

SUMMARY OF PROPOSED WORKS - THIRD FLOOR

all 20th century linings (wallpaper carpet and fireplace) removed
modern plasterboard ceiling and decayed ceiling joists removed

skirtings inspected after old floor finishes removed, overhauled and redecorated
NEW plaster board ceiling lining and severely rotten ceiling joists replaced after thermal and other upgrades
see below

FLOORS - are deflecting markedly - inspections from below to take place by Structural Engineer

See drawing 14 for range of options for repairs depending on severity
IN SITU REPAIRS by means of either fitch plates, doubling up of joist or splints repair as required

inspection of floor void also necessary to establish service routes and redundant pipes

NEW OPENING in lathe and plaster separating wall between new kitchen and lounge
- this wall is severely damaged, structurally unsound and lacking any key to brickwork walls (front facade and party wall) - it bows outward and laterally
As this is one of several lathe and plaster walls
it is to be partially repaired, keyed back to masonry, stabilised and the middle section removed
- 1600 mm opening to form direct connection between kitchen and lounge - see also notes on section B - B

chimney breast opened up - NEW feature fireplace inserted

LIGHTING - Ceiling height (currently 2100 mm) so pendant lighting would be impractical
NEW WALL LIGHTS at positions shown

THERMAL UPGRADE see fourth floor plan (DWG 14) for thermal upgrade to roof and windows (below)

REPAIRS subject to engineer's inspection strengthening works as required to structural timbers
see DWG 14 for in situ repairs and approaches to be taken depending on context

REAR CASEMENT WINDOWS in dormer have fallen out - residual frame to be removed and replaced with
NEW single-glazed units to match
NEW slim aluminium framed secondary glazing - SEE DETAIL

FRONT 3 - over - 3 SASH WINDOWS repaired and rehung - draught-proofing strips applied to meeting stiles and rails
NEW slim aluminium framed secondary glazing to be fitted to window frame - SEE DETAIL
SILLS and reveals locally filled with suitable repair compound and redecorated

OTHER JOINERY
ATTIC STAIRS' missing spindles inserted like-for-like

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

CUPBOARDS IN LOUNGE & BEDROOM repaired and kept

lead covered hatch RETAINED

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

NEW mechanical ventilation to shower room carried vertically to outside - see section

NEW combi boiler in bathroom vented to outside at mansard roof

LIGHTING - new wall lights as shown

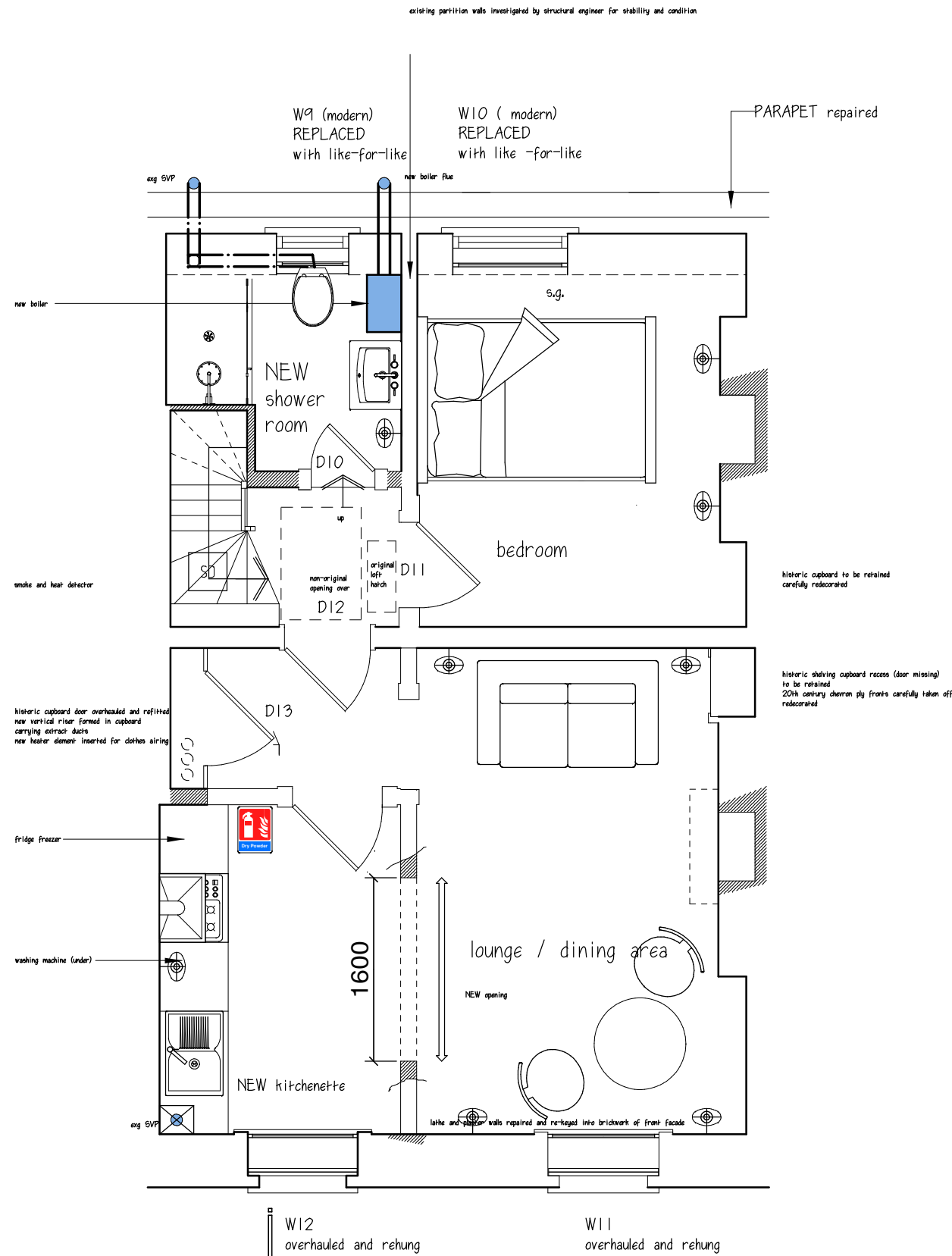
ACOUSTICS - woodfibre batts tightly stuffed between floor boards from below
100 mm GUTEX THERMOFLEX

FIRE - new fire-rated plasterboard board layer laid from below
NEW carpet generally save for kitchen area where lino to be laid

NEW kitchen - extract over hob to be a flueless filtration system (carbon filter)
all liquid waste to connect to existing adjacent soil and vent pipe
kitchen waste connected to existing soil and vent pipe at front - pipe repaired

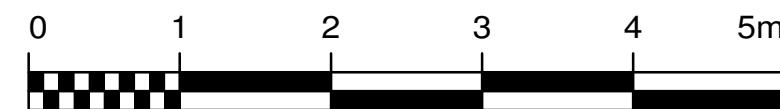
HOT & COLD SUPPLY via new pipes in existing service routes where possible
but new boiler will make several service runs redundant.

Where relevant these are to be disconnected and walls made good
where service risers are to be retained - they are to be boxed in



PROPOSED THIRD (top) FLOOR PLAN

PROPOSED FLAT 3 TOTAL FLOOR AREA = 40 sq m



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DRAWING PROPOSED THIRD FLOOR PLAN FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION	
DRG. No 13	REVISION D
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