LIGHTING KEY

- RECESSED DOWNLIGHT
- SURFACE MOUNTED DOWNLIGHT
- PENDANT LIGHT

NOTE:
As ceiling heights on this floor are low, ONLY IF ceiling is not lathe and plaster, surface mounted downlights to be recessed where preferred

render to lightwell walls stripped back and fully repaired with new mesh backing as required

concrete floor cut back where possible and new limestone tiled flooring fitted, allowing for IC access hatch

vault door removed and replaced with arched tongue and groove black painted timber doorset

vault interior waterproofed as required with breathable SIKA render,

B

new traditional black painted cast-iron effect staircase

existing steel framed Crittall window replaced with new timber framed double sash window to match No.15 Delancey St.

Lightwell

existing IC

rwp

new rendered nib wall and tradtitional doorset to non orginal extension

assumed vault position behind

A

opening formed into (assumed existing) vault space) and fitted with new traditional door with arched head

vault interior waterproofed as required with breathable SIKA render, extract fan to be fitted ducted to lightwell

2.185

wardrobes

2.195

bedroom

existing skirting made good or replaced like for like where beyond repair or to new partitions

150x200cm

711mm leaf

glazed door 2m high

shower

2.175

sink drainage from above

kitchen to same position as existing and to connect to existing services where possible

kitchenette

existing skirting made good or replaced like for like where beyond repair or to new partitions

2.195

new drainage connection

assumed existing soil pipe route below joisted floor

shelves

711mm leaf

WC

store

1.430

2.190

hallway

existing skirting made good or replaced like for like where beyond repair or to new partitions

new timber flooring throughout (unless otherwise stated)

new doors all 4 panelled traditional, architraves to match existing

downstand and nibs retained between rooms

new steps down to lowered rear area

living

skirting to match rest of floor

2.525

existing IC

shelving wall with tv

altered drainage connection

new soil pipe position from above

additional concrete retaining wall if required, faced in brick, no change to existing boundary wall

minimally framed fully glazed aluminium sliding doors

B

re-built and extended rear extension generallly revised

lower garden

paving and steps clad in limestone tiles

planter and pathway retaining walls in London Stock Brick (re-used where possible)

black painted steel fall guard

stepped planter

stepped planter

plan cut taken at 1500mm from rear room FFL

up

side path covered with re-used stone slabs from existing garden

A

NEW WALLS AND PARTITIONS

SCALE BAR Reference scale in metres. 10 cm total length at 1: 1 scale

0 1 2 3 4 5

Rev. Comments

PLANNING

Project	**23 DELANCEY STREET · CAMDEN · NW1 7NP**
Drawing Title	**LOWER GROUND FLOOR PLAN PROPOSED**
Dwg No.	**546-101**
Revision	**B**
Scale	**1:50@A3**
Date	**DEC 2024**
Drawn by	**ES**

ATELIERwest ARCHITECTS
0203 587 7227 · 126 New Kings Road · London · SW6 4LZ
info@atelierwest.co.uk www.atelierwest.co.uk

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