

SUMMARY OF ALTERATIONS - SECOND FLOOR

Sliding sash windows to front (East) elevation overhauled and weights refurbished

All windows carefully rubbed back, filled and redecorated - existing secondary glazing reinstalled

NEW slim aluminium framed secondary glazing to rear window

D6 closely inspected and carefully overhauled (it is badly warped and compromised by floor deflection)

D7 new door in new wider opening to amended and refitted shower room

D8 (modern) replaced with security front door (also upgraded to be fire rated - 30 mins)

D9 replaced with modern door (placed into modern wall)

LIGHTING - new wall lights and central ceiling lights as shown

chimney breast opened up NEW feature fireplace inserted

old finishes - carpets and wall paper removed walls made good and repainted

skirtings inspected after old floor finishes removed, overhauled and redecorated

inspection of floor void from storey below to establish service routes and redundant pipes

also cause of deflection to be investigated

IN SITU REPAIR by means of either fitch plate, doubling up of joist or splint repair as required

ACOUSTICS - woodfibre batts tightly stuffed between floor boards from below (first floor) -

GUTEX THERMOFLEX

FIRE - new fire-resistant plaster board layer laid beneath historic floor joists

NEW carpet generally save for kitchen area where lino to be laid

modern cupboards removed

NEW kitchen fitted along south wall - extract to be a flueless filtration system

all liquid waste to connect to existing adjacent soil and vent pipe

SHOWER ROOM all fittings stripped out and refitted with new shower, basin & W.C

all installed and connected to existing services

MECHANICAL EXTRACT to shower room renewed and connected to existing services

using current duct routes (leading to vertical duct and new outlet in roof)

shower enclosure elongated southward by 430 mm to improve

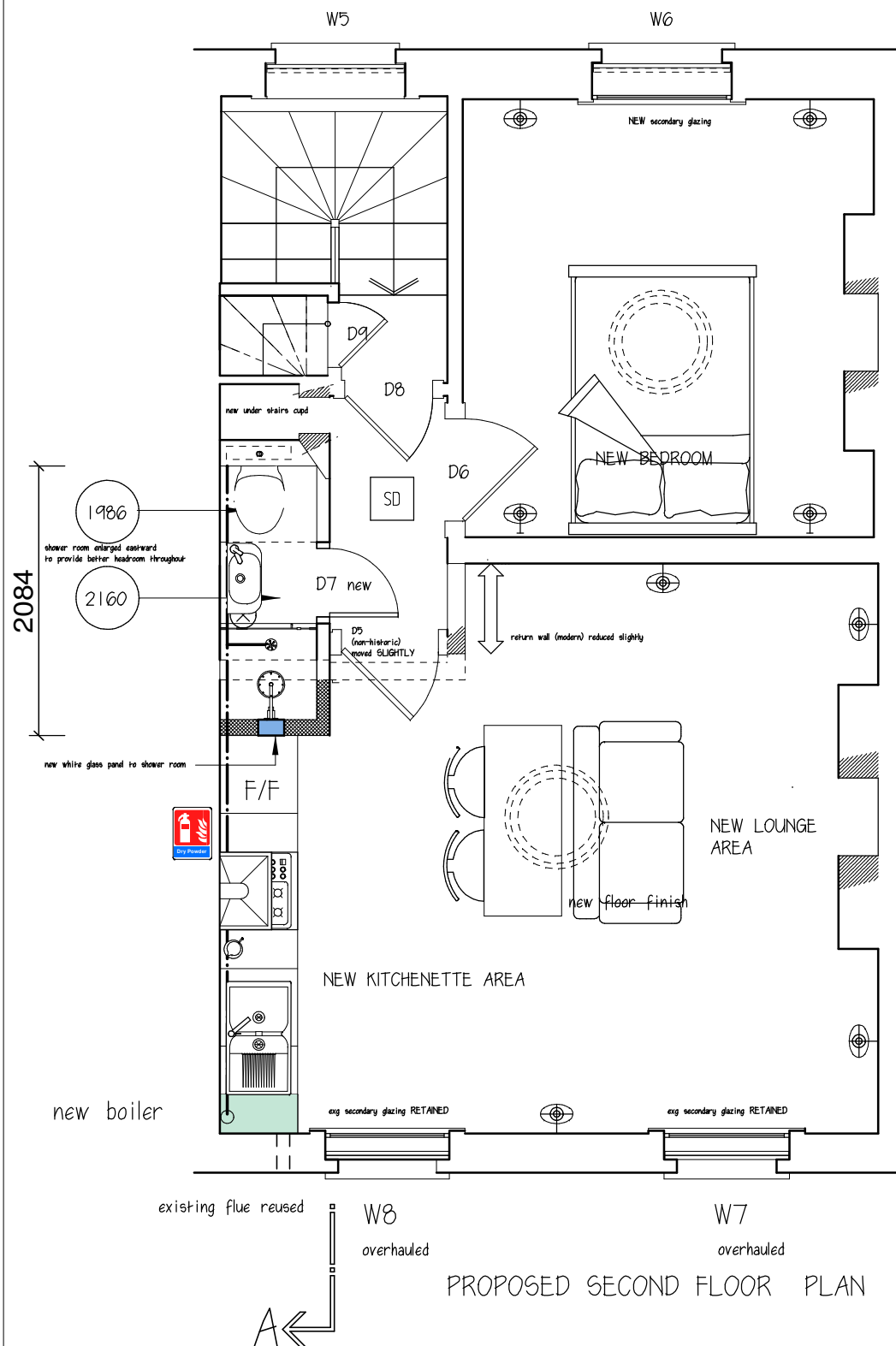
headroom throughout

HOT & COLD SUPPLY via existing service routes where possible

but new boiler will make several service runsa redundant.

ther are to be disconncted and walls made good

where service risers are to be retained - they are to be boxed in



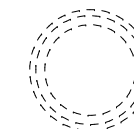
PROPOSED FLAT 2 -TOTAL FLOOR AREA = 37.02 sq m



KEY



wall light



pendant light with ceiling rose

SD

smoke detector

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PROJECT 49 Marchmont Street, WC1N 2AN	
DRAWING PROPOSED SECOND FLOOR PLAN FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION	
DRG. No 12	REVISION D
SCALE 1:50 @ A3 PAPER	DATE 4 April 2018