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ANY VARIATIONS FROM THESE DRAWINGS SHOULD BE APPROVED BY MLK

Notes:

Survey:

These drawings have been based on drawings by others.

Gridlines:

All gridlines centred on existing walls and/or structure at ground floor level.

Planning Key:

Front Elevation:

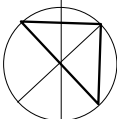
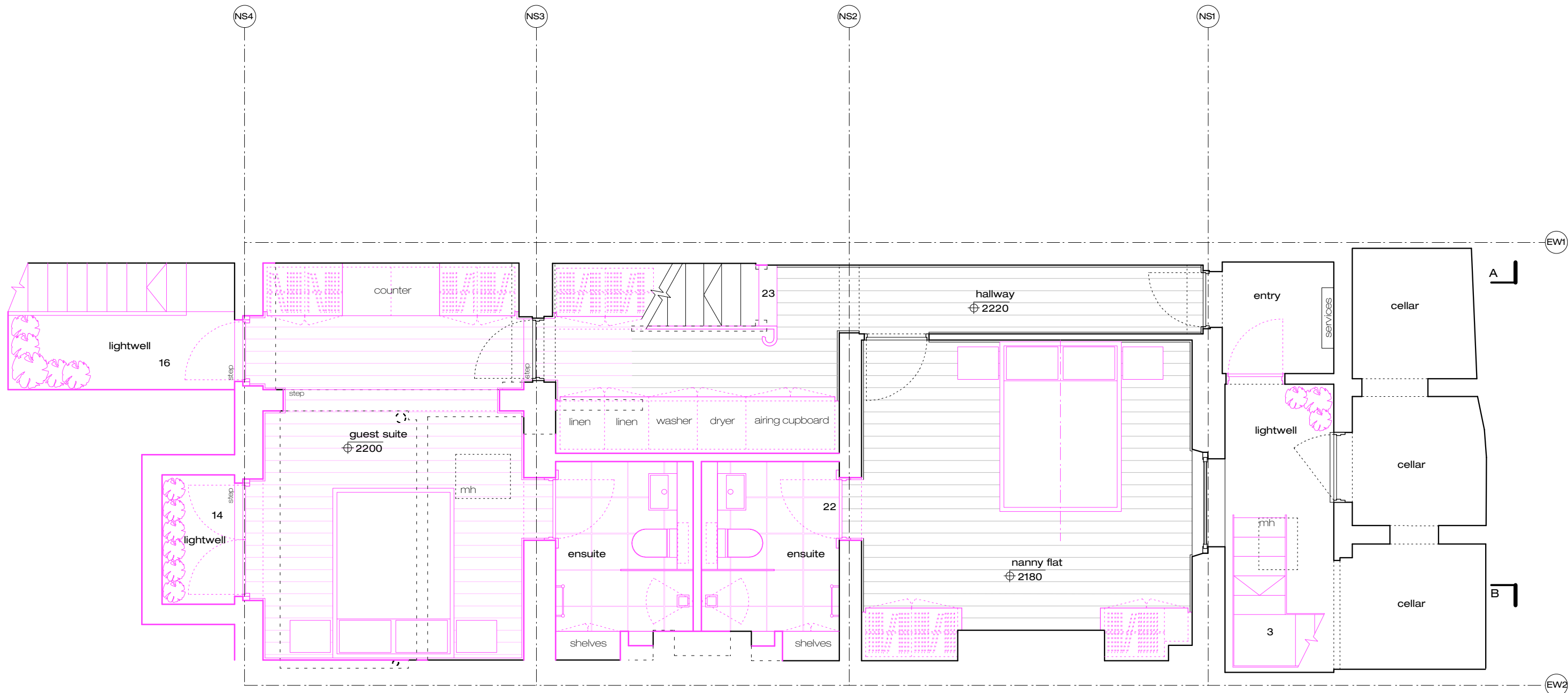
- 1
Front steps stripped of existing asphalt finish which is in poor repair and re-waterproofed before new York Stone treads with bull nosed nosings added.
- 2
omitted
- 3
Painted black steel stair to front lightwell replaced to improve its safety. Replacement stair to be like for like in colour and material, but with shallower pitch and non-slip treads.

Rear Elevation:

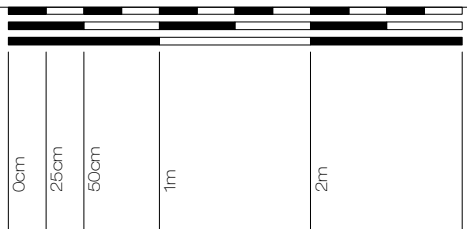
- 10
Existing rear extension removed to reveal the original rear wall of the house. New ground floor glazed extension installed between the two adjacent closet wings on the same line as the extensions of both neighbours.
- 11
New metal framed concertina doors improving the connection of the rear ground floor rooms to the garden and retaining visibility of the original rear wall.
- 12
Existing balcony extended out to new glazing line between adjacent closet wings. Glass rooflight set into new roof deck to increase daylight to raised the rear raised ground floor rooms.
- 13
Black steel railings to first floor balcony replaced with simpler black steel railings on new line.
- 14
Lower ground floor extended into the existing rear courtyard and a new lightwell created to provide daylight and ventilation to the rear lower ground floor room beneath. Lightwell is covered with horizontal grating set flush with the door threshold.
- 15
Rear terrace raised to allow level access from the raised ground floor and to match the ground level around the existing apple tree and level of adjacent neighbour's terrace.
- 16
New lightwell created to rear of closet wing to allow daylight and ventilation to existing lower ground floor room and stepped access from the lower ground floor to the garden. Lightwell is guarded by black railings to match the first floor balcony.
- 17
Existing french doors replaced with traditional timber framed sash window with expressed brick arch over. Sill set 800mm above finished floor level.

Interior:

- 20
Existing opening in side wall of closet wing enlarged to better connect the rear ground floor rooms. Wall head and nib retained.
- 21
Original cornice line reinstated along original rear wall.
- 22
New door opening made in lower ground floor spine wall. New door to match original four panel doors in style and proportion but have un-beaded panels as appropriate for a door to a small room on the lower ground floor.
- 23
Traditional stair envelope to lower ground floor re-instated to properly separate the rear rooms. Staircase balustrade restored.
- 24
Existing bathroom spanning second floor spine wall removed and spine wall reinstated to restore the original layout and room proportions.
- 25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.



scale 1:50 @ A2



Revisions:

- 17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed Lower GF Plan
Albert Street
911
1:50@A2
12 October 2012
911/P/109
A

mlk
architecture & design
349 oldbrook
shoreditch london e9 6da
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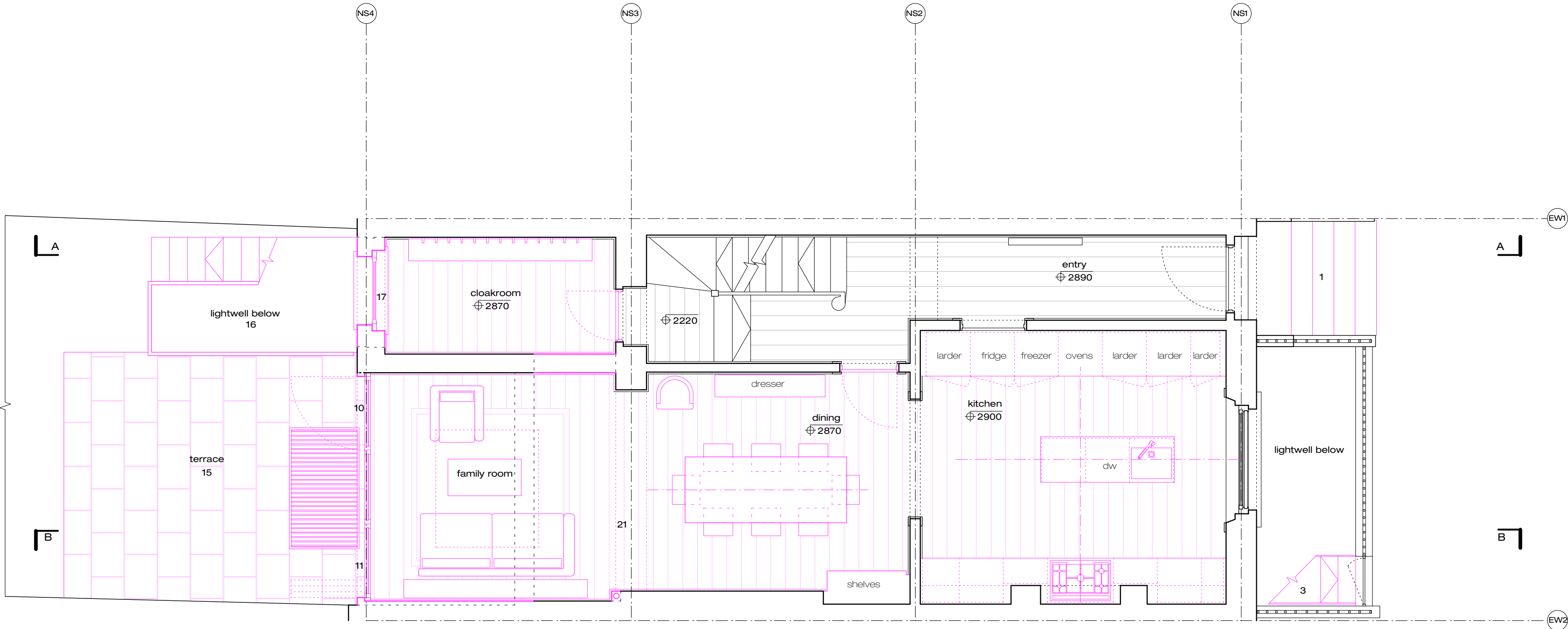
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Revisions:

- 17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed Ground Floor Plan
Albert Street
911
1:50@A2
12 October 2012
911/P/110
A

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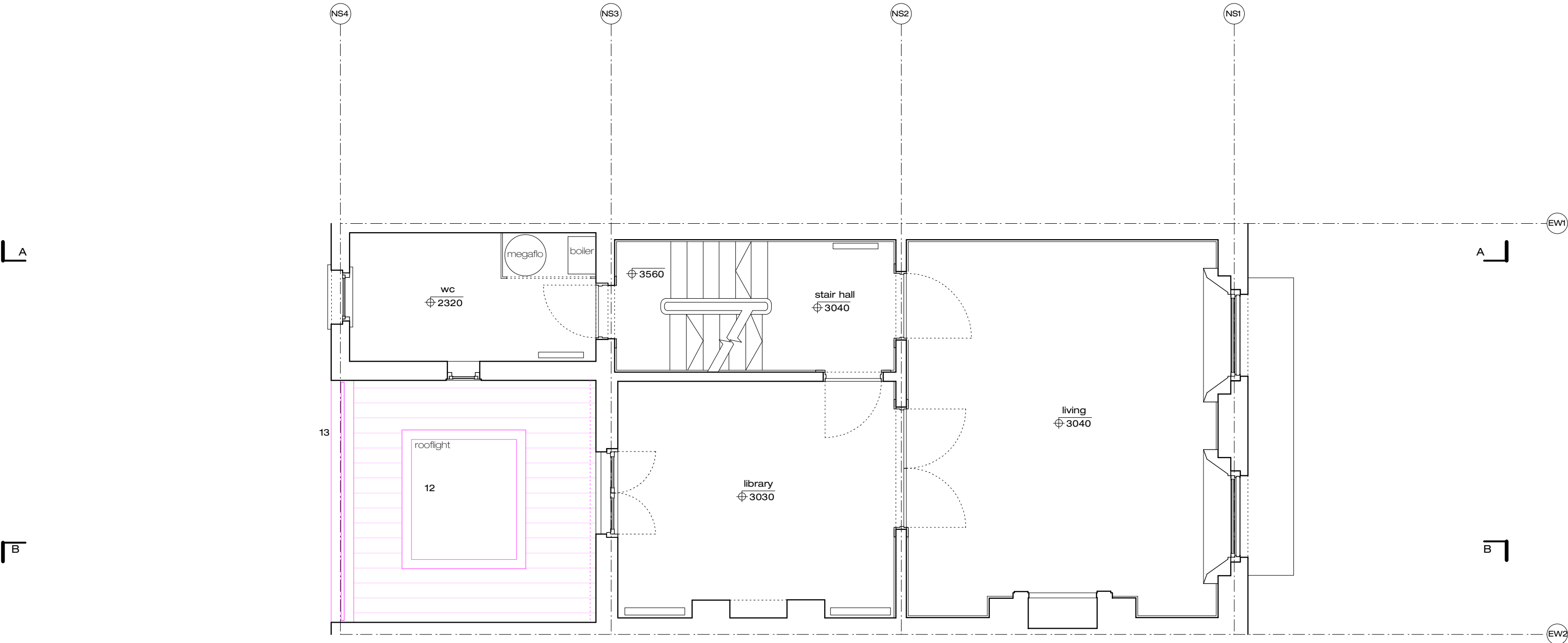
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Revisions:

- 17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed First Floor Plan
Albert Street
911
1:50@A2
12 October 2012
911/P/111
A

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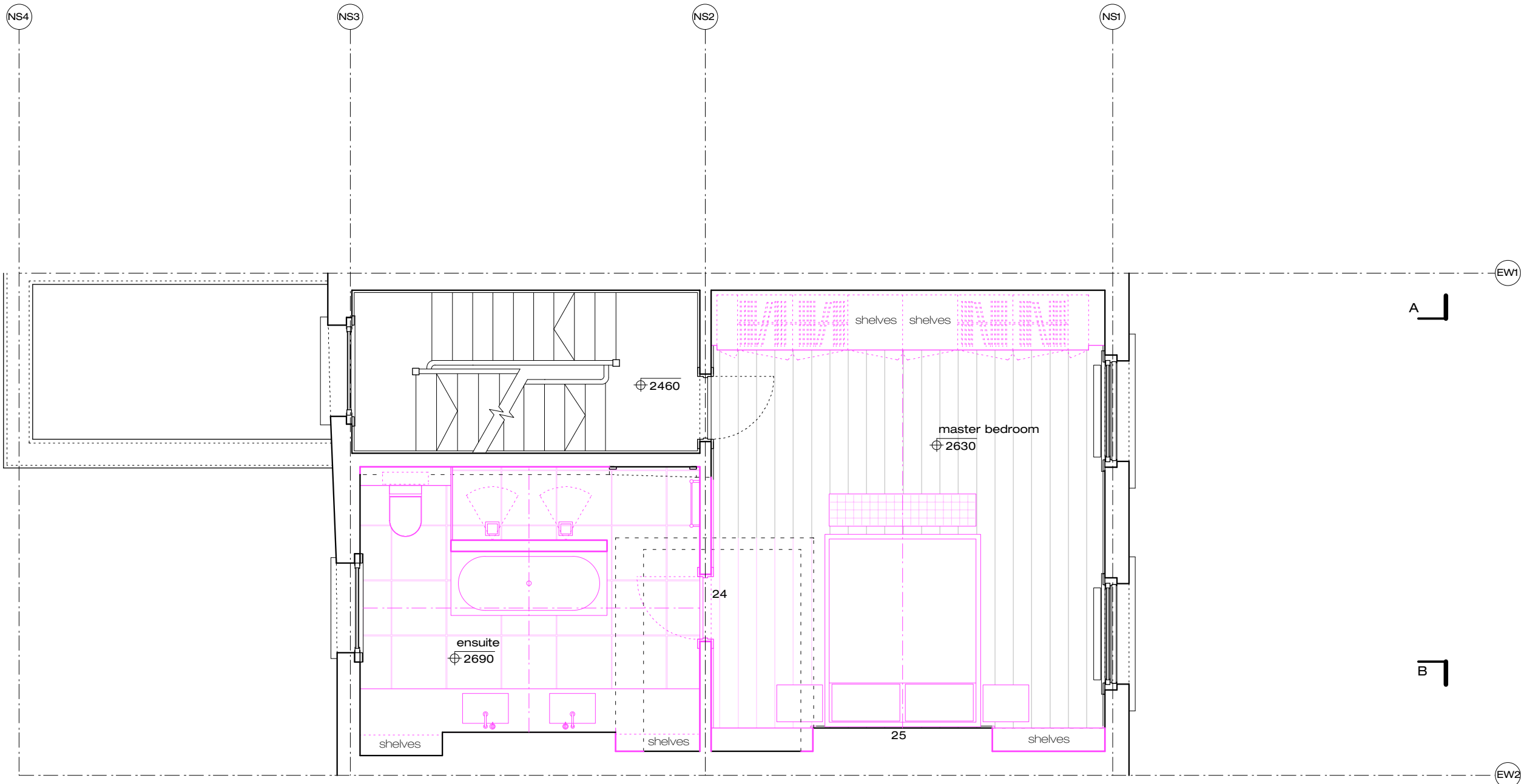
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Existing chimney breasts revealed by removing modern partitioning across recesses either side.



Revisions:

- 17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed Second Floor Plan
Albert Street
911
1:50@A2
12 October 2012
911/P/112
A

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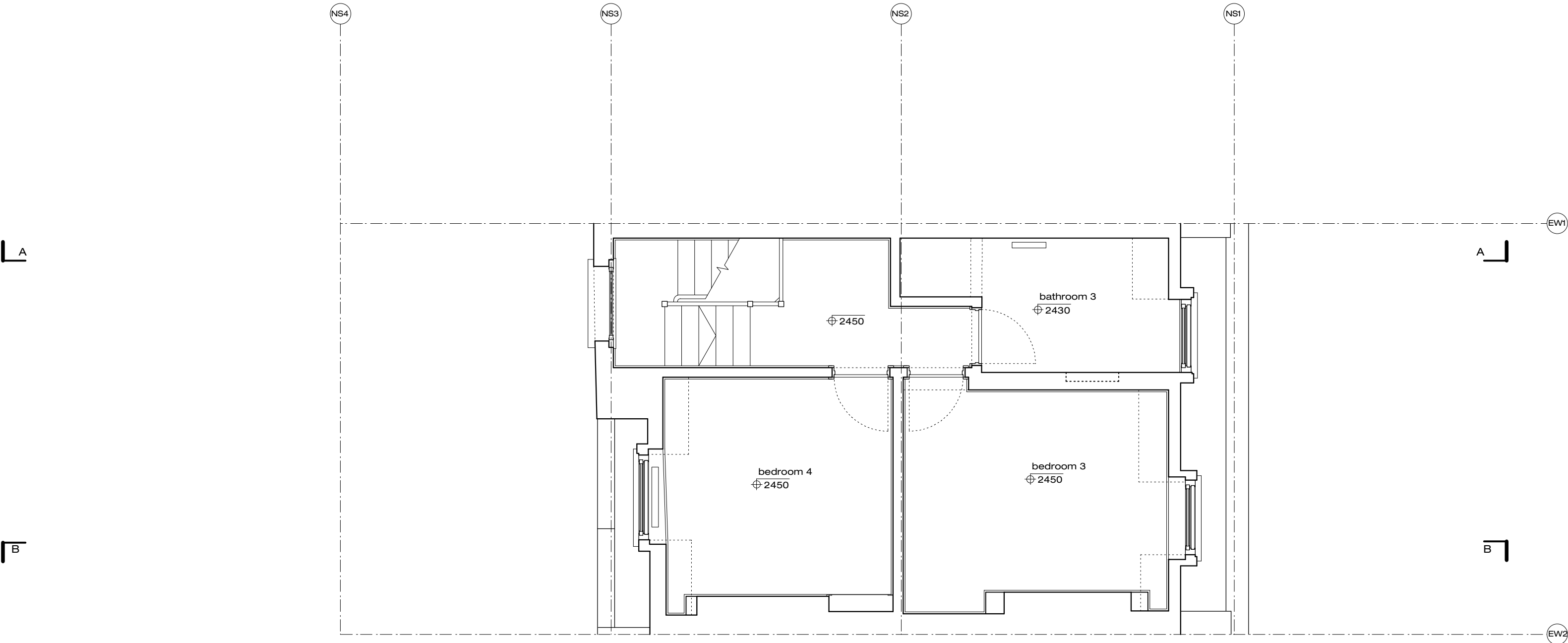
Planning Key:

Front Elevation:

- 1
Front steps stripped of existing asphalt finish which is in poor repair and re-waterproofed before new York Stone treads with bull nosed nosings added.
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Existing bathroom spanning second floor spine wall removed and spine wall reinstated to restore the original layout and room proportions.
- 25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.



Revisions:

- 17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed Third Floor Plan
Albert Street
911
1:50@A2
12 October 2012
911/P/113
A

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Planning Key:

Front Elevation:

1
Front steps stripped of existing asphalt finish which is in poor repair and re-waterproofed before new York Stone treads with bull nosed nosings added.

2
omitted

3
Painted black steel stair to front lightwell replaced to improve its safety. Replacement stair to be like for like in colour and material, but with shallower pitch and non-slip treads.

Rear Elevation:

10
Existing rear extension removed to reveal the original rear wall of the house. New ground floor glazed extension installed between the two adjacent closet wings on the same line as the extensions of both neighbours.

11
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12
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Black steel railings to first floor balcony replaced with simpler black steel railings on new line.

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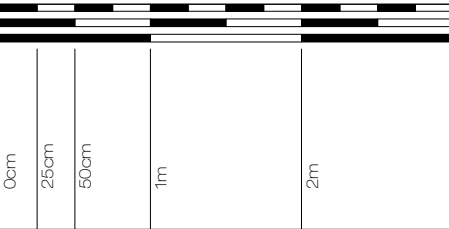


Front Elevation



Rear Elevation

scale 1:50 @ A2



Revisions:

17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

Proposed Front + Rear Elevation
Albert Street
911
1:50@A2
12 October 2012
911/P/210
A



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Submitted

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Rear Elevation:

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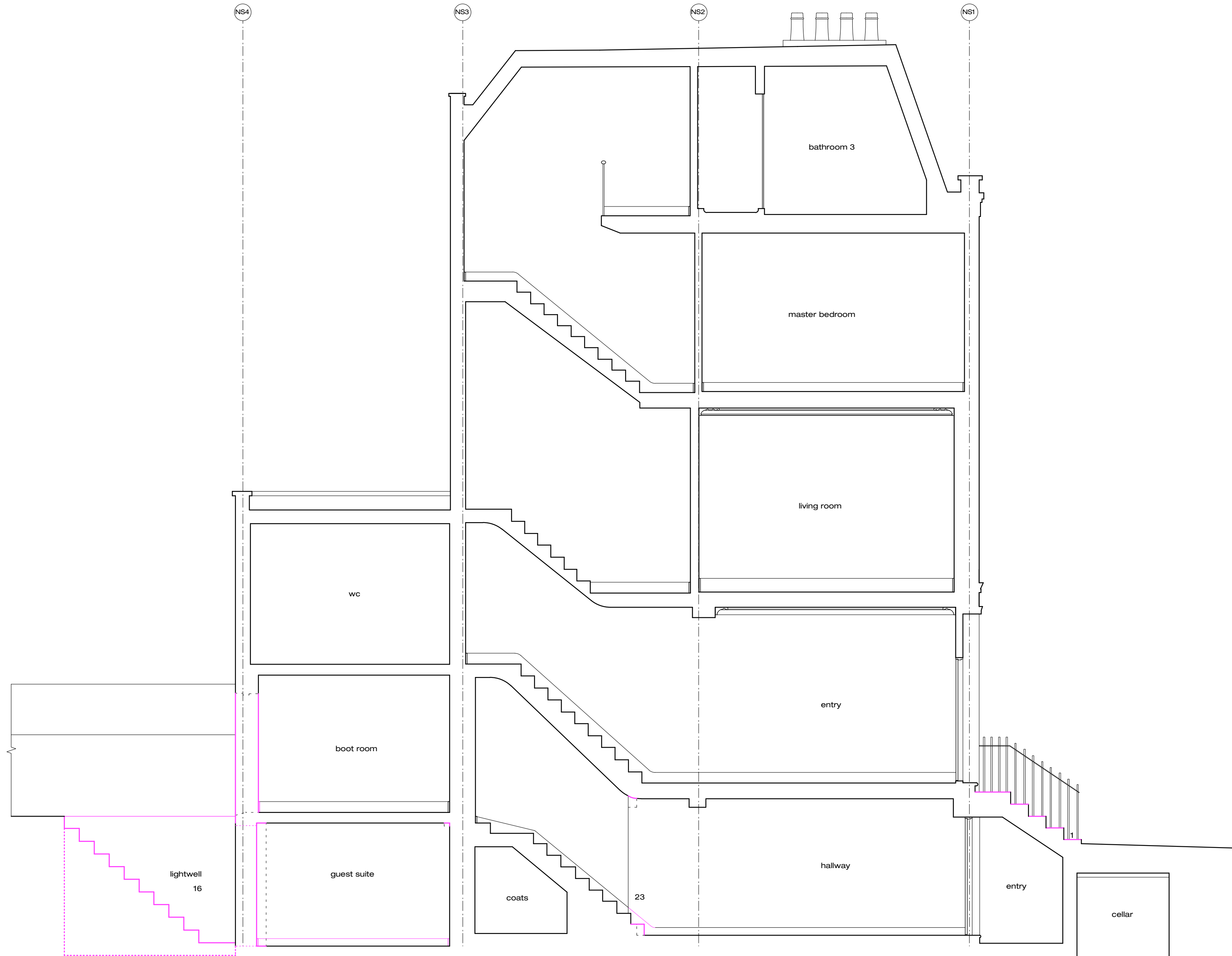
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Revisions:

17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
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scale:
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drawing number:
revision:

Proposed Section AA
Albert Street
911
1:50@A2
12 October 2012
911/P/310
A

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london@milkspace.com

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Original cornice line reinstated along original rear wall.

22
New door opening made in lower ground floor spine wall. New door to match original four panel doors in style and proportion but have un-beaded panels as appropriate for a door to a small room on the lower ground floor.

23
Traditional stair envelope to lower ground floor re-instated to properly separate the rear rooms. Staircase balustrade restored.

24
Existing bathroom spanning second floor spine wall removed and spine wall reinstated to restore the original layout and room proportions.

25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

Proposed Section BB
Albert Street
911
1:50@A2
12 October 2012
911/P/311
A



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Revisions:

17.12.12 - Revision A
Drawing notes and LGF front window revised as per conservation officer comments
RGF closet wing side wall retained
RGF closet wing doors replaced with window as per conservation officer recommendation

drawing title:
job name:
job number:
scale:
date:
drawing number:
revision:

scale 1:50 @ A2

