

For structural dimensions and details see Structural Engineers' drawings.

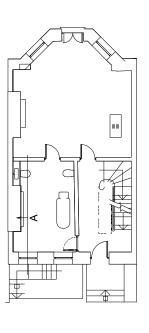
All dimensions to be checked on site proir to

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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
- Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- Timber framed and plasterboard partition taken down, Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 4. Timber panelling and skirting rubbed down and redecorated
- 5. Marble Chimney piece cleaned and polished

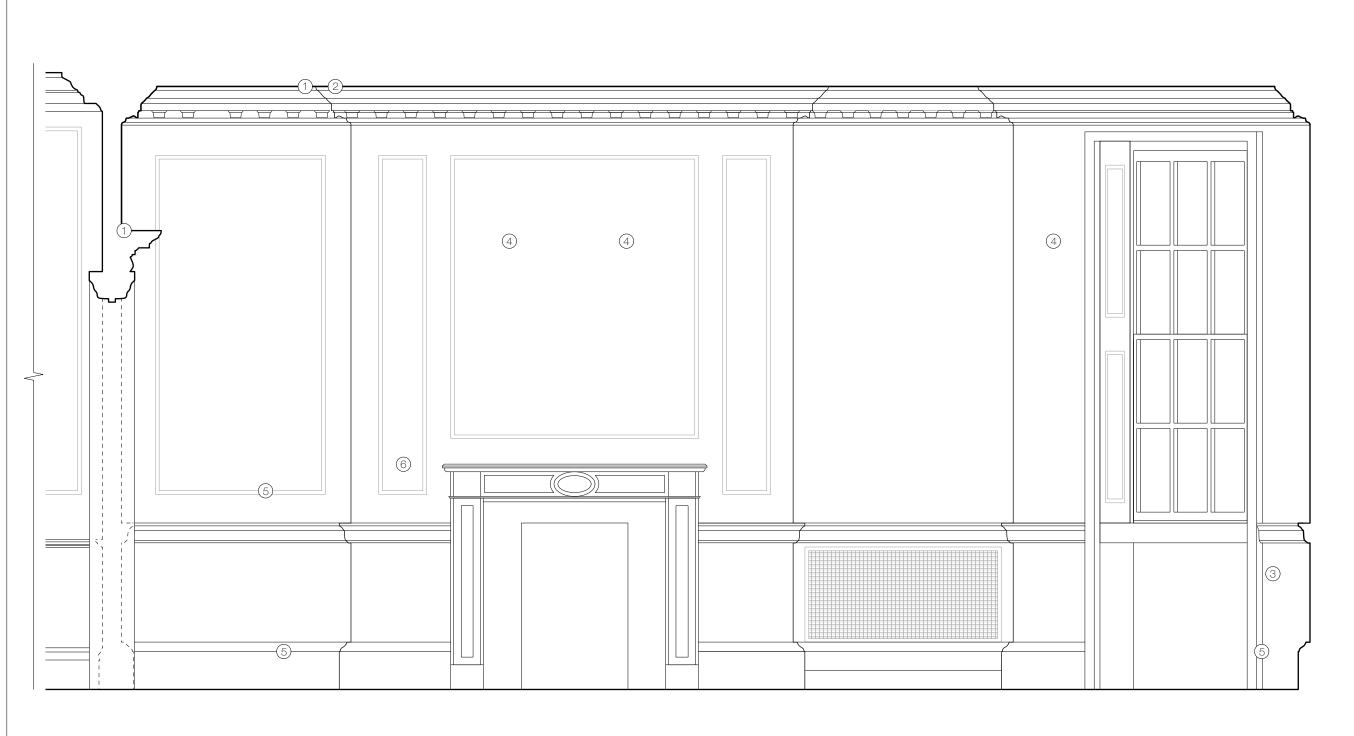


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22 Theobalds Road wing title Proposed Ground Floor Elevation A

1701(-)100 FOR INFORMATION OW 06/03/2017 SCALE 1 : 20 @ A3

1.0 M \_\_\_\_



For structural dimensions and details see Structural Engineers' drawings.

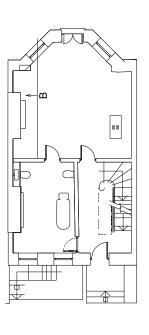
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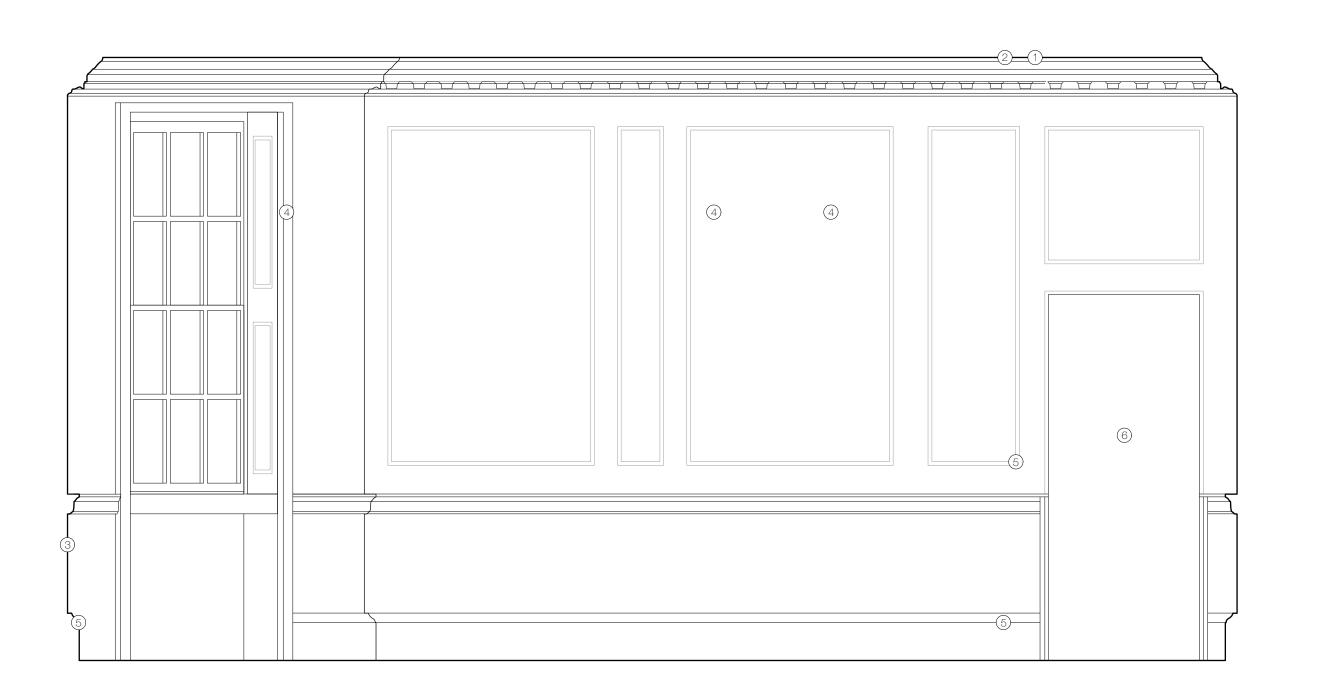
- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding
- 2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- 3. Window and shutter joinery redecorated.
- 4. Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 5. Timber panelling and skirting rubbed down and redecorated
- 6. Marble Chimney piece cleaned and polished



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22 Theobalds Road Proposed Ground Floor Elevation B

1701(-)101 FOR INFORMATION OW 06/03/2017 SCALE 1 : 20 @ A3



For structural dimensions and details see Structural Engineers' drawings.

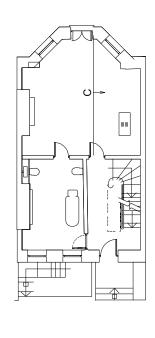
All dimensions to be checked on site proir to

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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding
- 2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- 3. Window and shutter joinery redecorated.
- 4. Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 5. Timber panelling and skirting rubbed down and redecorated
- 6. Former lateral door-opening to Nr 20 Theobalds Road to be blocked-up. Door frame and surround to be retained.

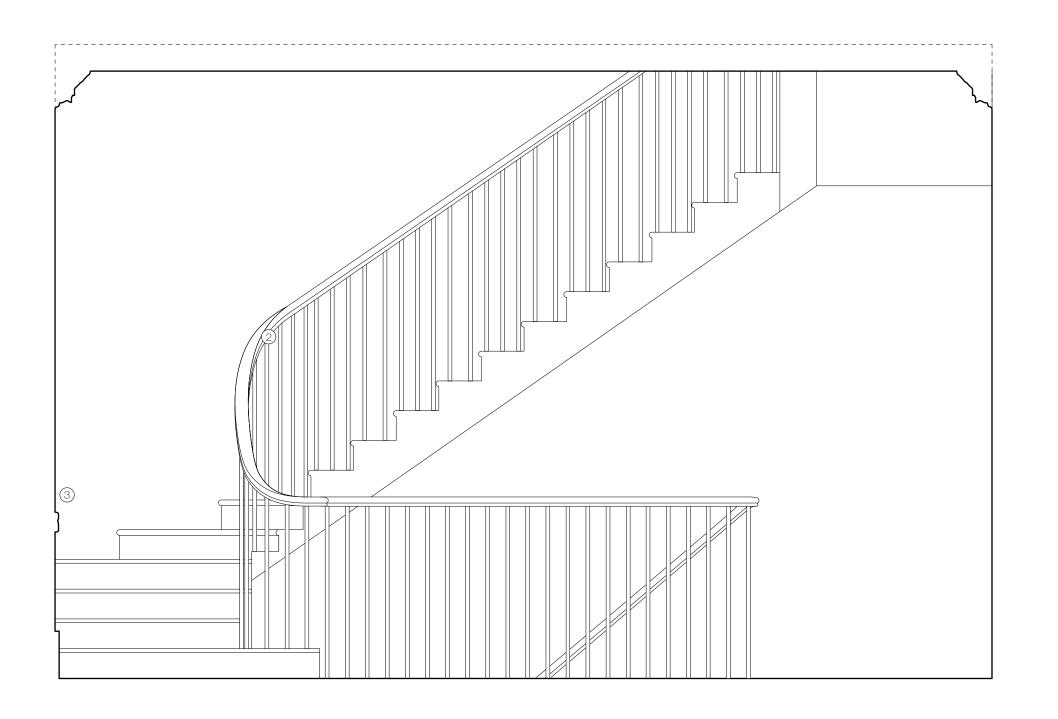


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22 Theobalds Road

WING TITLE
Proposed Ground Floor Elevation C 1701(-)102

FOR INFORMATION OW 06/03/2017 scale 1 : 20 @ A3



For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

commencement of any works or preperation of any shop drawings.

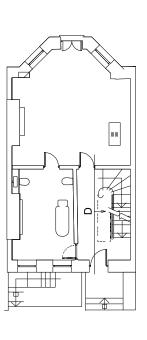
All errors in co-ordinates, levels and dimensions, are to be reported to the Architect.

All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Modern timber frame / plasterboard faced partition to be demolished to reveal original cast iron balustrade.

Balustrade redecorated in black paint, handrail refurbished.

3. Stairwell walls and joinery to be redecorated

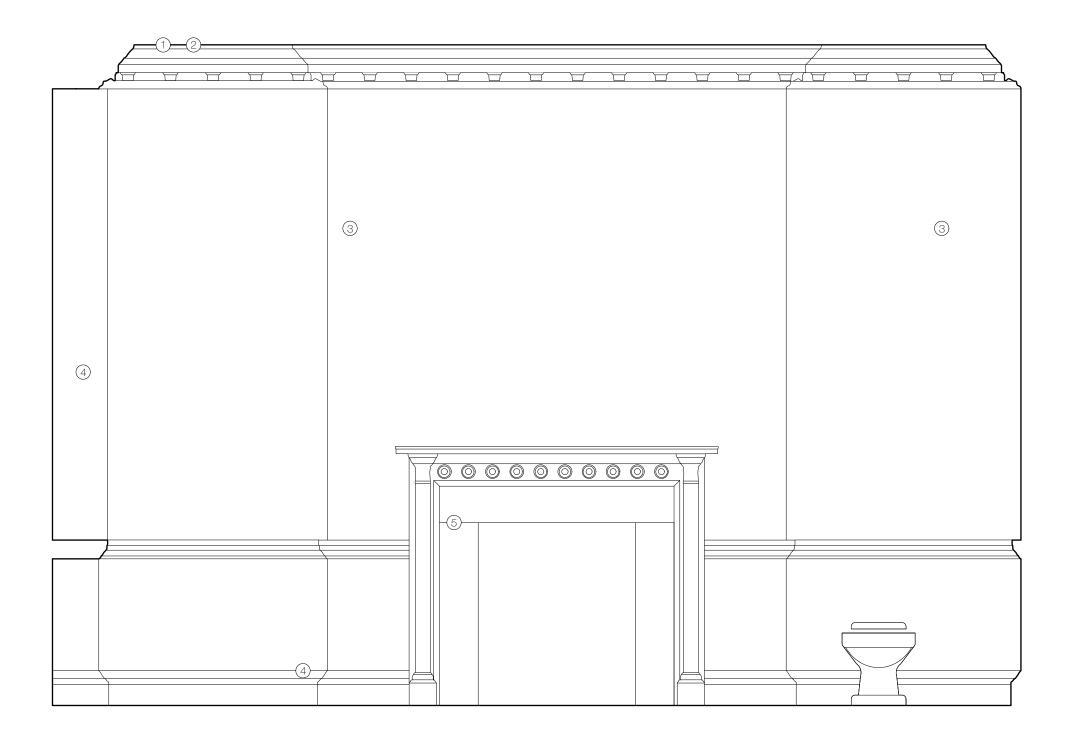


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22 Theobalds Road wing title Proposed Ground Floor Elevation D

1701(-)103 FOR INFORMATION OW 06/03/2017 SCALE 1 : 20 @ A3

1.0 M |



For structural dimensions and details see Structural Engineers' drawings.

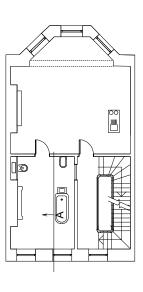
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- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding
- Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 4. Timber panelling and skirting rubbed down and redecorated
- 5. Marble Chimney piece cleaned and polished

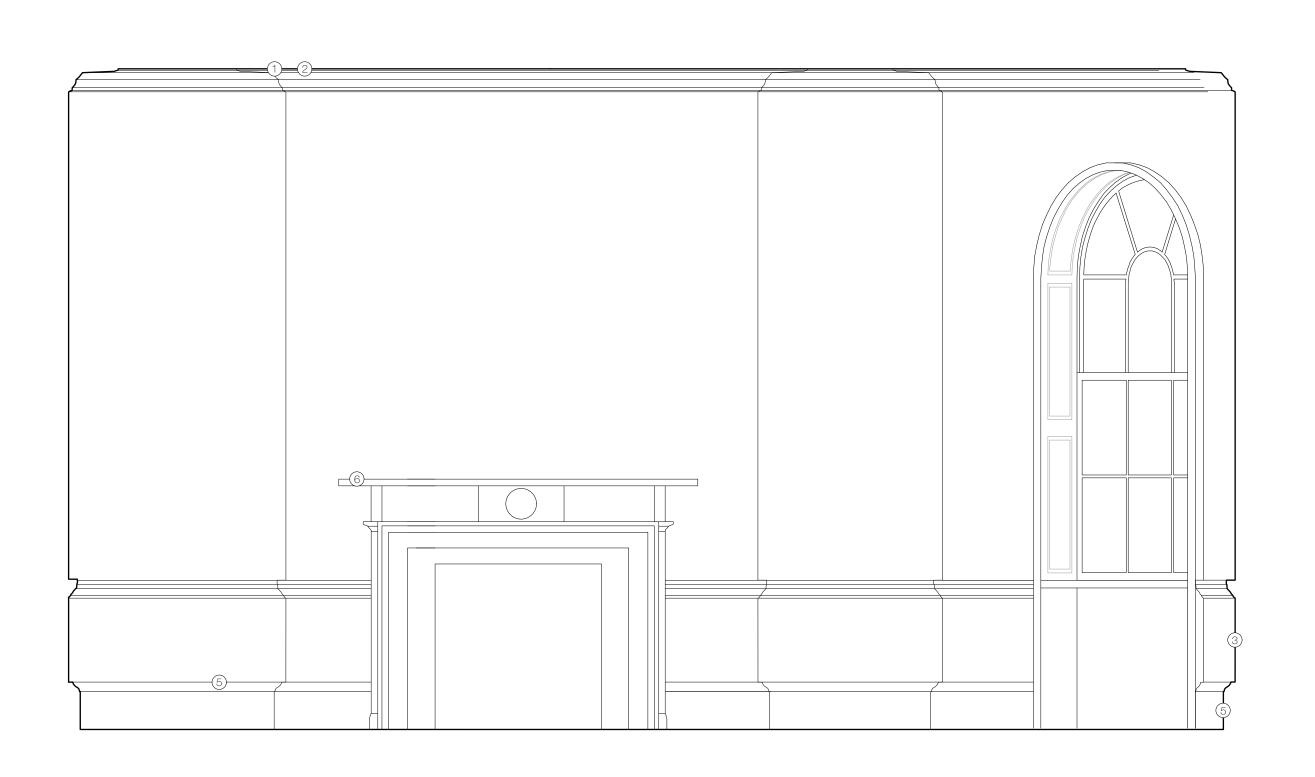


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22 Theobalds Road

Proposed First Floor Elevation A 1701(-)110

FOR INFORMATION OW 06/03/2017 Scale 1:20 @ A3



For structural dimensions and details see Structural Engineers' drawings.

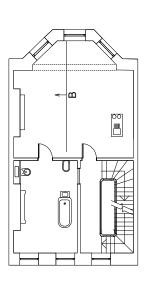
All dimensions to be checked on site proir to

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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding
- Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- 3. Window and shutter joinery redecorated.
- 4. Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 5. Timber panelling and skirting rubbed down and redecorated
- 6. Marble Chimney piece cleaned and polished

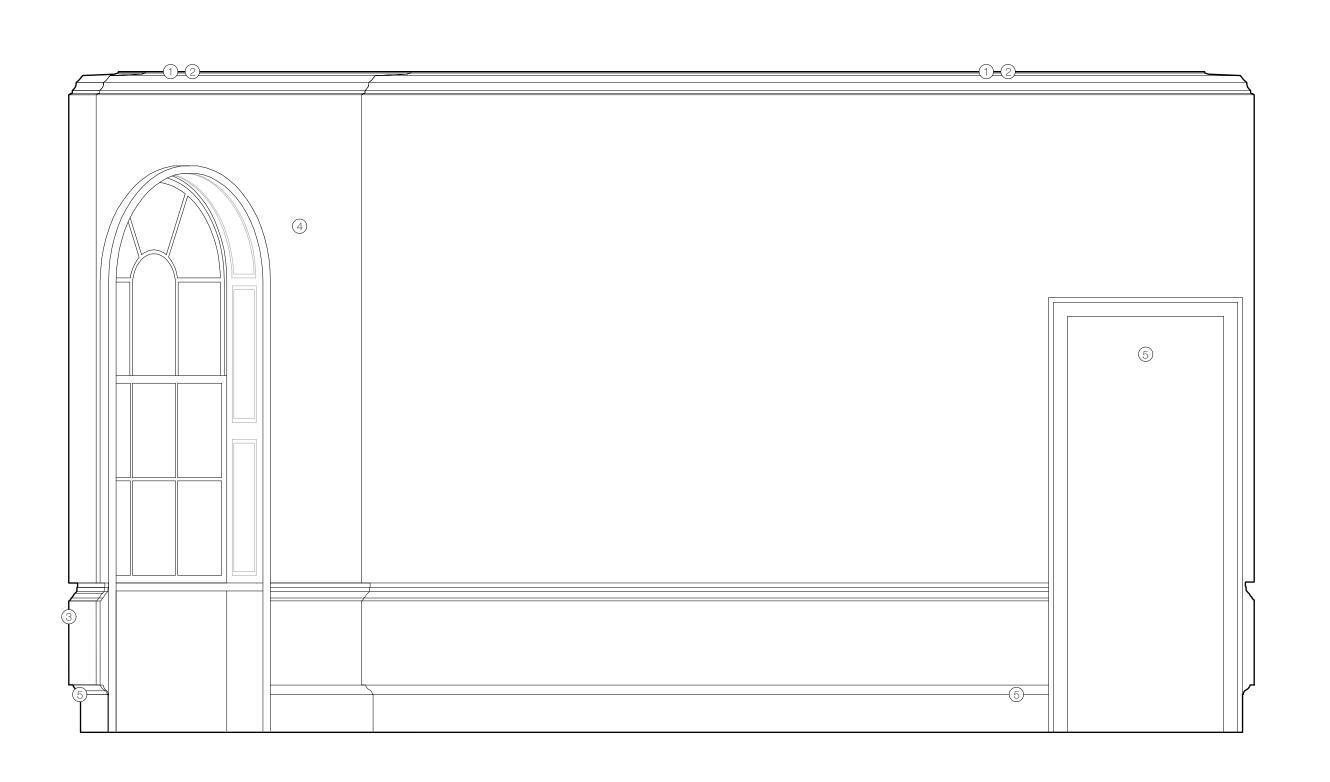


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22 Theobalds Road

"Proposed First Floor Elevation B 1701(-)111 FOR INFORMATION

1.0 M \_\_\_\_ OW 06/03/2017 scale 1 : 20 @ A3



For structural dimensions and details see Structural Engineers' drawings.

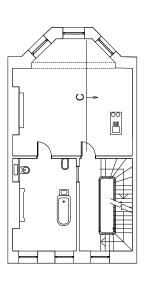
All dimensions to be checked on site proir to

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- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
- Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- 3. Window and shutter joinery redecorated.
- 4. Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 5. Timber panelling, door and skirting rubbed down and redecorated

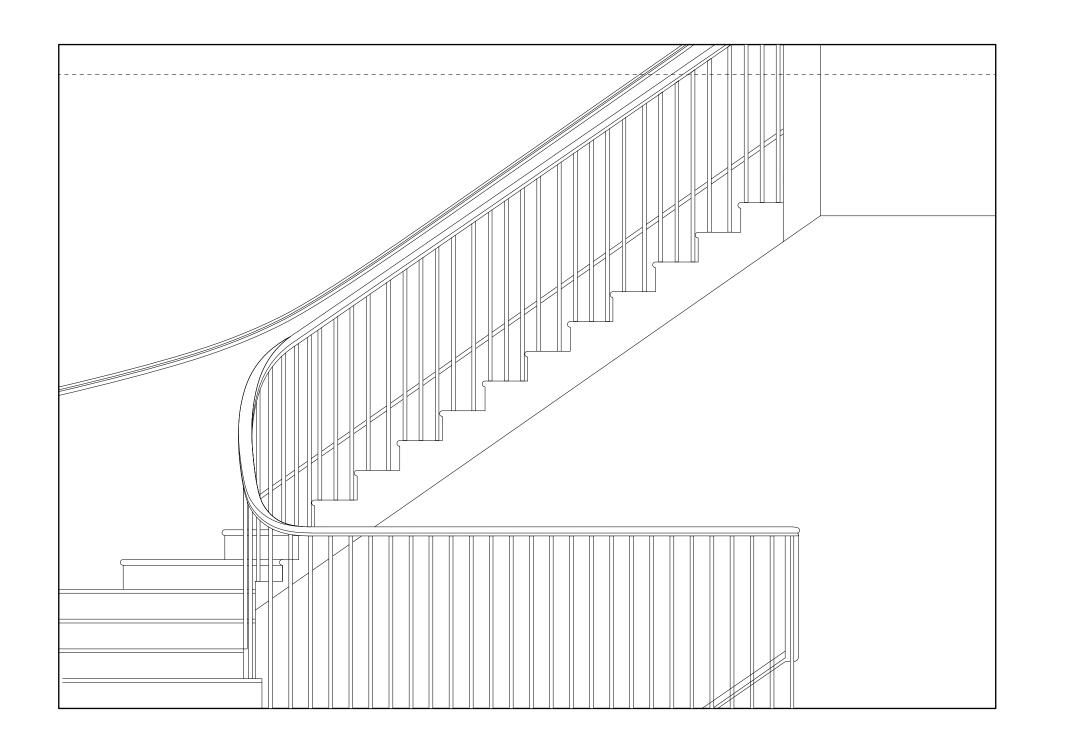


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22 Theobalds Road

OW 06/03/2017 SCALE 1 : 20 @ A3

Proposed First Floor Elevation C 1701(-)112 FOR INFORMATION

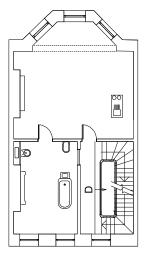


For structural dimensions and details see Structural Engineers' drawings.
All dimensions to be checked on site proir to

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22 Theobalds Road

PROJECT NUMBER 1702 | DRAWING NUMBER 1701(-)113

1.0 M | FOR INFORMATION OW 06/03/2017 SCALE 1 : 20 @ A3



For structural dimensions and details see Structural Engineers' drawings.

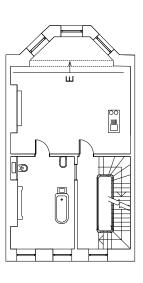
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- Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
- Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
- 3. Window and shutter joinery redecorated.
- 4. Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
- 5. Timber panelling and skirting rubbed down and redecorated



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OW 06/03/2017 1 : 20 @ A3

22 Theobalds Road Proposed First Floor Elevation E

1701(-)114 FOR INFORMATION

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

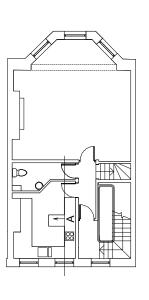
commencement of any works or preperation of any shop drawings.

All errors in co-ordinates, levels and dimensions, are to be reported to the Architect.

All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated



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22 Theobalds Road

wing TITLE
Proposed Second Floor Elevation A

1701(-)120 FOR INFORMATION OW 06/03/2017 scale 1 : 20 @ A3

1.0 M \_\_\_\_\_

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

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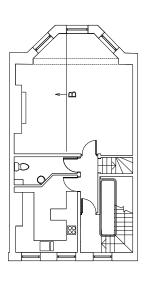
All errors in co-ordinates, levels and dimensions, are to be reported to the Architect.

All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated

3. Marble Chimney piece cleaned and polished



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22 Theobalds Road PROJECT NUMBER 1702 DRAWING NUMBER 1702

FOR INFORMATION OW 06/03/2017 SCALE 1 : 20 @ A3

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

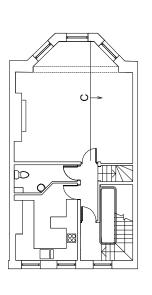
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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated



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22 Theobalds Road wing TITLE
Proposed Second Floor Elevation C

1701(-)122 FOR INFORMATION OW 06/03/2017 1 : 20 @ A3

3 STAIR TO THIRD FLOOR 1 Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

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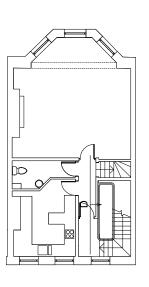
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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Modern timber frame / plasterboard faced partition to be demolished to reveal original cast iron balustrade.

Balustrade redecorated in black paint, handrail refurbished.

3. Stairwell walls and joinery to be redecorated



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22 Theobalds Road

PROJECT NUMBER 1702 DRAWING NUMBER 1701(-)123 1.0 M J

FOR INFORMATION OW 06/03/2017 1 : 20 @ A3

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

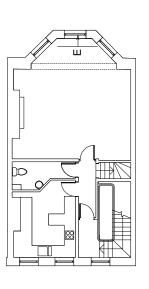
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Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated



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22 Theobalds Road

WING TITLE
Proposed Second Floor Elevation E

1701(-)124 FOR INFORMATION OW 06/03/2017 1 : 20 @ A3

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

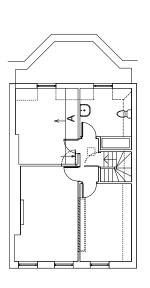
commencement of any works or preperation of any shop drawings.

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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated



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22 Theobalds Road

DRAWING TITLE
Proposed Attic Floor Elevation A
PROJECT NUMBER
1702
DRAWING NUMBER
1701(-)130 1701(-)130 FOR INFORMATION

1.0 M \_ OW 06/03/2017 scale 1 : 20 @ A3

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

All dimensions to be checked on site proir to

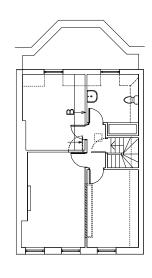
commencement of any works or preperation of any shop drawings.

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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.

Existing walls, ceilings and joinery made good, rubbed down and redecorated



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22 Theobalds Road

DRAWING TITLE
PROPOSED Attic Floor Elevation B
PROJECT NUMBER 1702 DRAWING NUMBER 1701(-)131

FOR INFORMATION OW 06/03/2017 1 : 20 @ A3

1.0 M \_\_\_\_

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

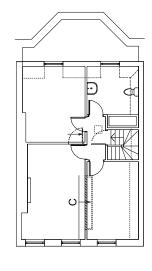
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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.



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DRAWING TITLE Proposed Attic Floor Elevation C
PROJECT NUMBER DRAWING NUMBER 17001

1701(-)132

1701(-)132 FOR INFORMATION OW 06/03/2017 scale 1 : 20 @ A3

Do not scale this drawing.

For structural dimensions and details see Structural Engineers' drawings.

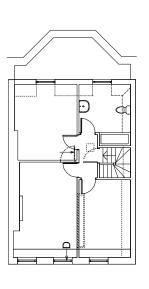
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All temporary works to be responsibility of the contractor. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

- Timber frame and plasterboard partitions taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces
- Sash windows overhauled. Neoprene draft-stripping fitted to staff beads and sashes.
- 3. Existing walls, ceilings and joinery made good, rubbed down and redecorated



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DRAWING TITLE
Proposed Attic Floor Elevation D
PROJECT NUMBER
1702
DRAWING NUMBER
1701(-)133 FOR INFORMATION OW 06/03/2017 1 : 20 @ A3