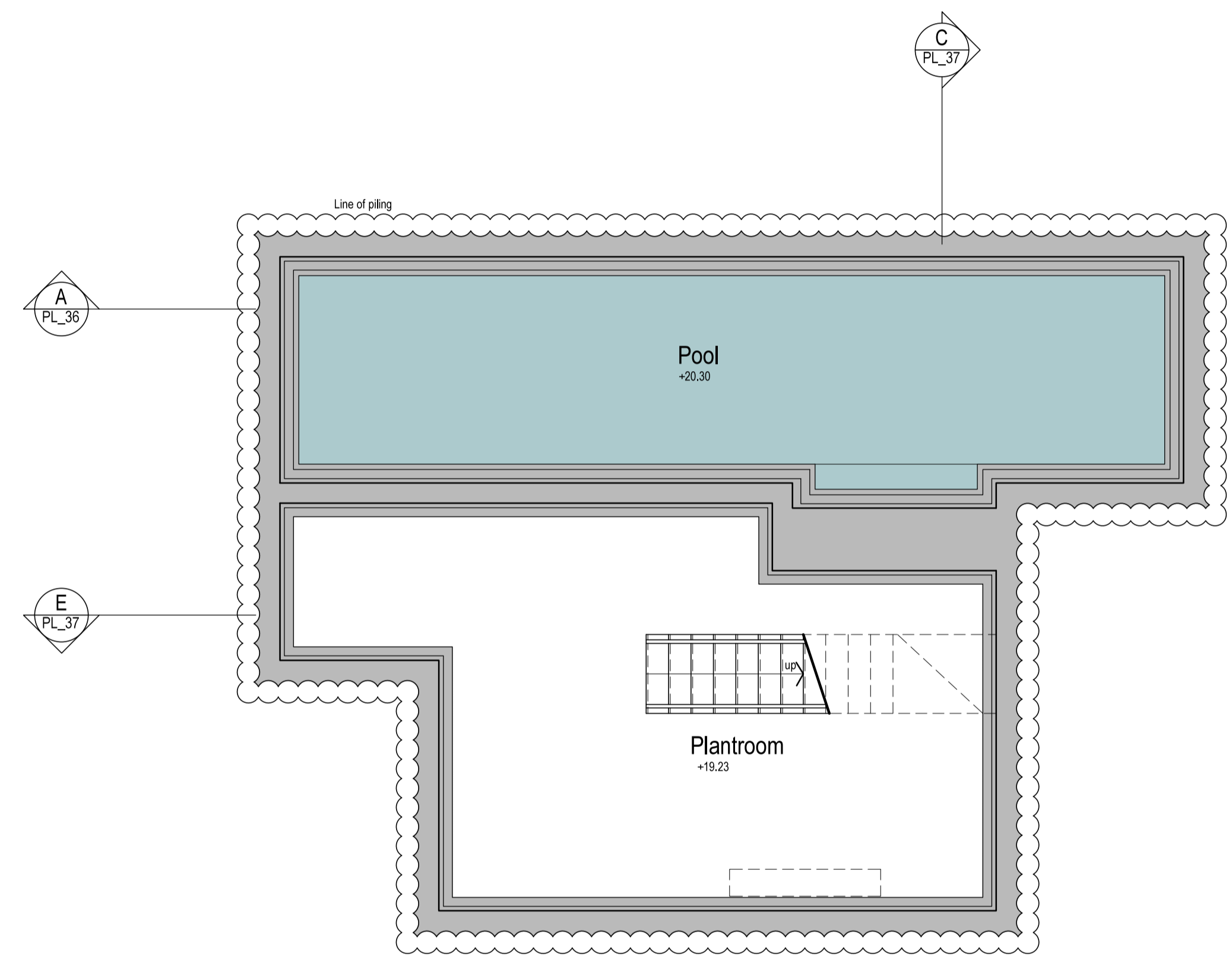


01 Basement Plan as Proposed
PL_30



02 Sub Basement Plan as Proposed
PL_30

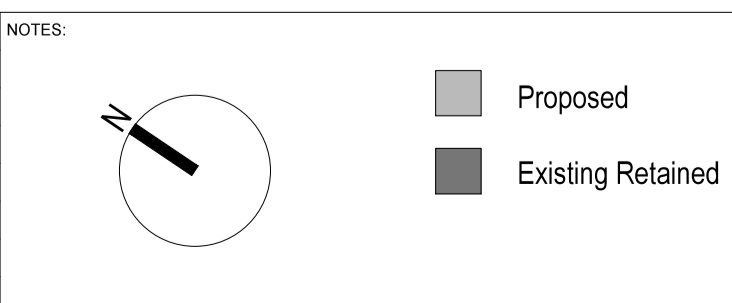
NOTE:
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IF IN DOUBT ASK

PLANNING

Drawing original size A1

0 5 25 50 75

REVISION:			NOTES:		
REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.16	Issued for planning approval			

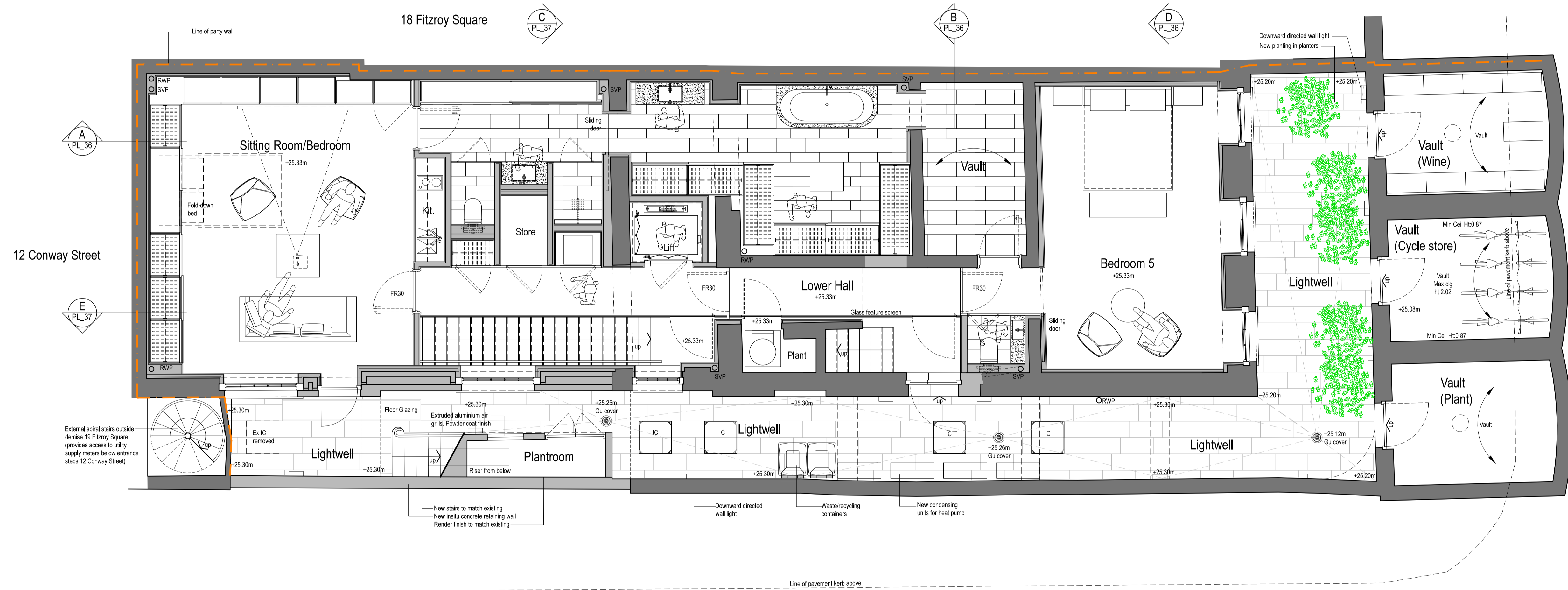


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PROJECT NAME: 19 Fitzroy Square	DATE: JUL 2015
DRAWING TITLE: Basement as Proposed	REV: P1
SCALE: 1:50 @ A1	
DRAWING: 14113_PL_30	

DRAWN:
WH



01 Lower Ground Floor Plan as Proposed
PL_31

NOTE: UNLESS INDICATED, THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

PLANNING

Drawing original size A1

REVISION			NOTES		
REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.16	Issued for planning approval			

NOTES:

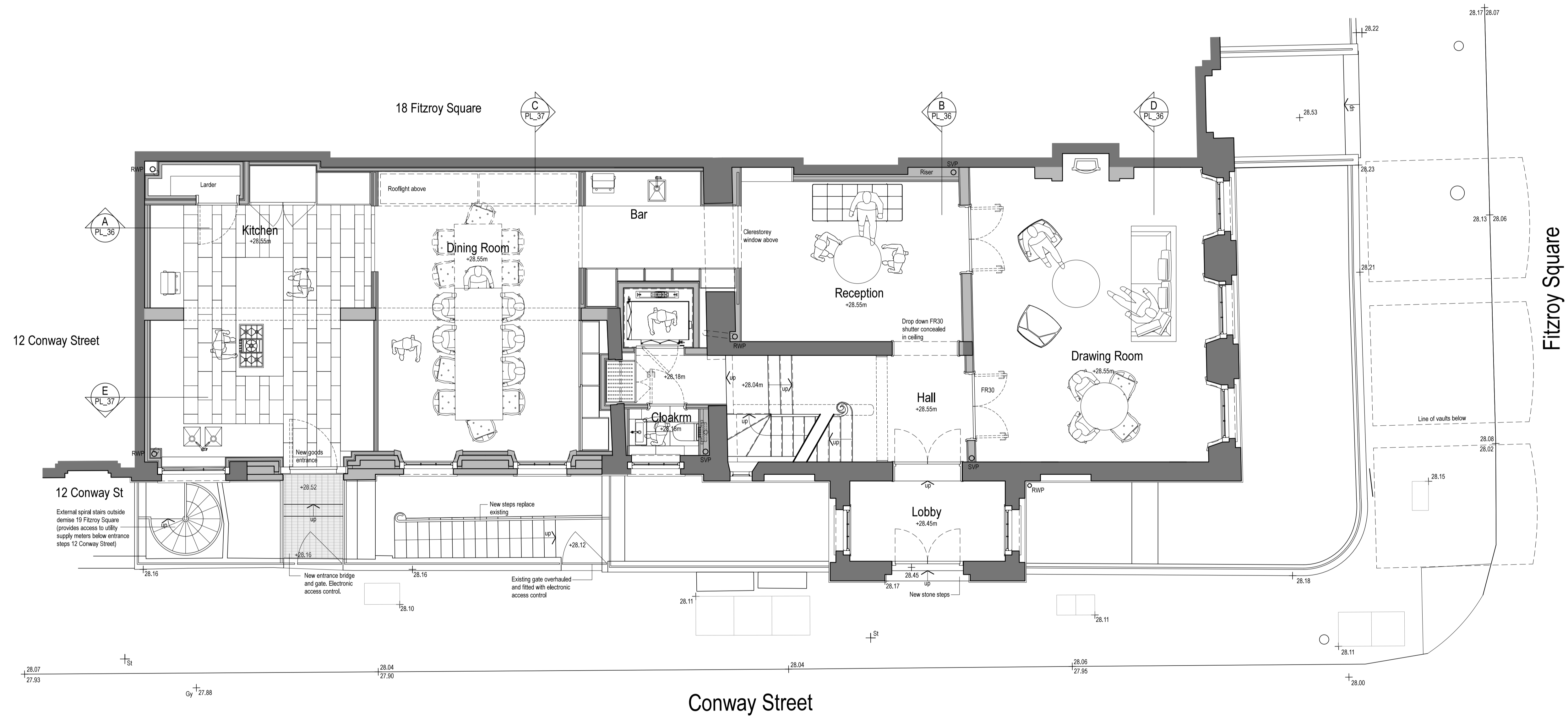
- Proposed
- Existing Retained

CLIENT:

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PROJECT NAME: 19 Fitzroy Square		DATE: JUL 2015
DRAWING TITLE: Lower Ground Plan as Proposed		REV: P1
SCALE: 1:50 @ A1	DRAWING: 14113_PL_31	



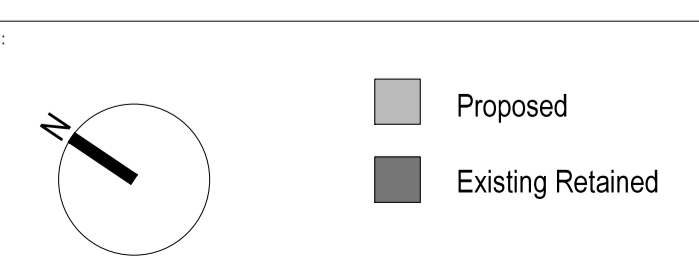
01 Ground Floor Plan as Proposed
PL_32

PLANNING

Drawing original size A1

0 5 25 50 75

REVISION			NOTES		
REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.16	Issued for planning approval			

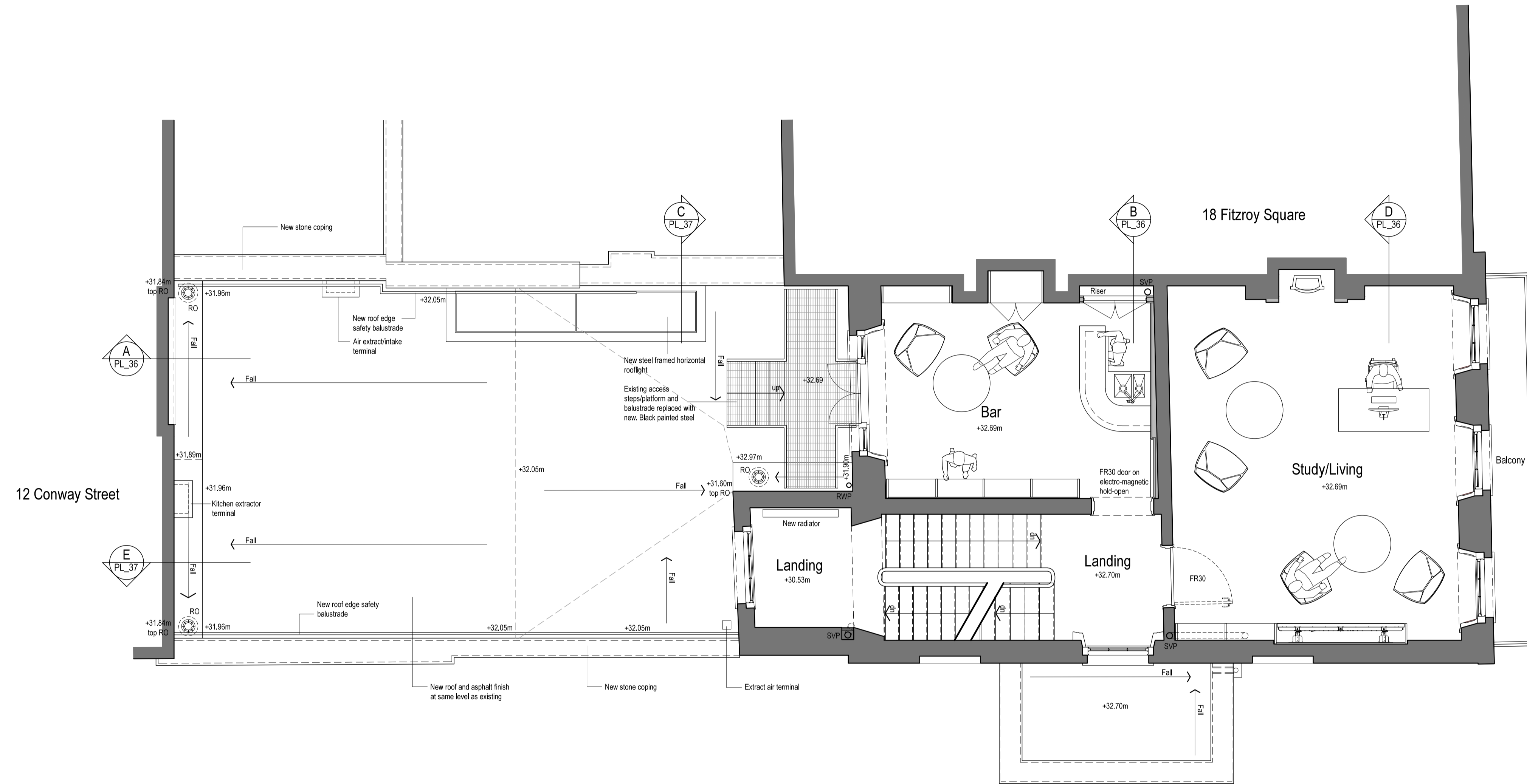


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PROJECT NAME: 19 Fitzroy Square	DATE: JUL 2015
DRAWING TITLE: Ground Floor Plan as Proposed	REV: P1
SCALE: 1:50 @ A1	
DRAWING: 14113_PL_32	

NOTE:
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WH



01 Proposed Plan First Floor
 PL_33 Scale 1:50

NOTE: UNLESS INDICATED, THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

PLANNING

Drawing original size A1

REVISION			NOTES		
REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.16	Issued for planning approval			

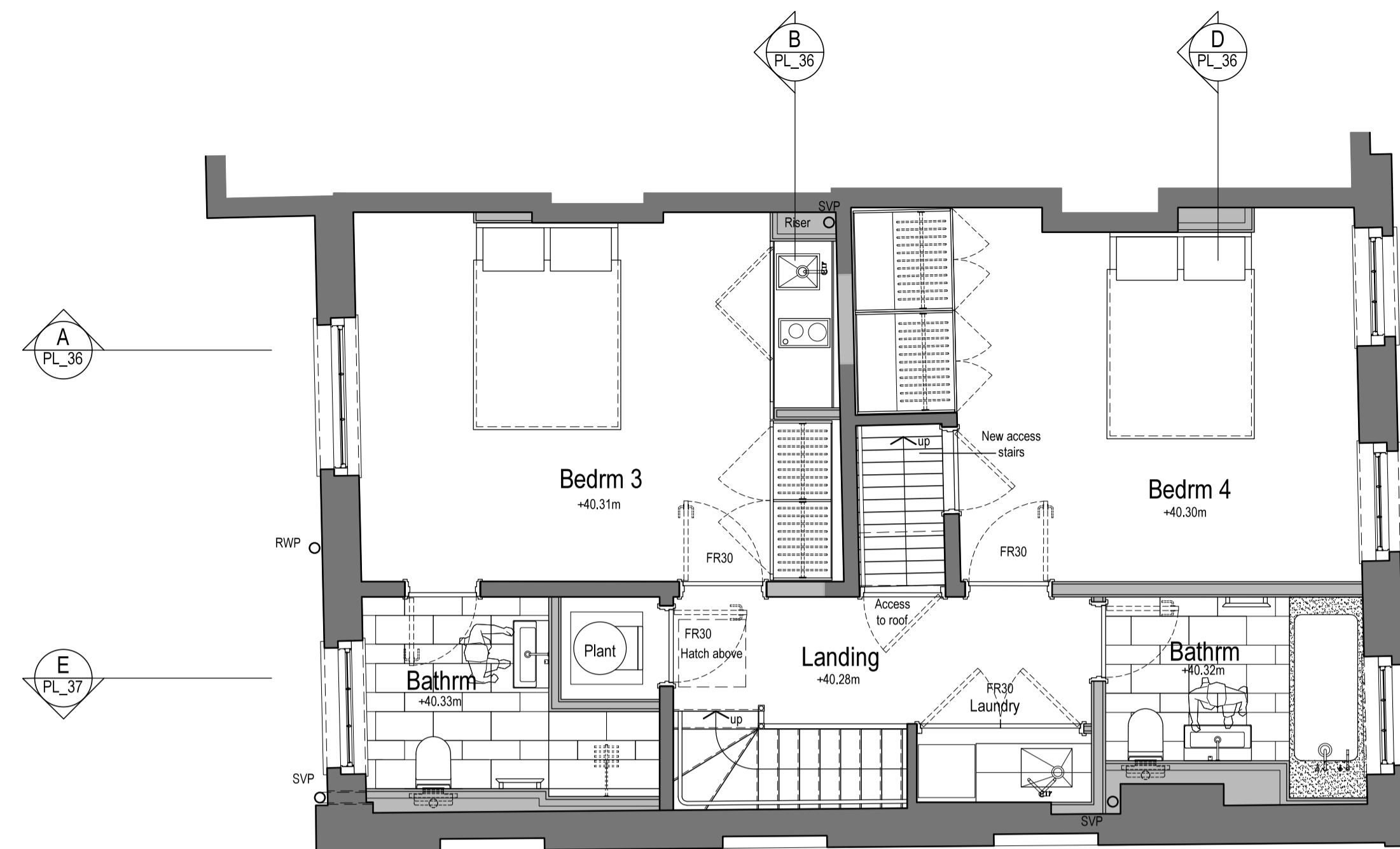
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- Proposed
- Existing Retained

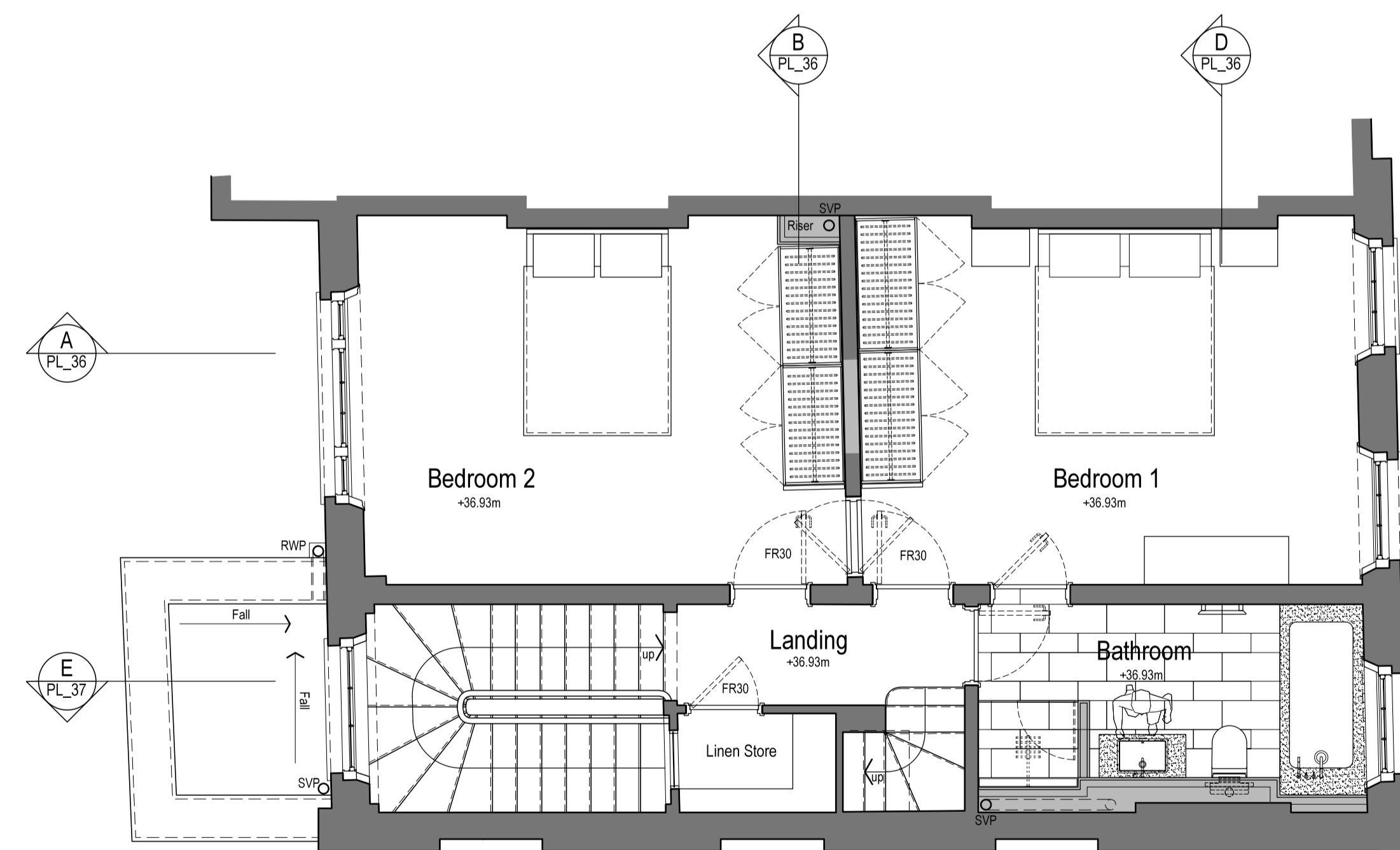
CLIENT:

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 E. email@andrewlettarchitects.com

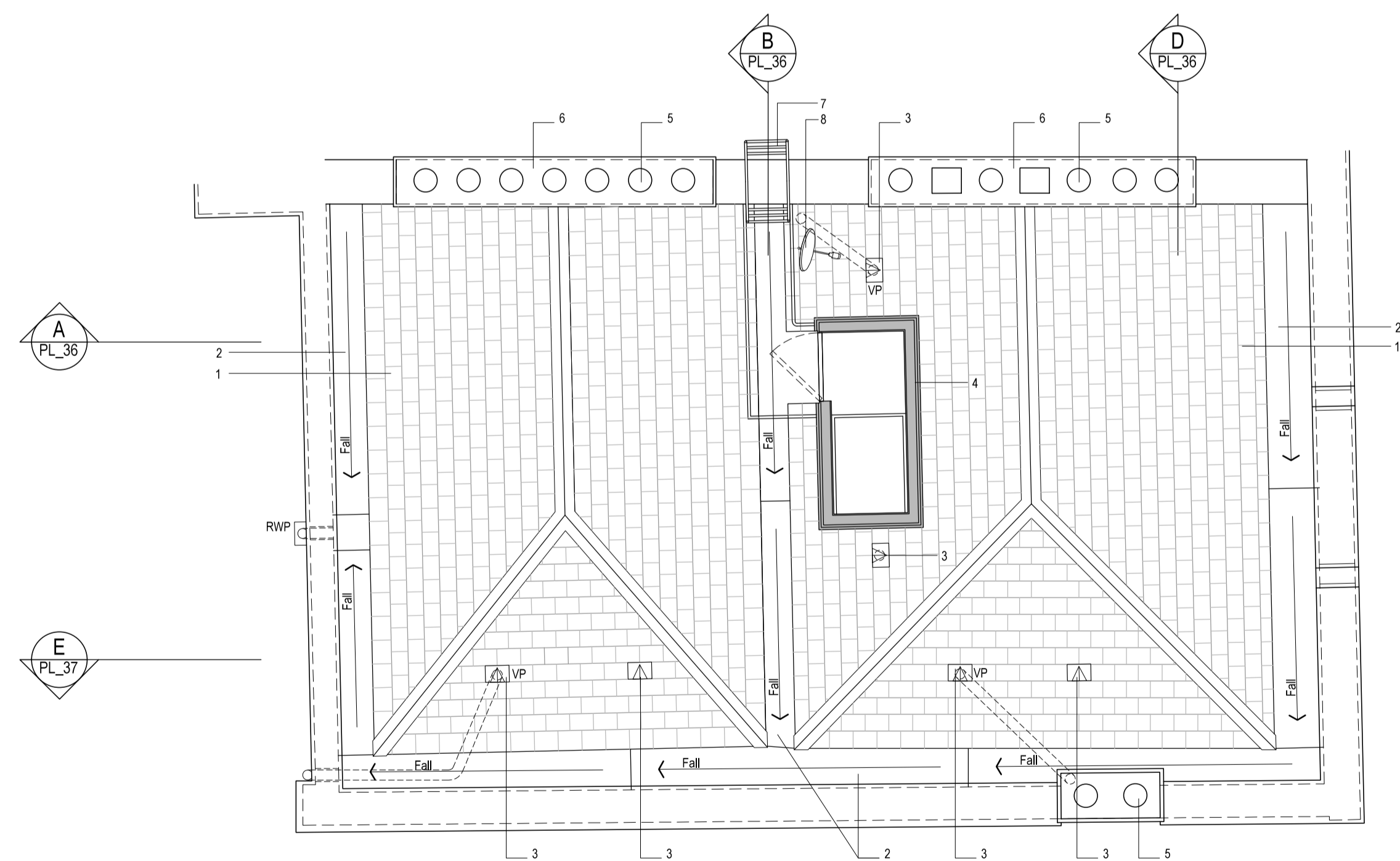
PROJECT NAME: 19 Fitzroy Square	
DRAWING TITLE: First Floor Plan as Proposed	
SCALE: 1:50 @ A1	DATE: JUL 2015
DRAWN: WH	REV: P1
DRAWING: 14113_PL_33	



02 Third Floor Plan as Proposed
PL_34



01 Second Floor Plan as Proposed
PL_34



03 Roof Plan as Proposed
PL_34

1. Existing cementitious slate roof covering replaced with natural reclaimed slates and terracotta ridge/hip tiles on new timber boarding and insulation. Existing roof timbers retained
2. Existing lead flashings, lead lining to gutters and lead cladding to roof access replaced where necessary. New timber boarding
3. Ventilation terminal fabricated from lead
4. New lead sheet cladding on timber decking and insulation and treated timber framing
5. Modern chimney pots replaced
6. Existing chimney stacks re-rendered
7. Stairpladder access and balustrade overhauled and re-decorated
8. New satellite dish (below ridge line)

NOTE:
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IF IN DOUBT ASK

PLANNING

Drawing original size A1

REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.16	Issued for planning approval			

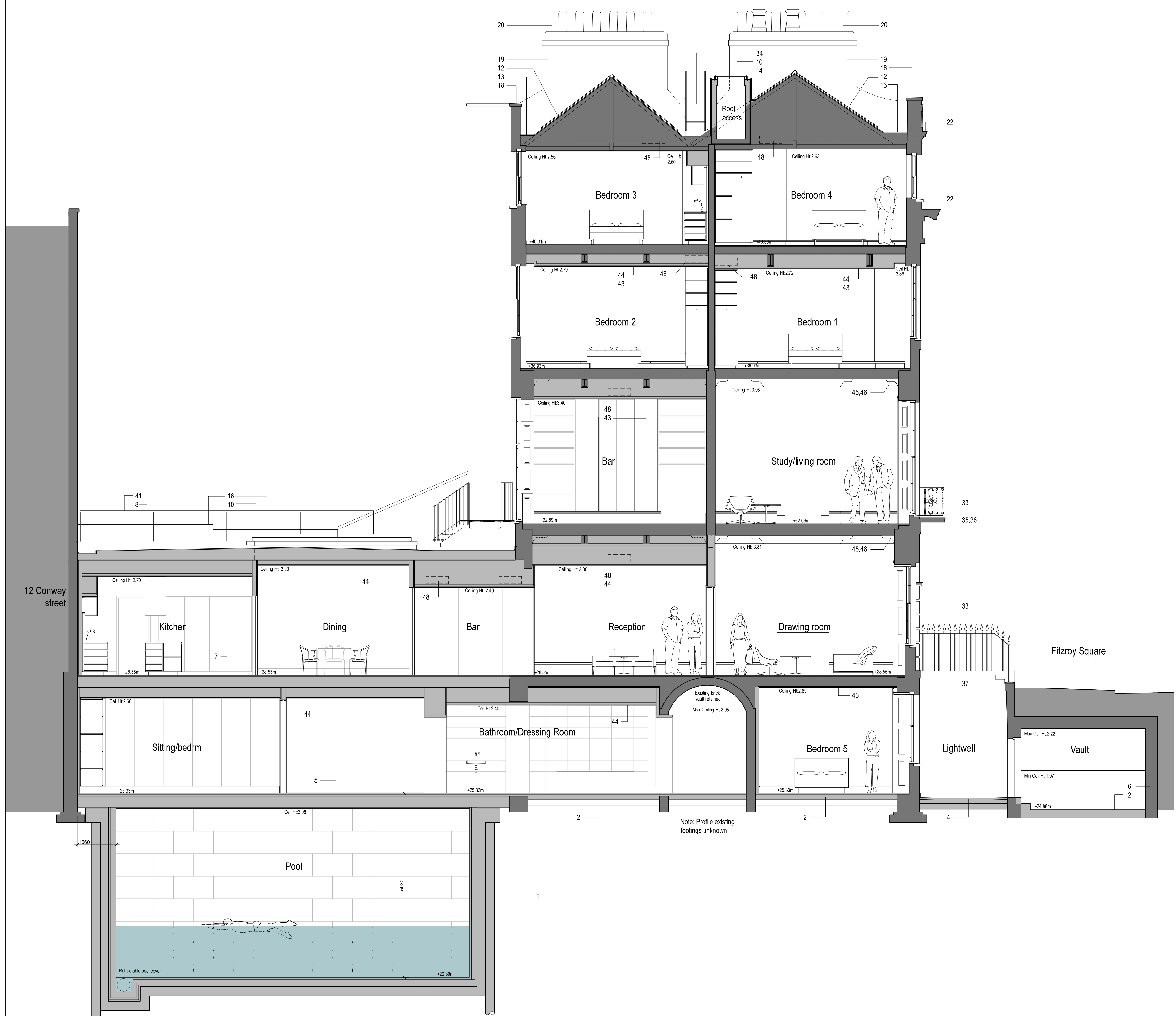
NOTES:

- Proposed
- Existing Retained

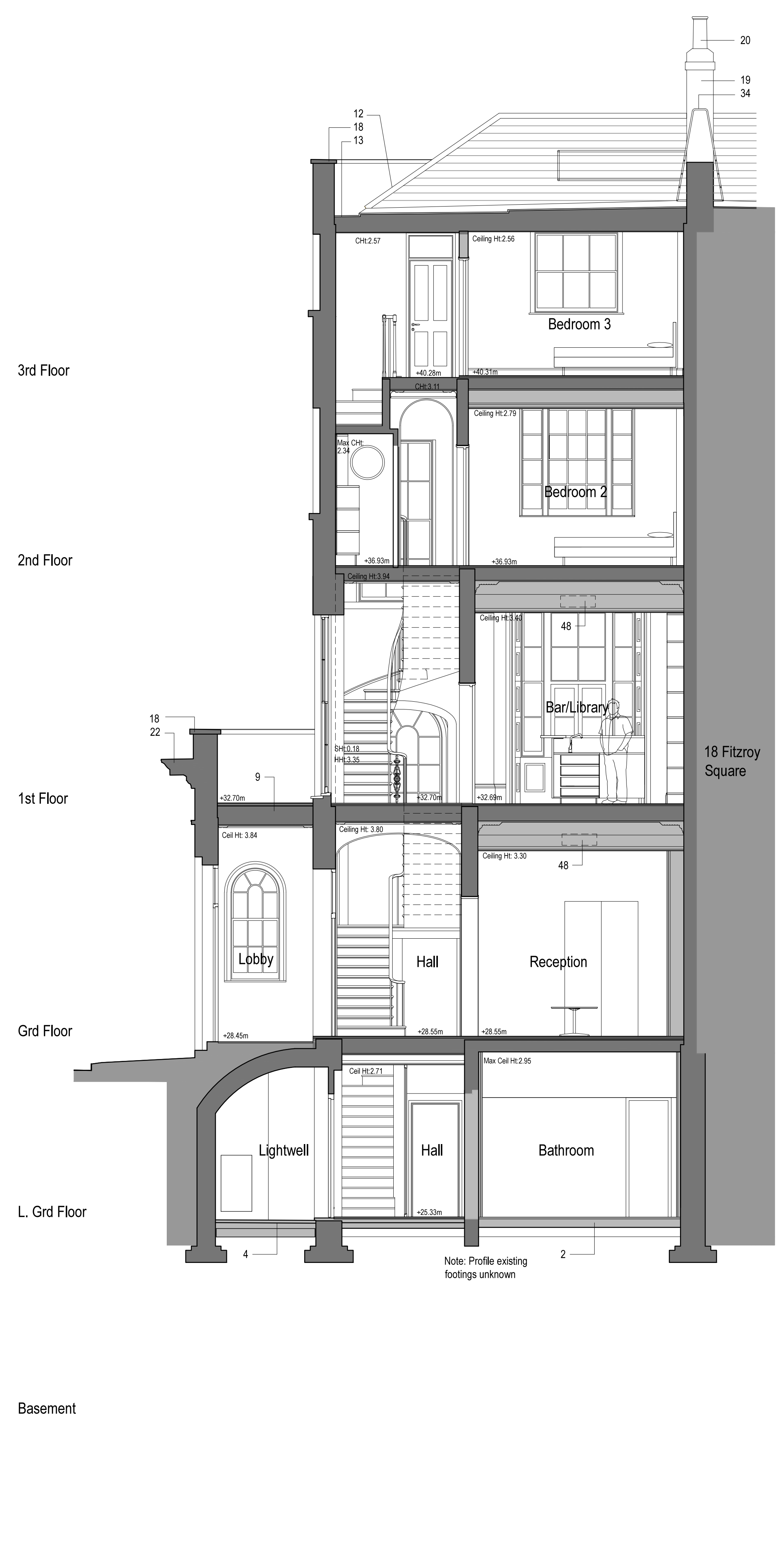
CLIENT:

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E. email@andrewlettarchitects.com

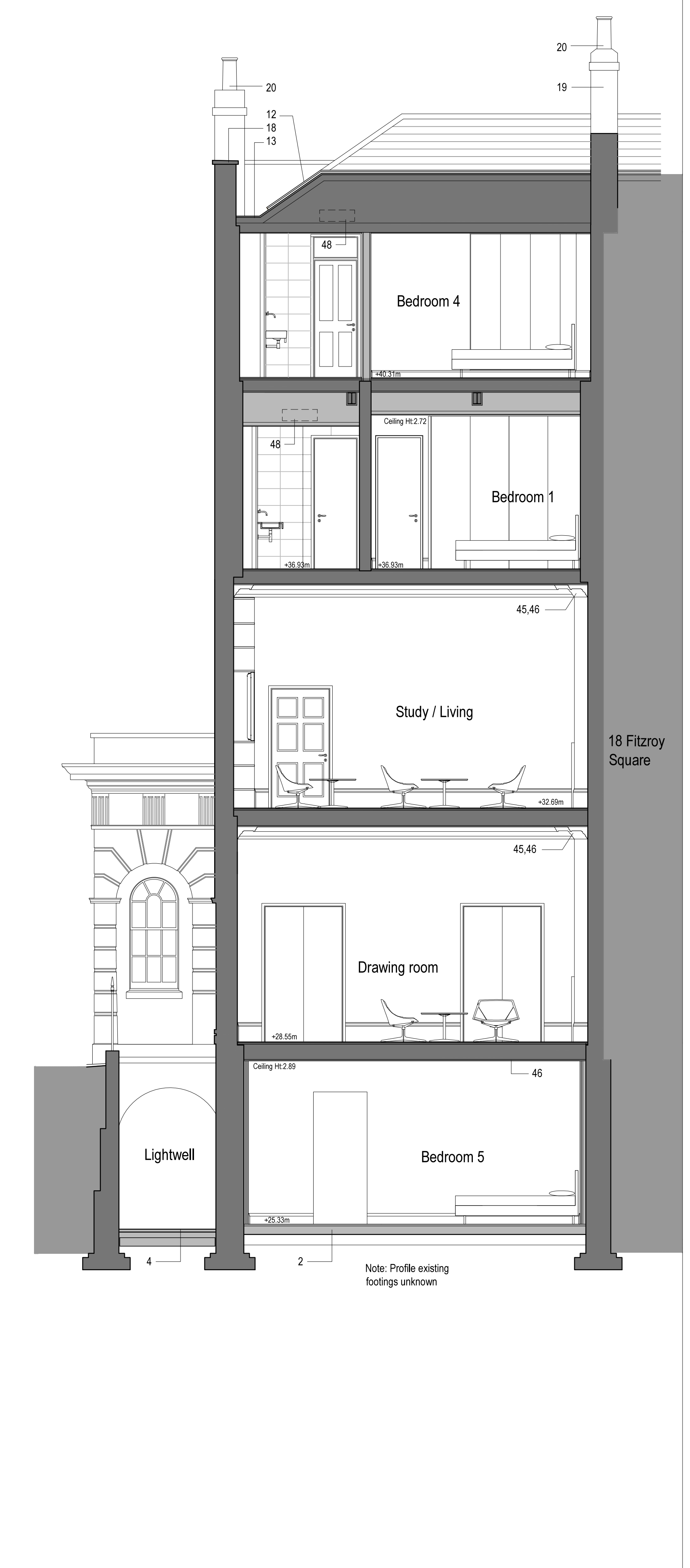
PROJECT NAME: 19 Fitzroy Square	DRAWING TITLE: Second, Third & Roof Plans as Proposed	DATE: JUL 2015
SCALE: 1:50 @ A1	DRAWING: 14113_PL_34	REV: P1



A Long Section A as Proposed
PL_36



B Cross Section B as Proposed
PL_36



D Cross Section D as Proposed
PL_36

NOTE: UNLESS INDICATED, THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. USE DIMENSIONS SHOWN ON DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

REV	DATE	NOTE
P1	30.03.15	Issued for planning approval

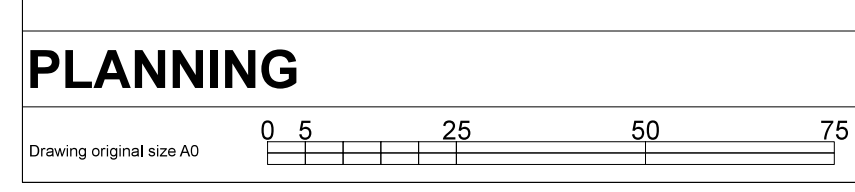
REVISIONS

REV	DATE	NOTE

NOTES

For notation key refer to 14109_PL_38

Proposed
Existing Retained

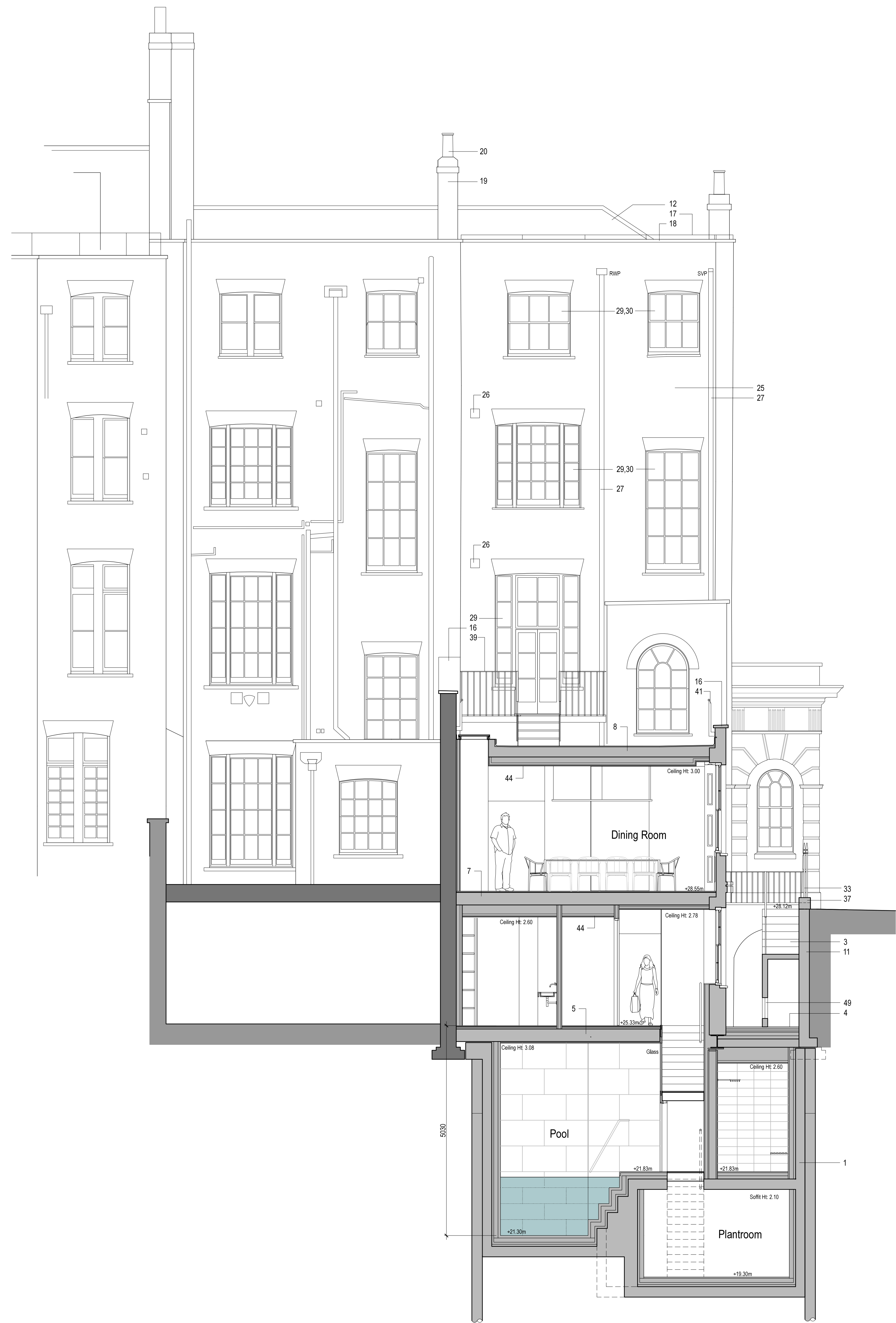


CLIENT: **Tamares**

PROJECT NAME: 19 Fitzroy Square
DRAWING TITLE: Section A, B & D as Proposed
SCALE: 1:50 @A0
DATE: JUL 2015
REV: P1

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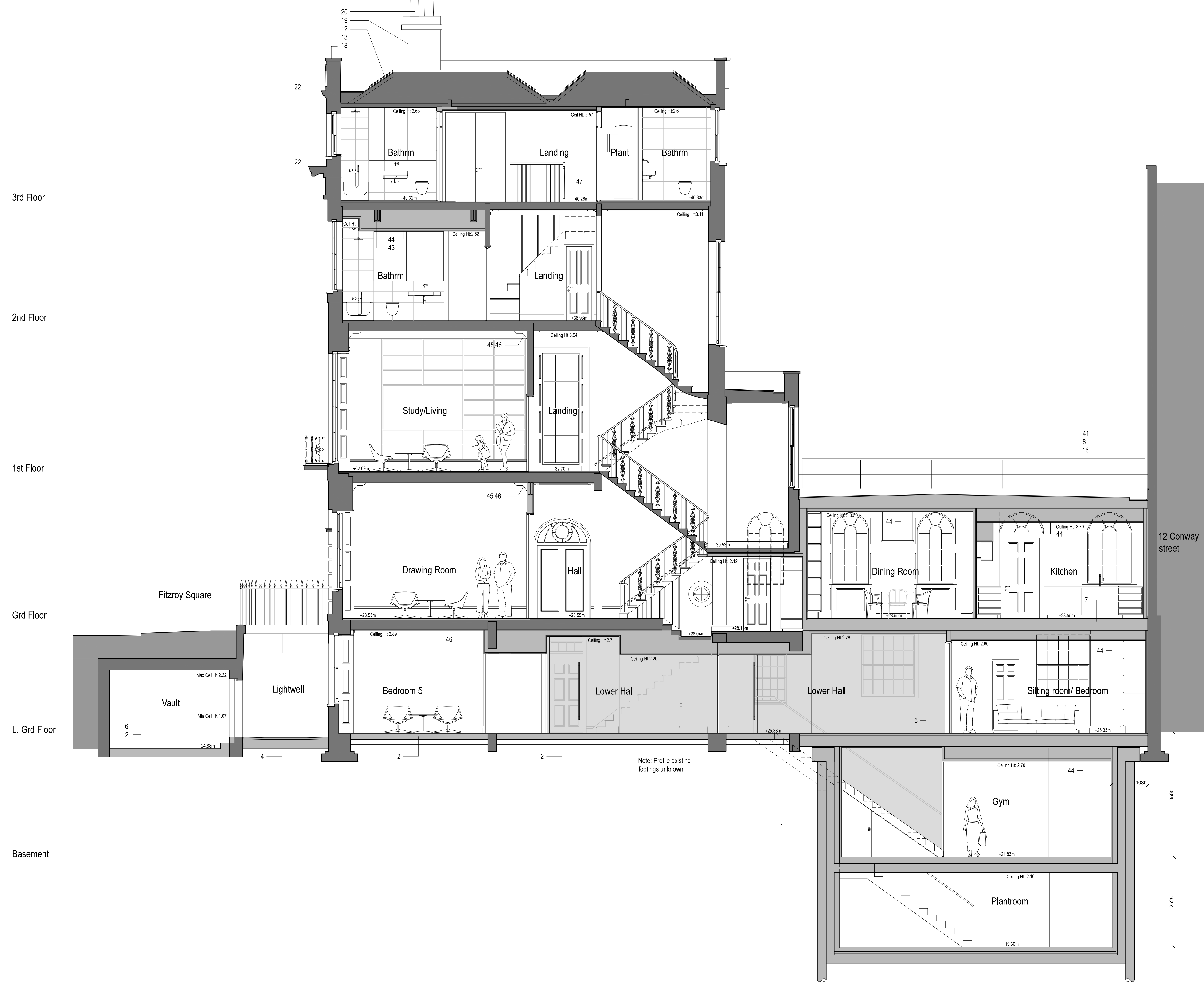
DRAWN: SRJ
DRAWING: 14113_PL_36



18 Fitzroy Square

19 FS

C Rear Elevation (Section C) as Proposed
PL_37



E Long Section E as Proposed
PL_37

NOTE: UNLESS INDICATED, THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. USE DIMENSIONS SHOWN ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

PLANNING

0 5 25 50 75

REV	DATE	NOTE	REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.15	Issued for planning approval						

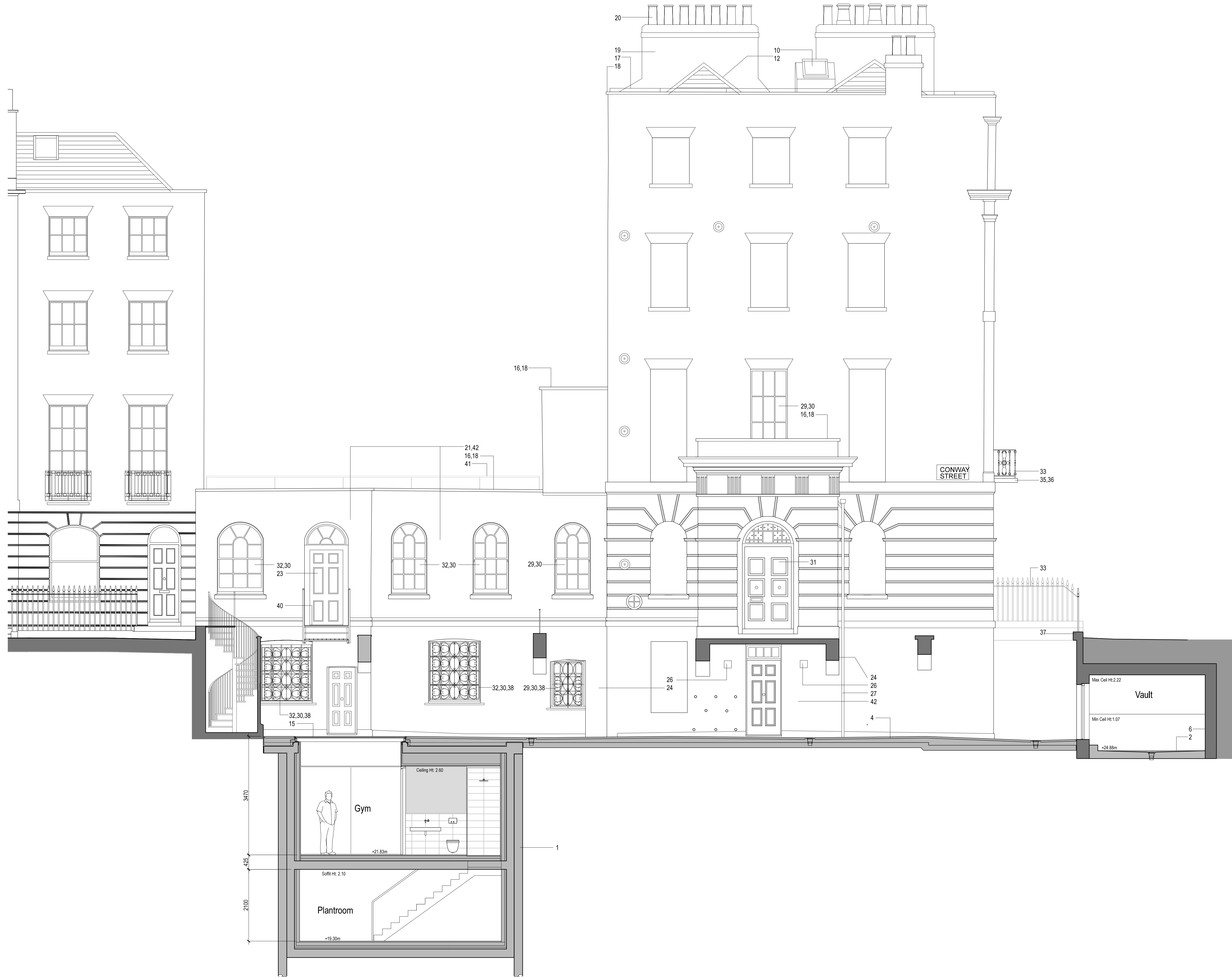
NOTES

For notation key refer to 14109_PL_38

- Proposed
- Existing Retained

CLIENT:	PROJECT NAME: 19 Fitzroy Square	DATE: JUL 2015
ANDREW LETT ARCHITECTS 1 Eastfield Avenue, London SW16 1FD T. +44(0)20 7486 6464 F. +44(0)20 7486 6467 E. email@andrewlettarchitects.com	DRAWING TITLE: Section C & E as Proposed	DATE: JUL 2015
SCALE: 1:50 @A0	FIGURE: 14113_PL_37	REV: P1

1. New basement construction comprising in situ concrete secant piled perimeter walls and in situ concrete walls and floors.
2. New in situ concrete lower ground floor slab and finishes at reduced level.
3. New in situ concrete steps render facing to sides, stone to risers and treads.
4. New stone paving on concrete slab.
5. New concrete in situ floor.
6. Waterproof render system to vaults.
7. New steel and timber floor.
8. New timber and steel roof. Roof level to match existing.
9. New asphalt roof finish to match existing.
10. New metal framed rooflight.
11. New in situ concrete retaining wall. Render finish to match existing.
12. Existing cementitious slate roof covering replaced with natural reclaimed slates and terracotta ridge/hip tiles on new timber boarding and insulation. Existing roof timbers retained.
13. Existing lead flashings, lead lining to gutters replaced with same on new timber boarding.
14. Existing lead cladding replaced with same on timber decking.
15. New walk-on floor glazing.
16. Existing concrete copings replaced with new stone copings.
17. Pigeon wires replaced.
18. Led coping to coping.
19. Existing render to chimneys replaced with same.
20. Modern chimney pots replaced with period pots.
21. New masonry wall (extent as demolition area dwg 14113_PL_27).
22. New lead flashings to projecting cornice.
23. New door in existing window opening.
24. General repairs/making good and redecoration to stucco facades. Colour to match adjoining properties.
25. Existing brickwork repointed.
26. New terracotta air brick (white painted on stucco elevations).
27. Existing rainwater goods overhauled and redecorated glass black. Modern sections replaced with cast iron painted glass black.
28. Existing tie plates painted glass black.
29. Existing windows overhauled and redecorated. Where necessary new windows to match existing.
30. New internal secondary glazing.
31. Existing front door overhauled and equipped with new access control system. New stainless steel intercom panel adjacent door.
32. New timber sash window to match existing.
33. Existing balustrade/railings overhauled and redecorated glass black.
34. Existing steps and railings overhauled and redecorated.
35. Balcony resurfaced with epoxy coating.
36. Balcony supports overhauled and redecorated.
37. Existing railing plinths overhauled and redecorated to match existing.
38. Window security screens replaced with period screens.
39. Existing steel access stairs/platform replaced with new steel steps. Finished glass black.
40. New bridge across lightwell. Galvanised steel grating and railing. Painted glass black.
41. New galvanised steel roof edge safety railing.
42. Existing pebbledash replaced with new stucco/ender external finish and paint to match existing ground floor.
43. Existing steel beams retained.
44. New plasterboard suspended ceiling.
45. Original cornice repaired and matched where sections missing.
46. New plaster/lathe ceiling.
47. New painted timber balustrade.
48. Fancoil/ventilation unit concealed in ceiling.
49. Extruded aluminium air grill. Powder coated white.



1 Elevation to Conway Street as proposed
PL_38



2 Elevation to Fitzroy Square as proposed
PL_38