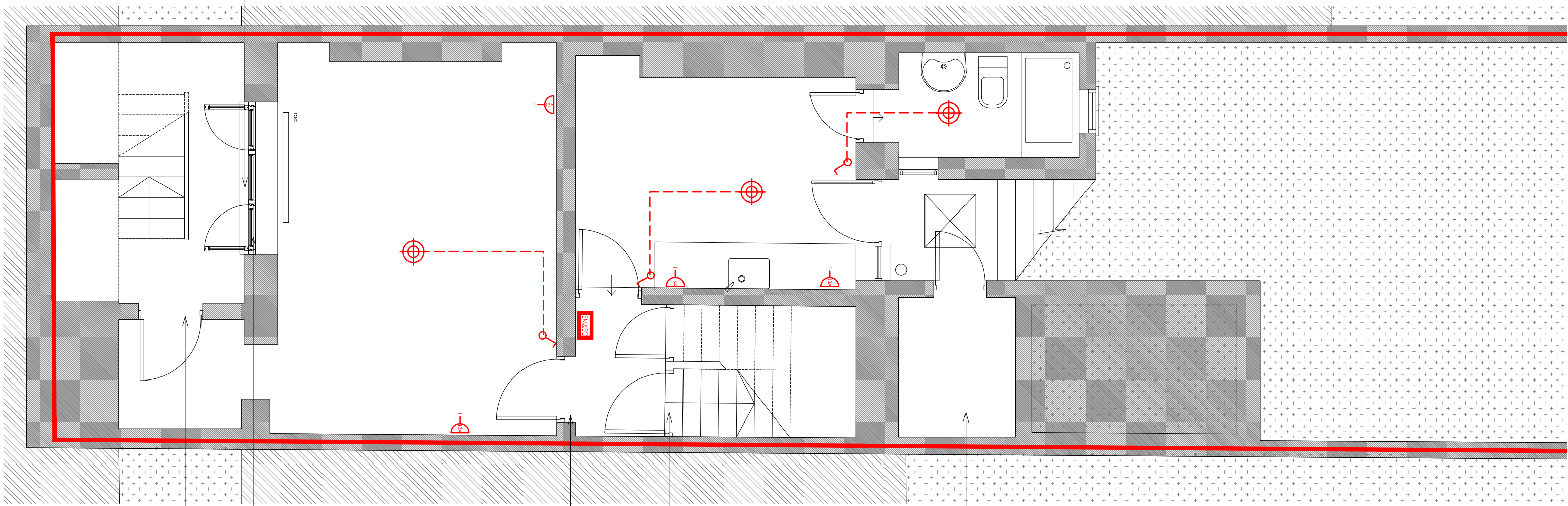


Existing tiled cills (to all windows) to be stripped. Original masonry cills to be repaired and repainted white.



Existing shed door to be removed and the new external grade door to be fitted.

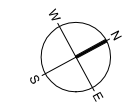
Existing security shutter and window to be removed.

Existing door (not historic) to be removed and filled to create a new compartment wall.
 All doors that have no historic significance will be replaced by good quality, traditional panelled doors.

Existing external storage space.

EXISTING ELECTRICAL LAYOUT PLAN

SYMBOL	DESCRIPTION
	Pendant / Suspended light
	20 AMP (1 way single pole) switch
	13Amp Socket outlet. 'N' denotes number of gangs.
	Electricity Meter / Consumer Unit



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Site Boundary

WORKSTAGE : PLANNING		
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PROJECT	ST PANCRAS WAY		
DRAWING	101_Basment Floor_StripOut		
DATE	JUL'17	Rev. no: JULY REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB

Existing tiled cills (to all windows) to be stripped. Original masonry cills to be repaired and repainted white.

Existing skirtings on this floor have no historic significance as per Heritage Impact Assessment.

They are to be replaced by victorian skirtings after drylining of external walls.

Existing non-original laminate floor to be stripped out.

Existing non-original chimney to be removed. Walls to be skimmed and painted. (Chimney opening is retained.)

Existing Kitchen, splashback tiles to be stripped out.

Existing non-original floor tiles to be stripped out.

Fireplace in rear room to be opened up only to the original proportion as identified by the existing brick work. Walls to be skimmed and painted.

Existing wall infill to be stripped out to the original brick wall line. Skimming and painting to be applied.

Existing extractor outlet to be stripped out and the hole to be filled up with matching reclaimed bricks.

Proportion of this window found to be modified due to the recent kitchen installation. The bottom part of the architrave has also been cut off. After the kitchen strip out, the architrave to be removed, drylining applied, skimmed and painted.

Existing Boiler to be relocated in the first floor bathroom directly above this area.

Non Original Orange tiles to be removed

Non Original Front Door & Door frame to be removed.

Existing non-original laminate floor to be stripped out.

Existing consumer units (there are two) to be retained, and relocated in the first floor.

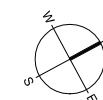
Existing door (not historic) to be replaced. Architrave to be retained unless in poor condition.

Out of Scope

EXISTING ELECTRICAL LAYOUT PLAN

SYMBOL	DESCRIPTION
	Pendant / Suspended light
	20 AMP (1 way single pole) switch
	13Amp Socket outlet. 'N' denotes number of gangs.
	Electricity Meter / Consumer Unit

N.B. ALL RADIATORS TO BE REMOVED.



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- Site Boundary
- Partition to be removed

WORKSTAGE : PLANNING

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PROJECT	ST PANCRAS WAY		
DRAWING	102_Ground Floor_StripOut		
DATE	JUL'17	Rev. no: JULY REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB

Existing tiled cills (to all windows) to be stripped. Original masonry cills to be repaired and repainted white.

Existing skirtings on this floor have no historic significance as per Heritage Impact Assessment. They are to be replaced by victorian skirtings after drylining of external walls.

Existing carpet to all rooms / staircase to be stripped back to the original timber floor boards.

Fireplace in rear room to be opened up only to the original proportion as identified by the existing brick work. Skimming and painting to be applied.

Existing original cast iron hearth to be retained.

Window surround decoration to be stripped out as it has no historic interest.

These window surround joinery pieces are expected to contain original shutters, that are now painted in and defunct. Contractor to allow for their re-establishment.

Existing carpet to all rooms / staircase to be stripped back to the original timber floor boards.

Sanitaryware, tiles, accessories to be all fully stripped out.

Existing doors (not historic) of both front and rear rooms to be replaced. Architrave to be retained unless in poor condition.

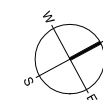
Existing door (not historic) to be replaced. Architrave to be retained unless in poor condition.

Ceiling box to be opened up for inspection.

EXISTING ELECTRICAL LAYOUT

SYMBOL	DESCRIPTION
	Pendant / Suspended light
	20 AMP (1 way single pole) switch
	13Amp Socket outlet. 'N' denotes number of gangs.
	Electricity Meter / Consumer Unit
	Smoke Detector

N.B. ALL RADIATORS TO BE REMOVED.



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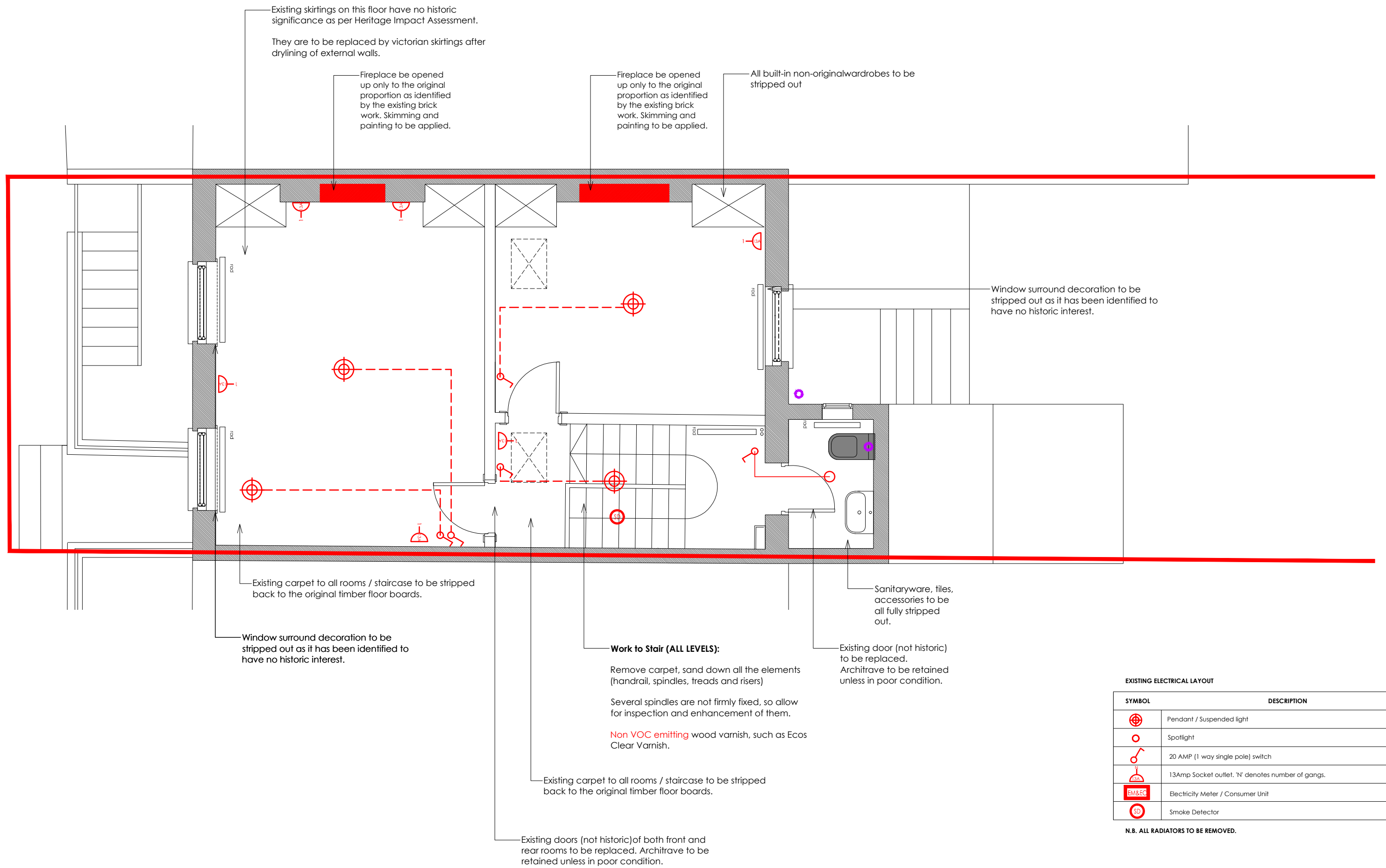
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Site Boundary

WORKSTAGE : **PLANNING**

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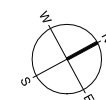
PROJECT	ST PANCRAS WAY		
DRAWING	103_First Floor_StripOut		
DATE	JUL'17	Rev. no: JULY REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB



EXISTING ELECTRICAL LAYOUT

SYMBOL	DESCRIPTION
	Pendant / Suspended light
	Spotlight
	20 AMP (1 way single pole) switch
	13Amp Socket outlet. 'N' denotes number of gangs.
	Electricity Meter / Consumer Unit
	Smoke Detector

N.B. ALL RADIATORS TO BE REMOVED.



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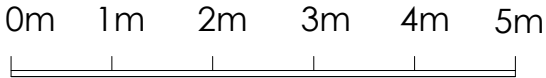
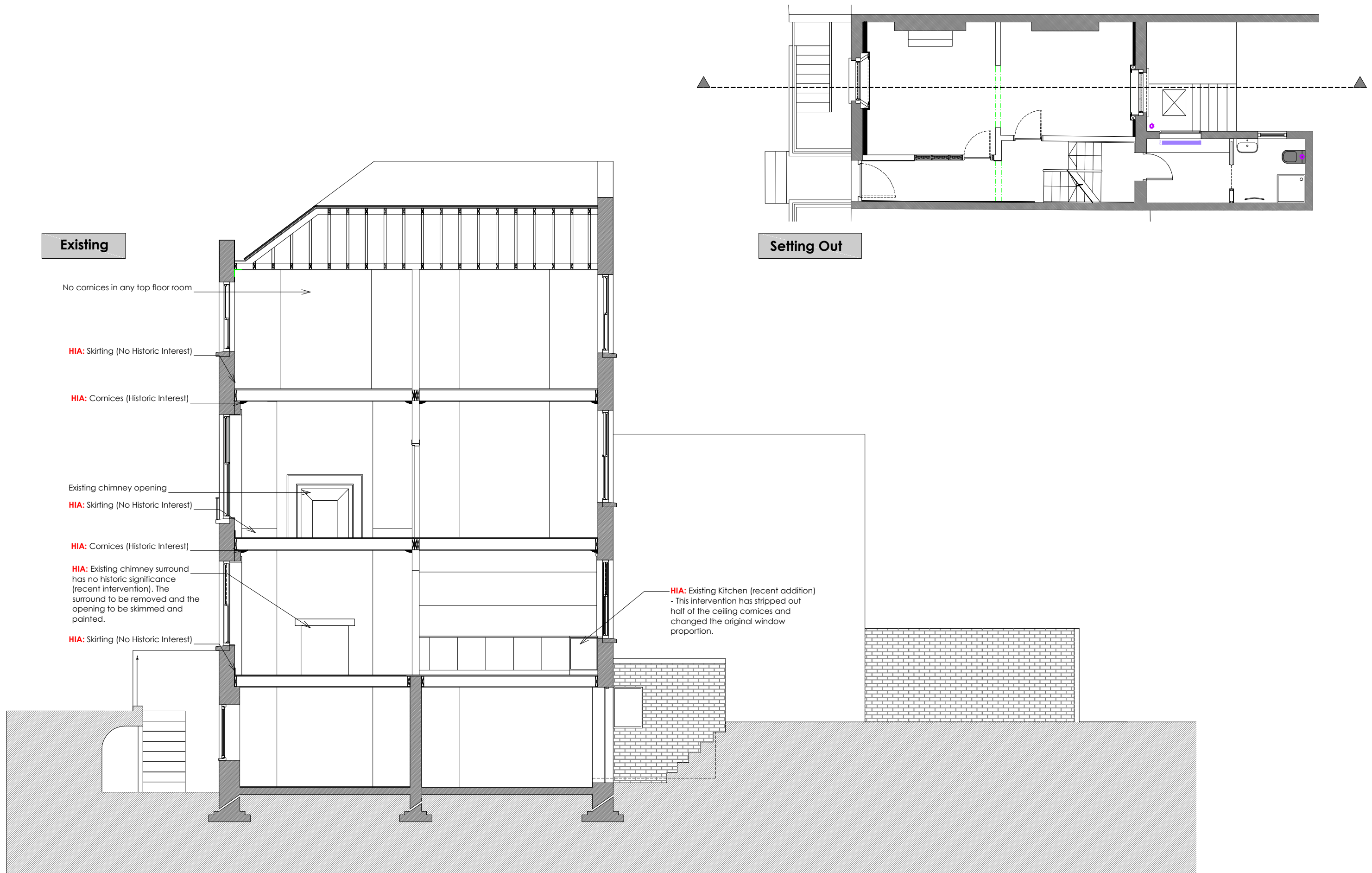
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Site Boundary

WORKSTAGE : **PLANNING**

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PROJECT	ST PANCRAS WAY		
DRAWING	104_Second Floor_StripOut		
DATE	JUL'17	Rev. no: JULY REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB



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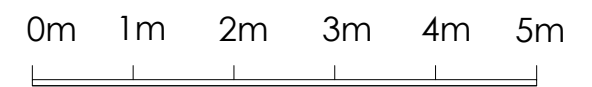
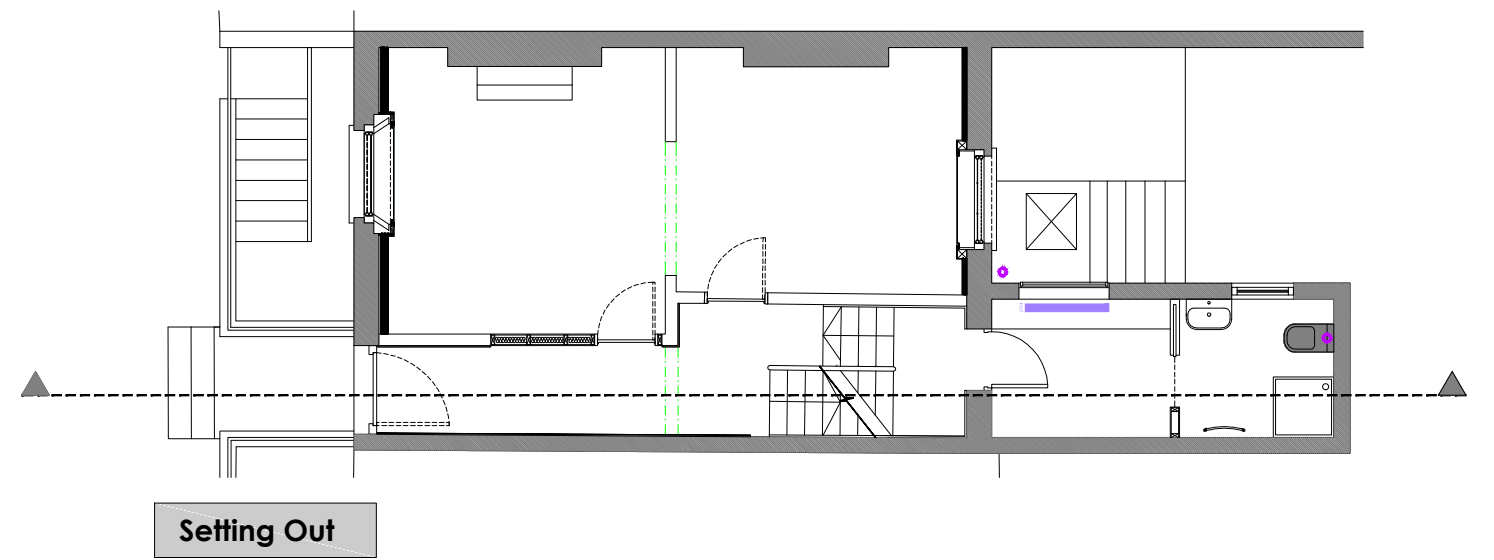
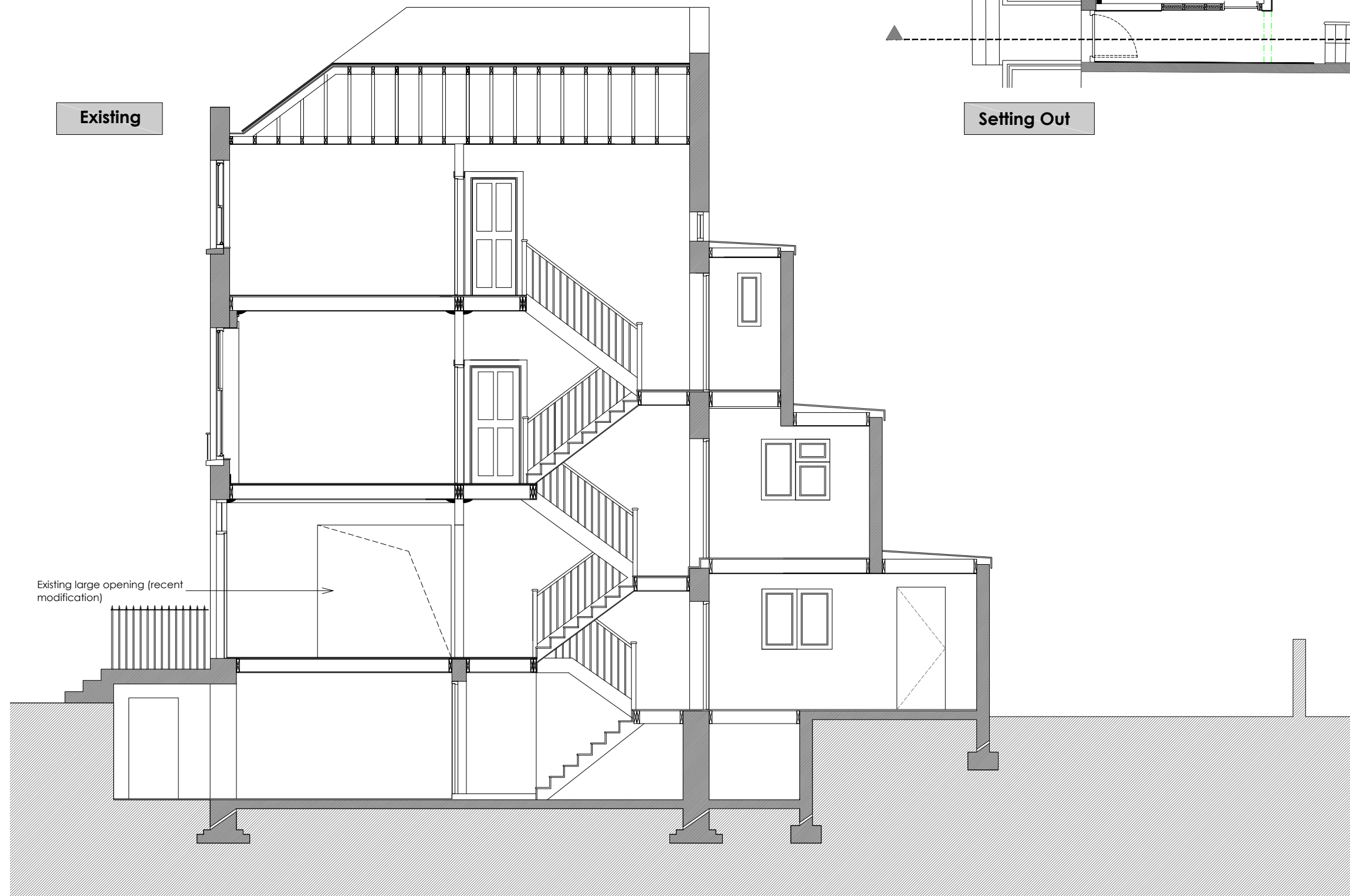
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Demolition
HIA Heritage Impact Assessment Extracts / Heritage Consultant's comments

WORKSTAGE : PLANNING	
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PROJECT	ST.PANCRAS WAY		
DRAWING	150_Section AA		
DATE	JUL'17	Rev. no: JULY ISSUE REV01	
SCALE	1:75 @ A3	Drawn by: SS	Check: GB



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 Demolition

WORKSTAGE : PLANNING

01	Elevation adjusted to match the plan	06.07.17

PROJECT	ST.PANCRAS WAY		
DRAWING	151_Section BB		
DATE	JUL'17	Rev. no: JULY ISSUE REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB



Existing cast iron balustrade to 1st floor windows to be stripped back to metal and repaired as necessary.

Existing Ground floor / basement stucco to be repaired as required.

Existing non-original front door found to be replaced with a new external grade, hardwood door. Refer to separate sheet for details.

Existing non-original tiles to the front lobby to be stripped. New stone tiles to be fitted.

Existing cast-iron railings to be repaired as necessary and repainted black.



N.B. Windows and doors of the St Pancras Way terraced houses have been modified to varying degree. Coherence of the elevations have therefore been lost to a great extent.

All windows to be refurbished and draft proofed according to Historic England's guideline: <https://content.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors/heag084-draughtproofing.pdf/>

0m 1m 2m 3m 4m 5m



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WORKSTAGE : PLANNING

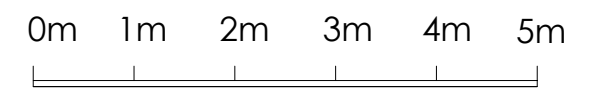
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PROJECT	ST.PANCRAS WAY		
DRAWING	160_Elevation_South		
DATE	JUL'17	Rev. no: JULY ISSUE REV01	
SCALE	1:75 @ A3	Drawn by: SS	Check: GB

Existing



Existing tiled cills to be stripped. Original masonry reveals and cills to be repaired and repainted. (for all rear sash windows)



All windows to be refurbished and draft proofed according to Historic England's guideline:
<https://content.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors/heag084-draughtproofing.pdf/>



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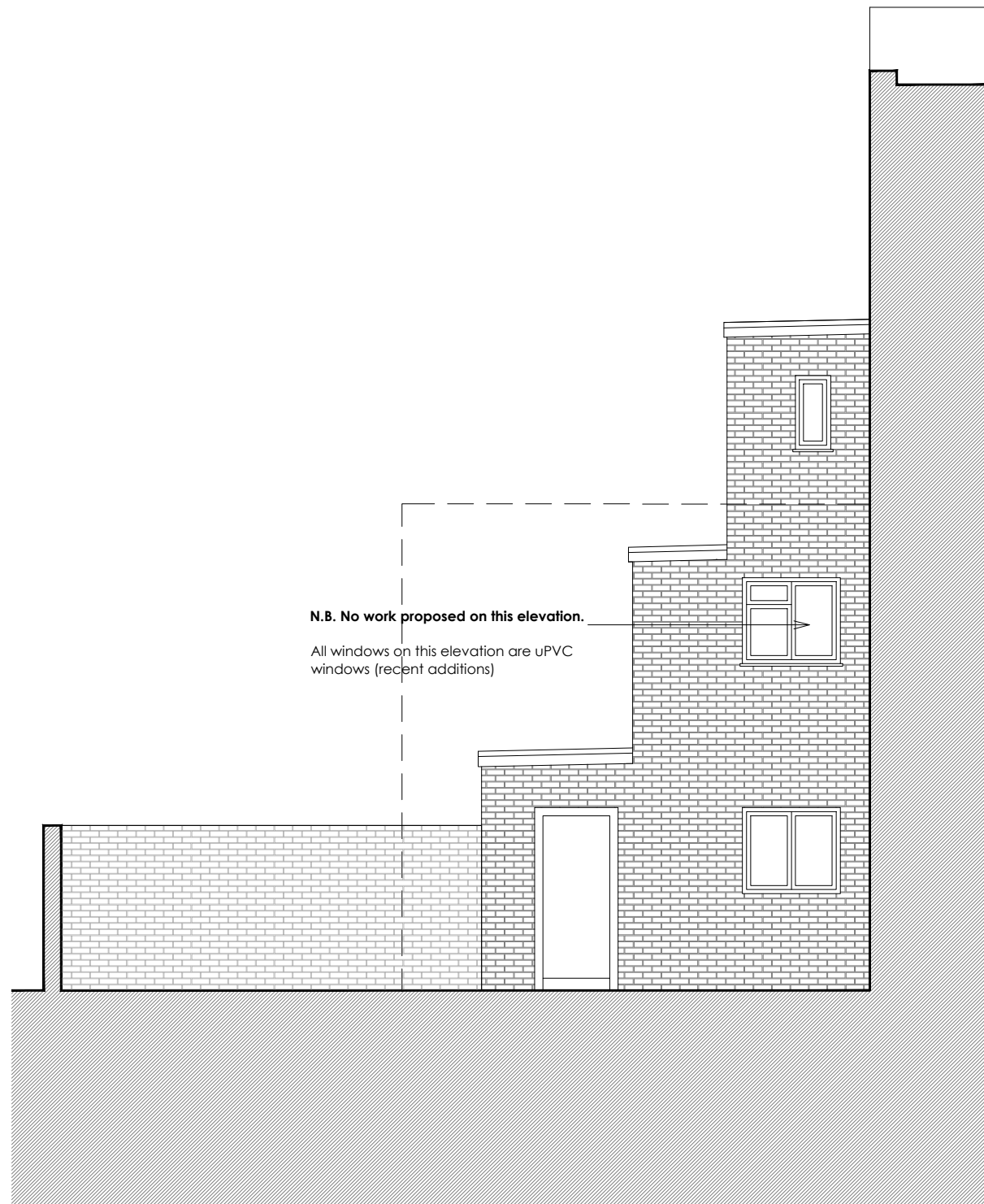
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Demolition

WORKSTAGE : PLANNING	
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PROJECT	ST.PANCRAS WAY		
DRAWING	161_Elevation_North		
DATE	JUL'17	Rev. no: JULY ISSUE REV01	
SCALE	1:75 @ A3	Drawn by: SS	Check: GB

Existing



N.B. No work proposed on this elevation.
All windows on this elevation are uPVC windows (recent additions)

All windows to be refurbished and draft proofed according to Historic England's guideline:
<https://content.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors/heag084-draughtproofing.pdf/>

0m 1m 2m 3m 4m 5m



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 Demolition

WORKSTAGE : **PLANNING**

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PROJECT	ST.PANCRAS WAY		
DRAWING	162_Elevations_West		
DATE	JUL'17	Rev. no: JULY ISSUE REV01	
SCALE	1:75 @ A3	Drawn by: SS	Check: GB