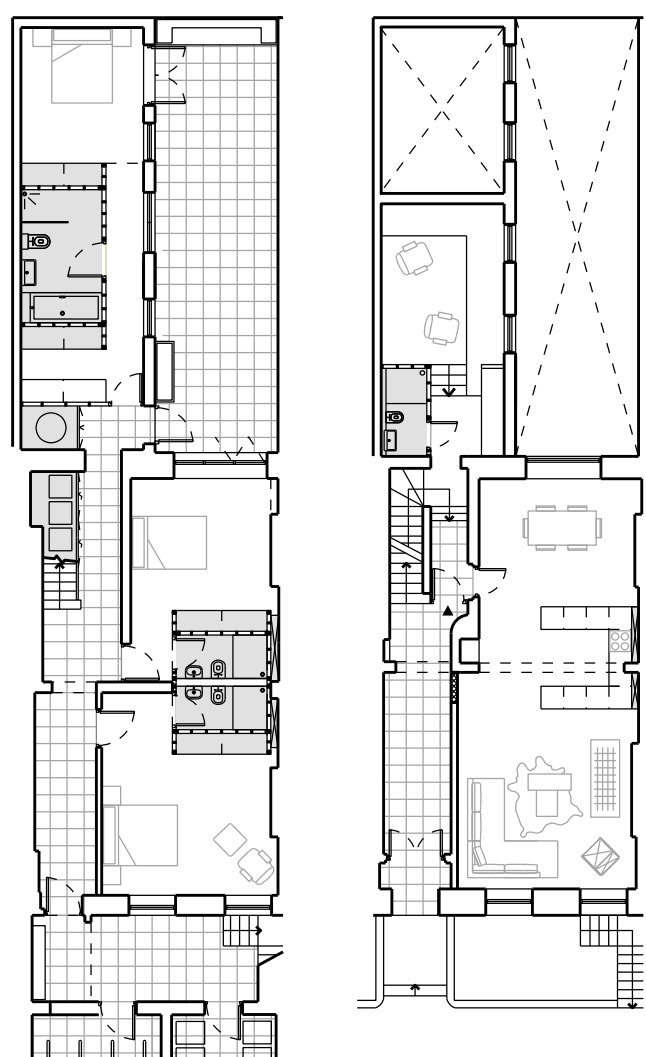


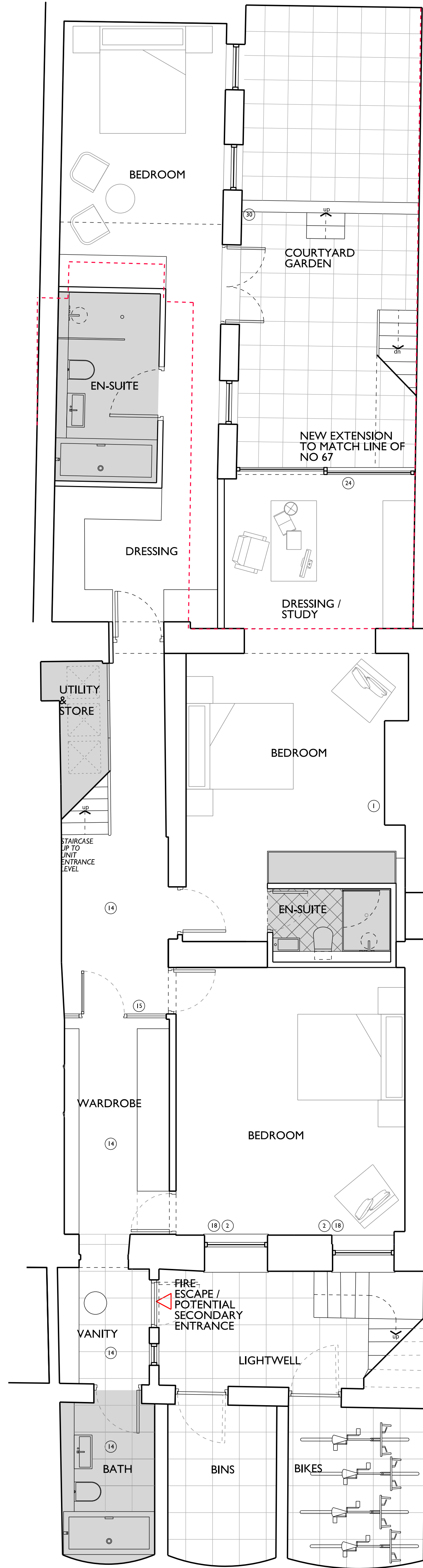
LOWER GROUND FLOOR  
UPPER GROUND FLOOR

EXISTING LAYOUT AND PREVIOUSLY PERMITTED DEMOLITION

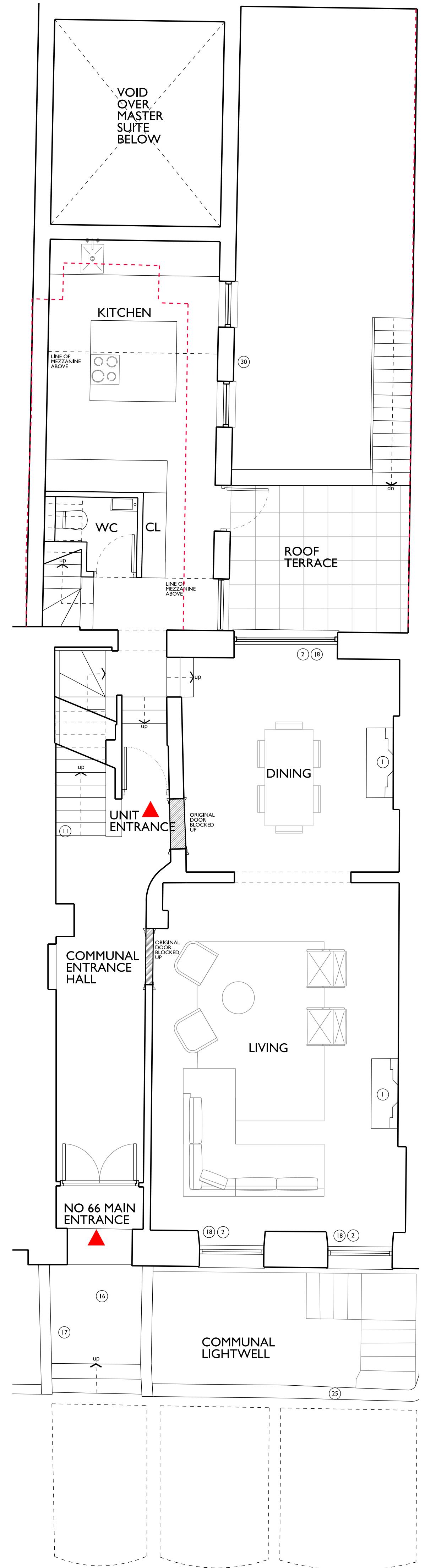


LOWER GROUND FLOOR  
UPPER GROUND FLOOR

PREVIOUSLY GRANTED PLANNING & LISTED BUILDING CONSENT



LOWER GROUND FLOOR - PROPOSED LAYOUT 1:100



UPPER GROUND FLOOR - PROPOSED LAYOUT 1:100

- 1 ALL EXISTING FIREPLACES, HEARTHSTONES AND 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 UNOBTUSIVE 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
- 8 NEW ACOUSTICALLY INSULATED WIDE PLANK ENGINEERED TIMBER 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 STAIRCASE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 11 CARPET ON STAIRCASE TO BE REPLACED WITH NEW ACOUSTICALLY INSULATED ENGINEERED TIMBER AND RUNNER
- 12 NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING

- 13 EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE BIN AND BIKE STORE
- 14 NEW LIMESTONE FLAGSTONES
- 15 STEEL FRAMED 'CRITTAL' 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 REUSED. 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 WHITE PAINTED CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHECKS INKEEPING WITH THE CHARACTER OF THE TERRACE
- 24 NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK ALUMINIUM FRAME SLIDING DOORS

- 25 ALL RAILINGS AND BALLSTRADING 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 SOOTWASHED TO MATCH EXISTING
- 29 NEW DOUBLE GLAZED TIMBER SASH WINDOWS, PAINTED BLACK EXTERNAL FINISH TO MATCH EXISTING
- 30 NEW MASONRY WALL

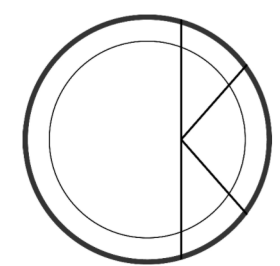
- 31 EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP
- 32 NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FINISH FINISH WITH CONCEALED FIXINGS AND CONTEMPORARY DETAILING
- 33 NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING
- 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

NOTES

KEY

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
P01 - PLANNING SUBMISSION (FIRST ISSUE)	OOK	OOK	28.10.15
P02 - CLOSET WING FENESTRATION REVERSED	OOK	OOK	08.02.16
P03 - CLOSET WING LAYOUT REVERSED	OOK	OOK	08.02.16

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**OOK ARCHITECTS**  
119 Farringdon Road  
London EC1R 3DA  
studio@ookarchitects.com  
www.ookarchitects.com

PROJECT NUMBER <b>518A</b>	PROJECT TITLE <b>66 GUILFORD STREET</b>	DATE <b>28.10.15</b>
DRAWING TITLE <b>Lower &amp; Upper Ground Floor Levels - Proposed Layout</b>		SCALE <b>1:100</b> <small>@A3</small>
STATUS <b>PLANNING</b>	DRAWING NO. <b>518A-PL-110</b>	REVISION <b>P03</b>