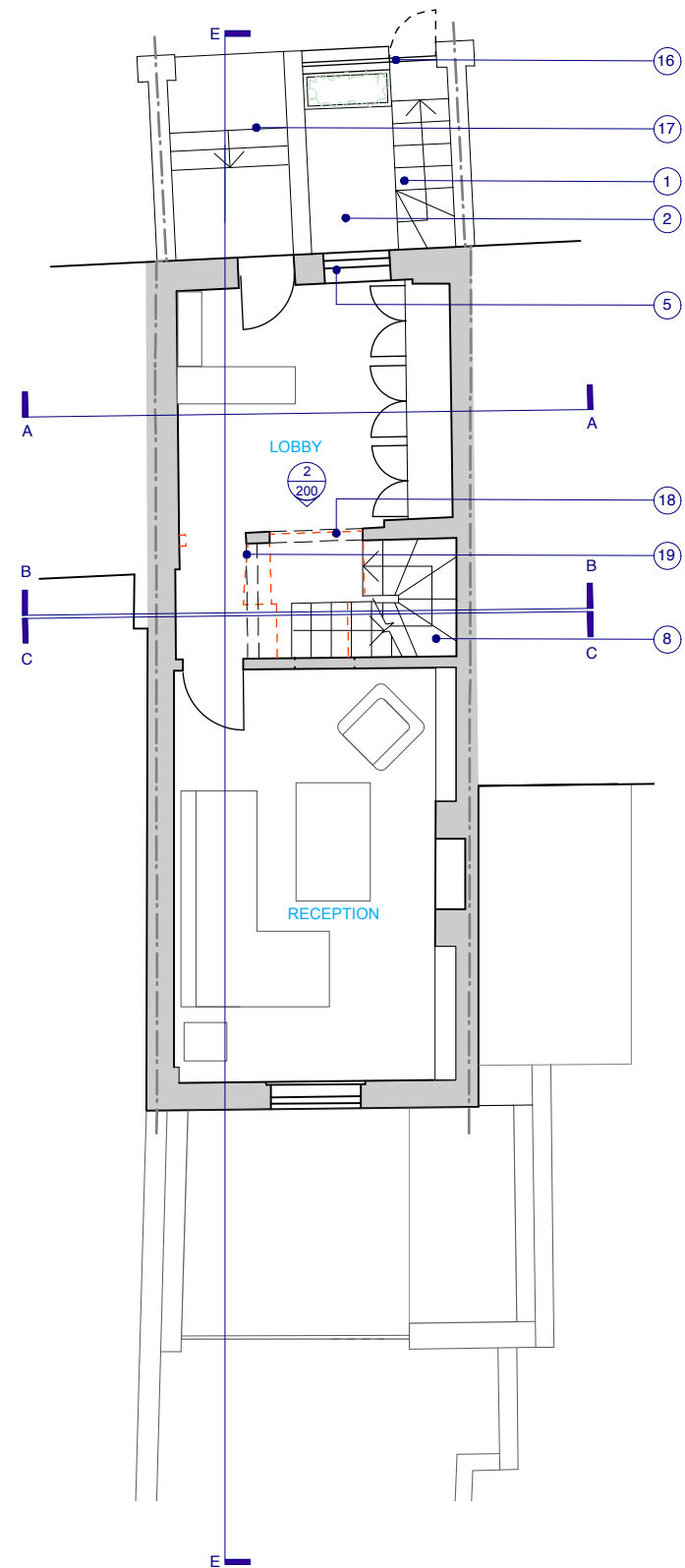
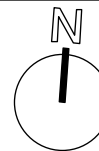


1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100@A3



2 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A3



Notes:

All construction to comply with all relevant and current Buildings regulations and British Standards.
All dimensions are to be checked on site by the contractor prior to construction. Any queries are to be notified to the author of the drawing.
For all structural works information refer to Structural Engineers drawings.

Key:

- - - Line of existing to be removed or altered

- 1 New metal staircase, painted black -access to lightwell similar to neighbouring properties
 - 2 Existing shingles to be replaced with Portland stone
 - 3 Metal bar security gate
 - 4 Reinstate external opening - with timber framed solid wood paneled door
 - 5 Replace metal frame window with timber frame sash window to match Georgian bar details of neighbouring property windows. New metal bar frame -painted white, to be added to front of window for security.
 - 6 Remove raised timber flooring to match basement floor level
 - 7 New WC under stairs
 - 8 Replace old timber staircase and balustrade with new timber clad structural metal staircase allowing for appropriate headroom. To comply to building regulations. See drawing 1502-P-300 for further details of staircase
 - 9 Replace existing door with smaller opening
 - 10 Removal of wall and narrow doors
 - 11 Removal of existing glass extension and replace with new full width glass extension
 - 12 New masonry wall built alongside party wall
 - 13 New wall to align with existing
 - 14 Full height sliding glass doors
 - 15 Removal of existing shed volume
 - 16 Replace low wall with cast iron railing with gate to match neighbouring properties
 - 17 Make good external steps with even risers and black and white mosaic tile finish
 - 18 Removal of raised step. To align floor level with remaining ground floor level
 - 19 Removal of bookshelves. Add arched overhead wall to match adjacent arched opening in lobby
- T1 Tree within falling distance of proposed development

Rev P1 - 18.12.15 Issued for Planning

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| Client: EDOUARD & ANNE-SOPHIE | Date Created: SEPTEMBER 2015 |
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| Project: 66 LEIGHTON ROAD |
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| Drawing Title: PROPOSED BASEMENT & GROUND FLOOR PLAN |
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| Scale: 1:100 | Revision Date: 18.12.15 |
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| Drawing No: 1502-P-110 | Checked by: NG | Revision: P1 |
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DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY