



First Floor Alterations

Demolitions

It is proposed to remove the WC on the 1st floor half-landing within the closet wing. This follows the rationalisation of bathroom and WC provision in the reversion to a single family dwelling house. The proposed provision of two bathrooms and one WC is deemed to be sufficient for the proposed three bedroom house. The enclosure will be retained as a store room.

Layout

The proposed alterations at first floor level do not involve any layout reconfigurations. The master bedroom (Rm 1.2) and master bathroom (Rm 1.3) are spaces established by the previous occupants. All partitions, windows and doors are retained as existing in these spaces. The door to the master bedroom will be reversed to open into the room which is likely to be the original swing. The objective on this floor is restoring the original features and finishes and upgrading fittings and services to suit the needs of the reversion to a single family dwelling house.

Flooring

In the master bedroom (Rm 1.2) floor boards will be taken up to install services and acoustic insulation and will be reused as an exposed floor, they will be re-laid, sanded and sealed. Where there are areas of missing or damaged floor boards, reclaimed boards of a suitable matching type will be inserted. Boards may be reclaimed from the 1st floor bathroom but otherwise will remain in situ throughout.

In the master bathroom (Rm 1.3), the existing patchwork of boards will be removed with original floor boards re-used in restored exposed floors elsewhere in the house. A mosaic stone floor is proposed for the bathroom (Rm 1.4) laid over a new damp-proofed timber substrate.

Mechanical and Electrical Services

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house with incoming utilities, meters, distribution boards and boiler located in the basement.

The proposed lighting design will reinstate pendant lights to the principal rooms in original locations (Bedroom/Bathroom Rm 1.2/1.3 and the staircase). Cast iron radiators are proposed to all rooms with towel radiators in the bathroom.

Bathroom Fittings and Finishes

All original features will be retained to the bathroom (cornicing, fireplace, ceiling rose) whilst new fittings and finishes are proposed in a reconfigured bathroom layout that benefits from the boiler and water cylinder being relocated to the basement. Stone wall tiles (to dado level at 1m above floor) and stone mosaic floor tiles will be used to provide a robust, waterproof and attractive finish to the space. Tonally the stone wall and floor tiles will complement the original fireplace mantle. A semi-freestanding bath will be centred on the window. A freestanding shower screen will define a wet shower area and a washbasin and WC unit will be incorporated into a mirrored bathroom cabinet.

First Floor Maintenance / Like-for-like Repairs

Ceiling

All original plaster to ceilings and all original cornices and roses will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. It is proposed to strip back the paint to the cornices and roses to restore the detail. Where there are areas of missing or damaged cornices, new sections of cornice will be inserted to match the existing profile. It is proposed to reinstate missing ceiling roses that have been lost historically using profiles to match the surviving rose in the Bathroom (Rm 1.3).

Internal Walls

All original plaster to walls will be retained in situ, repaired and redecorated. In areas where the plaster is missing or has been damaged, new plaster of a suitable matching type will be patched in. All original ogee profile skirting, dado and picture rails will be reinstated following wall restoration, repaired and redecorated. In areas where original joinery is missing or damaged, new joinery of a matching profile and finish will be patched in.

Internal Doors

Frames, linings and architraves retained in situ. Where sections are missing or have been damaged, new joinery of a suitable type and matching profile will be inserted. Door leaves are to be retained and renovated with new ironmongery and hardware.

Internal Staircase

The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Windows

The existing original windows (W 1.1/1.2/1.3/1.5) will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

Balcony

A paint applied waterproofing to match the colour of the balcony will be applied over the historically reconstructed concrete balcony to provide weatherproofing to avoid rot to the window frame and corrosion of steelwork in the concrete and cantilevered metal supports. The iron railings will be repainted.

Flat Roof

The flat roof membrane, copings, flashings will be repaired or replaced to match existing materials.

Chimneys and Fireplaces

The chimney breasts and fireplaces will be retained; upgrade works to the chimney flues will be undertaken to meet current standards and allow for fireplaces to be utilised as required by the client. Original fireplace surrounds and hearths will be cleaned and restored.



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8 Rothwell Street		Drawing Number: 1506_L113
Stage 0 Draft - 08.01.16	Planning Draft F 06.06.16	Proposed First Floor Plan
Strip-out A 16.02.16		
Planning Draft B 02.03.16		
Technical Draft C 17.03.16		
Planning D 25.03.16		
Ext Repairs Pricing E 08.04.16		
Drawn by: LK	Date: 06.06.16	Rev: F
		Status: Planning revised
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