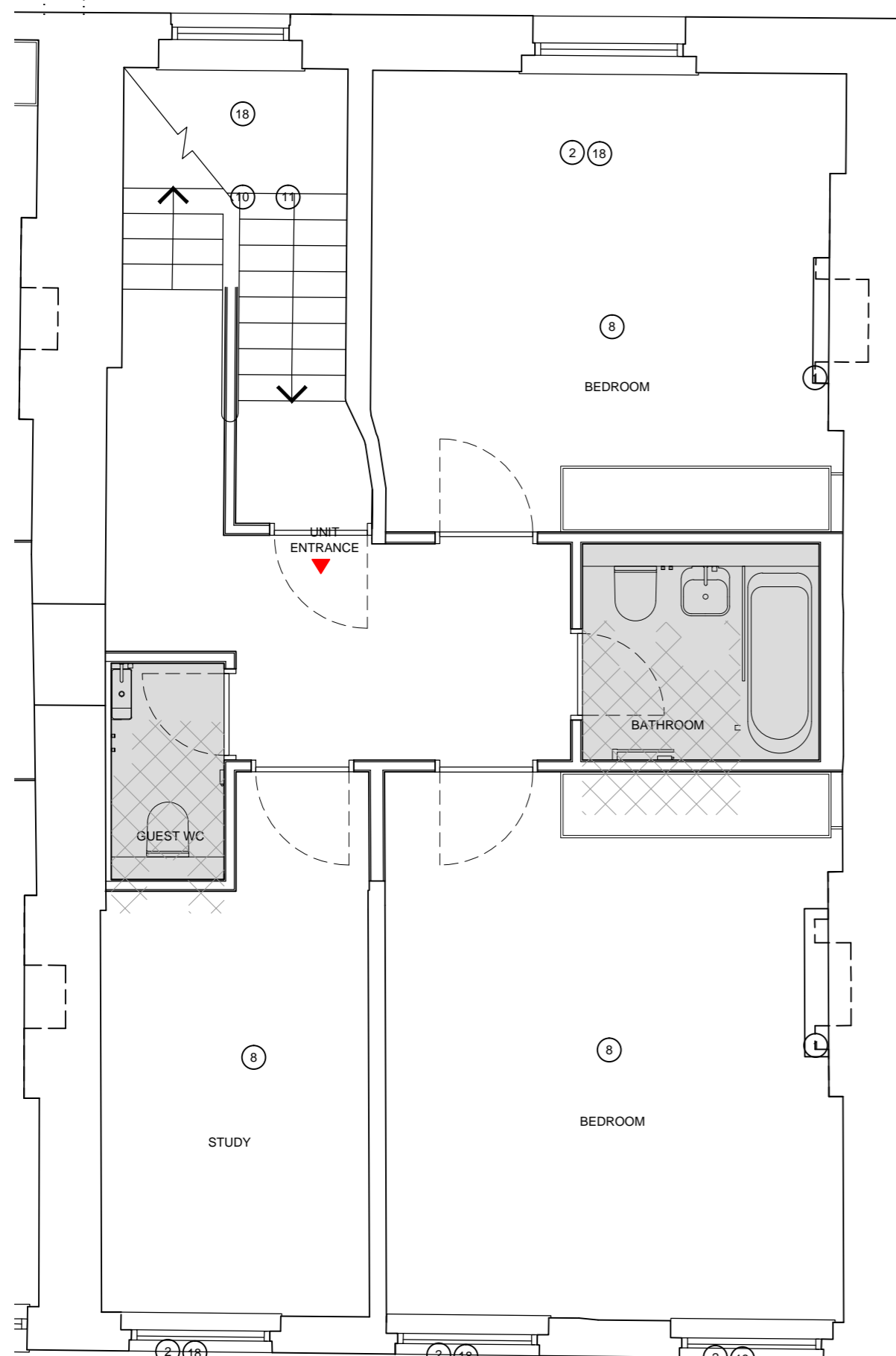
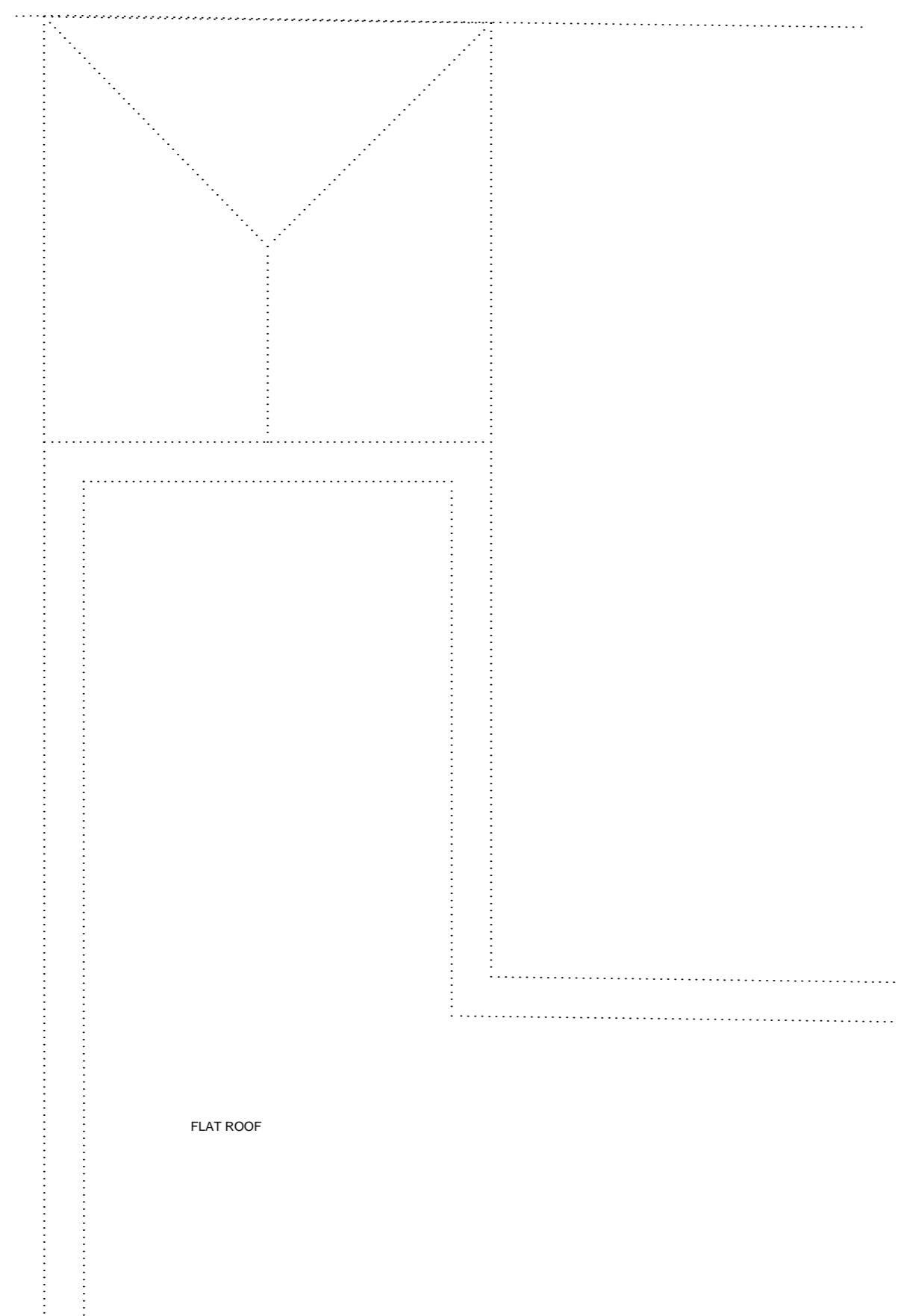


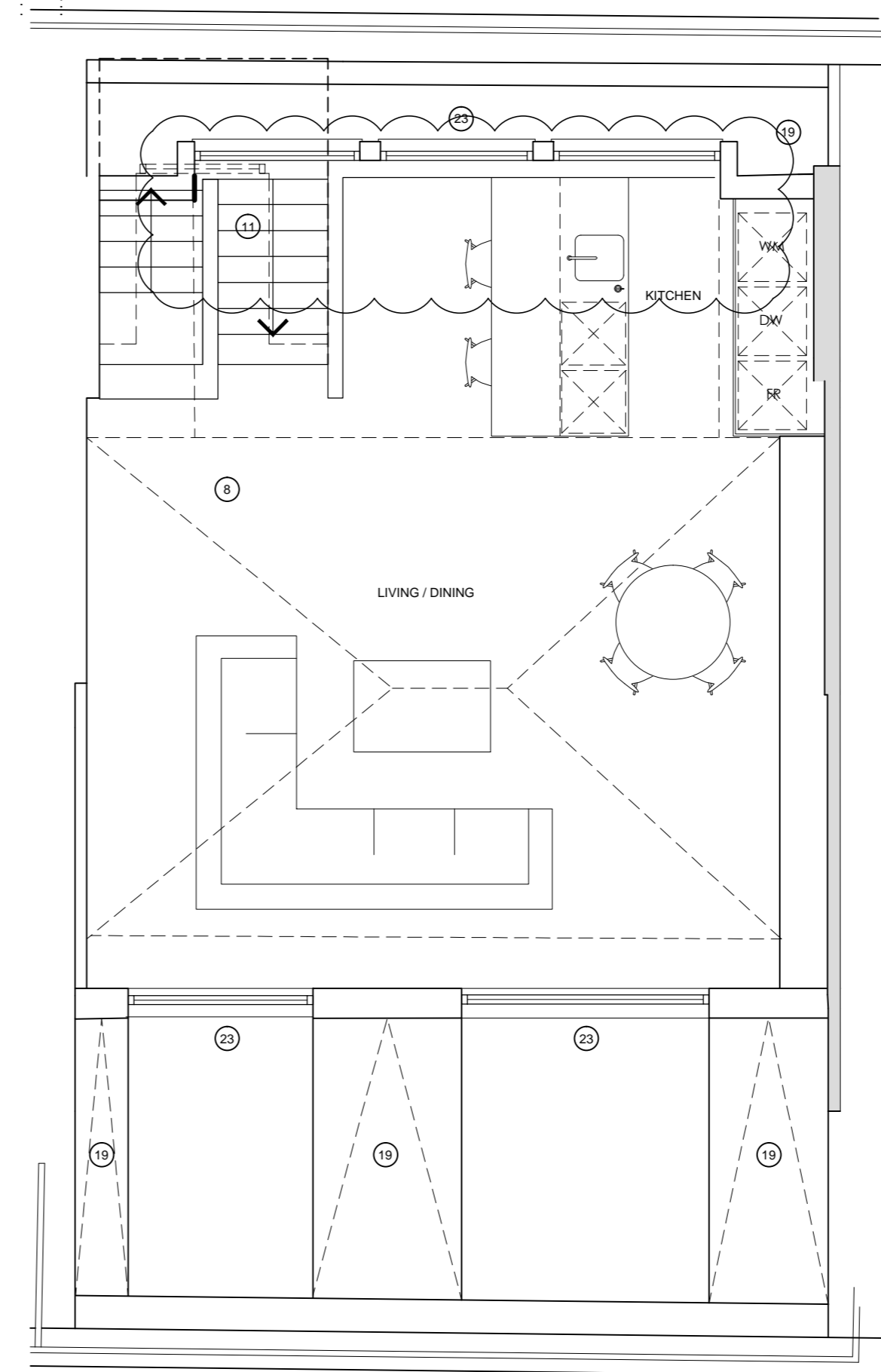
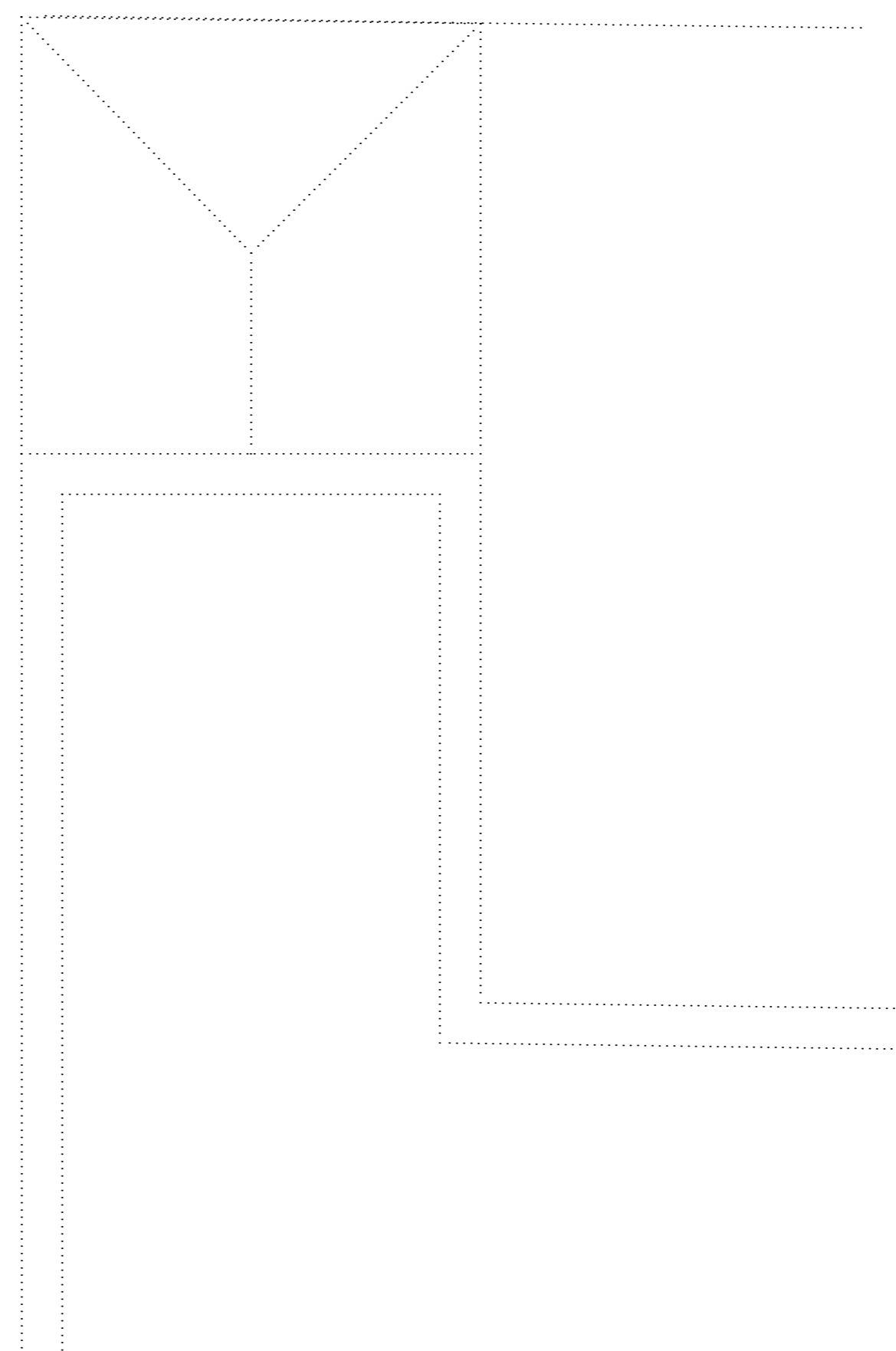
GENERAL NOTES

- A. Do not scale from this drawing. Check all dimensions and conditions on site. As Existing drawings are based on survey information supplied/produced by the client.
- B. All works to be carried out in accordance with current health and safety including CDM regulations. All works to comply with current British standards and regulations, codes of practice, Building regulations, and appropriate European standards.
- C. All structural work is to be carried out in accordance with the structural engineers details and calculations.
- D. Precise positions of all fixtures and fittings is subject to confirmation on site.
- E. Allow for the protection of all finishes and fittings that are to be retained.
- F. All drawings are to be read in conjunction with the scope of works and relevant specifications.
- G. All drainage shown is indicative - refer to M&E drawings for details.
- H. All works to be carried out strictly in accordance with relevant manufacturers instructions

Bubbled areas represent changes sought permission for.
-rear dormer



01 Proposed Third Floor Plan
1:50 @ A1 (1:100 @ A3)



02 Proposed Fourth Floor Plan
1:50 @ A1 (1:100 @ A3)

- | | | | | | |
|---|--|--|--|--|---|
| <ul style="list-style-type: none"> 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 UNOBTRUSIVE ACCESS SYSTEM AND MAIL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 13 EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKES STORE 14 NEW LIMESTONE FLAGSTONES 15 STEEL FRAMED 'CRITICAL' GLAZING ELEMENT 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 | <ul style="list-style-type: none"> 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 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 | <ul style="list-style-type: none"> 25 ALL RAILINGS AND BALUSTRADING TO LIGHTWEIGHT 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 LAD IN FLUSH 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 | <ul style="list-style-type: none"> 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 EXISTING RENDER TO BE REMOVED AND REPLACED WITH LIME RENDER IN ACCORDANCE WITH CONSERVATION BEST PRACTICE |
|---|--|--|--|--|---|

rev	date	checked	description

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client: **GOLDEN HOUSES**
project address: No67 Guilford Street, London WC1N 1DF
drawing title: Proposed Third & Fourth Floor Plans
scale: 1:50 @ A1 (1:100 @ A3)

job no. **16009 PL114.2** /
dwg no. /
revision /