



DRAWING INFORMATION		
Rev.	Purpose	Date
-	Issued for Planning	13.11.2024

Studio Three Architects Limited. All construction works to comply with British Standards and Building Regulations requirements. Any errors on drawings or omissions should be reported to Studio Three. This drawing cannot be used to calculate areas for the purposes of valuation. All measurements should be checked on site. These drawings should not be scaled.

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

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

- Proposed General Notes:**
- The overarching strategy is to retain, refurbish and re-install 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.
 - For new floor finishes, please see floor hatch legend.
 - All existing windows to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and essential cleaning to restore the existing bricks.
 - Existing internal walls to be surveyed to determine requirement for local repairs and re-rendering.
 - 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.
 - 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.
 - All chimney breasts and fire surrounds retained. For full details, please refer to the fireplaces schedule.
 - Historic skirting, wall panelling and cornices to be carefully protected, restored and refurbished throughout.
 - For structural modifications, please see the Structural report by Quantum Engineers.
 - For the planning strategy including introduction of new waste runs and heating, please see the Design and Access Statement.

- Proposed Notes:**
- Reinstate staircase in original location. Staircase and spindles to be constructed from timber and to detailed to match the existing stair.
 - Proposed kitchen joinery to be free standing and fixed to the floor only. Jo joinery will not disturb original skirting, wall panelling or cornice.
 - Existing door retained and fixed shut. The door will remain visible from the stair compartment.
 - New floor structure installed at modified level.
 - Timber framed entrance door and side panel installed to underside of external front entrance steps to formalise area in front light well.
 - Refurbish and repaint all existing metal railings.
 - Proposed Yorkstone pavers.
 - Proposed wall to separate 9 John Street from 9 Northington Street.
 - Proposed double doors in modified opening - refer to Doors Schedule.
 - Existing staircase to be carefully retained, restored and refurbished throughout, new carpet runner or carpet rods to be installed.
 - Proposed bathroom in new location, please see Design and Access statement for waste servicing strategy.
 - Proposed partition to lower ground floor level as shown. Traditionally detailed skirtings and architrave.
 - Reinstate fire surround traditionally detailed - refer to fire place schedule for full details.
 - Proposed timber privacy screen.
 - Non original ramp removed and replaced with a single step.
 - Existing manhole to front lightwell relocated.

Phase

PLANNING

Drawing title
Proposed West Elevation

Drawing No.	A_2100	Rev.	-
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	---

STUDIO THREE

97 Charlotte Street, London, W1T 4GA <https://www.studiothreearchitects.com>

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

Address 9 John Street
 London WC1N 2ES

Client GFZ Ltd.

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

