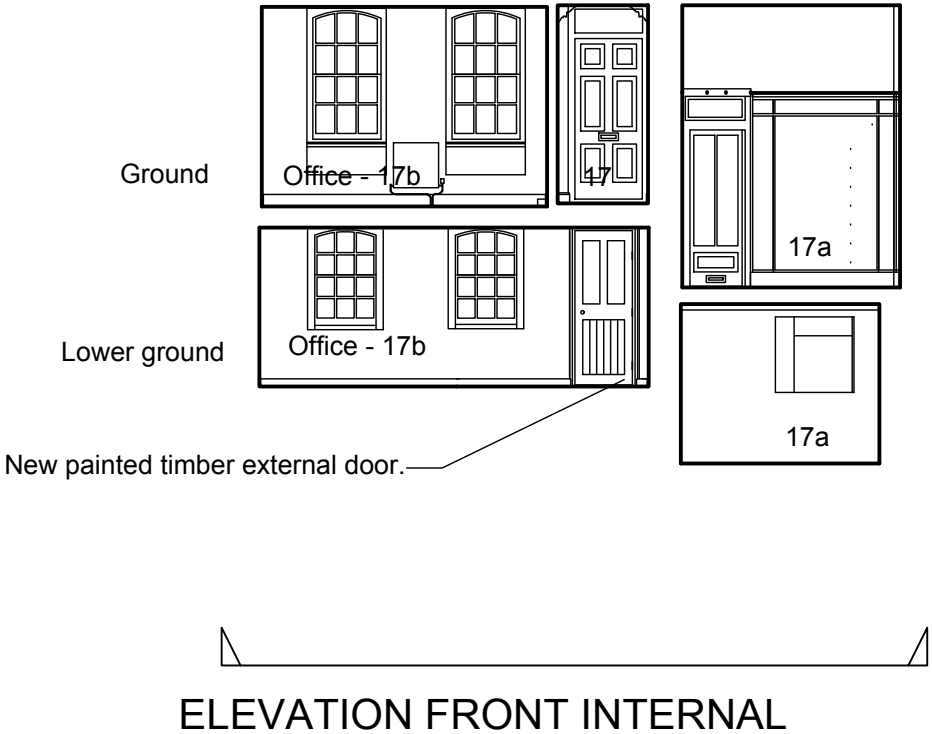


Douglas Architects	Douglas Architects Limited Unit 1, 69A Southgate Road, London N1 3JS T: 07941 534 182 contact@douglasarchitects.co.uk www.douglasarchitects.co.uk	revision	date	notes	project	drawing title Proposed Ground and Lower Ground Floor Plans	scale	date	PLANNING
		A	06.07.23	Existing entrance door retained.	17a Highgate High Street London N6 5JT		1:100@A3	MAR 2023	
		B	21.07.23	External step layout and floor level amended. Notes regarding WCs added.					
		C	05.09.23	General amendments.					

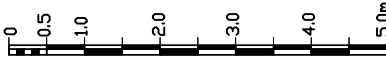
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PROPOSED



DATUM 20.00metres



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		A	06.07.23	Existing entrance door retained.	17a Highgate High Street London N6 5JT	Proposed Front Elevation - Full Height and Internal	1:100@A3	FEB 2023	
		B	21.07.23	FFL in light well lowered.					
		C	05.09.23	General amendments.	Lady Gould's Charity				
							drawing no	HHS_GA_02_C	

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revision	date	notes
A	06.07.23	Existing entrance door retained.

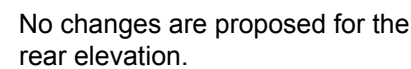
drawing title

Existing Front and Rear Elevations

The drawing shows a perspective view of a building facade. The building has a series of vertical columns and horizontal bands. A scale bar at the top indicates a length of 5.0m, with markings every 0.5m. Below the scale bar is a title block with the following information:

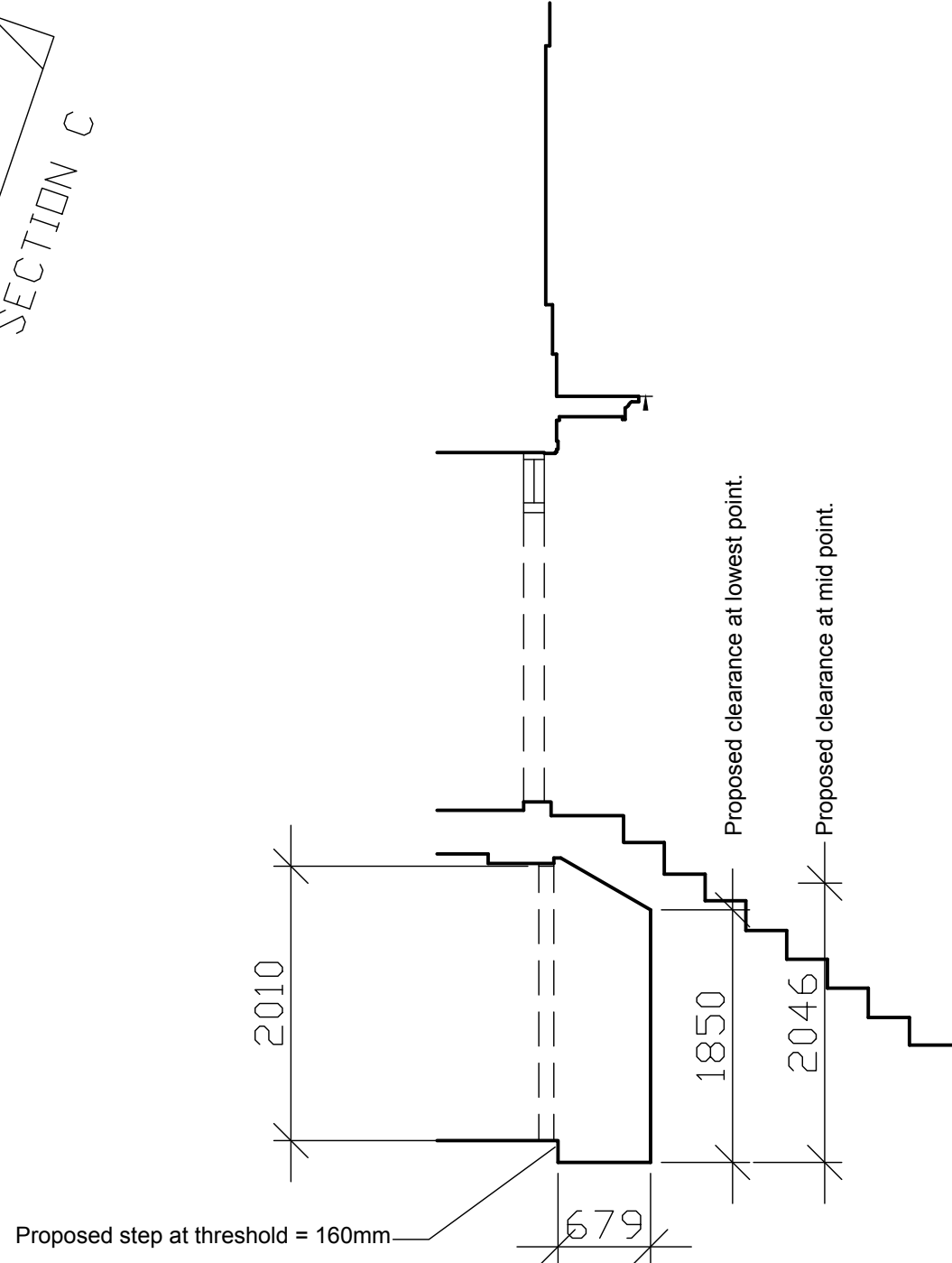
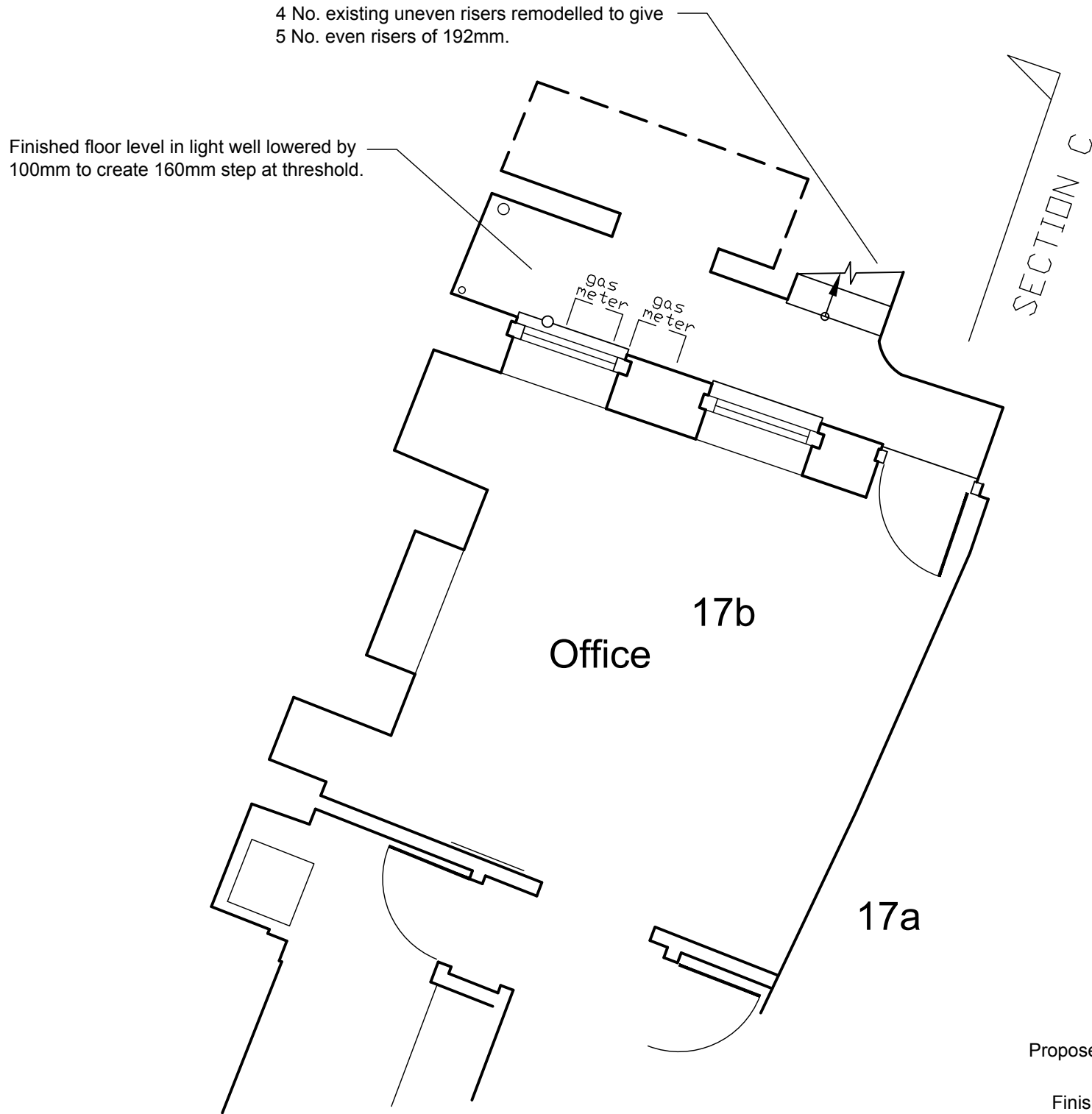
scale	date	PLANNING
1:100@A3	FEB 2023	
drawing no		
HHS_GA_03_A		

PLANNING



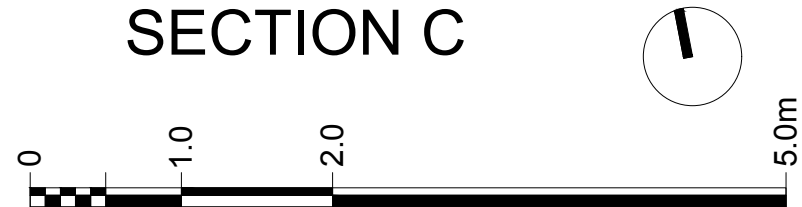
ELEVATION REAR





Finished floor level in light well lowered by 100mm to create 160mm step at threshold.

SECTION C



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revision	dates	notes
A	21.07.23	Notes on external floor level and steps added.

project
17a Highgate High Street
London N6 5JT

client
Lady Gould's Charity

drawing title
Proposed Lower Ground Floor
and Section C

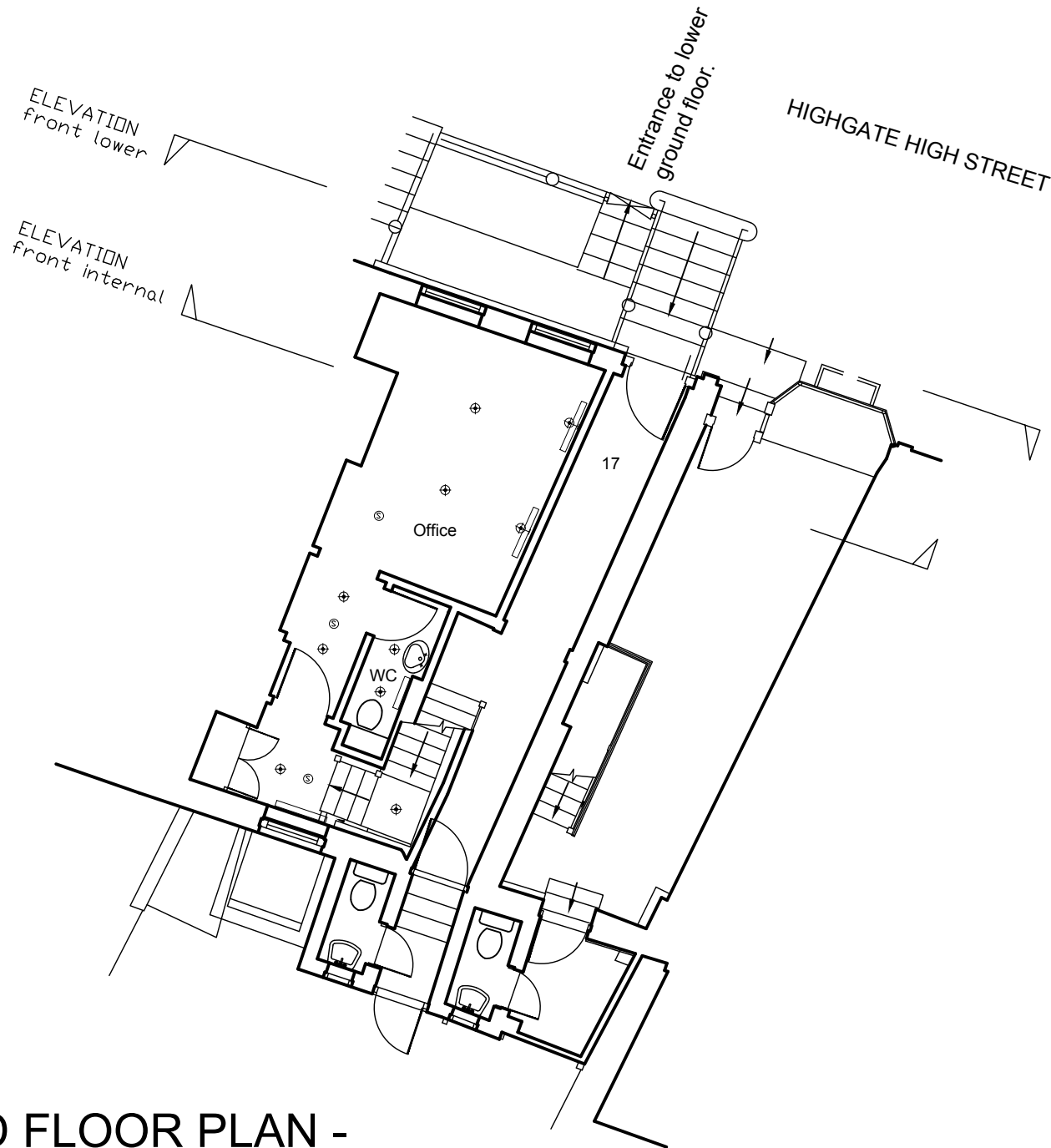
scale
1:50@A3

date
July 2023

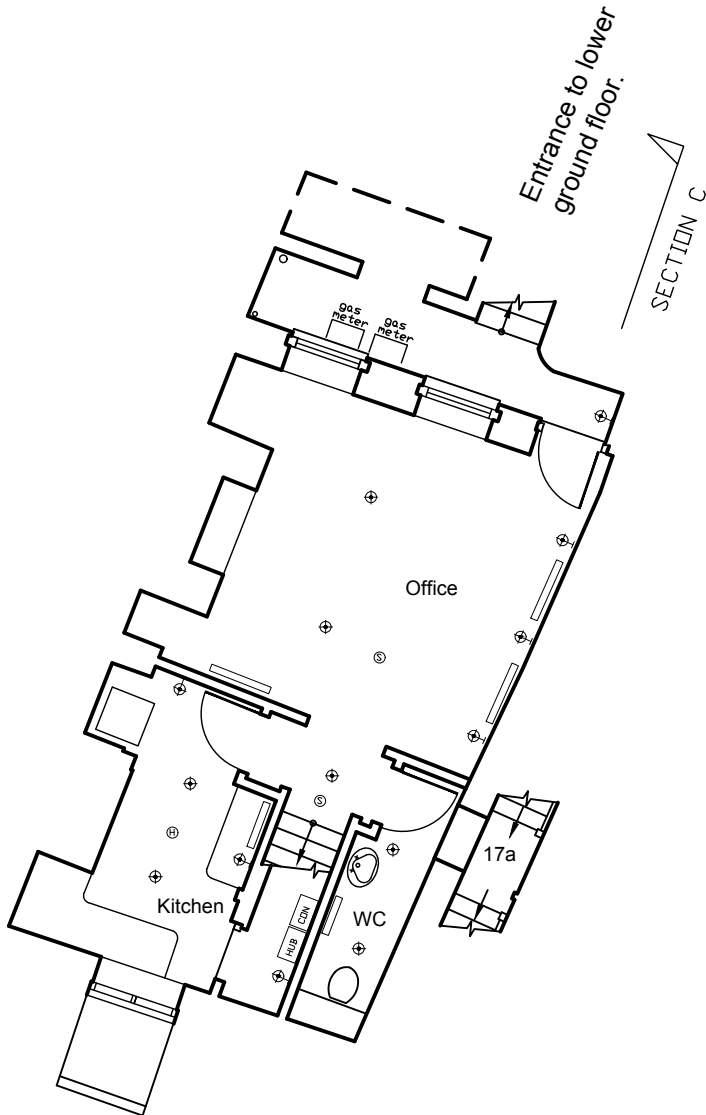
drawing no
HHS_GA_04_A

PLANNING

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GROUND FLOOR PLAN -
LIGHTING AND RADIATOR
LAYOUT.



LOWER GROUND PLAN -
LIGHTING AND RADIATOR
LAYOUT.

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Key to symbols.

⊕

Pendant or surface mounted ceiling light.

⊗

Surface mounted wall light.

⊙

Smoke detector.

⊕

Heat detector.

—

White electric wall mounted radiator.

HUB

Hub for AV/ security controls as required

CDN

Consumer unit for electricity. (Fuse board.)



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					client	Lady Gould's Charity		drawing no HHS_GA_05				