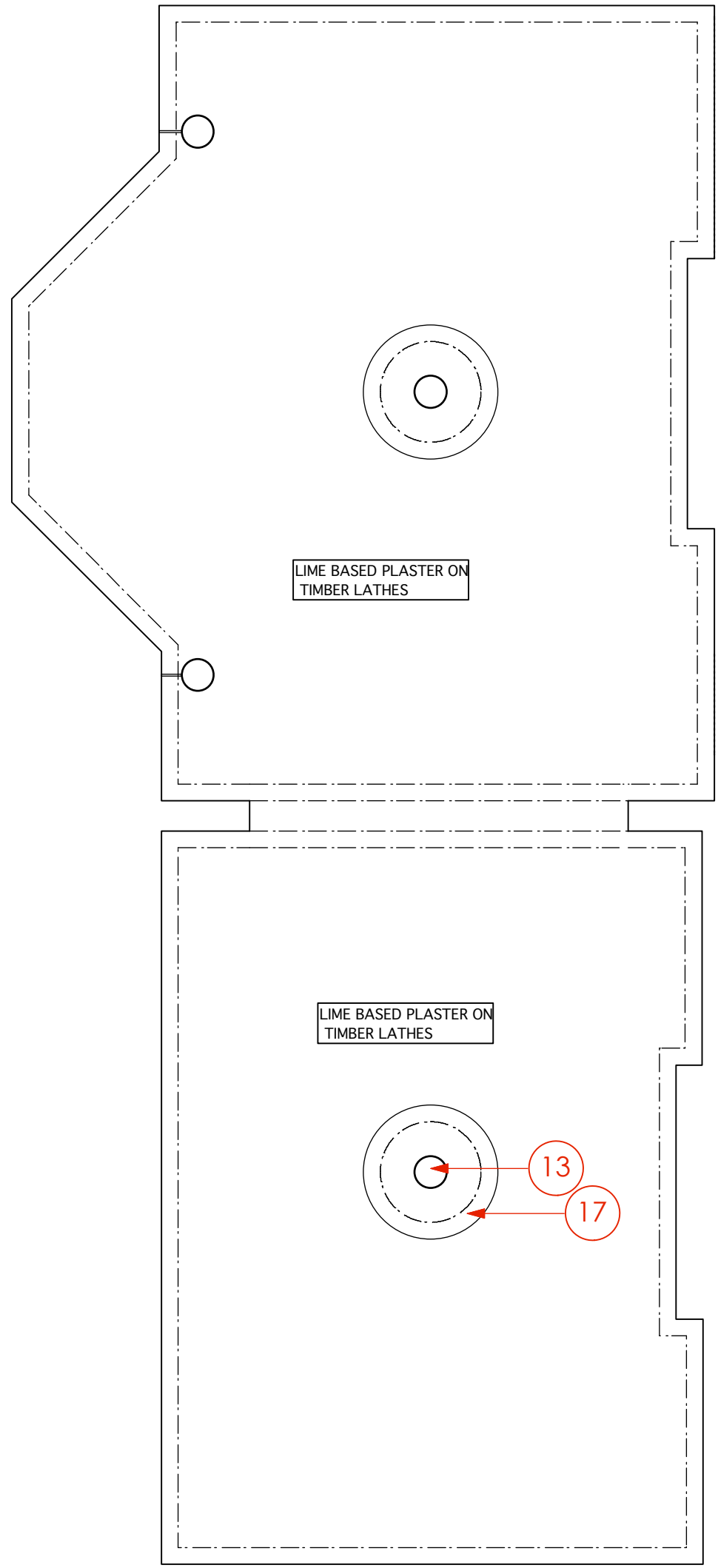
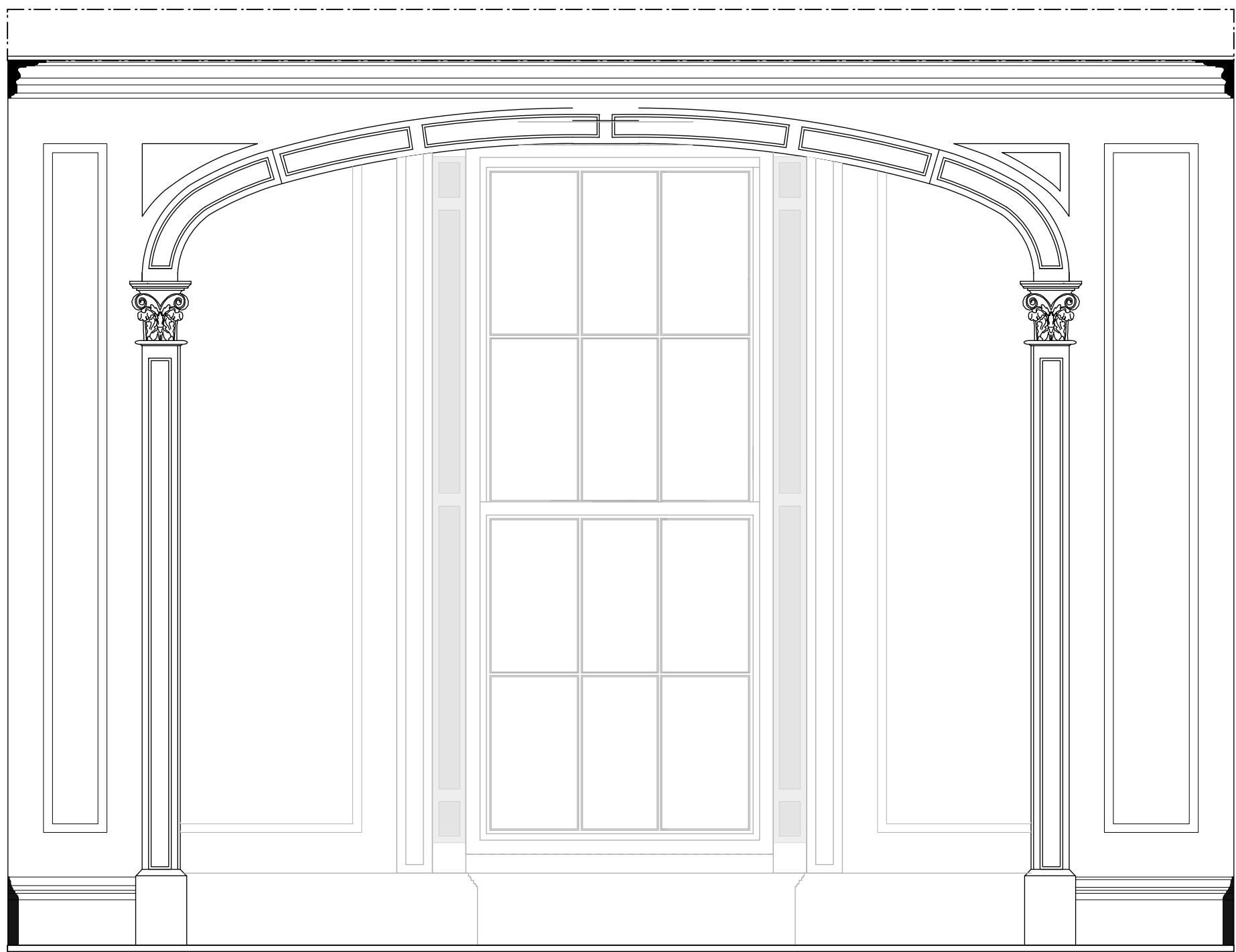


PLAN  
Scale 1:50

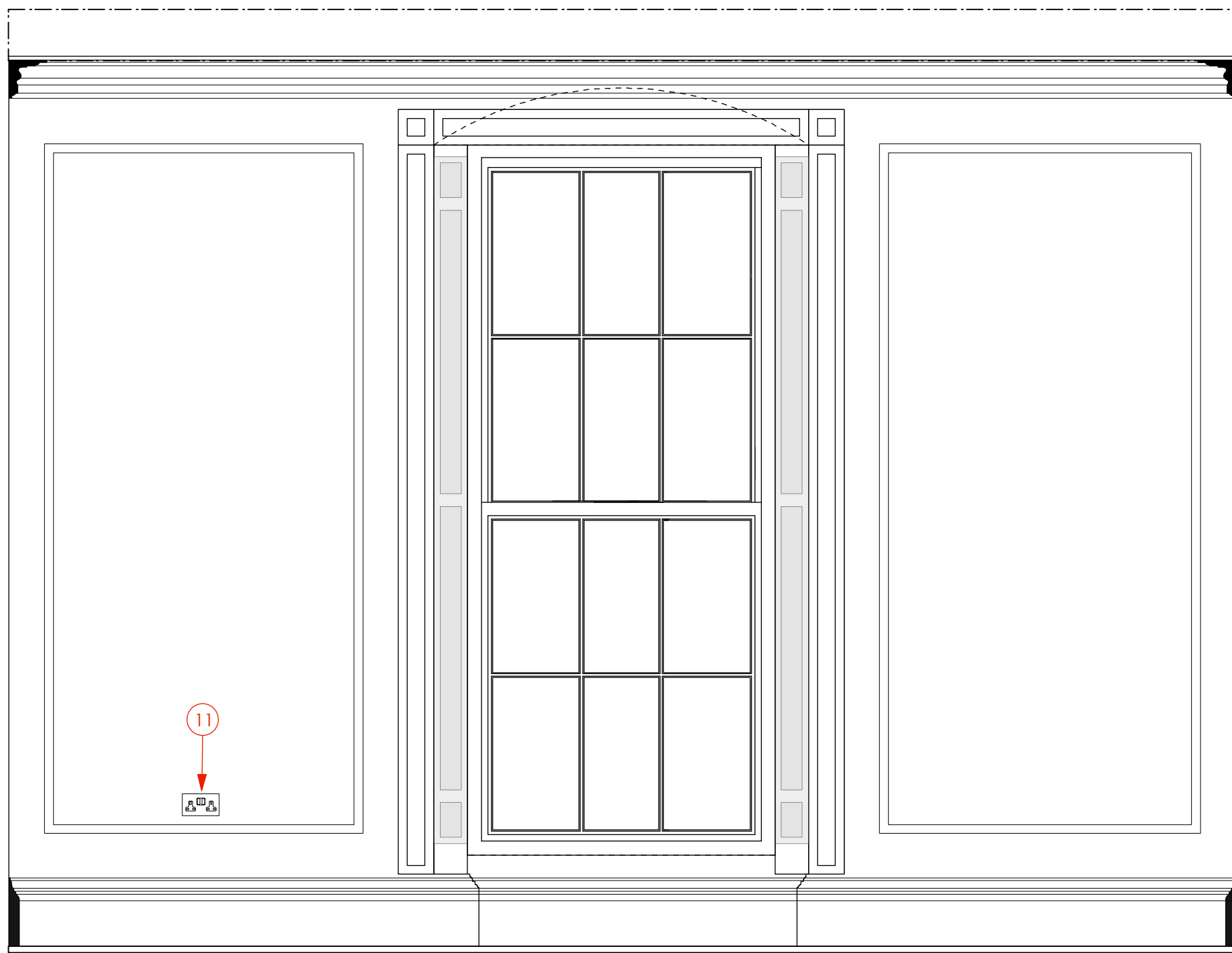


REFLECTIVE CEILING  
PLAN  
Scale 1:50



ELEVATION 2  
Scale 1:20  
Queries - Fitout/ M&E - RG11

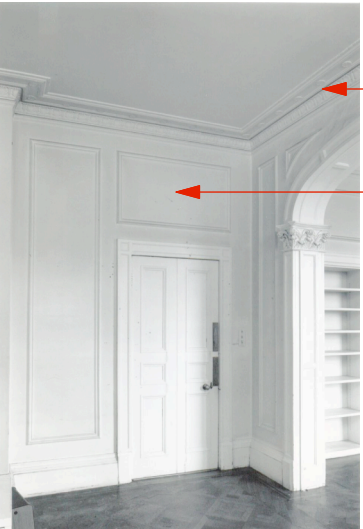
- 1 Timber stud infill wall removed and original archway reinstated
- 2 Door surrounds to match details shown ie unique square corner architrave as per EH photographs
- 3 Confirm squaring off of arched doorways (current site condition as labelled)
- 4 Stolen fire surrounds to be replaced with marble fireplaces of a similar style and typology to those in EH photos
- 5 Reinstall original window though to match window on south room elevation TBC.
- 6 Proposal is to install underfloor heating to these areas - confirm depth available & substrate beneath parquet
- 7 Reinstall doorway bookshelf and reinstate of door ID/G.13 adjacent
- 8 Mock-up for approval similar moulding based on photographs and reinstate panelling as shown
- 9 Confirm return of wall to match return on opposite side of fireplace
- 10 Confirm built out nib to create more elegant return detail
- 11 Power and IT points shown indicatively to reflect design intent.
- 12 Investigate possibility of creating a 'live' flue for new fireplace
- 13 Light fitting shown as indicative spec T.B.C.
- 14 Light switch specifications T.B.C
- 15 Ceiling heights shown are indicative. Reinstate ceilings to their original height i.e. hard up under joists/soffit.
- 16 Dimensions to be checked on site by contractor.
- 17 For all services and M&E works please refer to relevant contractor drawings
- 18 Decorative moulded plaster ceiling rose proposed
- 19 Confirm squaring off of arched doorways (current site condition as labelled)
- 20 Ironmongery specification T.B.C.



ELEVATION 4  
Scale 1:20



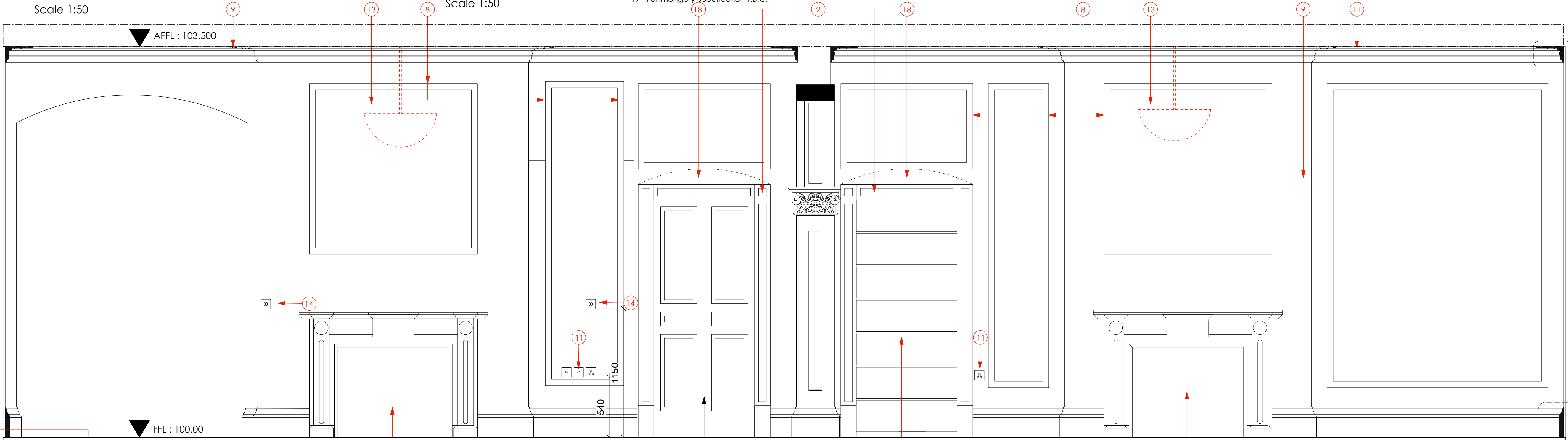
VIEW 1



VIEW 2

Cornice Style 2 to RG11  
(Southern room)

Cornice Style 2 to RG11 (northern room)  
  
Reinstate panelling - moulding to match original profile and proportions



ELEVATION 1  
Scale 1:20

Door Type 5

**French Window [EW/G1.7 Room RG.11]**

ID No:	Window Label:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
416	FD	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2608 x 740 x 27	softwood	Ip	broken hinges; split; pair in situ

**W-14 [EW/G.18 Room RG.11]**

ID No:	Window Label:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
411	W14	Vertical Shutter : Left	19th C	Usable	Luard Recommendation: reuse	2703 x 505 x 27	softwood	Ip	
412	W14	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2703 x 618 x 27	softwood	Ip	
491	W14	Shutter Liner : Right	Original/19th C	Borderline	Luard Recommendation: reuse	3262 x 14 x 28	softwood	Ip	

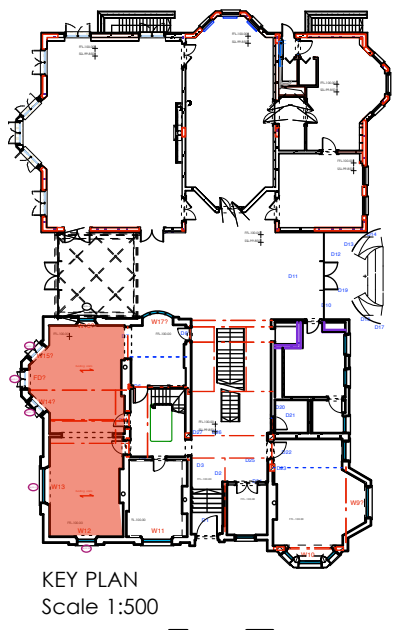
Rev A: August 2013 - Planning and Listed Bldg Consent Submission  
Rev B: August 2013 - Electrics amended  
Rev C: January 2014 - Revised Planning and Listed Bldg Consent Submission

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

**REVISED PLANNING & LISTED BLDG CONSENT SUBMISSION**

<b>AP</b> (a.) alan power   (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2BP Tel: 020 7229 9155 Fax: 020 7221 4172</small>	<b>DRAWING</b> ROOM RG.11 : SITTING ROOM SHEET 1	<b>DRWG. N°:</b> 492/RG11-1
	<b>PROJECT</b> THE ELMS FITZROY PARK, N6 6HS	<b>Rev.</b> C
	<b>CLIENT</b> ELM INTERNATIONAL LTD.	<b>Scale</b>
		<b>Date</b> DEC 2012 <b>Drawn</b>

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



KEY PLAN  
Scale 1:500

**A1** 1:50@ A1  
1:100 @ A3