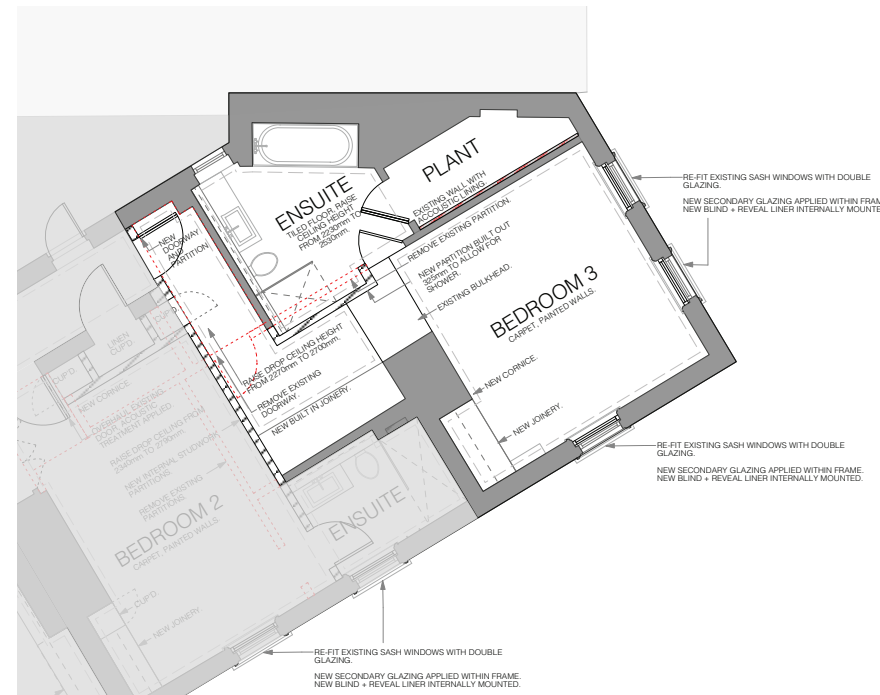


Existing Survey Plan of First Floor 2016
Instructed by clients.



Proposed Floor Plan of Flat 8 2016.



Existing Survey Plan of First Floor 2016
Instructed by clients.

The proposal and it's effect on the listed building.

Bedroom 3, Ensuite & Plant Room

- Change to existing plan form proposed.
- No removal of original fabric proposed.

Bedroom 3 is proposes minor alterations to plan form. As mentioned previously, the existing wall, built in 1998, between Bedroom 2 and Bedroom 3 has been moved into Bedroom 2 by 575mm, further creating functional spaces throughout. The existing doorway is proposed to be removed, creating a new entrance before the existing hallway turns the corner. The existing door is to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. This allows for access to extra storage space, creating a new cupboard adjoining the Hallway Cupboard. The dropped ceiling above this portion of previous Hallway is to be raised to match that of Bedroom 3 dressing area.

The existing Ensuite and Plant doors are also proposed to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied.

New joinery is proposed to be fitted to the dressing area, currently containing non original built in cabinets. The vast width of the dressing area is proposed to be reduced by only 325mm, to allow for a shower within the Ensuite. The ceiling of the Ensuite is to be raised to match that of Bedroom 3. All non original cornices and skirtings are to be replaced, along with new carpet flooring. The Ensuite's floor is to be tiled.

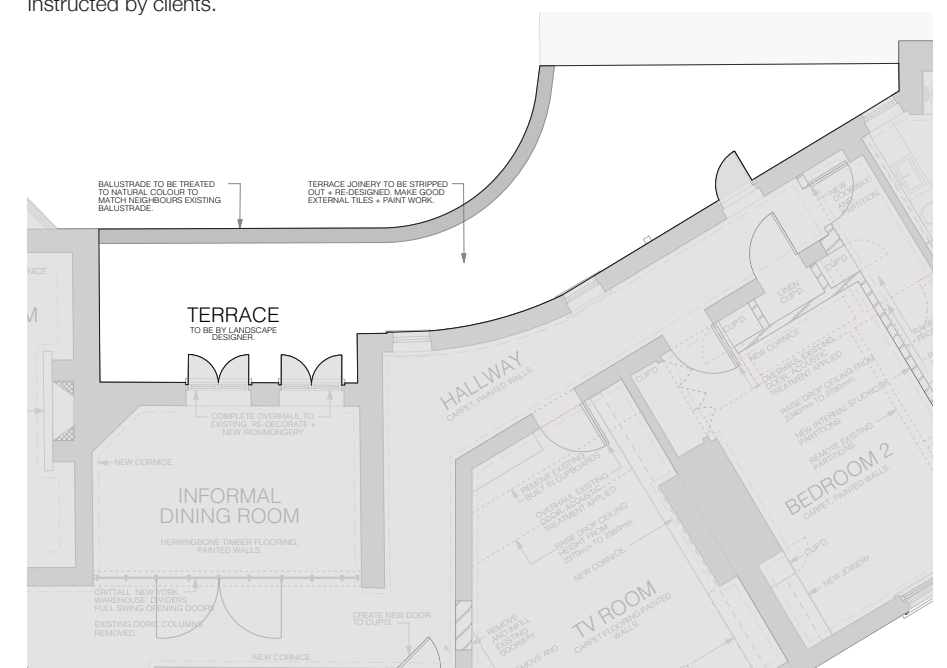
The sash windows to Bedroom 3, match that of the Tv Room, Study, and Bedroom 2, therefore it is proposed the same treatment is applied. The sash window to Bedroom 3's Ensuite matches those of the secondary Hallway, therefore it is proposed the same treatment is also applied.

The plant room, accessed via Bedroom 3's Ensuite, is proposed to be stripped of all equipment and replaced with new, utilising existing connections. The wall adjoining the bedroom is also proposed to be acoustically lined within the plant room. These changes proposed will ensure continued upkeep of the Flat whilst minimising disruption to the working systems.

Terrace

- No change to original plan form proposed.
- No removal of original fabric proposed.

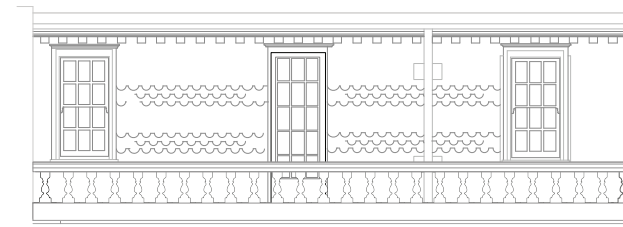
The Terrace as seen in plan form is to remain unchanged by the proposal. All non original joinery and decking are to be removed and replaced with new. The design of this is to be proposed by Aralia Garden Design. The non original existing balustrade is of concrete, painted bright red and in poor condition. It is proposed to be replaced with a wrought iron balustrade to match that of the original existing Master Bedroom terrace balustrade (please see page 12). Any external features, such as tiling and paint work in need of repair are also proposed to be made good.



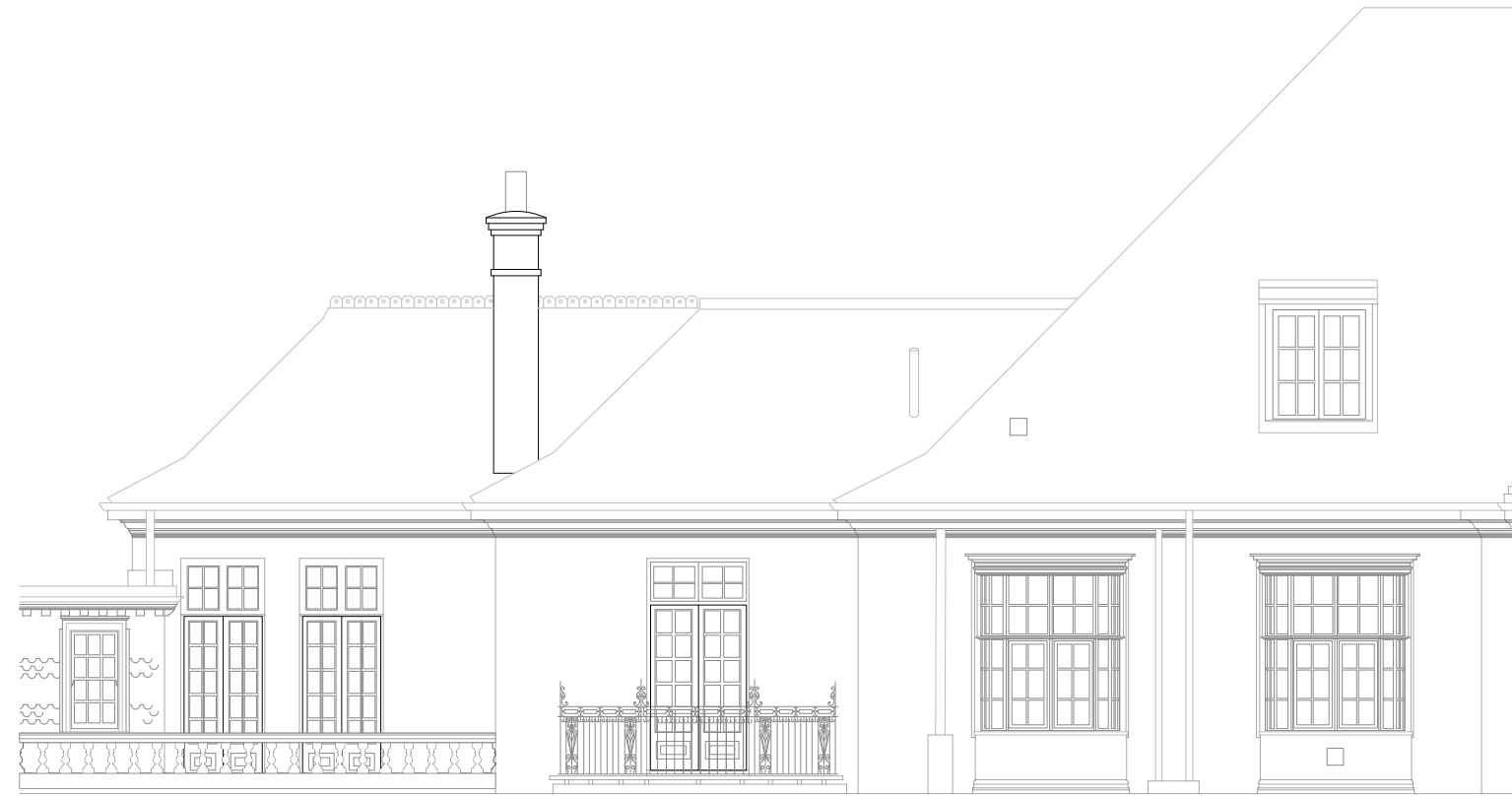
Proposed Floor Plan of Flat 8 2016.

LEGEND	
	EXISTING WALLS.
	NEW INTERNAL PARTITIONS
	REMOVED PARTITIONS.
	CORNICE.





EXISTING TERRACE 1 BALUSTRADE
ELEVATION SOUTH WEST WEST



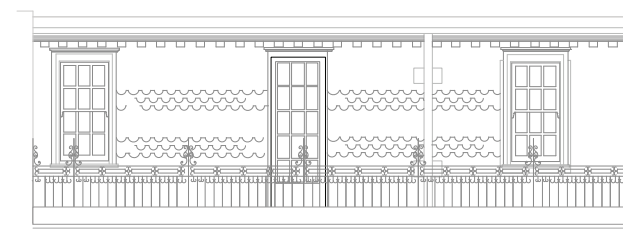
EXISTING TERRACE 1 BALUSTRADE
ELEVATION NORTH WEST WEST



Existing Balustrade to Flat 8 Terrace 1.



Wrought Iron Balustrade to Flat 8 Master Bedroom Terrace.



PROPOSED TERRACE 1 BALUSTRADE
ELEVATION SOUTH WEST WEST



PROPOSED TERRACE 1 BALUSTRADE
ELEVATION NORTH WEST WEST



Wrought Iron Balustrade to House 2 Terrace.



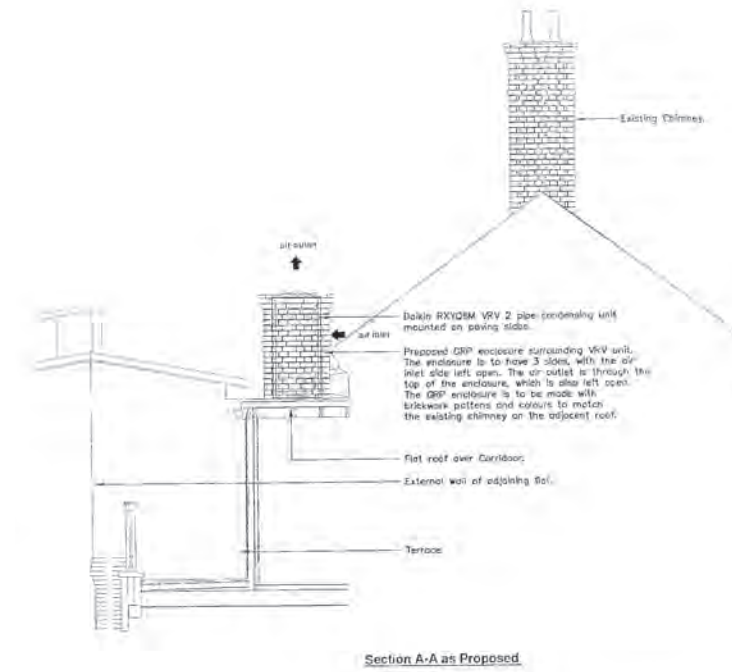
Timber Balustrade to Flat 12 Terrace.



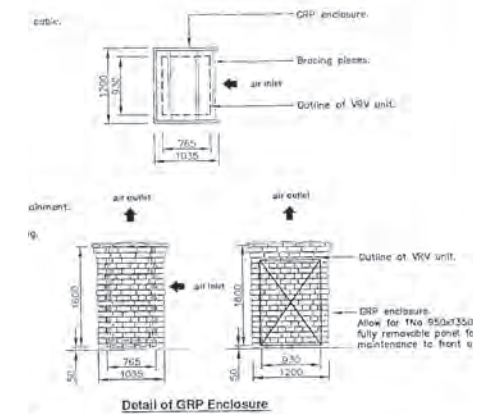
Photo Extract from Camden Planning
Permission March 8th, 2004.
Paul Bastick Associates.



Current False Chimney. Site photos
2016.
Charlton Brown Architects.



Detail Extract from Camden Planning
Permission March 8th, 2004.
Paul Bastick Associates.



Detail Extract from Camden Planning
Permission March 8th, 2004.
Paul Bastick Associates.

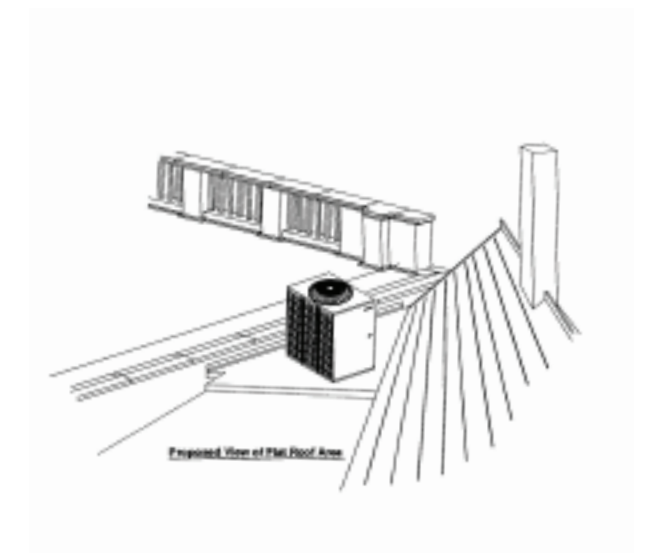
The proposal and its effect on the listed building.

Removal of False Chimney

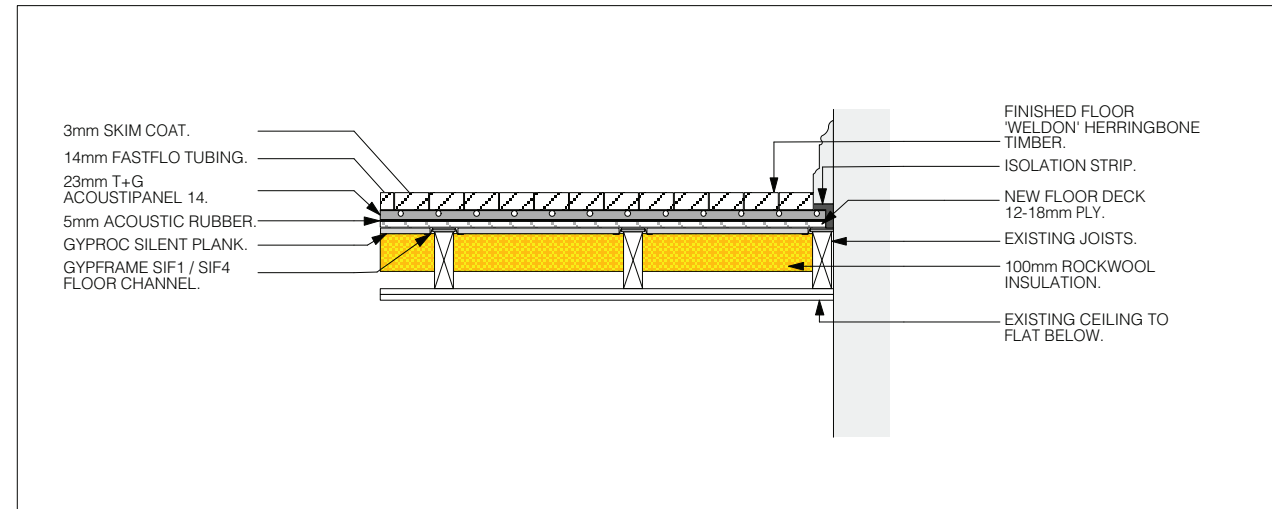
As seen from the Terrace, a false chimney exists atop the flat roof to the Ensuite of Bedroom 3. The false chimney can be seen to be largely in disrepair. This chimney is non original and is a later addition, as seen in the Camden planning permission application dated the 8th of March 2004, and therefore holds no architectural or historic interest to Inverforth House. The proposal suggests to remove the existing false chimney and condenser unit contained within, repairing and returning the flat roof to its original state.



Detail Extract from Camden Planning
Permission March 8th, 2004.
Paul Bastick Associates.

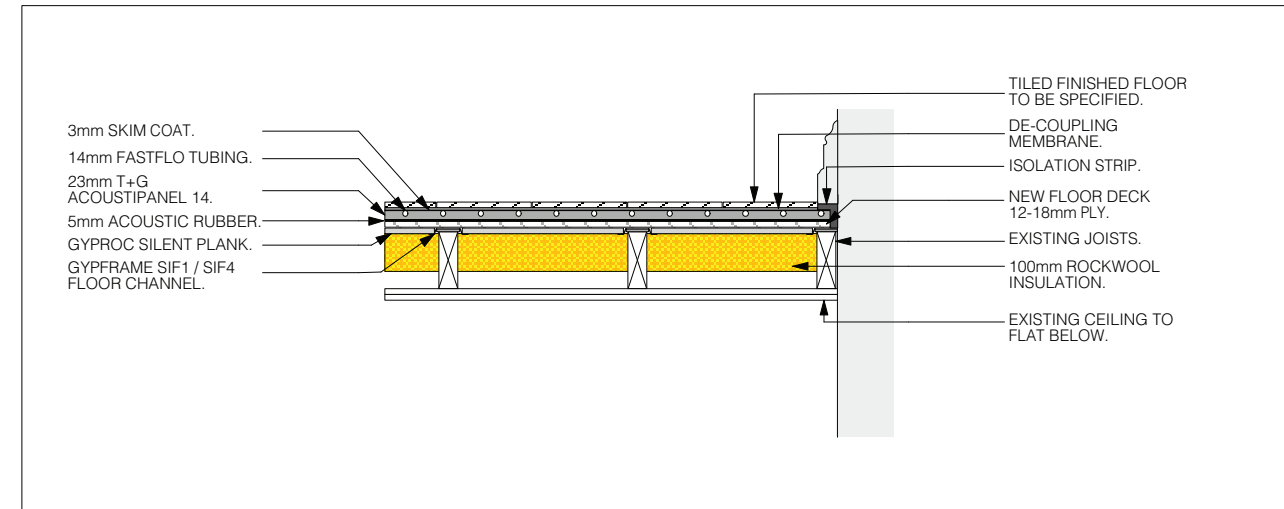


Detail Extract from Camden Planning
Permission March 8th, 2004.
Paul Bastick Associates.



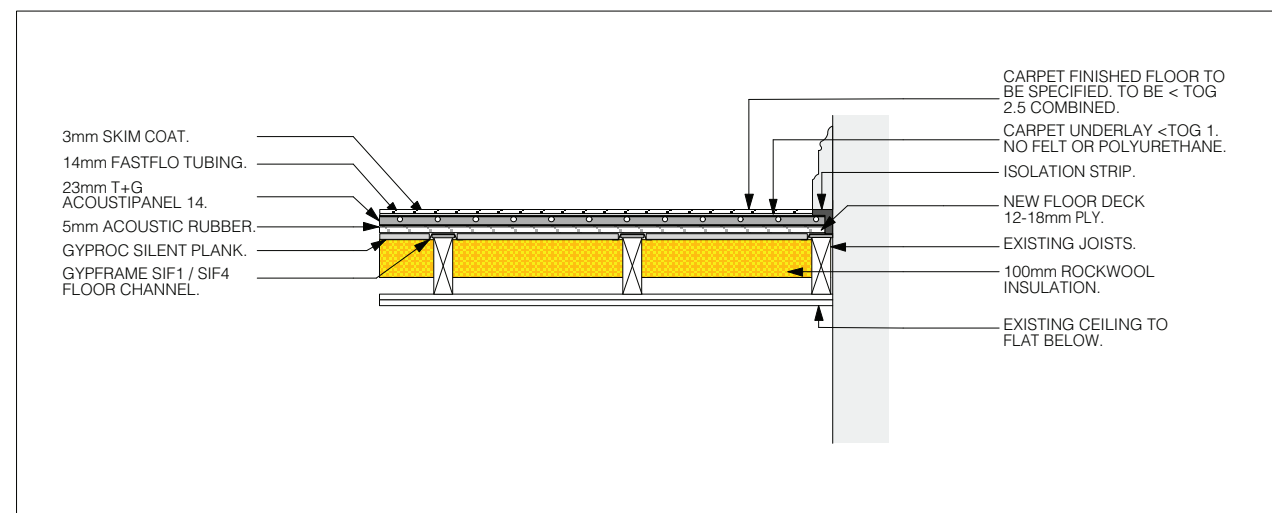
Proposed Floor Build Up Details of Flat 8 - Weldon Floor Finish
1:20 @ A3 - Floor Finish Type 1.

Existing Timber Joists. 100mm Rockwool within, New Gypfloor Silent System, New Floor Deck, New Nu Heat AcoustiPanel 14, New Weldon Herringbone Timber Floor Finish.



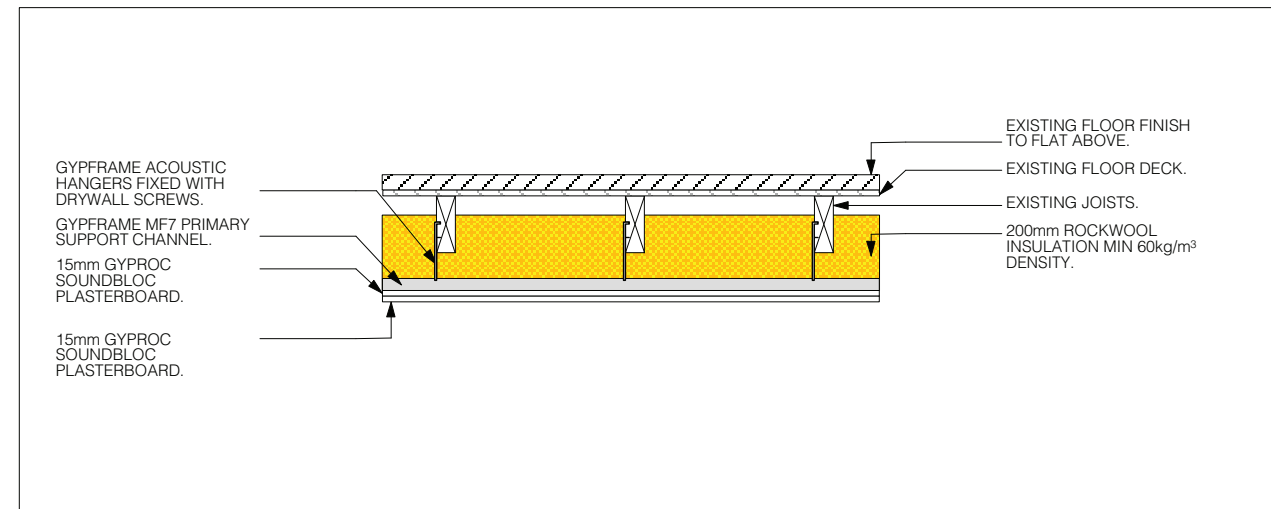
Proposed Floor Build Up Details of Flat 8 - Tiled Floor Finish.
1:20 @ A3 - Floor Type 2.

Existing Timber Joists. 100mm Rockwool within, New Gypfloor Silent System, New Floor Deck, New Nu Heat AcoustiPanel 14, New De-Coupling Membrane, New Tiled Floor Finish.



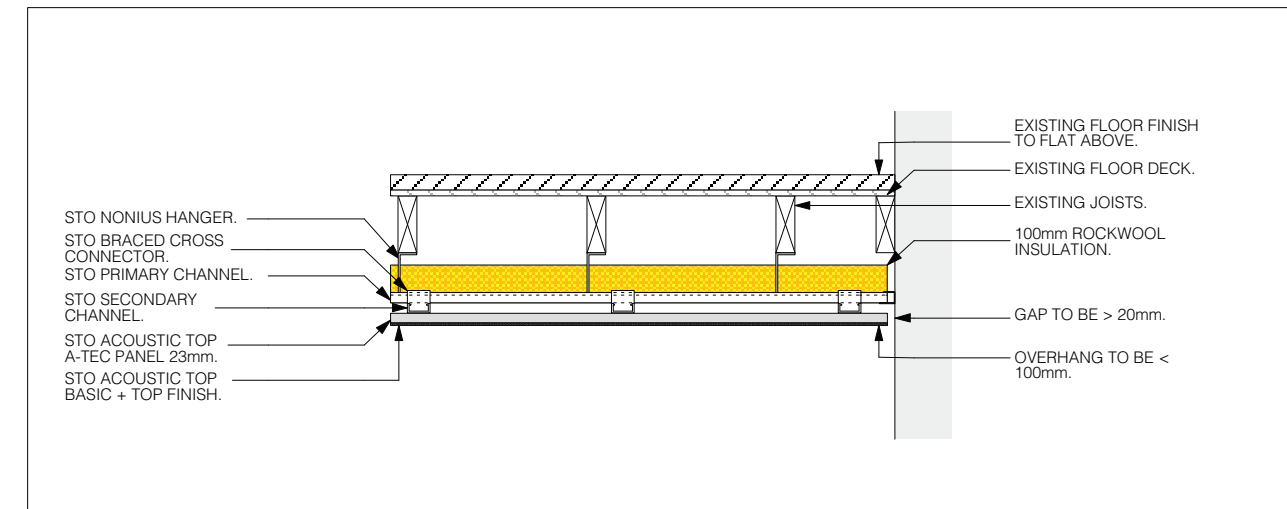
Proposed Floor Build Up Details of Flat 8 - Carpet Floor Finish.
1:20 @ A3 - Floor Type 3.

Existing Timber Joists. 100mm Rockwool within, New Gypfloor Silent System, New Floor Deck, New Nu Heat AcoustiPanel 14, New Carpet Underlay, New Carpet Floor Finish.



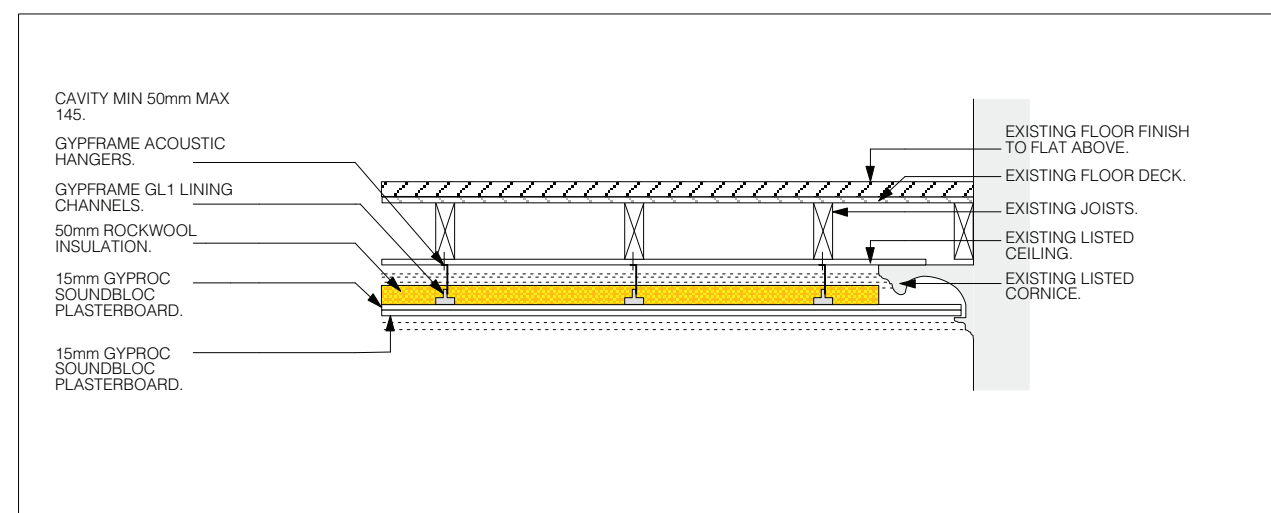
Proposed Ceiling Build Up Details of Flat 8 minus Master Bedroom + Hallway.
1:20 @ A3 - Ceiling Type 1.

Existing Timber Joists. GypLyner Universal, Suspended Ceiling System, Finish to be Specified.



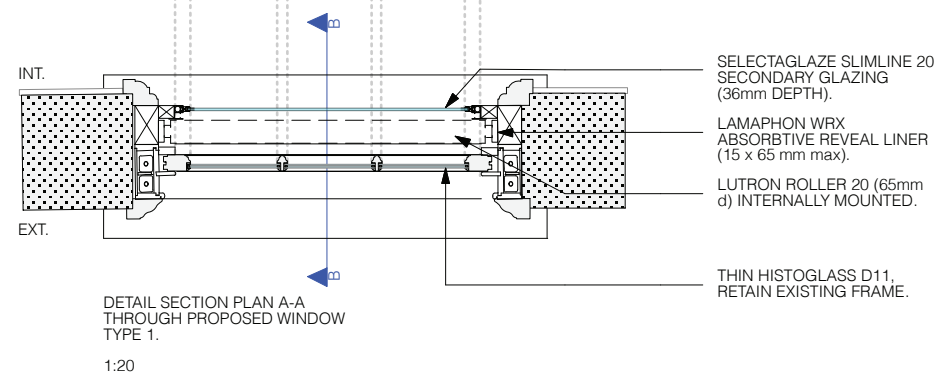
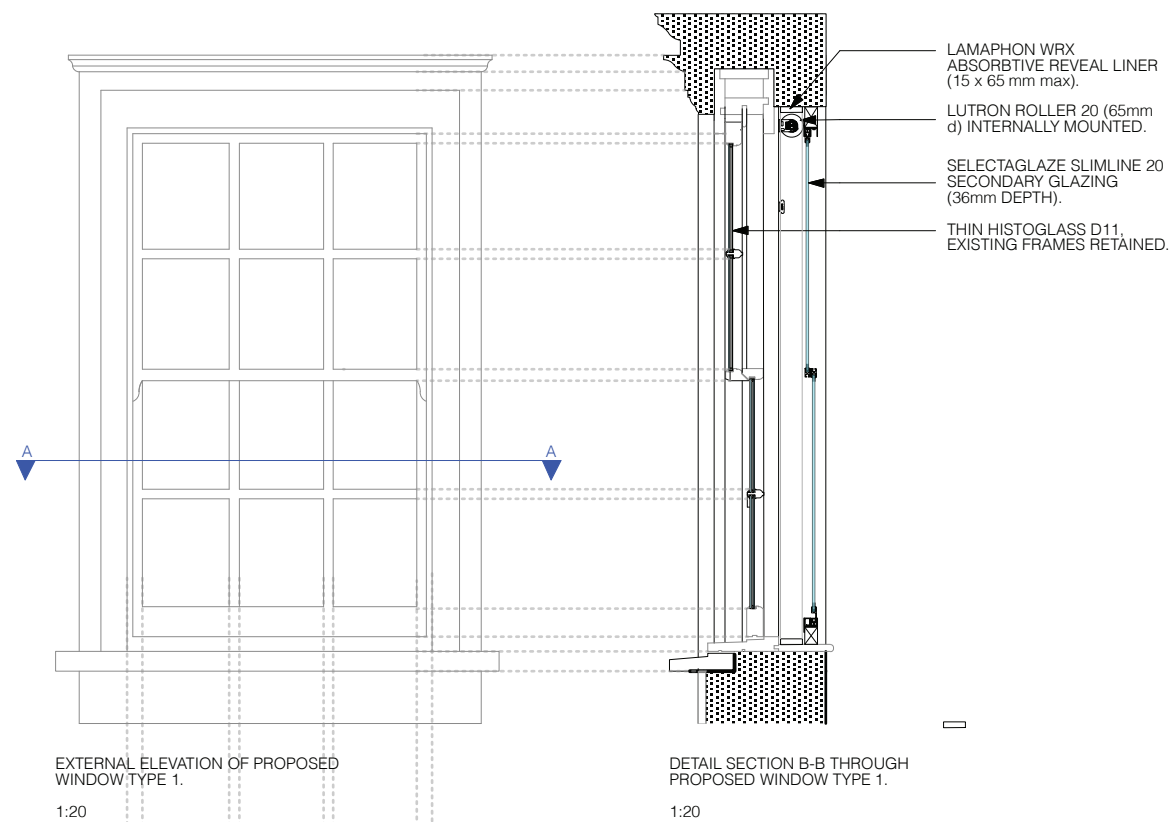
Proposed Ceiling Build Up Details of Hallway.
1:20 @ A3 - Ceiling Type 2.

Existing Timber Joists. StoSilent Top A-Tec System with Sto Silent Top Basic and Finish.

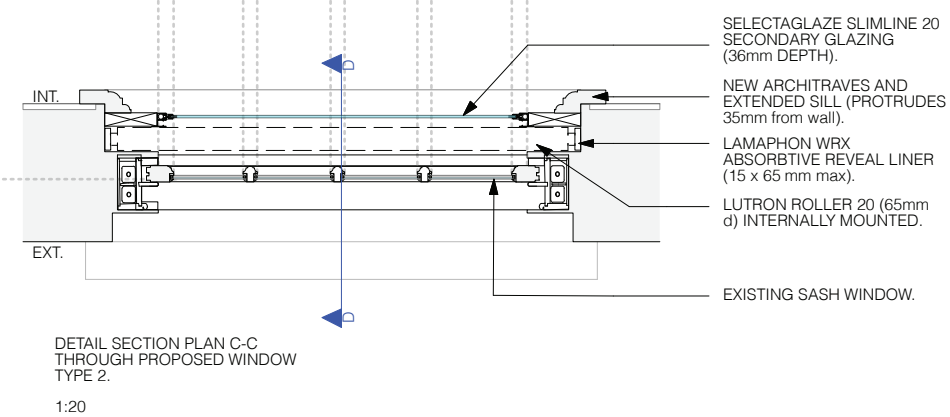
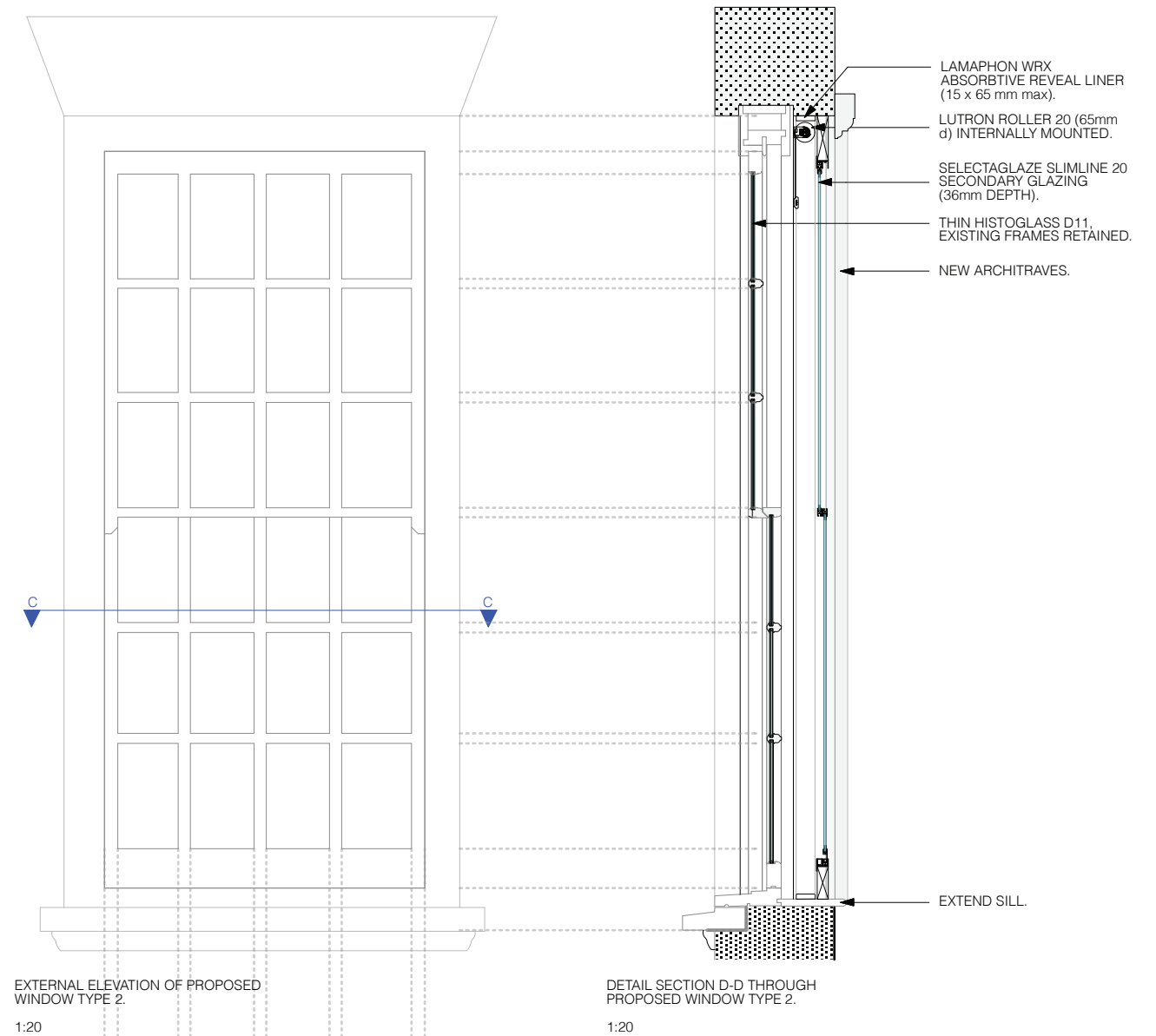


Proposed Ceiling Build Up Details of Master Bedroom.
1:20 @ A3 - Ceiling Type 3.

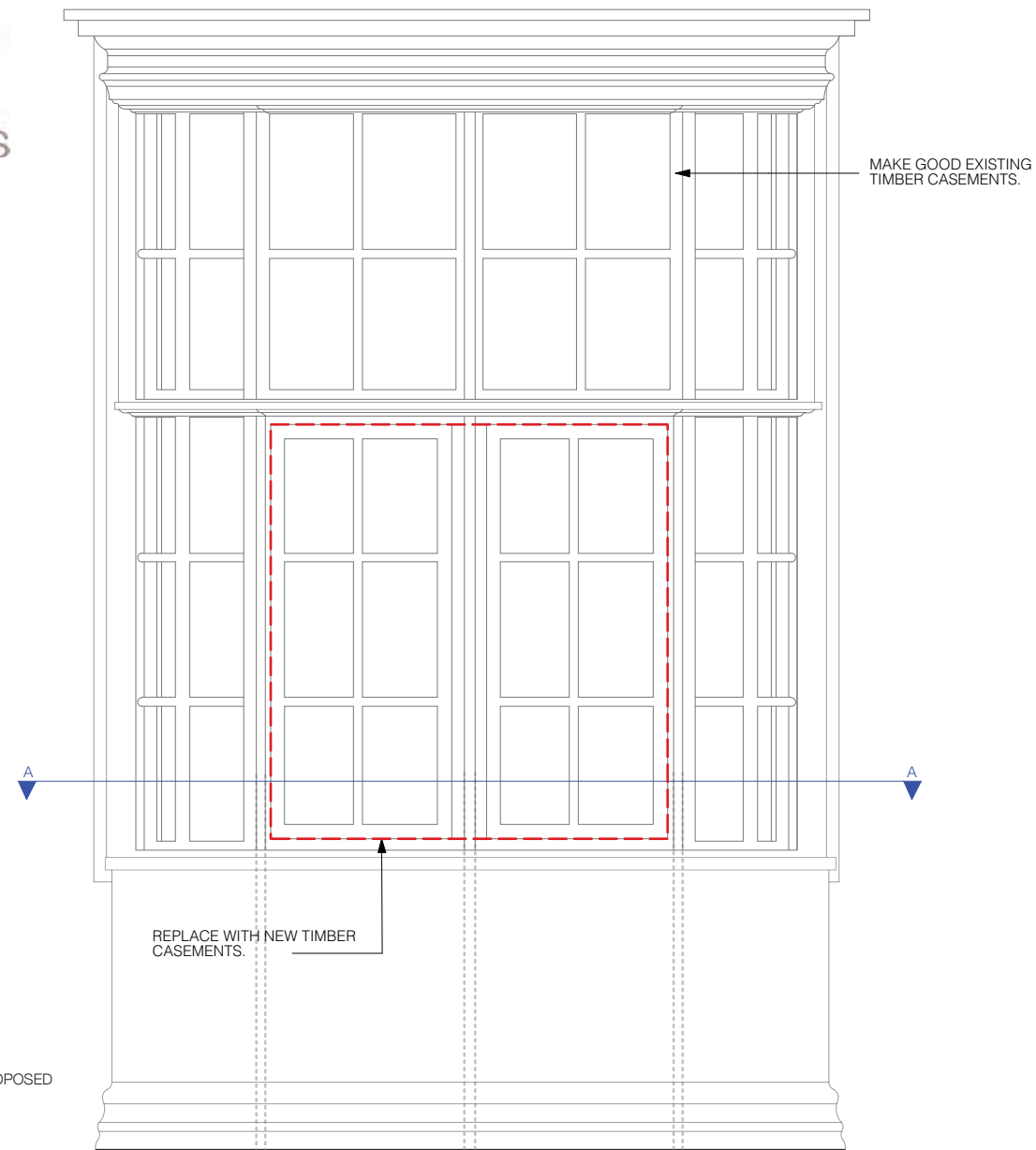
Existing Timber Joists. Existing Ceiling to be Retained, GypLyner Universal Suspended Ceiling System, Finish to be Specified.



Proposed Window Details of the Study, Tv Room, Bedroom Two and Bedroom Three.
1:20 @ A3 - Window Type 1. - Overhaul and redecorate existing sash window. Re-fit with double glazed thin histoglass D11 Panels. New Selectaglaze Slimline 20 Secondary Glazing 36mm. New reveal liner + New Lutron Roller 20 (65mm d) internally mounted.

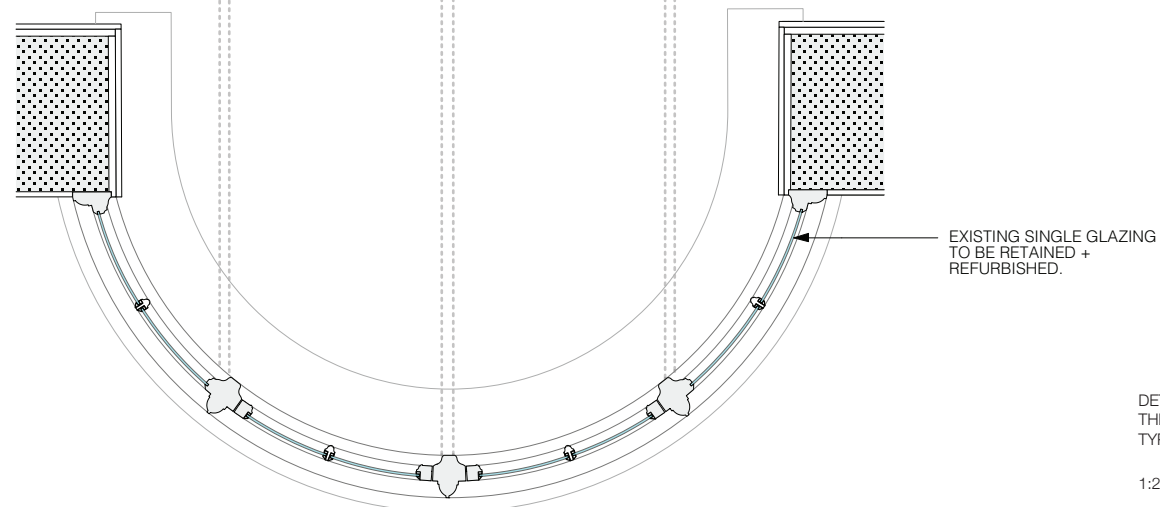


Proposed Window Details of the Kitchen.
1:20 @ A3 - Window Type 2. - Overhaul and redecorate existing sash window. New Selectaglaze Slimline 20 Secondary Glazing 36mm. New reveal liner + New Lutron Roller 20 (65mm d) internally mounted.



EXTERNAL ELEVATION OF PROPOSED
WINDOW TYPE 3.

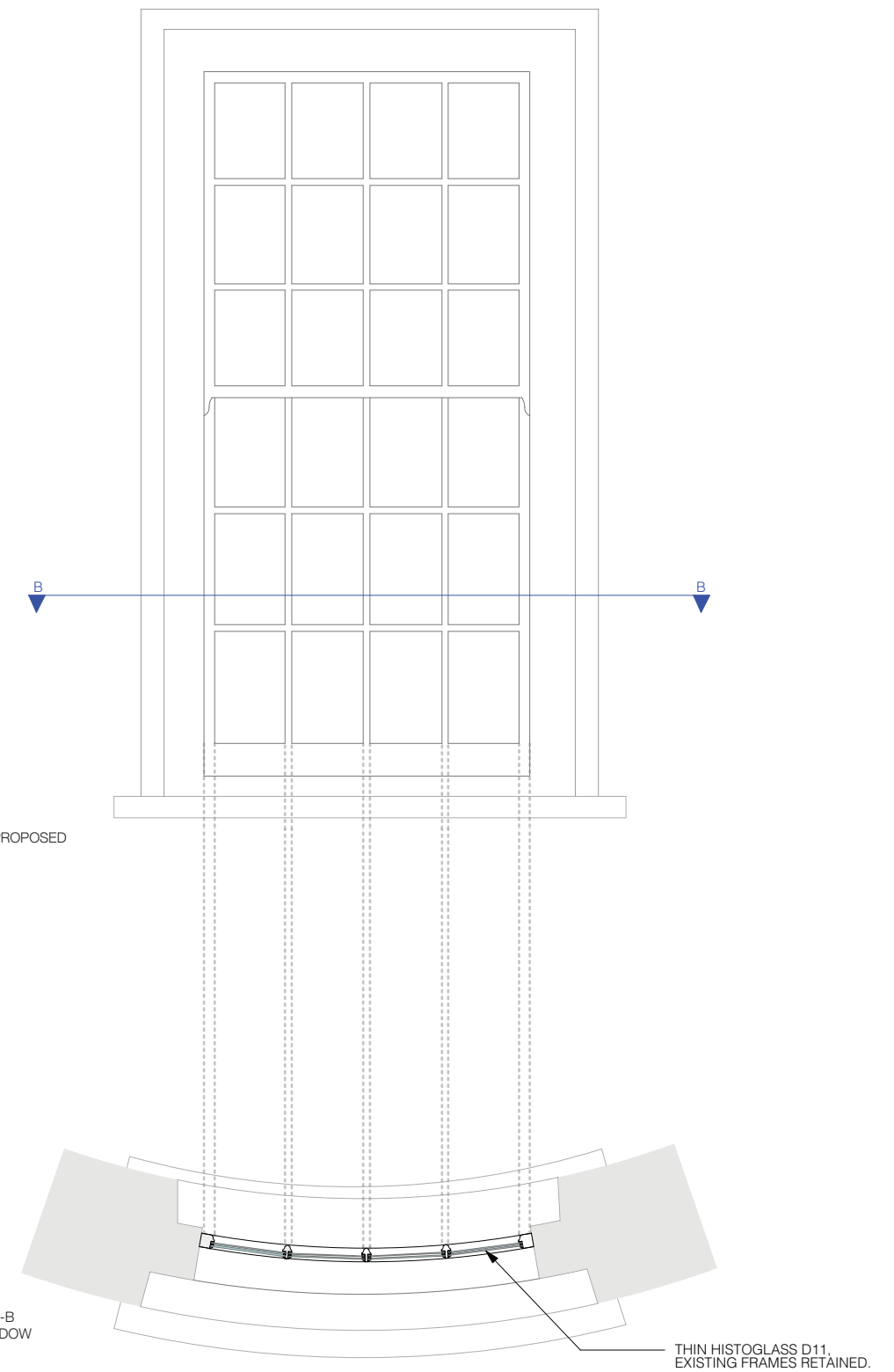
1:20



DETAILED SECTION PLAN A-A
THROUGH PROPOSED WINDOW
TYPE 3.

1:20

Proposed Small Bay Window Details of Grand Reception and Master Ensuite.
1:20 @ A3 - Window Type 3. - 'Make Good' timber casements, replace crittal casements with new
timber to match existing.



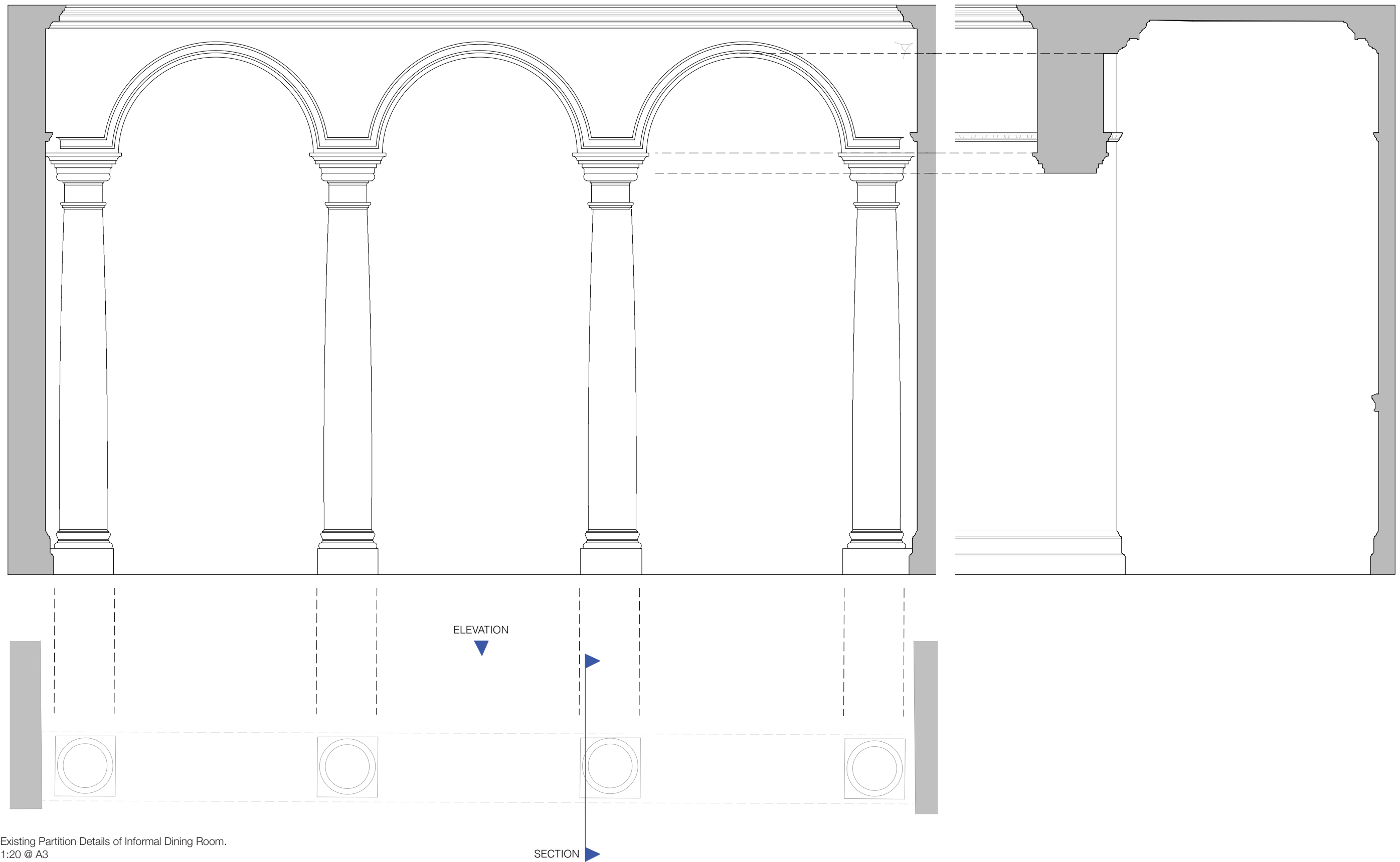
EXTERNAL ELEVATION OF PROPOSED
WINDOW TYPE 4.

1:20

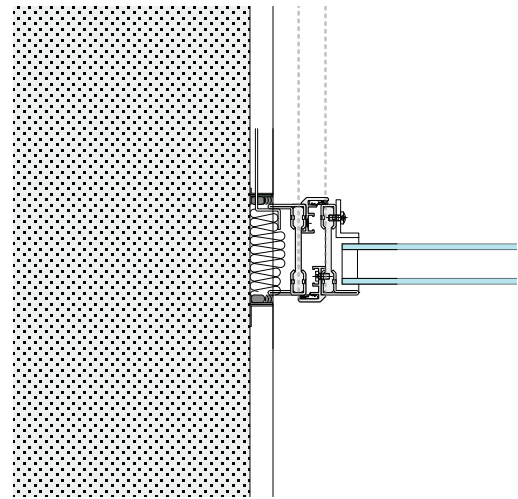
DETAILED SECTION PLAN B-B
THROUGH PROPOSED WINDOW
TYPE 4.

1:20

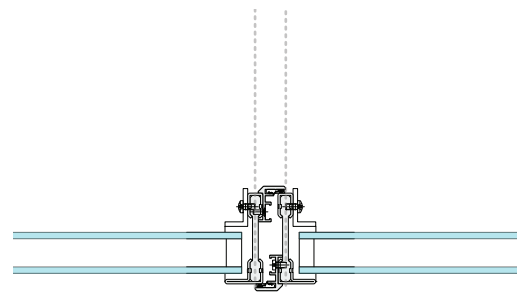
Proposed Large Bay Window Details of Grand Reception.
1:20 @ A3 - Window Type 4. - Overhaul and redecorate existing sash windows. Re-fit with double
glazed histoglass D11 Panels.



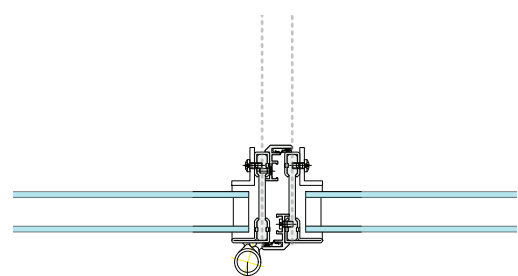
Existing Partition Details of Informal Dining Room.
1:20 @ A3



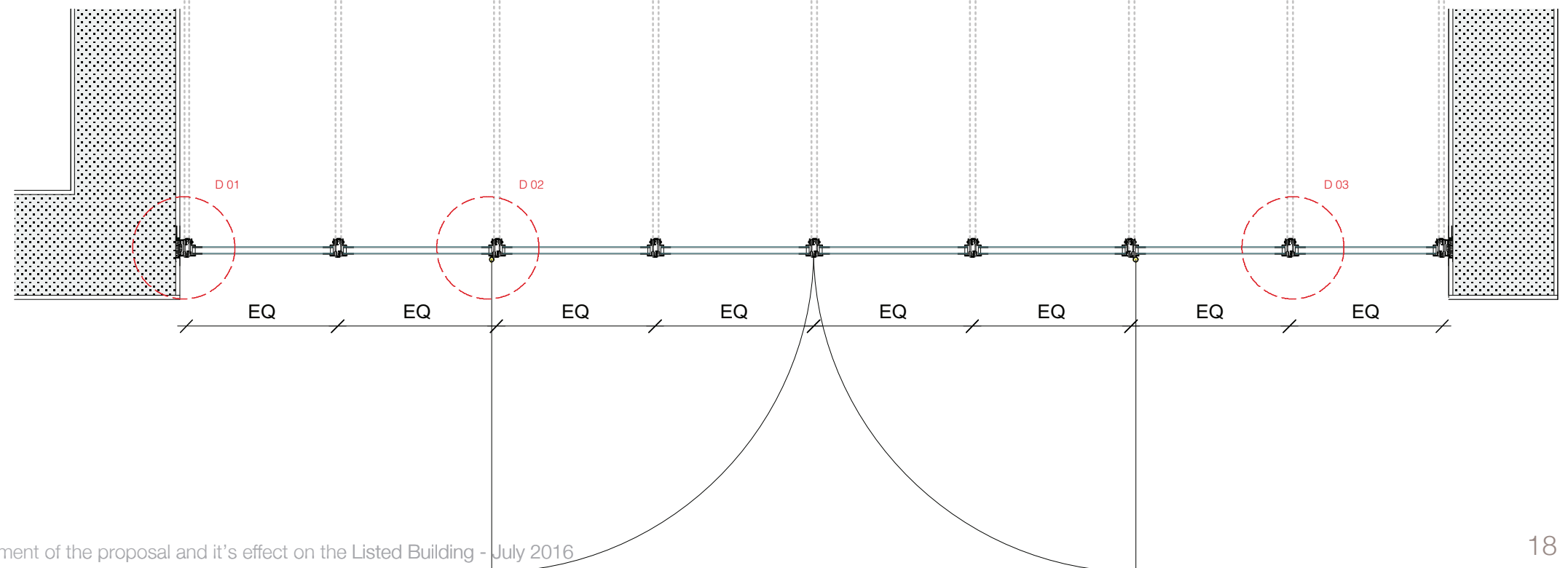
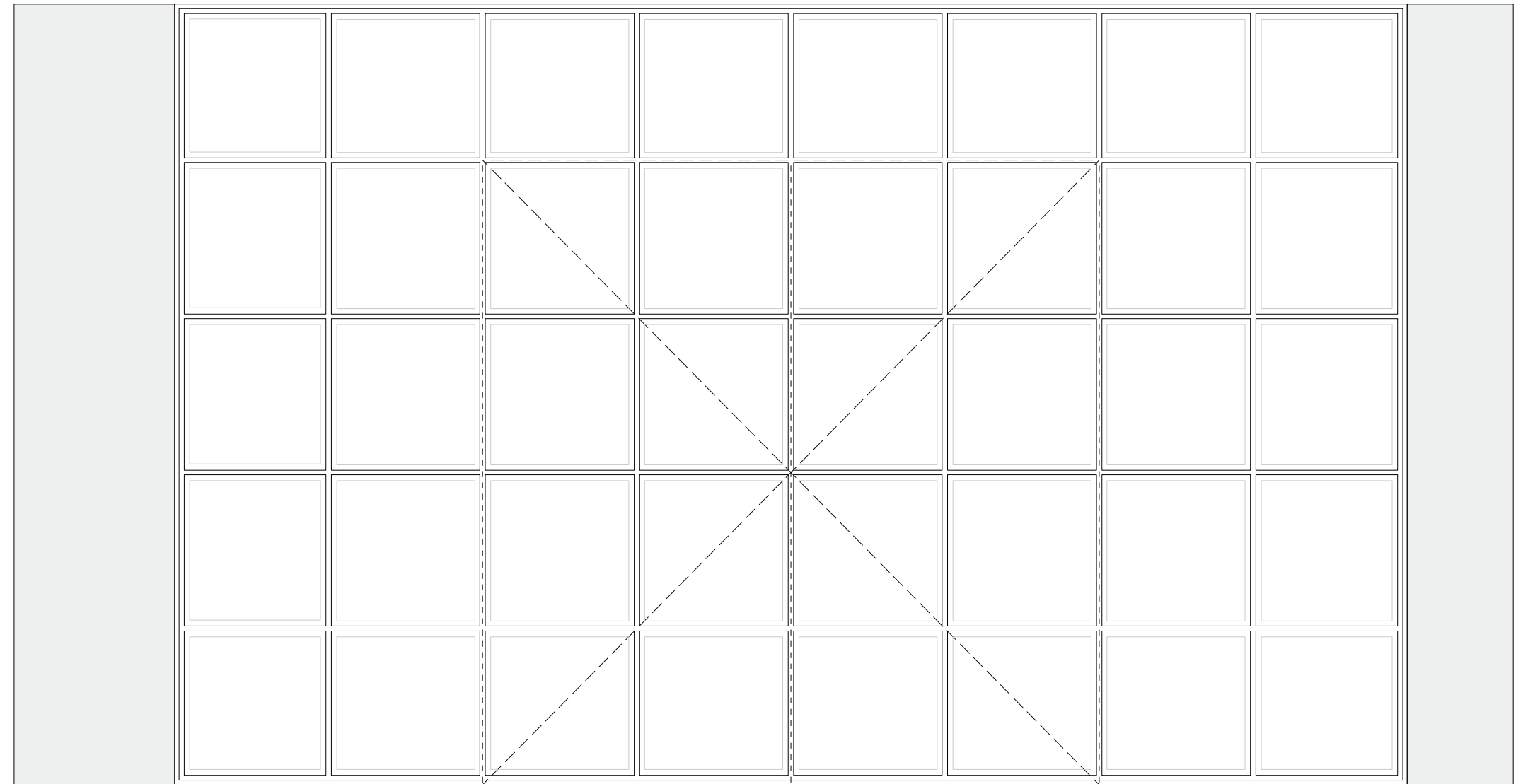
DETAIL D 01 OF GLAZING JOIN WITH EXISTING BLOCKWORK WALL.
1:5



DETAIL D 02 OF GLAZING TO GLAZING JOIN.
1:5



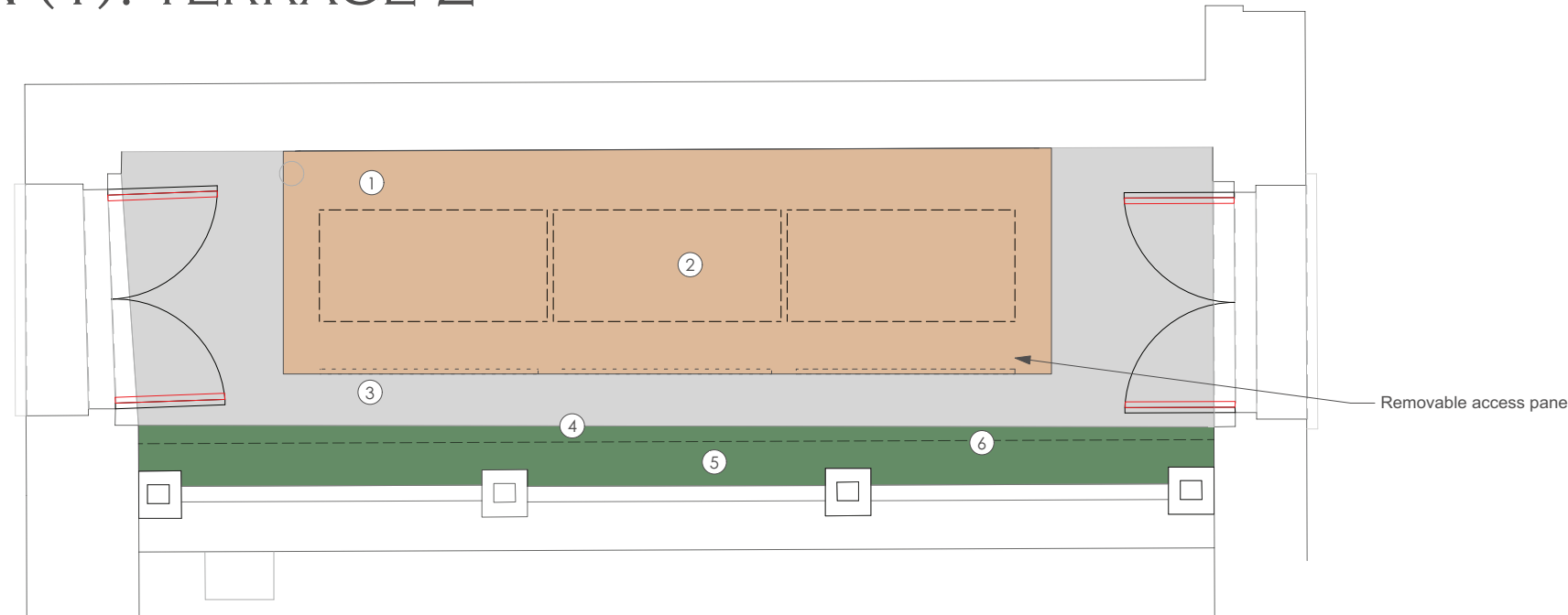
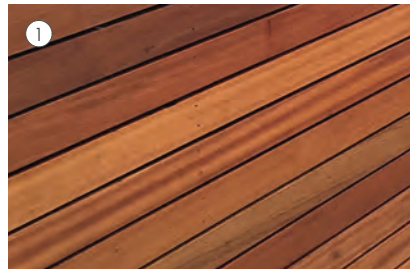
DETAIL D 03 OF GLAZING TO OUTWARD SWING DOOR.
1:5



Proposed Glazed Partition Details of Informal Dining Room.
1:20 @ A3

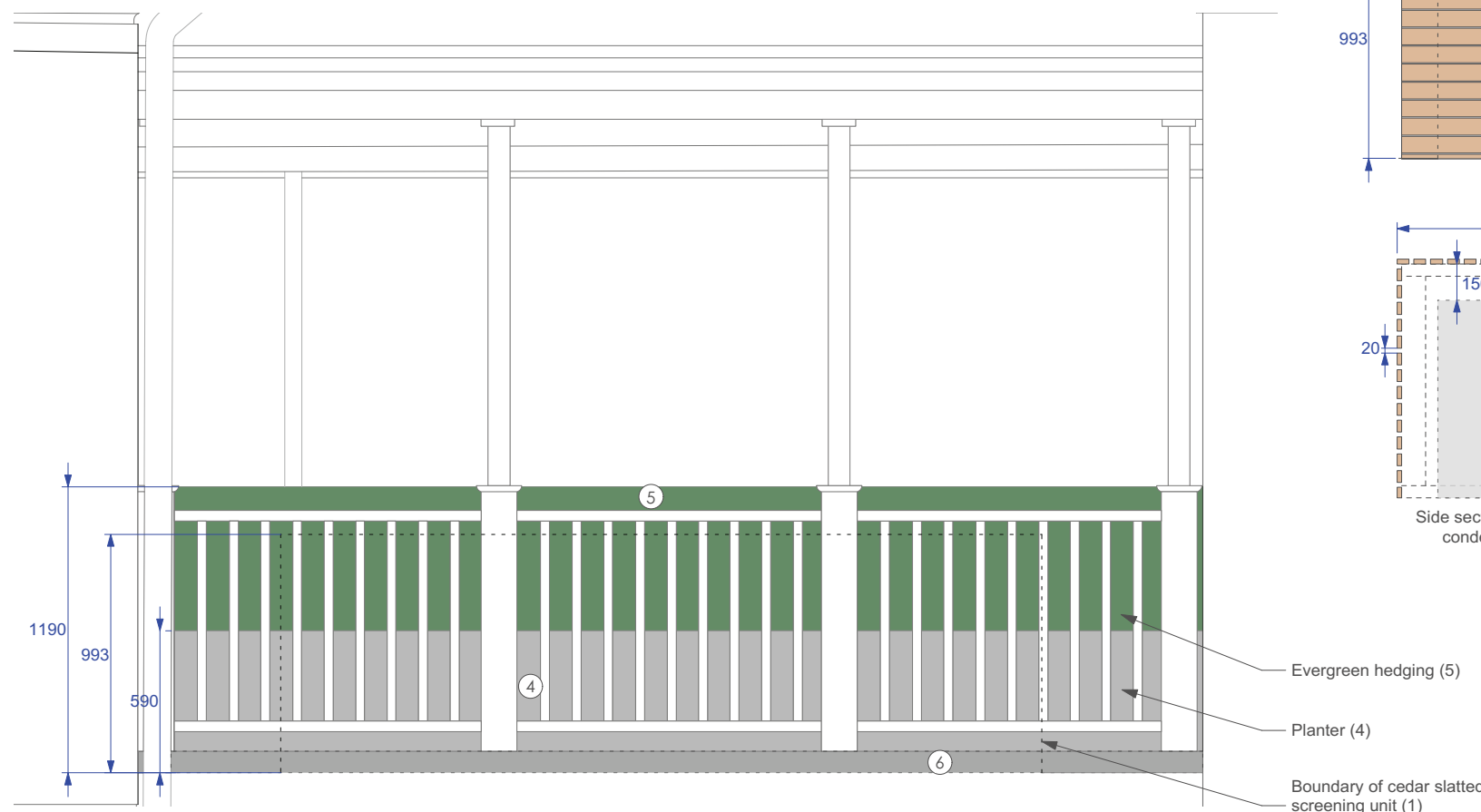
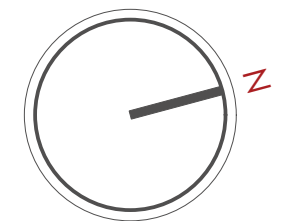
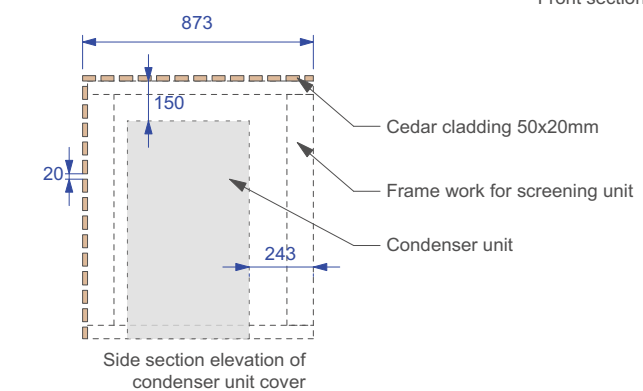
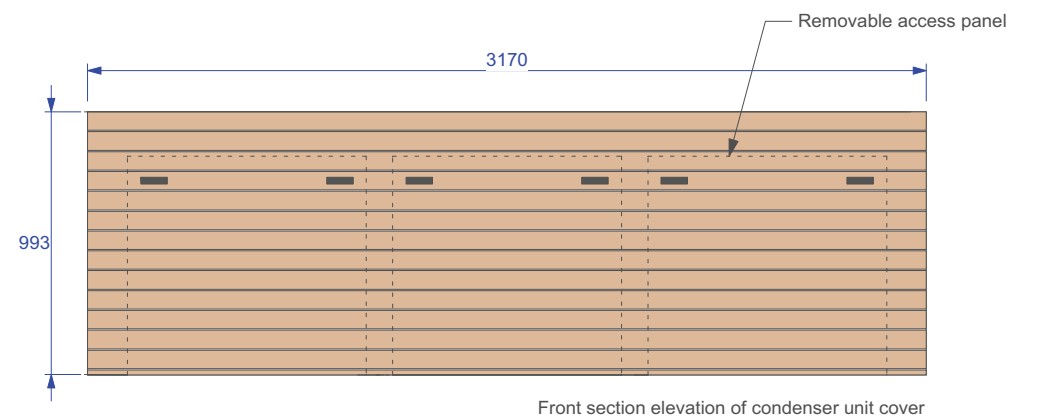
INVERFORTH HOUSE

OUTLINE PLAN (1): TERRACE 2



General Notes

1. Cedar slatted screening unit, for disguising condenser units. Slats to be spaced 20mm apart all sides, to allow good movement of air. Back to remain open against the wall. The front will have three removable access panels, that will pop off (not doors). Cedar will weather and grey over time. H: 993mm x W: 3170 x D: 853 - 866mm
2. No.3 Daikin low height mini condenser units. H:823mm x W: 940mm x D:460mm. To be 250mm of the back of the wall. Specified by M+E.
3. Decking: 146x21mm solid composite decking boards with specialist joist and hidden clip fastening system and on asp pedestal system; in a mid-grey colour.
4. GRP fibreglass bespoke moulded planters; RAL colour to be confirmed. To be fixed to upstand. H:500mm x L: 4438 x D:243
5. Buxus hedging. H:600mm x W: 243mm
6. Upstand, to be same material as planter.



Legend

Hardwood (cedar)	
Composite decking	
Planter	
Evergreen planting	

Please Note:

This is a concept detail only, and should not be built from.
Any issues with this drawing should be raised with Aralia before construction work commences.

All drawings and details remain the property of Aralia unless agreed in writing prior to document issue. No changes are permitted without consultation and consent in writing by Aralia.



Drawing Title: Outline plan (1): Terrace 2

Drawing Ref: AR-INVE001-D-100-R03

Client Contact: Robert Thrusell	Email: Robert@aralia.org.uk
Site: Inverforth House	Client: Michelle and Adam Cedar
Drawn By: R. Thrusell	Date: 01/08/16
Revision: 03	Scale: 1:50 @ A2