

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

**Finishes Key**

**Proposed Floor Finishes**

- Retained Lino floor:  
To be carefully protected and retained where possible.
- New Ceramic tiles:  
New ceramic tiles (on appropriate sub base) to match format and colour of existing vinyl tiles.

**Wall Finishes**

- A. Painted brickwork  
Existing painted brickwork retained and redecorated - No skirting.
- B. Wall Tiles  
Refer to bathroom + kitchen drawings for details.
- C. Timber Panelling  
Timber panelling retained. To be inspected and repaired locally as required and rubbed down and re-oiled. (Osmo oil or similar approved).
- D. Glazing  
Internal face of new Iroko timber mullions and cladding timber to be sanded and oiled. (Osmo oil or similar approved).

**Ceiling Finishes**

- CP. Plaster  
To have appropriate preparation (made good/filled/sanded as necessary) and repainted with emulsion paint.
- CT Timber panelling  
Timber panelling retained. To be inspected and repaired locally as required and rubbed down and re-oiled. (Osmo oil or similar approved).

Allow for trial area of sanding down in second floor corridor

PD1 24.01.25 Discharge of Planning Conditions

rev	date	note

CODE	SUITABILITY DESCRIPTION
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STATUS	PURPOSE OF ISSUE
	TENDER

3rd floor  
99-101 Farringdon Road  
London, EC1R 3BT  
tel: 020 7096 5007  
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PROJECT NO: **2306**

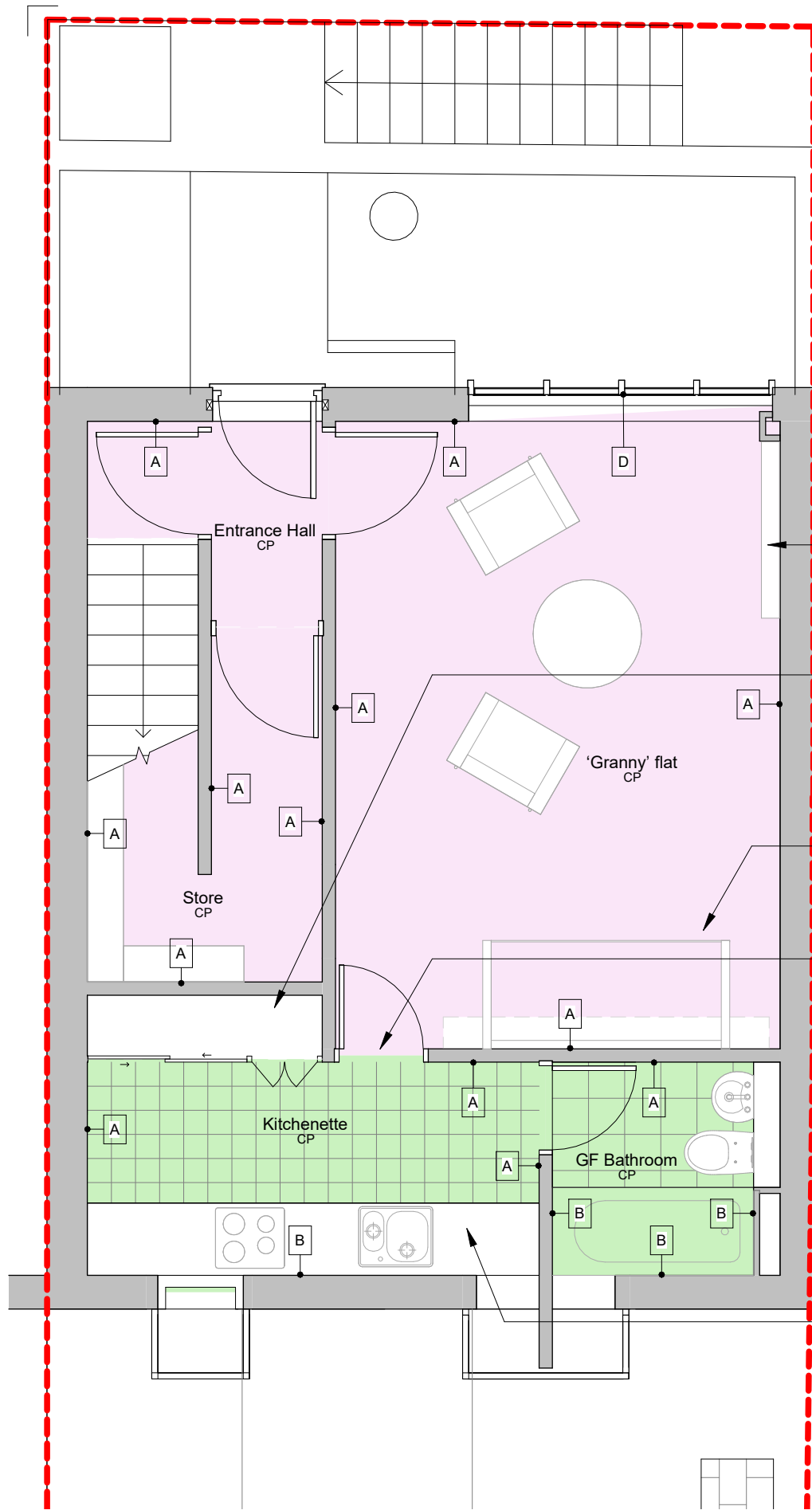
PROJECT **31 South Hill Park**

TITLE **Ground and First Floor Setting Out Plans**

CLIENT **Mark Sutcliffe**

DRAWN BY FP	CHECKED BY JT	DATE 20.12.24
SCALE (@ A3) As indicated	PROJECT NUMBER 2306	

DRAWING NUMBER 11001	REV PD1
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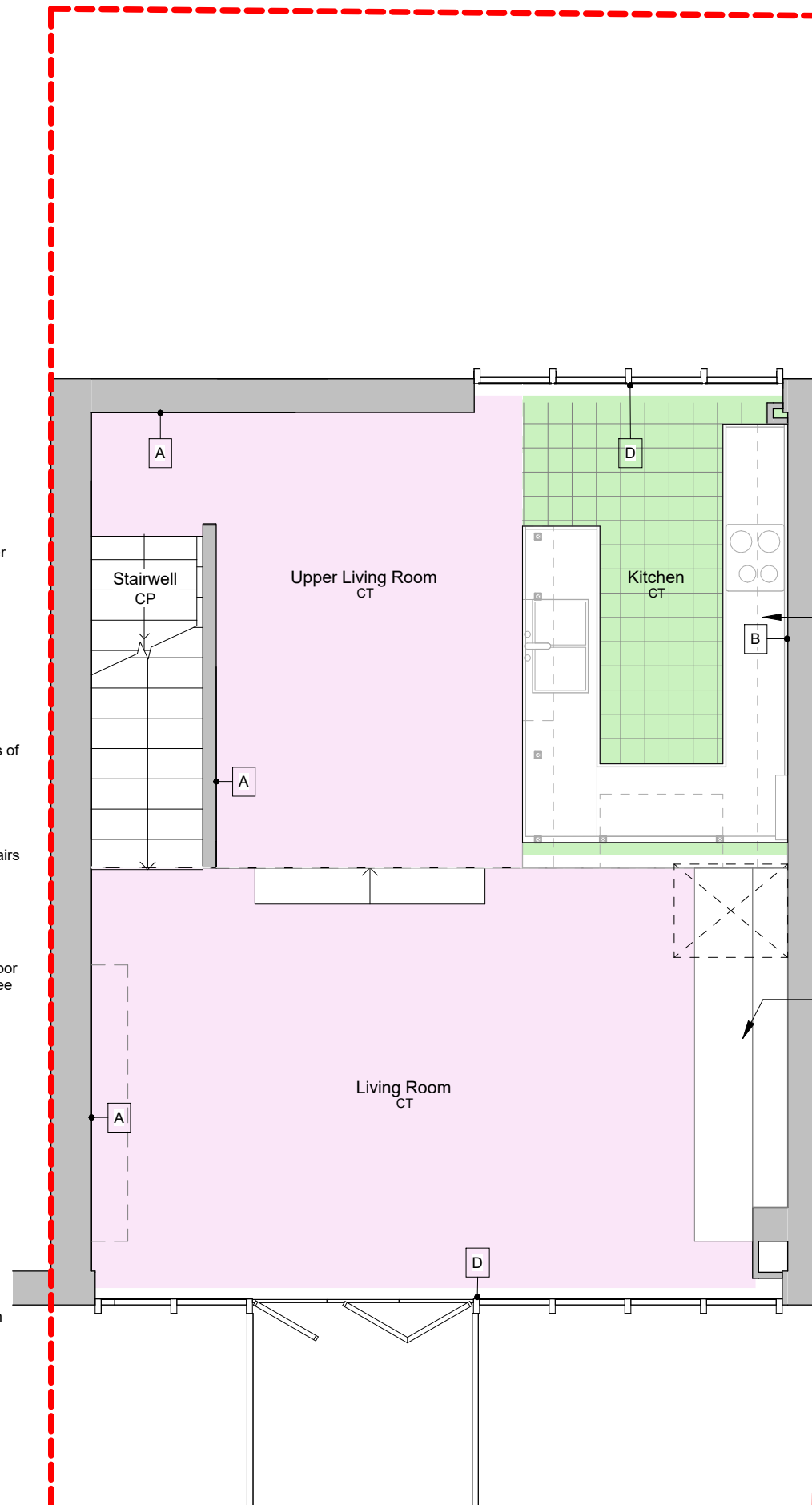
MDF cubby holes relocated from upper floor bedroom

Original fitted cupboards to be retained and refurbished Refer to method statement for details of refurbishment.

Fitted bed to be relocated from upstairs bedroom

New glazed door installed - style of door to match existing. see drawing 50002

Ground floor kitchen to be retained



Refer to kitchen drawing 60001, 60002 and 60003 for proposed amendments to existing kitchen

Fitted sofa to be retained and re-upholstered by client

Proposed Ground Floor  
1:50

Proposed First Floor  
1:50

