

REV_D

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

Dwarf wall and railings to be refurbished to match existing.

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

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.

ELEVATION
front lower

ELEVATION
front internal

Entrance to lower
ground floor.

HIGHGATE HIGH STREET

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

Existing range to be maintained.

Entrance to lower
ground floor.

SECTION C

PROPOSED

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
A	06.07.23	Existing entrance door retained.
B	21.07.23	External step layout and floor level amended. Notes regarding WCs added.
C	05.09.23	General amendments.
D	16.11.23	Notes to railings and dwarf wall amended.

project
17a Highgate High Street
London N6 5JT
client
Lady Gould's Charity

drawing title
Proposed Ground and Lower
Ground Floor Plans

scale
1:100@A3
date
MAR 2023

drawing no
HHS_GA_01_D

PLANNING