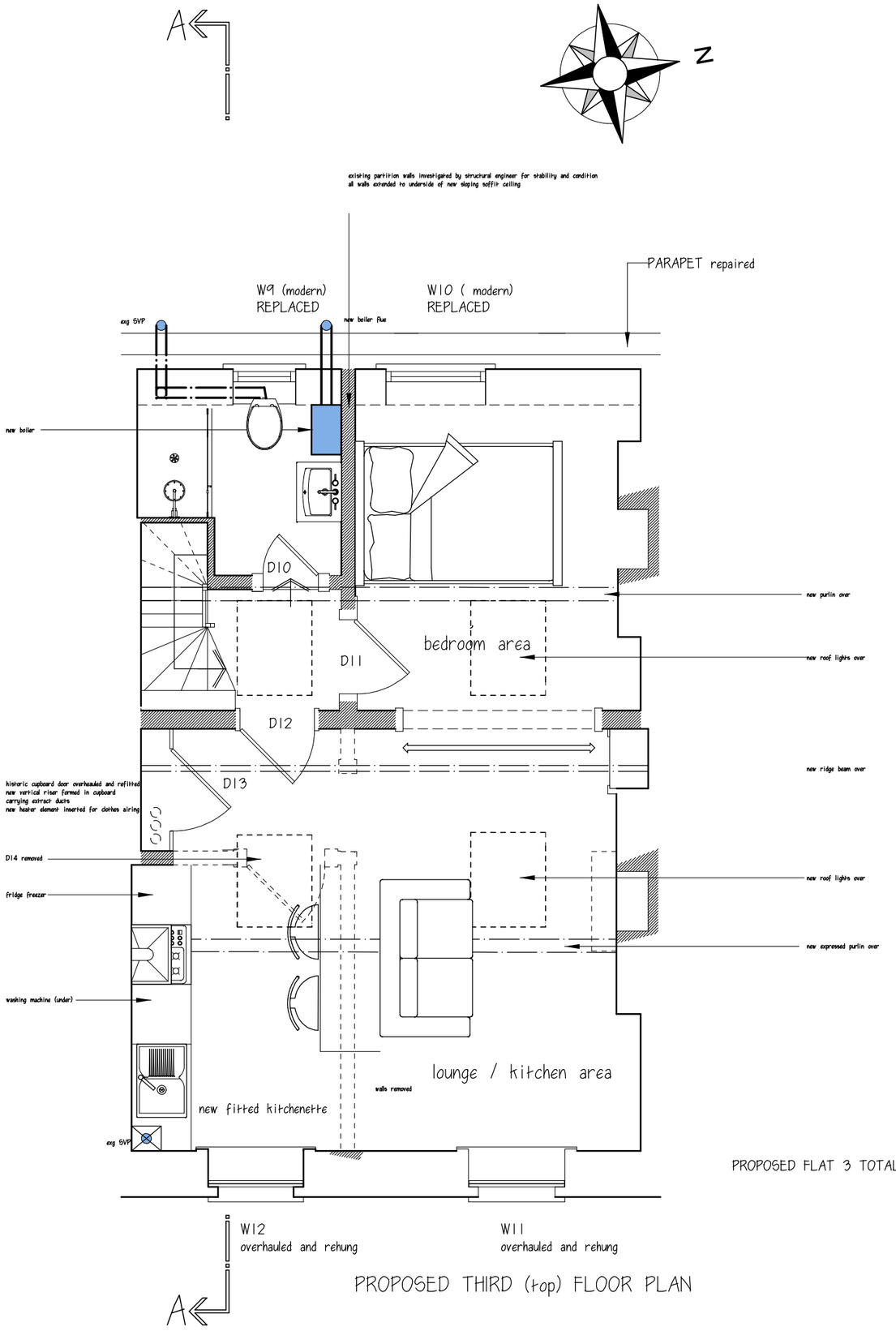

PROPOSED THIRD (top) FLOOR PLAN

SUMMARY OF PROPOSED WORKS

modern plasterboard ceiling and decayed ceiling joists removed

separating wall - severly damaged and structurally unsound - removed to form open plan lounge/kitchen

NEW opening in separating wall between front and rear leaving 2100 head to decribe historic plan form
vaulted ceiling reachimg to ridge formed over whole to increase ceiling height (currently 2100 mm)

timbers replaced with new appropriatately sized purlins

new breathable warm roof to whole

retained walls carried up to underside of new vaulted ceiling subject to engineer's inspection
strenghtening works as required

rear casements in dormer removed and replaced with new double-glazed units to match

front 6 - over - 6 sashes repaired and rehung

sills and reveals repaired

missing spindles inserted like for like in historic stairs

2 no new conservation rooflights over front area, 2 no conservation rooflights over rear

former kitchen (at rear) altered to form new shower room - connecting to existing soil and vent pipe

new mechanical ventilation to shower room carried vertically to outside

new combi boiler in bathroom vented to outside at mansard roof

kitchen waste connected to existing soil and vent pipe at front - pipe repaired

existing cupboard on south wall converted to duct housing and drying cupboard

all 20th century linings removed

upgrade and redecoration throughout:

new floor finishes - carpet and tile

new feature fireplaces

new lighting (recessed and wall)

new fitted kitchenettte

new mechanical extract over hob

PROPOSED FLAT 3 TOTAL FLOOR AREA = 40 sq m

0 1 2 3 4 5m

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PROJECT
49 Marchmont Street, WC1N 1AP

DRAWING
PROPOSED third floor plan
FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

DRG. No	REVISION
13	A
SCALE: 1:50 @ A 3 paper	DATE: 15 Jan 2018