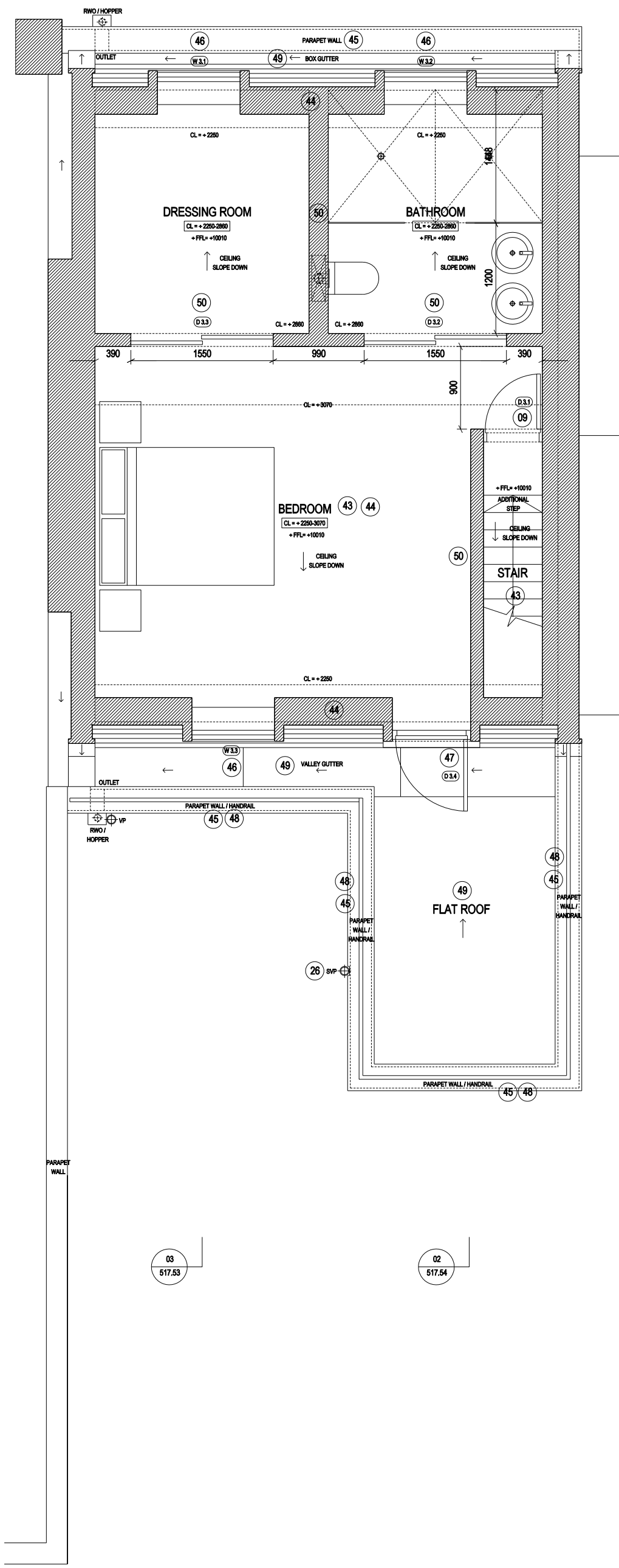
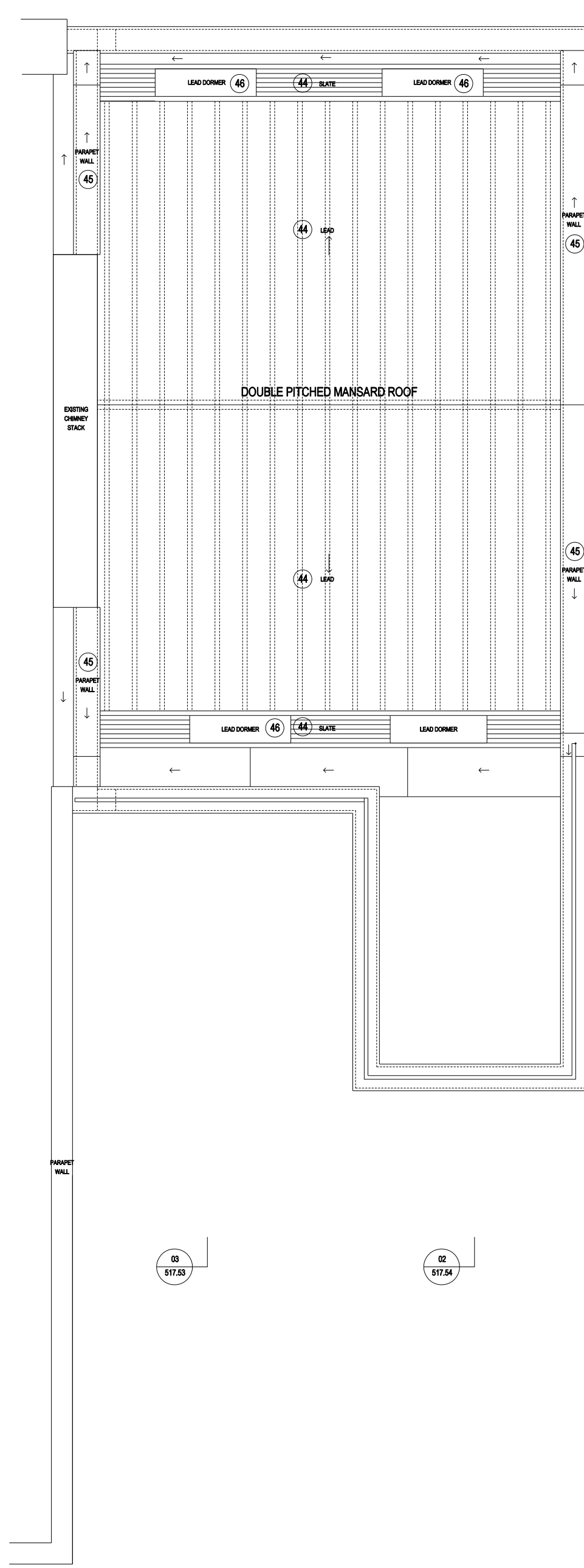


04 PROPOSED SECOND FLOOR: GENERAL ARRANGEMENT PLAN 04
Scale 1:50 (@ A1 SIZE)



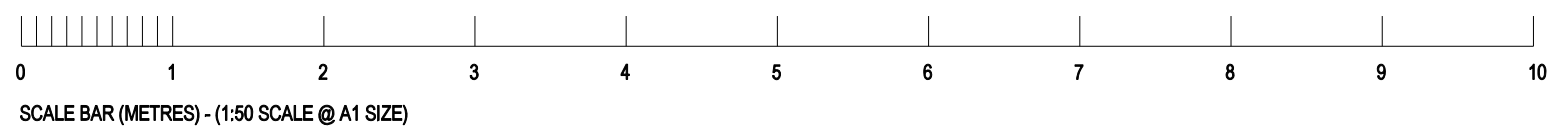
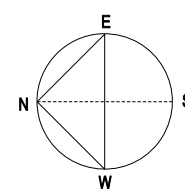
05 PROPOSED THIRD FLOOR: GENERAL ARRANGEMENT PLAN 05
Scale 1:50 (@ A1 SIZE)



06 PROPOSED ROOF: GENERAL ARRANGEMENT PLAN 06
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 PANNELLED (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 PANLIGHT 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 PANNELLED AND PART SOLID PANNELLED / 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 CORNING 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 ALUMINIUM 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 CORNING 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 METAL 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 SECOND & THIRD FLOOR & ROOF PLANS 04, 05 & 06	PROJECT 57 BIRKENHEAD STREET LONDON WC1	SCALE	1:50 @ A1
		DATE	June 2014
		DWG No	LHA-517.52
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