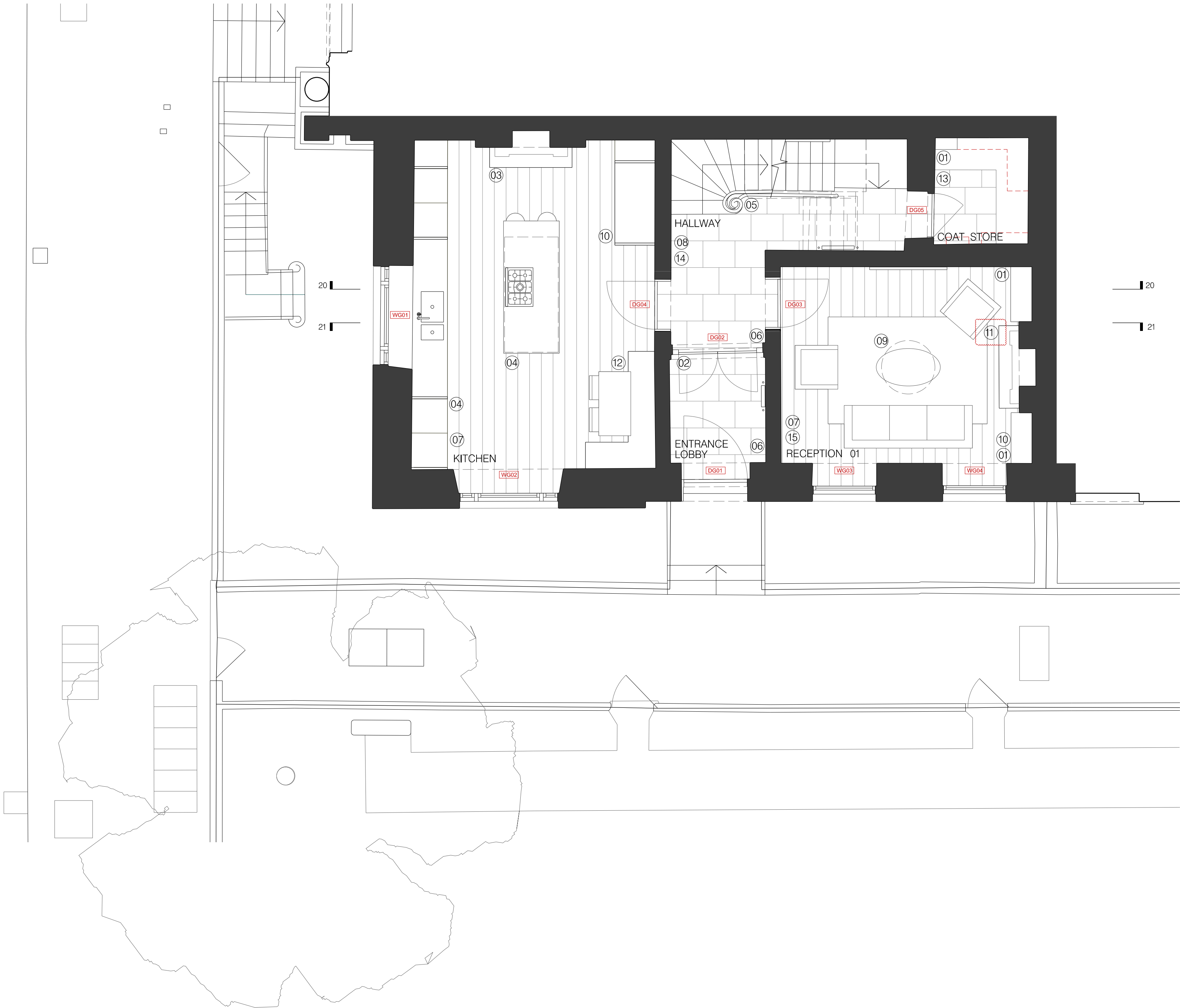


AS APPROVED /UNDER CONSTRUCTION



General Notes

Do not scale from this drawing. Drawings are for the purpose of the stage stated at the base of the drawing and therefore not for construction unless specifically stated. All dimensions to be verified on site prior to construction.

For information only unless indicated in status.  
All structure to be Contractor's design.  
All services to be Contractor's design.  
All works to be in accordance with current Building Regulation requirements and current construction legislation.  
It is the contractor's responsibility to cross-reference all design documents and notify the architect of any inadequacy, discrepancy or divergence in or between the full drawing package/design information.  
Drawings to be read in conjunction with full drawing package issued by Architect and other consultants information.  
Copyright © Flower Michelin Architects LLP 2021

--- DENOTES LINE OF EXISTING

 DENOTES EXTENT OF NEW WALLS

NOTES:

- 01 NEW FITTED JOINERY, NOT FULL HEIGHT.
- 02 NEW GLAZED DOUBLE TIMBER DOORS TO REPLACE EXISTING NON-ORIGINAL DOORS. EXISTING FANLIGHT OVER TO BE RETAINED AND REFURBISHED. SEE DRAWING 296\_32\_90 AND CORNICE, SKIRTING, ARCHITRAVE, AND DOOR SCHEDULE FOR FULL DETAILS
- 03 NEW FIREPLACE SURROUND, HEARTH AND SLIPS. FIREPLACE INTERIOR AND BASKET. SEE FIREPLACE SCHEDULE ON DRAWING 296\_32\_70
- 04 NEW FITTED KITCHEN JOINERY, RECONFIGURED TO EXPOSE CHIMNEY BREAST. JOINERY SET BELOW CEILING AND CORNICE LEVEL. RELATIONSHIP BETWEEN WINDOW CILL AND WORKTOP TO MATCH EXISTING.
- 05 EXISTING TIMBER HANDRAIL RETAINED. REPAIRS WHERE REQUIRED TO REFURBISH CONDITION OF EXISTING HANDRAIL
- 06 EXISTING STONE FLOOR TO BE RETAINED, CLEANED, CAREFULLY REFURBISHED AND RE-GROUTED
- 07 NEW UNDERFLOOR HEATING INTRODUCED BETWEEN JOISTS TO KITCHEN AND RECEPTION 01. SEE FLOOR BUILD UP DRAWINGS FOR FURTHER INFORMATION
- 08 GENERAL: PARTIAL REPLACEMENT OF CORNICE, SKIRTING, ARCHITRAVES, AND DOORS. SEE CORNICE, SKIRTING, ARCHITRAVE, AND DOOR SCHEDULE FOR FULL DETAILS
- 09 CEILING PATTRESS /REINFORCEMENT TO SUPPORT PENDANT LIGHT. EXISTING CEILING ROSE TO BE CAREFULLY REMOVED, RETAINED, AND REINSTALLED
- 10 AIR CONDITIONING TO KITCHEN AND RECEPTION 01 TO BE CONCEALED WITHIN JOINERY. SEE SERVICES DRAWINGS FOR INDICATIVE ROUTES
- 11 EXISTING FIREPLACE
- 12 BENCH TO BE STAND ALONE, AND SCRIBED AROUND SKIRTING, TO APPEAR AS FIXED AND FITTED
- 13 FLOOR JOISTS REINFORCED TO SUPPORT MARBLE FLOOR. SEE FLOOR BUILD UP DETAILS FOR FURTHER INFORMATION
- 14 NEW PLANTED DADO RAIL TO WALLS. SEE DRAWING 296\_32\_90 AND CORNICE, SKIRTING, ARCHITRAVE, AND DOOR SCHEDULE FOR FULL DETAILS
- 15 NEW PLANTED DADO AND PICTURE RAIL TO WALLS TO RECEPTION ROOM. SEE DRAWING 296\_32\_91 AND CORNICE, SKIRTING, ARCHITRAVE, AND DOOR SCHEDULE FOR FULL DETAILS

PLAN SHOWS LAYOUT APPROVED UNDER APPLICATION REF. 20231369P AND 20232133L, WHICH HAVE BEEN IMPLEMENTED AND WORKS CURRENTLY ONGOING AT SITE



Revision	Date	Description
A	12.09.23	Response to Camden comments
B	24.10.23	Response to Camden comments

FLOWER MICHELIN

+44(0)20 7751 0444  
studio@flowermichelin.com

Unit 7-8, 27 Ackmar Road, London, SW6 4UR  
flowermichelin.com



Project 1 Albany Terrace, Park Square East, London, NW1 4DS  
Title Proposed Ground Floor

Number 296\_33\_10 Rev B

Status Planning Scale 1:100 A3/1:50 A1

