

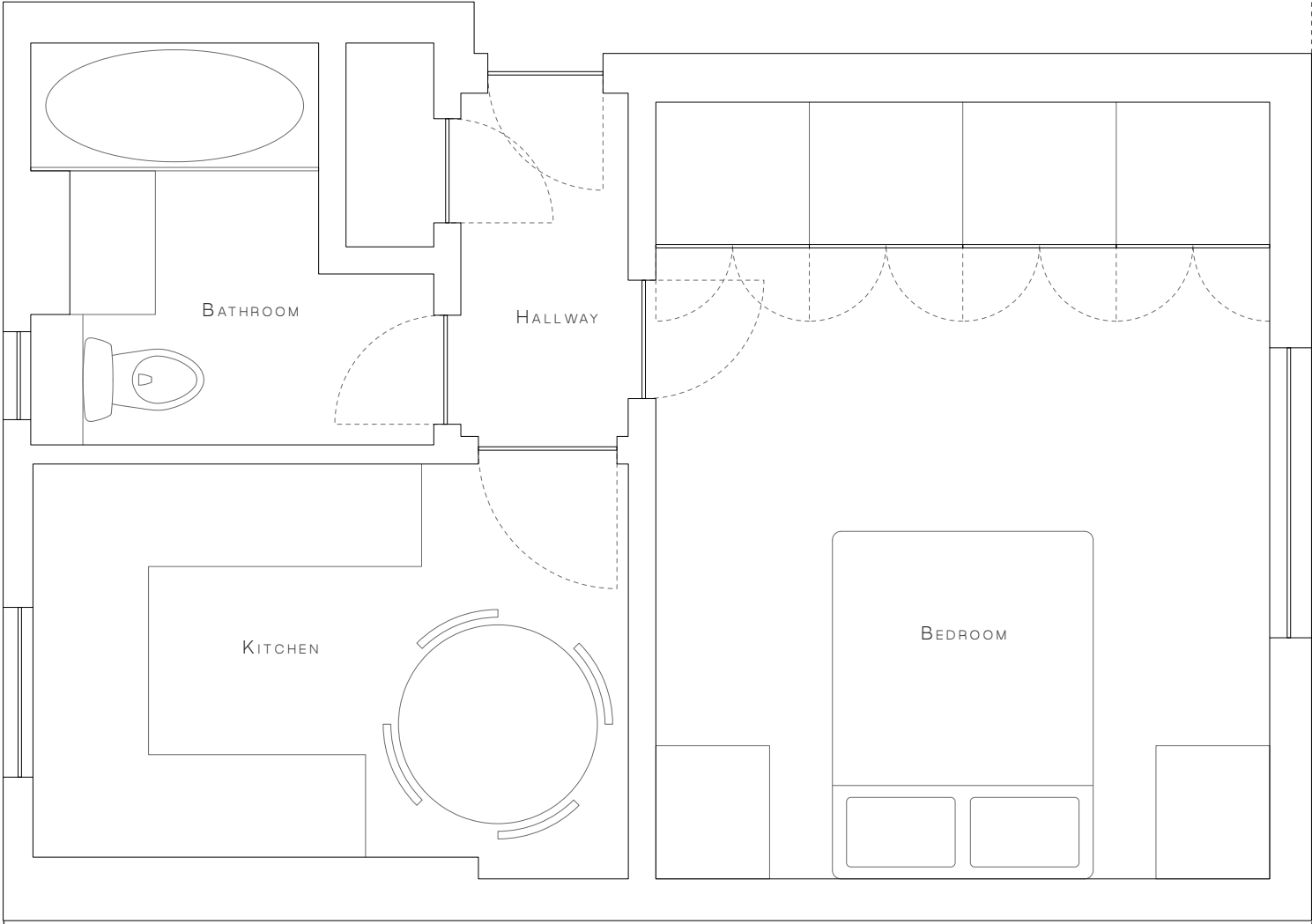
TUE 19 SEPT 2023

77A ALBANY STREET
LONDON

PROPOSED PLANS & UPDATES
1 BEDROOM FLAT

ORIGINAL PLAN

CAMBRIDGE TERRACE
MEWS COURTYARD



ENTRANCE TO 77
ALBANY STREET

ALBANY STREET

NARRATIVE

77A ALBANY STREET IS A ONE BEDROOM FLAT LOCATED ON
ALBANY STREET IN LONDON'S NW1.

AS IT STANDS CURRENTLY, THE BEDROOM SITS ON THE
EASTERN SIDE OF THE FLAT WHICH LOOKS DIRECTLY ONTO
ALBANY STREET (A RATHER BUSY STREET WITH NEAR
CONSTANT THROUGH TRAFFIC), WHILE THE KITCHEN AND
BATHROOM AREAS LOOK ONTO THE MUCH QUIETER AND MORE
PRIVATE CAMBRIDGE TERRACE MEWS COURTYARD.

IT IS THE INTENTION, THEREFORE, TO REORGANISE
AND MODERNISE THE INTERIOR TO ALLOW FOR A MORE
COMFORTABLE LAYOUT, MOVING THE BEDROOM OVER ONTO
THE WESTERN SIDE AND RELOCATING THE KITCHEN/LIVING/
DINING AREA TO THE ALBANY STREET SIDE.

THE FLAT WILL REMAIN A ONE BEDROOM. WE ARE SIMPLY
LOOKING TO REARRANGE THE LAYOUT TO ACCOMODATE A
MORE STREAMLINED SPACE FOR SINGLE PERSON LIVING. ALL
IS INDICATED IN THE PLANS THAT FOLLOW.

PROPOSED PLAN

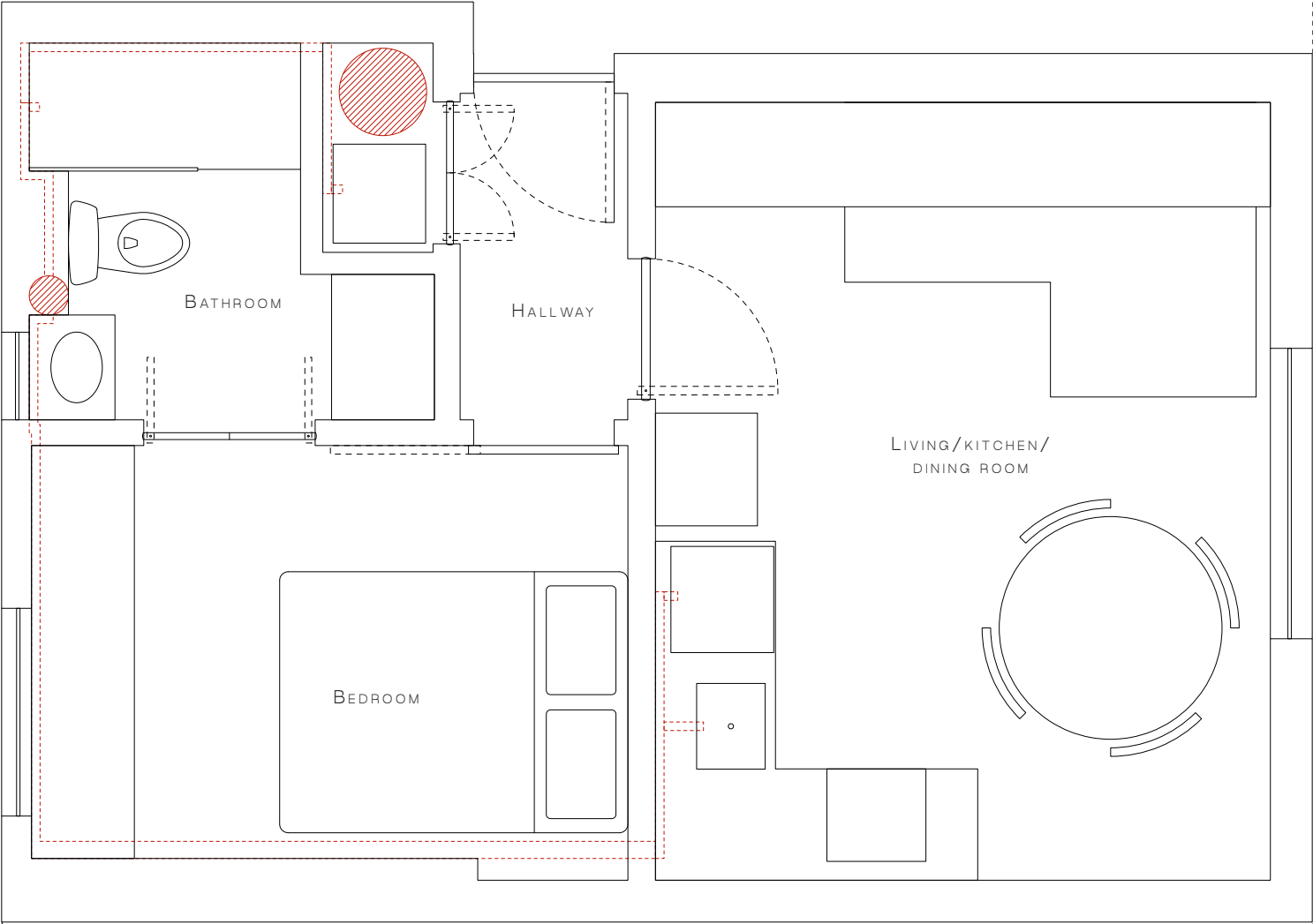
NOTES:

- THE FLOORING ACROSS THE APARTMENT (EXCLUDING THE TILING IN THE BATHROOM) WILL BE FLOATING/ACOUSTIC FLOORING / LAMINATE FINISH WOOD FLOORING.
- THE HEATERS / RADIATORS WILL BE REPLACED AND UPGRADED

ENTRANCE TO 77
ALBANY STREET



CAMBRIDGE TERRACE
MEWS COURTYARD



ALBANY STREET

HALLWAY

NOTES:

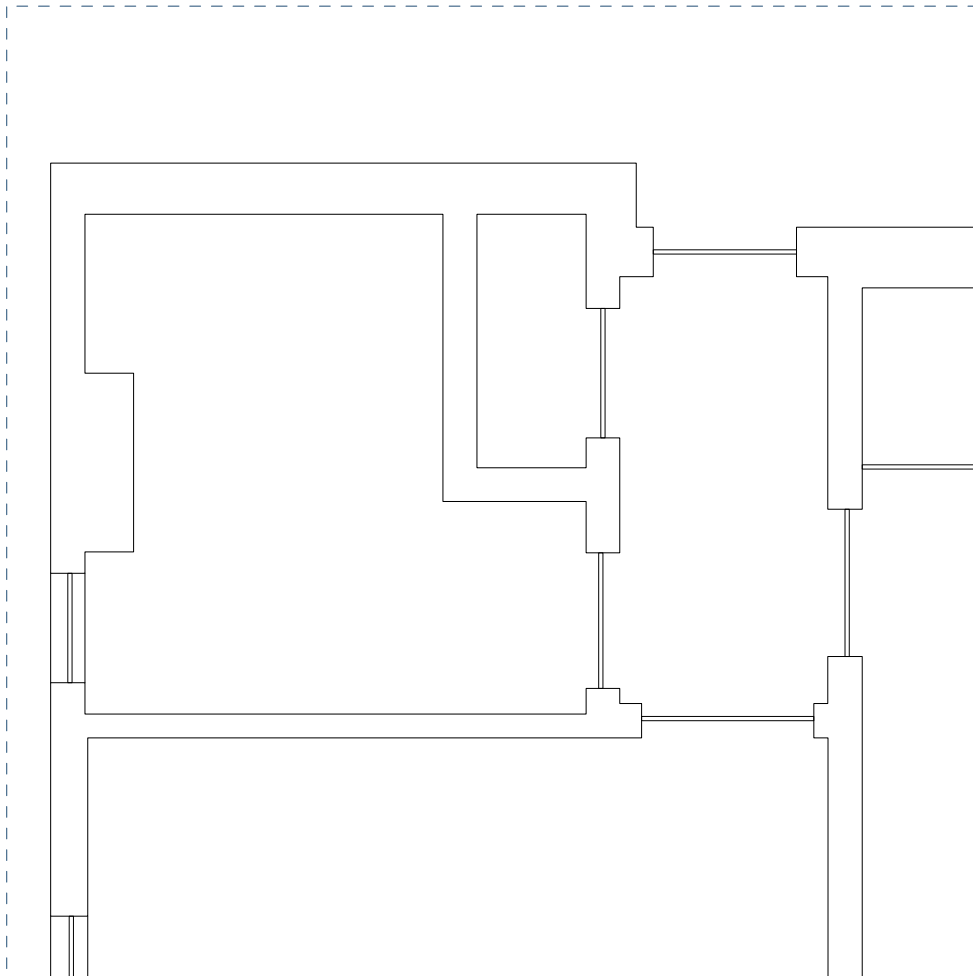
CERTAIN NON-LOAD BEARING WALLS IN THE HALLWAY ARE TO BE EDITED:

1. THE DOOR TO THE BATHROOM WILL BE CLOSED TO CREATE AN EN SUITE BATHROOM - THIS WILL ALSO PROVIDE ROOM FOR STORAGE ON THE OTHER SIDE OF THE WALL.
2. THE DOOR INTO THE BEDROOM WILL CONVERT TO A SLIDING DOOR TO MAXIMISE SPACE

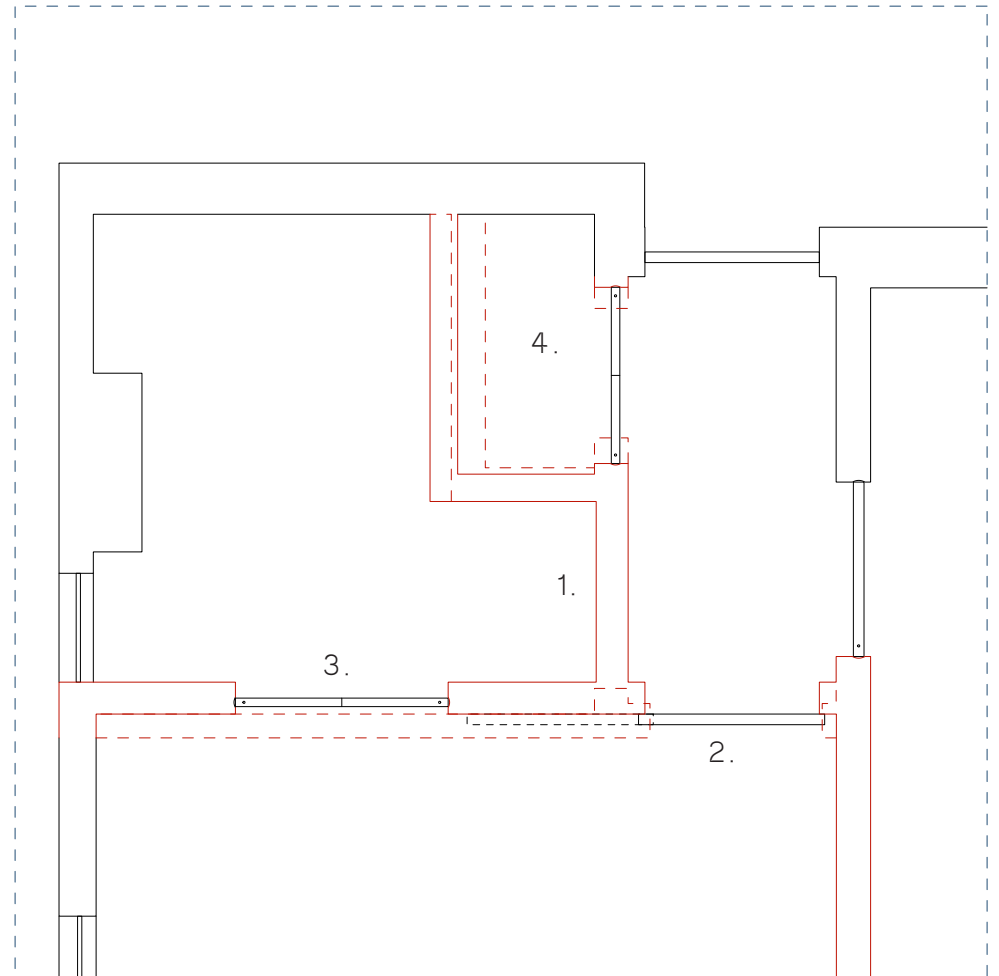
3. A NEW DOORWAY WILL BE INSERTED TO PROVIDE ACCESS TO THE BATHROOM FROM THE BEDROOM

4. THE HALL CUPBOARD WILL BE SLIGHTLY ENLARGED TO ALLOW FOR THE INSERTION OF AN UPDATED WATER CYLINDER AND A WASHER/DRYER MACHINE - AS WELL AS COAT HANGING SPACE

ORIGINAL



PROPOSED

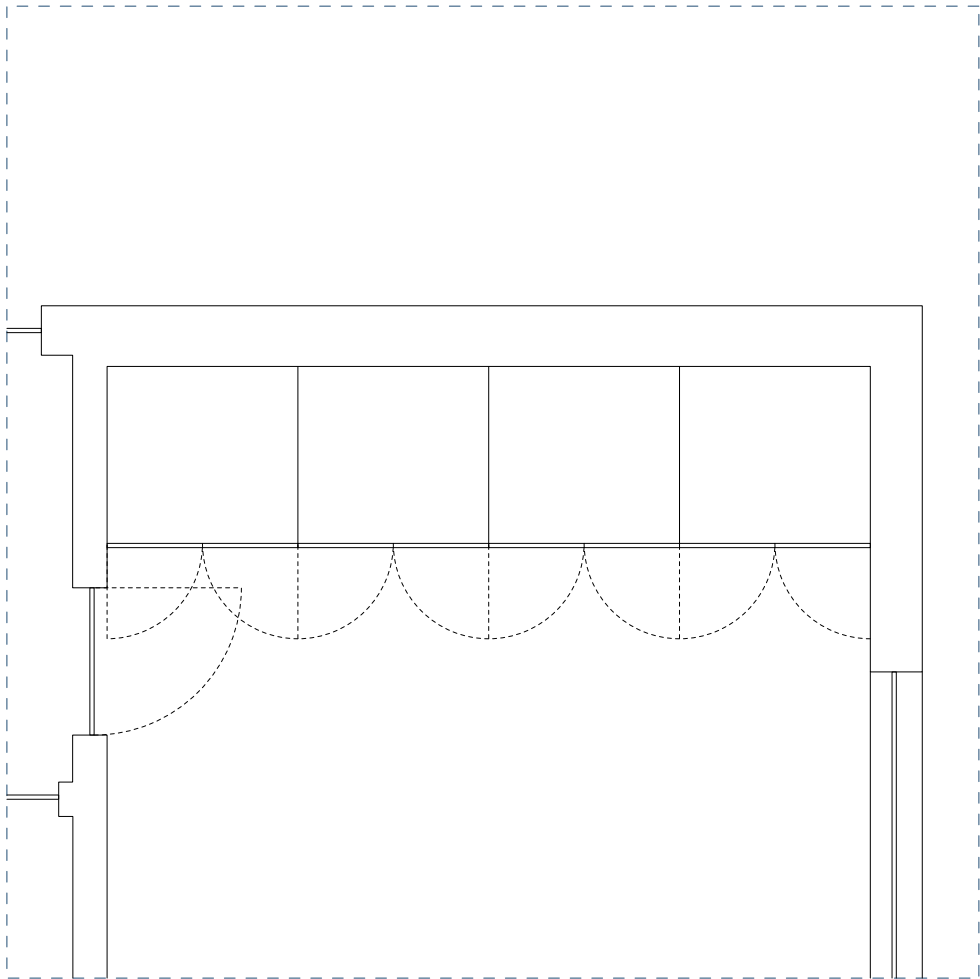


LIVING SHELVING

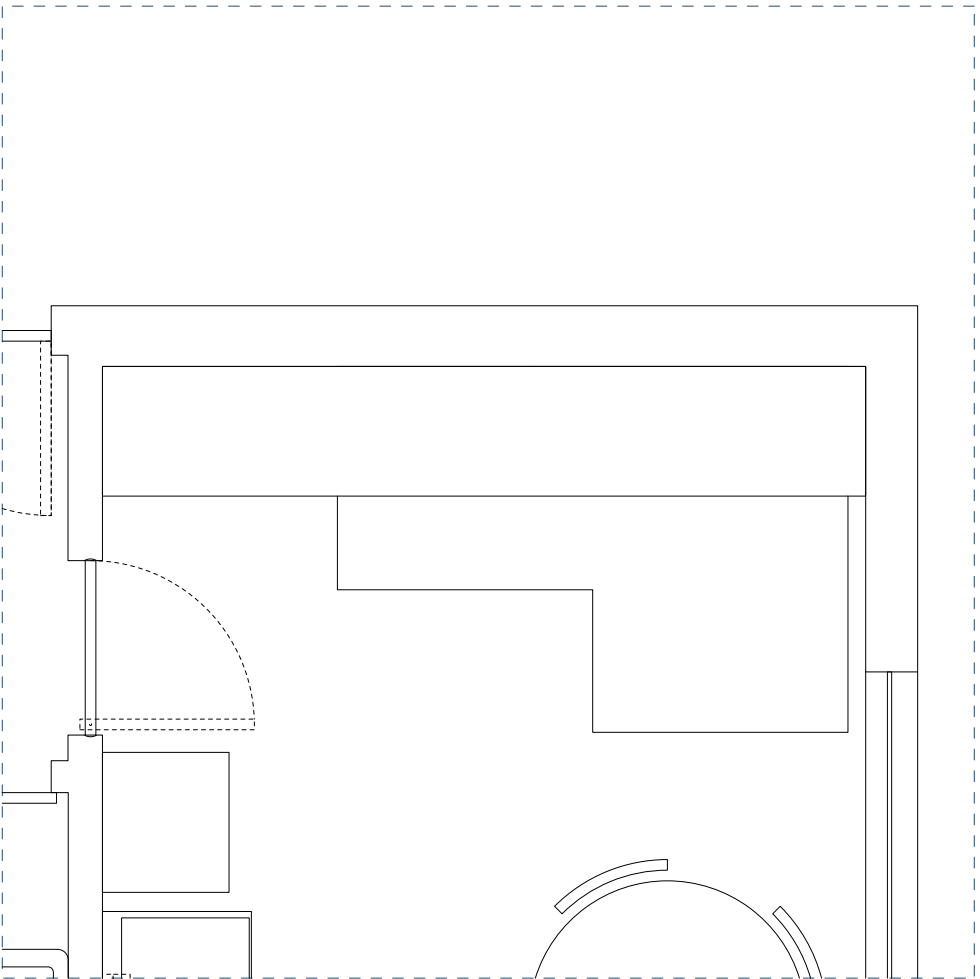
NOTES:

THE 3' DEEP SHELVES IN THE MAIN SPACE WILL BE REMOVED AND REPLACED WITH SHALLOWER BOOK SHELVES AND A NOOK FOR A SOFA TO SIT IN

ORIGINAL

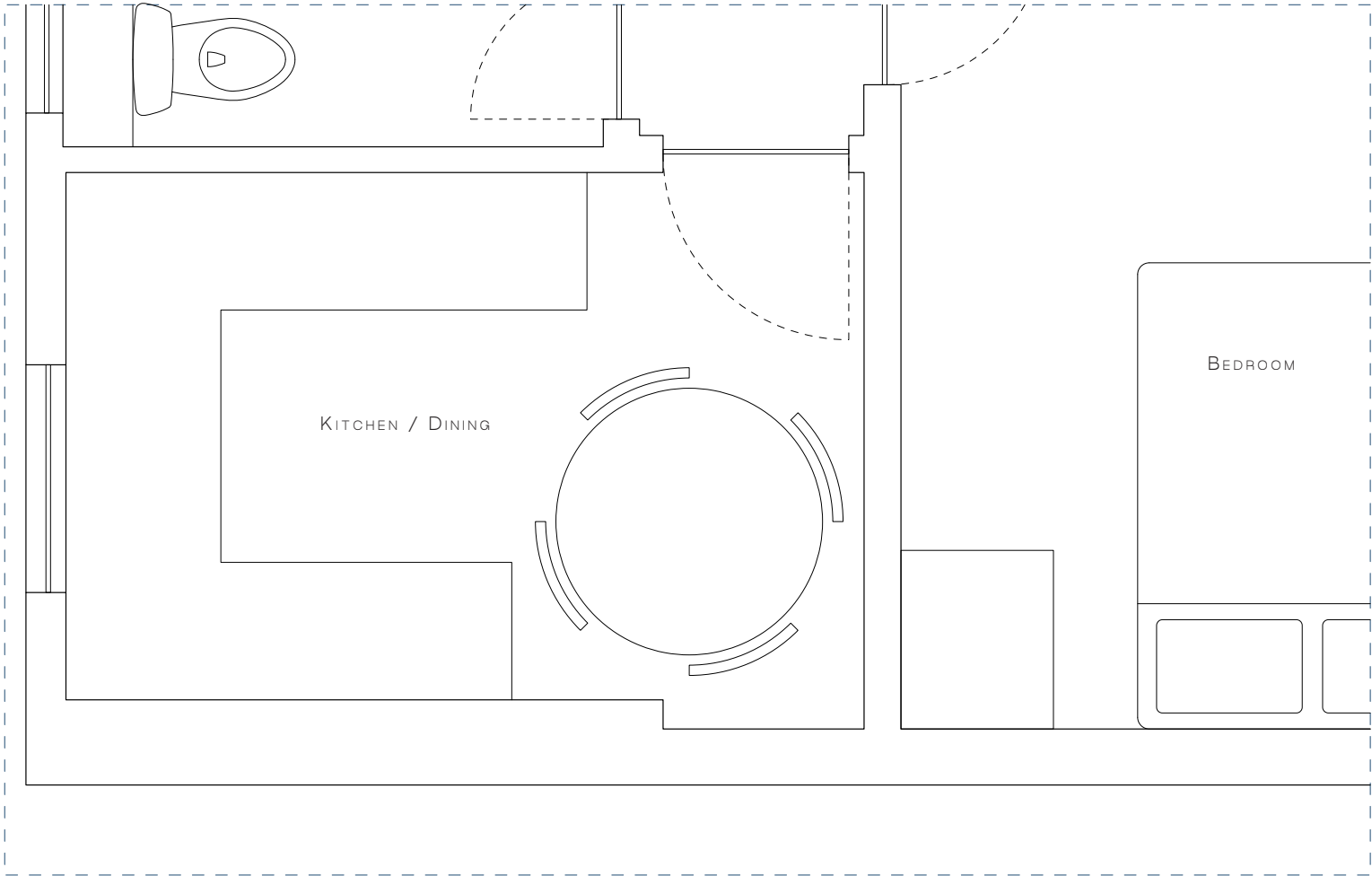


PROPOSED



BEDROOM / KITCHEN

ORIGINAL

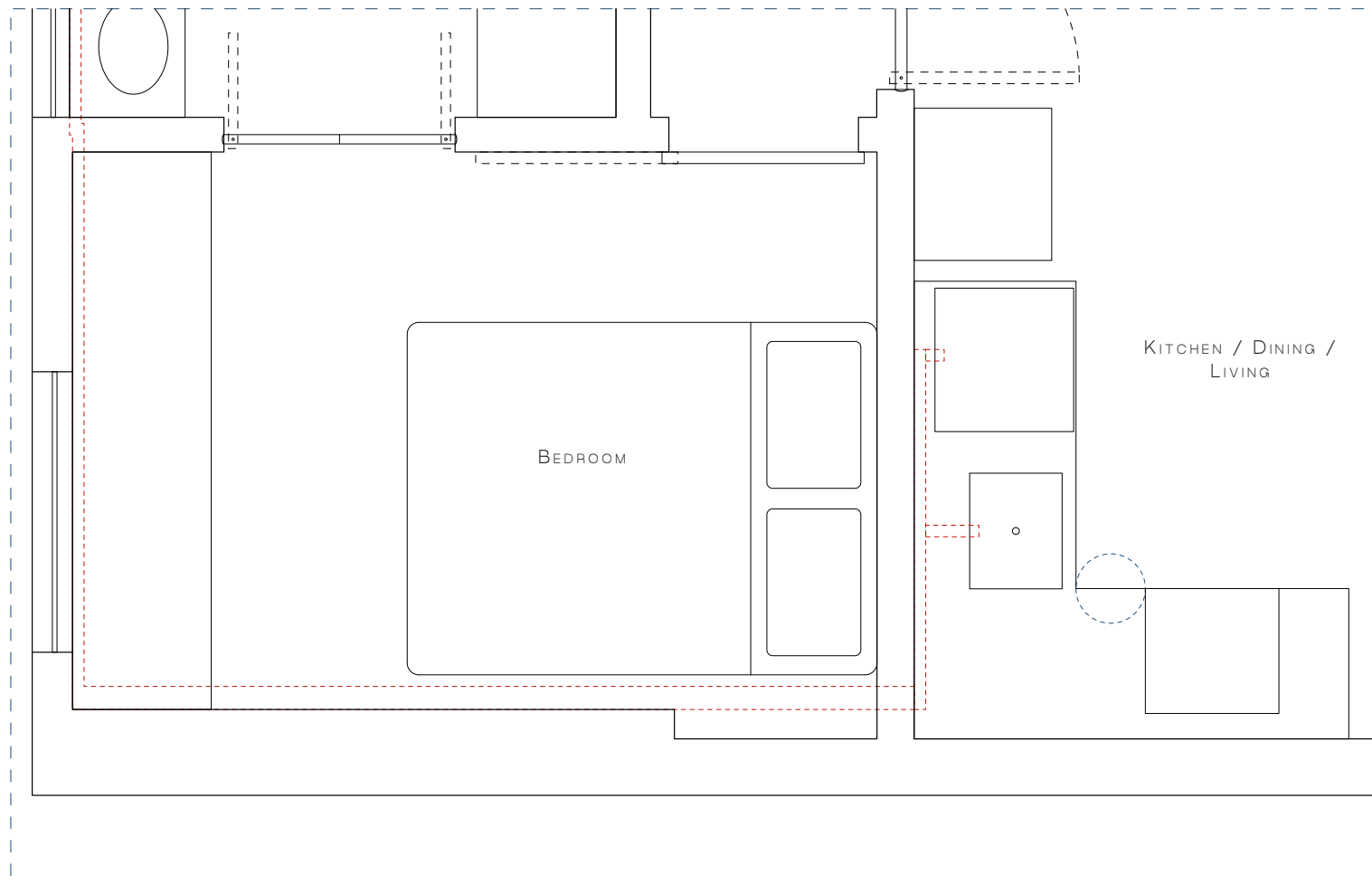


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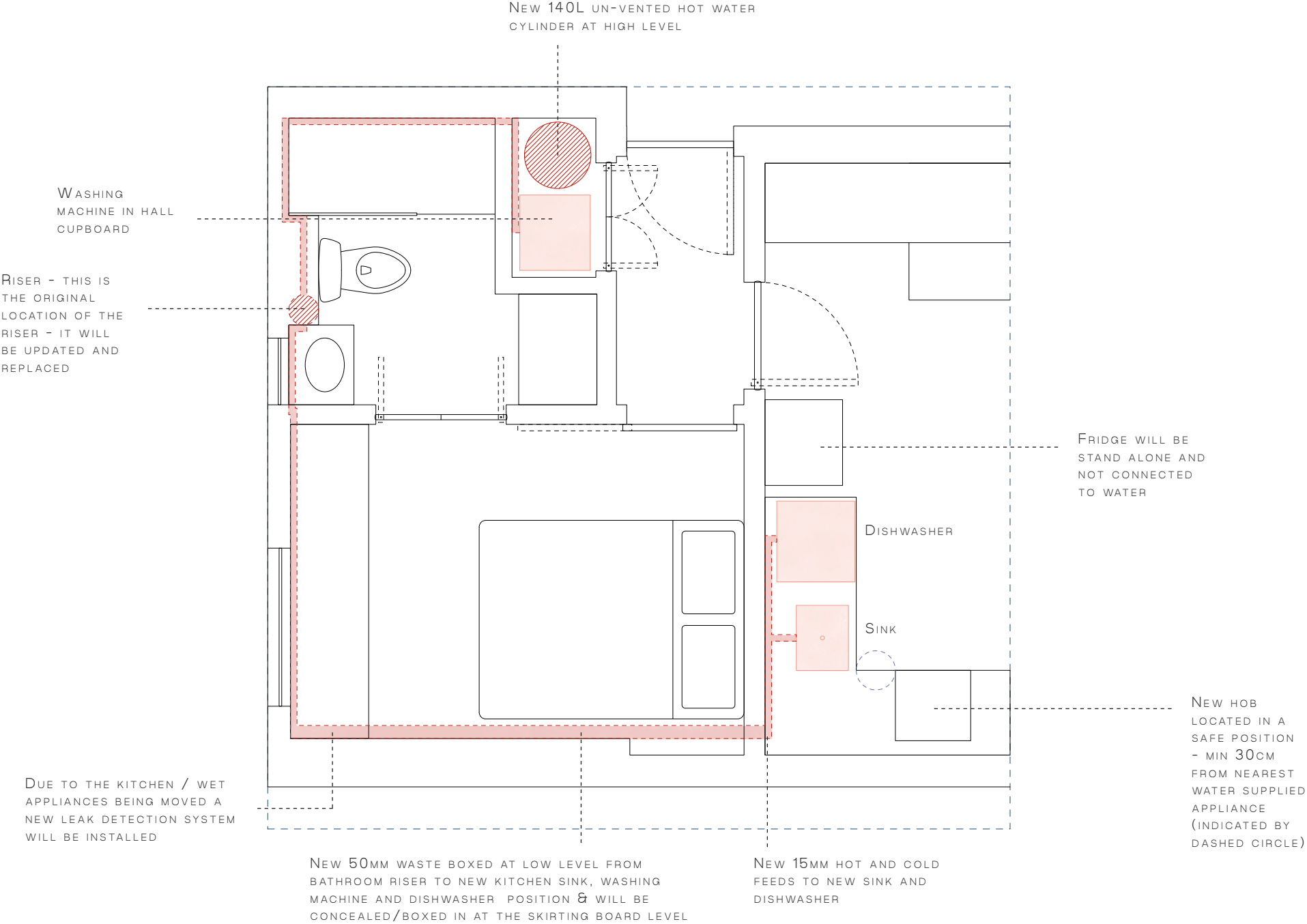
IN ORDER TO SERVICE THE NEWLY LOCATED KITCHEN, THE PLUMBING WILL BE RUN ALONG THE SOUTH END OF THE BEDROOM WALL AT A LOW LEVEL - THIS WILL LINK TO THE KITCHEN SINK AND THE DISHWASHER (SEE PLUMBING AND KITCHEN LAYOUT OVER THE PAGE)

THE NEW BEDROOM WILL BE QUIETER AND MORE PRIVATE WITH AN EN SUITE ENTRANCE TO THE BATHROOM

PROPOSED



PLUMBING



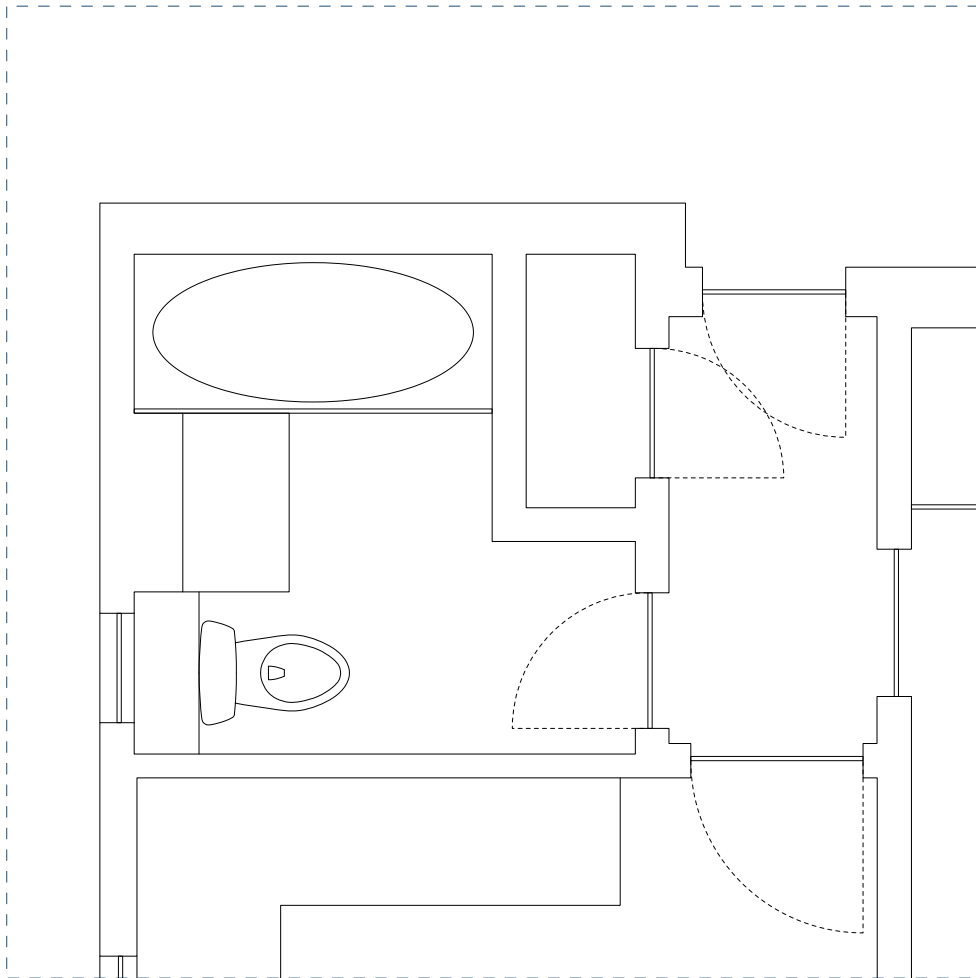
BATHROOM

NOTES:

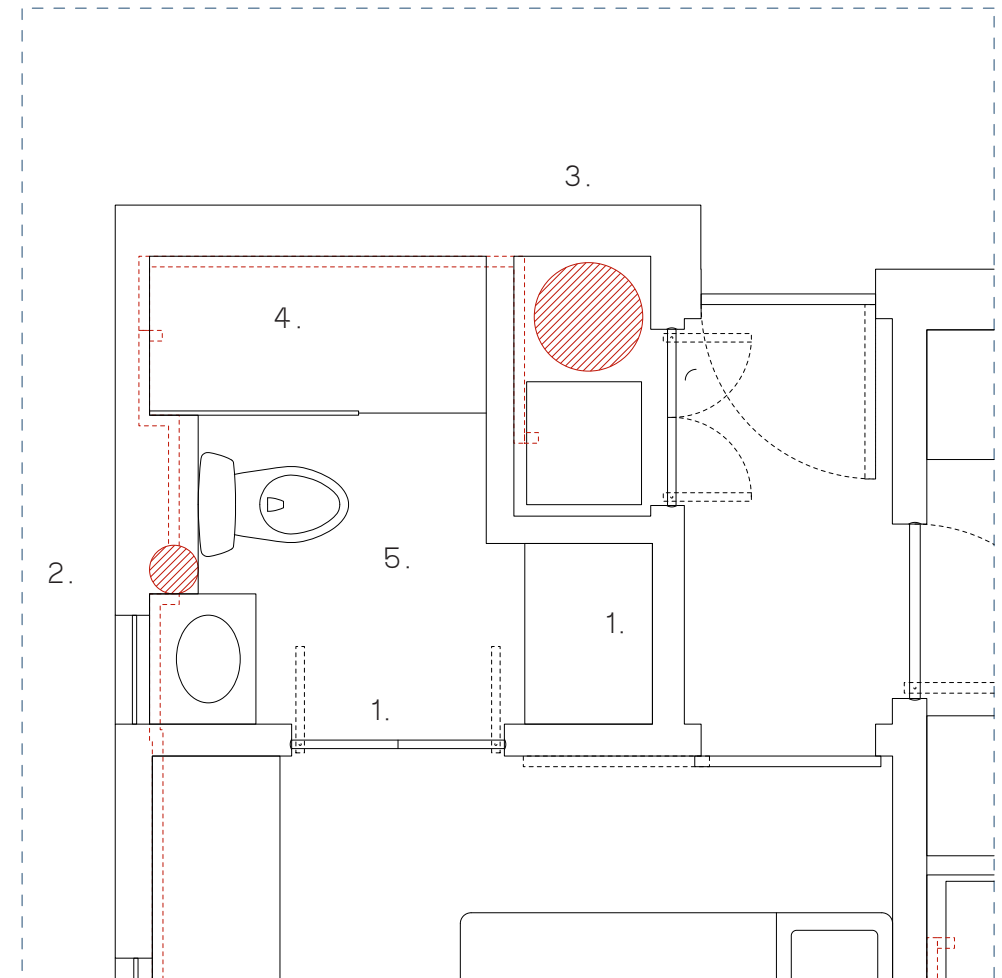
1. THE ORIGINAL DOOR INTO THE BATHROOM WILL BE CLOSED AND AN EN SUITE ENTRANCE WILL BE INTRODUCED
2. THE RISER IS LOCATED BEHIND THE LOO - TO WHICH ALL PIPES ARE CONNECTED
3. THE WATER CYLINDER WILL BE REPLACED BY A NEW SMALL MEGAFLOW (SEE PHOTO OVER PAGE)

4. THE BATH WILL BE REPLACED BY A LARGE WALK IN SHOWER
5. THE FLOOR WILL BE FINISHED IN PORCELAIN TILING / DITRA MATTING / UNDERFLOOR HEATING

ORIGINAL



PROPOSED



SMALL MEGAFLOW - UNVENTED WATER CYLINDER

3.

