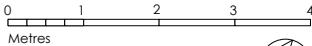


Notes:



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KEYS

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit

FRONT AREA
Floor: flagstones with some area in concrete
Walls: painted brickwork
Windows: two old sashes at the east end
Doors: original central doorway from the basement blocked up, new opening made further west
Ceiling: the western section roofed with a brick vault, the eastern section roofed over with modern concrete slabs
Other: three brick-vaulted cellars under street

BASEMENT
Floor: mainly concrete with some flagstones
Skirtings: none
Walls: mostly painted brick and modern blockwork, with some remains of old plaster
Ceiling: modern chipboard
Doors: none
Windows: two old sash windows in east end of wall to front area, now boarded over

REV: - LBC Condition Discharge Issue DATE: 22.06.16

DRAWING STATUS: STAGE 4

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Project: 61 Swinton Street, London WC1X 9NT

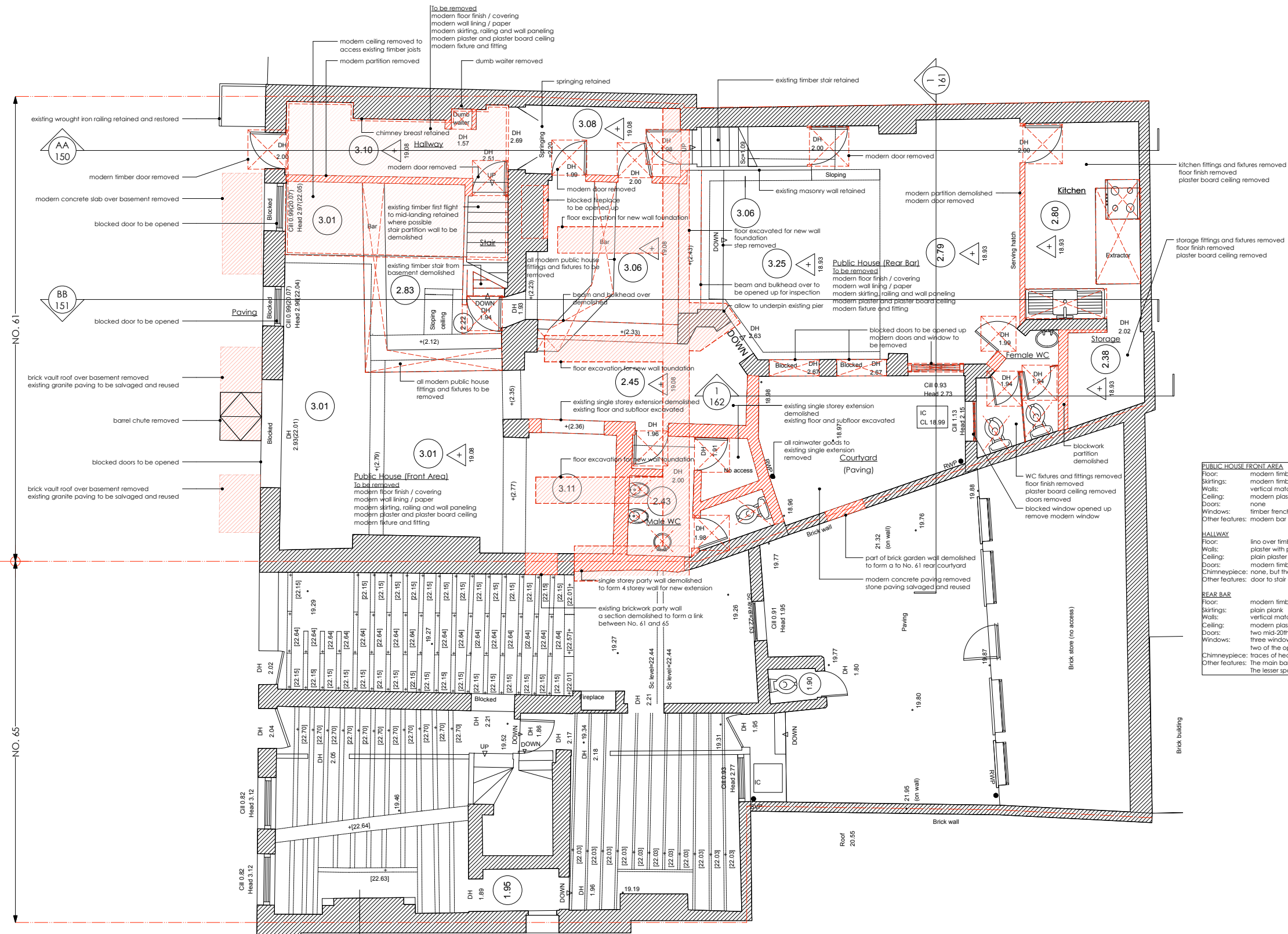
Client: Amba Holdings Ltd

Address: 61 Swinton Street
LONDON
WC1X 9NT

Drawing Title: EXISTING
BASEMENT FLOOR PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No. 1306	Dwg No. 100 Rev. -

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PUBLIC HOUSE FRONT AREA
Floor: modern timber boards
Sittings: modern timber
Walls: vertical matchboard dado with plain plaster above
Ceiling: modern plaster, beams encased
Doors: none
Windows: timber french windows to street
Other features: modern bar fixture and fittings

HALLWAY
Floor: lino over timber boards
Walls: plaster with painted dado on west side and wallpaper on east side
Ceiling: plain plaster with modern cove cornice on east side. Anaglypta ceiling beyond the hall archway.
Doors: modern timber door to street
Chimneyplace: none, but there is a chimney/breast on the east wall.
Other features: door to stair on west side; elliptical timber arch to rear hall.

REAR BAR
Floor: modern timber boards
Sittings: plain plank
Walls: vertical matchboard dado, plain plaster above
Ceiling: modern plaster, beams encased, no cornice
Doors: two mid-20th century doors to entrance hall
Windows: three window openings to rear yard with moulded timber surrounds
Chimneyplace: traces of hearth openings on the north wall behind the bar
Other features: The main bar area is wholly modern in character with a modern bar. The lesser spaces all have modern fittings.

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Project: 61 Swinton Street, London WC1X 9NT

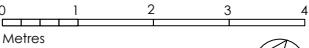
Client: Amba Holdings Ltd

Address: 61 Swinton Street
LONDON
WC1X 9NT

Drawing Title: EXISTING & DEMOLITION
GROUND FLOOR PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 101 Rev: -

Notes:



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KEYS

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level

FIRST FLOOR EAST ROOM	
Floor:	lino over timber boards
Skirtings:	plain plank
Walls:	plain plaster with modern glazed tile cladding to lower part
Ceiling:	flat plaster, no cornice
Doors:	doorway to landing with moulded surround. Crude opening to rear room
Windows:	two tall window openings to street with moulded surrounds and panelled reveals and 6/6 timber sashes, left-hand sashes have horns.
Other features: commercial kitchen with modern finishes and kitchen fittings	
FIRST FLOOR LANDING	
Floor:	chipboard over tongue and groove boards
Skirtings:	plain plank
Walls:	plain plaster
Ceiling:	flat plaster, no cornice
Doors:	two openings with moulded timber surrounds and modern flush doors.
Windows:	one tall opening set off-centre to the landing with moulded timber surround, panelled reveals and 6/6 sashes without horns.
FIRST FLOOR WEST ROOM	
Floor:	modern timber boards laid over older boards
Skirtings:	simple moulded timber
Walls:	plain plaster
Ceiling:	flat plaster with ornamental plaster cornice, heavily caked
Doors:	modern door to landing in moulded timber surround
Windows:	two tall window openings to street with moulded surrounds and panelled reveals and 6/6 timber sashes
Chimneypiece:	chimneybreast with hearth-opening blocked and chimneypiece removed
FIRST FLOOR REAR ROOM	
Floor:	tongue and groove boarding
Skirtings:	simple moulded timber
Walls:	plain plaster
Ceiling:	plain plaster, beams encased, no cornice
Doors:	none
Windows:	three windows in south wall, three in west wall, all with leaded lights, frosted glass and coloured borders
Other features: stair compartment in south east corner with stair down to entrance hall	

REV: - LBC Condition Discharge Issue DATE: 22.06.16

DRAWING STATUS: STAGE 4
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Project: 61 Swinton Street, London WC1X 9NT

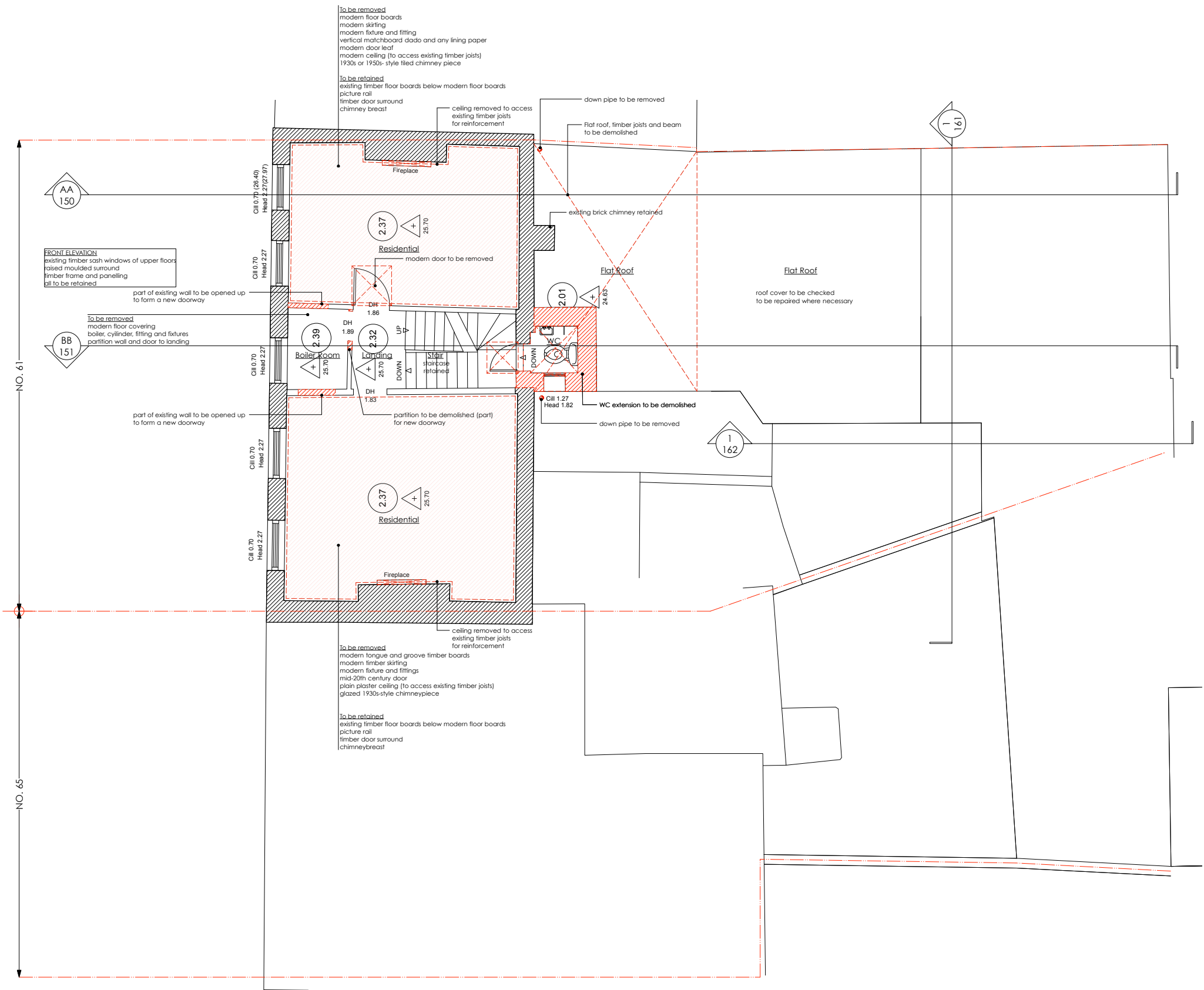
Client: Amba Holdings Ltd

Address: 61 Swinton Street
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WC1X 9NT

Drawing Title: EXISTING & DEMOLITION
FIRST FLOOR PLAN

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
Drawn By:	RY	Checked By:	DC
Project No.	1306	Dwg No.	102
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Notes:

0 1 2 3 4
Metres

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KEYS

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit

SECOND FLOOR EAST ROOM

Floor: modern tongue and groove boards laid front to back
Skirtings: plain plank
Walls: vertical matchboard dado, plain plaster above..
Ceiling: modern plaster, timber picture rail, no cornice
Doors: doorway to landing with timber moulded surround, modern door.
Windows: two window openings to street with moulded timber surrounds down to floor level (damaged) 6/6 timber sashes without horns.
Chimneypiece: 1930s or 1950s-style tiled chimneypiece on east wall

SECOND FLOOR LANDING (Boiler Room)

Floor: timber boards
Skirtings: none
Walls: plain plaster
Ceiling: plain plaster
Doors: opening to landing with moulded outer surround
Windows: one window openings with timber 6/6 sashes with horns

SECOND FLOOR WEST ROOM

Floor: tongue and groove timber boards laid front to back over older board
Skirtings: moulded timber
Walls: plain plaster
Ceiling: plain plaster, picture rail, no cornice
Doors: two mid-20th century doors to entrance hall
Windows: two rectangular window openings in north wall with timber 6/6 sashes with horns
Chimneypiece: glazed 1930s-style chimneypiece

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DRAWING STATUS: STAGE 4

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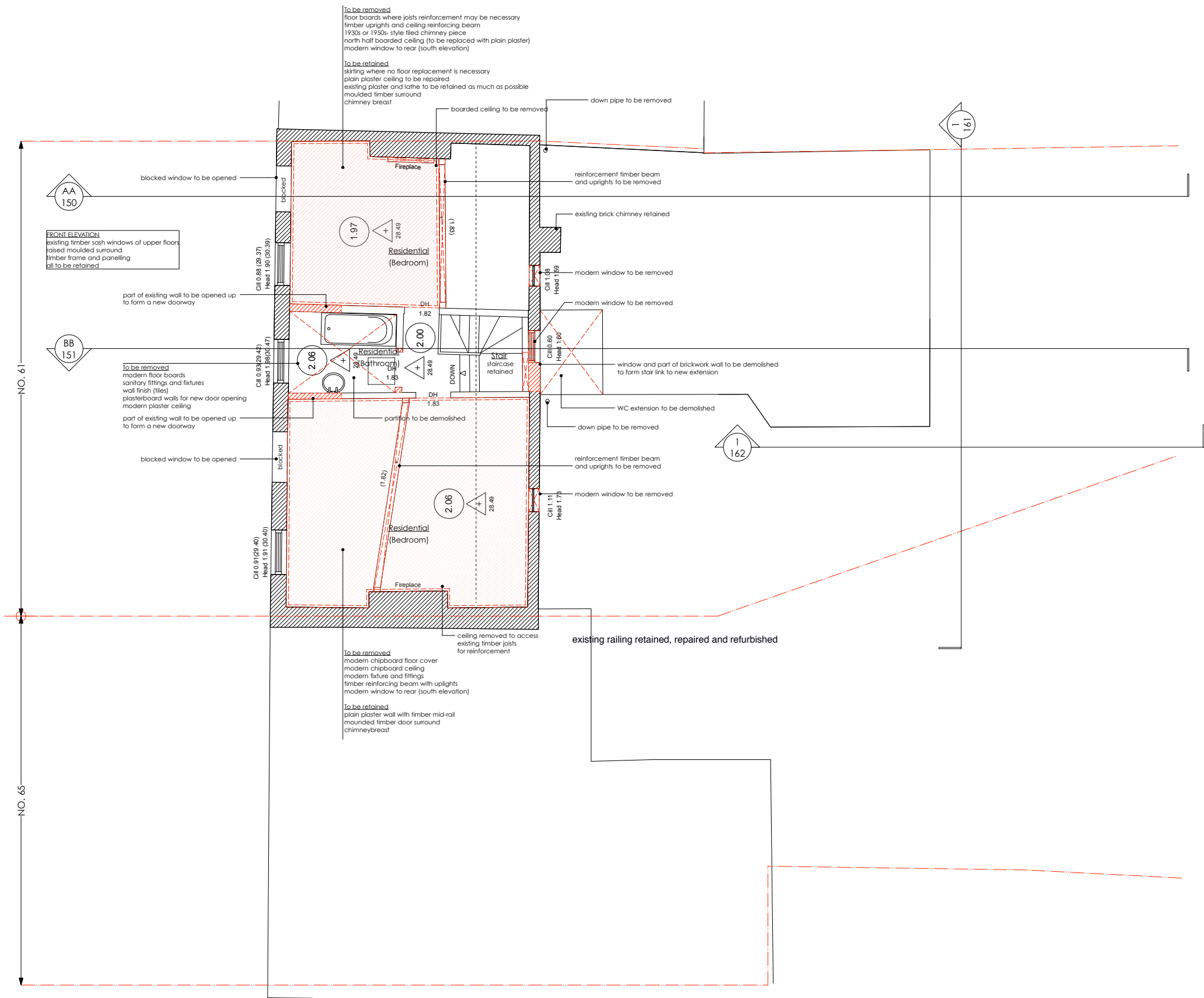
Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

Address: 61 Swinton Street
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WC1X 9NT

Drawing Title: EXISTING & DEMOLITION
SECOND FLOOR PLAN

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
Drawn By:	RY	Checked By:	DC
Project No.	1306	Dwg No.	103
		Rev.	-



Notes:

0 1 2 3 4
Metres

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KEYS

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- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit

THIRD FLOOR EAST ROOM

Floor: tongue and groove timber boards
Skirtings: plain plank
Walls: plain plaster
Ceiling: north half boarded, south half plain plaster.
Doors: single doorway to landing with moulded timber surround, no door
Windows: one small window opening to street with 3/3 single-hung timber sash without horns
Chimneypiece: 1930s or 1950s style tiled chimneypiece
Other features: substantial inserted timber reinforcing beam running E/W
a marked slope in the floor down from south to north

THIRD FLOOR LANDING (BATHROOM)

Floor: modern boards
Skirtings: none
Walls: plasterboard, part-tiled
Ceiling: modern plaster
Doors: door opening to landing with moulded timber surround, no door.
Windows: single square opening to street with timber 3/3 single-hung sashes without horns

THIRD FLOOR WEST ROOM

Floor: chipboard over tongue and groove boards
Skirtings: plain plank
Walls: plain plaster with timber mid-rail, no cornice.
Ceiling: modern chipboard.
Doors: single doorway to landing with moulded timber surround, no door.
Windows: one small window opening to street with 3/3 single-hung timber sash with horns
Chimneypiece: chimneypiece removed but broken hearth slab remains in situ
Other features: An east/west timber beam on timber uprights has been inserted to support the ceiling.
a marked slope in the floor down from south to north

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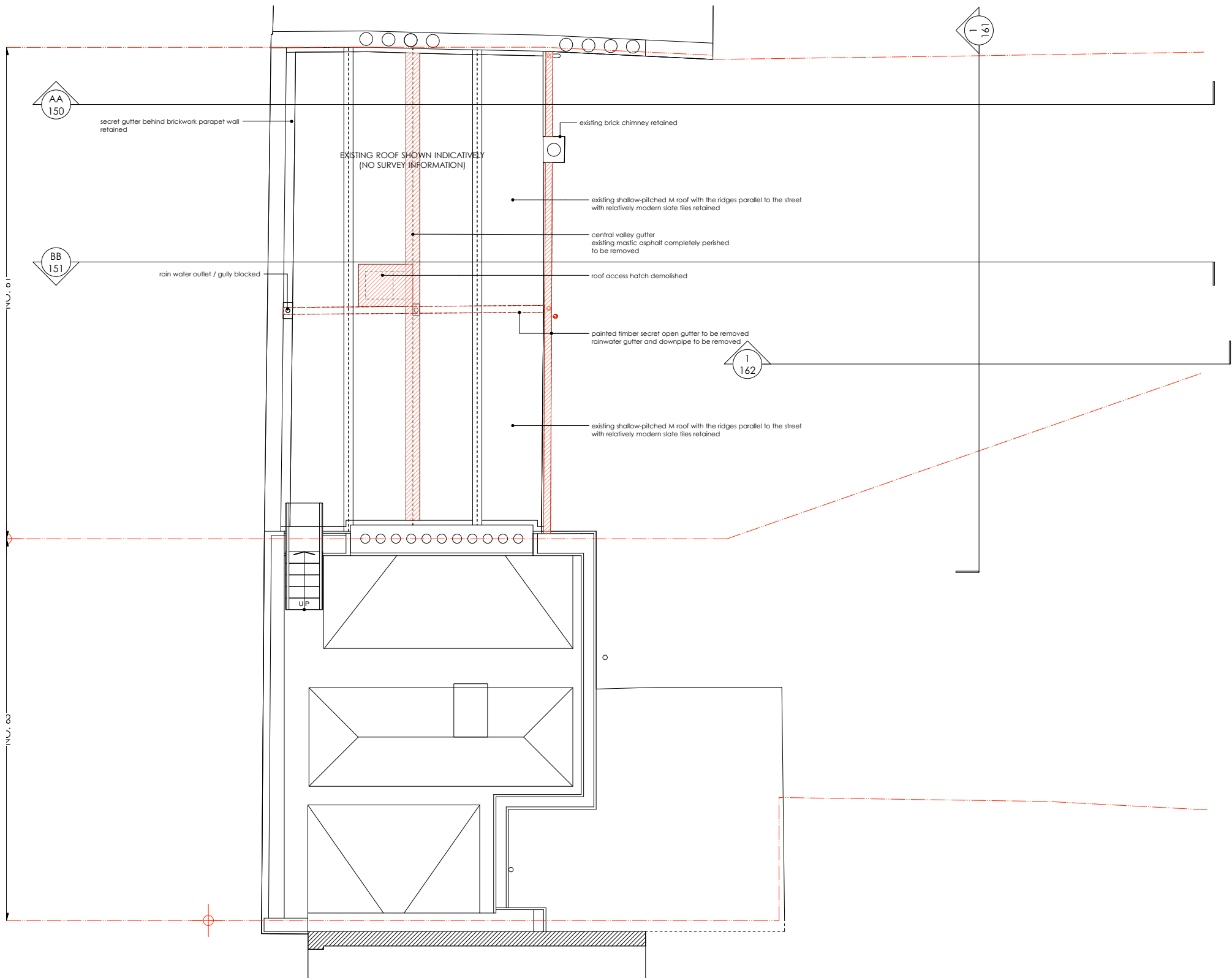
Client: Amba Holdings Ltd

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Drawing Title: EXISTING & DEMOLITION
THIRD FLOOR PLAN

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
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Metres

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- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height 2.20
- Existing floor level 20.00
- Existing door height DH 2.20
- Existing ceiling level [10.02]
- Existing floor to beam soffit + (2.75)

ROOF

The roof is a shallow-pitched M-roof with the ridges parallel to the street and a central valley gutter. There is no easy access and the roof is not visible from the street. From below it appears that much of the timber is relatively modern with the marks of machine-sawing. Above the rafters is a boarded timber roof-lining. A quantity of the original slate cladding now rests on the ceiling joists of the third floor rooms. The present cladding is relatively new slate tiles.

The present roof probably follows the original form and may incorporate some original timber but there appears to have been considerable modern replacement.

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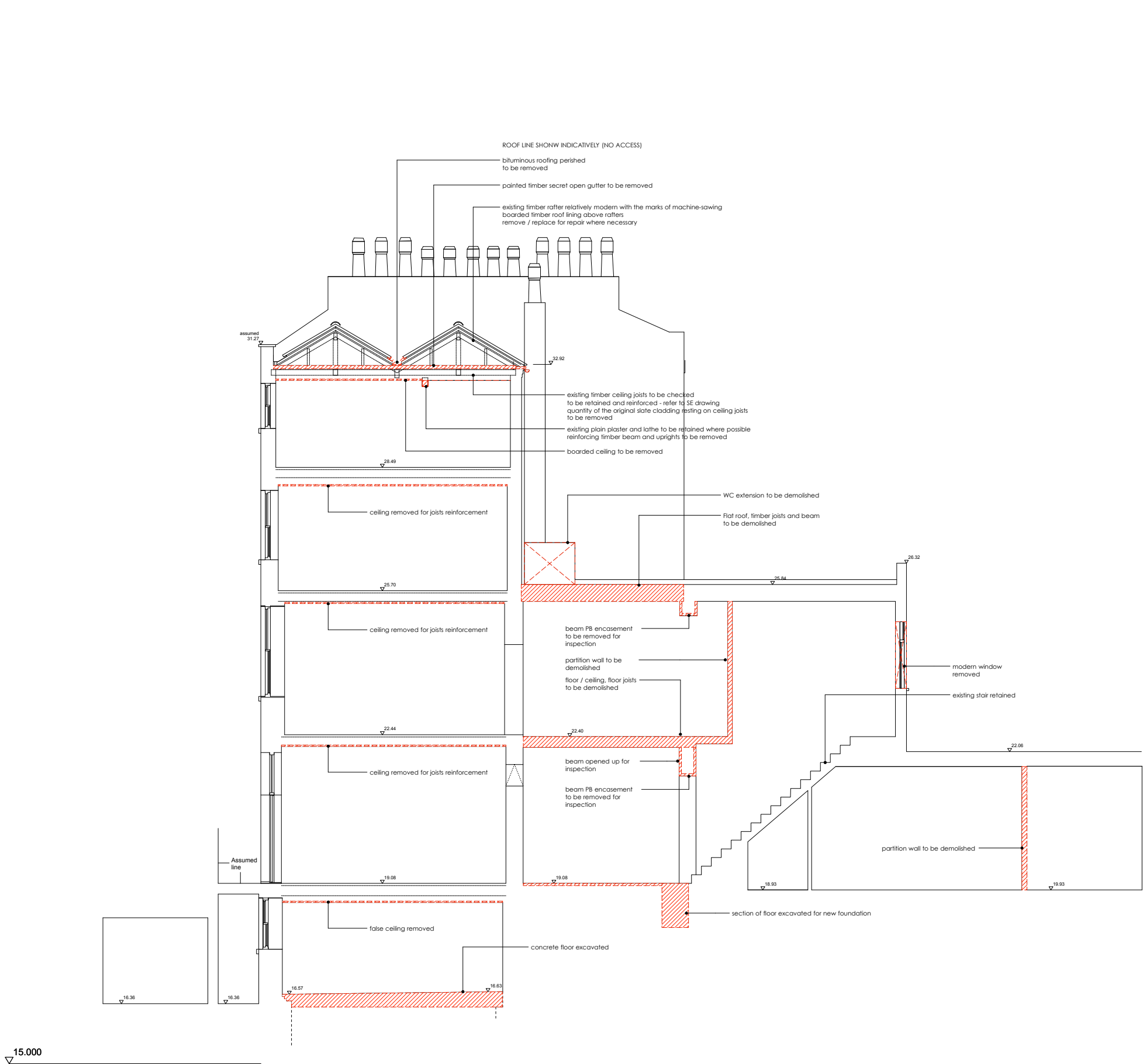
Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

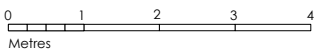
Address: 61 Swinton Street
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Drawing Title: EXISTING & DEMOLITION
ROOF PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
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Project No. 1306	Dwg No. 105 Rev. -



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- Proposed demolition indicated in elevation
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- Proposed masonry wall - blockwork

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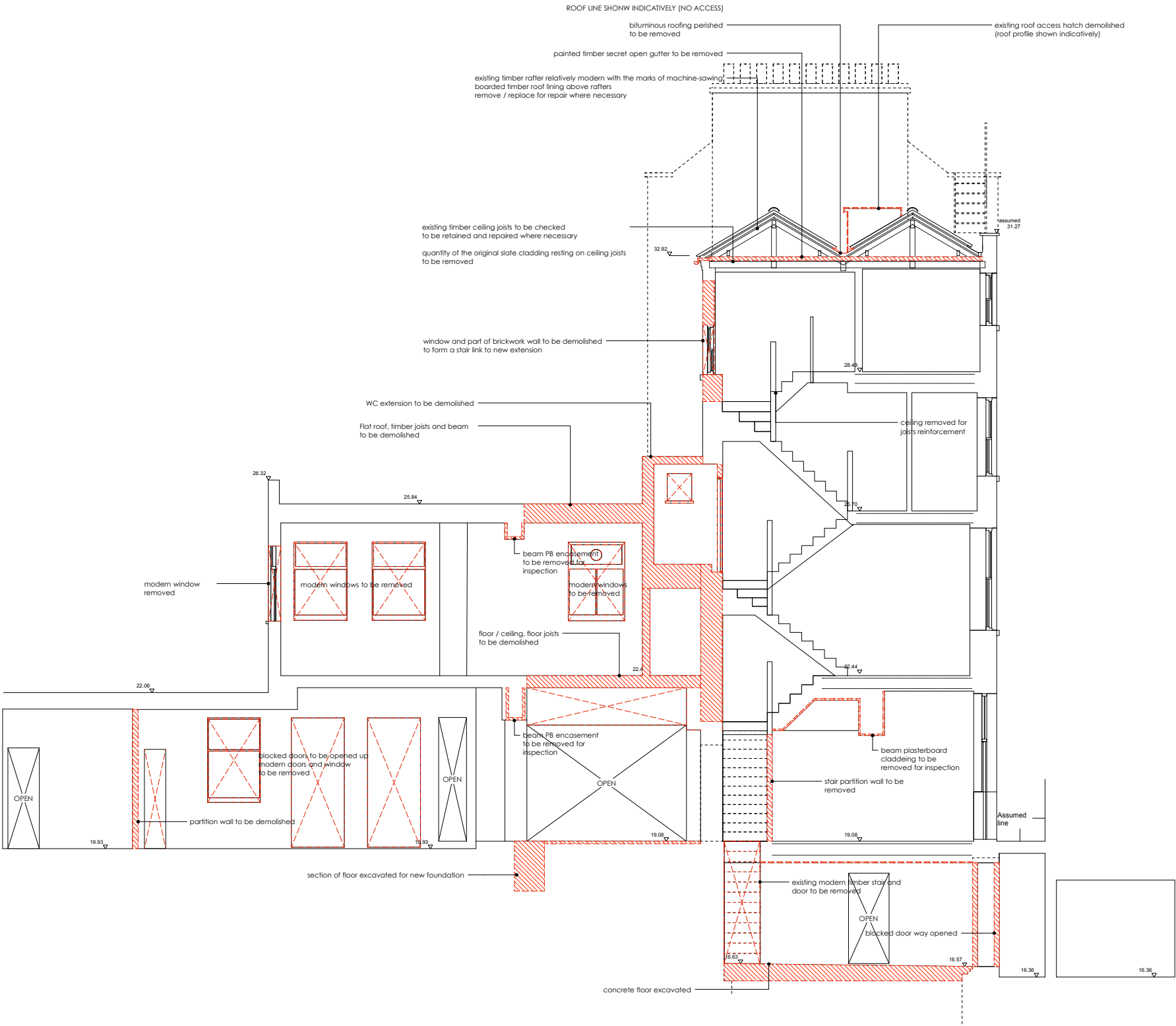
Client: Amba Holdings Ltd

Address: 61 Swinton Street
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Drawing Title: EXISTING & DEMOLITION
SECTION AA

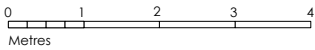
Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
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Project No.	1306	Dwg No.	150
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- Proposed masonry wall - blockwork

REV: - LBC Condition Discharge Issue DATE: 22.06.16

DRAWING STATUS: STAGE 4

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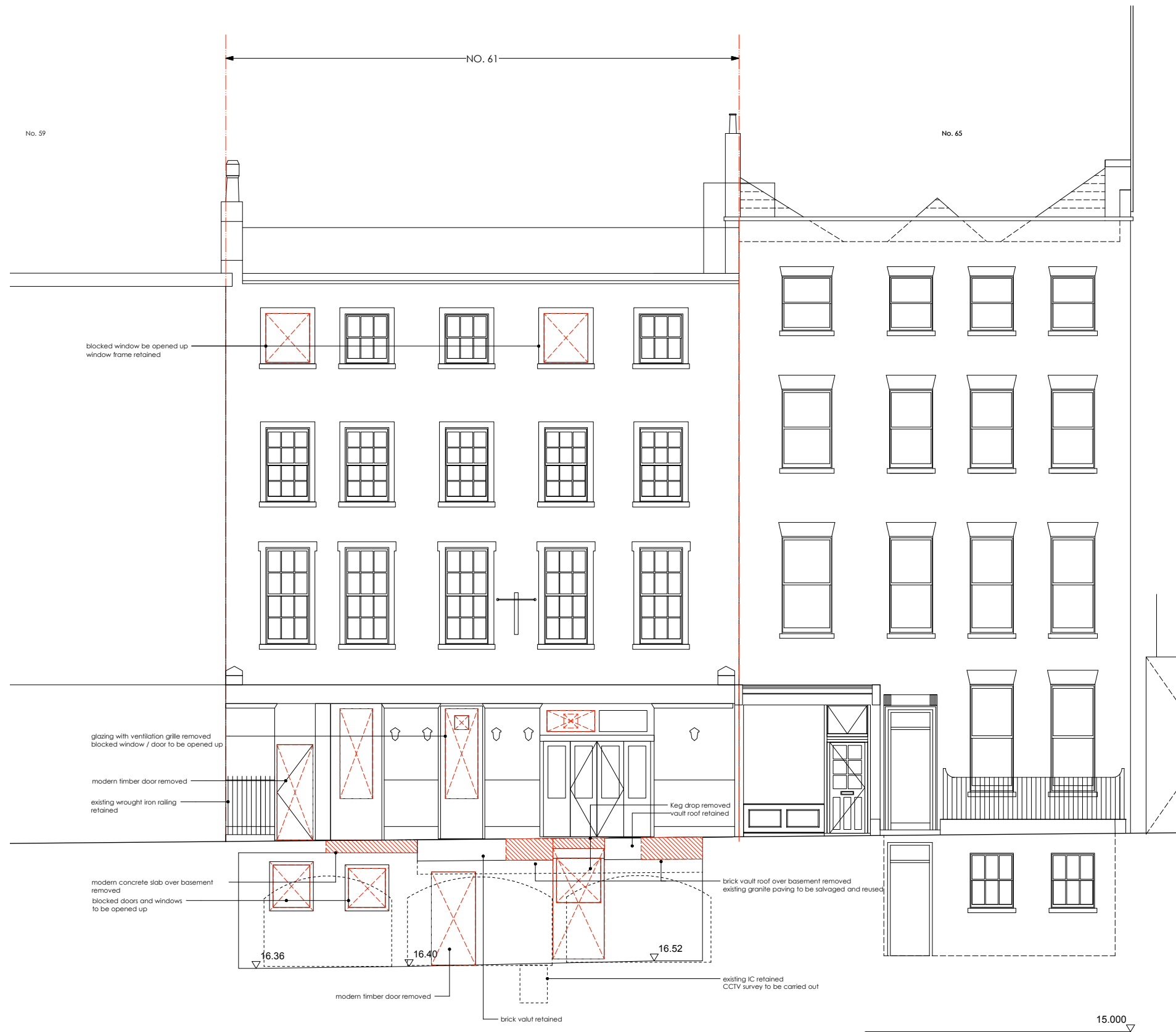
Client: Amba Holdings Ltd

Address: 61 Swinton Street
LONDON
WC1X 9NT

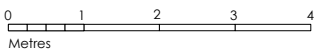
Drawing Title: EXISTING & DEMOLITION
SECTION AA

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
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Project No.	1306	Dwg No.	151 Rev: -

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- Proposed masonry wall - blackwork

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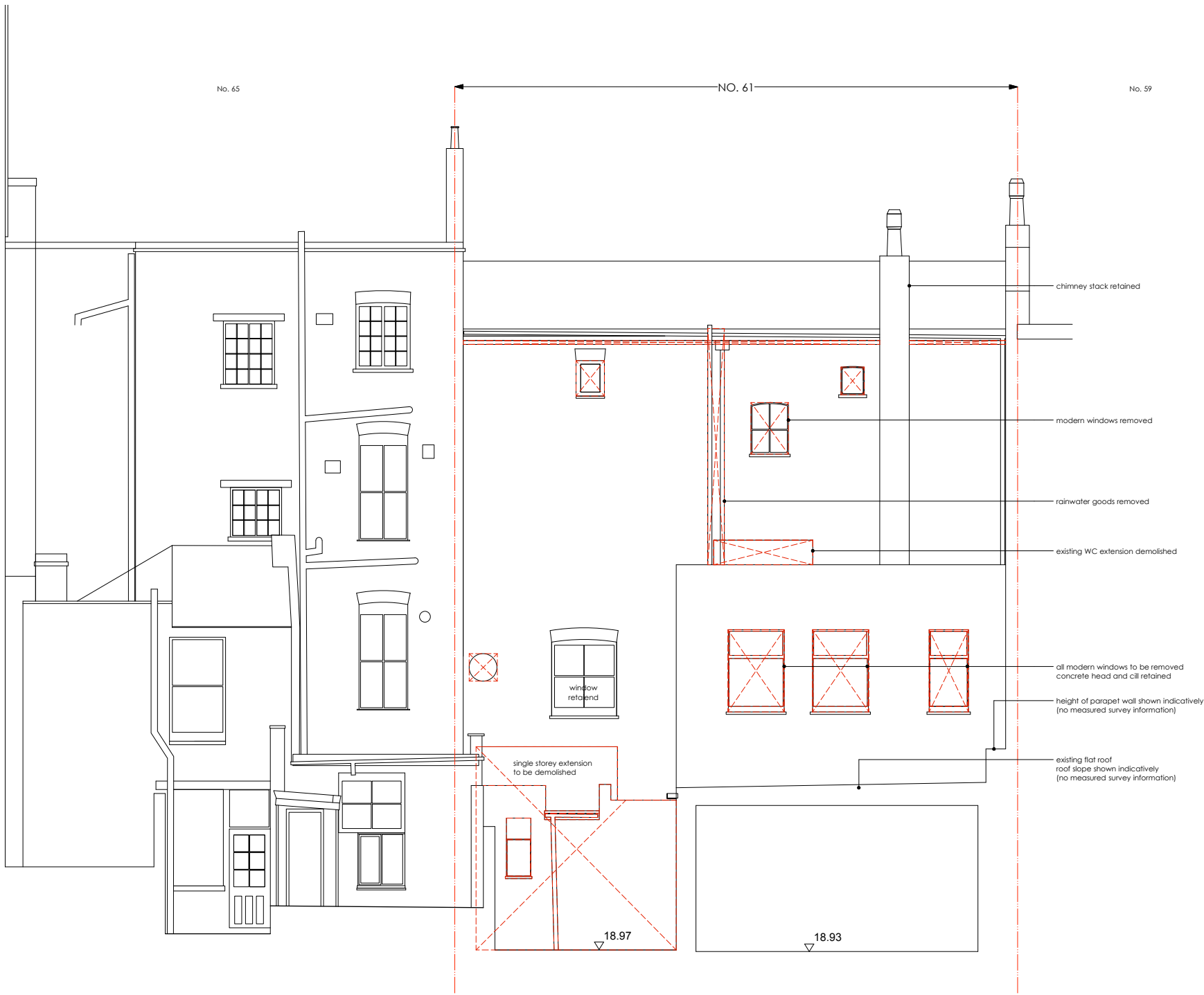
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Client: Amba Holdings Ltd

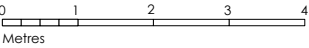
Address: 61 Swinton Street
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Drawing Title: EXISTING & DEMOLITION
FRONT ELEVATION

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
Drawn By:	RY	Checked By:	DC
Project No.	1306	Dwg No.	160
		Rev.	-



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- Proposed demolition indicated in elevation
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork

REV: - LBC Condition Discharge Issue DATE: 22.06.16

DRAWING STATUS: STAGE 4
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Client: Amba Holdings Ltd

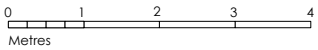
Address: 61 Swinton Street
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WC1X 9NT

Drawing Title: EXISTING & DEMOLITION
REAR ELEVATION

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
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Project No.	1306	Dwg No.	161
		Rev.	-

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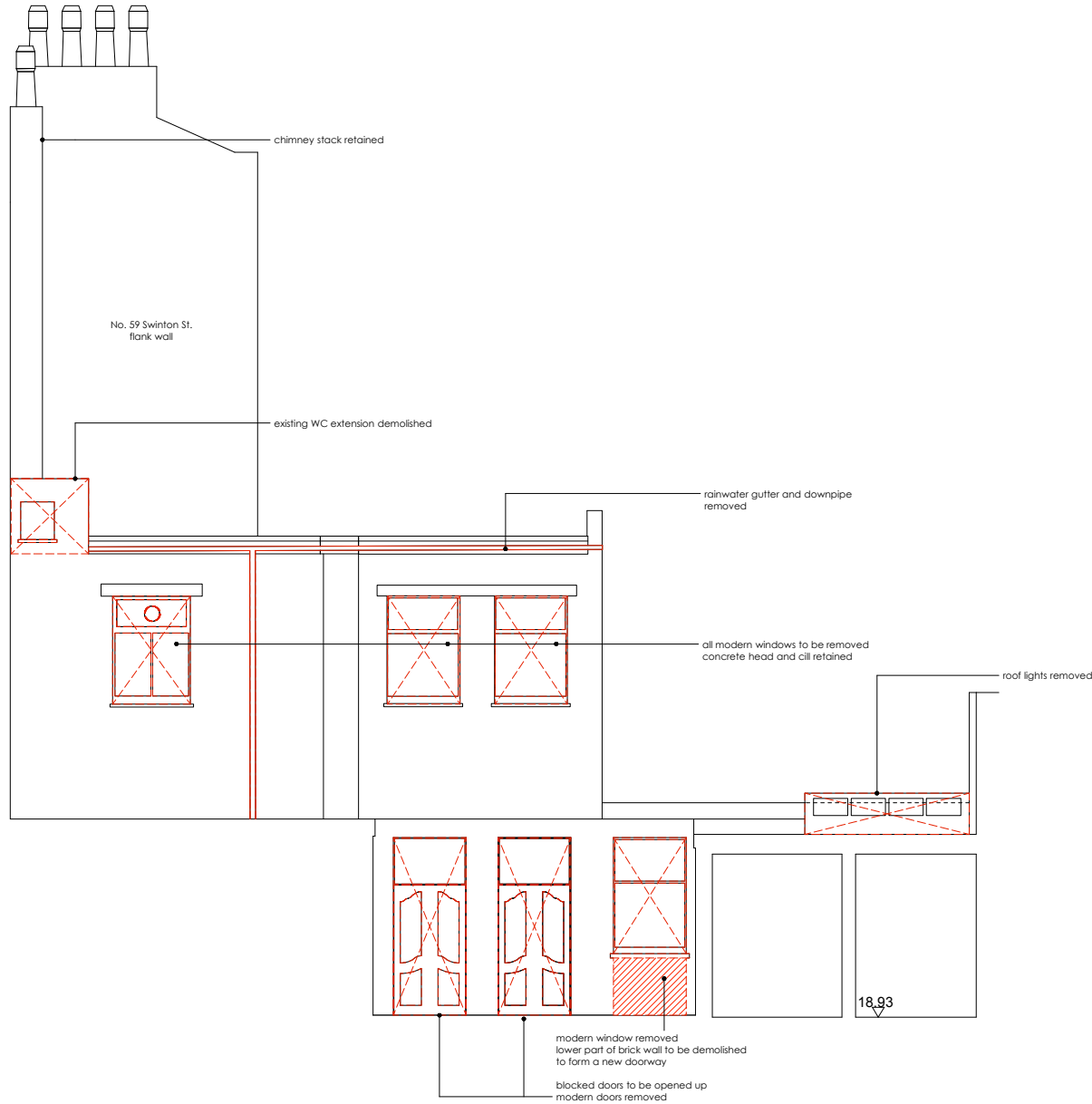
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KEYS

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- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit



REV: - LBC Condition Discharge Issue DATE: 22.06.16

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Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

Address: 61 Swinton Street
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WC1X 9NT

Drawing Title: EXISTING & DEMOLITION
SIDE ELEVATION

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
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