



**Ground Floor Plan as Proposed**

Scale 1:50 @ A3

New Spiral Staircase designed to meet Category C type in accordance with BS 5395: Part 2: 1984 comprising 16 risers @ 184mm (approx.). Staircase and balcony to be provided with non-climbable balustrade divided with vertical uprights at 100mm centres max. Staircase to be designed by specialist contractor, to be finished dark grey to match balcony and balustrade

New staircase to replicate original arrangement between ground floor and lower ground floor

Existing openings in the spine wall to be adapted to provide openings from the new kitchen/dining area into the adjacent pantry and hallway with decorative architraves and linings to match the adjacent existing opening between the two principal rooms

New timber clad binstore decorated to match the masonry walls

All existing decorative features and timber floor finishes will be retained and made good as required using traditional materials and finishes. New partitions will be suitable insulated and new skirtings will match the adjacent walls - any disturbance of the adjacent ceiling and wall finishes will be made good using traditional materials and existing internal doors will be reused to suit the new plans. Existing heating and electrical services will be updated and adapted to suit the new arrangements using existing voids for pipes and cable ways and new plumbing will utilise existing external downpipes on the flank (side) elevation.



Notes:  
 1. All sizes to be taken and checked on site by the contractor prior to preparation of shop drawings or fabrication of parts.  
 2. This drawing should not be scaled. Any discrepancies to be brought to the immediate attention of the designer.  
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Project	2 PROVOST RD, LONDON NW3 4ST
Client	MISHAL HUSAIN & MEEKAL HASHMI
Title	GROUND FLOOR PLAN AS PROPOSED
Project No.	160701
Scale	1:50 @ A3
Drawn	CAD

Issue Purpose

**PLANNING**

Dwg. No.	160701-010.2
Date	AUG 2016
Revision	

**absolute detail**

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