

1. New insitu concrete lower ground floor slab on insulation
2. New insitu concrete floor slab at lowered level
3. New terrazzo surfacing to concrete stairs to match existing.
4. New stone paving on in situ concrete slab
5. Existing door video entry panel replaced with recessed model
6. Render on metal lath forming drainage layer
7. New steel and timber floor
8. Number not used
9. New asphalt roof finish to match existing.
10. New metal framed rooflight
11. New asphalt roof finish and stone paving to match existing.
12. Existing cementitious slate roof covering replaced with natural reclaimed slates and terracotta ridge/hip tiles on new timber boarding and insulation. Existing roof timbers retained
13. Existing lead flashings, lead lining to gutters replaced with same on new timber boarding.
14. Existing lead cladding replaced with same on timber decking
15. New walk-on floor glazing
16. Existing concrete copings replaced with new stone copings
17. Pigeon wires replaced
18. Led coping to coping
19. Existing render to chimneys replaced to match existing
20. Modern chimney pots replaced with more period pots more typical to age of house
21. New kitchen extract terminal. Clad in sheet lead.
22. New lead flashings to projecting cornices
23. New door in existing window opening.
24. General repairs/making good and redecoration to stucco fascias. Colour to match adjoining properties
25. Existing brickwork repainted
26. New terracotta air brick (white painted on stucco lightwell elevation)
27. Existing rainwater goods overhauled and redecorated gloss black. Modern sections replaced with cast iron painted gloss black
28. Existing tie plates painted gloss black
29. Existing windows overhauled and redecorated. Dismantled sashes replaced with new to match existing.
30. New internal secondary glazing
31. Existing front door overhauled and equipped with new access control system. New stainless steel intercom panel adjacent door
32. Existing door and frame overhauled and redecorated.
33. Existing balustrade/railings overhauled and redecorated gloss black
34. Existing steps and railings overhauled and redecorated
35. Balcony resurfaced with epoxy coating
36. Balcony supports overhauled and redecorated
37. Existing railing plinths overhauled and redecorated to match existing
38. Recent window security screens removed
39. Existing steel access stairs/platform replaced with new steel steps. Finished gloss black
40. New bridge across lightwell. Galvanised steel grating and railing. Painted gloss black.
41. New metal channel fixed below coping (to receive fall arrest harness)
42. Existing pebbledash replaced with new stucco/render external finish and paint to match existing ground floor.
43. Existing steel beams retained
44. New plasterboard suspended ceiling
45. Original cornices repaired and matched where sections missing
46. New plaster/fine ceiling
47. New painted timber balustrade
48. Fanco/ventilation unit
49. New external unit for air source heat pumps.
50. New built in shelving
51. New fire surround and grate



1 Elevation to Conway Street as proposed
PL_38



2 Elevation to Fitzroy Square as proposed
PL_38

NOTE: UNLESS INDICATED, THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. USE DIMENSIONS WHERE SHOWN. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

PLANNING

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REV	DATE	NOTE	REV	DATE	NOTE	REV	DATE	NOTE
P1	30.03.15	Issued for planning approval						
P2	21.07.15	Updated following LBC comments						
P3	20.08.15	Backstage to Conway St. Allocation removed						

NOTES

- Proposed
- Existing Retained

CLIENT:



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PROJECT NAME: 19 Fitzroy Square
DRAWING TITLE: Elevations to Conway St and Fitzroy Square as Proposed
SCALE: 1:50 @A0
DATE: JUL 2015
DRAWING: 14113_PL_38
REV: P3

DRAWN: SRJ