



LEVEL 03 - PROPOSED LAYOUT
1:100

LEVEL 04 - PROPOSED LAYOUT
1:100

- 1 ALL EXISTING FIREPLACES, HEARTHSTONES ANAD GRATES TO BE RETAINED AND REPLACED WHERE REQUIRED NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 2 ALL SHUTTERS TO BE RESTORED TO WORKING ORDER AND REPLACED WHERE REQUIRED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 3 CEILING ROSE TO BE REPLACED TO MATCH ORIGINAL IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 4 SKIRTING AND CORNICING TO BE RESTORED / REPLACED AS PER ORIGINAL FEATURES IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 5 NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL
- 6 CONTEMPORARY AND UNOBTRUSIVE ACCESS SYSTEM AND MAIL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH


- 7 FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING
- 8 ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING
- 9 ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR, TBC IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 10 ORIGINAL STONE AND TIMBER STAIRCASES TO BE RESTORED IN ACCORDANCE WITH IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 11 CARPET ON STAIRCASE TO BE REPLACED WITH NEW RUNNER
- 12 NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING

- 13 EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKES STORE
- 14 NEW LIMESTONE FLAGSTONES
- 15 STEEL FRAMED 'CRIT'AL' GLAZED PARTITION AND DOORWAY
- 16 NEW MOSAIC TILING (PATTERN TBC) INKEEPING WITH ADJOINING BUILDING INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 17 EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 18 ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

- 19 ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE RE-USED, TIMBER STRUCTURE REPLACED AND POOR QUALITY ROOFING FELT REPLACED WITH LEAD SHEETING
- 20 NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE
- 21 FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 22 NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING
- 23 NEW DORMER WINDOWS, IN KEEPING WITH THE CHARACTER OF THE TERRACE
- 24 NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK STEEL FRAMED DOORS

- 25 ALL RAILINGS AND BALUSTRADING TO LIGHTWELL AND EXTERNAL STAIRCASE TO BE REPAIRED AND REPLACED WHERE REQUIRED TO MATCH EXISTING AND PAINTED GLOSS BLACK TO MATCH ORIGINAL
- 26 ALL EXISTING BRICK TO BE CLEANED REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE AS REQUIRED AND RESTORED TO ORIGINAL CONDITION
- 27 EXISTING CAST-IRON BALCONY TO BE REPAIRED AND RESTORED TO ORIGINAL CONDITION IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 28 NEW LONDON STOCK BRICKWORK, LAID IN FLEMISH BOND AND SMOOT WASHED TO MATCH EXISTING
- 29 NEW DOUBLE GLAZED BLACK FRAMED WINDOWS, COLOUR TO MATCH EXISTING WINDOWS
- 30 NEW MASONRY WALL WITH WHITE RENDER FINISH

- 31 EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP
- 32 NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH WITH CONCEALED FIXINGS AND CONTEMPORARY DETAILING
- 33 NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING
- 34 NEW FIRE-RATED ACOUSTICALLY INSULATED STUD PARTITION WALL
- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL
- 36 NEW CONTEMPORARY TIMBER STAIRCASE
- 37 RISER FOR ALL PLUMBING AND ELECTRIC SERVICES

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|  | OOK ARCHITECTS 119 Farringdon Road London EC1R 3DA studio@ookarchitects.com www.ookarchitects.com | NOTES | | | REVISION / DESCRIPTION | | | DRAWN | CHECKED | DATE | PROJECT NUMBER | PROJECT TITLE | DATE | |
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