

Existing casement windows to be replaced with double glazed casement windows - with pattern of divided lights to match presumed original pattern - in painted timber.

Replace existing glass floor with new translucent walk-on glass panels.

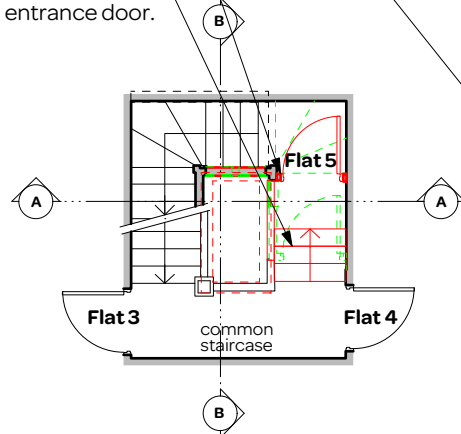
Existing painted metal balustrade to be replaced with new painted metal balustrade.

Existing glazed double door & side lights to be replaced with a new double-glazed double door + side panels in painted timber.

Increase width of existing kitchen dormer to maximise headroom in kitchen and usable space on terrace.

Entrance door to flat no. 5 to be relocated to the back of the current landing in order to maximize the incoming light to the common staircase.

Construct new steps to the new flat entrance door.



Proposed First Floor Plan

Remove boxing out under eaves to increase width of alcove.

New fireplaces to be constructed adjacent to existing chimney stacks.

Proposed Second Floor Plan

New radiators to be boxed-in under new built-in bed table and desk.

Reconfigure existing partitions to suit new pocket sliding doors.

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New staircase to the loft space.

New glazed wall + double sliding door to access the living area.

Remove part of ceiling to create new double height space over part of the lounge.

New glazed wall + sliding door to divide lounge and dining room.

Remove boxing out under eaves to increase width of alcove.

New radiators in the lounge to be boxed-in under new built-in benches.

Existing casement windows to be replaced with double glazed casement windows to match original ones in painted timber.

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.

KEY

- existing
- new
- to be demolished



0 1000 2000 3000 4000mm

revision:

C	29.07.2016 - Notes amended
B	05.07.2016 - Glass floors + glazed walls updated
A	31.05.2016 - Kitchen glazed wall enlarged
*25.05.2016	



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drawing title:
Proposed Second Floor Plan + Proposed First Floor Plan

client:
 Cristina Lavin

project:
 Flat 5, 3, Templewood Avenue, NW3

date:
 May 2016

scale:
 1:50@A1
 1:100@A3

drawing number:
1610 L 111

revision:
C