

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

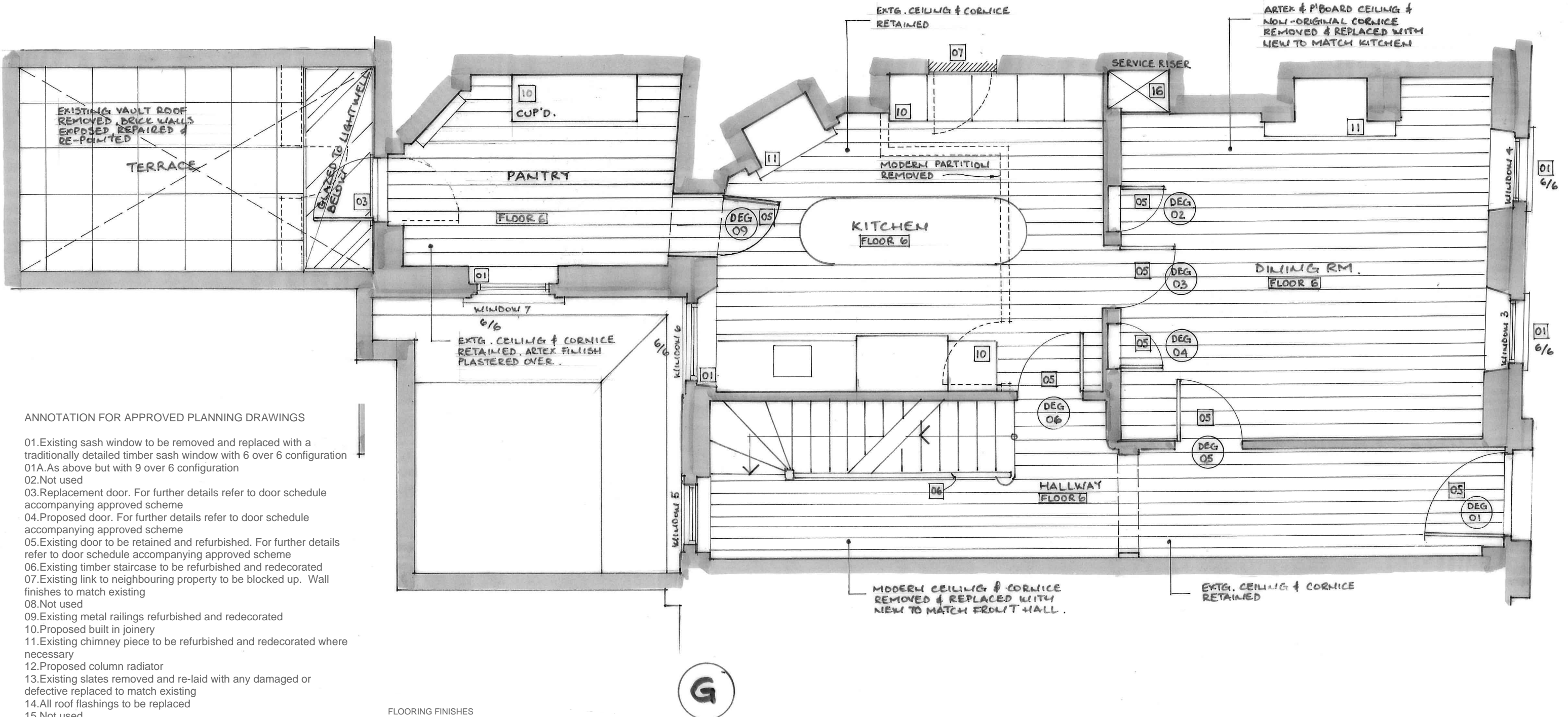
- FLOOR 1: Specified floor finish over water fed floor heating over existing slab
- FLOOR 2: Specified floor finish over electric floor heating over existing slab
- FLOOR 3: Specified floor finish on existing structural slab
- FLOOR 4: Specified floor finish on existing levelled floor joists. Insulation 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	BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN	OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002	
SCALE BAR (1:50 @ A3)		8 GREAT JAMES STREET LONDON WC1	SCALE 1:50 @A3	DATE 22.3.23
PROPOSED LOWER GROUND PLAN			JOB NO. 2209	DRWG NO. PL01

Copyright Reserved ©



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
- 02.Not used
- 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
- 08.Not used
- 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
- 15.Not used
- 16.Proposed service riser
- 17.Not used
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 20.Not used
- 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
- 29.Not used
- 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
- 34.Not Used
- 35.Not used
- 36.Not used
- 37.Not used
- 38.New timber framed dormer windows with 3 over 3 configuration

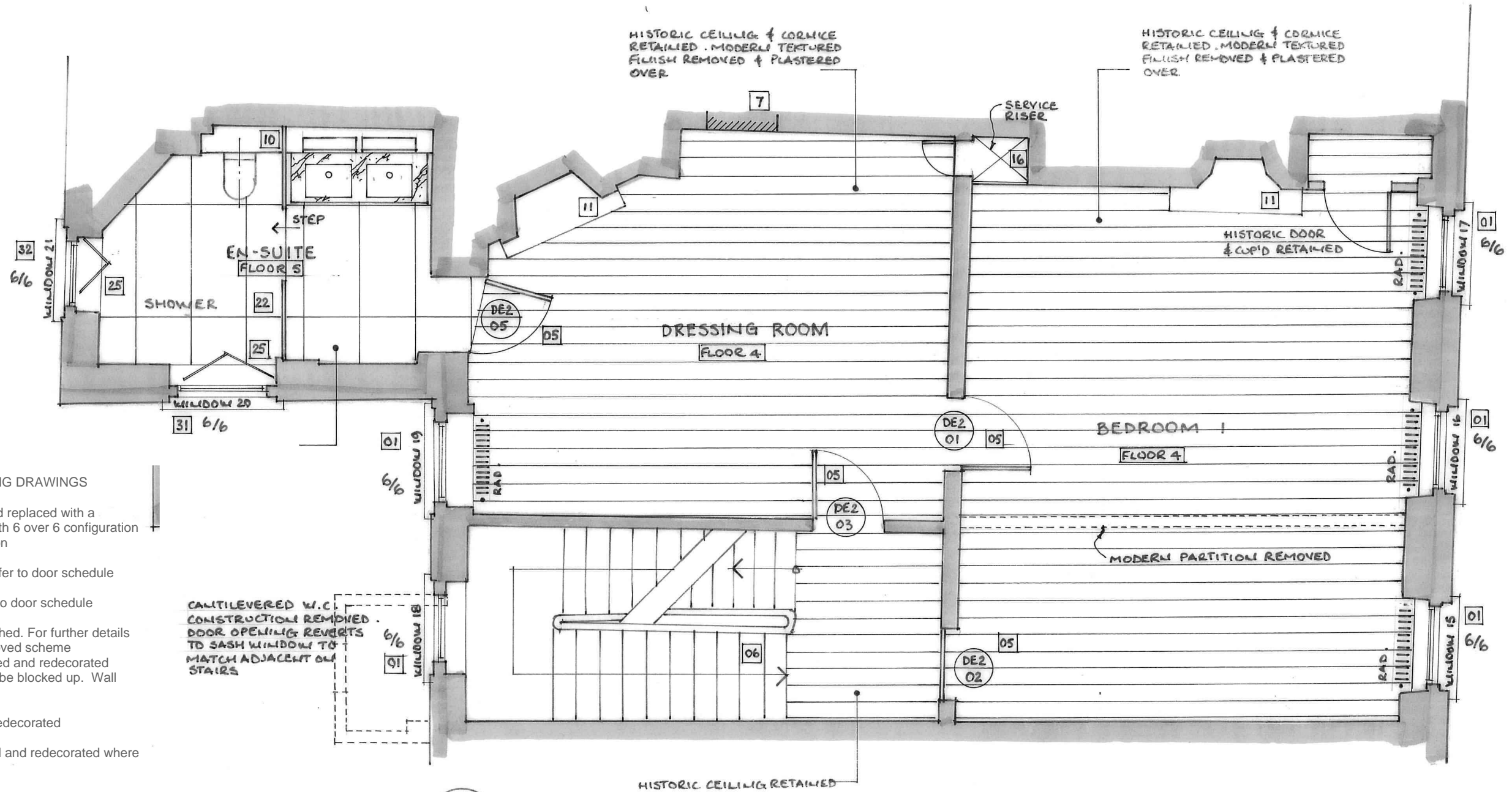
- FLOORING FINISHES**
- FLOOR 1: Specified floor finish over water fed floor heating over existing slab
 - FLOOR 2: Specified floor finish over electric floor heating over existing slab
 - FLOOR 3: Specified floor finish on existing structural slab
 - FLOOR 4: Specified floor finish on existing levelled 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

- 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.



- REVISIONS**
- 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.

<p>DATE</p>	<p>REVISIONS</p>	Copyright Reserved ©		
<p>BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN</p>		OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002		
<p>6 GREAT JAMES STREET LONDON WC1</p>		<p>SCALE 1:50 @A3</p>	<p>DATE 20.12.22</p>	
<p>PROPOSED GROUND FLOOR PLAN</p>		<p>JOB NO. 2209</p>	<p>DRWG NO. PLO2</p>	<p>REV. D</p>



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
- 02.Not used
- 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
- 08.Not used
- 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
- 15.Not used
- 16.Proposed service riser
- 17.Not used
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 20.Not used
- 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
- 29.Not used
- 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
- 34.Not Used
- 35.Not used
- 36.Not used
- 37.Not used
- 38.New timber framed dormer windows with 3 over 3 configuration

CANTILEVERED W.C. CONSTRUCTION REMOVED. DOOR OPENING REVERTS TO SASH WINDOW TO MATCH ADJACENT OIL STAIRS

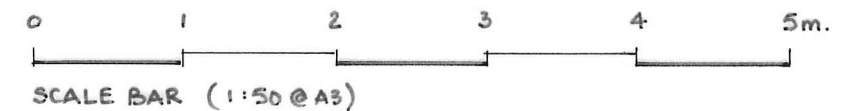
FLOORING FINISHES

- 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

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.

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	 <p>BAILEY LEWIS ARCHITECTURE INTERIOR DESIGN</p>	<p>OTTER HUT, THE QUAY, BURNHAM-ON-CROUCH, ESSEX CM0 8AX TEL: 01621 782002 FAX: 01621 786002</p>
		<p>8 GREAT JAMES STREET LONDON WC1</p>	<p>SCALE 1:50 @ A3</p>
		<p>PROPOSED SECOND FLOOR PLAN</p>	<p>DATE 20.12.22</p>
		<p>JOB NO. 2209</p>	<p>DRWG NO. PLO4</p>
		<p>REV. D</p>	<p>Copyright Reserved ©</p>

ANNOTATION FOR APPROVED PLANNING DRAWINGS

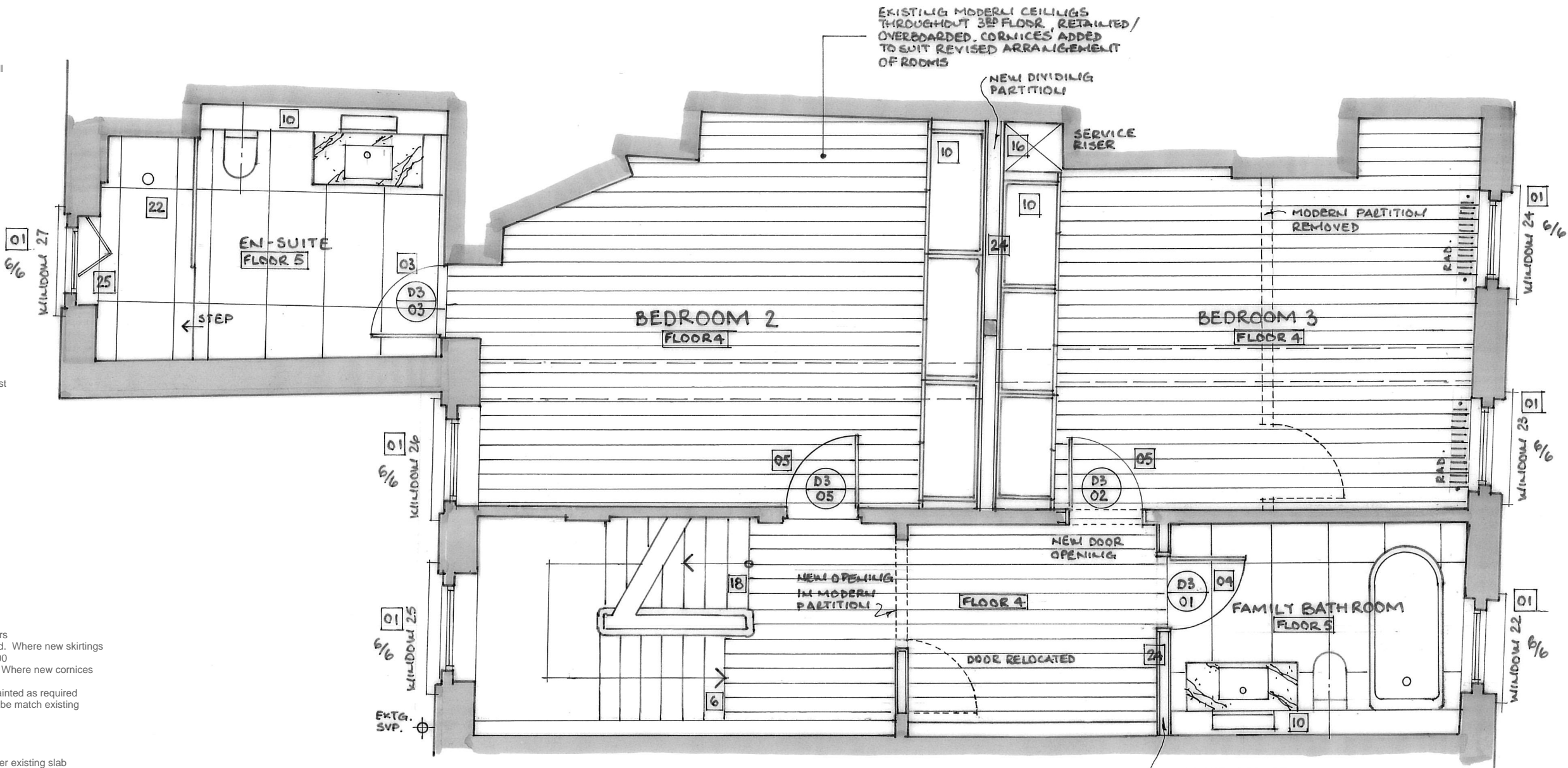
- 01.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 6 over 6 configuration
- 01A.As above but with 9 over 6 configuration
- 02.Not used
- 03.Replacement door. For further details refer to door schedule accompanying approved scheme
- 04.Proposed door. 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
- 08.Not used
- 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
- 15.Not used
- 16.Proposed service riser
- 17.Not used
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 20.Not used
- 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
- 29.Not used
- 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
- 34.Not Used
- 35.Not used
- 36.Not used
- 37.Not used
- 38.New timber framed dormer windows with 3 over 3 configuration

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



3

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



18.4.2023 B ANNOTATION ADDED

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

ANNOTATION FOR APPROVED PLANNING DRAWINGS

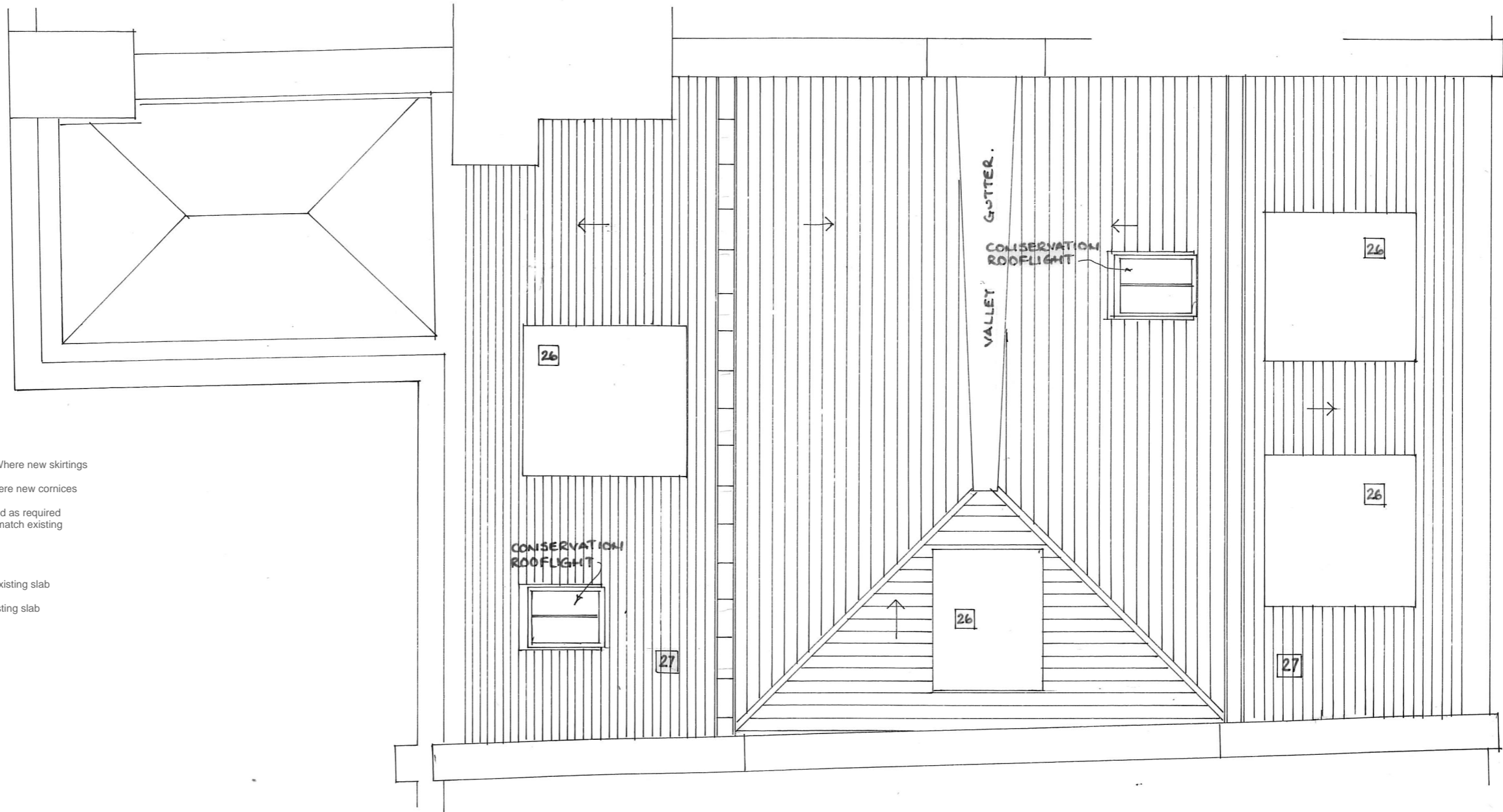
- 01.Existing sash window to be removed and replaced with a traditionally detailed timber sash window with 6 over 6 configuration
- 01A.As above but with 9 over 6 configuration
- 02.Not used
- 03.Replacement door. For further details refer to door schedule accompanying approved scheme
- 04.Proposed door. 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
- 08.Not used
- 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
- 15.Not used
- 16.Proposed service riser
- 17.Not used
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 20.Not used
- 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
- 29.Not used
- 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
- 34.Not Used
- 35.Not used
- 36.Not used
- 37.Not used
- 38.New timber framed dormer windows with 3 over 3 configuration


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 4: Specified between
- FLOOR 5: Specified floorboards on level
- FLOOR 6: Specified heating trays and in



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
PROPOSED ROOF PLAN & SECTION		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

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
- 02.Not used
- 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
- 08.Not used
- 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
- 15.Not used
- 16.Proposed service riser
- 17.Not used
- 18.Contemporary timber staircase
- 19.Infill partition, wall build up to match adjacent wall
- 20.Not used
- 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
- 29.Not used
- 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
- 34.Not Used
- 35.Not used
- 36.Not used
- 37.Not used
- 38.New timber framed dormer windows with 3 over 3 configuration

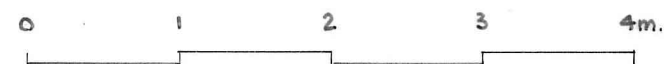
FIRST FLOOR SASH WINDOWS ARRANGED 9 PANES OVER 6

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

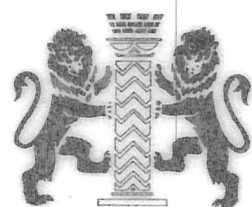


SCALE BAR (1:50 @A3)

DATE

REVISIONS

Copyright Reserved ©



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.
PLOB

REV.