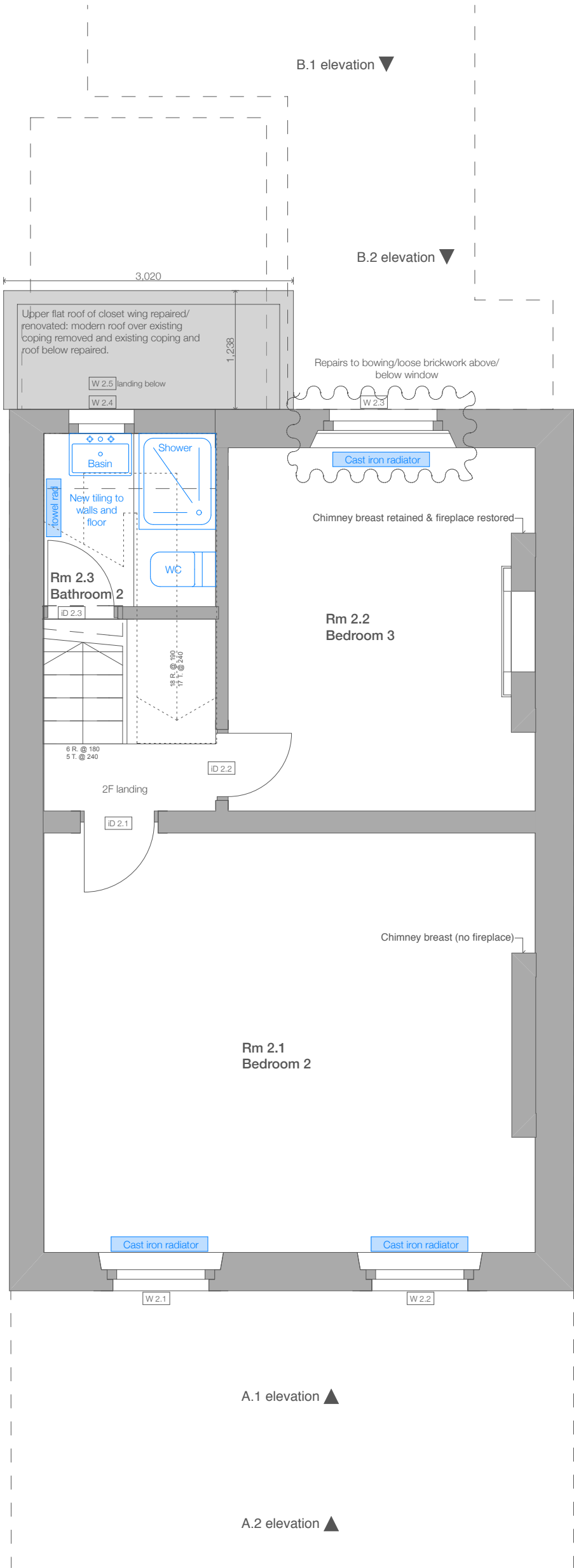


Section 1



B.1 elevation ▼

B.2 elevation ▼



Second Floor Alterations

Layout
The proposed alterations at second floor level do not involve any layout reconfigurations. All partitions, windows and doors are retained as existing in these spaces. 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 bedrooms (Rm 2.1/2.2) original timber floor boards will be taken up to install services and acoustic insulation and re-laid. Where there are areas of missing or damaged floor boards, reclaimed boards of a suitable matching type will be inserted. Carpet and underlay will then be laid over the boards.
Mosaic stone tiled flooring is proposed in the bathroom (Rm 2.3).

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 pendants lights to the principal rooms in original locations (Bedrooms Rm 2.1/2.2 and the staircase). Cast iron radiators are proposed to all rooms with towel radiators in the bathroom.

Bathroom Fittings and Finishes
The bathroom does not retain any original features. Stone tiles to the walls and floor are proposed to provide a robust and attractive finish to the space. New fittings (basin, shower and WC) are proposed.

First Floor Maintenance / Like-for-like Repairs

Ceiling
All plaster to ceilings 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.

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.

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 windows (W 2.1/2.2/2.3/2.4/2.5) 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.

Structural Repairs
Brickwork above window W 2.3 is bowing toward the roof and requires rebuilding; brickwork below the same window is loose and requires reinforcement/Helifix repairs.

Flat Roof
The flat roof membrane and flashings will be repaired or replaced to match existing materials. Reinstating the existing parapet and hopper are proposed to replace the unsightly PVC eaves gutter and flashing that is laid over.

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.



Figure 1 Architects
www.fig-1.com
101 Heath Street
London NW3 6SS, UK
+44 (0) 7813175721

8 Rothwell Street				Drawing Number: 1506_L114	
Stage 0 Draft	-	08.01.16	Planning Draft	F	06.06.16
Strip-out	A	16.02.16	Proposed Second Floor Plan		
Planning Draft	B	02.03.16			
Technical Draft	C	17.03.16			
Planning	D	25.03.16			
Ext Repairs Pricing	E	08.04.16	Status: Planning revised		
Drawn by: LK	Date: 06.06.16	Rev: F	1:50 @A3		