

SUMMARY OF PROPOSED WORKS - FIRST FLOOR

REAR ROOM (west) - all modern cupboards, kitchen and fittings carefully dismantled
To become NEW bedroom
existing waste routes removed and all related external pipes removed - wall made good

Arched opening to fireplace to be retained

SEPARATING WALL between front and rear is 20th century and has no surviving historic fabric within

FRONT (EAST) ROOM to be new lounge and kitchenette with
NEW lightweight free-standing shower room and W.C enclosure
formed from lightweight MDF panelling within softwood timber carcass - all painted
Please see adjacent image for reference and SECTION (DWG 10 rev E)
Net full height of room - flat ceiling over moulded cornice

NEW kitchenette fittings to south wall - all services connected to existing routes - cooker hood to be carbon filter type

all windows retained and overhauled - replacement glass in broken pane
NEW slim aluminium framed secondary glazing to rear window

shutters at front carefully inspected and overhauled - draught proofing strips applied to sashes and shutters

Blocked up fireplace opened up - NEW feature fireplace inserted

all floor finishes removed - floor boards are found to be original save for southeast corner
where previous alterations have occurred

LIGHTING - all existing recessed spot lights removed when plaster board taken down
NB - plaster ceiling will be removed to allow access for works to underside of floor above - see ACOUSTICS
NEW central ceiling roses plus wall lights as shown on plan

ACCESS TO FLOOR FOR UPGRADING GENERALLY

All ceilings are modern plasterboard on battens
In the interest of preserving historic floor boards all new services, acoustic and fire treatment is necessarily accessed from the underside by removing the modern plasterboard.
However for THIS FLOOR ONLY accessibility from beneath is not possible because the rooms below are under separate ownership.
NB a section of floor has been replaced with ply (see picture) this area will be the starting point for working outwards to allow for careful lifting of all boards

ACOUSTICS

NEW sound-proof batt highly stuffed between joists 100 mm GUTEX THERMOFLEX (a flexible woodfibre batt)
sound proof rubber pads laid on floor joists
floor boards re-laid

FIRE - there is an existing layer of 20mm ply which it is assumed acted as a fire resistant layer
New layer of suitable fireproof sheathing to be fixed on top of historic boards prior to floor finish
NEW underlay and carpet finish generally and lino and tile in kitchen and shower rooms respectively

Images below show the panelling to be used to enclose sanitary ware

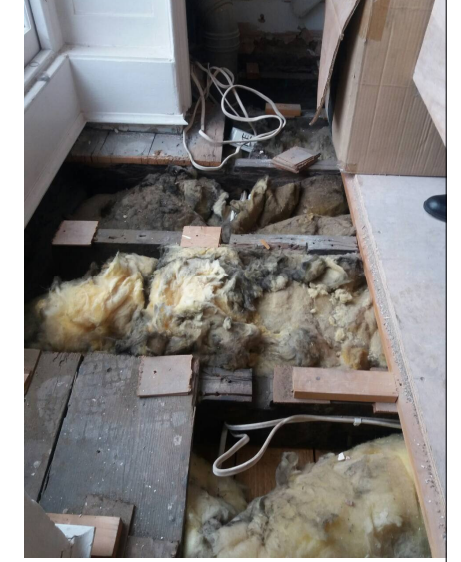
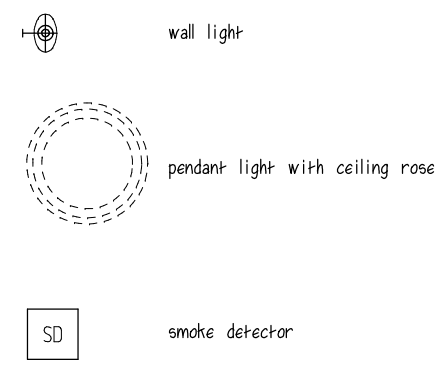
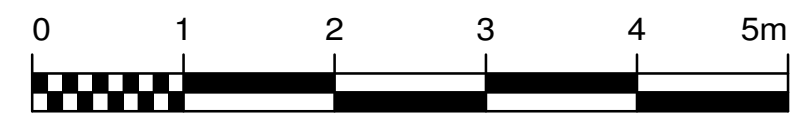


Image (right) shows the area of floor that has been replaced with ply sheathing that will be the starting point for careful lifting of historic floor boards working front to back from exposed area where there are no boards

KEY



FLAT 1 - TOTAL FLOOR AREA = 33.36 sq @ this floor plus 4.5 sq m @ MEZZANINE



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DRAWING PROPOSED FIRST FLOOR PLAN FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION	
DRG. No 11	REVISION E
SCALE 1:50 @ A3 PAPER	DATE 4 April 2018