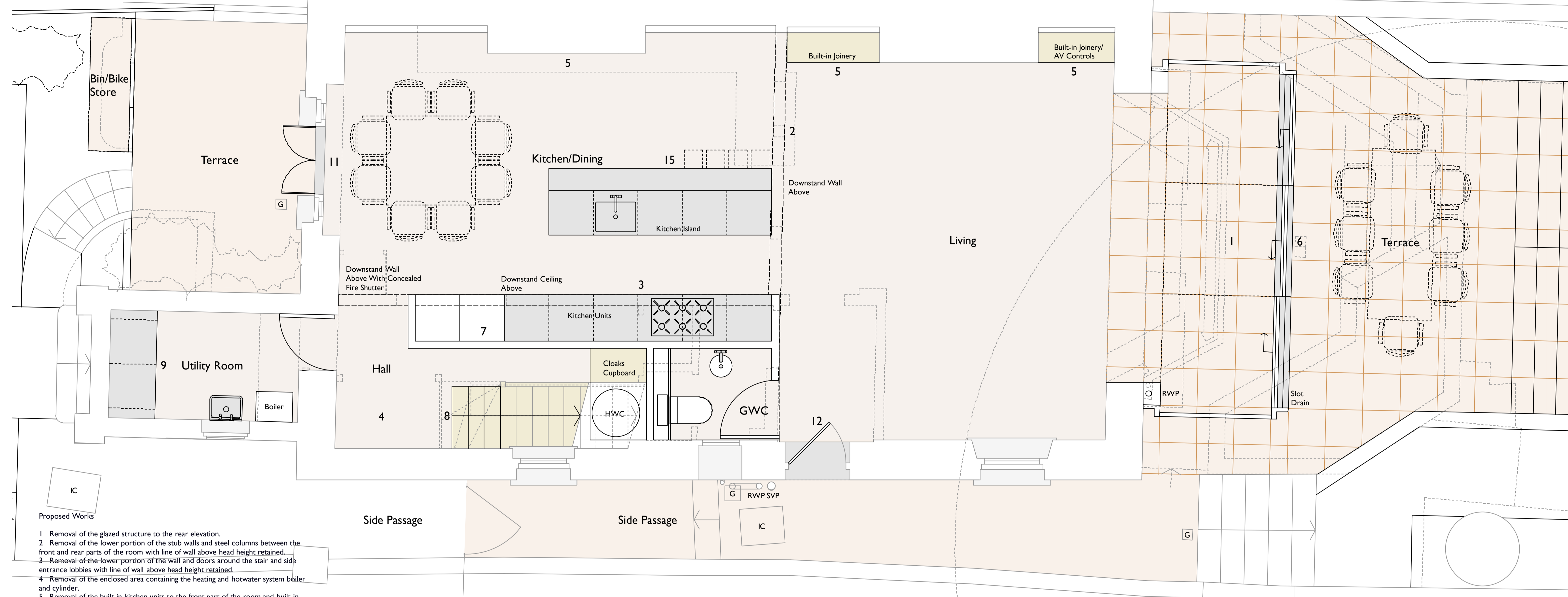


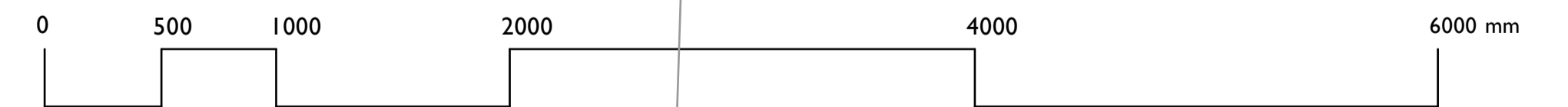
20 Eton Villas



- Proposed Works**
- 1 Removal of the glazed structure to the rear elevation.
 - 2 Removal of the lower portion of the stub walls and steel columns between the front and rear parts of the room with line of wall above head height retained.
 - 3 Removal of the lower portion of the wall and doors around the stair and side entrance lobbies with line of wall above head height retained.
 - 4 Removal of the enclosed area containing the heating and hotwater system boiler and cylinder.
 - 5 Removal of the built-in kitchen units to the front part of the room and built-in joinery units to the rear part of the room.
 - 6 Construction of a new frameless glass structure with steelwork support frame with high performance double glazed roof and side panels, triple glazed minimally framed sliding doors and single glazed balustrade panels above.
 - 7 Construction of a new wall and lowered area of ceiling parallel to the staircase and balustrade down with a fire rated concealed shutter to the stair hall and pivoted door to the WC.
 - 8 Alteration to the lower three tapered stair treads to enable the stair to run straight.
 - 9 Re-fitting of the utility room to include a new heating system boiler.
 - 10 Re-fitting of the WC to include a new hot water system cylinder.
 - 11 Replacement of the painted timber framed glazed external doors to the front elevation with matching painted timber framed double glazed doors.
 - 12 Replacement of the existing side door with a new matching painted timber framed double glazed door.
 - 13 Replacement of the heating, lighting and electrical items.
 - 14 Repairs/making good and redecoration to internal ceiling and wall finishes with the installation of new floor finishes over the existing timber floor boards.
 - 15 Installation of new built-in kitchen units, kitchen island and joinery units.

- Notes**
- Details of existing areas of construction are indicative and are included for information only.
 - Fixings, waterproof membranes, vapour barriers, drips, flashings, sealants and other weathering items have been omitted for clarity.
 - All levels and dimensions will need to be checked on site prior to construction.

18 Eton Villas



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|----------------|----------------------------------|--|----------------|------|--|
| project | 19 Eton Villas London NW3 | | project number | A101 | smerinarchitects The Studio 28 Killyon Road London SW8 2XT contact@smerin.co.uk www.smerin.co.uk |
| title | Proposed Lower Ground Floor Plan | | | | |
| scale | 1:50 at A3 | | checked by | PS | |
| date | 29.02.12 | | revision | A | |
| drawing status | Planning | | | | |
| drawing number | PL 013 | | | | |