

LOWER FLOOR NOTES:

STRUCTURAL
New m.s. column to be formed in the Kitchen area (subject to Structural Engineer's requirements) to support the the existing lantern following the removal of section of the internal partitions.

WALLS
New partitions to be in timber studwork with 12.5mm plasterboard to both sides with skim finish, fully filled with mineral wool for acoustic insulation, finished to match existing. Redundant sections of partitions to be removed, new timber trimers to be formed over (subject to Structural Engineer's requirements).

WALL/CEILING FINISHES
Existing walls and ceiling finishes to remain.

DOORS
Existing doors to be retained in position where shown.
New door openings to receive the existing re-used doors, frames and architraves, or new door units to be formed inclusive of frames and architraves to match existing door units. Door ironmongery to be upgraded with new butt hinges, door knobs and locks.

WINDOWS
Existing timber windows to be upgraded to receive thin conservation double glazing with matching planted lead beading pattern. Window ironmongery to be overhauled where possible, or new matching one fitted.

FLOORS
Existing floor boards to be overlaid with oak parquet engineered flooring battens. Existing skirtings to be retined. Bathrooms floor to receive stone tiles on new ply sub-floor.

STAIRS AND BALUSTRADES
The existing stairs to the Loft to receive new balustrade of traditional wrought iron plain balusters and hardwoody handrail. New access stairs to the Loft to be of traditional timber construction with open treads, wrought iron plain baqlusters and hardwood handrail.

CUPBOARDS, WARDROBES AND SHELVES
Bedroom 2 existing contemporary kitchen furniture and appliances to be removed, wall/floor made good.
New wardrobe to be of traditional softwood construction, with panelled doors to match existing original mouldings.
New Kitchen furniture to be of hardwood construction in contemporary contrasting style. Master Bedroom wardrobes to be of traditional softwood construction, with panelled doors to match existing original mouldings.
Living Room wardrobes and cupboards to be of traditional softwood construction, with panelled doors to match existing original mouldings.
New Hall cupboard to be of traditional softwood construction, with panelled doors to match existing original mouldings.

BATHROOMS
Bathrooms to receive fitted vanity furniture with contemporary appliances and stone finishes.

FIREPLACES
Existing fireplaces to be overhauled and restored.

LIGHTING
Surface-mounted lights to be installed only.

HEATING
Underfloor heating is proposed. All modern radiators to be removed.

DRAINAGE
New bathrooms and Kitchen appliabces to be connected to the existing external drainage. Any exposed sections of connecting pipes to be in cast iron/aluminum of traditional profiles.



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DRAWING MAIN FLOOR PLAN - PROP.
PROJECT FLA3, 40A ROSSLYN HILL, NW3
CLIENT MS RUTH STORM

ALL DIMENSIONS TO BE CHECKED ON SITE

5m
3
2
1
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PLANNING

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