



Existing concrete external stair to be reviewed by structural engineer to confirm remedial works required.

Paint to be removed and shutters (assumed) to be opened up.

Radiators and associated joinery to be removed.

Existing modern floor finish overlay to be removed.

Existing tiled hearth to be removed.

Existing modern cornice to be removed.

Existing modern cornice to be removed.

Existing modern floor finish overlay to be removed.

Existing sanitaryware and associated joinery removed.

Existing dropped ceiling to be removed to reinstate historic proportions.

Existing modern kitchen cabinetry to be removed.

Existing tiled floor finish to be removed.

Existing plasterboard ceiling and LED downlights to be removed to reinstate historic proportions.

Paint to be removed and shutters (assumed) to be opened up.

- Thin dashed red line represents removal of building material.
- Thick dashed red line represents removal of modern cornice.
- Red hatch represents removal of modern floor finish.
- Grey hatch represents existing building material to be retained.

Proposed Scope of Works

General Throughout

- Existing electrical services to be replaced throughout. New consumer unit, electrical meter, distribution boards, lighting panels, lighting and electrical faceplates to be fitted.
- Existing fire and security detection to be renewed throughout.
- Existing mechanical services to be replaced throughout including all hot and cold water services.
- Existing modern floor finish overlay to be removed throughout.
- Existing modern plaster cornices to be removed and replaced with appropriate plaster profile.
- All spotlights to be removed, plasterboard ceilings with spotlight penetrations to be removed and replaced with new plasterboard with one coat plaster finish.
- All existing modern cabinetry to be removed.
- All existing sash windows to be eased, fitted with draught strips and replaced with new ironmongery where required. Sash cords and weights to be renewed where required.
- Cracked glazing panels to be replaced like-for-like.

External

- External steps from RG03 and RG06 to be repaired as necessary, details by Structural Engineer.
- Concrete steps leading to main entrance to be overlaid in stone.
- Retaining walls to be renewed throughout garden where they failing.

Existing modern joinery to be removed.

Existing modern Conservatory constructed in aluminum and glass to be removed.

Existing modern tile floor finish to be removed.

Existing modern fireplace to be removed, including hearth, chimneypiece and grate.

Existing modern timber floor finish overlay to be removed.

Existing modern doors and side panels to be removed, columns and other decorative features to be retained.

Existing modern chimneypiece and hearth to be removed, chamber opened up for new grate.

Existing modern timber floor finish overlay to be removed.

Radiators and associated joinery to be removed.

Existing modern tile floor finish to be removed.

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P2 - Issued to Camden Council for Planning. 24.05.2024
D - Issued to client for approval. 26.04.2024
P1 - Issued to Camden Council for Pre-App. 05.09.2023
C - Issued to QS for costing. 25.07.2023
B - Discussed with Client & SE on site. 05.07.2023
A - Issued to Heritage Consultant. 17.05.2023

Revision Date


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Drawing Title
**Proposed Ground Floor
Removal Plan**

Scale @ A3 1:75	Drawn By SLK	Date Feb 2023
Job Number 1328	Drawing Number 102	Revision P2