

PROJECT TITLE 66 GUILFORD STREET FIRST ISSUE - POI OOK ARCHITECTS 35 Marylebone High St London W1U 4QA DRAWING TITLE SCALE Proposed Plans - Lower Ground 1:100 and Ground Levels @ A3 ORLA O'KANE ARB MRIAI STATUS T +44 (0)7887 861 633 15.02.13 **PLANNING** studio@ookarchitects.com 0 0.5 www.ookarchitects.com ORLA O'KANE SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF ORLA O'KANE. P01 SCALE 518-PL-110 518

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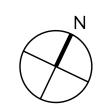
- ALL EXISTING FIREPLACES TO BE RETAINED AND SURROUNDS SPECIFIED AND INSTALLED AS PER CONSERVATION OFFICERS RECOMMENDATION
- 2 ALL SHUTTERS CURRENTLY BOXED IN/ PAINTED SHUT TO BE RESTORED TO WORKING ORDER AS PER CONSERVATION OFFICERS RECOMMENDATION
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- 5 NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL
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- CARPET ON STAIRCASE TO BE REPLACED WITH NEW ACOUSTICALLY INSULATED ENGINEERED TIMBER FLOORING
- (12) NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING

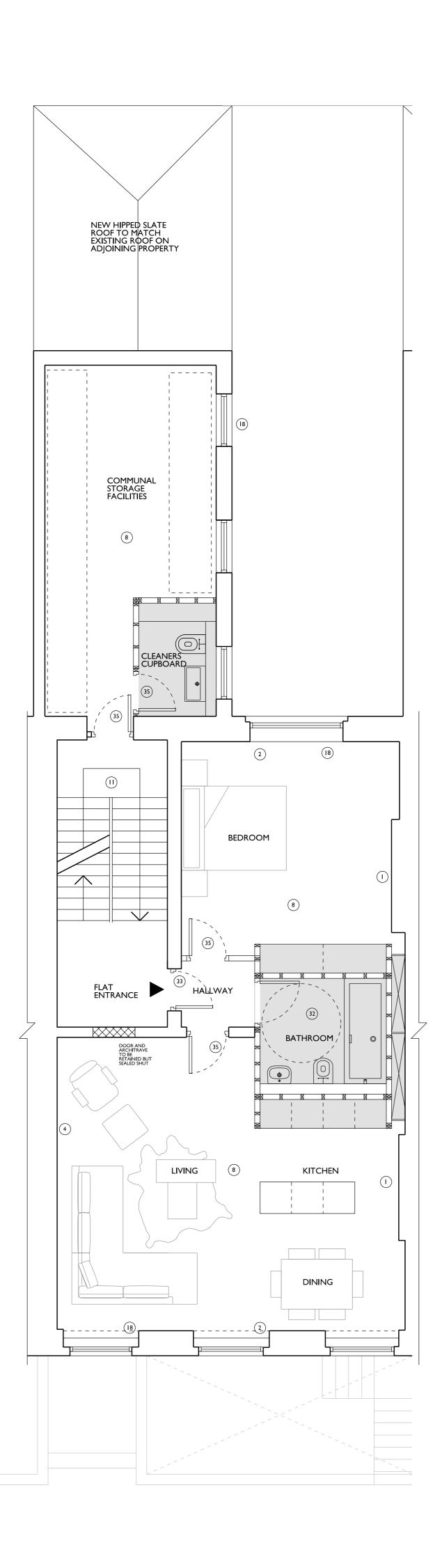
ORIGINAL STONE STAIRCASE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION OFFICERS RECOMMENDATION

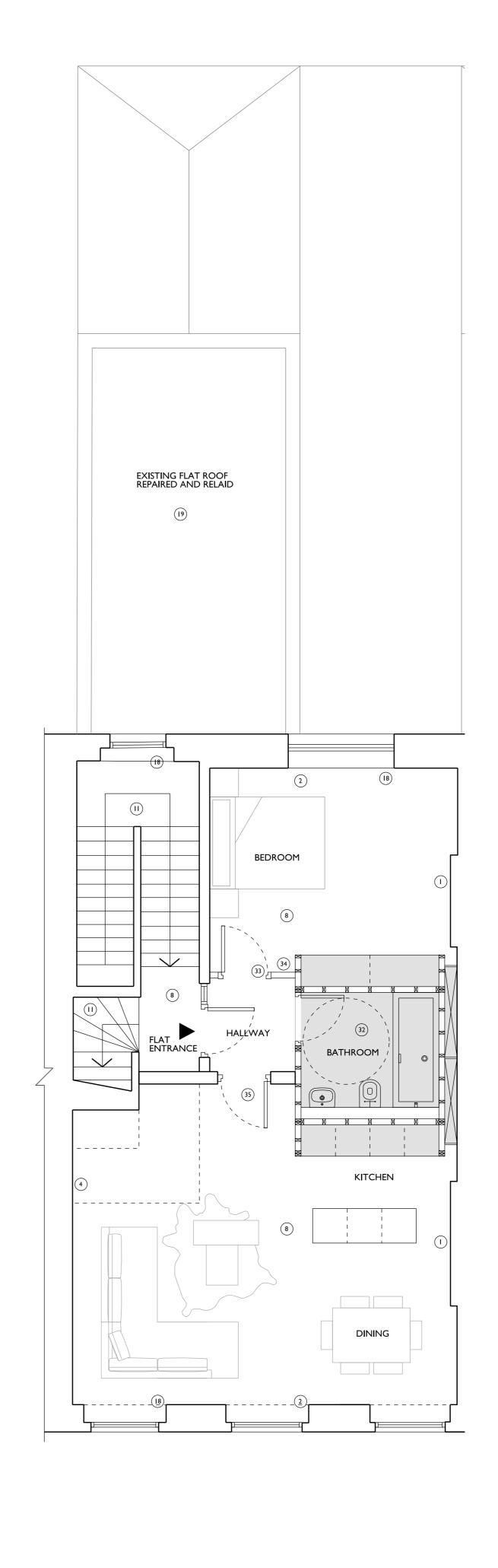
- FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS
 - NEW LIMESTONE FLAGSTONES
 - TIMBER SEATING AND PLANTERS TO REAR COURTYARD WALL
 - NEW MOSAIC TILING PATTERN TBC IN ACCORDANCE WITH CONSERVATION OFFICERS RECOMMENDATION INKEEPING WITH ADJOINING BUILDING

(3) EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE BIN AND BIKE STORE

- (17) EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED
- ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING AS PER CONSERVATION OFFICERS RECOMMENDATION
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- NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE
- (1) FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION OFFICERS RECOMMENDATION 22) NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING
- NEW WHITE PAINTED CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHEEKS IN KEEPING WITH THE CHARACTER OF THE TERRACE
 - NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK ALUMINIUM FRAME SLIDING DOORS
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 - 33) NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING, PANELLING AND IRONMONGERY AS PER CONSERVATION OFFICERS RECOMMENDATION
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- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL
- 36 NEW CONTEMPORARY TIMBER STAIRCASE WITH BLACK PAINTED STEEL BALUSTRADING

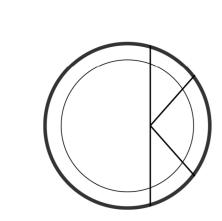






FIRST FLOOR LEVEL PROPOSED PLAN

SECOND FLOOR LEVEL PROPOSED PLAN



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66 GUILFORD STREET DRAWING TITLE Proposed Plans - First 1:100 and Second Floor Levels **PLANNING** 15.02.13 P01 518-PL-111 518

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 - (14) NEW LIMESTONE FLAGSTONES

TIMBER SEATING AND PLANTERS TO REAR COURTYARD WALL

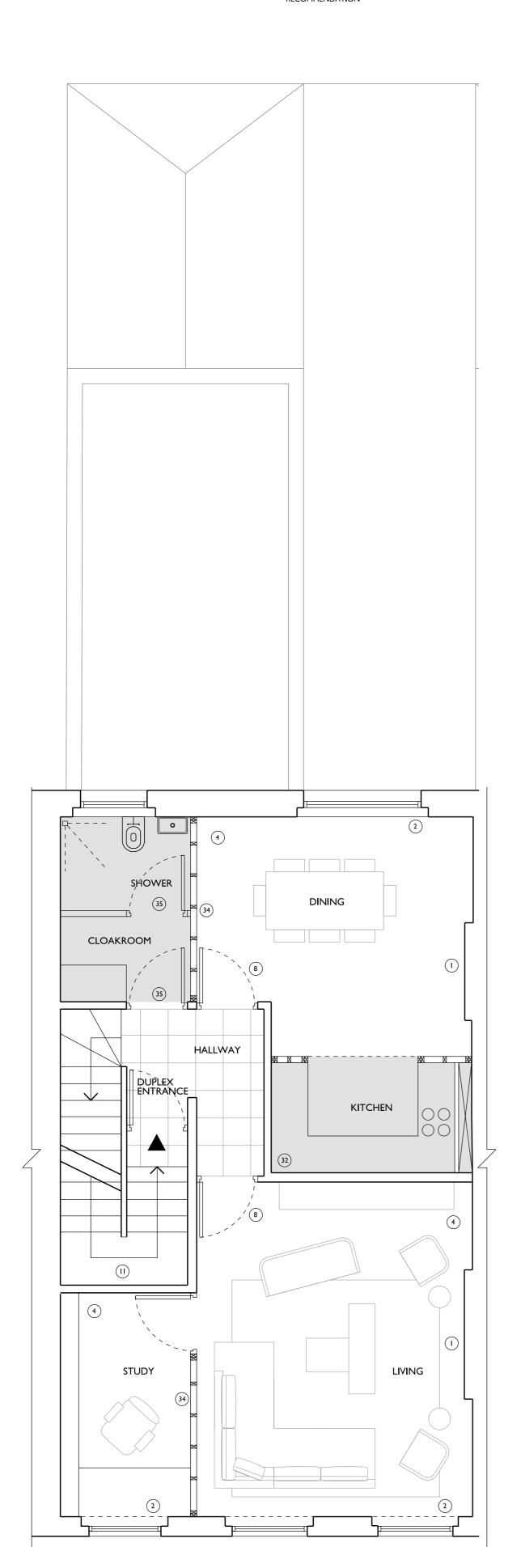
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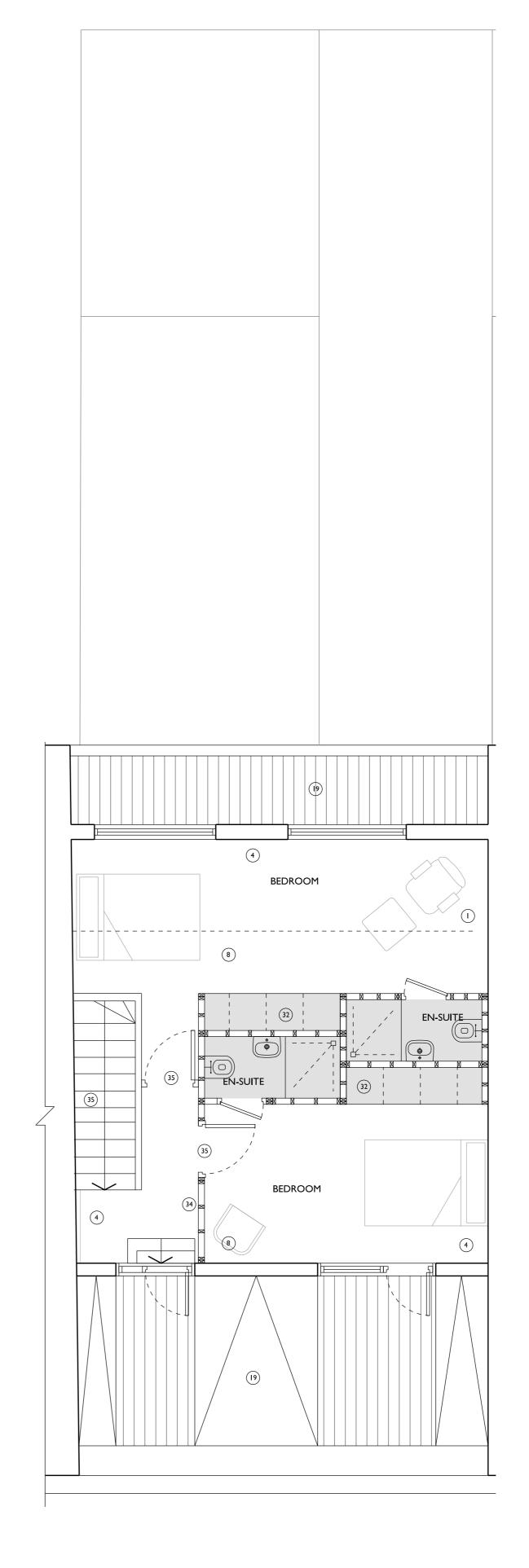
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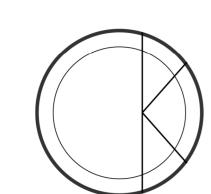
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- 36 NEW CONTEMPORARY TIMBER STAIRCASE





THIRD FLOOR LEVEL PROPOSED PLAN

FOURTH FLOOR LEVEL PROPOSED PLAN



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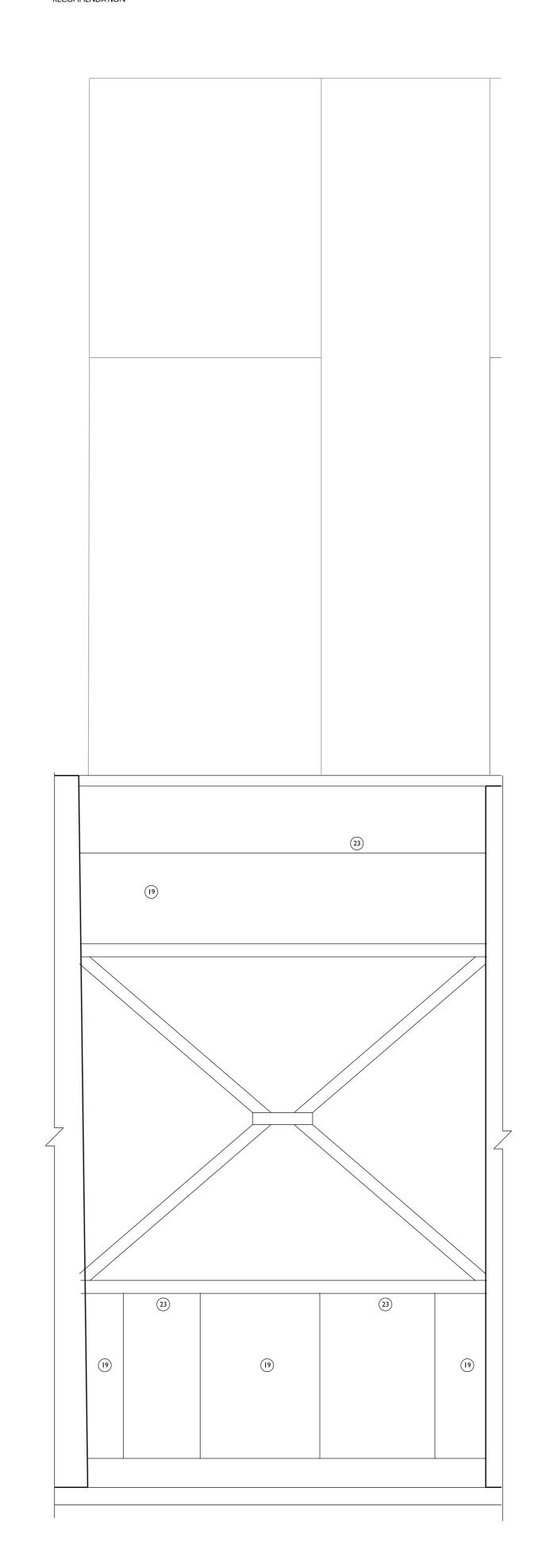
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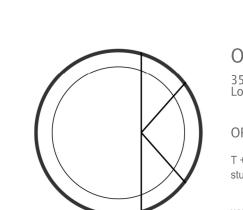
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- 35 NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL 36 NEW CONTEMPORARY TIMBER STAIRCASE

37) RISER FOR ALL PLUMBING AND ELECTRIC SERVICES



PROPOSED ROOF PLAN



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66 GUILFORD STREET DRAWING TITLE SCALE Proposed Plan - Roof 1:100 @ A3 STATUS 15.02.13 **PLANNING** PROJECT NUMBER P01 518-PL-113 518

PROJECT TITLE



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66 GUILFORD STREET

1:100 Proposed Section A @ A3 15.02.13 PLANNING PROJECT NUMBER 518-SE-210

- ORIGINAL STONE STAIRCASE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION OFFICERS RECOMMENDATION

9 ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR TBC

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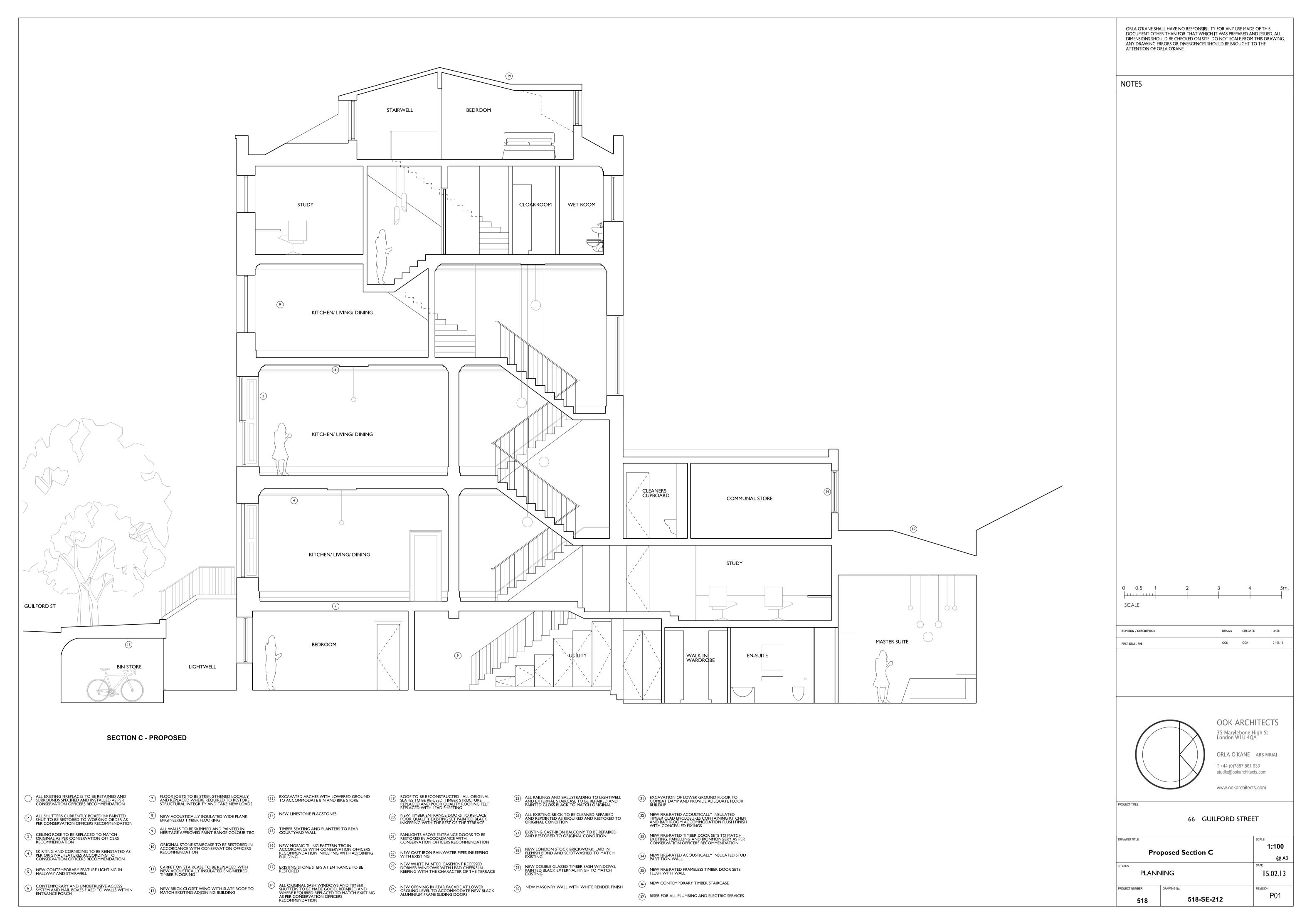
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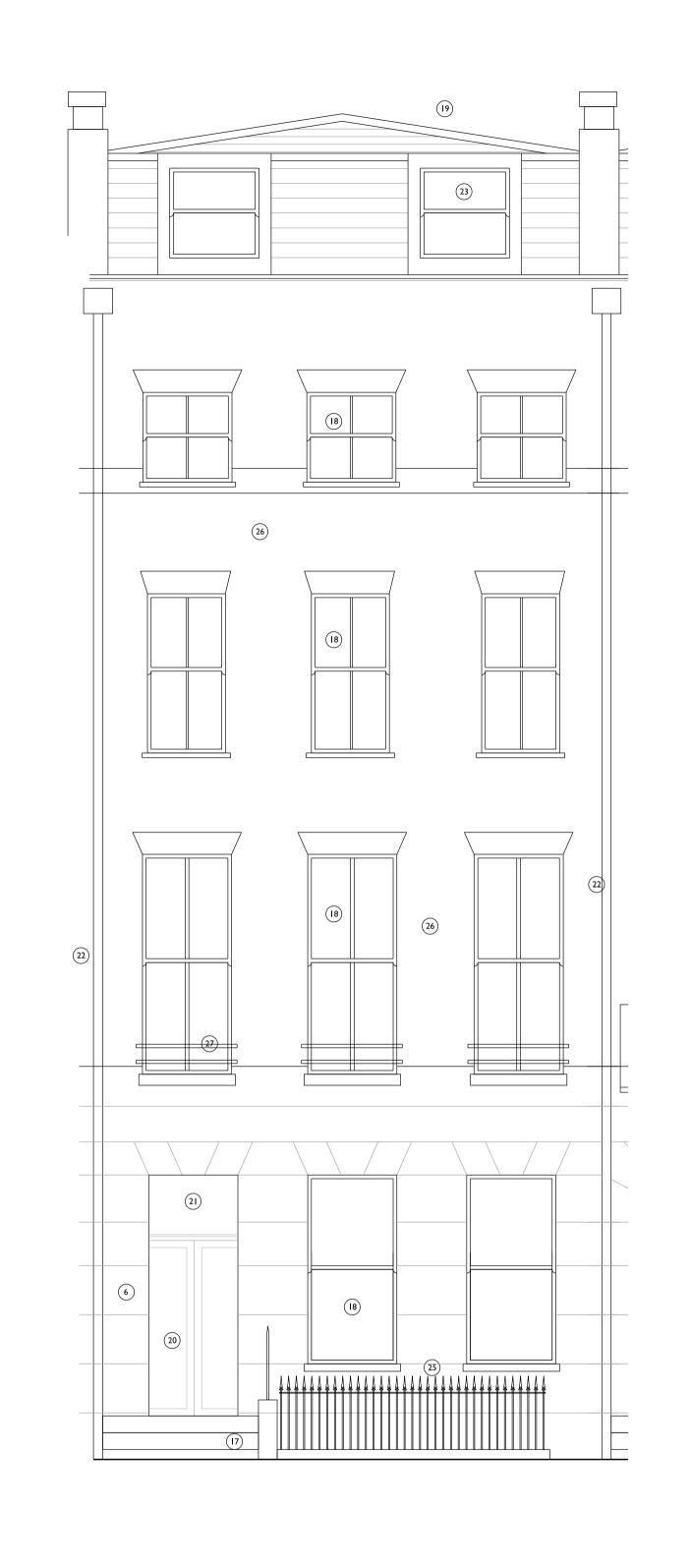
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- 35) NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL 36) NEW CONTEMPORARY TIMBER STAIRCASE

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