

under stair windows to be taken out and new Alumin vertical sash in treated S.L. frame fitted

Landscaping Firm approved by NEDEEN.

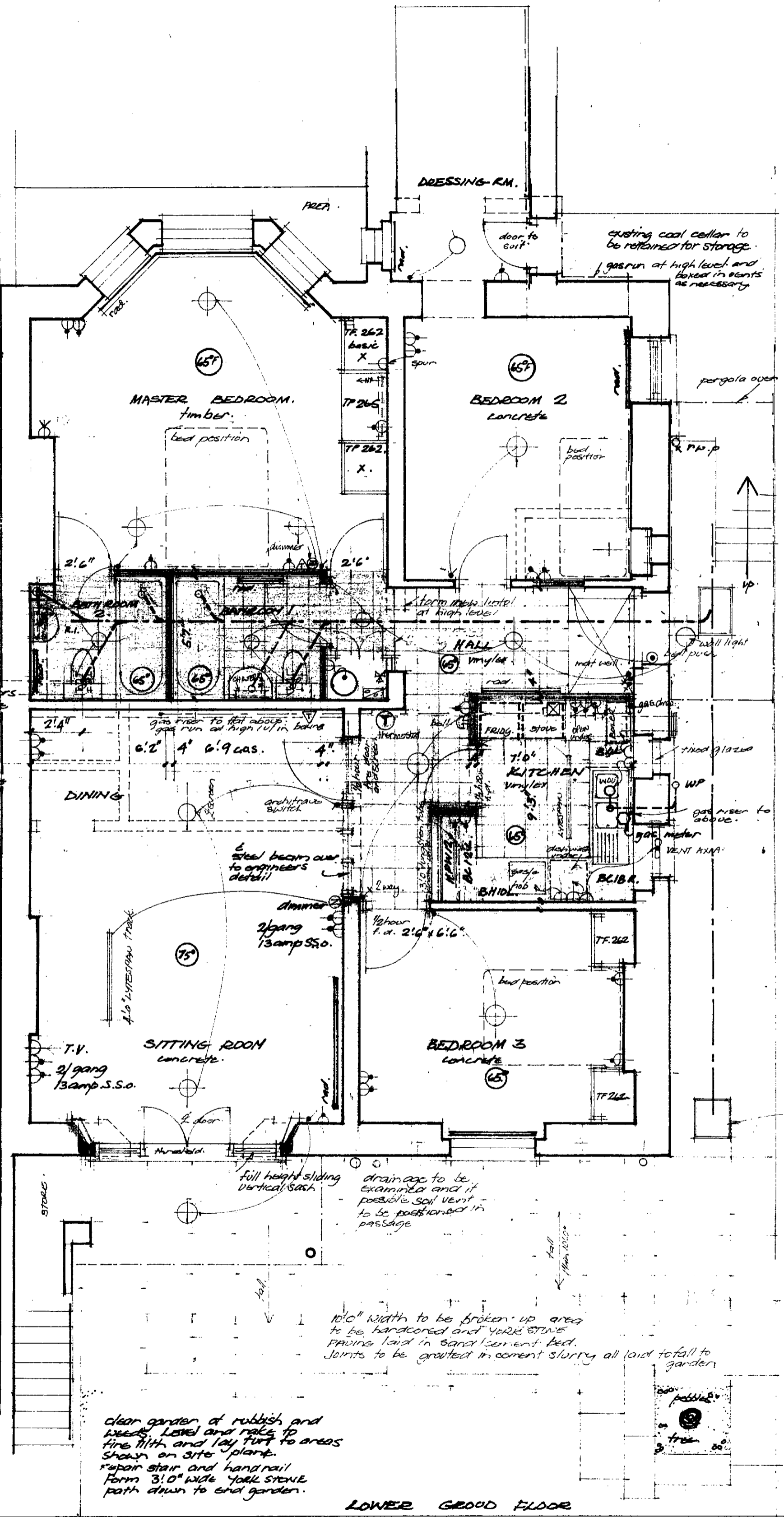
existing timber floor over PLANT ROOM to be inspected. If sound retain. Timber floor over Bath room garage to be taken up. Dressing room and area filled with hard core and compacted. Lay a concrete surface based on existing S.P. SYNTHESEAL & sand.

1/2" cast iron stave from fittings above. Black heavy duty panels on 1/2" x 1/2" framing. Make ceiling over bathrooms at 8'0".

GREENWOOD ANIME Ceiling independent extractors with dual motors to give 3 air changes per hour with fine lag in conjunction with light exhaustor fans to connect to asbestos pipe ducts taken to outside wall to discharge to outside air. Pipes to be concealed in false ceiling over Bathroom area the existing plaster on lath ceiling to be lined with Class B fire retardant material (2 thicknesses of 9.5mm gypsum plaster-board laid with break joints). Form false ceiling over bathroom area with 4"x2" joists at 16" centres 3/8" plasterboard ceiling with 2 coat plaster finish.

All existing ceiling on lower ground floor to be protected with Class B fire retardant material to district Surveyors approval.

Increase door opening to same width as existing over conservatory R.S. as detailed by engineer. Form spandrel reveals with timber lining. New screen incorporating french doors and windows to give 27sq ft light & 13 sq ft of ventilator.



NOTES

clear garden of rubbish and weeds. Level and rake to fine with and lay turf to areas shown on site plan. repair stair and handrail form 3'0" wide 'pole stone' path down to end garden.

LOWER GROUND FLOOR

Existing gas meter removed and new gas supply routed at high level in ground floor flat to rise to upper floors on masonry existing front entrance steps to have tiles backed off and prepared for 2 coat asphalt waterproofing, asphalt to be carried on stone slabs and carried over parapet wall to act as d.p.c. bed new coping stones or wall.

Dressing room walls to be rendered by specialist damp proofing firm. Form new ceiling to follow the line of the b/s of the steps with 3"x2" treated joists. Well insulated with fibre glass quilt incorporating a vapour barrier. Fit expanded u/s and plaster with gneise all in accordance with manufacturers specification.

existing timber windows to be taken out and new ALUMIN vertical sash in treated timber frame. remove timber gate & screen.

existing windows to W.C. to be taken out and new treated timber frame fitted and fixed glazed.

Remove partition walls and break-out existing toilet. Seal drain and make good floor.

existing York stone paving to be removed and replaced. Composite conductor fan to heat ETTENEN glass-warm to wall balanced W/C boiler. Reduce window as necessary.

new sink to connect up to existing stack. Take out existing staircase make good floor and re-instate ceiling protected with class B fire retardant material as before described.

gas meter under sink. unit to GAS BODYS requirements.

break out existing chimney breast and remove drains and firebricks. brick up incorporating all fire miss ventilator at high level. make good floor.

existing manhole. existing window to BEDROOM 3 to be taken out and replaced with ALUMIN sash with night vent all in treated timber surround and sill.

existing rainwater pipe to be turned around, carried at high level and carried down on passage wall. connect up to new back inlet gully to connect up to existing.

provide and plant in well prepared 3'0" square hole. water saved from floor from stairs and keep hole watered during dry weather.

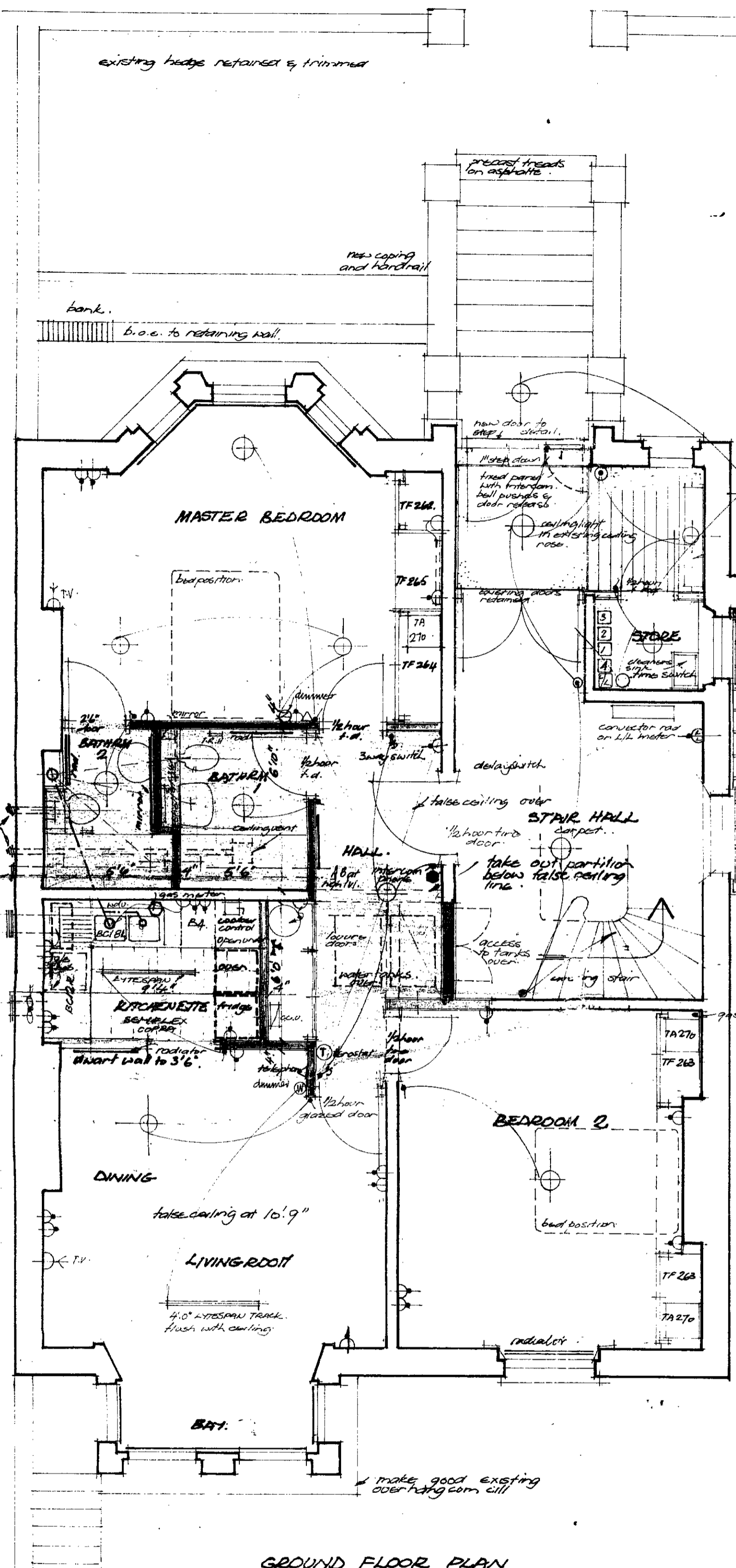
existing retaining wall reduced in height and soil banked up at 45°.

storey height door frames with 'diamond' doors. Hinges at high level to give access to space over BATHROOM & part hall for storage. Form false ceiling over bath rooms and Hall area as before described, shown shaded at 8'0".

trash air inlet to inner hall. run to m.v.c. pipe from outside.

GLASS-DOOR TO WALL MOUNTED balanced flue boiler. gas meter under sink with required vent in cupped door.

granite floor in kitchenette to be finished with 'flat' polished down. Lay over GENPLEX by GARDNER-SERRES all in accordance with their spec. NEW WORLD QUORIS range fittings. Linen doors and drawers to wall units. 1/2" x 6" x 1/2" work top. BC12R (no cut out) BC12L with cut out for inset sink with 2 bowls, one with 3/2" opening for waste disposal unit. B4 with extension of worktop.



GROUND FLOOR PLAN.

Case Copy

PLANS APPROVED  
- 2 APR 1974  
ON BEHALF OF THE COUNCIL

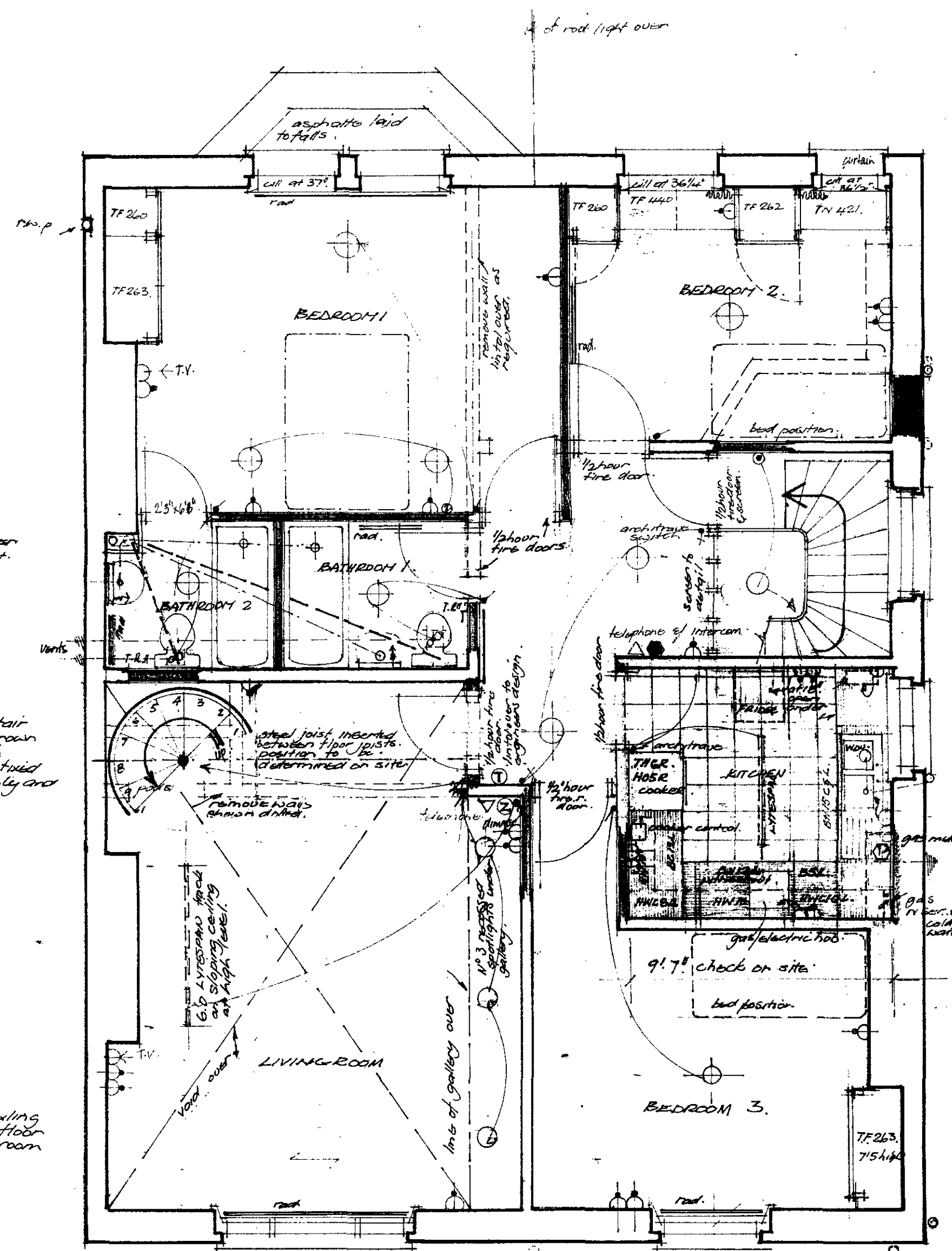
CTP/68 '14 / 14 / 18121

REVISIONS		
No.	Date	Description

STUDIO 74 Chartered Architects  
CO-PARTNERSHIP. 74a HEATH STREET LONDON NW3 1DN. Telephone 01 435 9238/9795

TITLE: FLOOR PLANS: LOWER GROUND & Ground Floor  
JOB: 27 LANCASTER GROVE LONDON NW3.  
Scale: 1/4" = 1'0" Date: Dec. 10. 1973  
Job no. 7322 Drawing no. 10





SECOND FLOOR PLAN.

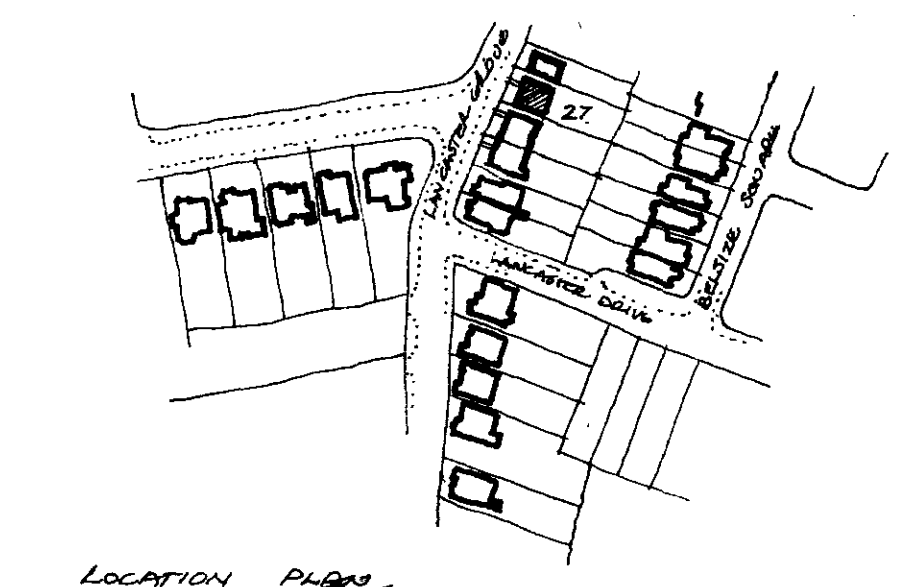
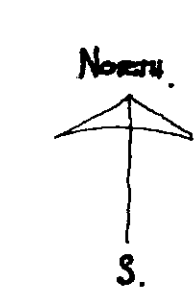
Take out small w.c. window and brick up to match brickwork externally.

REMOVE ceiling and ceiling joists and form deck floor with void over living room as shown.

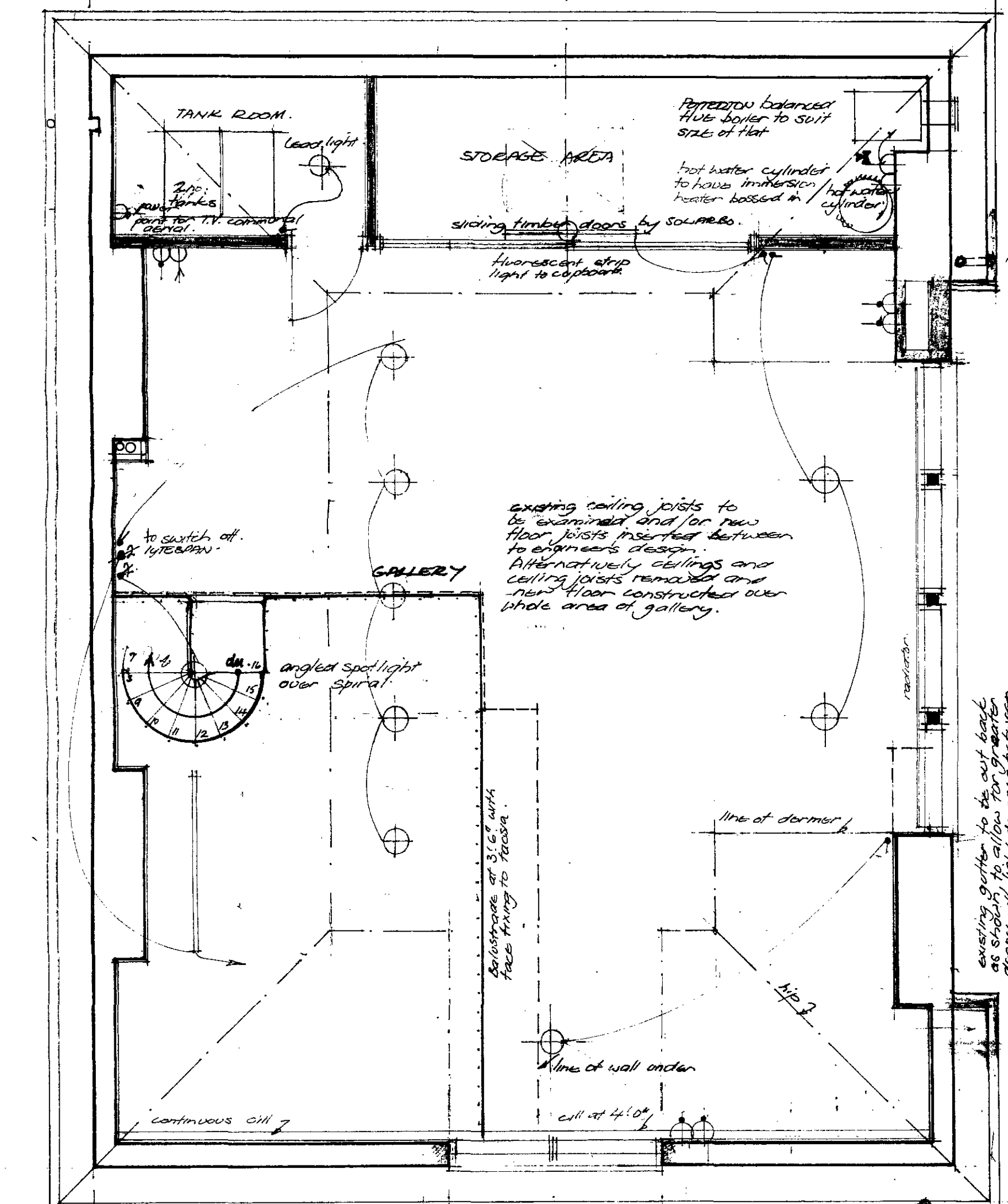
soil stack central over above connections to vent.

REMOVE ceiling and ceiling joists and form deck floor with void over living room as shown.

REMOVE ceiling and ceiling joists and form deck floor with void over living room as shown.



LOCATION PLAN.



GALLERY PLAN.

existing chimney to be repaired and extended to form stop end to dormer window.

existing ceiling joists to be retained and for new floor joists inserted between to original design. Alternatively ceilings and ceiling joists removed and new floor constructed over whole area of gallery.

REMOVE ceiling and ceiling joists and form deck floor with void over living room as shown.

REMOVE ceiling and ceiling joists and form deck floor with void over living room as shown.

NOTES

REVISIONS

No.	Date	Description

CTP/G8 / 14 / 4 / 18121

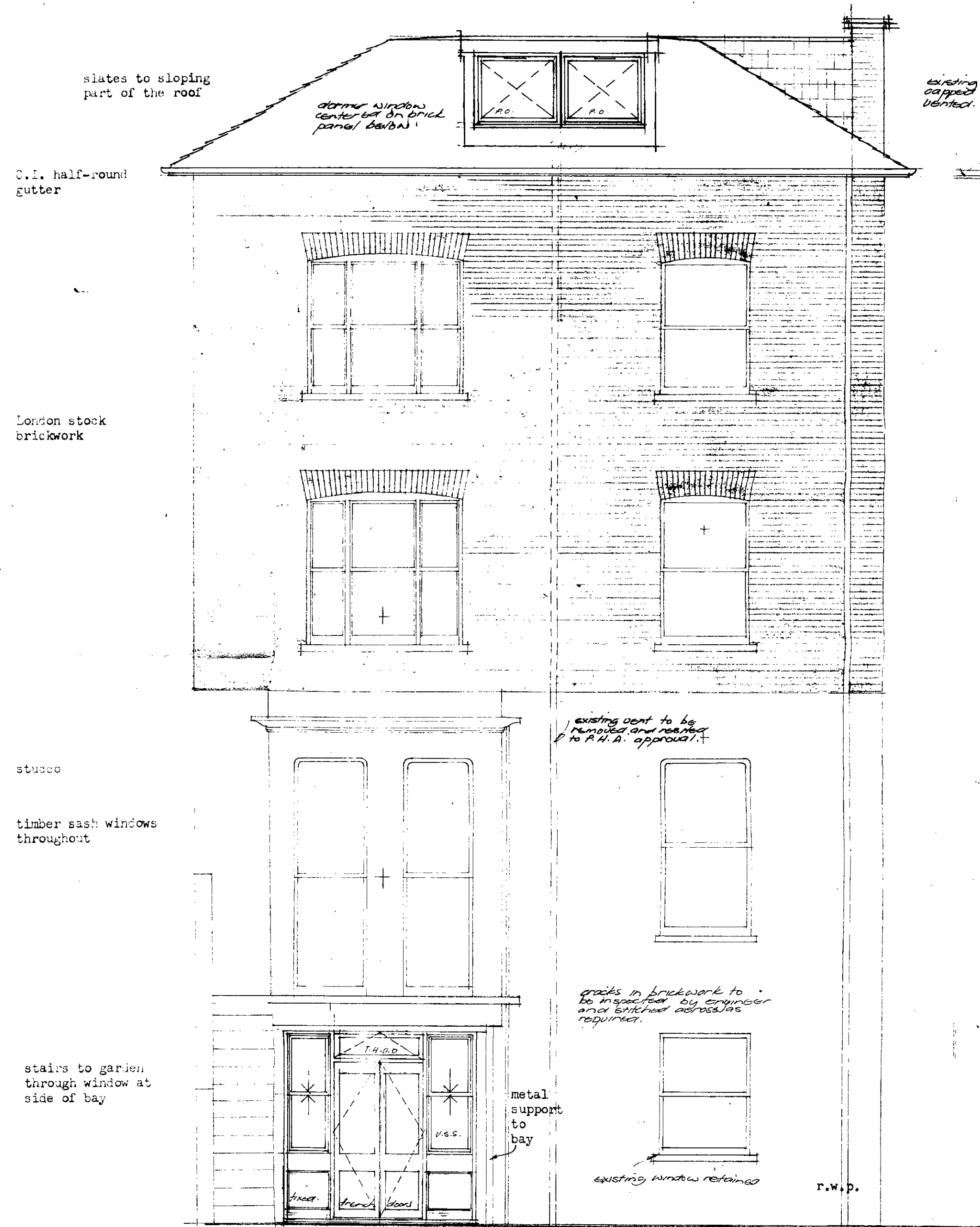
**STUDIO 74** Chartered Architects  
 CO-PARTNERSHIP. 74a HEATH STREET LONDON NW3.1DN. Telephone 01-435-9238/9795

TITLE **SECOND FLOOR & GALLERY FLOOR PLANS** Scale 1/4" to 1'0" Date 7 Jan 74.

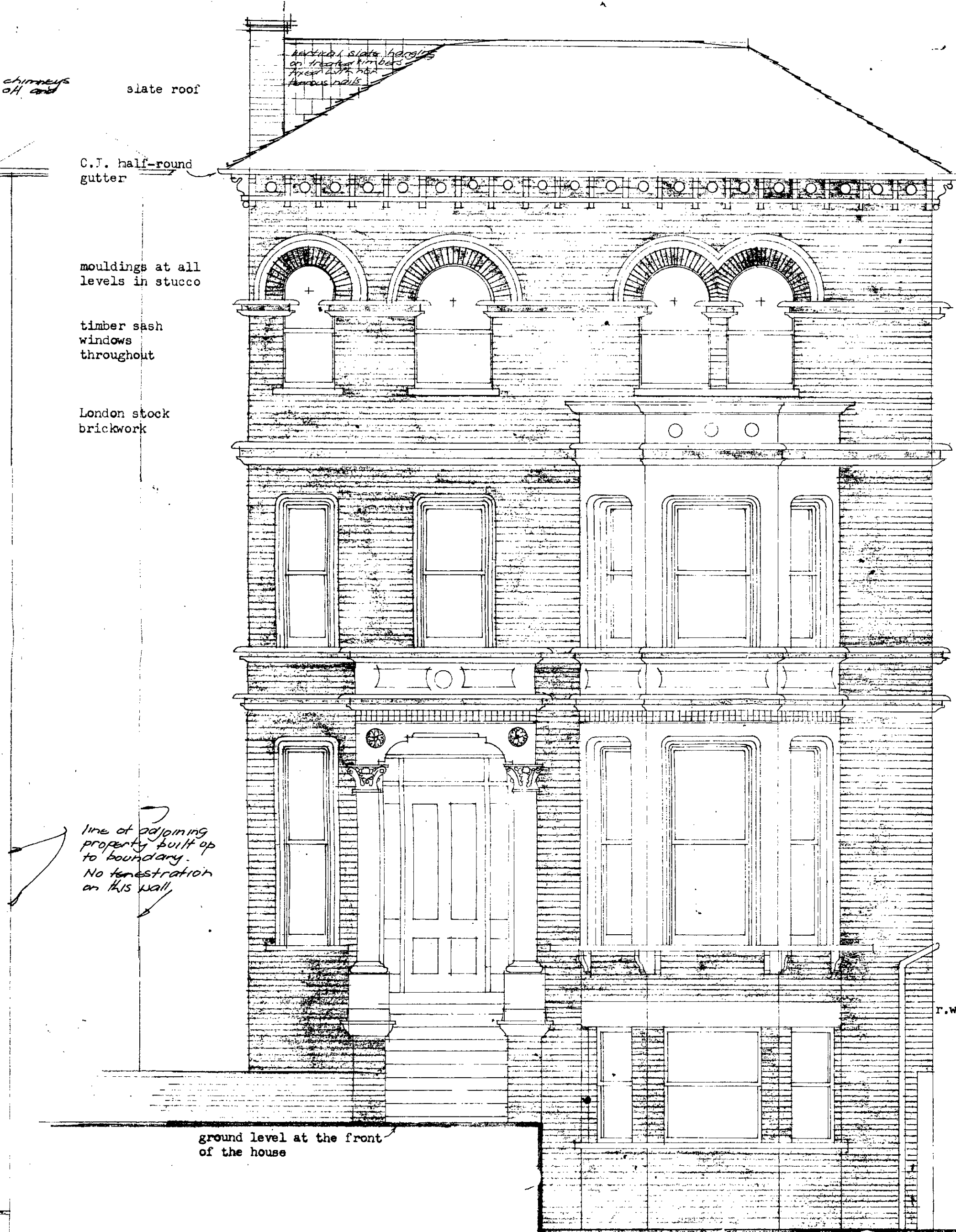
JOB **27 LANCASTER GROVE LONDON, NW3.**

Job no. **7322** Drawing no. **12**

*P. M. Bensham*  
 Ted Levy Benjamin & Partners  
 Dinerman Davison Associates



GARDEN ELEVATION



FRONT ELEVATION

GTP/68 / 14 / 4 / 18121

NOTES

STUDIO 74 Chartered Architects  
 CO-PARTNERSHIP. 74a HEATH STREET LONDON NW3.1DN. Telephone 01-435-9238/9795

TITLE: FRONT AND REAR ELEVATIONS. Date: 14.10.74  
 Scale: 1/4 inch to 1' 0" 17.1.74

JOB: 27 LANCASTER GROVE LONDON NW3

Job no. 7322 Drawing no. 13