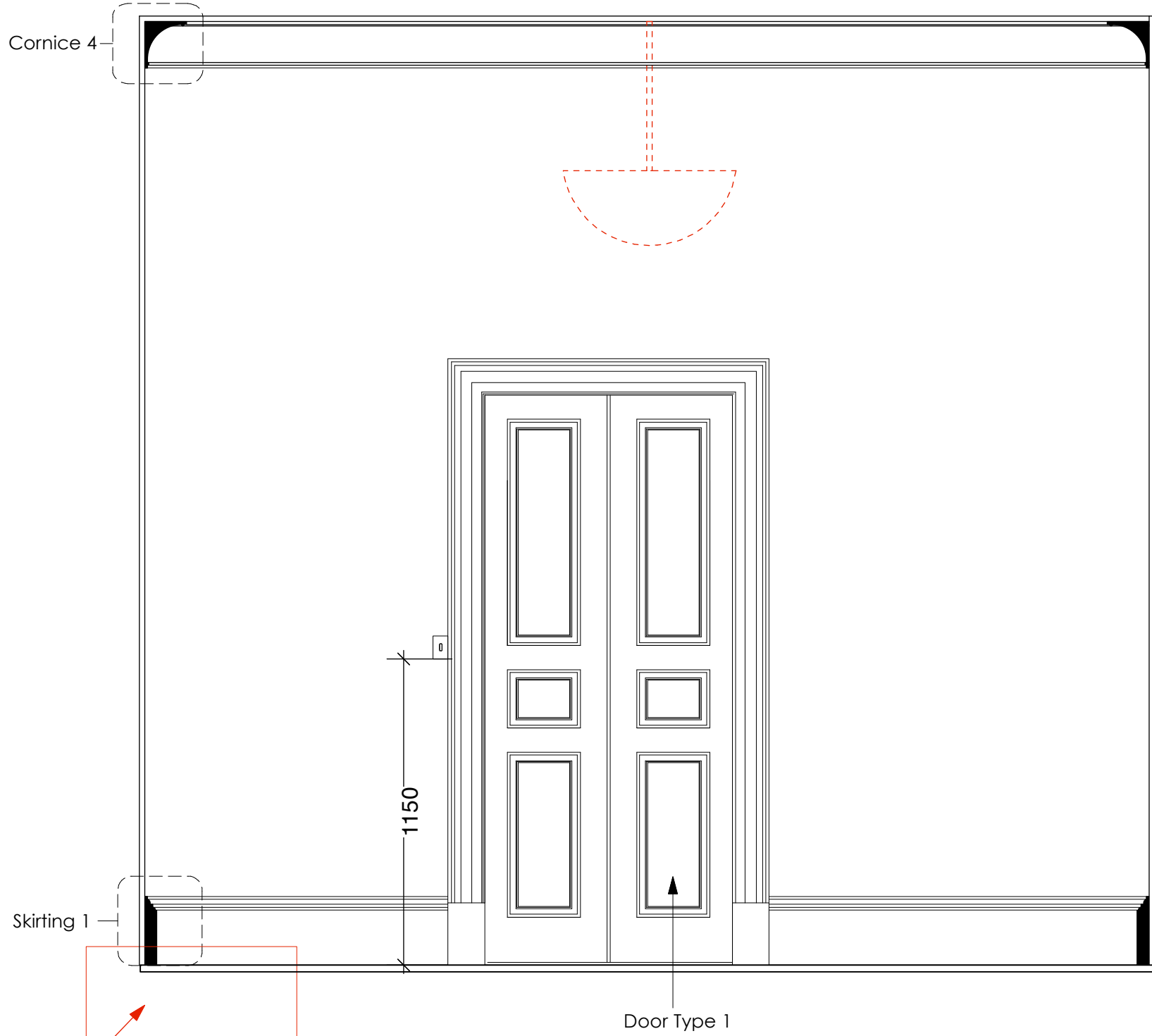
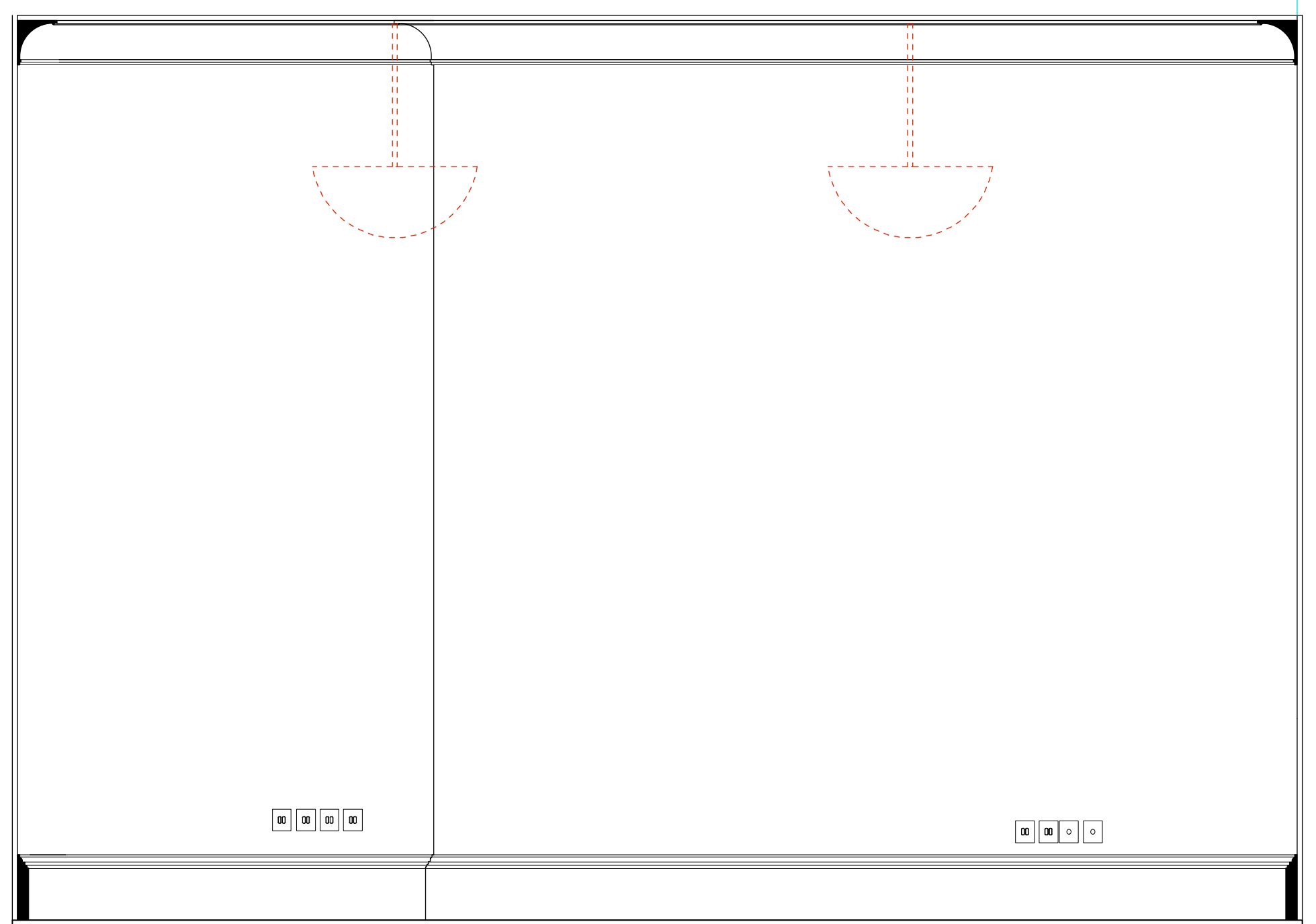
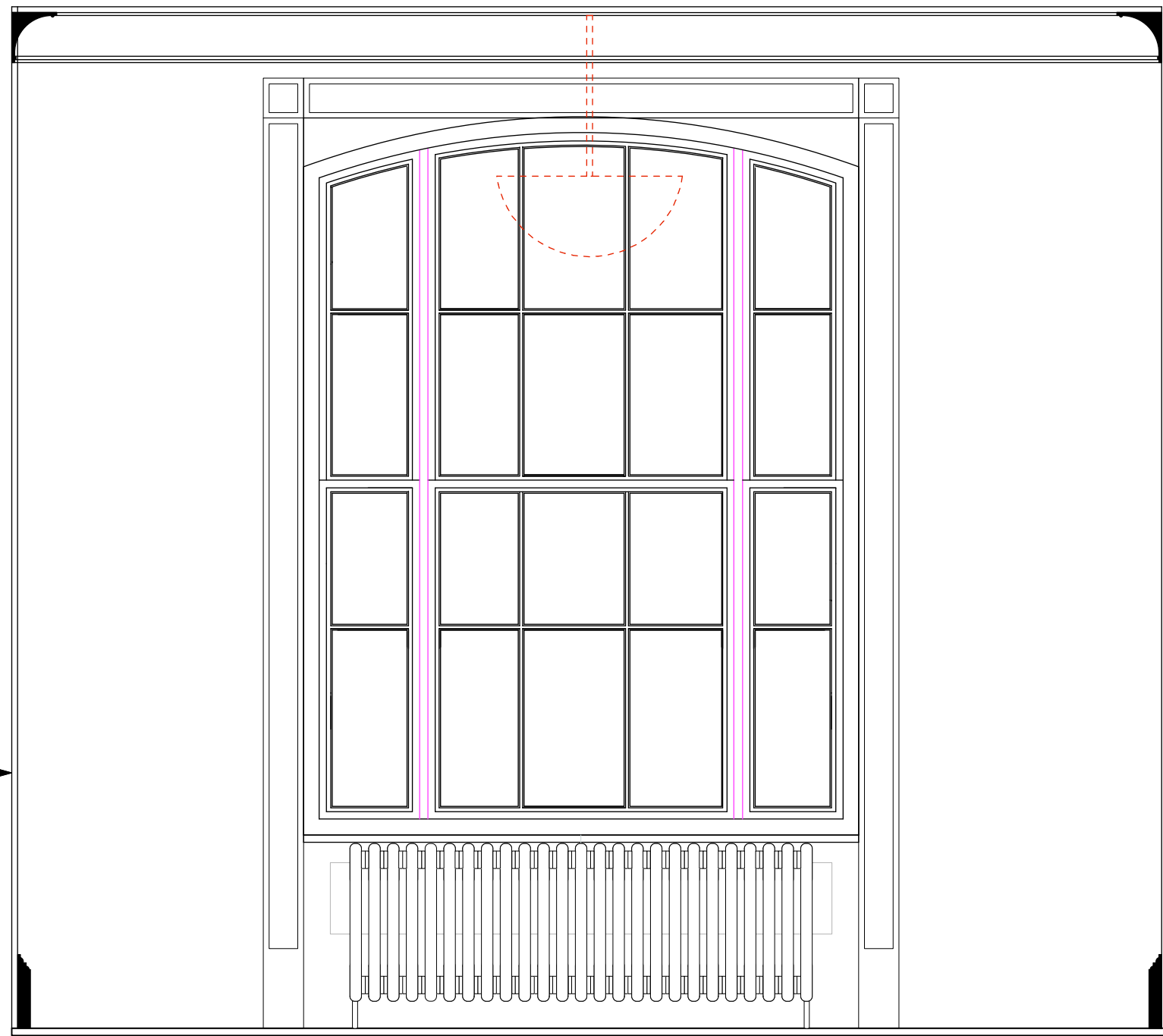


New lime based plaster in 2 no. coats to all solid walls throughout

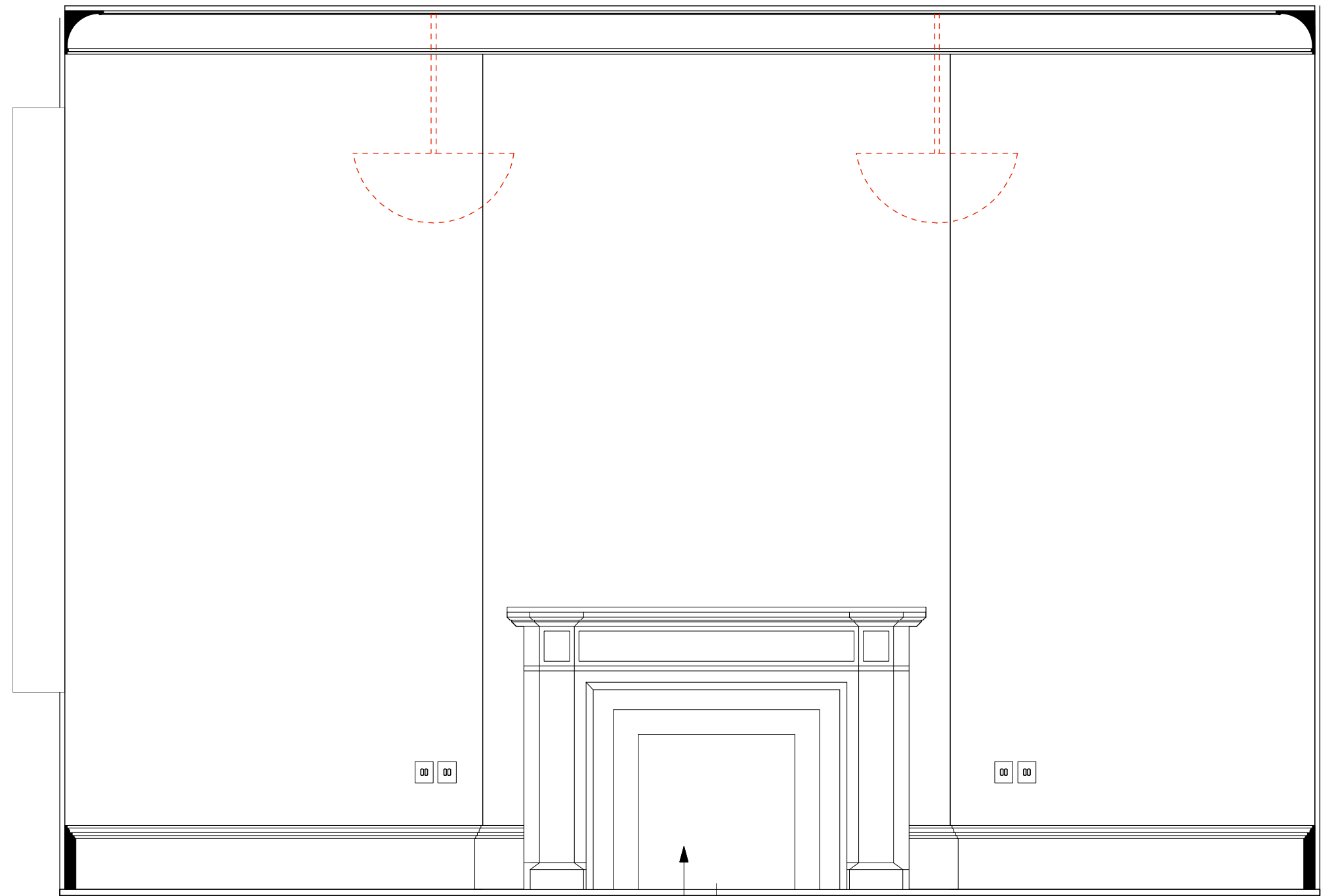


CONTRACTOR TO CONFIRM FLOOR MAKE UP

ELEVATION 1
Scale 1:20

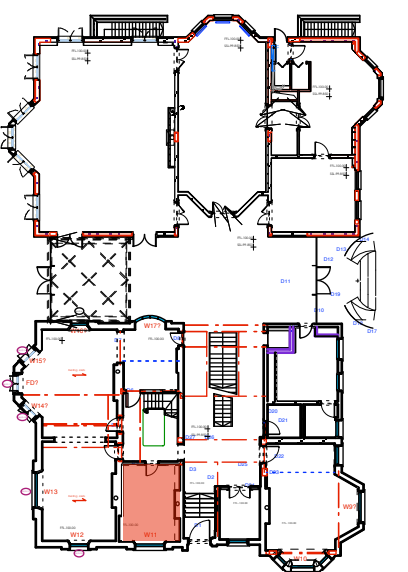


ELEVATION 2
Scale 1:20



ELEVATION 4
Scale 1:20

New or salvaged timber fire surround; details to be advised



D-4 [ID/G.16]

ID No:	Door No:	From Room:	Description:	Date:	State:	Recommendation In Report:	Dimensions:	Material:	Additional Comments
295	D4	RG.13 (demo'd 4)	Door Leaf	19th C	Usable	Luard Recommendation: reuse	933x2168x45	Softwood	6 panel
333	D4	RG.12 RG.11	Door Architrave - soffit	19th C	Usable	Luard Recommendation: reuse	1215 x 135 x 30	Softwood	cleanish
334	D4	RG.12 RG.11	Door Architrave - upright	19th C	Usable	Luard Recommendation: reuse	2050 x 135 x 30	Softwood	cleanish
335	D4	RG.12 RG.11	Door Architrave - upright	19th C	Usable	Luard Recommendation: reuse	2050 x 135 x 30	Softwood	cleanish

W-11 [EW/G21]

ID No:	Window Label:	Description:	Date:	State:	Recommendation In Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
386	W11	Internal Liner	19th C	Usable	Luard Recommendation: reuse	3283 x 142 x 29	softwood	lp	cleanish; split; missing moulding
387	W11	Internal Liner	19th C	Usable	Luard Recommendation: reuse	3280 x 144 x 29	softwood	lp	cleanish; split; missing moulding
388	W11	Internal Liner	19th C	Usable	Luard Recommendation: reuse	1890 x 145 x 29	softwood	lp	cleanish; tenon break
413	W11	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2220 x 413 x 20	softwood	lp	broken hinges; split; metal lined; pair to 414 & 415
414	W11	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2230 x 520 x 27	softwood	lp	broken hinges; split; metal lined; pair to 413 & 415
415	W11	Vertical Shutter : Left	19th C	Usable	Luard Recommendation: reuse	2233 x 933 x 27	softwood	lp	broken hinges; split; metal lined; pair to 413 & 414

RG.13 Misc Timber Items

ID No:	From Room:	Description:	Date:	State:	Recommendation In Report:	Dimensions:	Material:	Additional Comments:
475	RG.13	moulding skirting	Original/19th	Usable	Luard Recommendation: reuse	2180 x 93 x 25	softwood	split; damp; lead paint; nails; losses
476	RG.13	moulding skirting	Original/19th	Usable	Luard Recommendation: reuse	2070 x 93 x 25	softwood	split; damp; lead paint; nails; losses
480	RG.13	moulding skirting	Original/19th C	Borderline	Luard Recommendation: review	1805 x 93 x 25	softwood	split; lead paint; nails

ID No:	From Room:	Description:	Date:	State:	Recommendation In Report:	Dimensions:	Materials:	Additional Comments:
566	W11	Lower Sash	19th C	Unusable	Luard Recommendation: keep	457 x 1136 x 45	softwood	opening; rot
583	W11	Lower Sash	19th C	Unusable	Luard Recommendation: review	455 x 1137 x 46	softwood	opening; rot; replace bottom rail; replace bottom of both stiles
605	W11	Upper sash	19th C	Borderline	Luard Recommendation: review	830 x 1103 x 45	softwood	opening; rot
606	W11	Upper sash	19th C	Borderline	Luard Recommendation: review	830 x 1103 x 45	softwood	opening; rot

NOTE: For full details of all pipe runs, drainage runs, cable management and mechanical ventilation refer to mechanical and electrical sub-contractors drawings

Rev A: August 2013 - Planning and Listed Bldg Consent Submission

Rev B: August 2013 - Electrics amended

Rev C: January 2014 - Revised Planning and Listed Bldg Consent Submission

REVISED PLANNING & LISTED BLDG CONSENT SUBMISSION

AP (a.) alan power (ARCHITECTS.) <small>13, Needham Road, London, W11 2RP Tel: 020 7229 9375 Fax: 020 7221 4172</small>	DRAWING ROOM RG13 : STUDY ROOM PLANS & ELEVATION	DRWG. N°: 492/RG13
	PROJECT THE ELMS, FITZROY PARK, N6 6HS	Rev. C
	CLIENT ELM INTERNATIONAL Ltd.	Scale 1:20 @ A1
		Date Dec2012

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

A1 1:50@ A1
1:100 @ A3