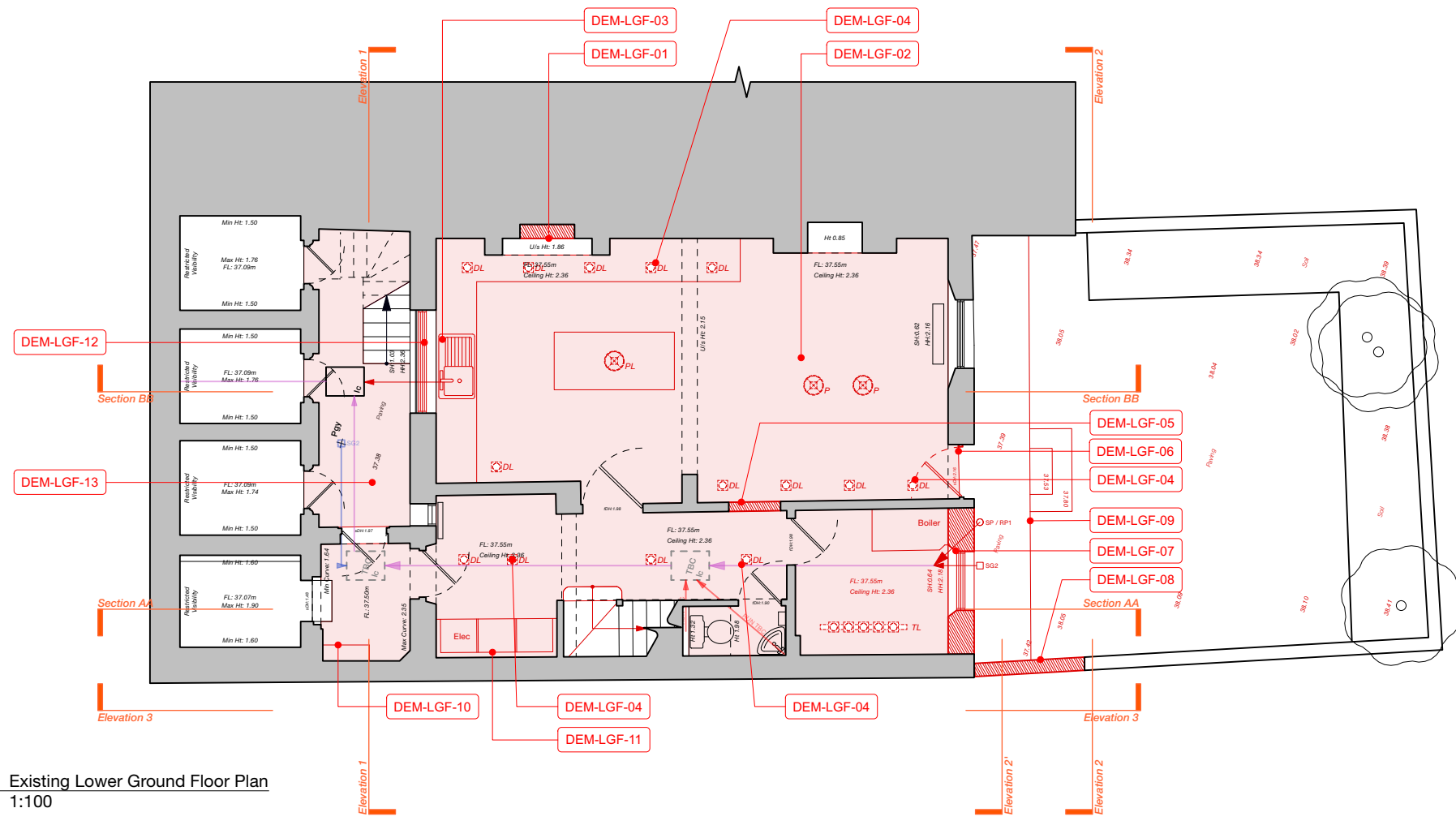


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For construction purposes:

- Do not scale this drawing.
- All dimensions and levels to be checked on site.
- Discrepancies to be reported to Miltiadou Cook Mitzman architects before proceeding.
- If in any doubt about information on this drawing contact Miltiadou Cook Mitzman architects.

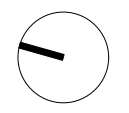
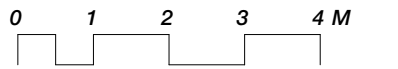
REVISION NUMBER	DATE	BY	NOTES
P2	19/09/2023	OR	Internal LGF Layout Updated
P3	24/01/2024	WM	Internal LGF Layout Updated



EX Existing Lower Ground Floor Plan
1:100

- DEM-LGF-01 (REINSTATED) Existing AGA cooker to be removed. Fireplace reinstated.
- DEM-LGF-02 (REINSTATED) Floor to be removed and lowered to original level.
- DEM-LGF-03 (DEMO) Kitchen to be removed and re-located to ground floor level.
- DEM-LGF-04 (REINSTATED) Non-original downlights to be removed.
- DEM-LGF-05 (REINSTATED) Doorway to be opened as historic layout.
- DEM-LGF-06 (DEMO) Non-original door to be removed and replaced with sash window.
- DEM-LGF-07 (DEMO) Section of wall/window to be demolished for closet wing extension.
- DEM-LGF-08 (DEMO) Section of garden wall to be demolished for closet wing extension.
- DEM-LGF-09 (DEMO) Section of retaining wall to be demolished for closet wing extension.
- DEM-LGF-10 (DEMO) Minor step in flooring to be removed and made level with floor.
- DEM-LGF-11 (DEMO) Non original joinery to be removed. Electrical unit to be relocated.
- DEM-LGF-12 (ALTERATION) Replace non-original sash window.
- DEM-LGF-13 (REINSTATED) Level of front lightwell to be restored. Non-original paving to be removed and ground level lowered to original level. See Design and Access statement for photos and additional information.

- Existing Elements
- Demolition
- Floor Demolition
- Proposed Works
- Corncing / Ceiling Roses
- Existing Pendant Light
- Existing Wall Light
- Existing Recessed Downlight
- Existing Track Lighting
- Proposed Pendant Light
- Rain Below Ground Drainage
- Foul Below Ground Drainage
- Combined Below Ground Drainage



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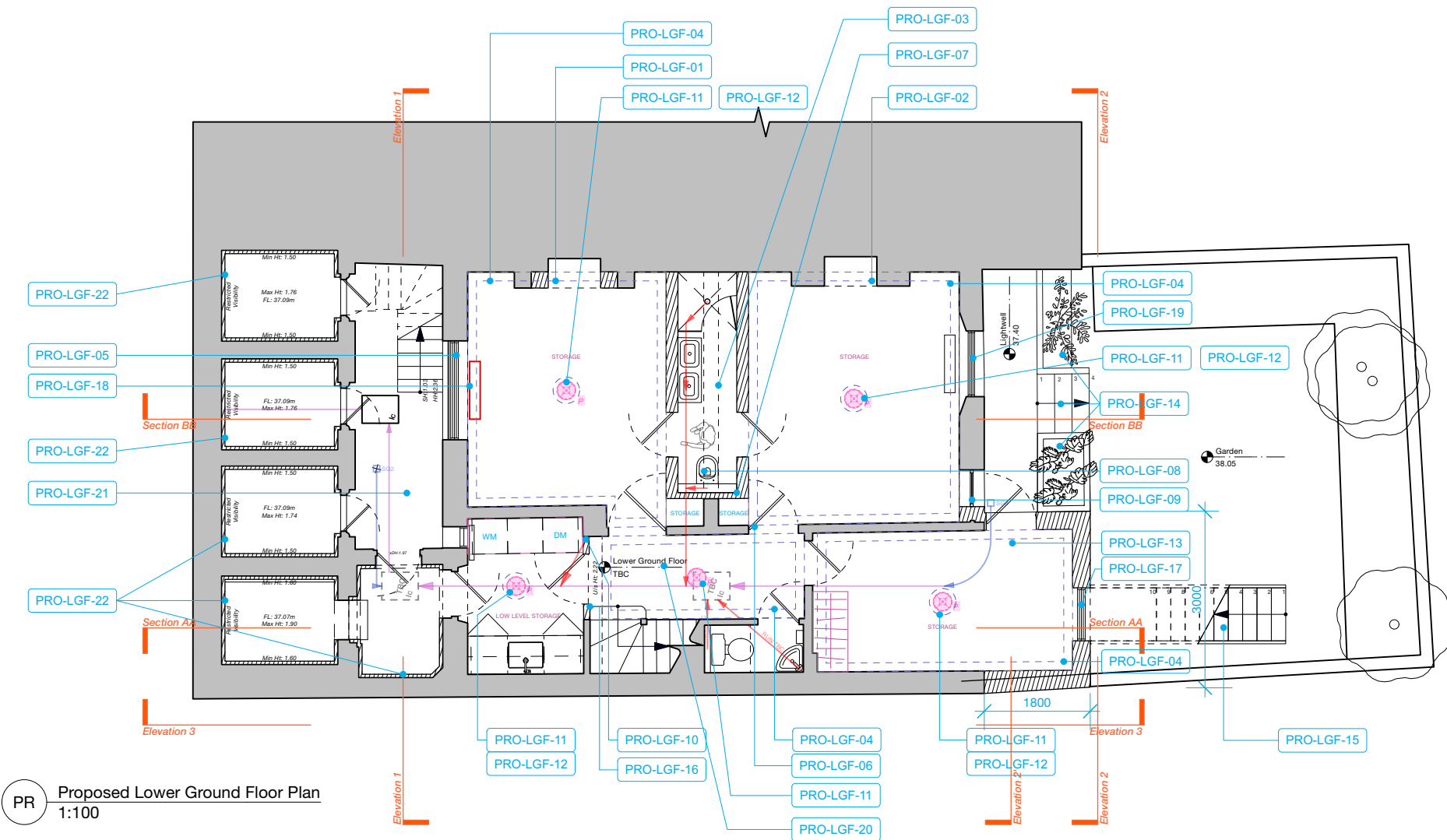
PROJECT
1 Rothwell Street, NW1 8YH

SHEET TITLE
Lower Ground Floor Plan

SCALE
1:100 @ A3

DATE CREATED FILE REFERENCE

DRAWING NUMBER	REVISION
394-DWG-1002	P3



PR Proposed Lower Ground Floor Plan
1:100

- PRO-LGF-01 (REINSTATED) Fireplace
- PRO-LGF-02 (REINSTATED) Fireplace
- PRO-LGF-03 (REINSTATED) Subdivision between Front and Rear Rooms
- PRO-LGF-04 (PROPOSED) Corncing of simple and shallow design.
- PRO-LGF-05 (REINSTATED) Triple Sash Window to replace existing, as neighbouring properties.
- PRO-LGF-06 (REINSTATED) Door to proposed bedroom.
- PRO-LGF-07 (PROPOSED) Partition to create rooms and bathroom.
- PRO-LGF-08 (PROPOSED) Shared Bathroom
- PRO-LGF-09 (PROPOSED) Sashed window to match adjacent window.
- PRO-LGF-10 (PROPOSED) Location for drainage from proposed kitchen above.
- PRO-LGF-11 (REINSTATED) Pendant lighting
- PRO-LGF-12 (PROPOSED) Ceiling rose.
- PRO-LGF-13 (PROPOSED) Closet wing extension.
- PRO-LGF-14 (PROPOSED) Updated planting and stairs access.
- PRO-LGF-15 (PROPOSED) Stairs to access between garden and ground floor.
- PRO-LGF-16 (REINSTATED) Partition and door as original layout
- PRO-LGF-17 (PROPOSED) Sashed window to match proportion and style of original.
- PRO-LGF-18 (PROPOSED) Radiator to be introduced in the front room.
- PRO-LGF-19 (REINSTATED) Stone cill to be reintroduced.
- PRO-LGF-20 (REINSTATED) Original Level of lower ground floor internal space. Non-original floorboards to be removed to reveal likely tiled/stone floor. Exact Level TBC.
- PRO-LGF-21 (REINSTATED) Original Level of front lightwell. Yorkstone to be installed at original level. Stepover threshold to be introduced by doors to vaults to ensure no rainwater ingress.
- PRO-LGF-22 (PROPOSED) Vaults to be made waterproof using a DELTA membrane system. Currently rendered but still wet. Mesh membrane system to be applied internally as Design and Access Statement.