



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		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:

- 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 brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of scaling and defective brickwork, re-pointing and chertall 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 fireplace 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. i.e. 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 right wall.
- 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 and 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 frontlightwell relocated.

Phase

PLANNING

Drawing title

Proposed East Elevation

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

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.
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Scale	1:50 @ A1 / 1:100 @ A3
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0m	1m	2m	4m	5m
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DRAWING INFORMATION

Rev.	Purpose	Date:
-	Issued for Planning	13.11.2024
A	Issued for Planning	07.04.2025

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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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 fireplace 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 plumbing 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 detail to match the existing stair
- Proposed kitchen joinery to be free standing and fixed to the floor only. 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 internalise area in front right wall
- 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 and carpet rods to be installed
- Proposed bathroom in new location, please see Design and Access statement for waste servicing strategy
- Proposed partitions 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 frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed First Floor Plan

Drawing No.	A_2001	Rev.	A
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	07.04.2025

ARYA DOUGE

31 Percy Street, London, W1T 2DD

www.aryadodge.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
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Client	GFZ Ltd.	N
Scale	1:50 @ A1 / 1:100 @ A3	

0m	1m	2m	4m	5m
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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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 fireplace 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 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 detail to match the existing stair

02

Proposed kitchen joinery to be free standing and fixed to the floor only. Joinery will not disturb original skirting, wall panelling or cornices

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 and 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 traditionally 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 mahogany to frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed Ground Floor Plan

Drawing No.	A_2000	Rev.	A
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	07.04.2025

ARYA DOUGE

31 Percy Street, London, W11 2DD

www.aryadodge.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
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Client	GFZ Ltd.	N
Scale	1:50 @ A1 / 1:100 @ A3	

0m	1m	2m	4m	5m
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Rev.	Purpose	Date:
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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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 fireplace 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 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 detail to match the existing stair

02

Proposed kitchen joinery to be free standing and fixed to the floor only. Joinery will not disturb original 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 and 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 traditionally detailed - refer to fireplace schedule for full details

14

Proposed timber privacy screen

15

Non original ramp removed and replaced with a single step

16

Existing manhole to frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed Lower Ground Floor Plan

Drawing No.	A_1999	Rev.	A
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	07.04.2025

ARYA DOUGE

31 Percy Street, London, W1T 2DD

www.aryadouge.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
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Client	GFZ Ltd.	N
Scale	1:50 @ A1 / 1:100 @ A3	

0m	1m	2m	4m	5m
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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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 doors, 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 the surrounds retained. For full details please refer to the fireplace 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 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 detail to match the existing stair

02

Proposed kitchen joinery to be free standing and fixed to the floor only. Joinery will not disturb original 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 and 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 traditionally detailed - refer to the 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 frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed Roof Plan

Drawing No.	A_2004	Rev.	-
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	---

STUDIO THREE

97 Charlotte Street, London, W1T 4QA

https://www.studiothreearchitects.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
Client	GFZ Ltd.		
Scale	1:50 @ A1 / 1:100 @ A3		

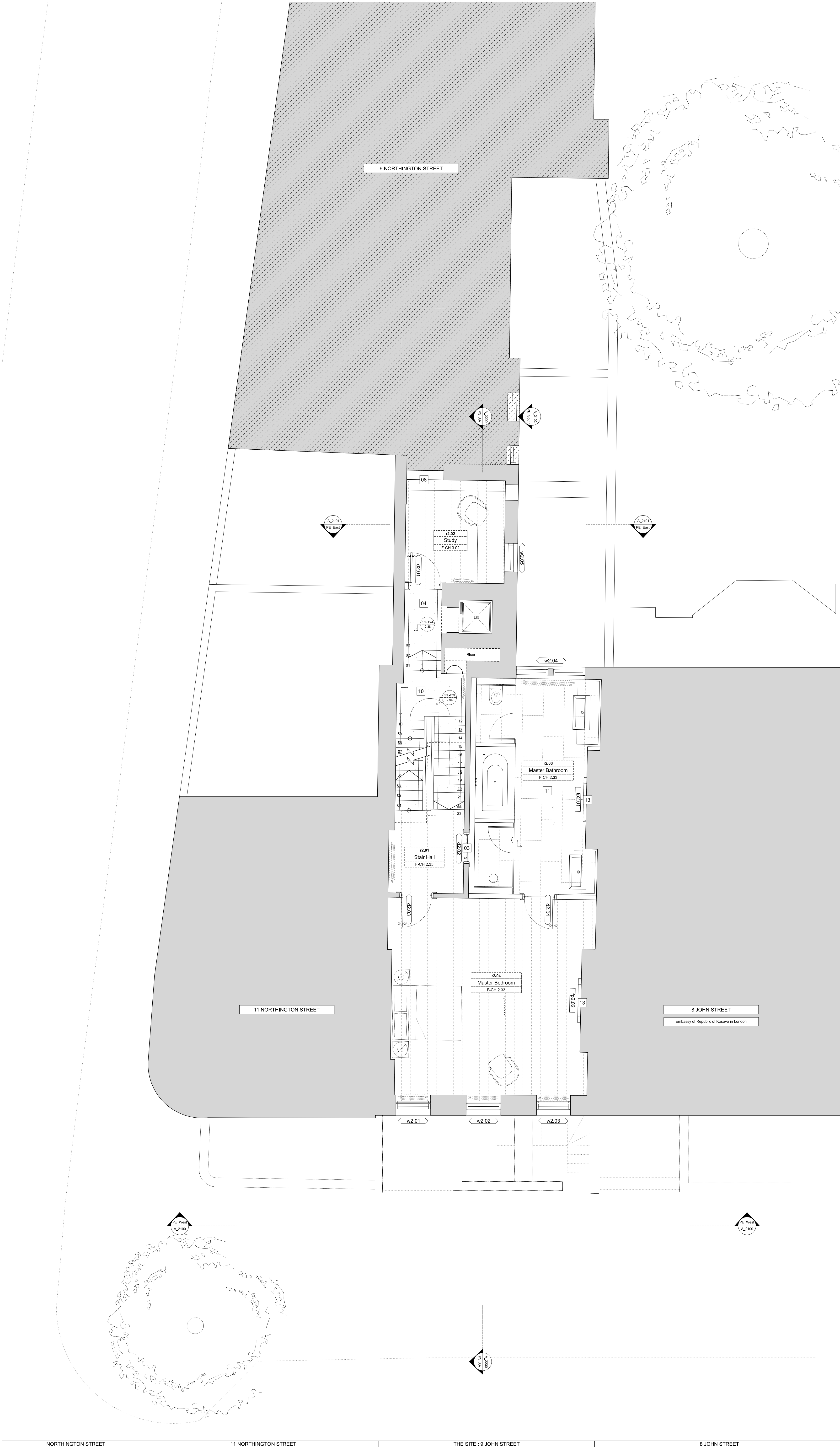
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Drawing Legend

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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 the surrounds retained. For full details please refer to the fireplace 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 plumbing 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 detail to match the existing stair
- Proposed kitchen joinery to be free standing and fixed to the floor only. Joinery will not disturb original skirting, wall panelling or cornices
- 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 understore of external front entrance steps to internalise 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 and carpet rods to be installed
- Proposed bathroom in new location, please see Design and Access statement for waste servicing strategy
- Proposed partitions to lower ground floor level as shown. Traditionally detailed skirtings and architrave
- Reinstate fire surround traditionally detailed - refer to the place schedule for full details
- Proposed timber privacy screen
- Non original ramp removed and replaced with a single step
- Existing manhole to frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed Second Floor Plan

Drawing No.	A_2002	Rev.	-
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	--,--,--

STUDIO THREE

97 Charlotte Street, London, W1T 4QA

https://www.studiothreearchitects.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
Client	GFZ Ltd.		
Scale	1:50 @ A1 / 1:100 @ A3		

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

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Proposed General Notes:

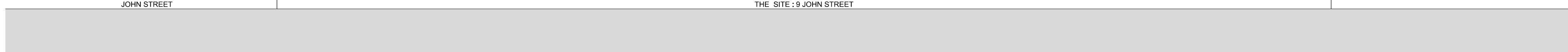
1.	The overarching strategy is to retain, refurbish and re-install all existing historic fabric.
2.	The following general notes provide an overview of the works and should be read in conjunction with the Heritage Schedule and the Heritage Fabric Schedule.
3.	For new floor finishes, please see floor hatch legend
4.	All existing brickwork to be surveyed followed by a careful repair and repointing of the masonry. Work to include repair of scaling and defective brickwork and, where necessary, to include repair of the mortar joints.
5.	Existing internal walls to be surveyed to determine requirement for foot repairs and internal plastering
6.	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
7.	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
8.	Where floor levels and the existing floor finish are to be retained, please refer to the floor hatch legend
9.	For full details, please refer to the fireplace schedule
10.	Historic skirting, wall paneling and cornices to be carefully protected, restored and refurbished throughout
11.	For structural modifications, please see the Structural report by Quatern Geomatics
12.	For the plumbing strategy, including introduction of new waste runs and heating, please refer to the Design and Access Statement

PLANNING

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

ent	GFZ Ltd.
date	1:50 @ A1 / 1:100 @ A3


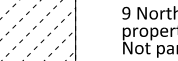




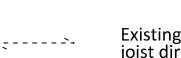
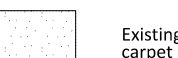

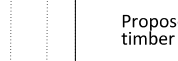
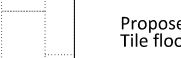
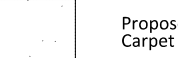
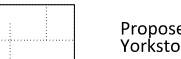

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Rev.	Purpose	Date
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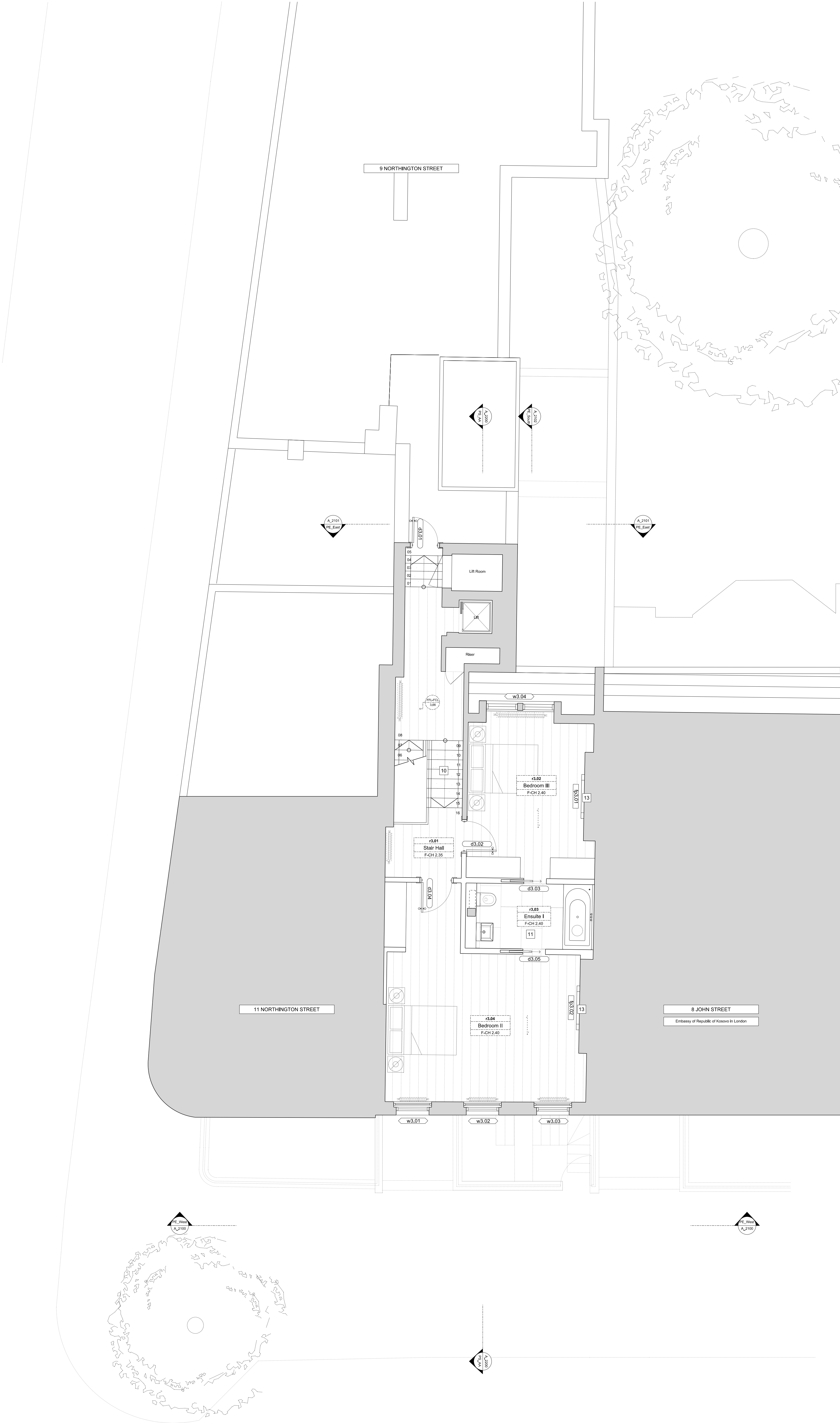
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Drawing Legend	
Existing key	
	Existing
	9 Northington St. property Not part of application
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	Existing brickwork
	Existing slate roof
	Existing tile floor
	Existing joist direction
	Existing carpet
Proposed key	
	Proposed (Section)
	Proposed timber floor
	Proposed Tile floor
	Proposed Carpet
	Proposed Yorkstone floor
	Proposed Cast iron radiators

- Proposed General Notes:
- The overarching strategy is to retain, refurbish and re-insulate 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 brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of scaling and defective brickwork, re-pointing and chemical cleaning to restore the existing bricks
 - Existing internal walls to be surveyed to determine requirement for local repairs and re-skimming
 - 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 fireplace 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. i.e joinery will not disturb original existing 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 of main wall
 - 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 and 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 frontlightwell relocated

Phase	
PLANNING	
Drawing title	
Proposed South Elevation	
Drawing No.	A_2102
Rev.	-
Drawn	LP
Approved	AA
First revision	13.11.2024
Updated	---
STUDIO THREE	
97 Charlotte Street, London, W1T 4QA	
https://www.studiothreearchitects.com	
Project No.	23093
Address	9 John Street London WC1N 2ES
Client	GFZ Ltd.
Scale	1:50 @ A1 / 1:100 @ A3
0m 1m 2m 4m 5m	



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		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:

- 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
- For new floor finishes, please see floor hatch legend
- All existing brickwork to be surveyed followed by a careful repair and refurbishment strategy. Works to include repair of spalling and defective brickwork, re-pointing and chemical 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 doors, please see the door 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 the surrounds retained. For full details please refer to the fireplace 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 plumbing 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 detail to match the existing stair
- Proposed kitchen joinery to be free standing and fixed to the floor only. 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 internalise 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 and carpet rods to be installed
- Proposed bathroom in new location, please see Design and Access statement for waste servicing strategy
- Proposed partitions to lower ground floor level as shown. Traditionally detailed skirtings and architrave
- Reinstate fire surround traditionally detailed - refer to the place schedule for full details
- Proposed timber privacy screen
- Non original ramp removed and replaced with a single step
- Existing manhole to frontlightwell relocated

Phase

PLANNING

Drawing title

Proposed Third Floor Plan

Drawing No.	A_2003	Rev.	-
Drawn	LP	Approved	AA
First revision	13.11.2024	Updated	---

STUDIO THREE

97 Charlotte Street, London, W1T 4QA

https://www.studiothreearchitects.com

Project No.	23093 9 John St.	Address	9 John Street London WC1N 2ES
Client	GFZ Ltd.		
Scale	1:50 @ A1 / 1:100 @ A3		

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



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		9 Northington St. property
	Existing flat roof		Not part of application
	Existing slate roof		Existing brickwork
	Existing joist direction		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 glazing and defective brickwork, re-pointing and chertall clearing 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 fireplace 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. i.e. joinery will not disturb original existing 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 of wall.
- 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 and 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 frontlightwell 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 4QA <https://www.studiothreearchitects.com>

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

Client	GFZ Ltd.
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Scale	1:50 @ A1 / 1:100 @ A3
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0m	1m	2m	4m	5m
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