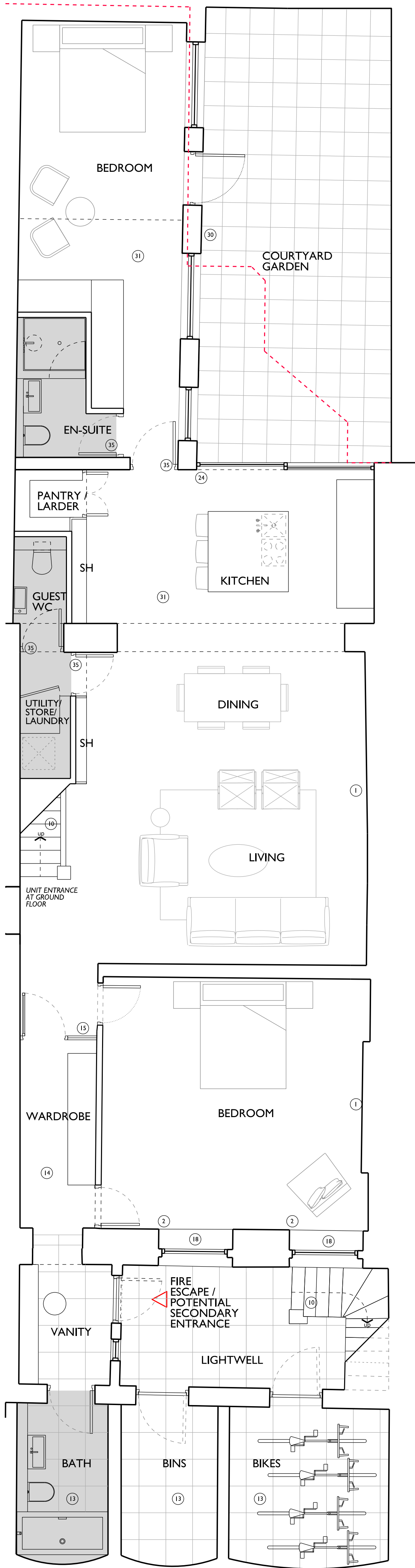


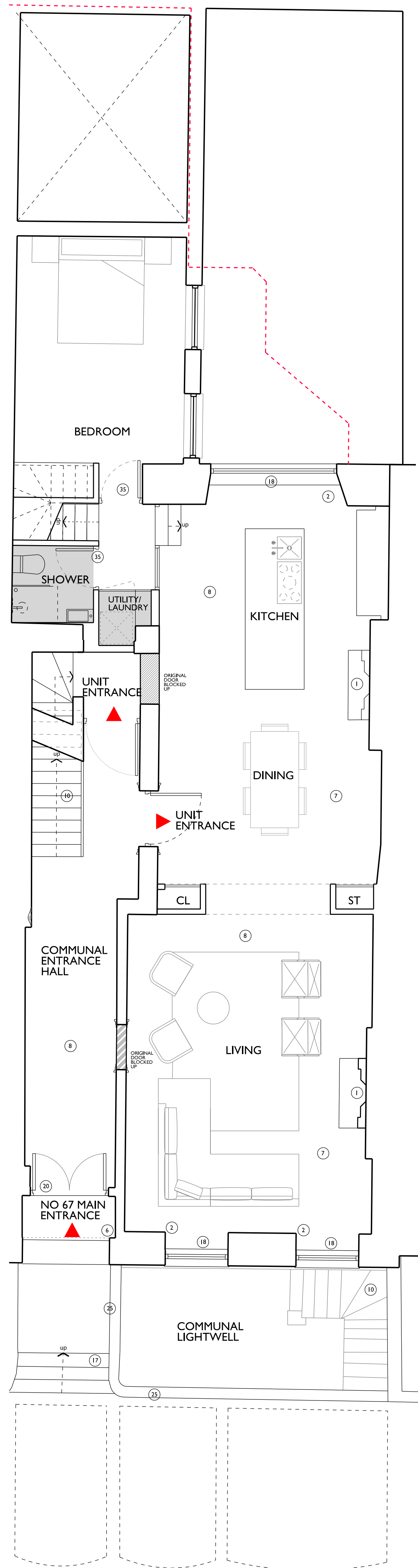


EXISTING LAYOUT AND  
PREVIOUSLY APPROVED  
DEMOLITION

PREVIOUSLY APPROVED  
PLANNING & LISTED  
BUILDING CONSENT



LOWER GROUND FLOOR - PROPOSED LAYOUT 1:100



UPPER GROUND FLOOR - PROPOSED LAYOUT 1:100

- 1 ALL EXISTING FIREPLACES, HEARTHSTONES AND GRATES TO BE RETAINED AND REPLACED WHERE REQUIRED NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 2 ALL SHUTTERS TO BE RESTORED TO WORKING ORDER AND REPLACED WHERE REQUIRED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 3 CEILING ROSE TO BE REPLACED TO MATCH ORIGINAL IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 4 SKIRTING AND CORNICING TO BE RESTORED / REPLACED AS PER ORIGINAL FEATURES IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 5 NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL
- 6 CONTEMPORARY AND UNOBTUSIVE ACCESS SYSTEM AND MAIL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH

- 7 FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS
- 8 ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING
- 9 ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR TBC IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 10 ORIGINAL STONE AND TIMBER STAIRCASES TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 11 CARPET ON STAIRCASE TO BE REPLACED WITH NEW RUNNER
- 12 NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

- 13 EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKE STORE
- 14 NEW LIMESTONE FLAGSTONES
- 15 STEEL FRAMED 'CRIT'AL' GLAZED PARTITION AND DOORWAY
- 16 NEW MOSAIC TILING (PATTERN TBC) INKEEPING WITH ADJOINING BUILDING INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 17 EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 18 ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

- 19 ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE REUSED, TIMBER STRUCTURE REPLACED AND POOR QUALITY ROOFING FELT REPLACED WITH LEAD SHEETING
- 20 NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE
- 21 FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 22 NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING
- 23 NEW CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHEEKS IN KEEPING WITH THE CHARACTER OF THE TERRACE
- 24 NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK STEEL FRAMED DOORS

- 25 ALL RAILINGS AND BALUSTRADING TO LIGHTWELL AND EXTERNAL STAIRCASE TO BE REPAIRED AND REPLACED WHERE REQUIRED TO MATCH EXISTING AND PAINTED GLOSS BLACK TO MATCH ORIGINAL
- 26 ALL EXISTING BRICK TO BE CLEANED REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE AS REQUIRED AND RESTORED TO ORIGINAL CONDITION
- 27 EXISTING CAST-IRON BALCONY TO BE REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 28 NEW LONDON STOCK BRICKWORK, LAID IN FLEMISH BOND AND SOOTWASHED TO MATCH EXISTING
- 29 NEW DOUBLE GLAZED BLACK FRAMED WINDOWS, COLOUR TO MATCH EXISTING WINDOWS
- 30 NEW MASONRY WALL WITH WHITE RENDER FINISH

- 31 EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP
- 32 NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH WITH CONCEALED FRINGS AND CONTEMPORARY DETAILING
- 33 NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING
- 34 NEW FIRE-RATED ACOUSTICALLY INSULATED STUD PARTITION WALL
- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL
- 36 NEW CONTEMPORARY TIMBER STAIRCASE
- 37 RISER FOR ALL PLUMBING AND ELECTRIC SERVICES

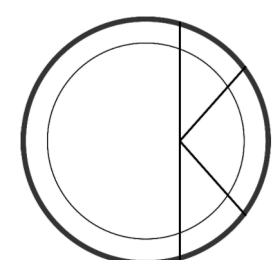
## NOTES

### KEY

| REVISION / DESCRIPTION                  | DRAWN | CHECKED | DATE     |
|---|-------|---------|----------|
| P01 - PLANNING SUBMISSION (FIRST ISSUE) | OOK   | OOK     | 28.10.15 |

OOK ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF OOK ARCHITECTS.

| PROJECT NUMBER                       | PROJECT TITLE      | DATE     |
|--------------------------------------|--------------------|----------|
| 519A                                 | 67 GUILFORD STREET | 28.10.15 |
| DRAWING TITLE                        | SCALE              |          |
| Lower Ground Level - Proposed Layout | 1:100              | @A3      |
| STATUS                               | DRAWING NO.        | REVISION |
| PLANNING                             | 519A-PL-110        | P01      |

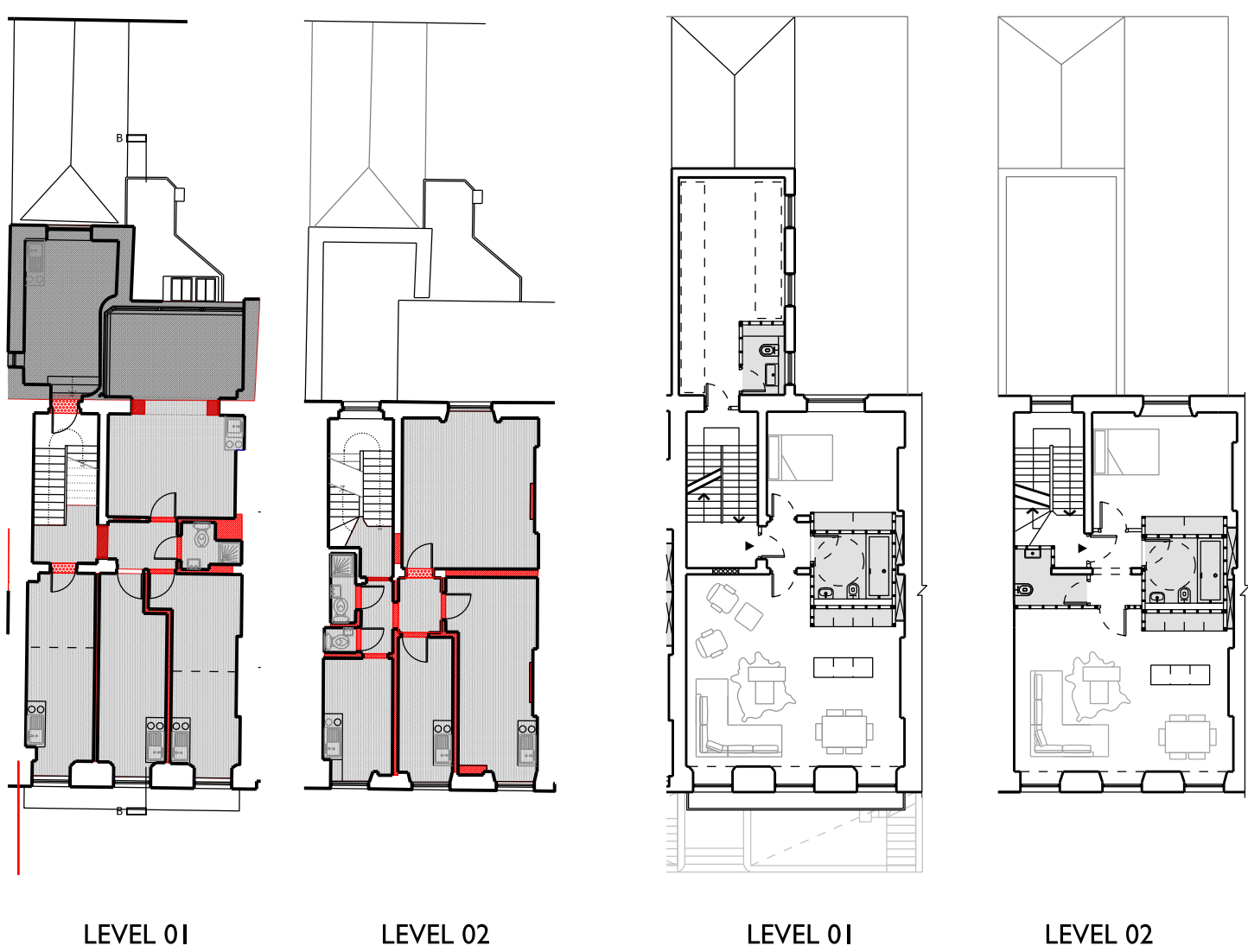


## OOK ARCHITECTS

119 Farringdon Road  
London EC1R 3DA

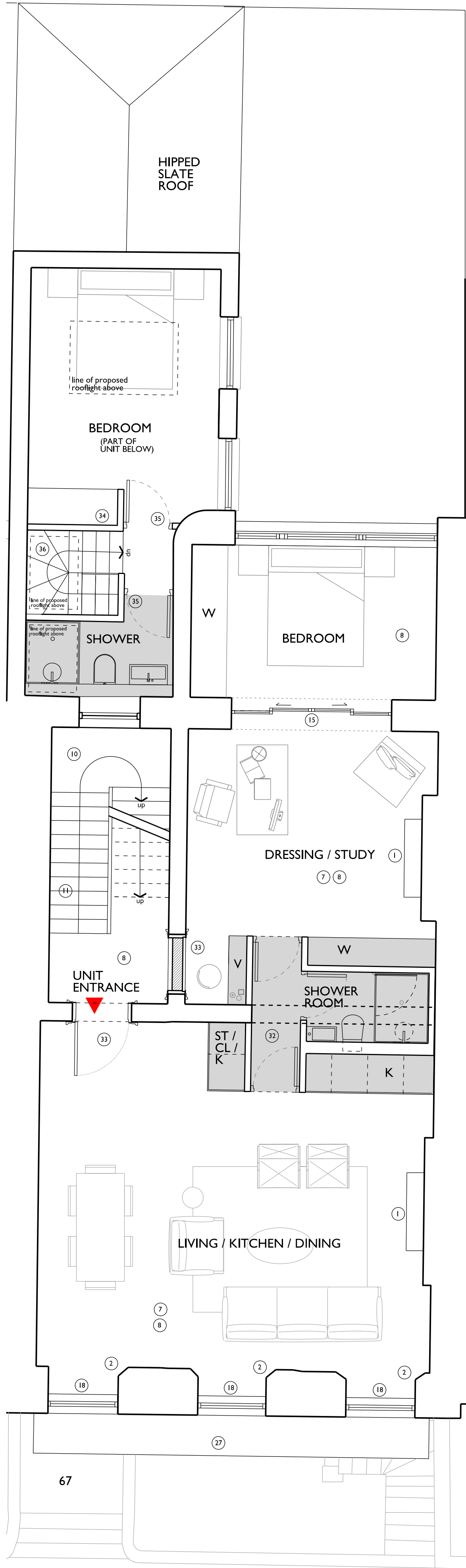
studio@ookarchitects.com  
www.ookarchitects.com



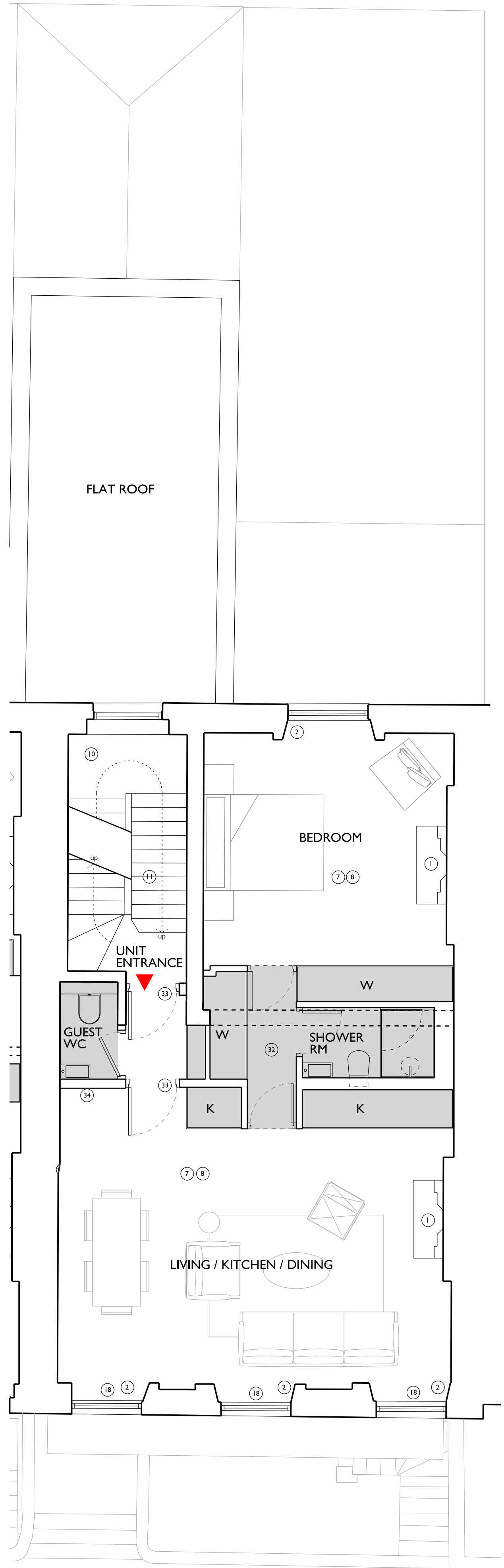


LEVEL 02

PREVIOUSLY APPROVED  
PLANNING & LISTED  
BUILDING CONSENT



**LEVEL 01 - PROPOSED LAYOUT 1:100**



**LEVEL 02 - PROPOSED LAYOUT 1:100**

- |   |  |    |  |    |   |    |   |    |   |    |  |
|---|--|----|--|----|---|----|---|----|---|----|--|
| 1 | ALL EXISTING FIREPLACES, HEARTHSTONES AND GRATES TO BE REPAIRED AND REPLACED WHERE REQUIRED. NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE | 7  | FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS IN ACCORDANCE WITH CONSERVATION BEST PRACTICE | 13 | EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKES TOE  | 19 | ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE REUSED. TIMBER STRUCTURE REPLACED AND REQUALITY ROOFING FELT REPLACED WITH LEAD SHEETING | 25 | ALL RAILINGS AND BALUSTRAIDING TO LIGHTWEIGHT AND EXTERNAL STAIRCASE TO BE REPAIRED AND REFINISHED WHERE REQUIRED TO MATCH EXISTING AND PAINTED GLOSS BLACK TO MATCH ORIGINAL | 31 | EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP   |
| 2 | ALL SHUTTERS TO BE RESTORED TO WORKING ORDER AND REPLACED WHERE REQUIRED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE   | 8  | ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING  | 14 | NEW LIMESTONE FLAGSTONES  | 20 | NEW TIMBER ENTRANCE DOORS TO REPLACE OR REQUALITY EXISTING PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE                               | 26 | ALL EXISTING BRICK TO BE CLEANED REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE AS REQUIRED AND RESTORED TO ORIGINAL CONDITION                          | 32 | NEW FIRE-RATED ACoustically INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH AND RESTORED TO ORIGINAL CONDITION |
| 3 | CEILING ROSE TO BE REPLACED TO MATCH ORIGINAL IN ACCORDANCE WITH CONSERVATION BEST PRACTICE  | 9  | ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR TBC IN ACCORDANCE WITH CONSERVATION BEST PRACTICE  | 15 | STEEL FRAMED 'CRITICAL' GLAZED PARTITION AND DOORWAY  | 21 | FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE   | 27 | EXISTING CAST-IRON BALCONY TO BE REPAIRED AND RESTORED TO ORIGINAL CONDITION IN ACCORDANCE WITH CONSERVATION BEST PRACTICE  | 33 | NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING  |
| 4 | SKIRTING AND CORNICING TO BE RESTORED / REPLACED AS ORIGINAL FEATURES IN ACCORDANCE WITH CONSERVATION BEST PRACTICE  | 10 | ORIGINAL STONE AND TIMBER STAIRCASES TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE  | 16 | NEW MOSAIC TILING (PATTERN TBC) INKEEPING WITH ADJOINING BUILDING INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE   | 22 | NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING   | 28 | NEW LONDON STOCK BRICKWORK Laid IN GAMBEL BOND AND SOUTHWASH TO MATCH EXISTING  | 34 | NEW FIRE-RATED ACoustically INSULATED STUD PARTITION WALL  |
| 5 | NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL   | 11 | CARPET ON STAIRCASE TO BE REPLACED WITH NEW RUNNER   | 17 | EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE   | 23 | NEW CASEMENT RECESSED DOORER WINDOWS WITH LEAD CHECKS IN KEEPING WITH THE CHARACTER OF THE TERRACE  | 29 | NEW DOUBLE GLAZED BLACK FRAMED WINDOWS, COLOUR TO MATCH EXISTING WINDOWS  | 35 | NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL  |
| 6 | CONTEMPORARY AND UNOBTRUSIVE ACCESS THRESHOLD AND DOOR BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH  | 12 | NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING   | 18 | ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE | 24 | NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK STEEL FRAMED DOORS  | 30 | NEW MASONRY WALL WITH WHITE RENDER FINISH   | 36 | NEW CONTEMPORARY TIMBER STAIRCASE  |
|   |  |    |  |    |   |    |   |    |   | 37 | RISER FOR ALL PLUMBING AND ELECTRIC SERVICES   |

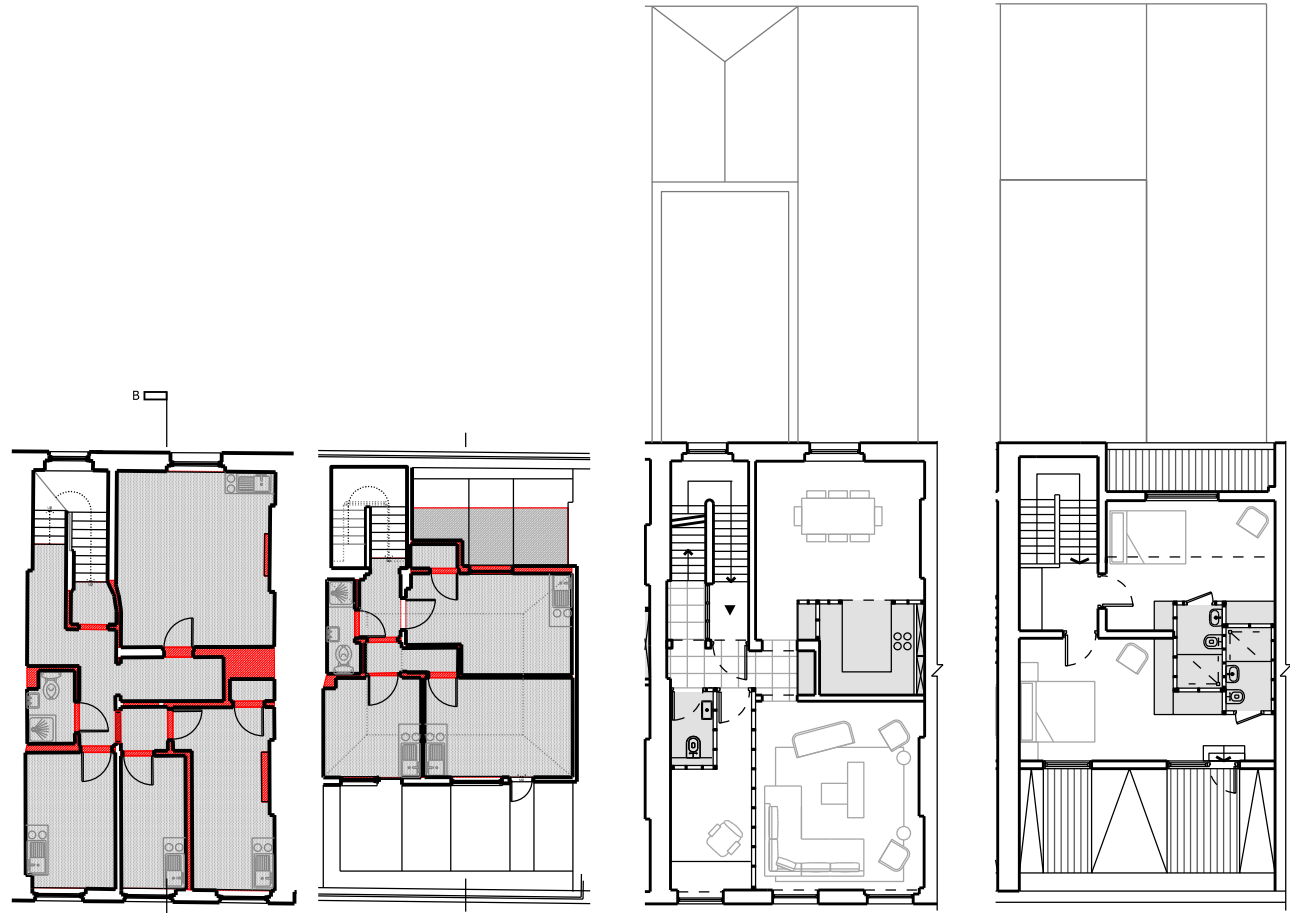


**KEY**

| REVISION / DESCRIPTION                  | DRAWN | CHECKED | DATE     |
|---|-------|---------|----------|
| P01 - PLANNING SUBMISSION (FIRST ISSUE) | OKK   | OKK     | 28.10.15 |
|   |       |         |          |

OOK ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR ANY USE  
MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS  
PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON  
SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS  
OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF  
OOK ARCHITECTS.

|                                   |                    |          |
|-----------------------------------|--------------------|----------|
| PROJECT NUMBER                    | PROJECT TITLE      | DATE     |
| 518A                              | 67 GUILFORD STREET | 28.10.15 |
| DRAWING TITLE                     |                    | SCALE    |
| Levels 01 & 02 - Proposed Layouts |                    | Varied   |
| STATUS                            |                    | REVISION |
| PLANNING                          |                    | P01      |
| DRAWING No.                       |                    |          |
| 519A-PL-111                       |                    |          |



LEVEL 03

LEVEL 04

LEVEL 03

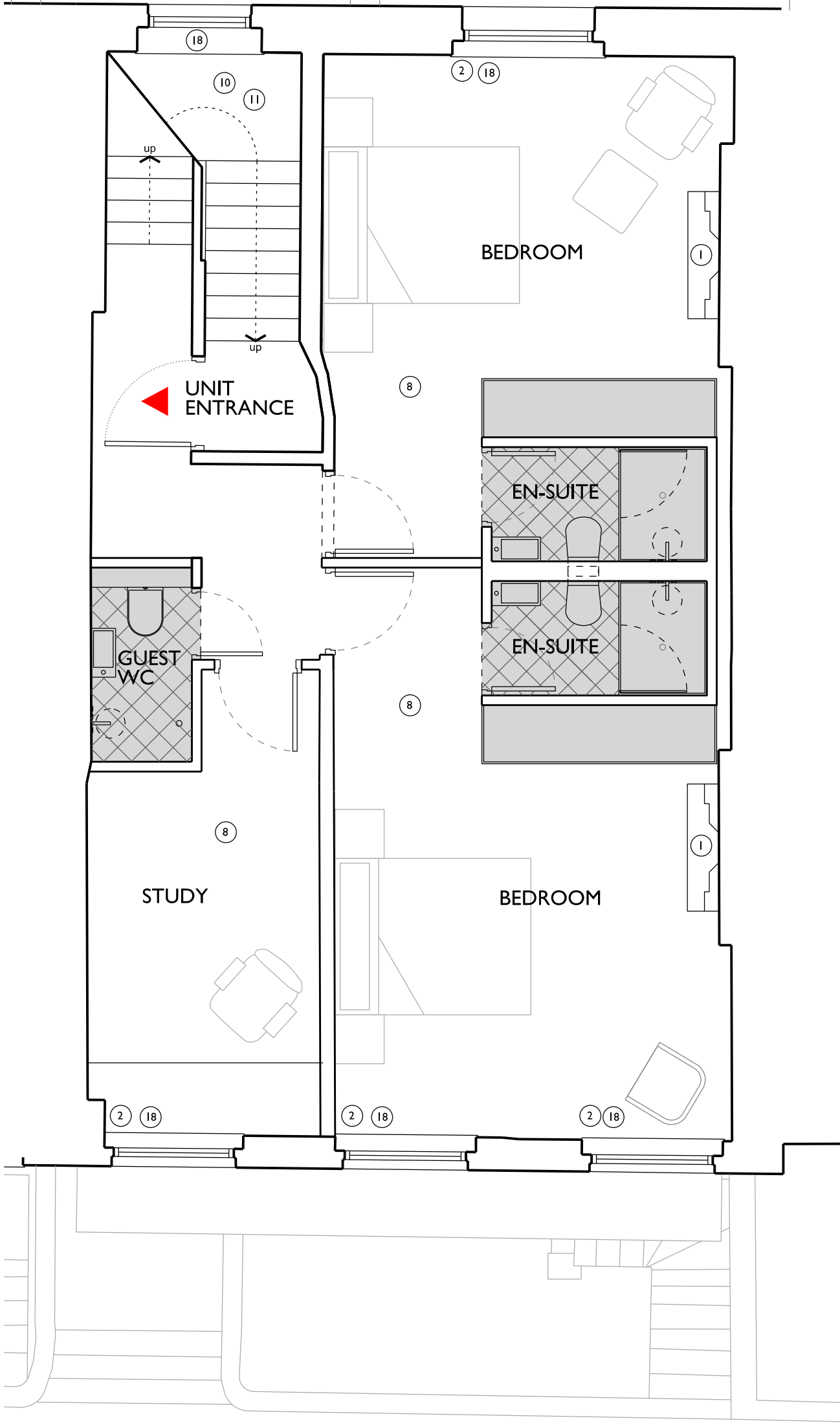
LEVEL 04

EXISTING LAYOUT AND  
PREVIOUSLY PERMITTED  
DEMOLITION

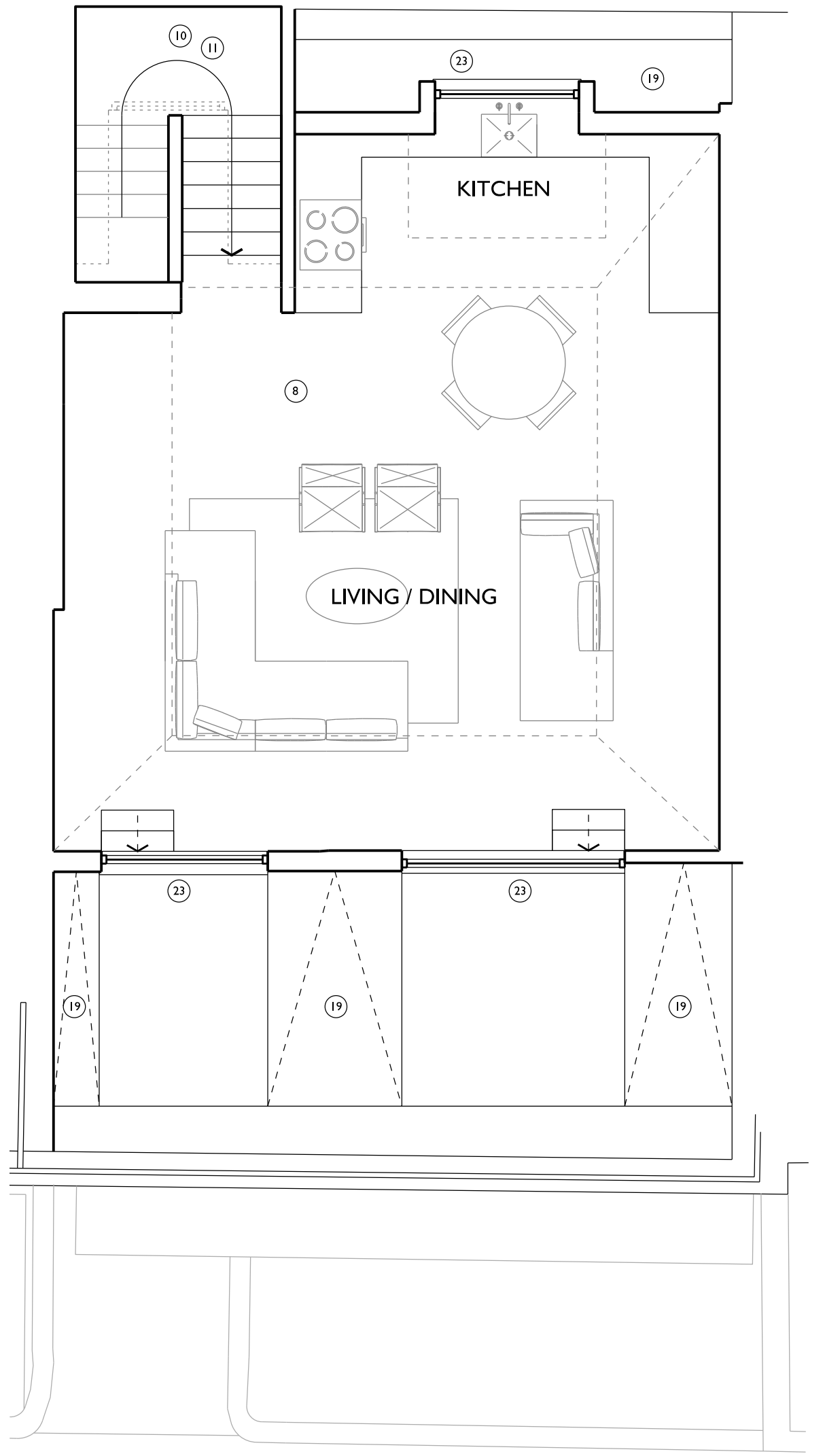
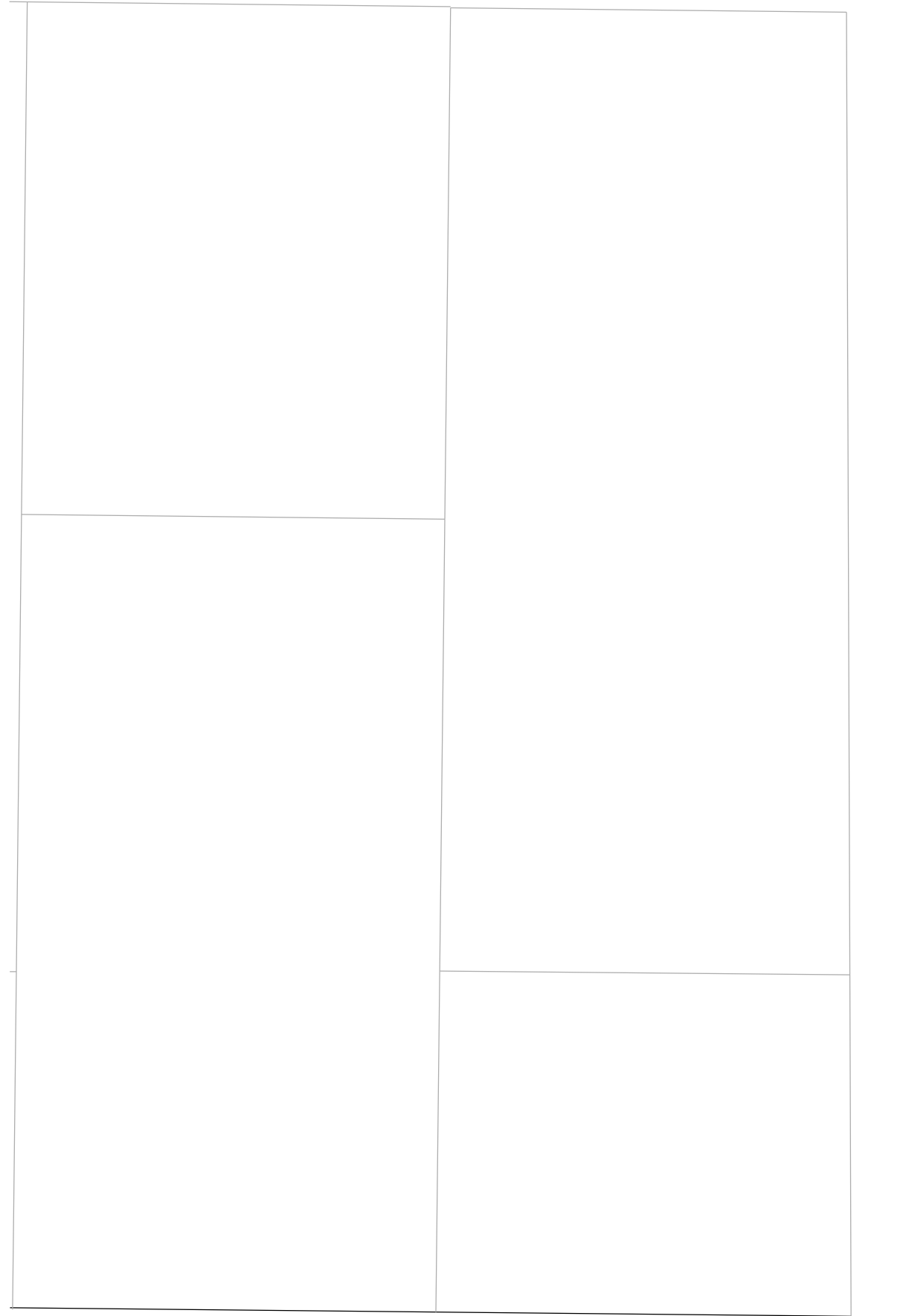
PREVIOUSLY GRANTED  
PLANNING & LISTED  
BUILDING CONSENT



FLAT ROOF



LEVEL 03 - PROPOSED LAYOUT  
1:100



LEVEL 04 - PROPOSED LAYOUT  
1:100

- 1 ALL EXISTING FIREPLACES, HEARTHSTONES AND GRATES TO BE RETAINED AND REPLACED WHERE REQUIRED NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 2 ALL SHUTTERS TO BE RESTORED TO WORKING ORDER AND REPLACED WHERE REQUIRED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 3 CEILING ROSE TO BE REPLACED TO MATCH ORIGINAL IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 4 SKIRTING AND CORNICING TO BE RESTORED / REPLACED AS PER ORIGINAL FEATURES IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 5 NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL
- 6 CONTEMPORARY AND UNOBTUSIVE ACCESS SYSTEM AND MAIL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH

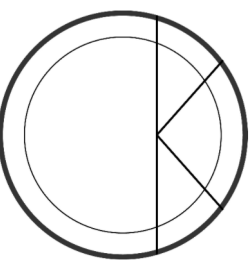
- 7 FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS
- 8 ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING
- 9 ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR TBC IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 10 ORIGINAL STONE AND TIMBER STAIRCASES TO BE RESTORED IN ACCORDANCE WITH IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 11 CARPET ON STAIRCASE TO BE REPLACED WITH NEW RUNNER
- 12 NEW BRICK CLOSET VING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING

- 13 EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKE STORE
- 14 NEW LIMESTONE FLAGSTONES
- 15 STEEL FRAMED 'CRITTAL' GLAZED PARTITION AND DOORWAY
- 16 NEW MOSAIC TILING (PATTERN TBC) INKEEPING WITH ADJOINING BUILDING INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 17 EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 18 ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

- 19 ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE RE-USED, TIMBER STRUCTURE REPLACED AND POOR QUALITY ROOFING FELT REPLACED WITH LEAD SHEETING
- 20 NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE
- 21 FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 22 NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING
- 23 NEW DORMER WINDOWS IN KEEPING WITH THE CHARACTER OF THE TERRACE
- 24 NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK STEEL FRAMED DOORS

- 25 ALL RAILINGS AND BALUSTRADING TO LIGHTWELL AND EXTERNAL STAIRCASE TO BE REPAIRED AND REPLACED WHERE REQUIRED TO MATCH EXISTING AND PAINTED GLOSS BLACK TO MATCH ORIGINAL
- 26 ALL EXISTING BRICK TO BE CLEANED REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE AS REQUIRED AND RESTORED TO ORIGINAL CONDITION
- 27 EXISTING CAST-IRON BALCONY TO BE REPAIRED AND RESTORED TO ORIGINAL CONDITION IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 28 NEW LONDON STOCK BRICKWORK, LAID IN FLEMISH BOND AND SOOTWASHED TO MATCH EXISTING
- 29 NEW DOUBLE GLAZED BLACK FRAMED WINDOWS, COLOUR TO MATCH EXISTING WINDOWS
- 30 NEW MASONRY WALL WITH WHITE RENDER FINISH

- 31 EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP
- 32 NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH WITH CONCEALED FIXINGS AND CONTEMPORARY DETAILING
- 33 NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING
- 34 NEW FIRE-RATED ACOUSTICALLY INSULATED STUD PARTITION WALL
- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL
- 36 NEW CONTEMPORARY TIMBER STAIRCASE
- 37 RISER FOR ALL PLUMBING AND ELECTRIC SERVICES



OOK ARCHITECTS

119 Farringdon Road  
London EC1R 3DA

studio@ookarchitects.com  
www.ookarchitects.com

#### NOTES

KEY

| REVISION / DESCRIPTION                  | DRAWN | CHECKED | DATE     |
|---|-------|---------|----------|
| P01 - PLANNING SUBMISSION (FIRST ISSUE) | OOK   | OOK     | 28.10.15 |

OOK ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF OOK ARCHITECTS.

| PROJECT NUMBER                  | PROJECT TITLE      | DATE     |
|---------------------------------|--------------------|----------|
| 519A                            | 67 GUILFORD STREET | 28.10.15 |
| DRAWING TITLE                   | SCALE              |          |
| Level 03 & 04 - Proposed Layout | 1:100              |          |
| STATUS                          | DRAWING No.        | REVISION |
| PLANNING                        | 519A-PL-114        | P01      |