

# 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.

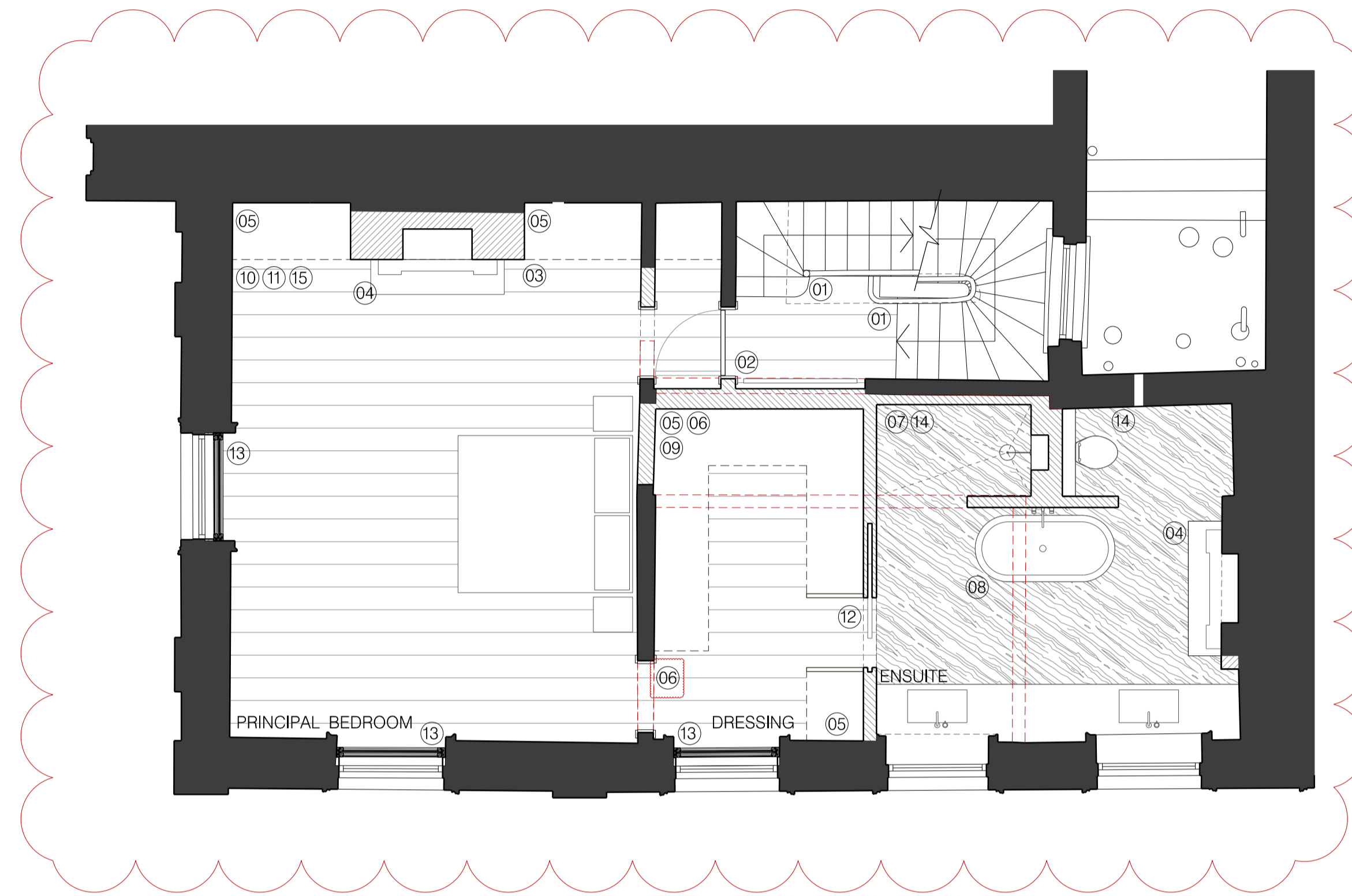
For information only unless indicated in status.  
 All services to be Contractor's design.  
 All works to be in accordance with current Building Regulation requirements and notify the architect of any inadequacy, discrepancy or divergence in or between the full drawing package/design information.  
 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.  
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--- DENOTES LINE OF EXISTING

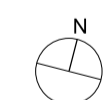
 DENOTES EXTENT OF NEW WALLS

## NOTES

- 01 EXISTING TIMBER HANDRAIL RETAINED, REPAIRS WHERE REQUIRED TO REFURBISH CONDITION OF EXISTING HANDRAIL.
- 02 NEW OPENING FORMED TO CREATE NEW DOOR AND ENTRANCE TO PRINCIPAL BEDROOM. EXISTING DOOR TO PRINCIPAL SUITE TO BE RETAINED AND REINSTATED WITHIN NEW OPENING; ARCHITRAVES TO BE SALVAGED IF POSSIBLE, OR REPLICATED TO MATCH EXISTING IF UNABLE TO REMOVE INTACT
- 03 NEW BOXING TO FRONT OF CHIMNEY BREAST TO EXTEND FIREPLACE INTO THE ROOM.
- 04 FIREPLACE REINSTATED WITH NEW FIREPLACE SURROUND, HEARTH, SLIPS AND INTERIORS. SEE FIREPLACE SCHEDULE ON DRAWING 296\_32\_70
- 05 NEW FITTED JOINERY
- 06 NEW PARTITIONS INTRODUCED TO RECONFIGURE PRINCIPAL BEDROOM, DRESSING AND ENSUITE; NEW OPENING FORMED ACCORDINGLY TO ACCESS NEW DRESSING ROOM
- 07 ENSUITE RELOCATED AND RECONFIGURED WITH NEW SANITARYWARE. SERVICES TO DROP AND CONNECT TO EXISTING BELOW.
- 08 FLOOR JOISTS REINFORCED TO SUPPORT BATH AND MARBLE FLOOR.
- 09 AIR CONDITIONING FAN COIL UNIT CONCEALED WITHIN JOINERY. SEE SERVICES DRAWINGS FOR INDICATIVE ROUTES
- 10 GENERAL: PARTIAL REPLACEMENT OF CORNICES, SKIRTINGS, ARCHITRAVES AND DOORS. SEE SCHEDULE FOR FULL DETAILS
- 11 NEW TIMBER FLOOR COVERING. ALLOW FOR FLOOR LEVELLING WORKS. FLOOR LEVEL DATUMS CAN BE PROVIDED ON REQUEST
- 12 NEW POCKET SLIDING DOOR BETWEEN DRESSING ROOM AND PRINCIPAL BATHROOM. SEE CORNICE, SKIRTING, ARCHITRAVE AND DOOR SCHEDULE
- 13 NEW TIMBER FRAMED SECONDARY GLAZING (IN PART TO REPLACE METAL SECONDARY GLAZING). SEE DRAWING 296\_32\_75 FOR DETAILS
- 14 NEW MODERN PLASTERBOARD CEILING, TO REPLACE NON-ORIGINAL CEILING, TO SMALL SHOWER AND WC AREAS ONLY. INSTALLED ONCE ALL NEW SERVICES AND PIPEWORK INSTALLED, TO ALLOW FOR PIPEWORK TO PASS FROM THIRD FLOOR BATHROOMS TOWARDS EXISTING SVP AND RISER
- 15 NEW DADO RAIL INTRODUCED AT APPROX WINDOW CILL HEIGHT AROUND PRINCIPAL BEDROOM. SEE CORNICE, SKIRTING AND ARCHITRAVE SCHEDULE FOR 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	24.07.23	Response to Camden
B	12.09.23	Reduced openings to spine wall
C	19.10.23	Wardrobe pop-out omitted
D	24.10.23	Notes amended for consistency

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**Project** 1 Albany Terrace, Park Square East, London, NW1 4DS  
**Title** Second Floor

**Number** 296\_33\_12 **Rev** D

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

