

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

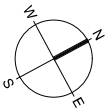
All doors that have no historic significance will be replaced by good quality, traditional panelled doors.

Infill the existing door opening (non historic) to form a new compartment wall. Painted White.

PROPOSED 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. NO CHANGE PROPOSED



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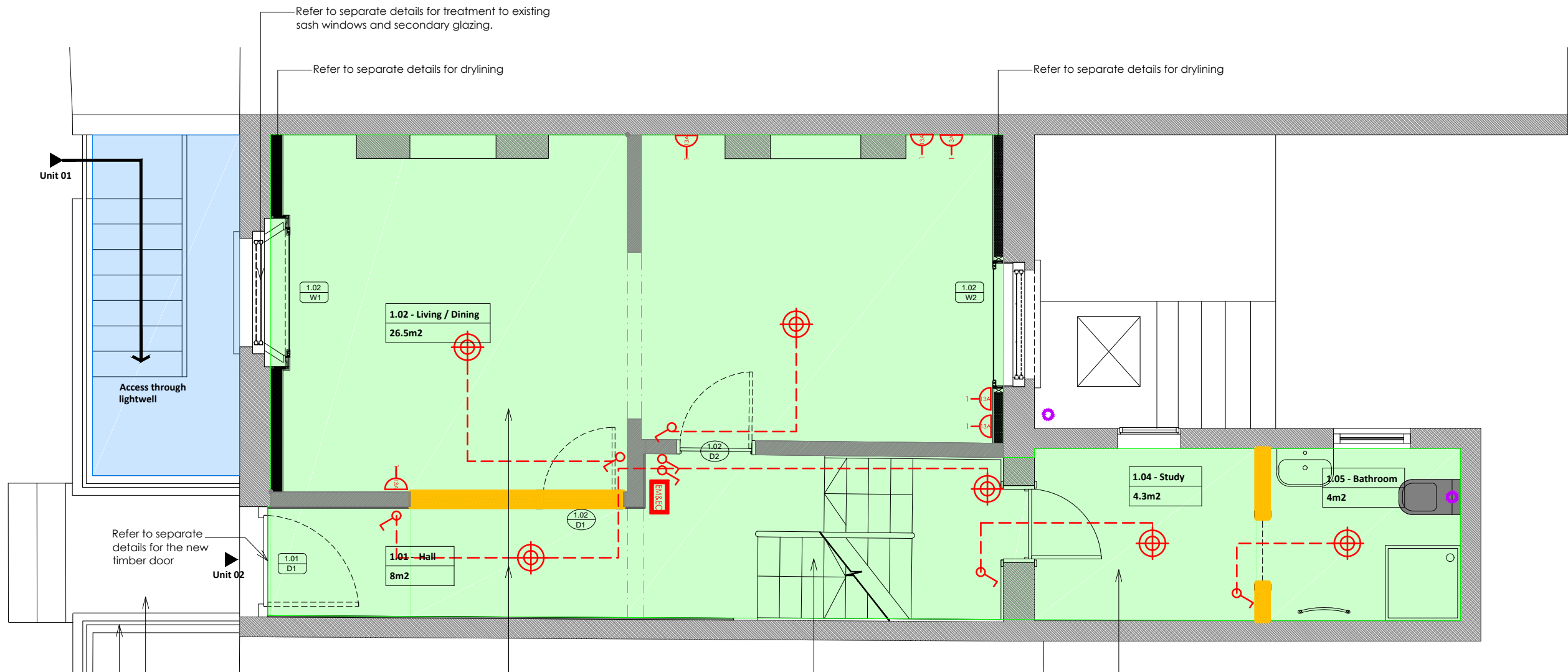
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Existing Partition
 Proposed Partition
 Unit 01 Unit 02

WORKSTAGE : **PLANNING**

JULY ISSUE REV01	UNIT DIVISION REVISED	17.07.17

PROJECT	ST PANCRAS WAY		
DRAWING	201_Basement Floor Plans		
DATE	JUL'17	Rev. no: JULY REV01	
SCALE	1:50 @ A3	Drawn by: SS	Check: GB



Existing cast iron balustrade to be re-painted black. One whole post and another spear head are missing. The replicated head to be welded to the existing.



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

Specification: Limestone UK Portland Stone Tiles -
<http://limestoneuk.com/index.html>



Original floorboards underneath the existing laminate floor to be restored:

- (1) Lift Existing Pine Planks + add ply packers to joists to flatten out.
- (2) Laying 18mm t&g plywood. Contractor to duly allow for matching reclaimed timber replacing wastage / damaged boards. Original Boards to be machined to around 12mm thick (straight edged), and to be fixed on to the 18mm ply (glued).
- (3) Sand Progressively to a 50 grit stage + Apply Lecol Filler to all gap under 3mm wide. Continue Sanding to a 120 grit finish + Screen to a fine silk finish. Apply one coat of preseat + two coats of Bonakemi.

Work to Staircase (ALL LEVELS) :
Sand down all the elements (handrail, spindles, treads and risers) Several spindles are not firmly fixed, so allow for inspection and enhancement of them. Non VOC emitting water-based wood varnish, such as Ecos Clear Varnish.

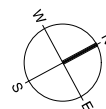
Tiled Finish throughout Study and Bathroom.
Tile Spec: **Wood Porcelain Tile - Dawlish Range White Smoke.**
http://www.cdstitles.com/wp-content/uploads/2014/04/CDS-dawlish_smoke-1.pdf



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	Spotlight
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	13Amp Socket outlet. 'N' denotes number of gangs.
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N.B. CHANGES ARE PROPOSED ONLY IN THE CLOSET
WING BATHROOM/STUDY



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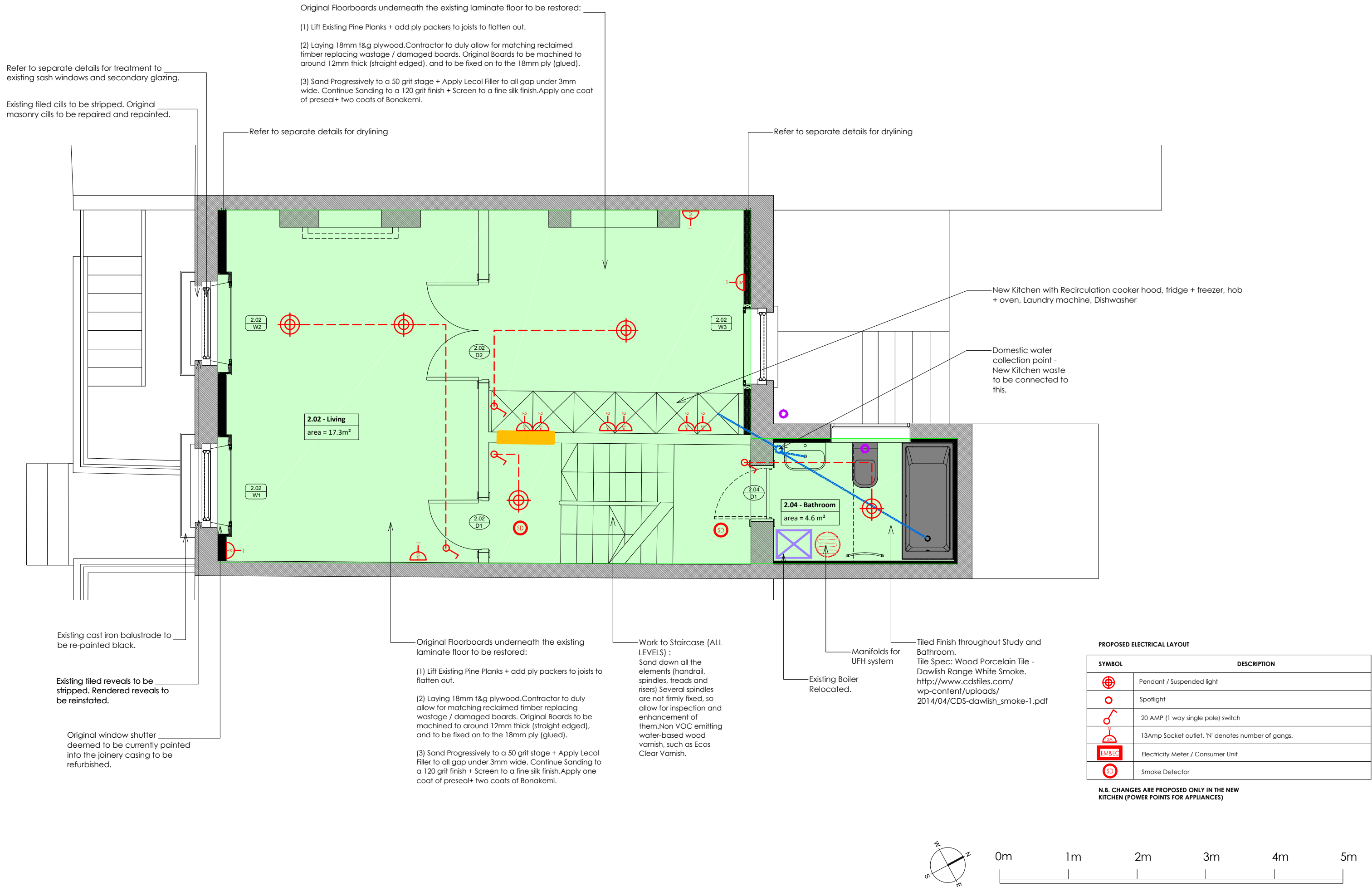
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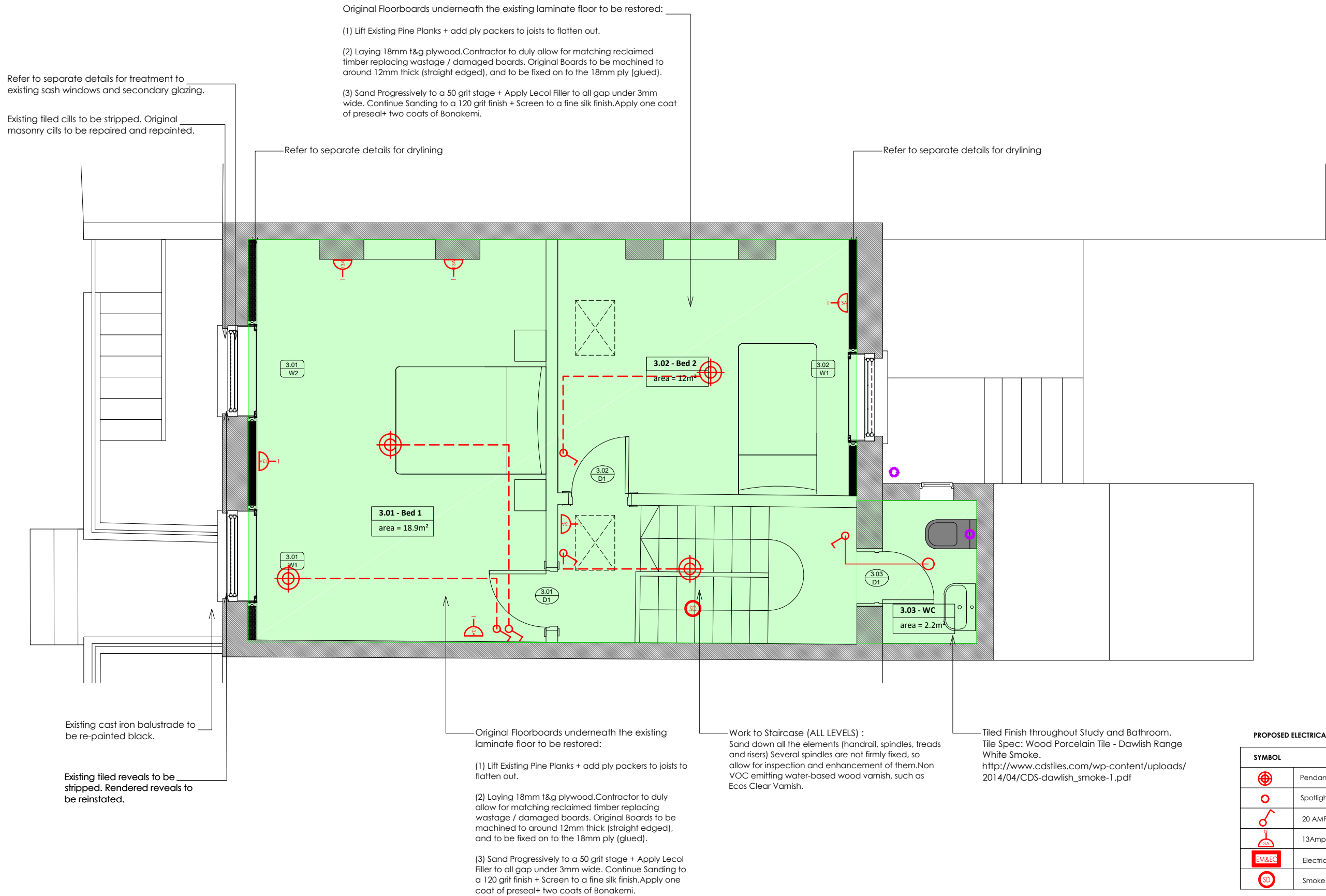
	Existing Partition
	Partition to be removed
	Proposed Partition
	Unit 01
	Unit 02

WORKSTAGE : PLANNING

JULY ISSUE REV01	UNIT DIVISION REVISED	17.07.17

PROJECT	ST PANCRAS WAY		
DRAWING	202_Ground Floor_Plans		
DATE	JUL'17	Rev. no: JULY REV01	
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Existing Partition

Partition to be removed

Proposed Partition

Unit 01

Unit 02

WORKSTAGE : PLANNING

JULY ISSUE REV01	UNIT DIVISION REVISED	17.07.17

PROJECT

DRAWING

DATE

SCALE

ST PANCRAS WAY

204_Second Floor_Plans

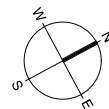
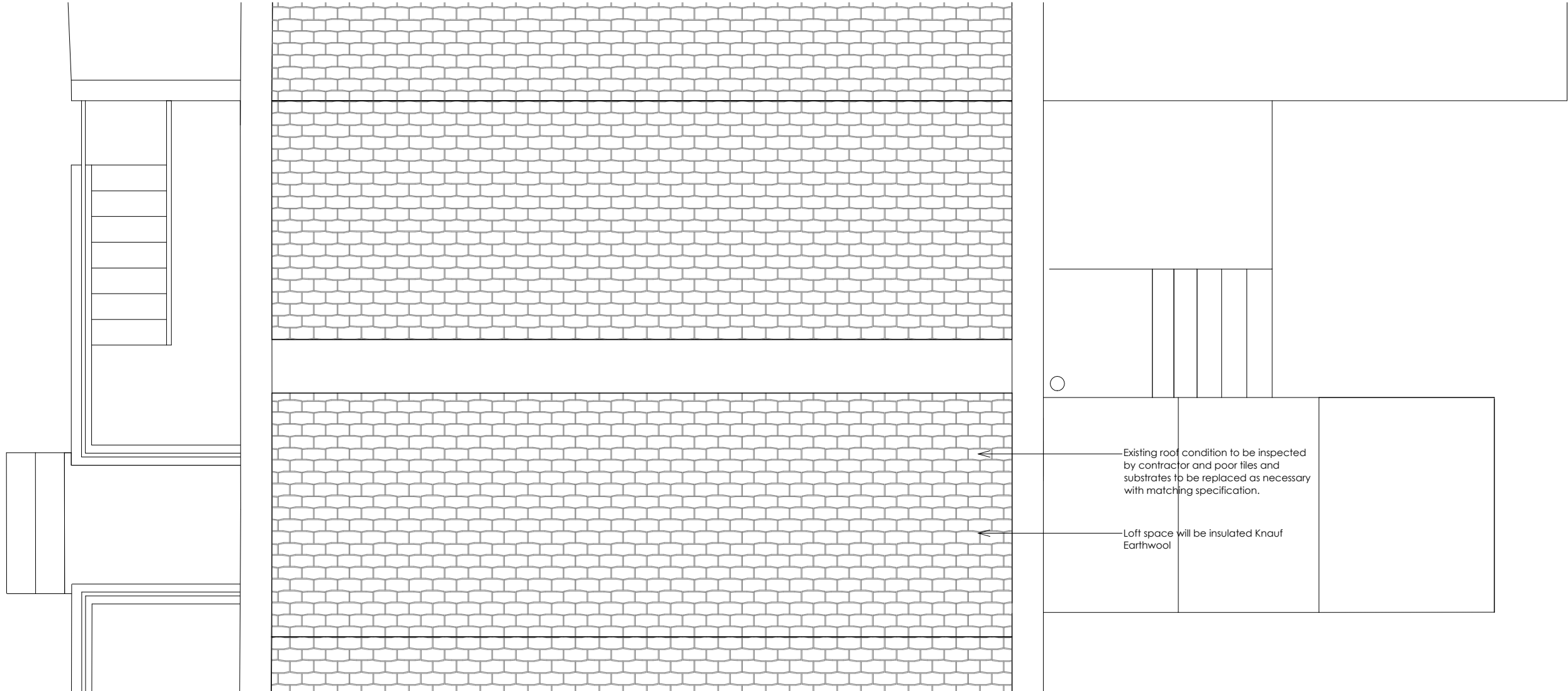
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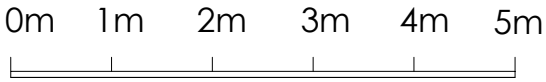
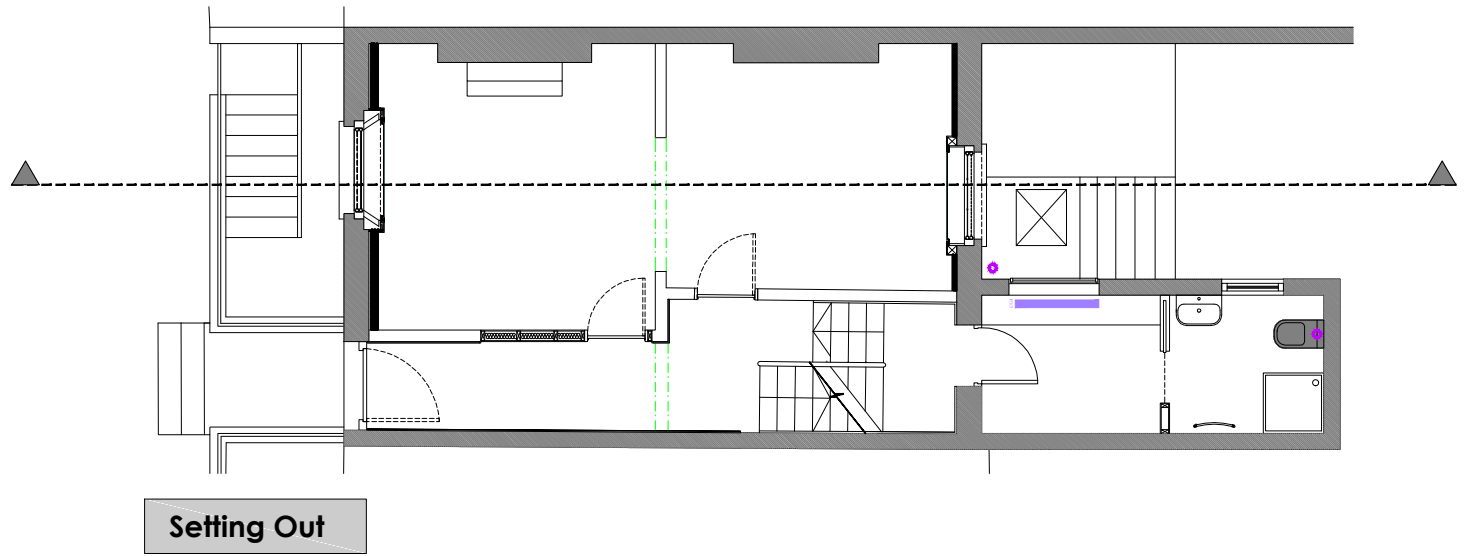
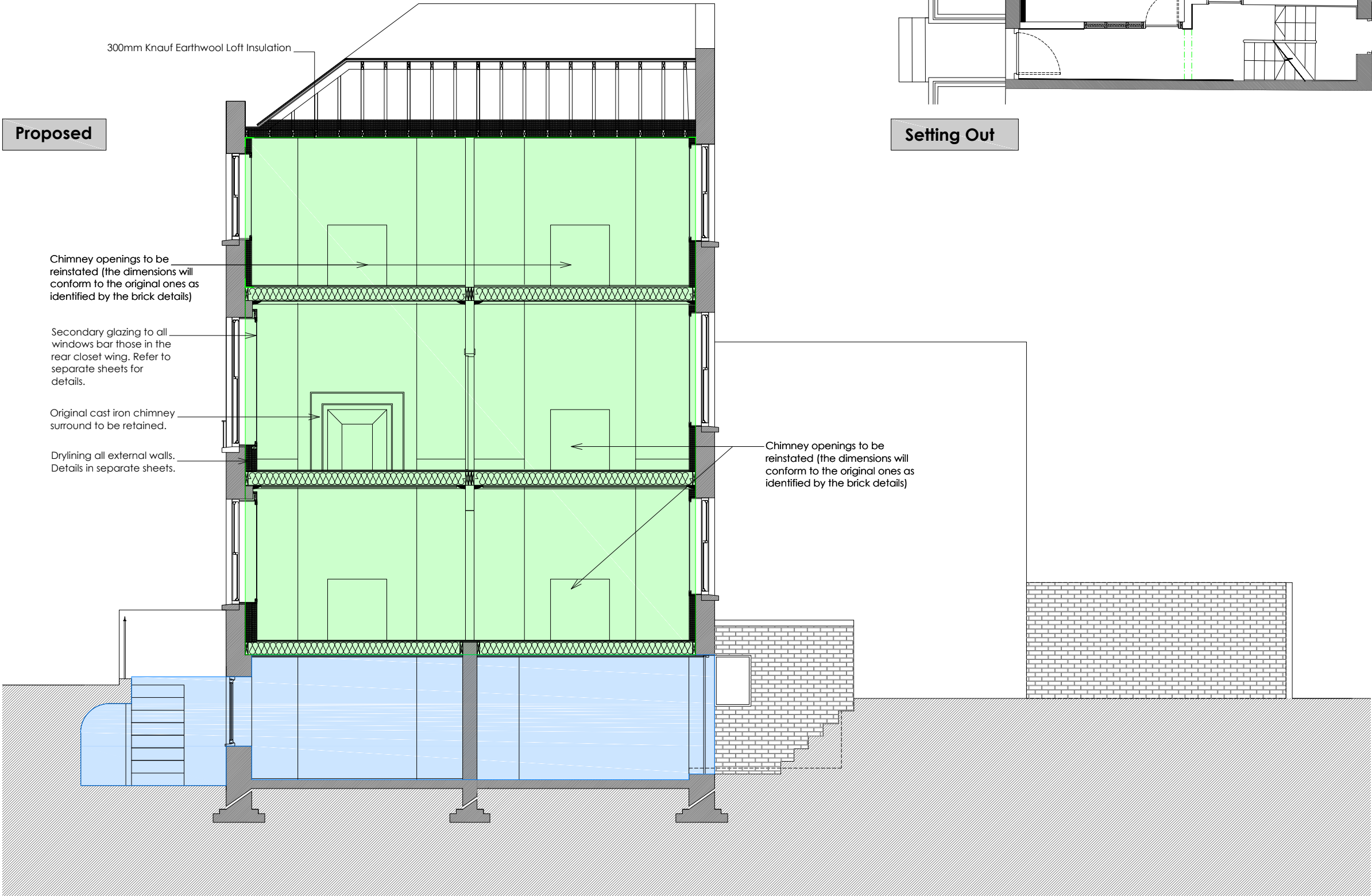
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Drawn by: SS

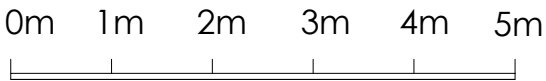
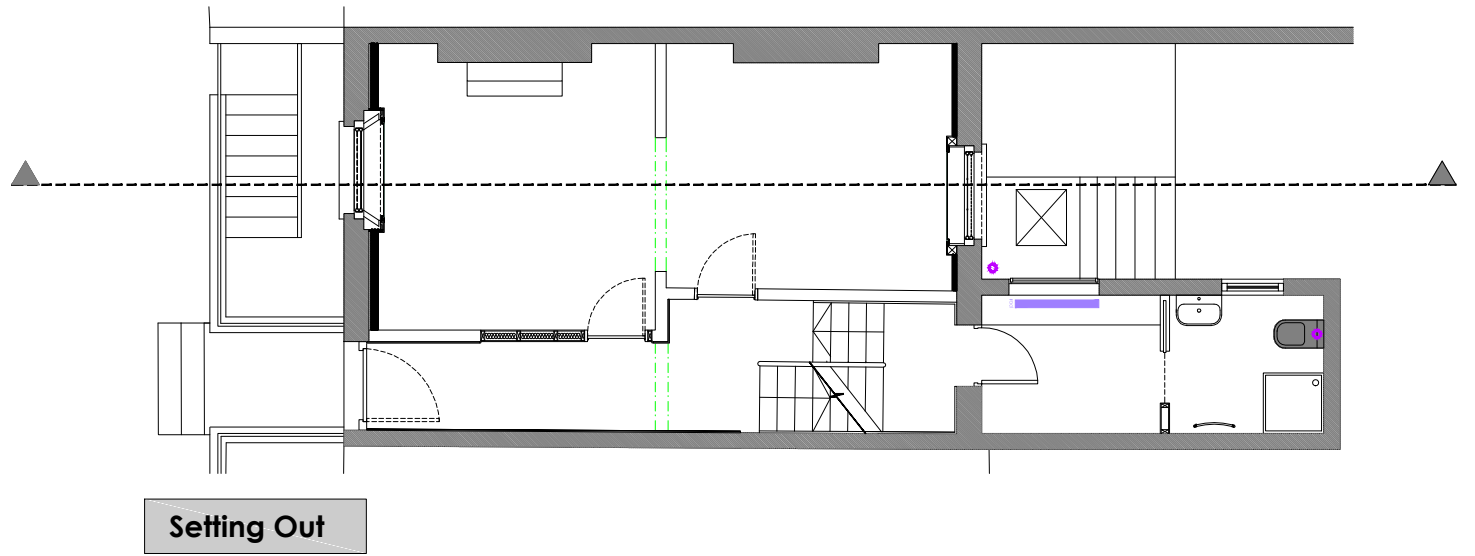
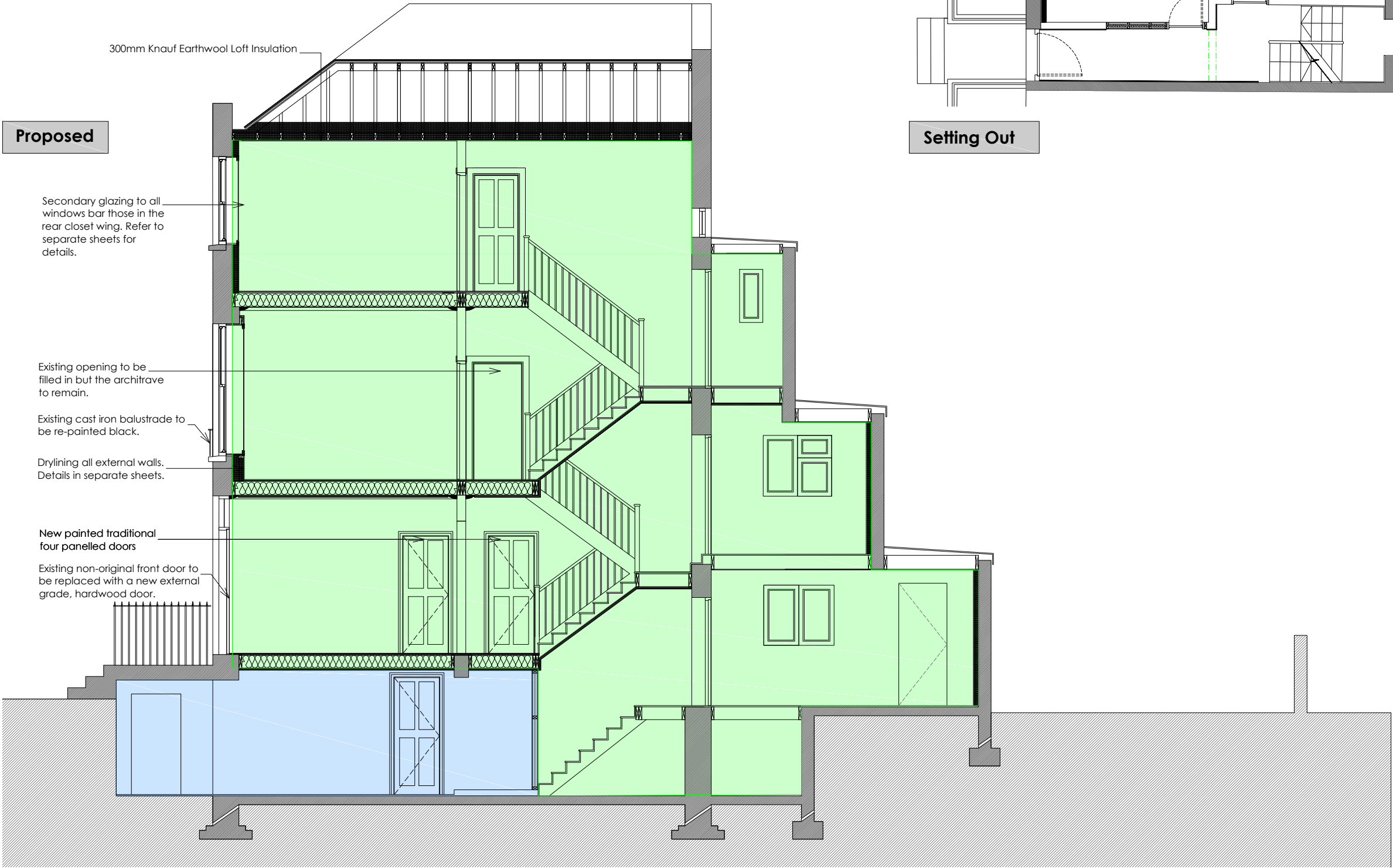
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 Demolition
 Unit 01  Unit 02

WORKSTAGE : PLANNING			PROJECT	ST.PANCRAS WAY		
00	--	--	DRAWING	251_Section BB		
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