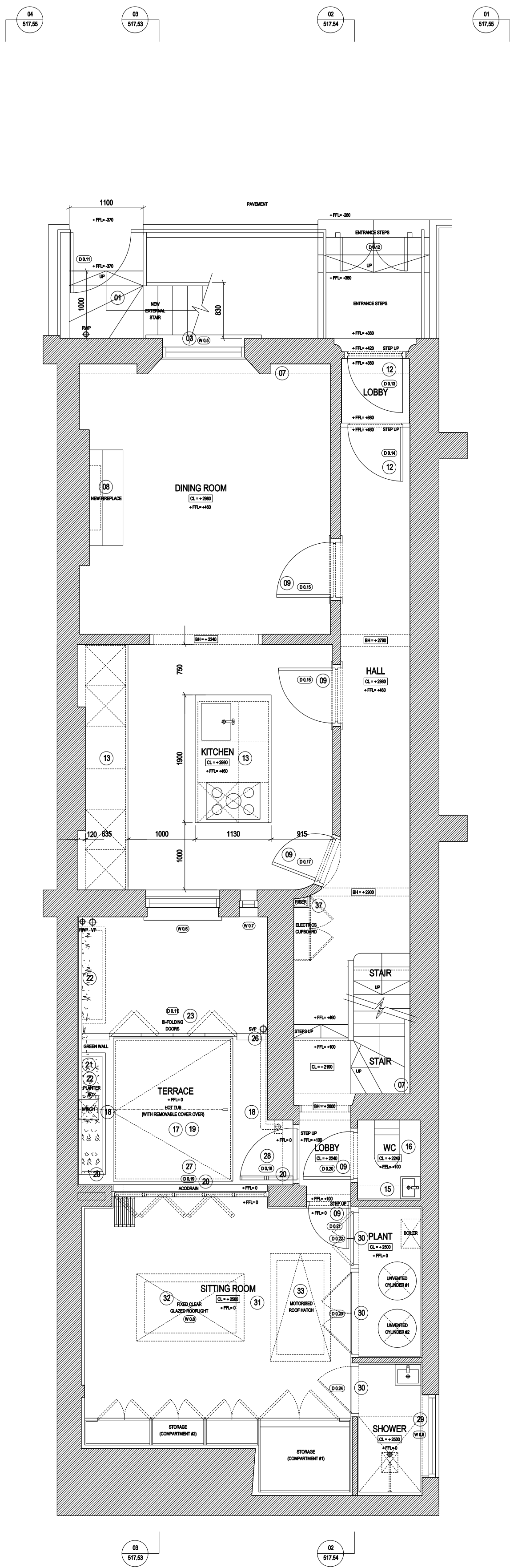
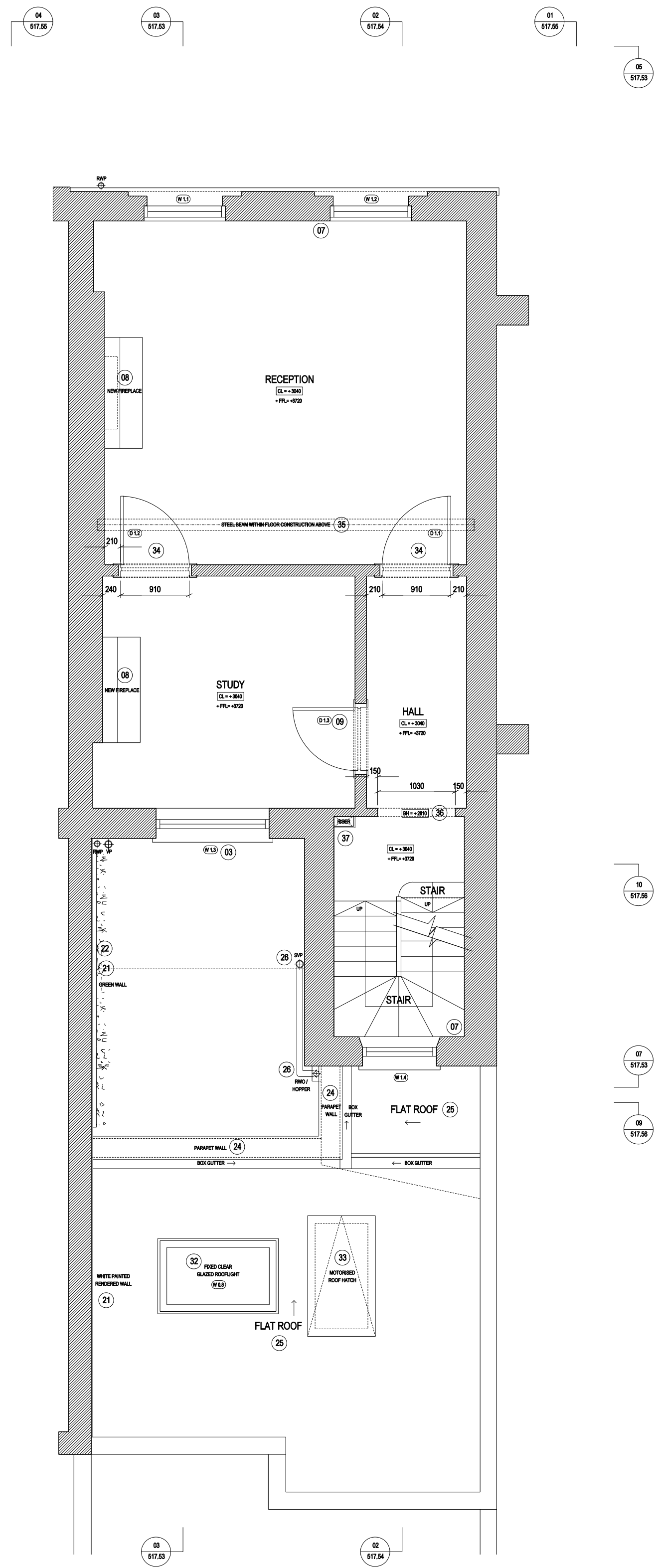


01 PROPOSED LOWER GROUND FLOOR: GENERAL ARRANGEMENT PLAN 01  
Scale 1:50 (@ A1 SIZE)

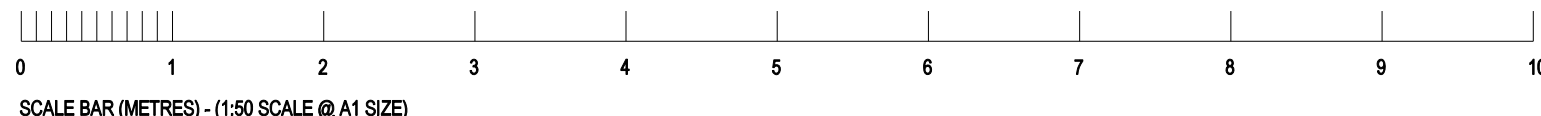
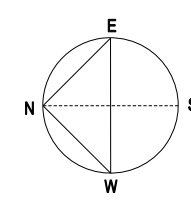


02 PROPOSED UPPER GROUND FLOOR: GENERAL ARRANGEMENT PLAN 02  
Scale 1:50 (@ A1 SIZE)



03 PROPOSED FIRST FLOOR: GENERAL ARRANGEMENT PLAN 03  
Scale 1:50 (@ A1 SIZE)

- KEY TO MATERIALS / DESCRIPTION OF PROPOSALS:
- 01 BLACK PAINTED METAL WITH FRITTED TOUGHENED GLASS TREADS STAIRCASE AND BLACK PAINTED METAL HANDRAIL AND BALUSTADING - DETAILING TO MATCH RETAINED RAILINGS AND GATE
  - 02 GAS METER RELOCATED TO VAULT AND EXISTING DOOR REHUNG
  - 03 REPLACEMENT 'SLIMLITE' DOUBLE GLAZED WHITE PAINTED TIMBER TRADITIONALLY DETAILED WINDOWS
  - 04 NEW ELECTRICAL CLIPBOARD
  - 05 CREATE NEW INSULATED CONCRETE LOWER FLOOR LEVEL, INCLUDING UNDERPINNING OF EXISTING WALLS TO EXISTING VAULT AND NEW STEPS DOWN, TO CREATE UTILITY
  - 06 NEWTON 500 DRAINED CAVITY SYSTEM TO FLOOR, CEILING AND WALLS OF EXISTING VAULT
  - 07 EXISTING SVP AND BOXING REMOVED
  - 08 NEW TRADITIONALLY DETAILED FIREPLACE - HEARTH, MANTEL AND SURROUND
  - 09 NEW INTERNAL DOORS THROUGHOUT - WHITE PAINTED TIMBER INSET PANELLED (REHANG WHERE SHOWN)
  - 10 CREATE SHOWER ROOM AND FITTED WARDROBE
  - 11 REMOVE EXISTING BRICK / STONE PAVED STRUCTURE TO EXTERNAL YARD
  - 12 NEW FRONT ENTRANCE DOOR AND FAULIGHT ABOVE - PAINTED TIMBER / PART GLAZED AND TRADITIONALLY DETAILED, AND SINGLE GLAZED INTERNAL LOBBY DOOR TO BE RETAINED
  - 13 NEW KITCHEN UNITS AND WORKTOPS
  - 14 LOWER GROUND FRONT LIGHTWELL AND REAR YARD EXTERNAL DOORS TO BE REPLACED WITH PAINTED TIMBER SOLID PANELLED AND PART SOLID PANELLED / PART GLAZED DOORS RESPECTIVELY
  - 15 REMOVE EXISTING 220mm THICK SOLID BRICK WALL AND REPLACE WITH SINGLE SKIN BRICK WALL WITH STEEL BEAM ABOVE (SAME STEEL BEAM AS OVER NEW EXTERNAL BI-FOLDING DOOR OPENING)
  - 16 NEW WC LOCATION UNDER STAIR
  - 17 EXCAVATE AND CONSTRUCT CONCRETE FLOOR SLAB AND RETAINING WALLS FOR HOT TUB SO SUNNEN BELOW EXISTING TERRACE FLOOR LEVEL (RETAINED AS EXISTING)
  - 18 TERRACE FLOOR TO BE POLISHED CONCRETE TO FALL TO DRAINAGE FLOOR OUTLET AND CONNECTED INTO EXISTING RETAINED UNDERGROUND DRAINAGE SYSTEM TO YARD
  - 19 REMOVABLE LID OVER HOT TUB CONSTRUCTED OF TIMBER DECKING AND LIFTED WITH WALL MOUNTED WINCH
  - 20 NEW STRUCTURAL OPENING CREATED FOR EXTERNAL BI-FOLDING DOORS WITH NEW INSULATED YELLOW STOCK BRICK OUTER SKIN / BLOCK WORK INNER SKIN CAVITY WALL CONSTRUCTION
  - 21 UNPAINTED RENDER TO EXISTING BRICK PARTY WALL TO HEIGHT SHOWN
  - 22 LIGHTWEIGHT METAL LATTICE FRAMEWORK FIXED TO PARTY WALL WITH FREESTANDING PLANTER BOXES BELOW TO CREATE GREEN WALL
  - 23 SOLID TIMBER CLAD WALL AND EXTERNAL BI-FOLDING DOORS TO CREATE BALUSTRADE TO TERRACE
  - 24 YELLOW STOCK BRICK PARAPET WALLS WITH STONE CORING STONES
  - 25 NEW FLAT ROOF CONSTRUCTION - TIMBER JOISTS, PLYWOOD, PIR INSULATION, AND GRP (GLASS REINFORCED PLASTIC) WATERPROOFING WITH GRP UPSTANDS / FLASHINGS
  - 26 BLACK PAINTED METAL HOPPER, RAINWATER PIPE AND SVP
  - 27 MID GREY PAINTED STEEL SINGLE GLAZED CRITICAL TYPE EXTERNAL BIFOLDING DOORS
  - 28 MID GREY PAINTED STEEL SINGLE GLAZED CRITICAL TYPE EXTERNAL SINGLE LEAF DOOR
  - 29 MID GREY PAINTED STEEL SINGLE GLAZED CRITICAL TYPE WINDOW
  - 30 SOLID AND CLEAR GLAZED INTERNAL DOORS TO PLANT ROOM AND SHOWER ROOM (CLEAR GLAZED)
  - 31 NEWTON 500 DRAINED CAVITY SYSTEM TO FLOOR AND WALLS
  - 32 FIXED CLEAR DOUBLE GLAZED ROOF LIGHT WITH 150mm HIGH UPSTAND
  - 33 MOTORISED OPENABLE DARK GREY PAINTED ALUMINUM ROOF HATCH FOR MAINTENANCE TO FLAT ROOF
  - 34 NEW STRUCTURAL INTERNAL DOOR OPENING AND NEW INTERNAL DOOR
  - 35 STEEL SUPPORT BEAM WITH FLOOR JOIST LEVEL ABOVE
  - 36 INTERNAL DOOR AND PARTITION REMOVED AND ARCH / OPENING RE-INSTATED
  - 37 PLASTERBOARD VERTICAL SERVICES RISER
  - 38 NEW HORIZONTAL TO FALL SVP PIPE WORK ROUTE
  - 39 NEW BATHROOM LAYOUT
  - 40 INTERNAL DOOR AND PARTITION REMOVED TO STAIRCASE
  - 41 COLD WATER TANKS REMOVED
  - 42 FITTED JOINERY UNDER STAIR - DOORS WALLPAPERED TO CREATE HIDDEN STORAGE EFFECT
  - 43 EXISTING STAIRCASE RETAINED UP TO THIRD FLOOR BUT NEW TIMBER JOIST AND STEEL BEAM FLOOR CONSTRUCTION ABOVE RETAINED TIMBER FLOOR JOISTS CREATES ADDITIONAL STEP AT TOP OF STAIR
  - 44 INSULATED STEEL BEAM AND TIMBER JOIST / STUD WORK VERTICAL MANSARD WALL AND ROOF CONSTRUCTION WITH BLACK SLATE TILES TO EXTERNAL WALLS AND STANDING BEAM LEAD TO ROOF
  - 45 BRICK WITH CORING STONES ON TOP PARAPET WALLS CONSTRUCTED TO SUIT NEW ROOF PITCH / PROFILE
  - 46 LEAD CLAD DORMER WINDOWS - WHITE PAINTED 'SLIMLITE' DOUBLE GLAZED TRADITIONALLY DETAILED
  - 47 PART SOLID / PART GLAZED WHITE PAINTED EXTERNAL DOOR FOR MAINTENANCE TO FLAT ROOF
  - 48 BLACK PAINTED METAL HANDRAIL BLACK PAINTED METAL SUPPORTS FINE MESH BALUSTADING TO PROVIDE PROTECTION AROUND FLAT ROOF
  - 49 NEW GRP (GLASS REINFORCED PLASTIC) WATERPROOFING TO FLAT ROOF (FALLS AND DRAINAGE AS EXISTING)
  - 50 INTERNAL WALLS AND SLIDING DOORS TO CREATE SHOWER ROOM AND DRESSING ROOM



DRAWING TITLE PROPOSED LOWER GROUND, UPPER GROUND & FIRST FLOOR PLANS 01, 02 & 03	PROJECT 57 BIRKENHEAD STREET LONDON WC1	SCALE	1:50 @ A1
		DATE	June 2014
		DWG No	LHA-517.51
		LANYON-HOGG ARCHITECTS Ltd. Architecture + Interiors + Furniture Tel 020 8882 1849 post@lanyon-hogg.com www.lanyon-hogg.com PLANNING DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE ERRORS TO BE REPORTED TO THE ARCHITECT	