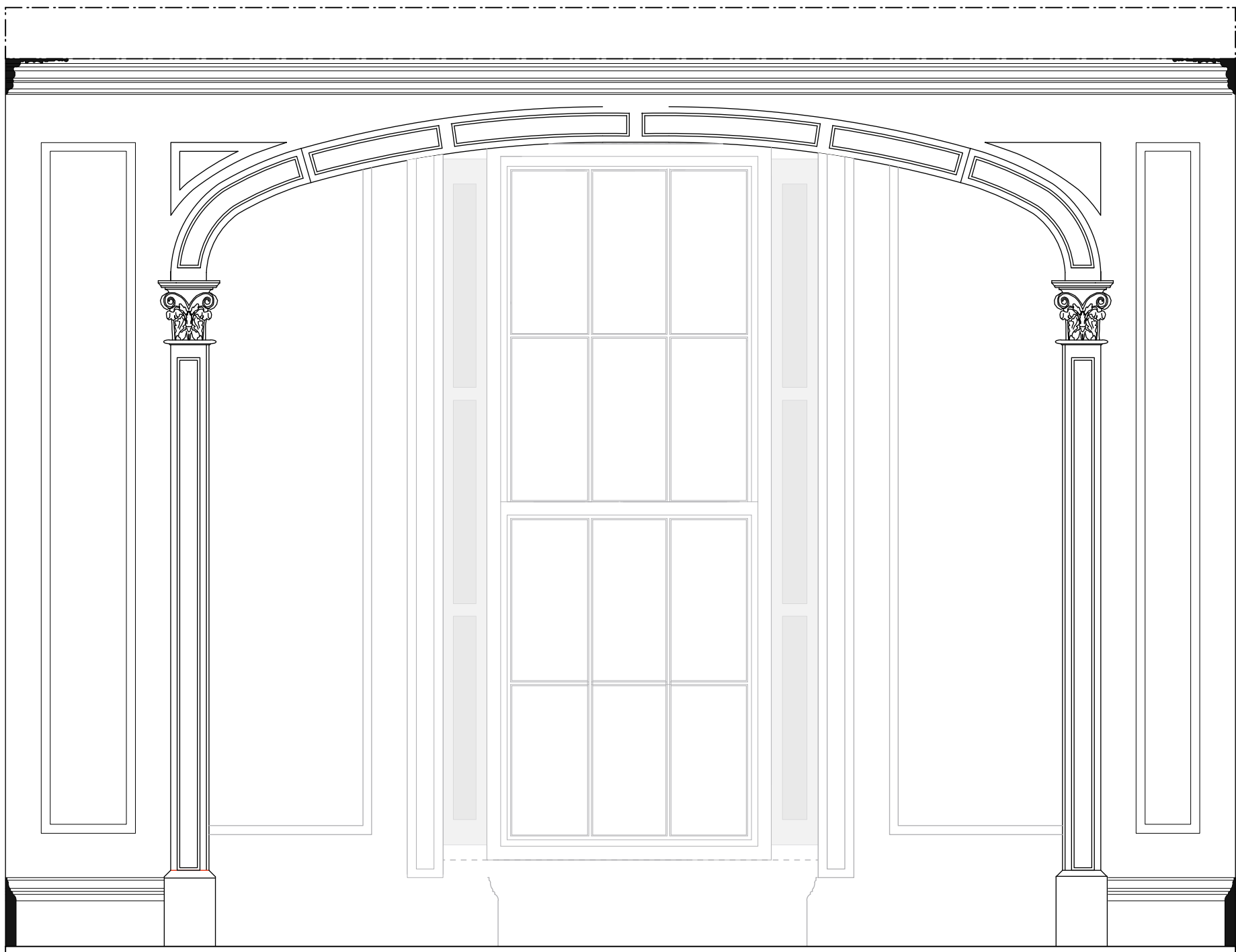
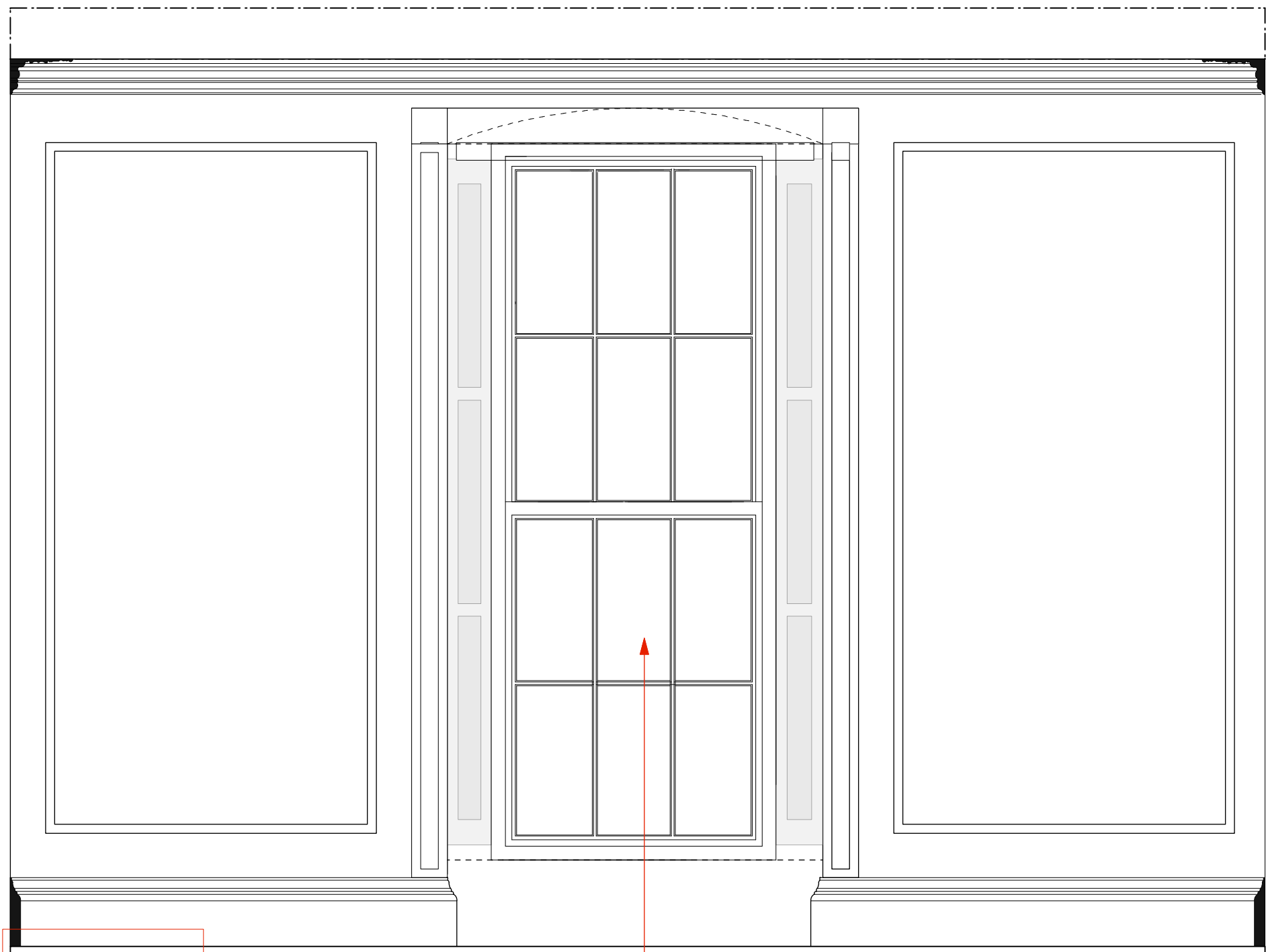


ELEVATION 3
Scale 1:20



ELEVATION 5
Scale 1:20



ELEVATION 6
Scale 1:20
CONTRACTOR TO CONFIRM FLOOR MAKE UP

W-16 [EW/G.4 Room RG.11]

ID No:	Window Label:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
359	W16	Internal Liner	19th C	Usable	Luard Recommendation: reuse	1153	softwood	lp	cleanish; broken tenon; chipped timber
360	W16	Internal soffit	19th C	Usable	Luard Recommendation: reuse	1145	softwood	lp	
383	W16	Internal Liner	19th C	Usable	Luard Recommendation: reuse	3265 x 140 x 27	softwood	lp	cleanish; paint cracked
405	W16	Vertical Shutter	19th C	Usable	Luard Recommendation: reuse	2702 x 615 x 27	softwood	lp	broken hinges; split; metal lined; pair to 406
406	W16	Vertical Shutter	19th C	Usable	Luard Recommendation: reuse	2702 x 510 x 26	softwood	lp	broken hinges; split; metal lined; pair to 405

W-13 [EW/G19]

ID No:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
409	Vertical Shutter : Left	19th C	Usable	Luard Recommendation: reuse	2705 x 1080 x 27	softwood	lp	broken hinges; split; metal lined; pair to 410
410	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2700 x 1090 x 26	softwood	lp	metal lined; pair to 409
503	Internal soffit	Original/19th C	Usable	Luard Recommendation: reuse	2205 x 345 x 35	softwood	lp	scrappy; split
504	External Liner : S	Original/19th C	Usable	Luard Recommendation: reuse	2330 x 290 x 20	softwood	lp	scrappy
505	External Pelmet	Original/19th C	Usable	Luard Recommendation: reuse	2048 x 410 x 30	softwood	lp	scrappy
506	External Liner : Left	Original/19th C	Unusable	Luard Recommendation: review	2650 x 75 x 20	softwood	lp	split; broken; losses; keep for pattern, only external moulding
507	External Liner : Right	Original/19th C	Unusable	Luard Recommendation: review	2635 x 75 x 23	softwood	lp	split; broken; losses; keep for pattern, only external moulding
508	Shutter Liner : Left	Original/19th C	Borderline	Luard Recommendation: review	2900 x 640 x 16	softwood	lp	split
509	Shutter Liner : Right	Original/19th C	Borderline	Luard Recommendation: review	2900 x 640 x 16	softwood	lp	split
510	Internal Liner : Left	19th C	Borderline	Luard Recommendation: review	3280 x 145 x 29	softwood	lp	split; nails; losses; missing plinth

RG.11 Misc Timber Items

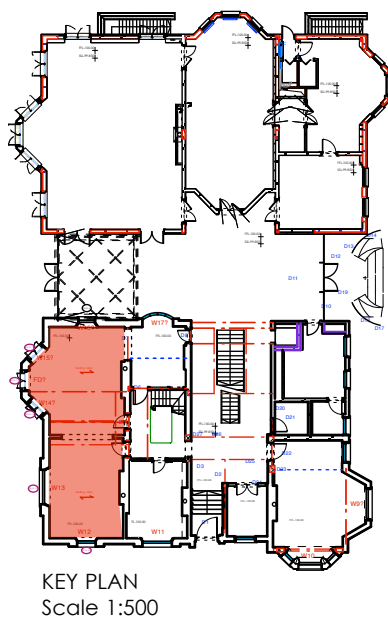
ID No:	From Room:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Material:	Additional Comments:
478	RG.11	moulding skirting	Original/19th C	Borderline	Luard Recommendation: review	1370 x 95 x 30	softwood	split; lead paint; cut outs

W-15 [EW/G.16 Room RG.11]

ID No:	Window Label:	Description:	Date:	State:	Recommendation in Report:	Dimensions:	Materials:	Lead Paint:	Additional Comments:
363	W15	Internal soffit	19th C	Usable	Luard Recommendation: reuse	1145	softwood	lp	bruised; goes with 362
385	W15	Internal Liner	19th C	Usable	Luard Recommendation: reuse	3268 x 140 x 44	softwood	lp	cleanish; split
402	W15	Vertical Shutter : Left	19th C	Usable	Luard Recommendation: reuse	2702 x 241 x 24	softwood	lp	broken hinges; goes with 403
403	W15	Vertical Shutter : Left	19th C	Usable	Luard Recommendation: reuse	2704 x 274 x 27	softwood	lp	broken hinges; metal lined; goes with 402
404	W15	Vertical Shutter : Right	19th C	Usable	Luard Recommendation: reuse	2704 x 615 x 28	softwood	lp	metal lined; pair to 402/3

NOTES - 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 reinstall of door ID/G.13 adjacent
- 8 Mock-up for approval similar moulding based on photographs and reinstall 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. Reinstall ceilings to their original height i.e. hard up under joists/soffit. Dimensions to be checked on site by contractor.
- 16 For all services and M&E works please refer to relevant contractor drawings
- 17 Decorative moulded plaster ceiling rose proposed
- 18 Confirm squaring off of arched doorways (current site condition as labelled)
- 19 Ironmongery specification T.B.C.



KEY PLAN
Scale 1:500

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

AP (a.) alan power (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel: 020 7229 9175 Fax: 020 7221 4172</small>	DRAWING ROOM RG.11 : SITTING ROOM SHEET 2	DRWG. N°. 492/RG11-2
	PROJECT THE ELMS FITZROY PARK, N6 6HS	Rev. C
	CLIENT ELM INTERNATIONAL LTD.	Scale As noted
		Date DEC 2012 Drawn

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

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

A1 1:50@ A1
1:100 @ A3