

LOWER GROUND FLOOR

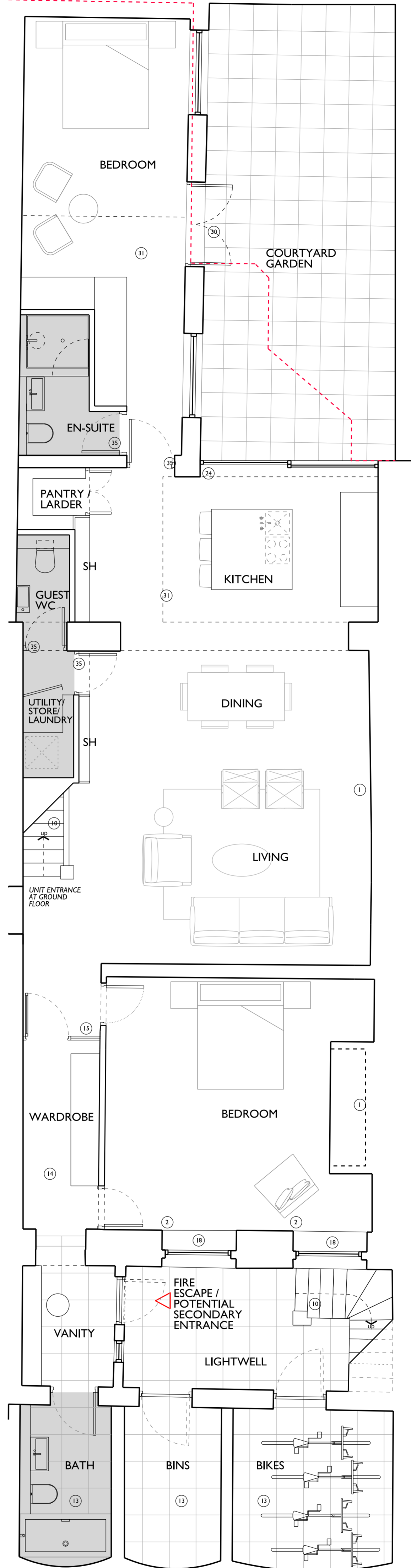
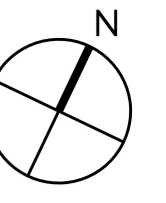
UPPER GROUND FLOOR

LOWER GROUND FLOOR

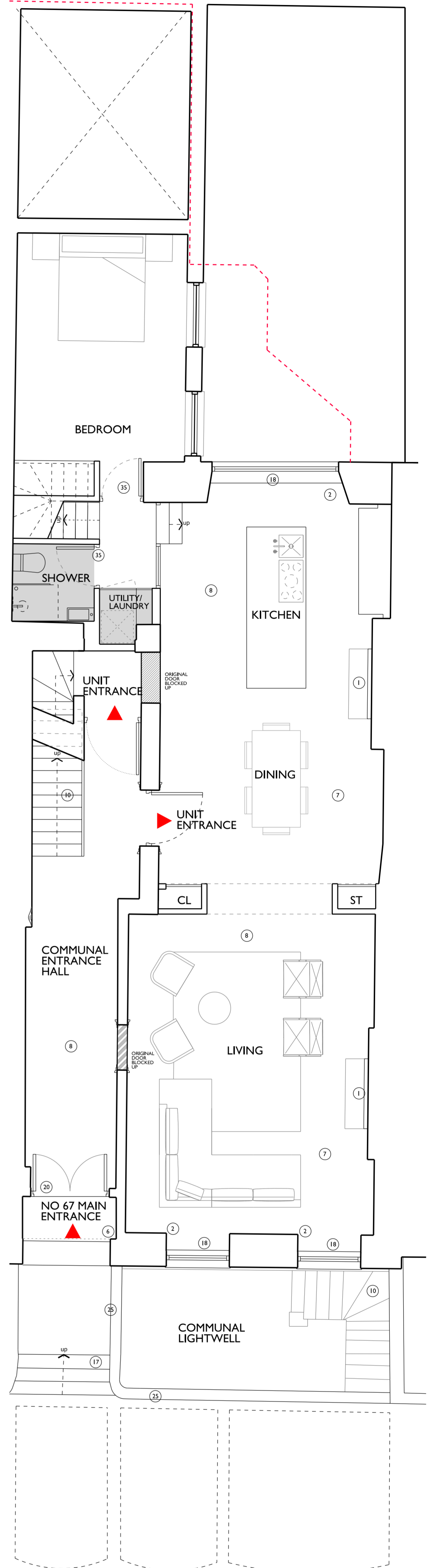
UPPER GROUND FLOOR

EXISTING LAYOUT AND PREVIOUSLY APPROVED DEMOLITION

PREVIOUSLY APPROVED 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 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 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 BIKE STORE
- 14 NEW LIMESTONE FLAGSTONES
- 15 STEEL FRAMED 'CRITICAL' 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 CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHECKS 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 BALUSTADING 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 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

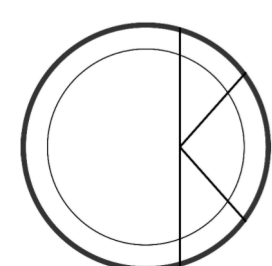
NOTES

KEY

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
P01 - PLANNING SUBMISSION (FIRST ISSUE)	OOK	OOK	28.10.15

OOK ARCHITECTS 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 OOK ARCHITECTS.

PROJECT NUMBER	PROJECT TITLE	DATE
519A	67 GUILFORD STREET	28.10.15
DRAWING TITLE	SCALE	
Lower Ground Level - Proposed Layout	1:100	
STATUS	DRAWING No.	REVISION
PLANNING	519A-PL-110	P01



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