DRAWING INFORMATION

Rev.	Purpose	Date:
-	Issued for Planning	13.11.2024

Drawing Legend

Existing key

- Existing
- 9 Northington St. property Not part of application
- Existing flat roof
- Existing brickwork
- Existing slate roof
- Existing tile floor
- Existing joist direction
- Existing carpet

Proposed key

- Proposed (Section)
- Proposed timber floor
- Proposed Tile floor
- Proposed Carpet
- Proposed Yorkstone floor
- Proposed Cast iron radiators

Proposed General Notes:

1. The overarching strategy is to retain, refurbish and re-instate all existing historic fabric. The following general notes provide an overview of the works and should be read in conjunction with the heritage statement prepared by The Heritage Practice
2. For new floor finishes, please see floor hatch legend
3. All existing brickwork to be surveyed followed by a carefull repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re pointing and chemical cleaning to restore the existing bricks
4. Existing internal walls to be surveyed to determine requirement for local repairs and reskimming
5. All existing windows to be retained and refurbished unless specifically noted otherwise. For full details of works to existing windows, please see the window schedule
6. All existing doors to be retained and refurbished unless specifically noted otherwise. For full details of works to existing doors, please refer to the door schedule
7. All chimney breasts and fire surrounds retained. For full details please refer to the fireplace schedule
8. Historic skirting, wall panelling and cornices to be carefully protected, restored and refurbished throughout
9. For structural modifications, please see the Structural report by Quantum Engineers
10. For the plumbing strategy including introduction of new waste runs and heating, please see the Design and Access Statement

Proposed Notes:

01 Reinstate staircase in original location. Staircase and spindles to be constructed from timber and to detailed to match the existing stair

02 Proposed kitchen joinery to be free standing and fixed to the floor only, i.e joinery will not disturb originally skirting, wall panelling or cornice

03 Existing door retained and fixed shut. The door will remain visible from the stair compartment

04 New floor structure installed at modified level

05 Timber framed entrance door and side panel installed to underside of external front entrance steps to internalise area in front light well

06 Refurbish and repaint all existing metal railings

07 Proposed Yorkstone pavers

08 Proposed wall to separate 9 John Street from 9 Northington Street

09 Proposed double doors in modified opening - refer to Doors Schedule

10 Existing staircase to be carefully retained, restored and refurbished throughout, new carpet runner an carpet rods to be installed

11 Proposed bathroom in new location, please see Design and Access statement for waste servicing strategy

12 Proposed partitions to lower ground floor level as shown. Traditionally detailed skirtings and architrave

13 Reinstate fire surround traditionnally detailed - refer to fire place schedule for full details

14 Proposed timber privacy screen

15 Non original ramp removed and replaced with a single step

16 Existing manhole to front/lightwell relocated

Phase

PLANNING

Drawing title

Proposed East Elevation

Drawing No.	Rev.
A_2101	-
Drawn	**Approved**
LP	AA
First revision	**Updated**
13.11.2024	--.--.----

STUDIO THREE

97 Charlotte Street, London, W1T 4QA https://www.studiothreearchitects.com

Project No.	Address
23093 9 John St.	9 John Street London WC1N 2ES

Client: GFZ Ltd.

Scale: 1:50 @ A1 / 1:100 @ A3

0m | 1m | 2m | 4m | 5m