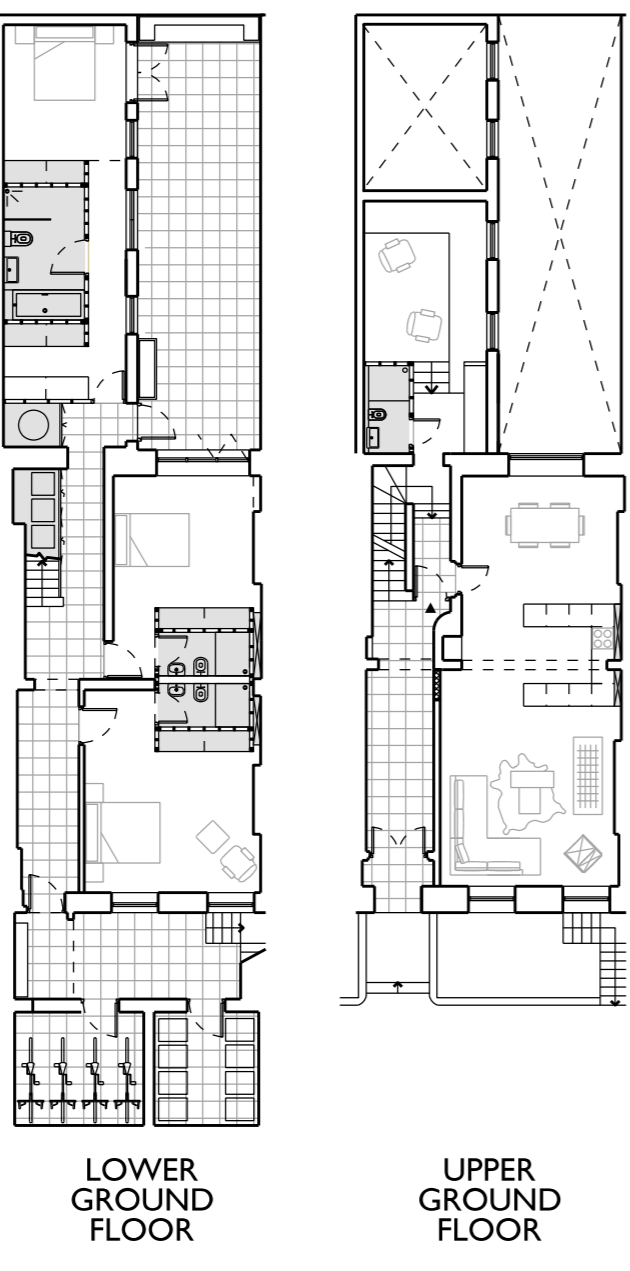


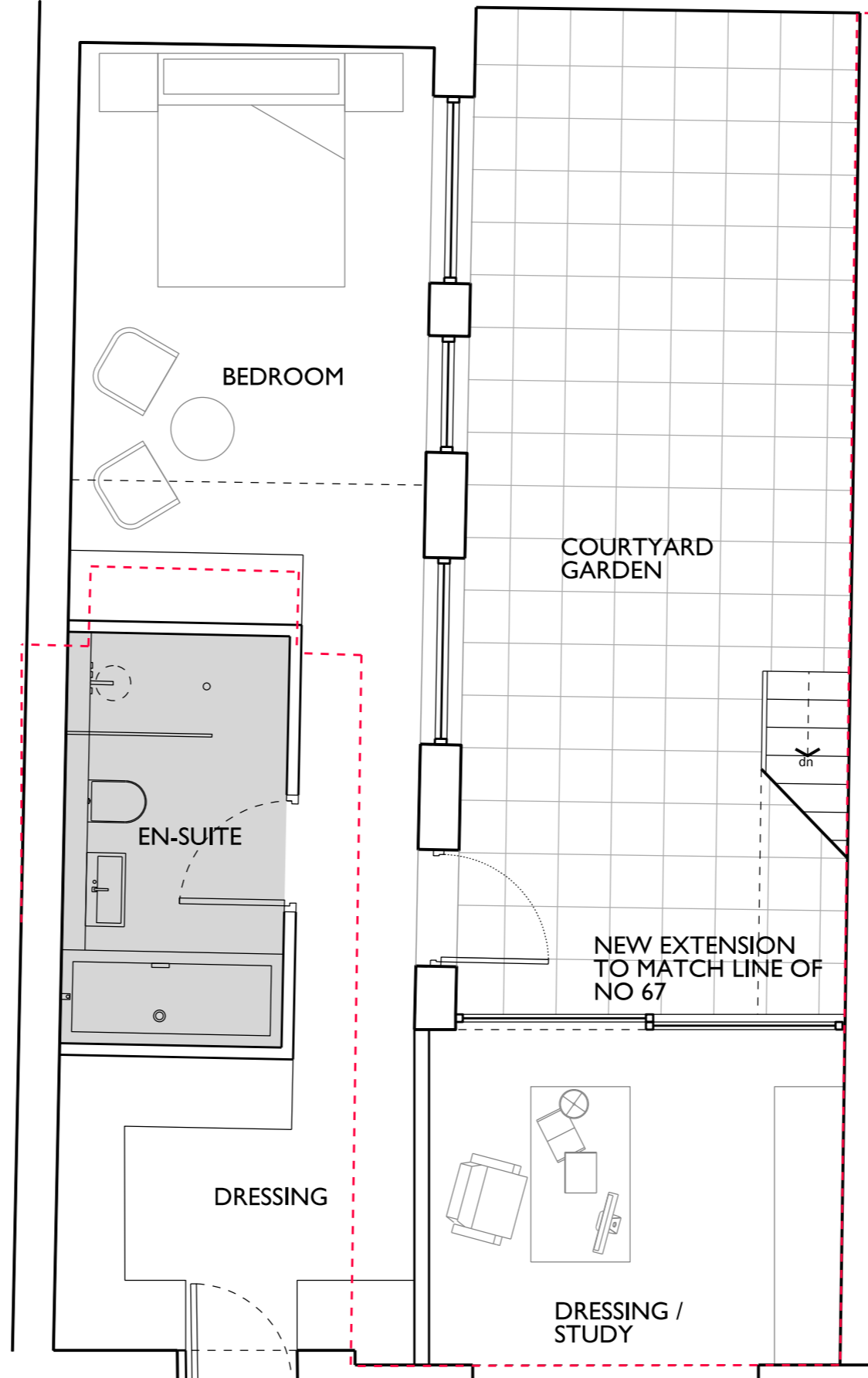
LOWER GROUND FLOOR
UPPER GROUND FLOOR

EXISTING LAYOUT AND PREVIOUSLY PERMITTED DEMOLITION

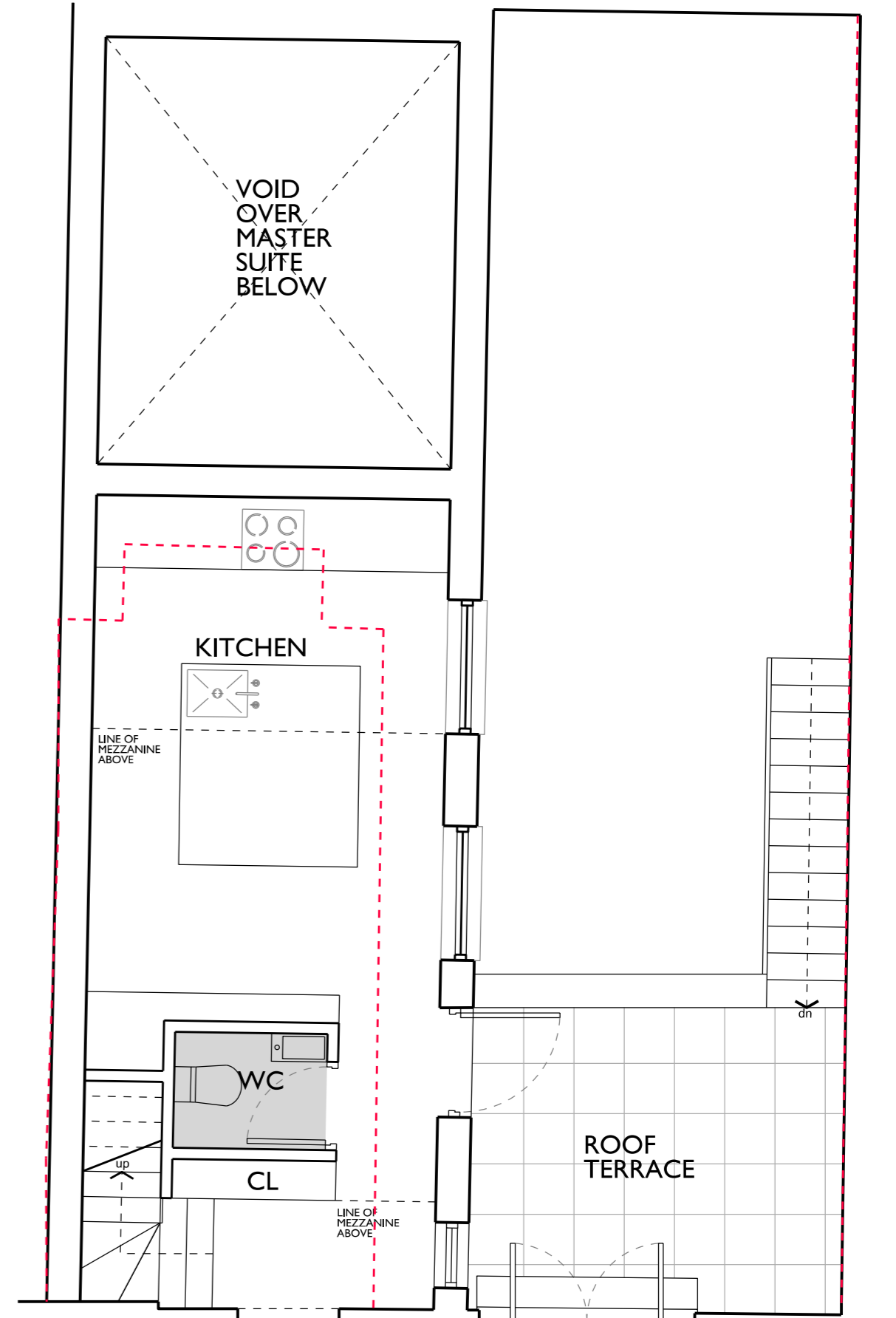


LOWER GROUND FLOOR
UPPER GROUND FLOOR

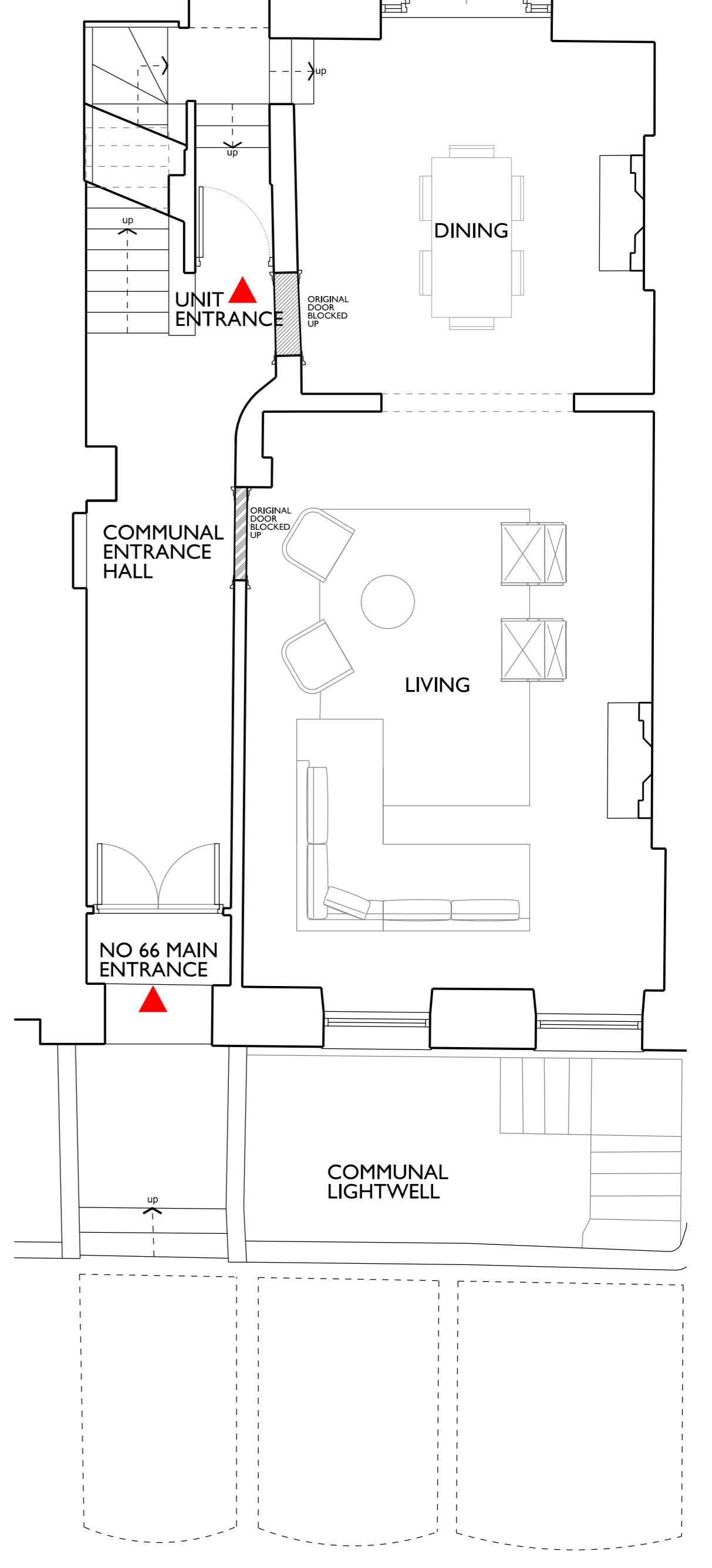
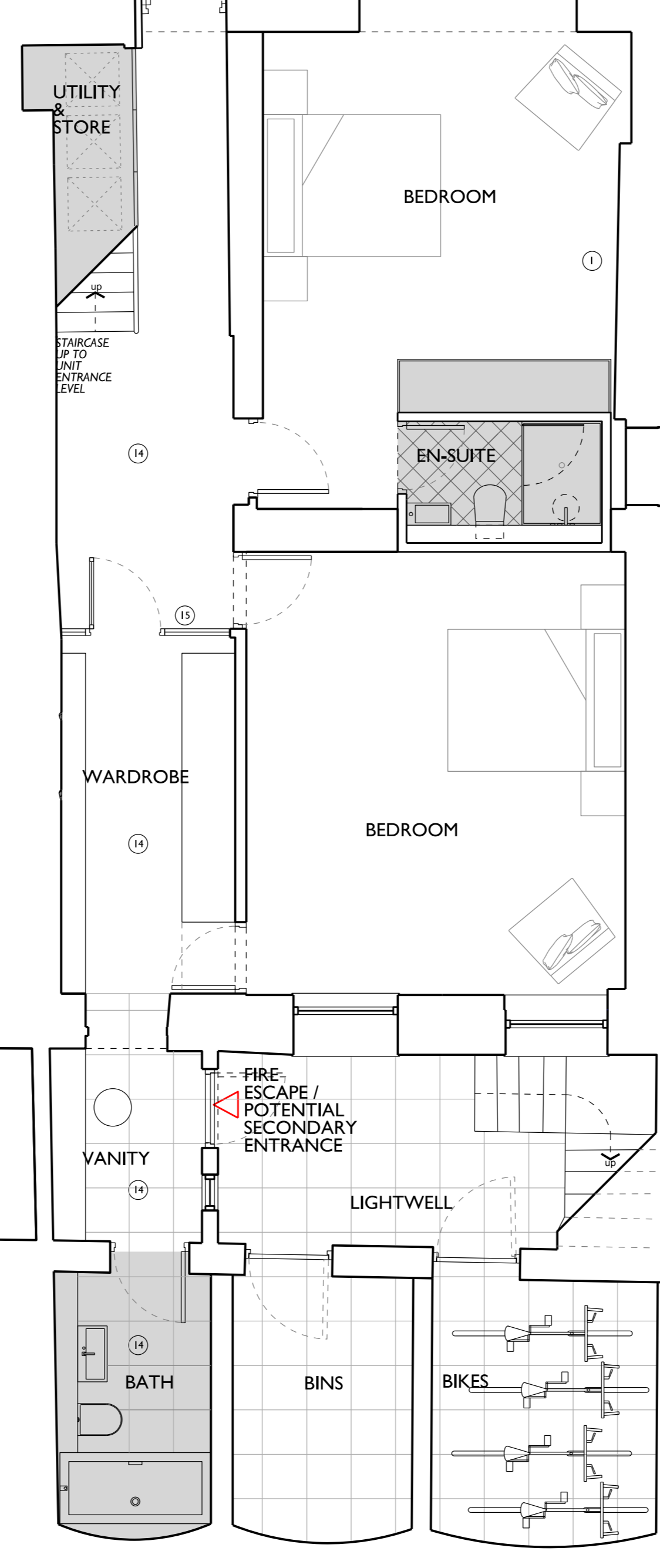
PREVIOUSLY GRANTED PLANNING & LISTED BUILDING CONSENT



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 TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS 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
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- 36 NEW CONTEMPORARY TIMBER STAIRCASE
- 37 RISER FOR ALL PLUMBING AND ELECTRIC SERVICES

NOTES

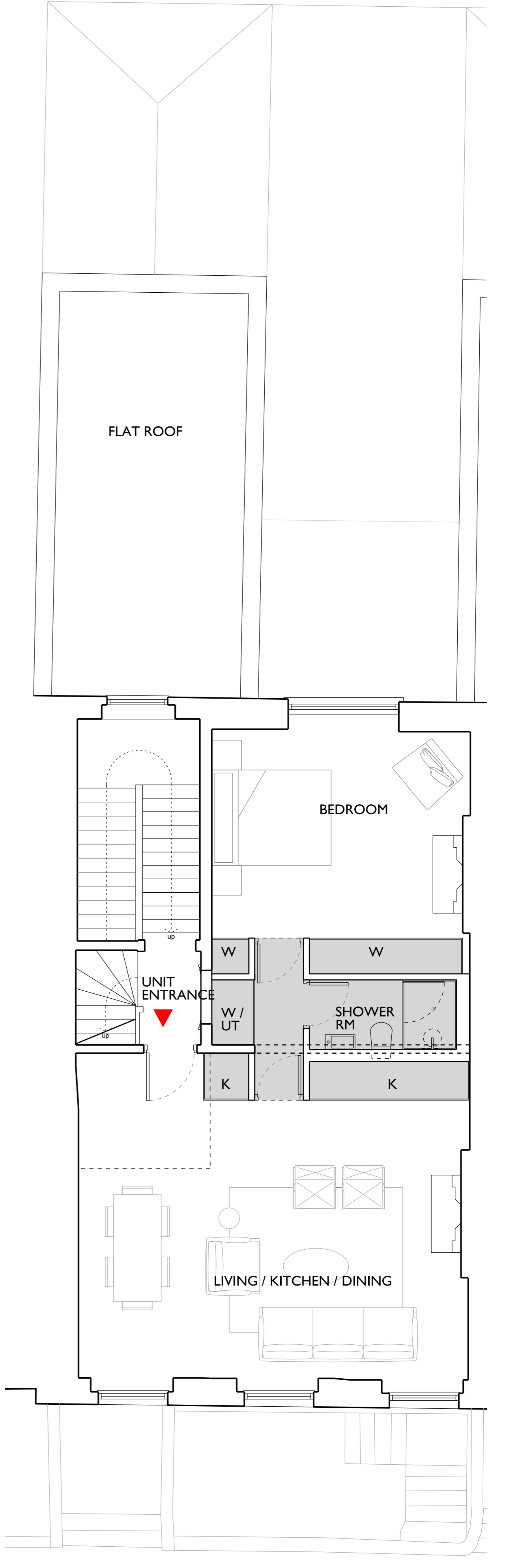
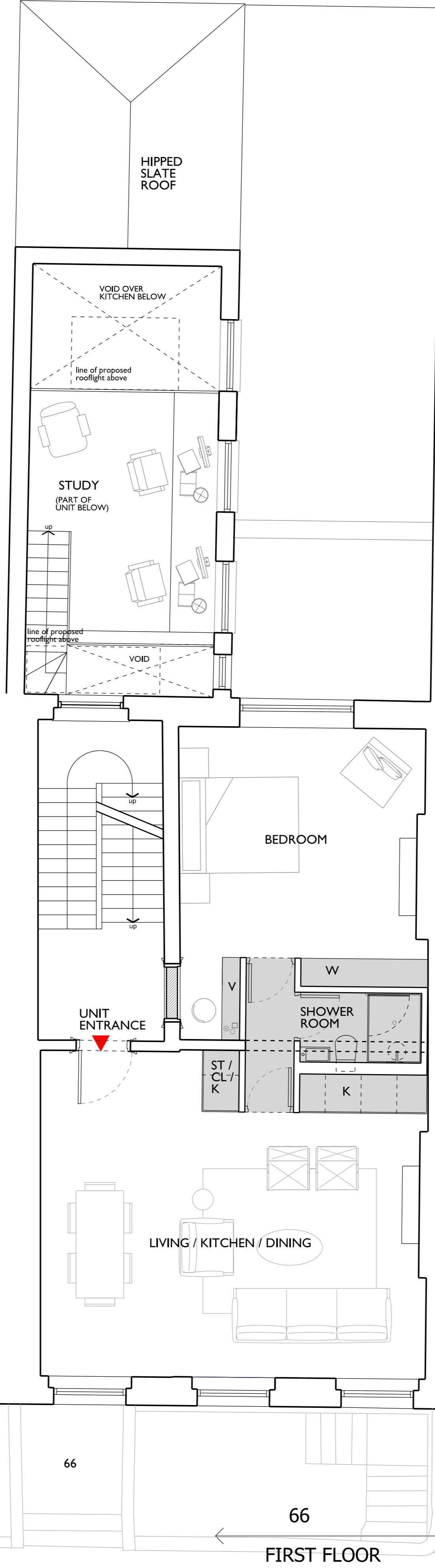
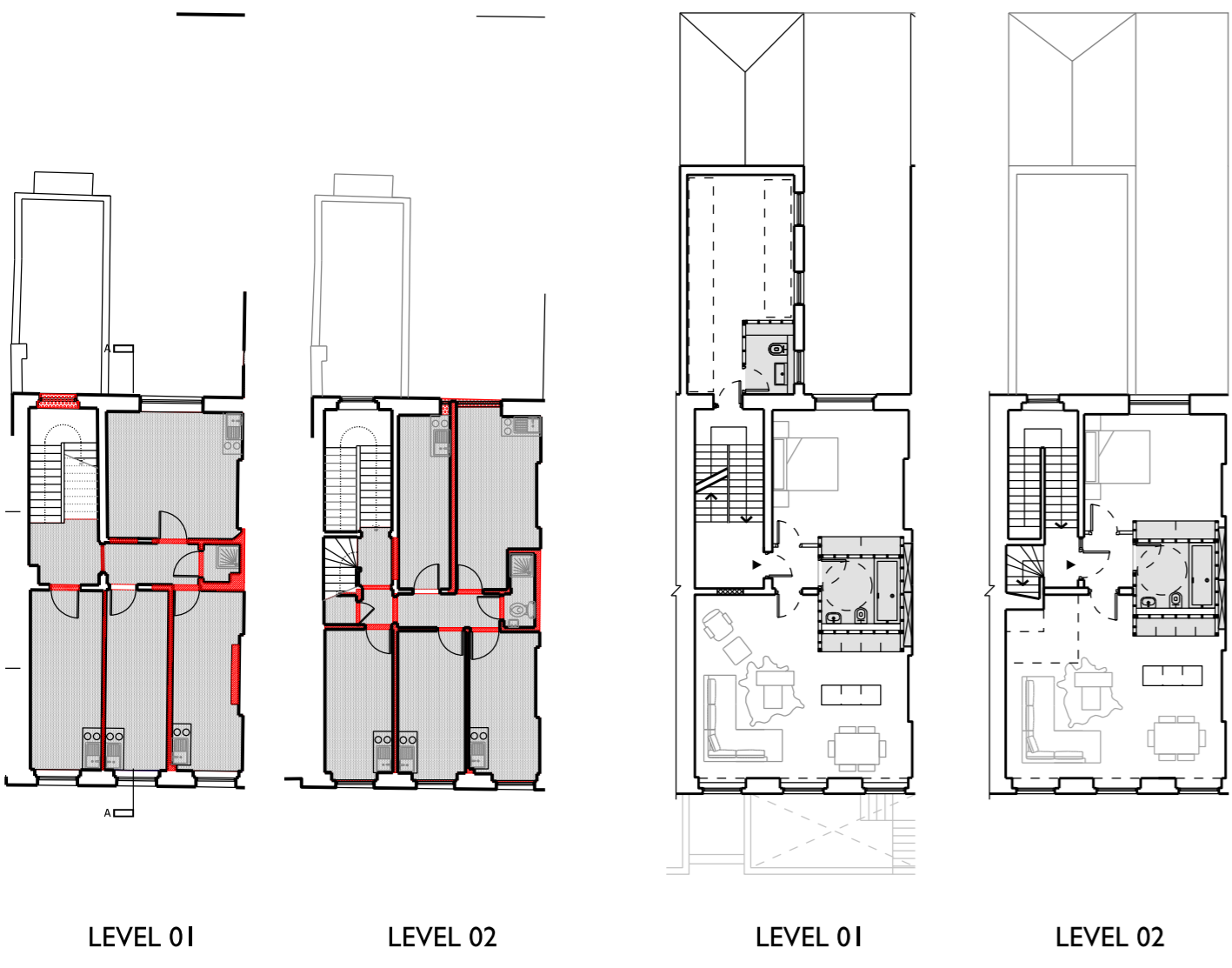
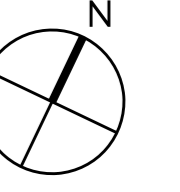
KEY

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

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PROJECT NUMBER	PROJECT TITLE	DATE
518A	66 GUILFORD STREET	28.10.15
DRAWING TITLE	SCALE	
Lower & Upper Ground Floor Levels - Proposed Layouts	1:100	
STATUS	DRAWING No.	REVISION
PLANNING	518A-PL-110	P01

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LEVEL 01 - PROPOSED LAYOUT 1:100

LEVEL 02 - PROPOSED LAYOUT 1:100

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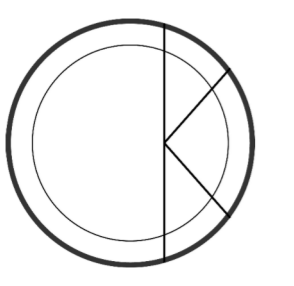
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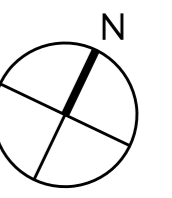
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P01 - PLANNING SUBMISSION (FIRST ISSUE)	OOK	OOK	28.10.15

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PROJECT NUMBER	PROJECT TITLE	DATE
518A	66 GUILFORD STREET	28.10.15
DRAWING TITLE	SCALE	
Levels 01 & 02 - Proposed Layouts	Varied	
STATUS	DRAWING No.	REVISION
PLANNING	518A-PL-111	P01



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LEVEL 03 LEVEL 04

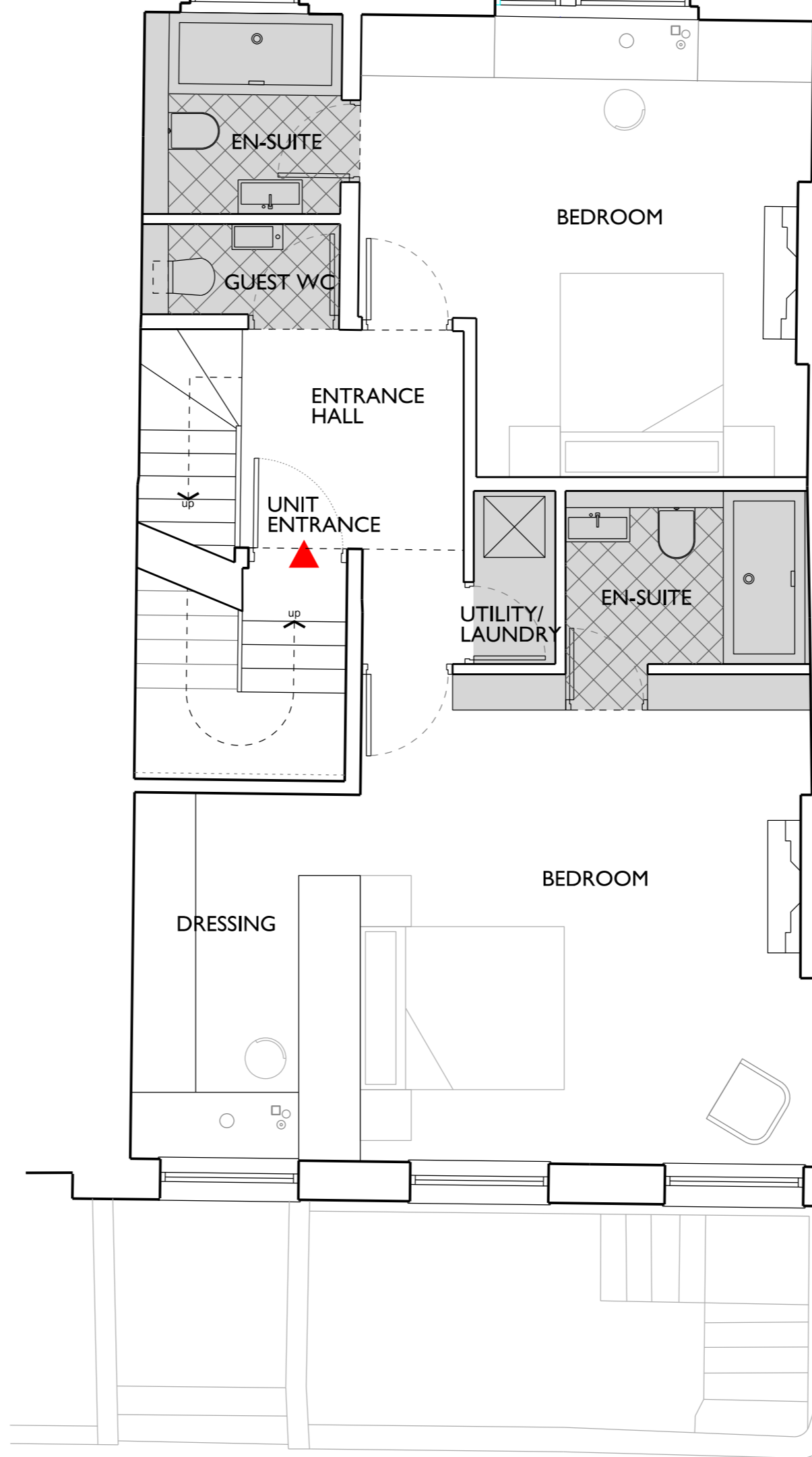
LEVEL 03 LEVEL 04

EXISTING LAYOUT AND PREVIOUSLY PERMITTED DEMOLITION

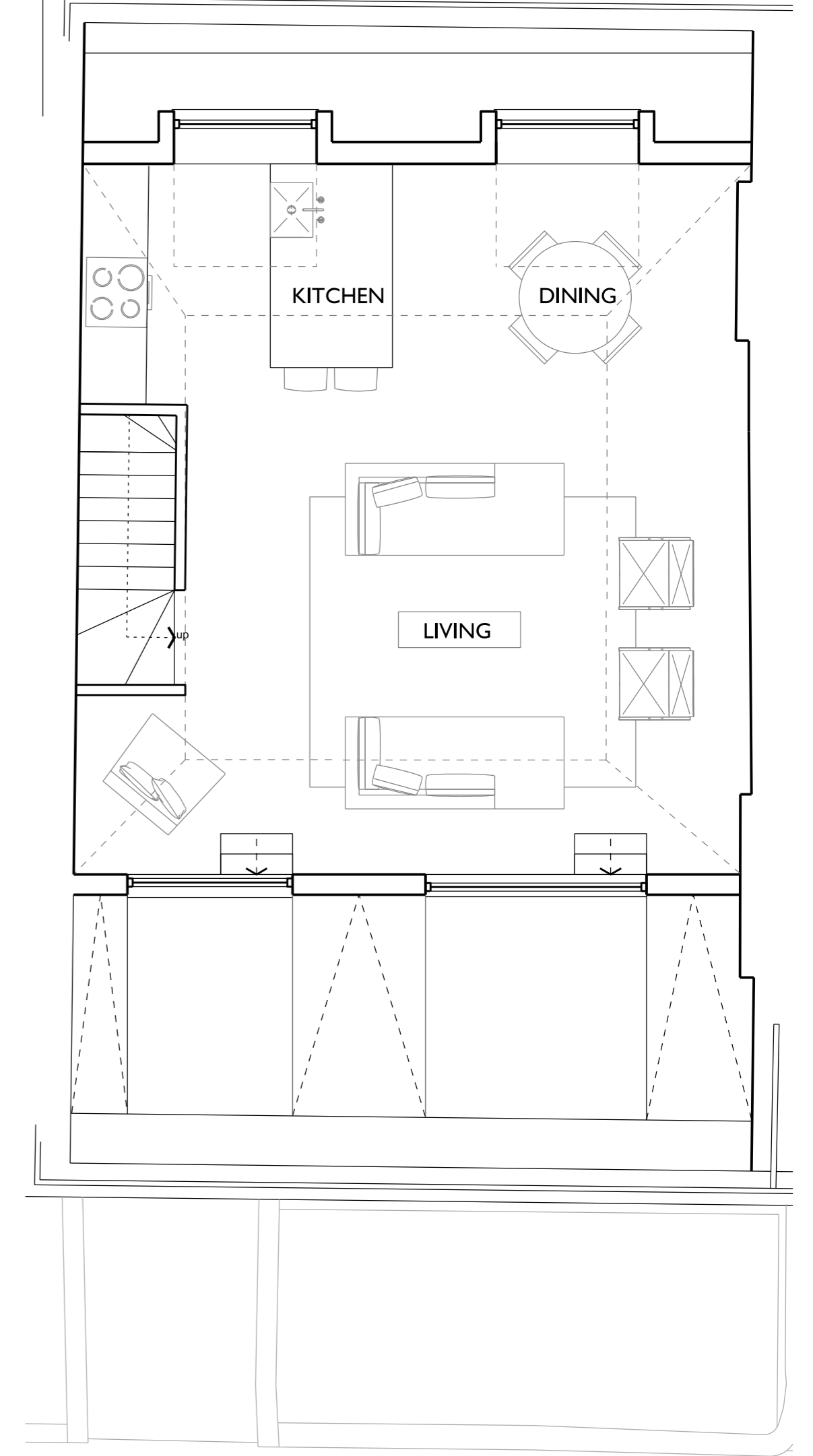
PREVIOUSLY GRANTED PLANNING & LISTED BUILDING CONSENT



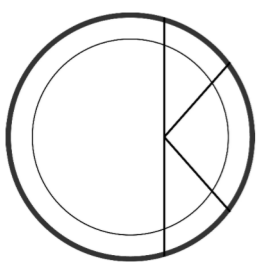
FLAT ROOF



LEVEL 03 - PROPOSED LAYOUT - 1:100



LEVEL 04 - PROPOSED LAYOUT - 1:100



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PROJECT NUMBER 518A	PROJECT TITLE 66 GUILFORD STREET	DATE 28.10.15
DRAWING TITLE Level 03 & 04 - Proposed Layout		SCALE 1:100
STATUS PLANNING	DRAWING No. 518A-PL-114	REVISION P01

- 1 ALL EXISTING FIREPLACES, HEARTHSTONES AND GRATES TO BE RESTORED AND REPLACED WHERE REQUIRED NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
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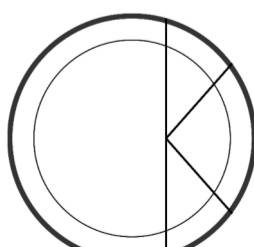
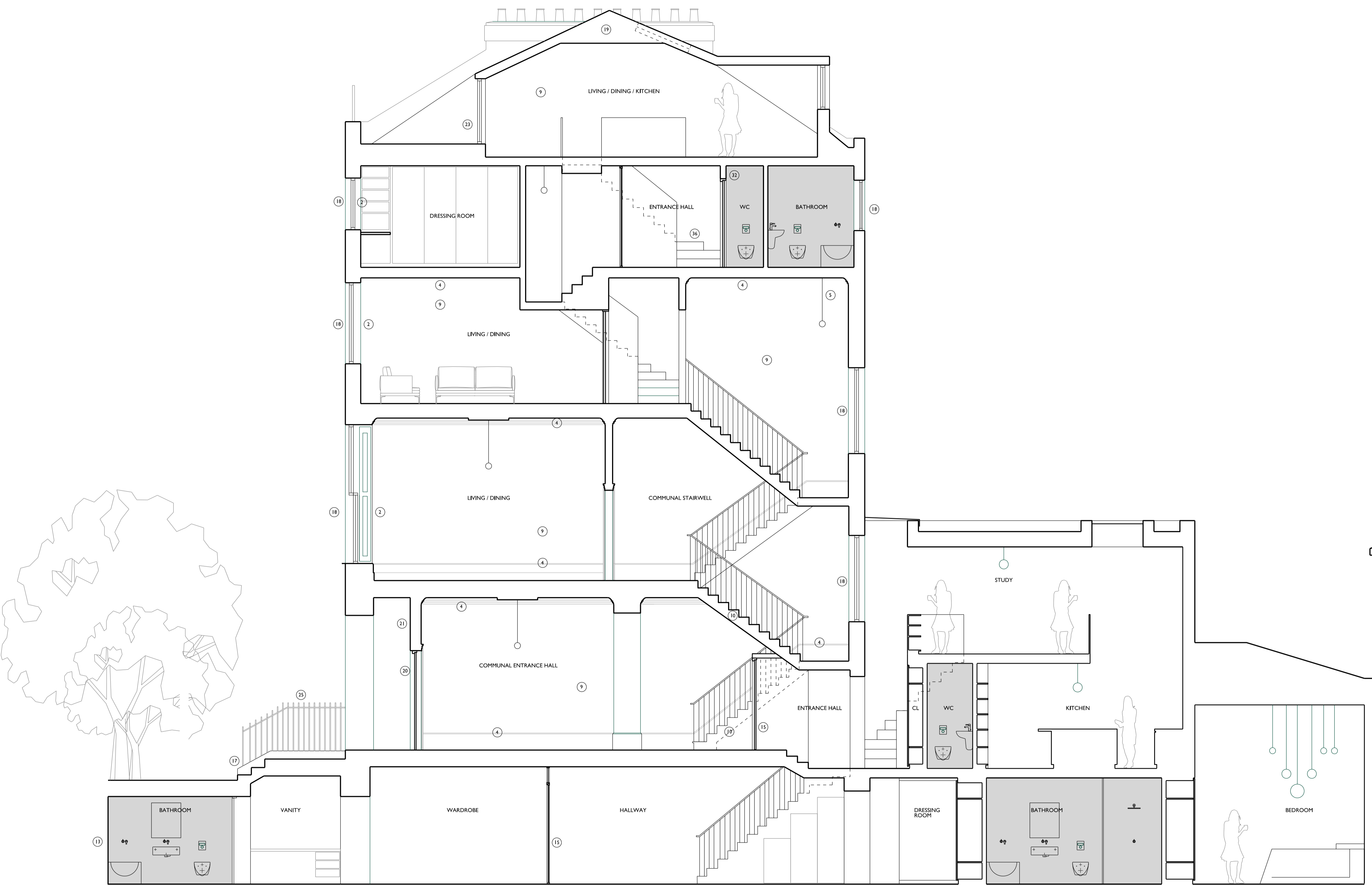
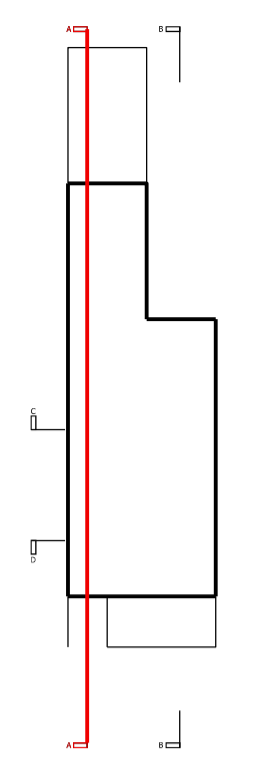
- 7 FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS
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PROJECT NUMBER 518A	PROJECT TITLE 66 GUILFORD STREET	DATE 28.10.15
DRAWING TITLE Section A Proposed		SCALE 1:100
STATUS PLANNING	DRAWING No. 518A-SE-210	REVISION P01

- 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
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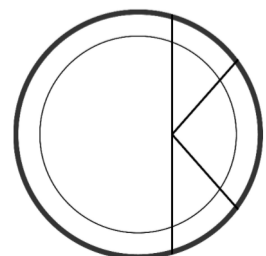
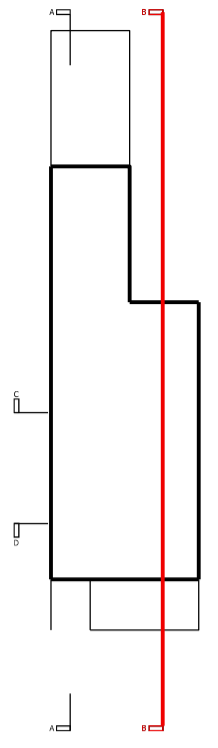
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- 32 NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH WITH CONCEALED FIXINGS AND CONTEMPORARY DETAILING
- 33 NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING
- 34 NEW FIRE-RATED ACOUSTICALLY INSULATED STUD PARTITION WALL
- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL
- 36 NEW CONTEMPORARY TIMBER STAIRCASE
- 37 EXISTING RENDER TO BE REMOVED AND REPLACED WITH LIME RENDER IN ACCORDANCE WITH CONSERVATION BEST PRACTICE



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KEY

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PROJECT NUMBER	PROJECT TITLE	DATE
518A	66 GUILFORD STREET	28.10.15
DRAWING TITLE	SCALE	
Section B Proposed	1:100	
STATUS	DRAWING No.	REVISION
PLANNING	518A-SE-211	P01

- 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 UNOBTRUSIVE ACCESS SYSTEM AND HALL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH

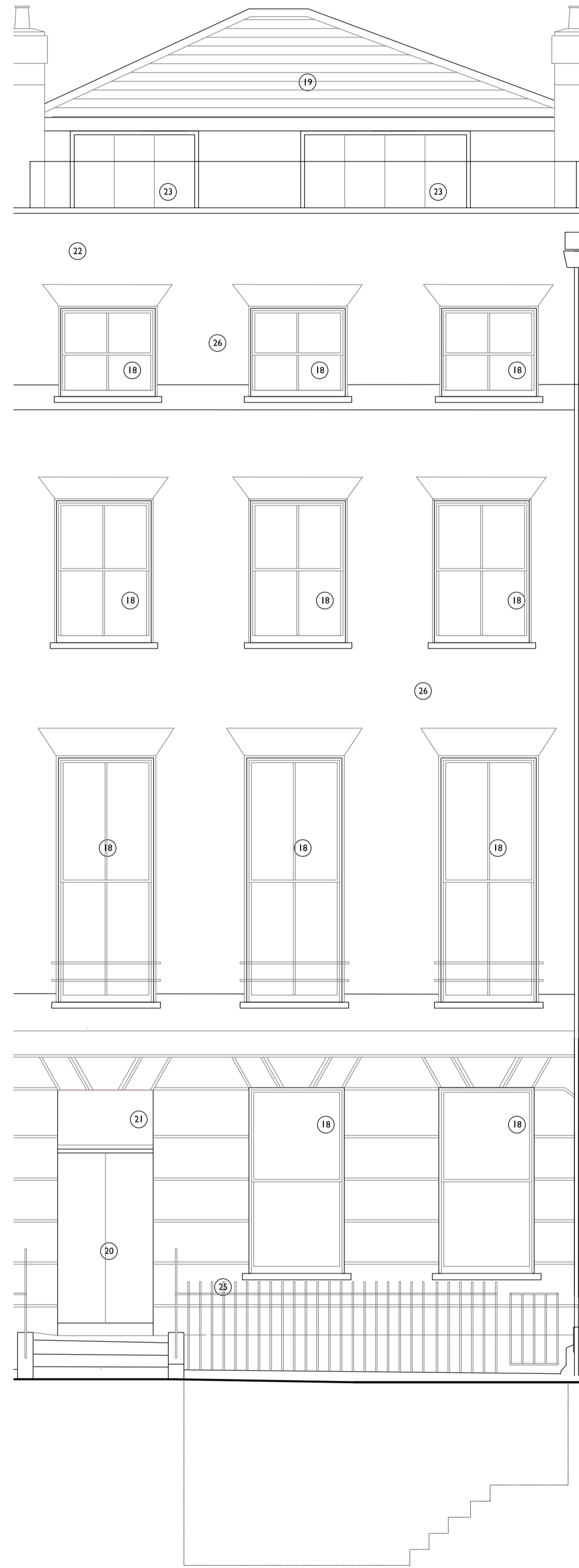
- 7 FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS
- 8 ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING
- 9 ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR, TBC IN 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 WING 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 'CRITICAL' GLAZING ELEMENT
- 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

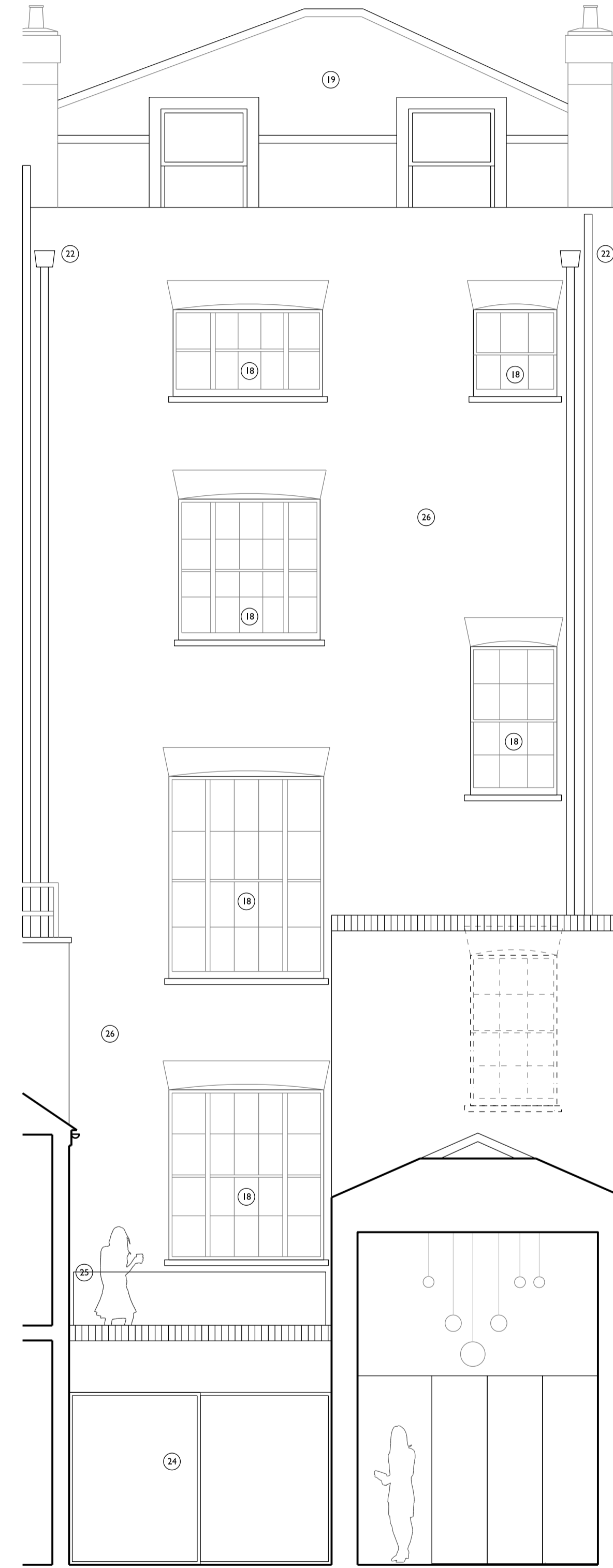
- 19 ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE RE-USED, TIMBER STRUCTURE REPLACED AND POOR QUALITY ROOFING FELT REPLACED WITH LEAD SHEETING
- 20 NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE
- 21 FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 22 NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING
- 23 NEW CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHECKS 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

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Proposed Front Elevation



Proposed Rear Elevation

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