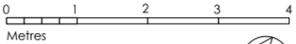


Notes:



**GENERAL NOTES**

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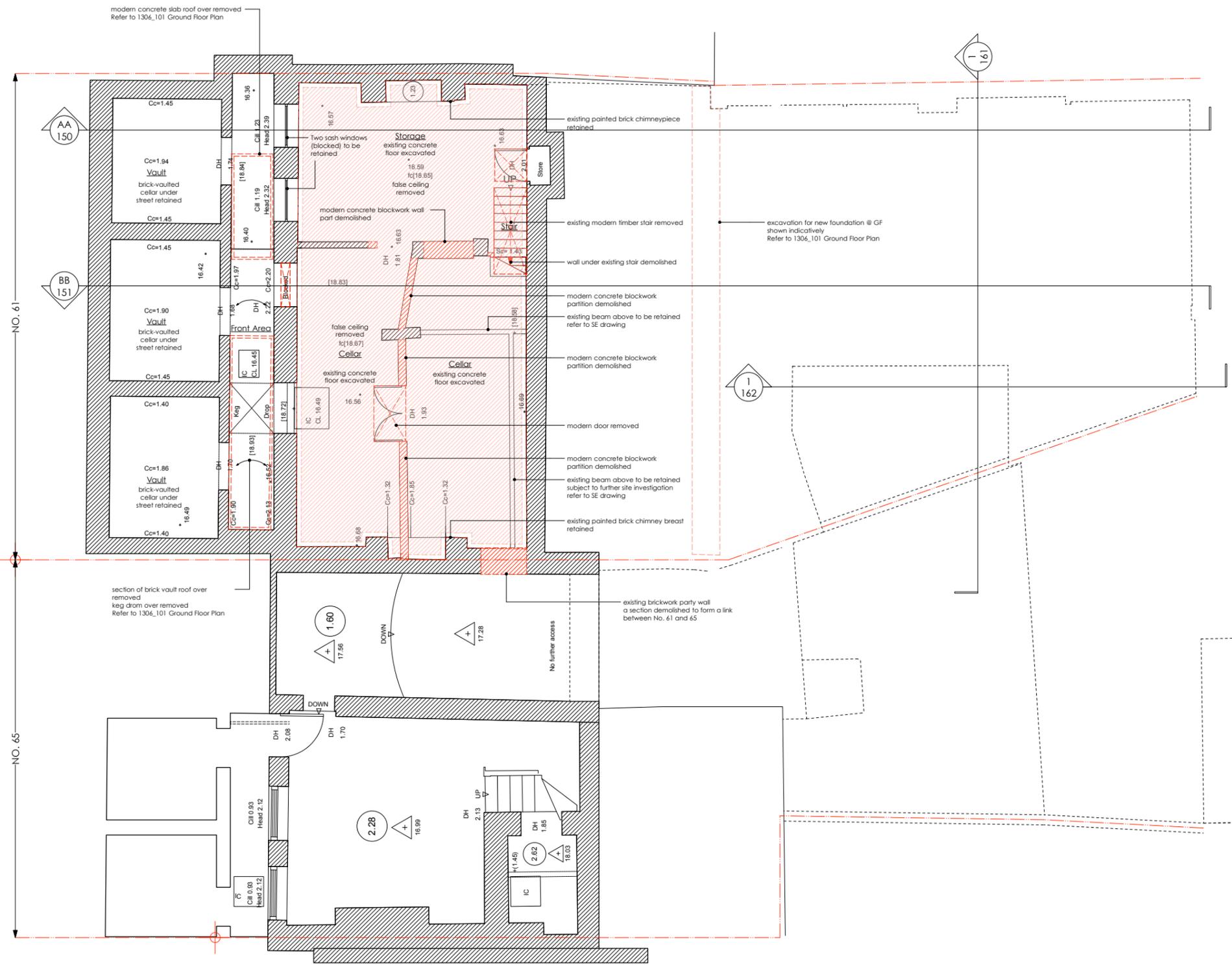
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**KEYS**

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit

**FRONT AREA**  
 Floor: flagstones with some area in concrete  
 Walls: painted brickwork  
 Windows: two old sashes at the east end  
 Doors: original central doorway from the basement blocked up, new opening made further west  
 Ceiling: the western section roofed with a brick vault, the eastern section roofed over with modern concrete slabs  
 Other: three brick-vaulted cellars under street

**BASEMENT**  
 Floor: mainly concrete with some flagstones  
 Skirtings: none  
 Walls: mostly painted brick and modern blockwork, with some remains of old plaster  
 Ceiling: modern chipboard  
 Doors: none  
 Windows: two old sash windows in east end of wall to front area, now boarded over



B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
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Project: 61 Swinton Street, London WC1X 9NT

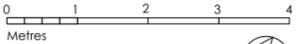
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING  
 BASEMENT FLOOR PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 100 Rev: B

Notes:



**GENERAL NOTES**

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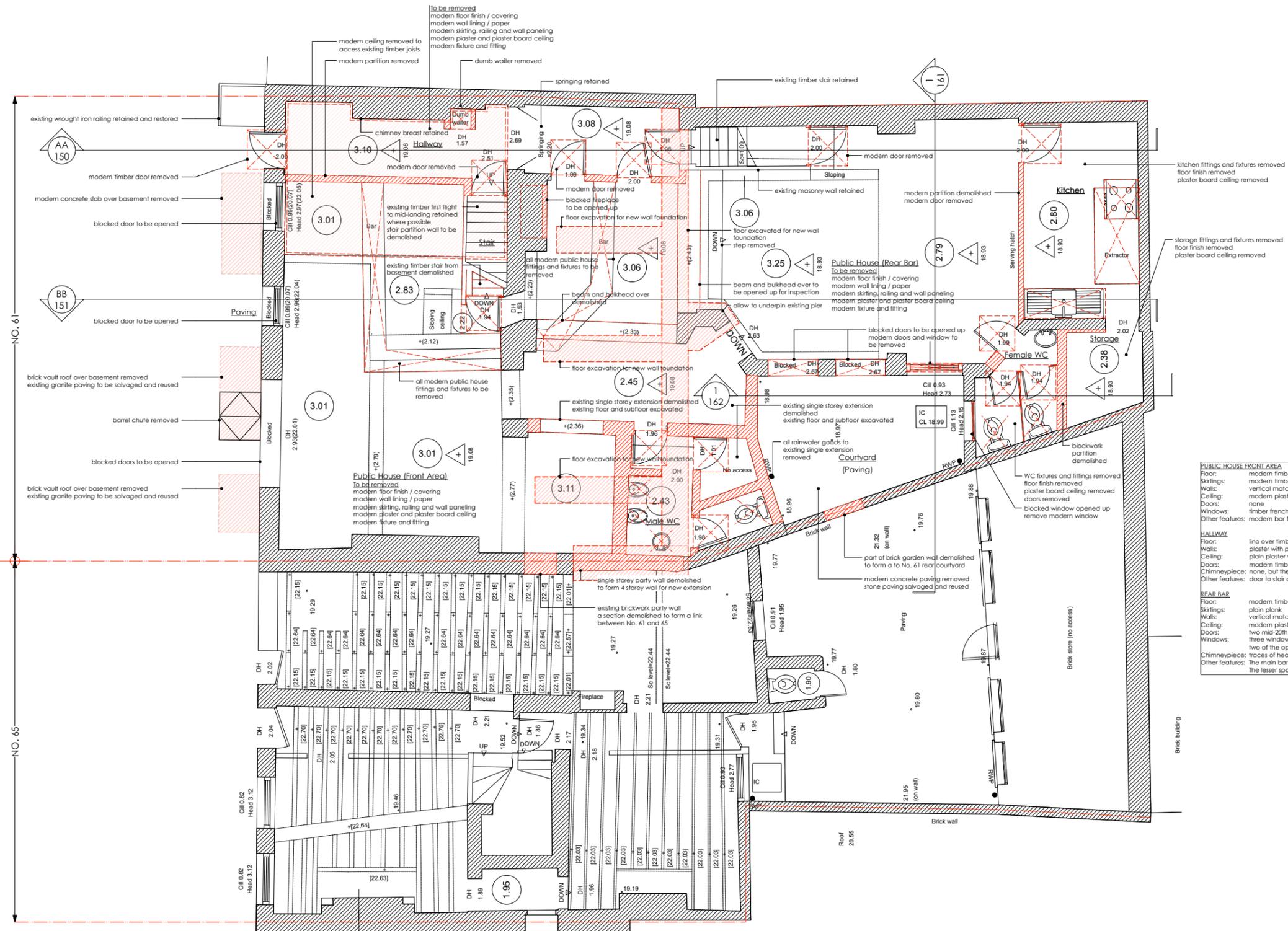
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**KEYS**

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit



**PUBLIC HOUSE FRONT AREA**  
 Floor: modern timber boards  
 Sittings: modern timber  
 Walls: vertical matchboard dado with plain plaster above  
 Ceiling: modern plaster, beams encased  
 Doors: none  
 Windows: timber french windows to street  
 Other features: modern bar fixture and fittings.

**HALLWAY**  
 Floor: lino over timber boards  
 Sittings: plaster with painted dado on west side and wallpaper on east side  
 Ceiling: plain plaster with modern cove cornice on east side. Anaglypta ceiling beyond the hall archway.  
 Doors: modern timber door to street  
 Chimneypiece: none, but there is a chimneybreast on the east wall.  
 Other features: door to stair on west side; elliptical timber arch to rear hall.

**REAR BAR**  
 Floor: modern timber boards  
 Sittings: plain plank  
 Walls: vertical matchboard dado, plain plaster above  
 Ceiling: modern plaster, beams encased, no cornice  
 Doors: two mid-20th century doors to entrance hall  
 Windows: three window openings to rear yard with moulded timber surrounds  
 two of the openings have been cut down to form french windows.  
 Chimneypiece: traces of hearth openings on the north wall behind the bar  
 Other features: The main bar area is wholly modern in character with a modern bar. The lesser spaces all have modern fittings.

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
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Project: 61 Swinton Street, London WC1X 9NT

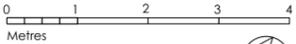
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
 GROUND FLOOR PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 101 Rev: B

Notes:



GENERAL NOTES

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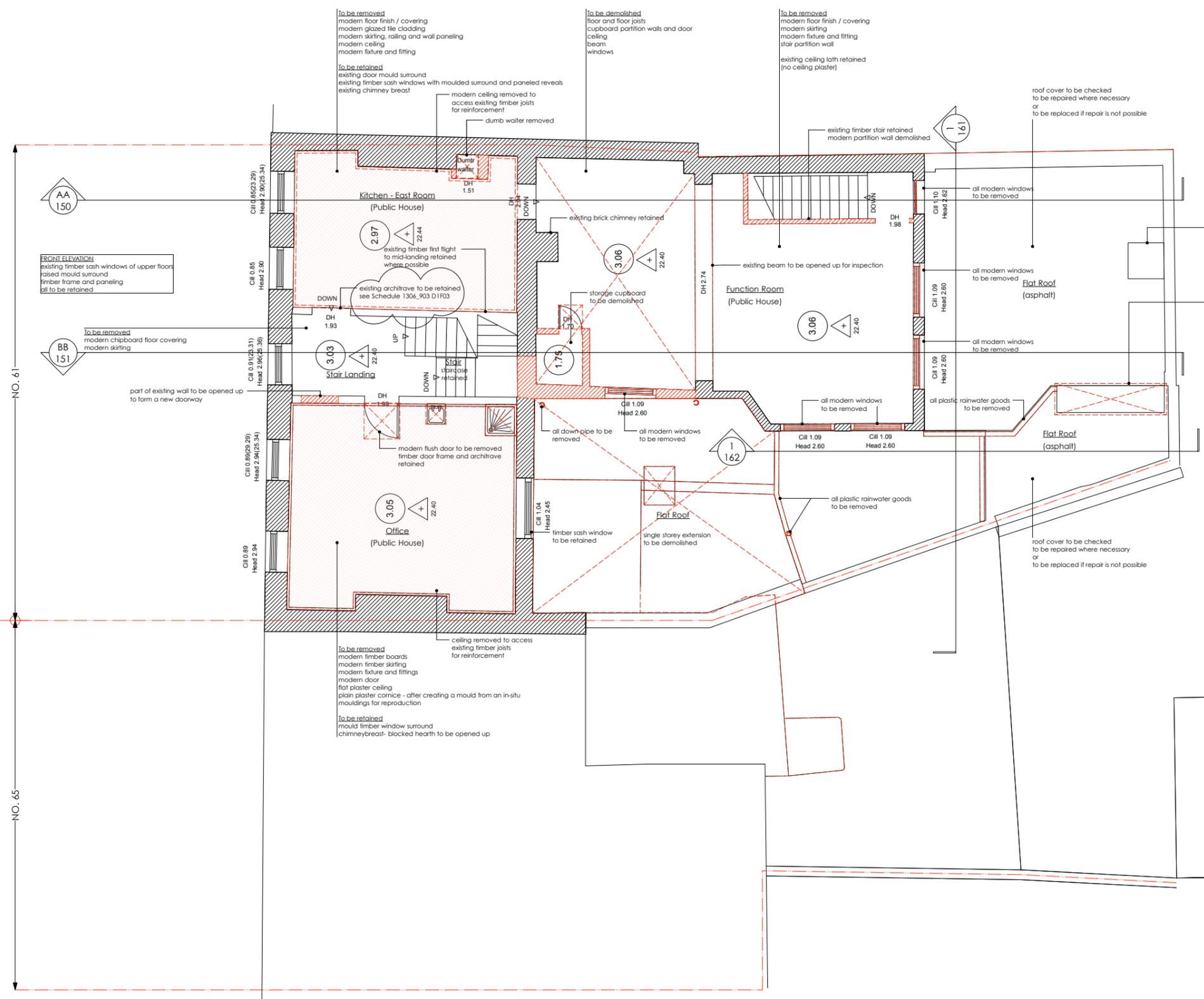
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KEYS

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing ceiling height
- Existing floor level
- Existing door height
- Existing ceiling level



AA 150

BB 151

NO. 61

NO. 65

**FRONT ELEVATION**  
 existing timber sash windows of upper floor raised mould surround timber frame and paneling all to be retained

To be removed  
 modern chipboard floor covering  
 modern skirting

part of existing wall to be opened up to form a new doorway

To be removed  
 modern floor finish / covering  
 modern glazed tile cladding  
 modern skirting, railing and wall paneling  
 modern ceiling  
 modern ceiling  
 modern fixture and fitting

To be retained  
 existing door mould surround  
 existing timber sash windows with moulded surround and paneled reveals  
 existing chimney breast

modern ceiling removed to access existing timber joists for reinforcement

dumb waiter removed

To be demolished  
 floor and floor partition  
 cupboard partition walls and door  
 ceiling beam  
 windows

To be removed  
 modern floor finish / covering  
 modern skirting  
 modern fixture and fitting  
 stair partition wall  
 existing ceiling lath retained (no ceiling plaster)

roof cover to be checked to be repaired where necessary or to be replaced if repair is not possible

existing timber stair retained  
 modern partition wall demolished

161

Kitchen - East Room (Public House)

2.97  
 22.44

existing timber first flight to mid-landing retained where possible

existing architrave to be retained see Schedule 1304\_903 D1F03

DOWN

3.03  
 22.40

UP

3.03  
 22.40

DOWN

3.05  
 22.40

DOWN

existing brick chimney retained

existing beam to be opened up for inspection

Function Room (Public House)

3.06  
 22.40

DOWN

all modern windows to be removed

brick chimney retained (kitchen extract vent)

roof lights removed

Flat Roof (asphalt)

**FIRST FLOOR EAST ROOM**  
 Floor: two over timber boards  
 Skirtings: plain plank  
 Walls: plain plaster with modern glazed tile cladding to lower part  
 Ceiling: flat plaster, no cornice  
 Doors: doorway to landing with moulded surround. Crude opening to rear room  
 Windows: two tall window openings to street with moulded surrounds and paneled reveals and 6/6 timber sashes, left-hand sashes have horns.  
 Other features: commercial kitchen with modern finishes and kitchen fittings

**FIRST FLOOR LANDING**  
 Floor: chipboard over tongue and groove boards  
 Skirtings: plain plank  
 Walls: plain plaster  
 Ceiling: flat plaster, no cornice  
 Doors: two openings with moulded timber surrounds and modern flush doors.  
 Windows: one tall opening set off-centre to the landing with moulded timber surround, paneled reveals and 6/6 sashes without horns.

**FIRST FLOOR WEST ROOM**  
 Floor: modern timber boards laid over older boards  
 Skirtings: simple moulded timber  
 Walls: plain plaster  
 Ceiling: flat plaster with ornamental plaster cornice, heavily caked  
 Doors: modern door to landing in moulded timber surround  
 Windows: two tall window openings to street with moulded surrounds and paneled reveals and 6/6 timber sashes  
 Chimney: chimneybreast with hearth-opening blocked and chimneypiece removed

**FIRST FLOOR REAR ROOM**  
 Floor: tongue and groove boarding  
 Skirtings: simple moulded timber  
 Walls: plain plaster  
 Ceiling: plain plaster, beams encased, no cornice  
 Doors: none  
 Windows: three windows in south wall, three in west wall, all with leaded lights, frosted glass and coloured borders  
 Other features: stair compartment in south east corner with stair down to entrance hall

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING



Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

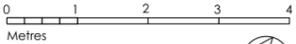
Drawing Title: EXISTING & DEMOLITION  
 FIRST FLOOR PLAN

Date: 01.04.2016 Scale: 1:50 @ A1  
 1:100 @ A3

Drawn By: RY Checked By: DC

Project No: 1306 Dwg No: 102 Rev: B

Notes:



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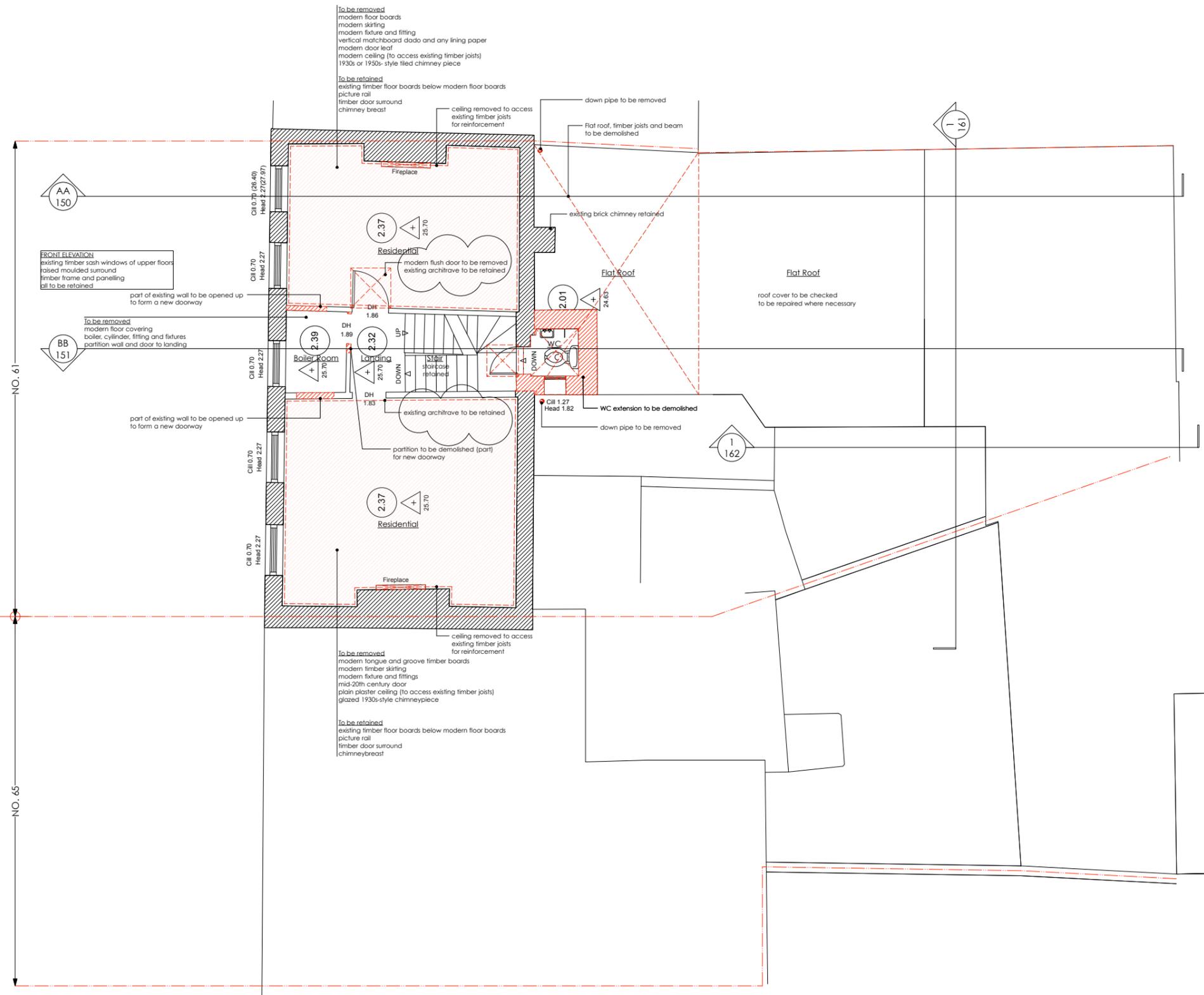
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**KEYS**

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit



SECOND FLOOR EAST ROOM	
Floor:	modern tongue and groove boards laid front to back
Skirtings:	plain plank
Walls:	vertical matchboard dado, plain plaster above..
Ceiling:	modern plaster, timber picture rail, no cornice
Doors:	doorway to landing with timber moulded surround, modern door.
Windows:	two window openings to street with moulded timber surrounds down to floor level (damaged) 6/6 timber sashes without horns.
Chimneypiece:	1930s or 1950s-style tiled chimneypiece on east wall
SECOND FLOOR LANDING (Boiler Room)	
Floor:	timber boards
Skirtings:	none
Walls:	plain plaster
Ceiling:	plain plaster
Doors:	opening to landing with moulded outer surround
Windows:	one window openings with timber 6/6 sashes with horns
SECOND FLOOR WEST ROOM	
Floor:	tongue and groove timber boards laid front to back over older board
Skirtings:	moulded timber
Walls:	plain plaster
Ceiling:	plain plaster, picture rail, no cornice
Doors:	two mid-20th century doors to entrance hall
Windows:	two rectangular window openings in north wall with timber 6/6 sashes with horns
Chimneypiece:	glazed 1930s-style chimneypiece

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
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Project: 61 Swinton Street, London WC1X 9NT

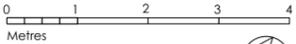
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
LONDON  
WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
SECOND FLOOR PLAN

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
Drawn By:	RY	Checked By:	DC
Project No:	1306	Dwg No:	103 Rev: B

Notes:



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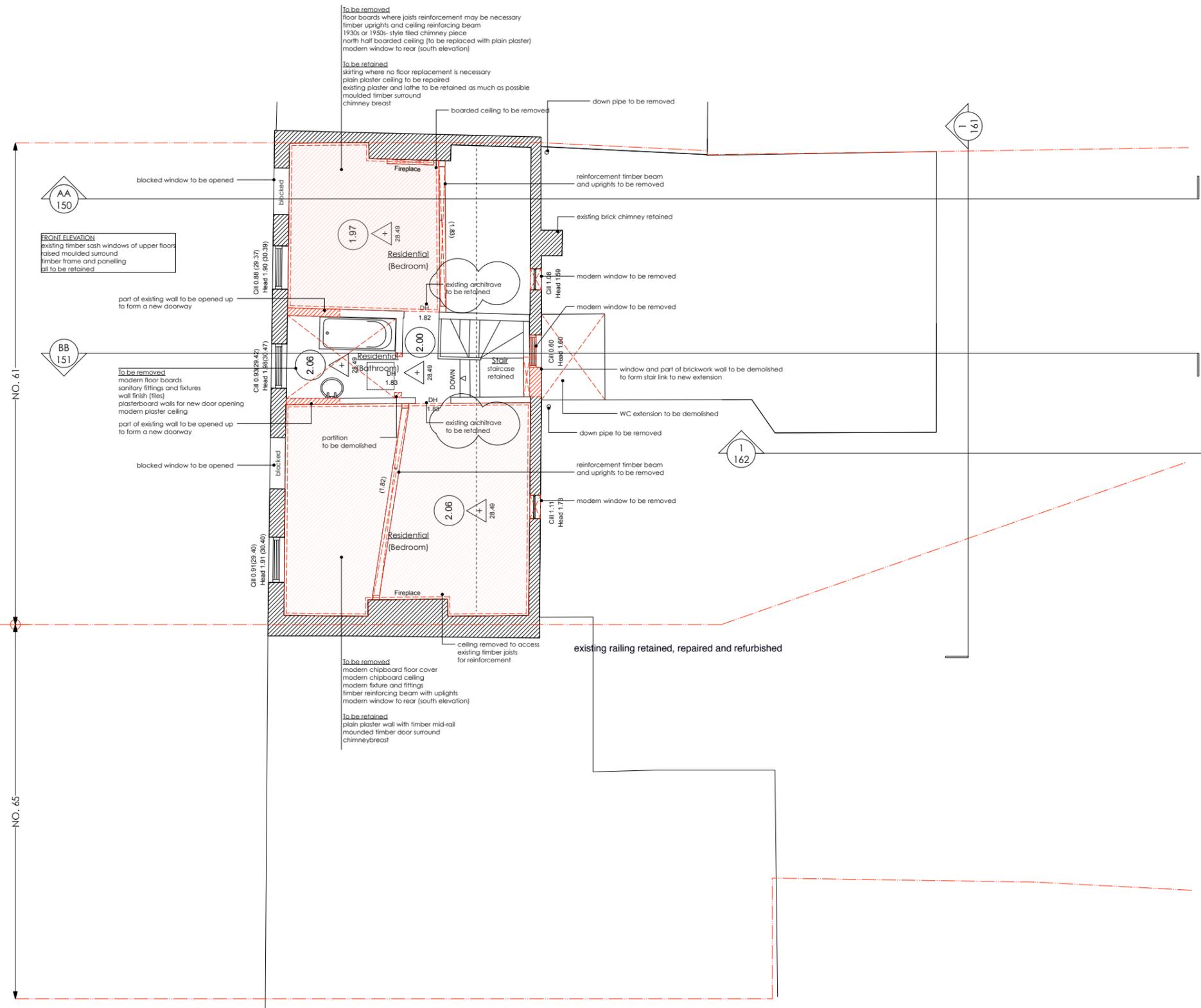
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**KEYS**

- Existing masonry wall
- Proposed demolition in section
- Proposed fixtures fittings demolition
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork
- Existing floor level
- Existing door height
- Existing ceiling level
- Existing floor to beam soffit



THIRD FLOOR EAST ROOM	
Floor:	tongue and groove timber boards
Skirtings:	plain plank
Walls:	plain plaster
Ceiling:	north half boarded, south half plain plaster
Doors:	single doorway to landing with moulded timber surround, no door
Windows:	one small window opening to street with 3/3 single-hung timber sash without horns
Chimneypiece:	one small rectangular window in rear (south) wall, probably modern
Other features:	substantial inserted timber reinforcing beam running E/W a marked slope in the floor down from south to north
THIRD FLOOR LANDING (BATHROOM)	
Floor:	modern boards
Skirtings:	none
Walls:	plasterboard, part-tiled
Ceiling:	modern plaster
Doors:	door opening to landing with moulded timber surround, no door.
Windows:	single square opening to street with timber 3/3 single-hung sashes without horns
THIRD FLOOR WEST ROOM	
Floor:	chipboard over tongue and groove boards
Skirtings:	plain plank
Walls:	plain plaster with timber mid-rail, no cornice.
Ceiling:	modern chipboard
Doors:	single doorway to landing with moulded timber surround, no door.
Windows:	one small window opening to street with 3/3 single-hung timber sash with horns
Chimneypiece:	one small rectangular window in rear (south) wall, probably modern.
Other features:	chimneypiece removed but broken hearth slab remains in situ An east/west timber beam on timber uprights has been inserted to support the ceiling. a marked slope in the floor down from south to north

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING



Project: 61 Swinton Street, London WC1X 9NT

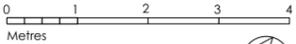
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
 THIRD FLOOR PLAN

Date:	01.04.2016	Scale:	1:50 @ A1 1:100 @ A3
Drawn By:	RY	Checked By:	DC
Project No:	1306	Dwg No:	104 Rev: B

Notes:



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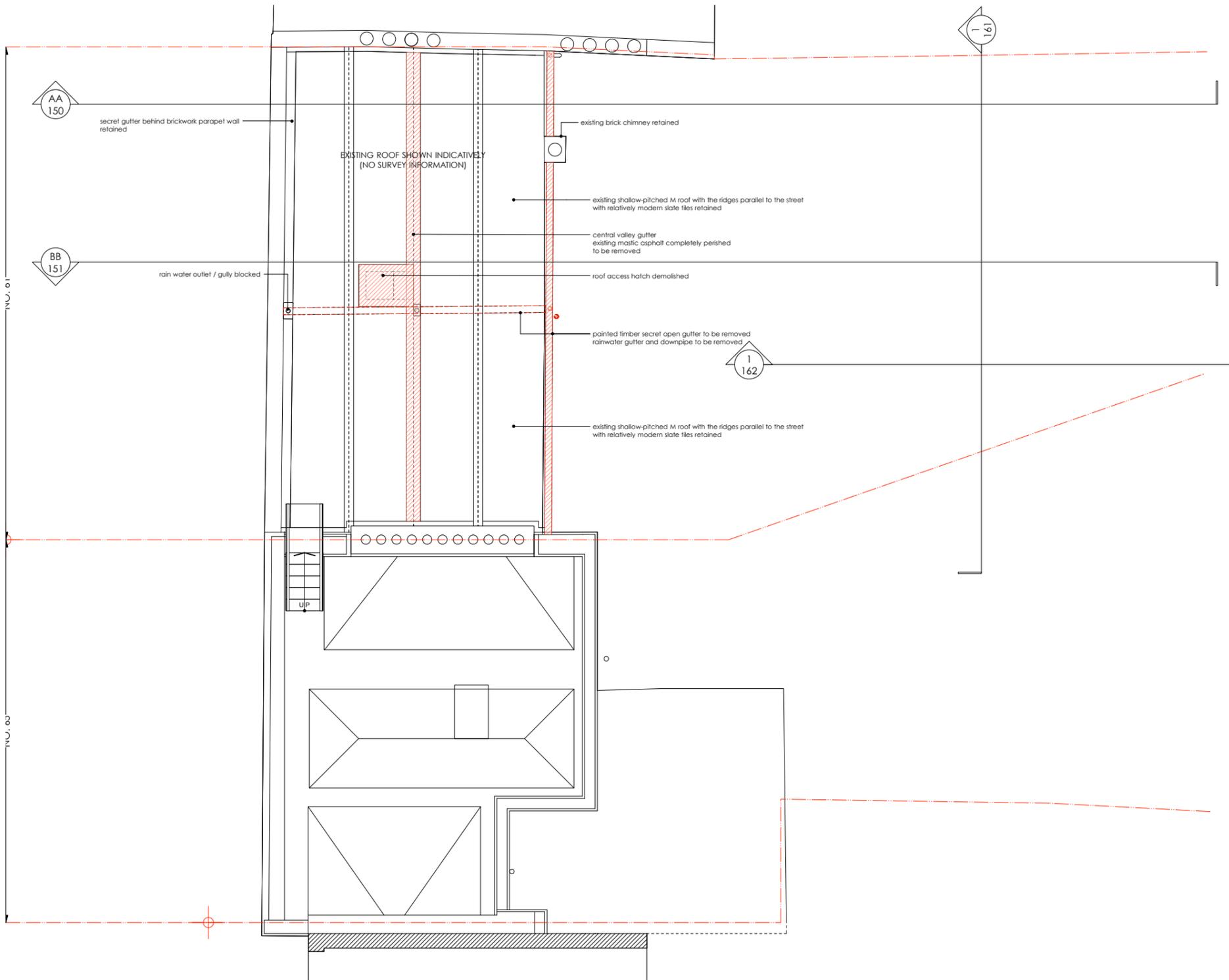
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**KEYS**

-  Existing masonry wall
-  Proposed demolition in section
-  Proposed fixtures fittings demolition
-  Proposed masonry wall - Brickwork
-  Proposed masonry wall - blockwork
-  Existing ceiling height
-  Existing floor level
-  Existing door height
-  Existing ceiling level
-  Existing floor to beam soffit



**ROOF**

The roof is a shallow-pitched M-roof with the ridges parallel to the street and a central valley gutter. There is no easy access and the roof is not visible from the street. From below it appears that much of the timber is relatively modern with the marks of machine-sawing. Above the rafters is a boarded timber roof-lining. A quantity of the original slate cladding now rests on the ceiling joists of the third floor rooms. The present cladding is relatively new slate tiles.

The present roof probably follows the original form and may incorporate some original timber but there appears to have been considerable modern replacement.

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
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Project: 61 Swinton Street, London WC1X 9NT

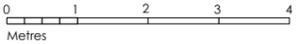
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
 ROOF PLAN

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 105 Rev: B

Notes:



GENERAL NOTES

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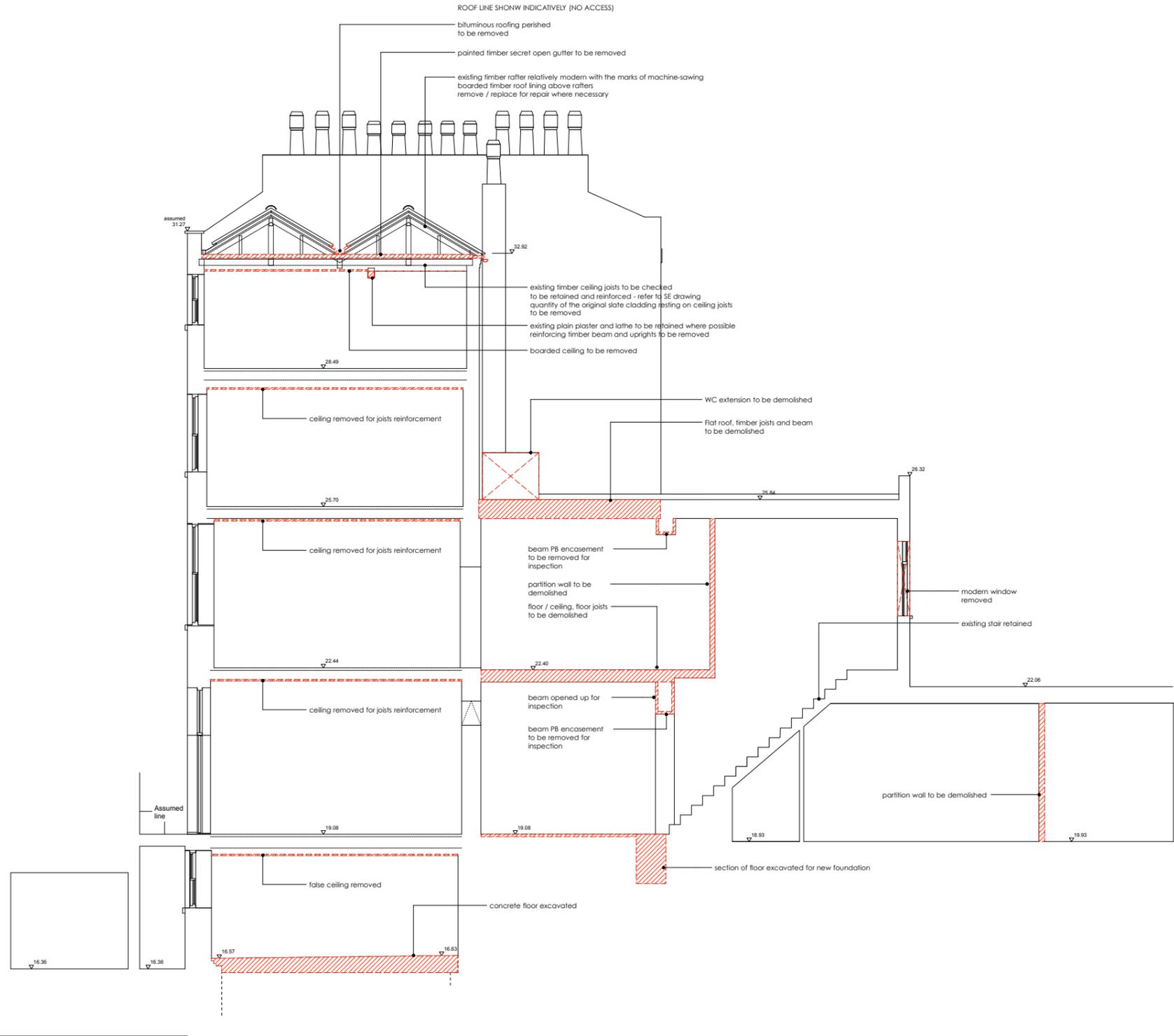
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KEYS

-  Existing masonry wall
-  Proposed demolition in section
-  Proposed demolition indicated in elevation
-  Proposed masonry wall - Brickwork
-  Proposed masonry wall - blockwork



15.000

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING

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Project: 61 Swinton Street, London WC1X 9NT

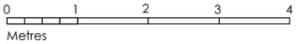
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION SECTION AA

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 150 Rev: B

Notes:



GENERAL NOTES

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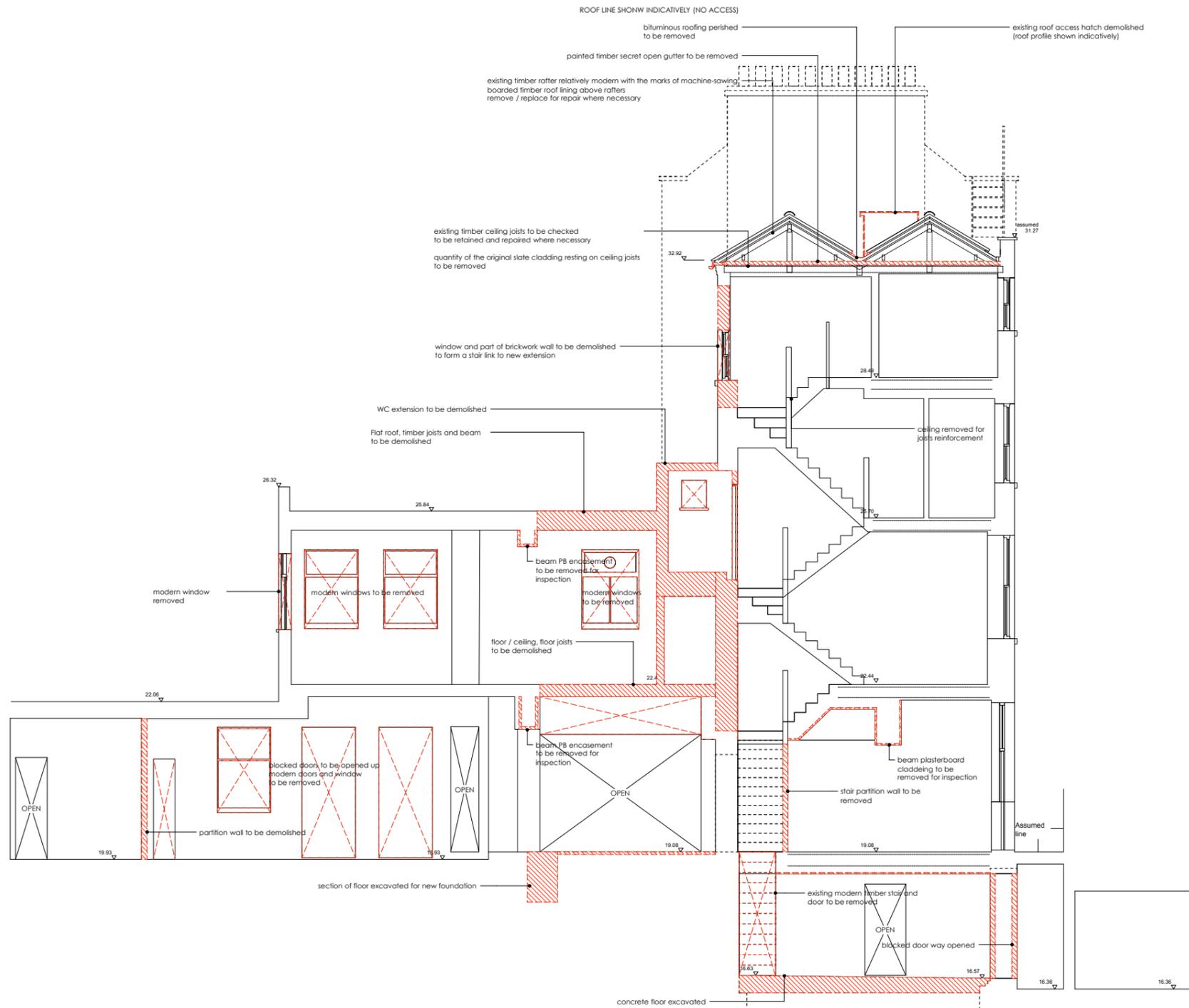
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KEYS

-  Existing masonry wall
-  Proposed demolition in section
-  Proposed demolition indicated in elevation
-  Proposed masonry wall - Brickwork
-  Proposed masonry wall - blockwork



15.000

B Notes for existing archive added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
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 Tel: +44(0)20 8530 7432 W: www.divineideas.co.uk E: info@divineideas.co.uk

Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

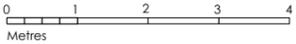
Drawing Title: EXISTING & DEMOLITION  
 SECTION AA

Date: 01.04.2016 Scale: 1:50 @ A1  
 1:100 @ A3

Drawn By: RY Checked By: DC

Project No: 1306 Dwg No: 151 Rev: B

Notes:



**GENERAL NOTES**

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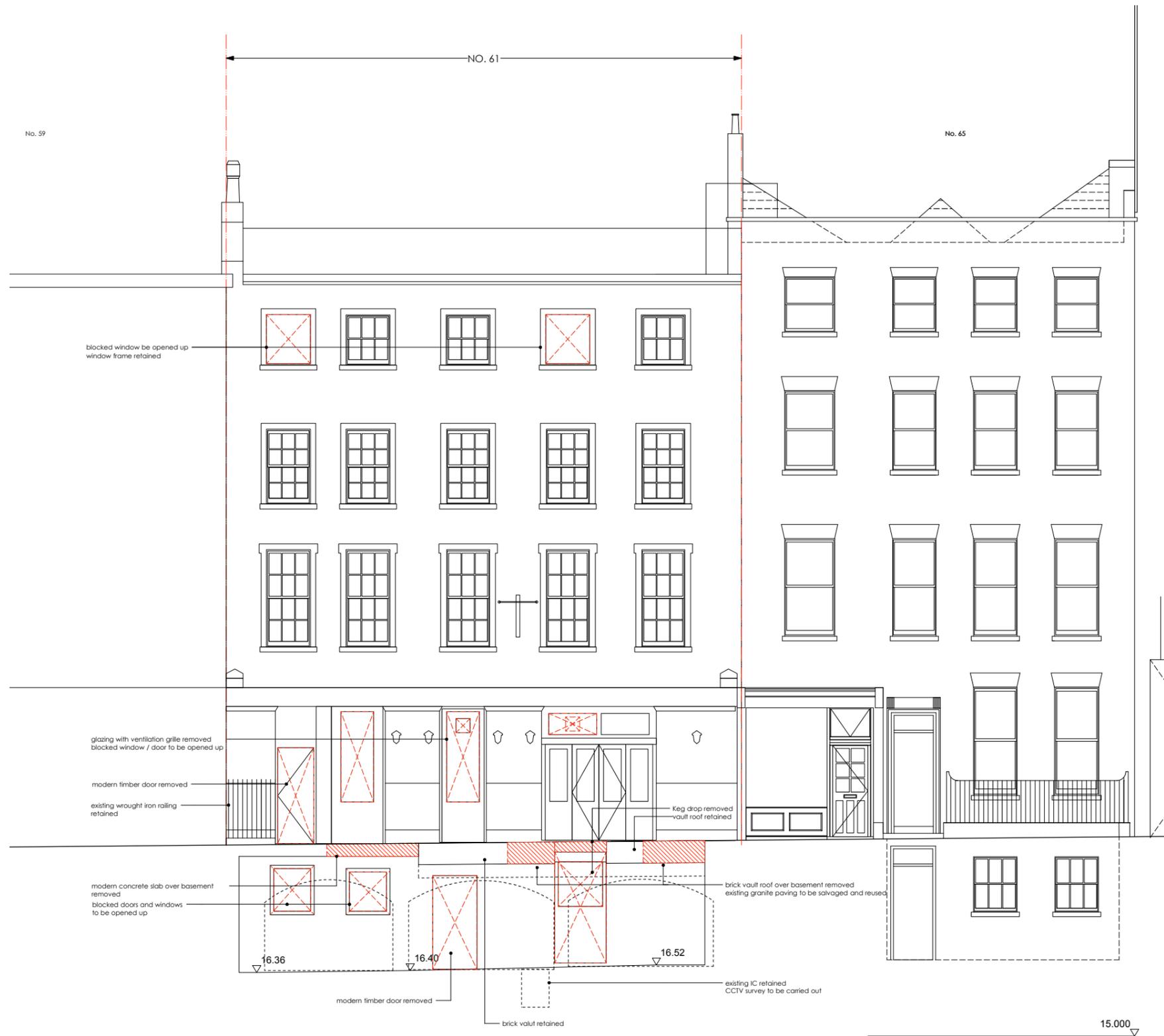
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**KEYS**

-  Existing masonry wall
-  Proposed demolition in section
-  Proposed demolition indicated in elevation
-  Proposed masonry wall - Brickwork
-  Proposed masonry wall - blockwork



B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING

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 T: +44(0)20 8530 7432 W: [www.divineideas.co.uk](http://www.divineideas.co.uk) E: [info@divineideas.co.uk](mailto:info@divineideas.co.uk)

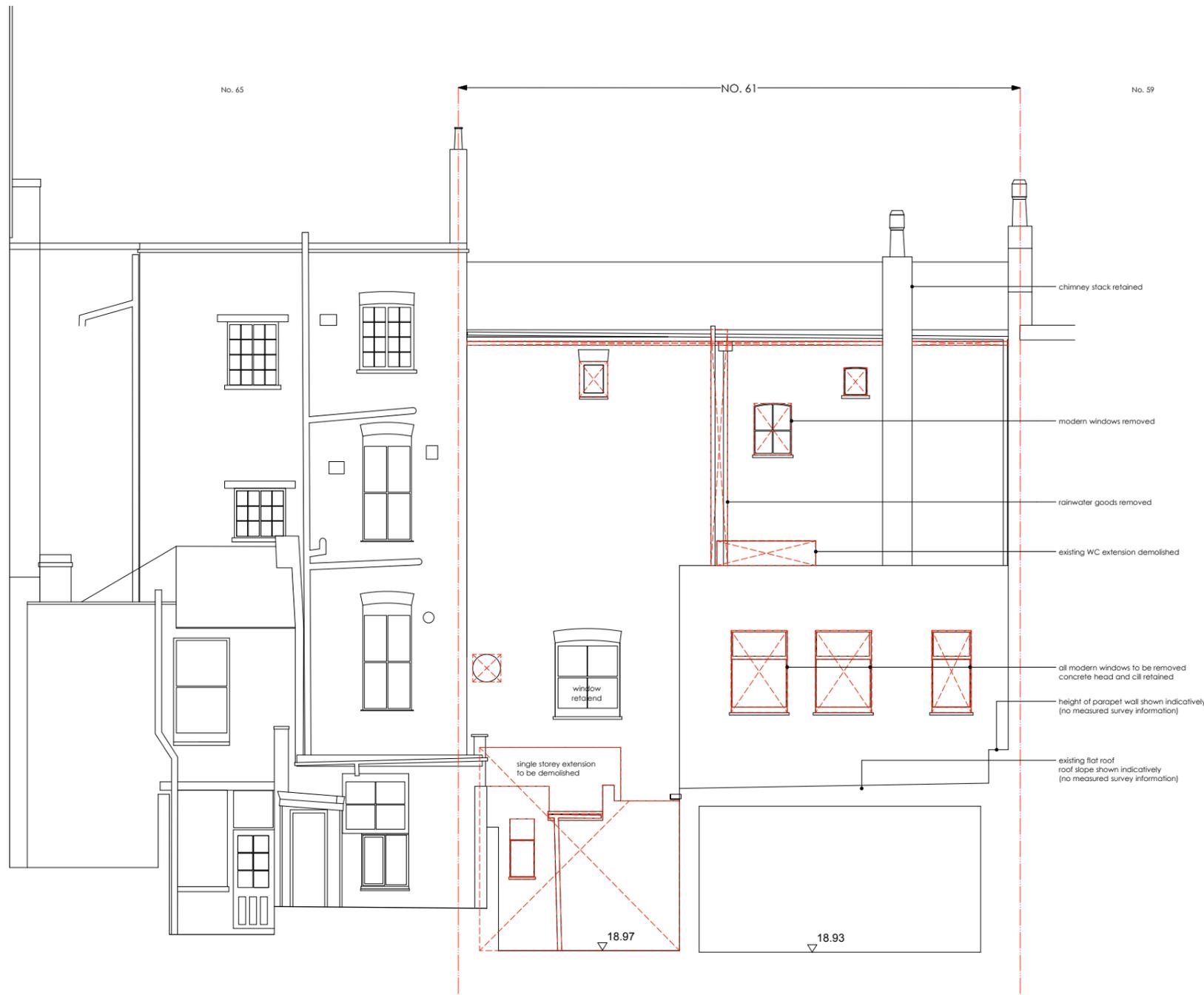
Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

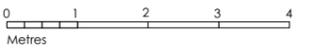
Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
 FRONT ELEVATION

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No. 1306	Dwg No. 160 Rev: B



Notes:



**GENERAL NOTES**

Do not scale from this drawing. All dimensions to be checked on site by the contractor.

This drawing is to be read in conjunction with all other Consultants drawings, specifications and schedules.

This drawing has been prepared solely for the purpose of obtaining either Planning Consent and/ or Building Regulations Application. Unless marked as such the drawing may not be suitable for Construction Purposes.

No liability will be accepted for any omission or inconsistency should this drawing be used for construction.

This drawing and architectural work is protected under copyright law.

**KEYS**

- Existing masonry wall
- Proposed demolition in section
- Proposed demolition indicated in elevation
- Proposed masonry wall - Brickwork
- Proposed masonry wall - blockwork

B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING

**di** **divine ideas architects**  
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 T: +44(0)20 8530 7832 W: [divineideas.co.uk](http://divineideas.co.uk) E: [info@divineideas.co.uk](mailto:info@divineideas.co.uk)

Project: 61 Swinton Street, London WC1X 9NT

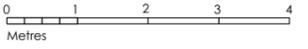
Client: Amba Holdings Ltd

Address: 61 Swinton Street  
 LONDON  
 WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
 REAR ELEVATION

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No: 1306	Dwg No: 161 Rev: B

Notes:



**GENERAL NOTES**

Do not scale from this drawing.  
All dimensions to be checked on site by the contractor.

This drawing is to be read in conjunction with all other Consultants drawings, specifications and schedules.

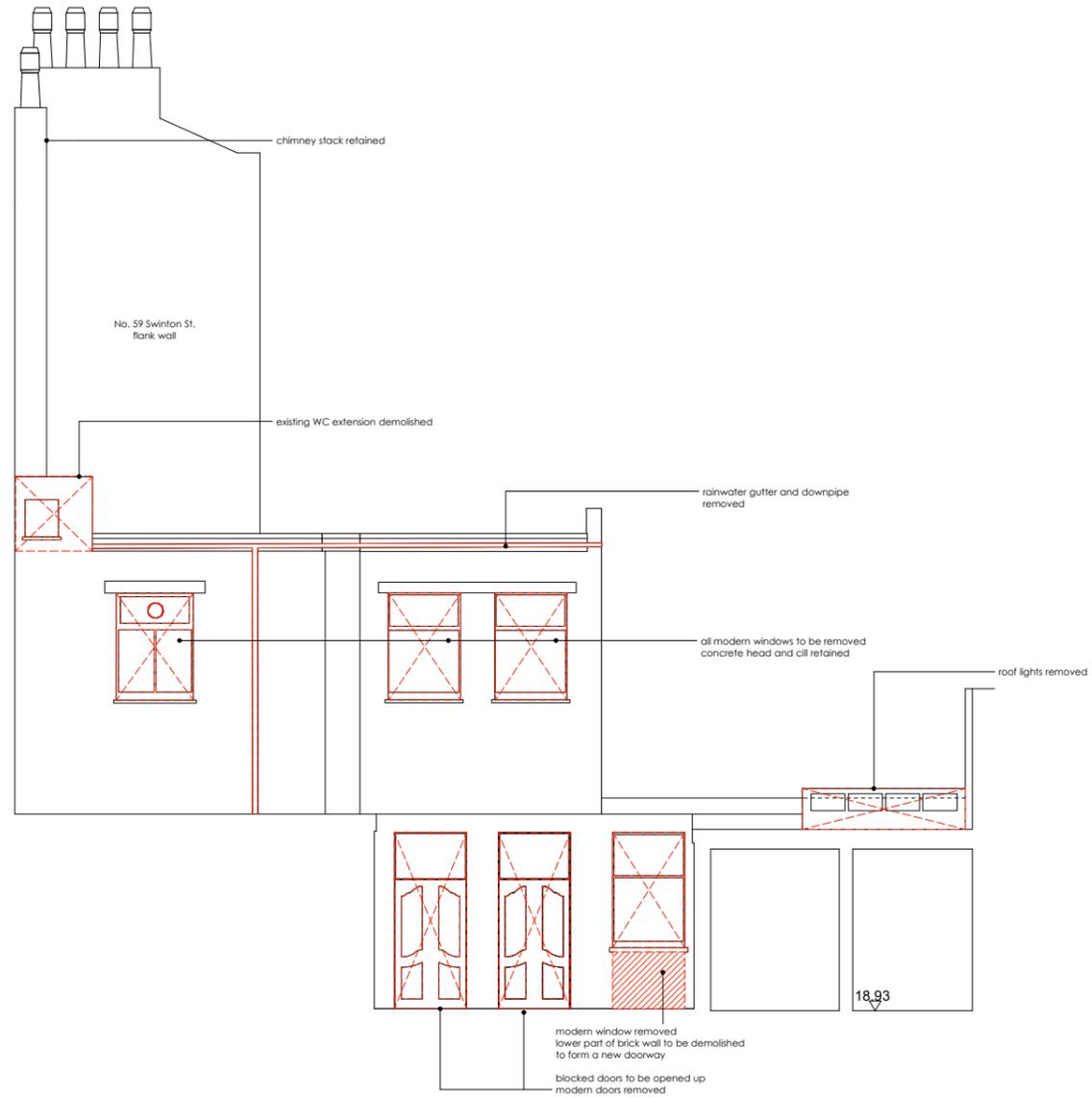
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**KEYS**

-  Existing masonry wall
-  Proposed demolition in section
-  Proposed demolition indicated in elevation
-  Proposed masonry wall - Brickwork
-  Proposed masonry wall - blockwork
-  Existing ceiling height
-  Existing floor level
-  Existing door height
-  Existing ceiling level
-  Existing floor to beam soffit



B Notes for existing architrave added 22.08.16  
 A Building Control Issue 22.07.16  
 REV: - LBC Condition Discharge Issue DATE: 22.06.16

**DRAWING STATUS: STAGE 4**  
 DO NOT SCALE OFF THIS DRAWING



Project: 61 Swinton Street, London WC1X 9NT

Client: Amba Holdings Ltd

Address: 61 Swinton Street  
LONDON  
WC1X 9NT

Drawing Title: EXISTING & DEMOLITION  
SIDE ELEVATION

Date: 01.04.2016	Scale: 1:50 @ A1 1:100 @ A3
Drawn By: RY	Checked By: DC
Project No. 1306	Dwg No. 162 Rev: B

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