

suspended ceiling to remain in situ

fireplace surrounds and box grates with heaths need to be installed in their original positions



sample image of internal doors

1507

reinstated kitchen entrance door

suspended ceiling to remain in situ

Two electrical outlets - (occurred pre-ownership of the application) - old cabling to be removed and brick work repaired to match the existing immediate elevation

**External**  
Two electrical outlets - (occurred pre-ownership of the application) - old cabling to be removed and brick work repaired to match the existing immediate elevation

Window & External doors (courtyard only) - timber and single glazing to be repaired where possible (like for like). No replacement as part of this consent.

**Kitchen**  
Ceiling in Kitchen to remain in situ - no cornice - no picture rail

**Bathrooms**  
Ceilings to remain in situ - no cornice

**Living Room**  
Cornice and skirting to match picture in schedule - picture rail as set out in schedule

Fireplace and tiled metal grate inset with heath reinstated

**Bedroom 2**  
Reinstate cornice profile and size as below. Reinstate skirting style and profile as schedule -no picture rail- suspended ceiling removed

**Master bedroom**  
Suspended ceiling removed following water leak from flat above. Reinstate cornice, picture rail and skirting (style, profile and size) as picture in schedule

Reinstate fireplace as per schedule with tiled and metal gate inset and hearth

**Study**  
Remove suspended ceiling. Plaster cornice to match existing profile and style as below. Skirting to be 30mm (timber)

**Hallway**  
Ceiling to remain in place - Plaster cornice to match existing profile and style. Skirting to be 30mm (timber) Moulded rail as per schedule to be introduced to match profile and scale as per schedule

**Floors**  
Throughout (other than bathrooms) - Aged oak in a plain running board

**Bathrooms**  
Main bathroom & ensuite: tiling to be limited to the floor and wet areas (shower area and behind sink extending to height of shower area.

Ceiling rose - Victorian ceiling rose in lounge and both bedrooms. Pendant style as previous.

**All internal Doors**  
<https://www.expressdoorsdirect.co.uk> windsor primed white door - as image

All internal walls as set out in the submitted plans to be reinstated with a lime plaster.

**Cornice**  
Lounge & Bedroom 1 -Dentil cornice matching (scaled) existing profile as identified in Lounge picture in schedule. Speak to the other flats and match measurements if required.

Secondary cornice to match existing. The surviving portion in the study is to be measured repaired and retained. All to match in Bedroom 2 and Hallway.

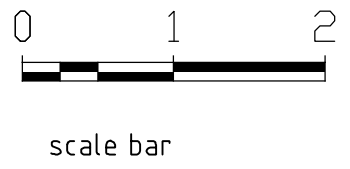
Note:  
 x This drawing must not be re-issued, loaned, printed or copied without the designer's prior consent.  
 x DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR THE PURPOSES OF PLANNING - use figured dimensions only. Any discrepancies are to be reported to designer immediately.  
 x Before any work commences, all dimensions to be checked and verified on site. All boundaries to be confirmed between the the client and contractor and no part of the building is to overhang or undermine boundary lines without prior written consent.



156 Honeyhill Road  
Bedford  
Bedfordshire  
MK40 4PD  
  
Tel/Fax: 01234 297496  
Mobiles: 07855 852991/2  
  
Email: email@j-jacs.co.uk  
Web address: www.j-jacs.co.uk

Project		
Alterations to listed building		
Client		
Mr Godwin & Mr Dickinson		
Site Address		
4a King Edward Mansions, London		
Approved	Date	Scales
Prelim	Jul 24	1:50
Drawing No.		Sheet
JJ24-004a		004 Rev G

Floor plan as proposed 1:50



scale bar