

## Opening up works: photos and explanantions



## No. 28 Fitzroy Square, Camden

On behalf of SKK Design

August 2017

Project Ref: 3184

**INTRODUCTION**

1. This short document shows investigation works as suggested/requested by Camden and explains how the proposed servicing can be accommodated. It also shows the concrete lintol spanning the opening at landing level to the rear extension, and the likely height of the former window at this location, extrapolated from a similar arrangement seen externally on the same terrace. This document was produced by Ignus Froneman, a Director at Heritage Collective.

GROUND FLOOR

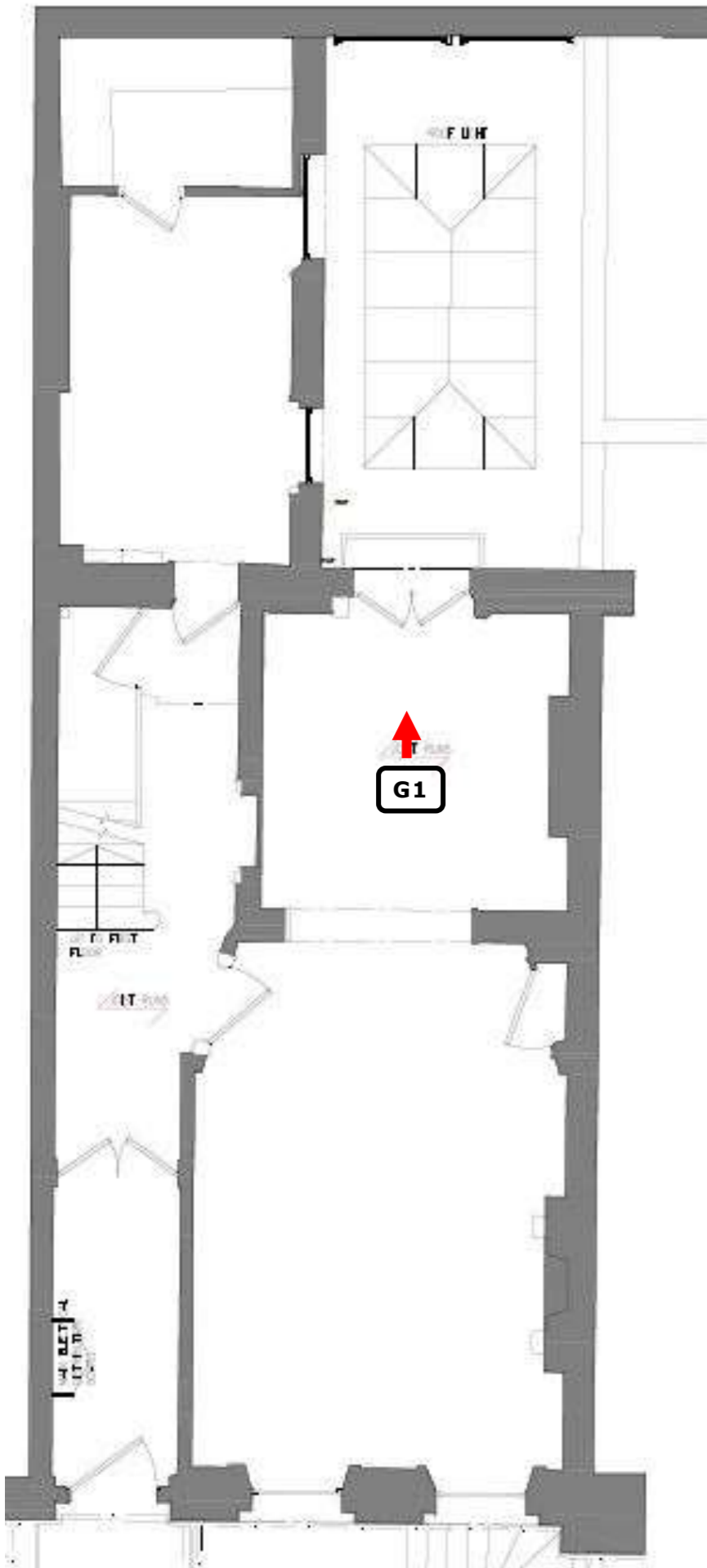


Figure 1: Existing ground floor plan showing photo locations.

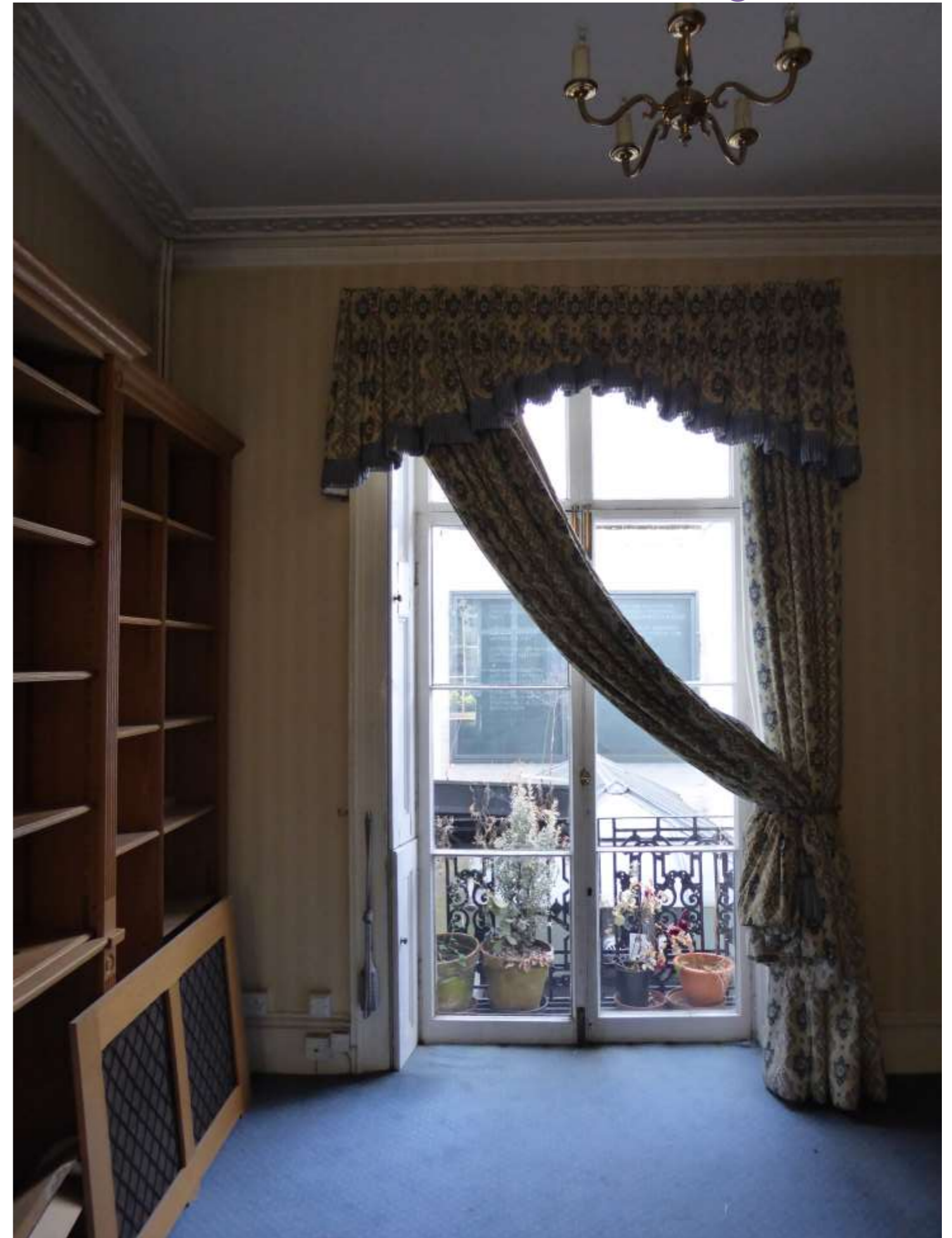
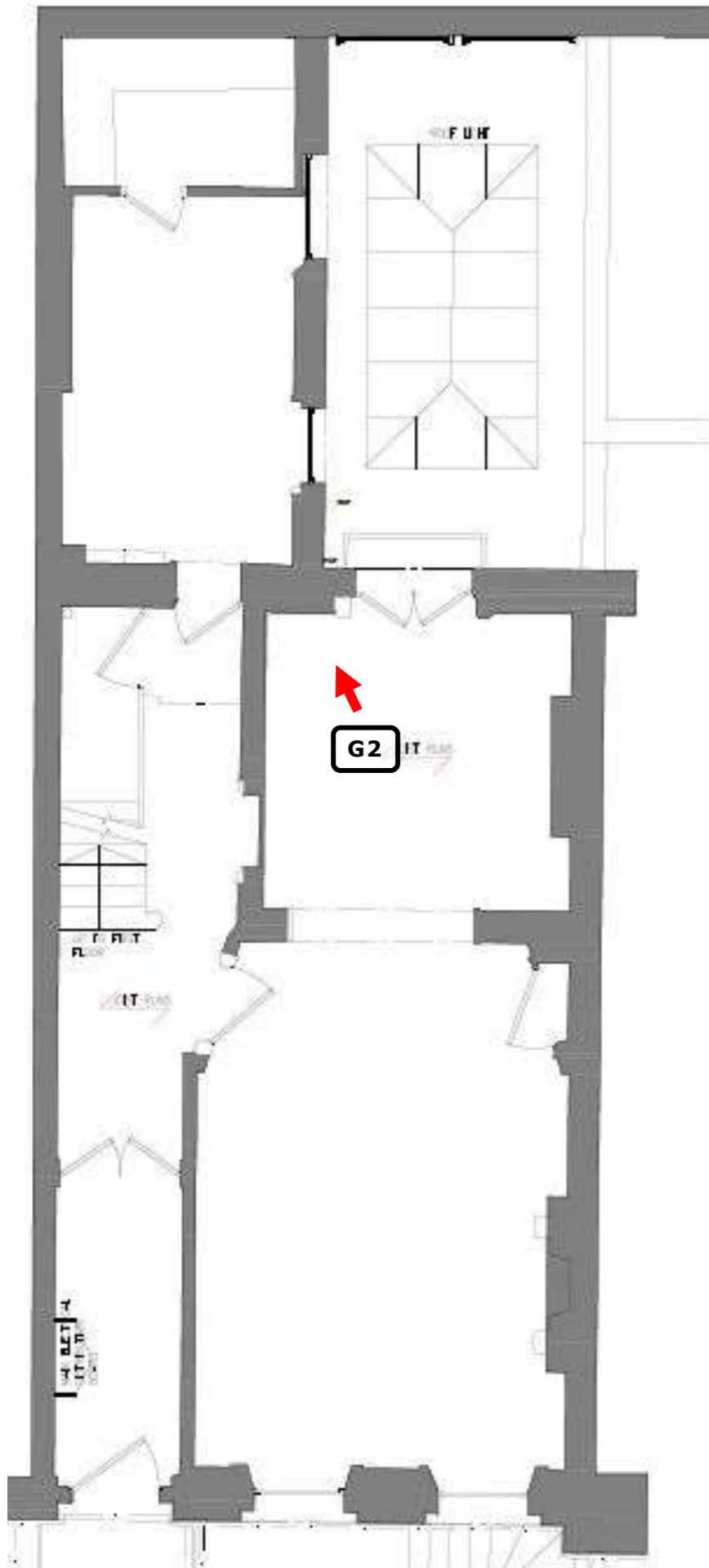


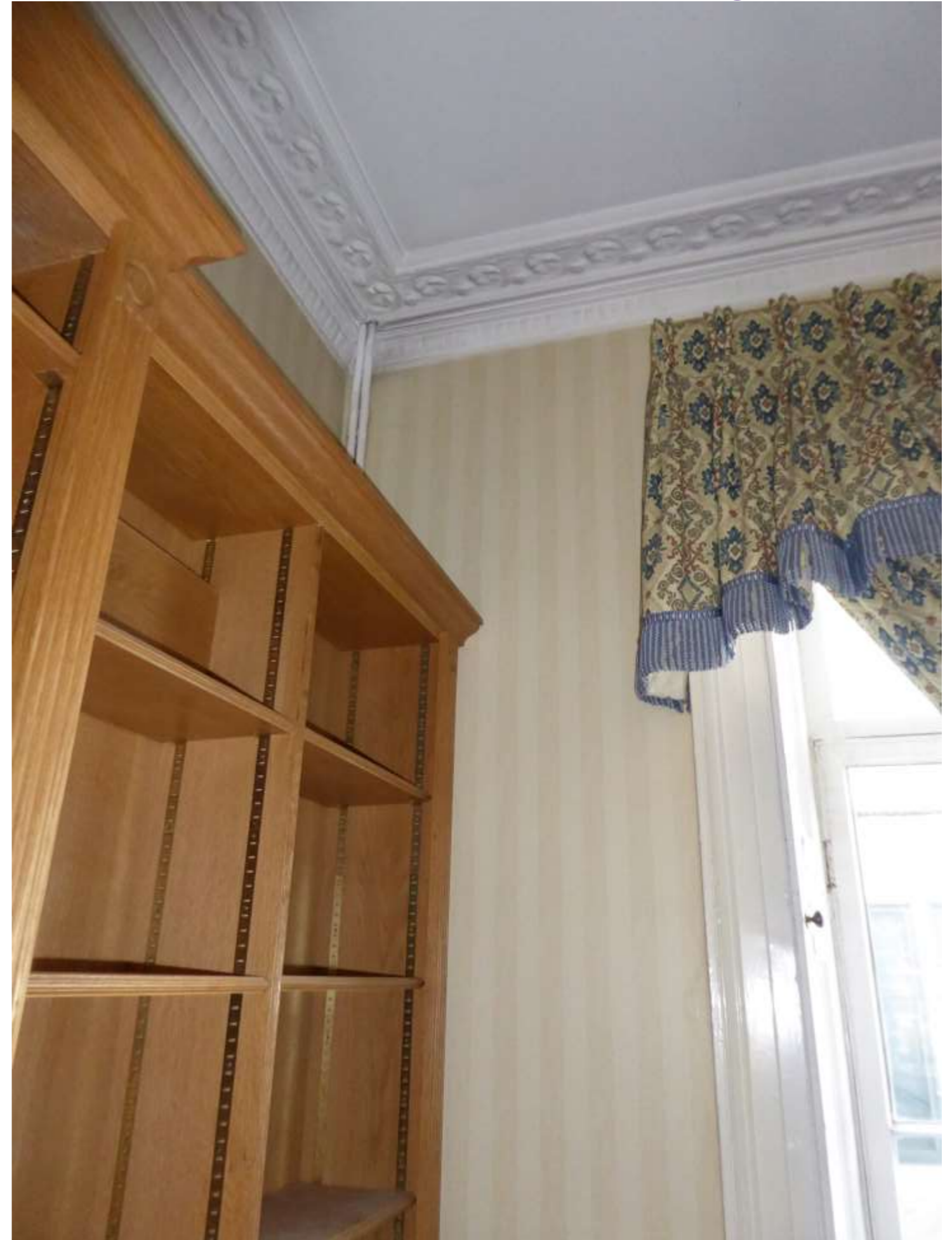
Plate G1: The ground floor rear window with shutterbox flush with the walls either side. The walls either side of the window are not solid.



## GROUND FLOOR



**Figure 2:** Existing ground floor plan showing photo locations.



**Plate G2:** The ground floor rear window with shutterbox flush with the walls either side. The cornice is original and follows the walls flanking the window.

FIRST FLOOR

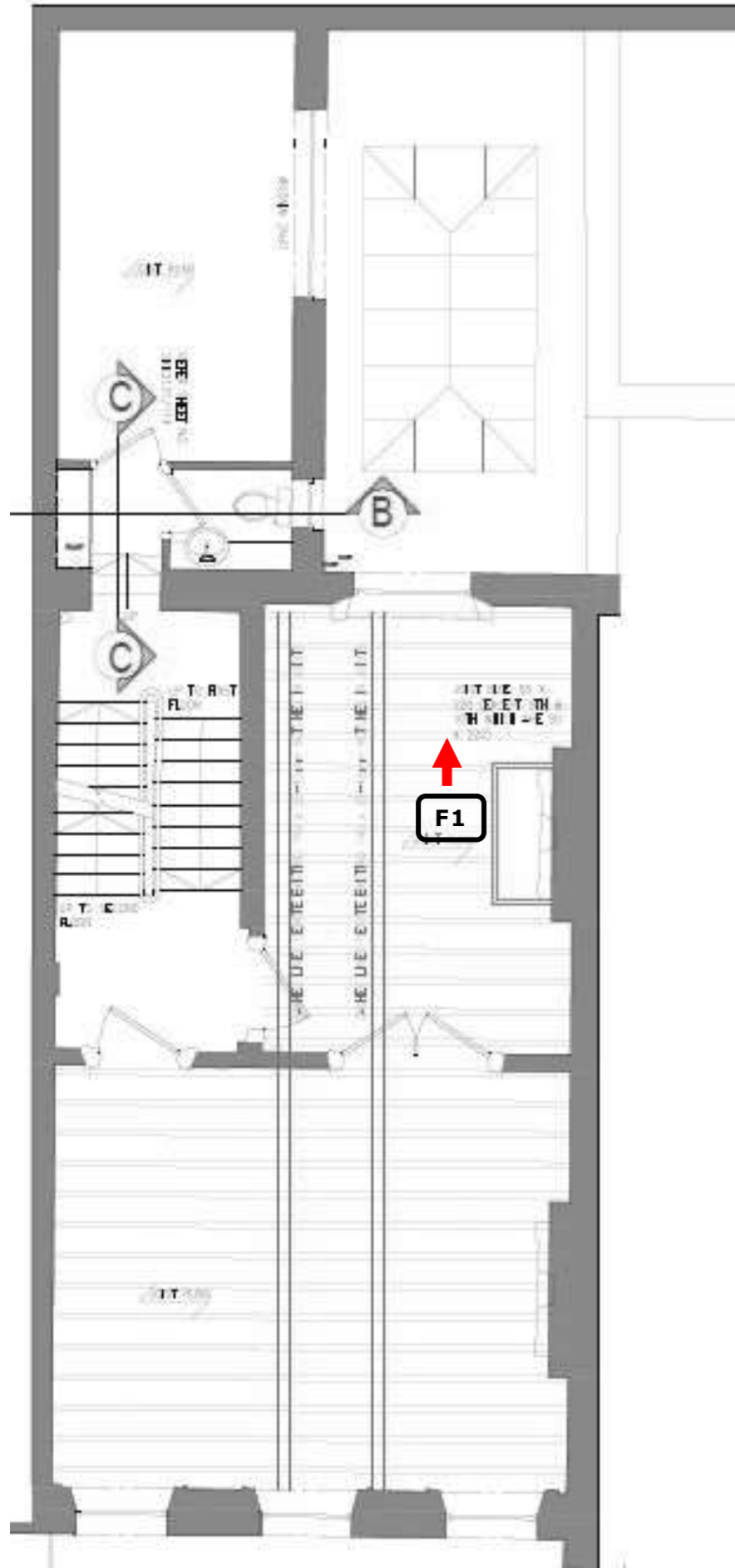
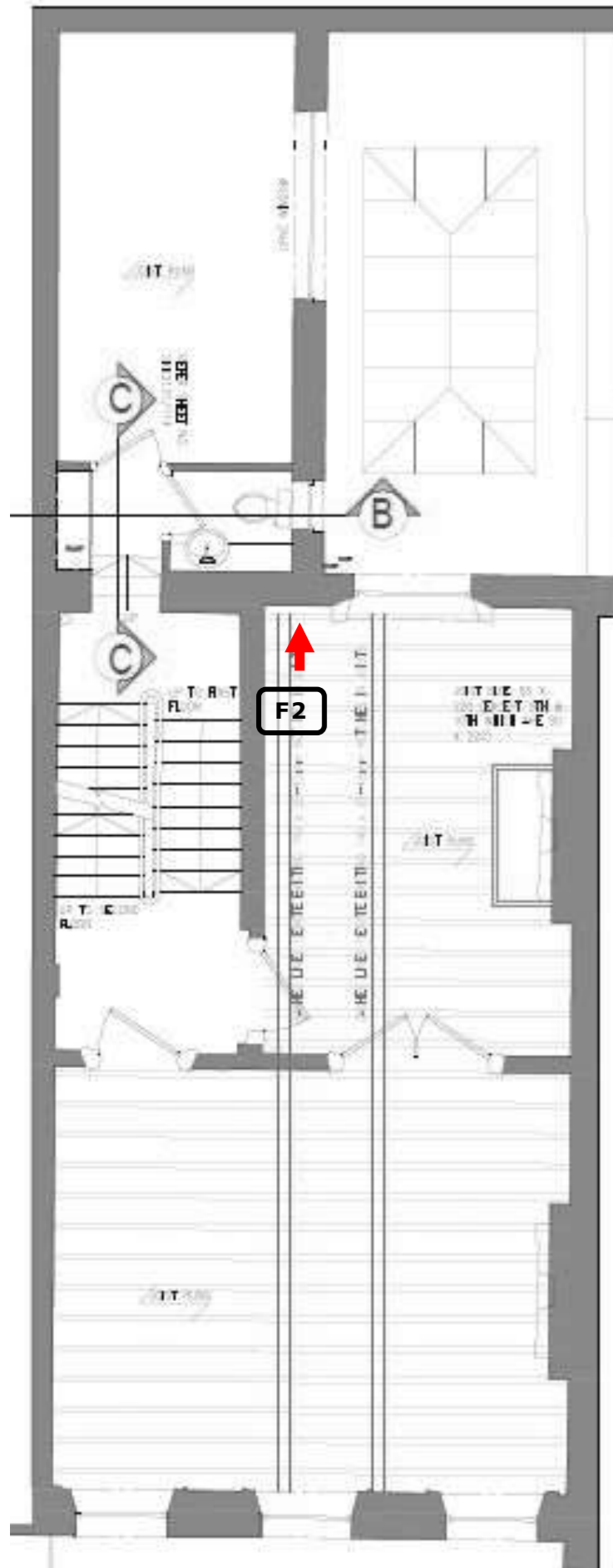


Figure 3: Existing first floor plan showing photo locations.



Plate F1: The first floor rear window with shutterbox standing proud of with the walls either side.

## FIRST FLOOR



**Plate F2:** The first floor rear window with shutterbox standing proud of with the walls either side. The original cornice is not recessed, indicating that there would have been panels either side of the window as at the ground floor.

**NOTE:** It is now proposed to install panels either side of the shutterboxes and use one of these spaces as a vertical riser.

**Figure 4:** Existing first floor plan showing photo locations.



FIRST FLOOR

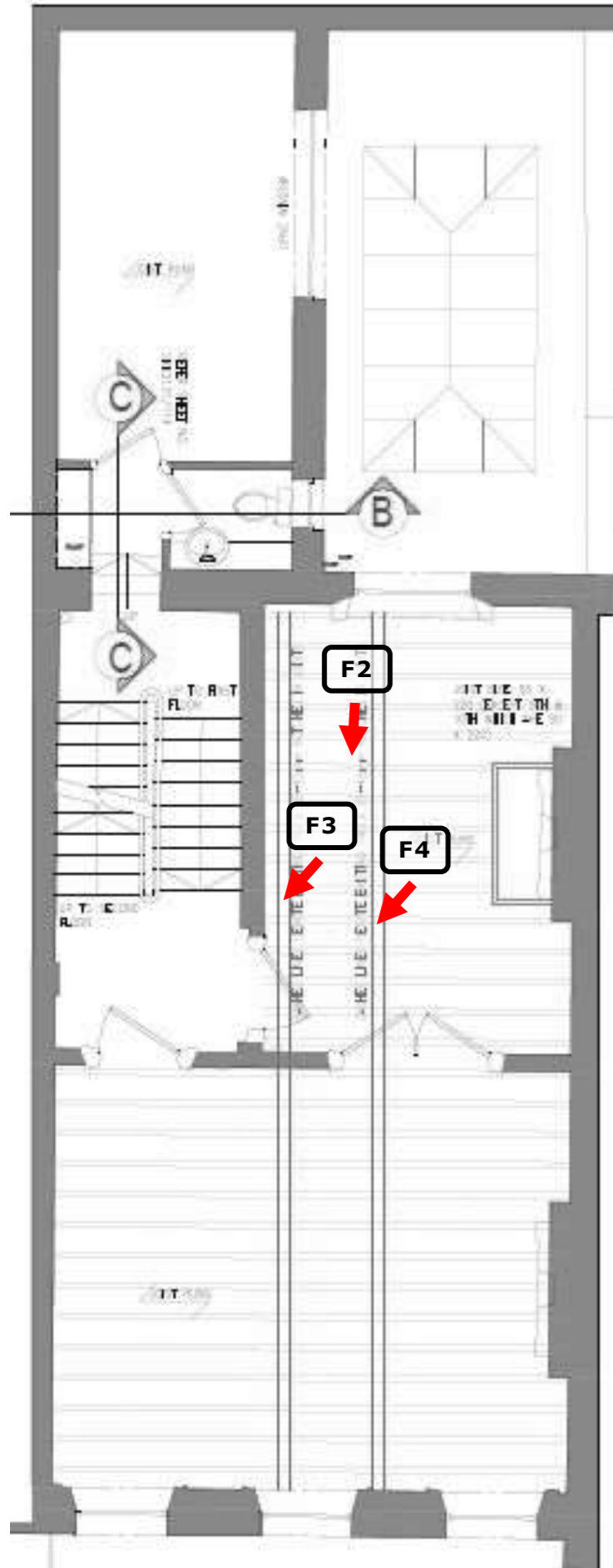


Figure 5: Existing first floor plan showing photo locations.



Plate F2: The existing pipe runs in notches, from the rear looking towards the front.





**Plate F3:** Detail showing the depth of the existing pipe run closest to the stairs.

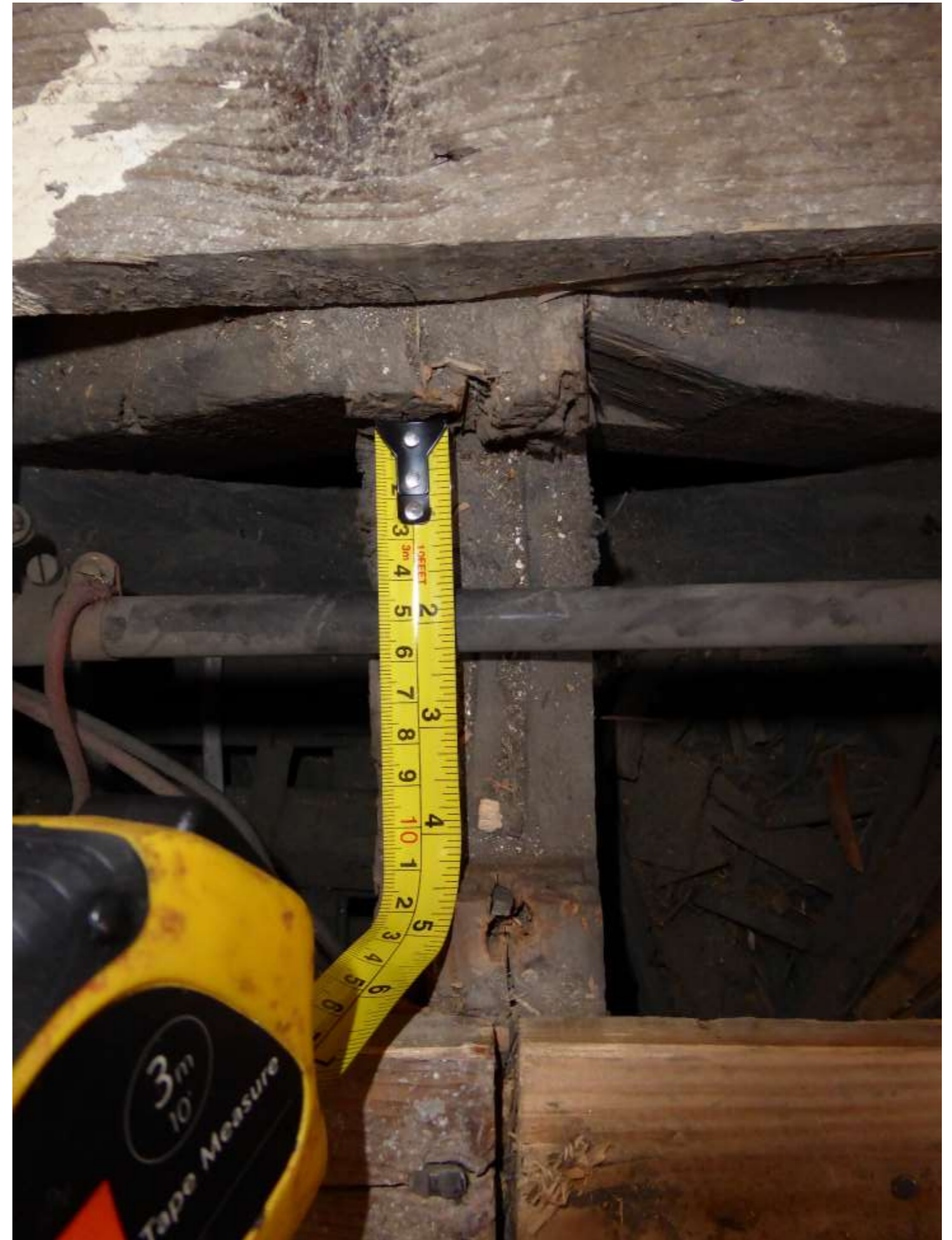


**Plate F3:** Detail showing the width of the existing pipe run closest to the stairs.





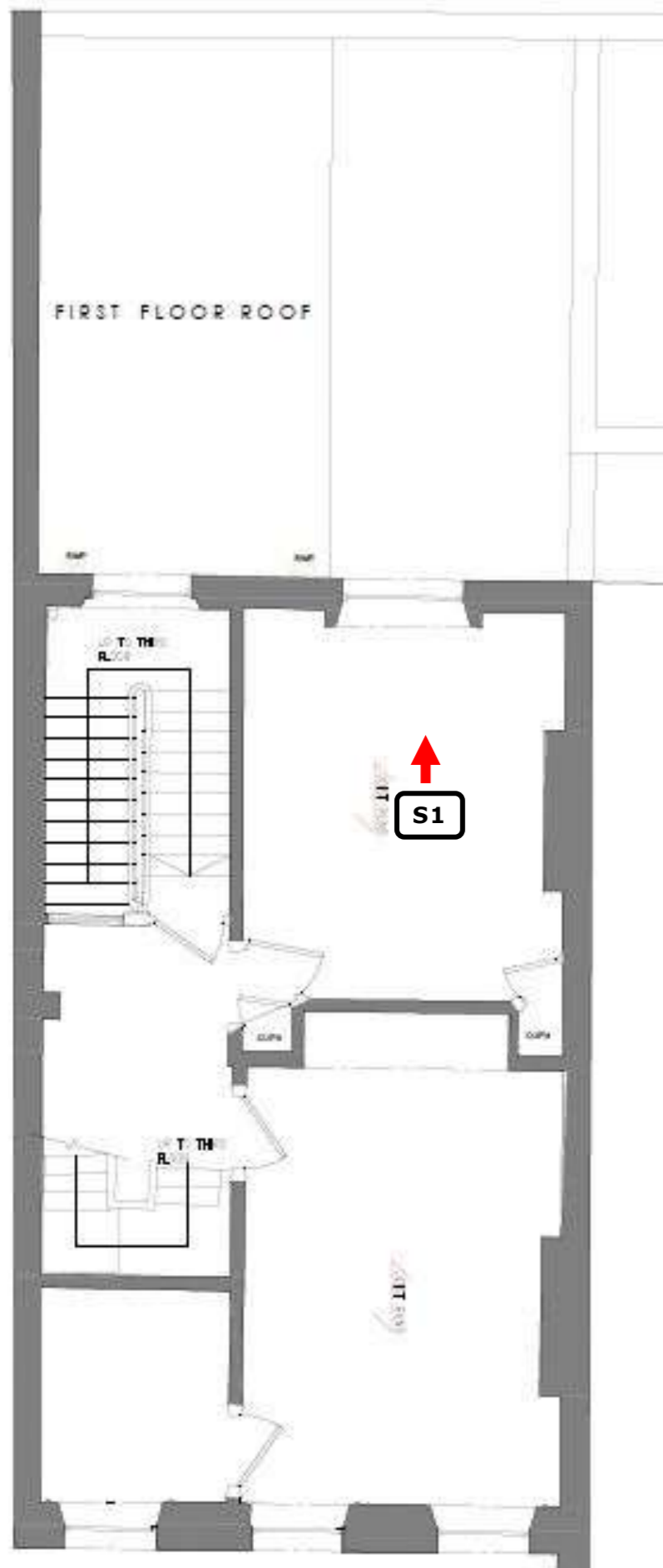
**Plate F4:** Detail showing the depth of the existing pipe run furthest from the stairs.



**Plate F4:** Detail showing the width of the existing pipe run furthest from the stairs.



## SECOND FLOOR



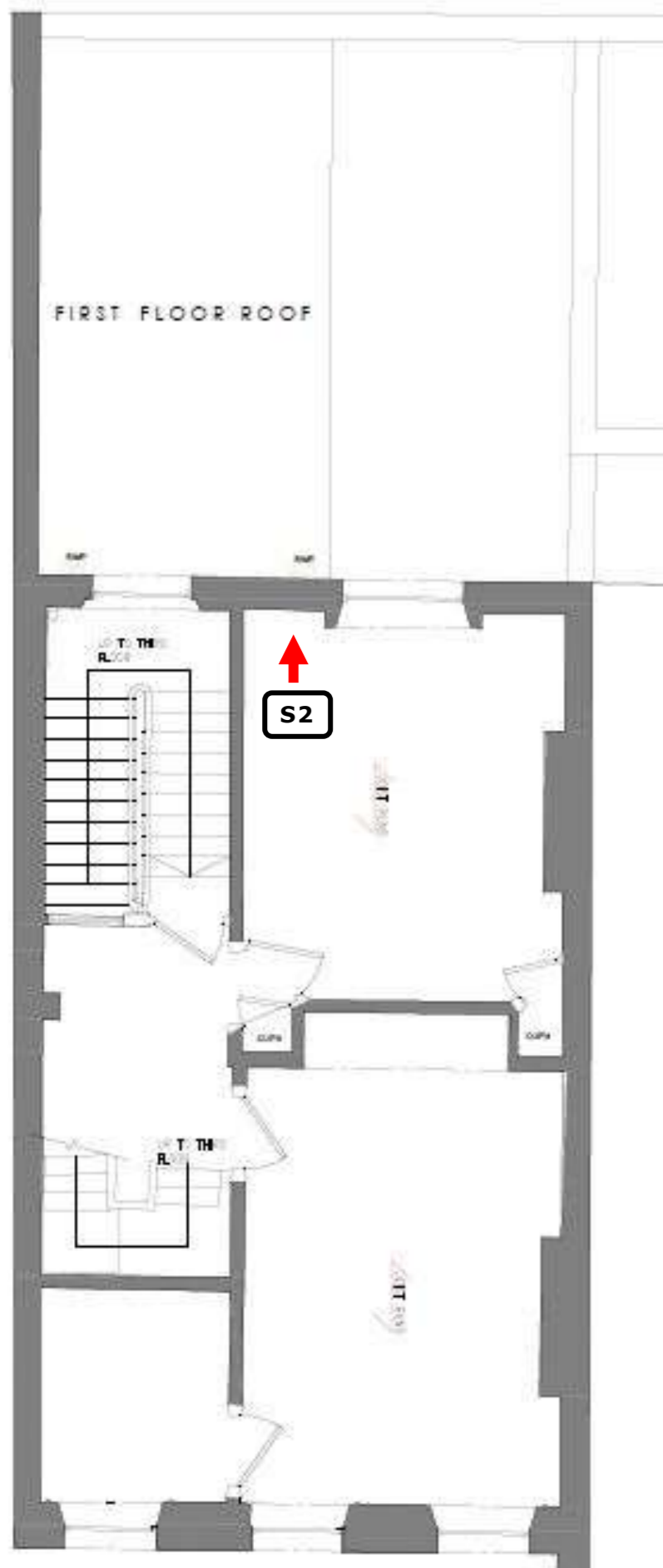
**Figure 6:** Existing second floor plan showing photo locations.



**Plate S1:** The second floor rear window with shutterbox standing proud of with the walls either side.



## SECOND FLOOR

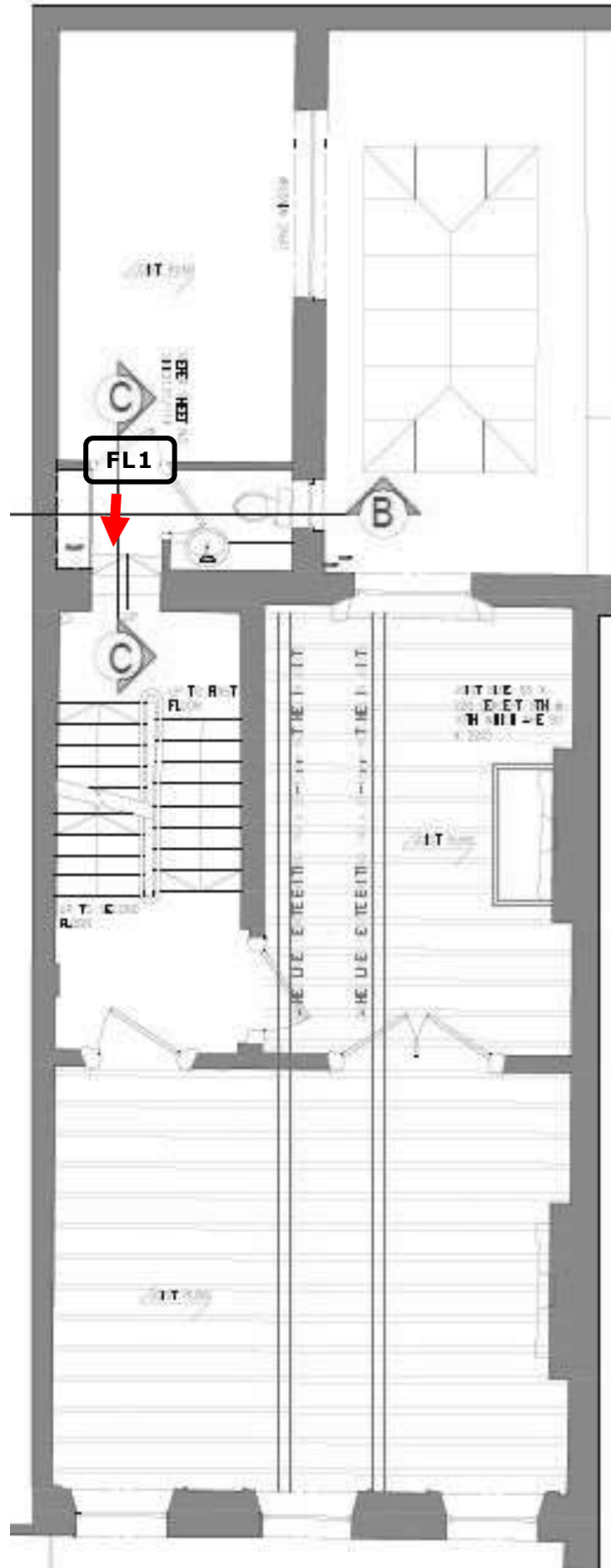


**Plate S2:** The second floor rear window with shutterbox standing proud of with the walls either side. The original cornice is not recessed, indicating that there would have been panels either side of the window as at the ground floor.

**NOTE:** It is now proposed to install panels either side of the shutterboxes and use one of these spaces as a vertical riser.

**Figure 7:** Existing second floor plan showing photo locations.

## FIRST LANDING



**Plate FL1:** The area that has been opened up. Note the down pipe [2] and the concrete lintol spanning the opening [1]. The down pipe can be seen externally at Plate E2 on page 15.

**Figure 8:** Existing first floor plan showing photo locations.



FIRST LANDING

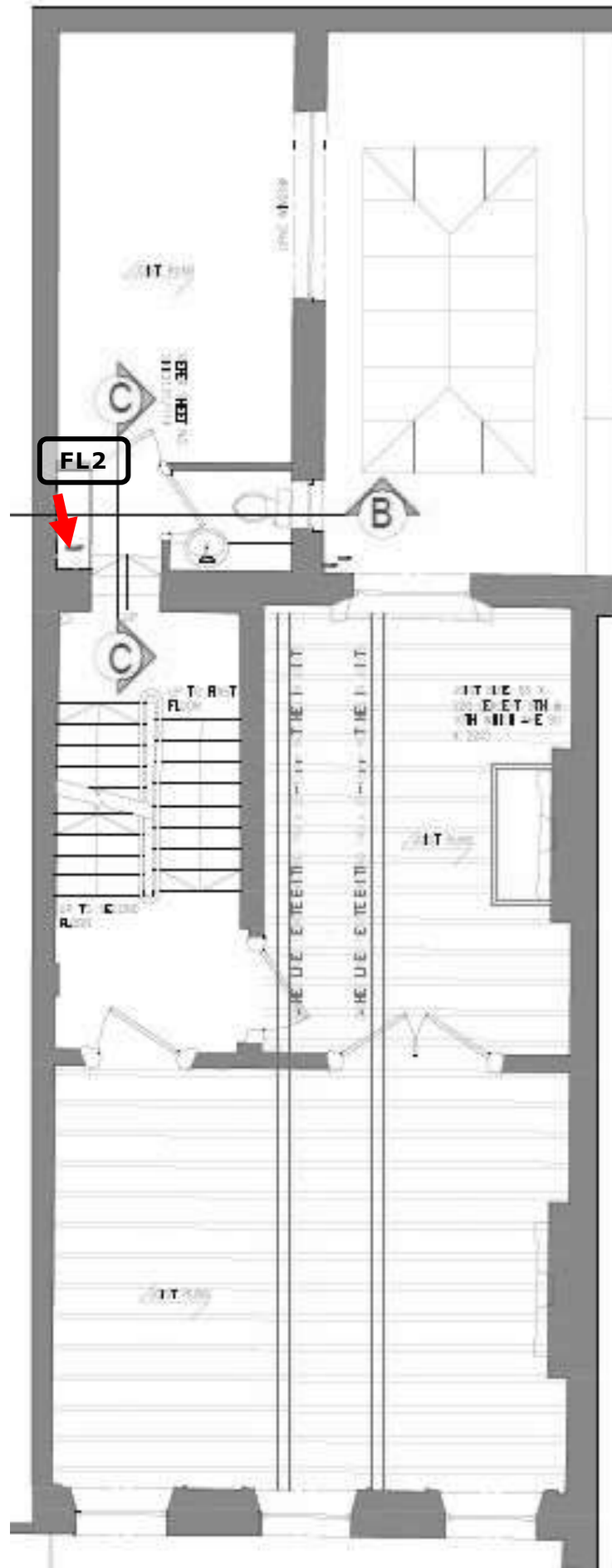


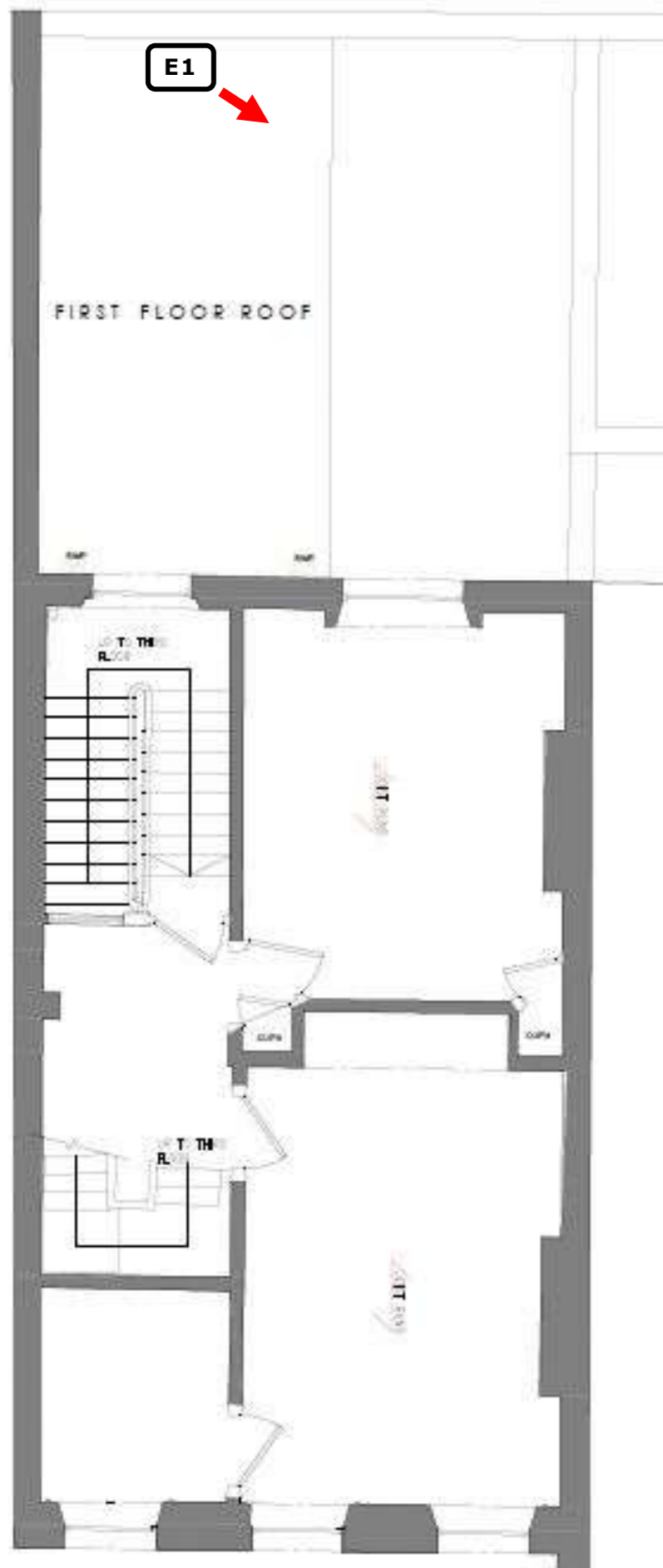
Figure 9: Existing first floor plan showing photo locations.



Plate FL2: The area that has been opened up. Note the down pipe [2] and the concrete lintel spanning the opening [1]. The down pipe can be seen externally at Plate E2 on page 15.



EXTERNAL: REAR



**Plate E1:** The rear elevation, showing an original first landing stairs window, underneath the arched second landing window. The red line shows the approximate height of the window head.

**Figure 10:** Existing second floor plan showing photo locations.



EXTERNAL: REAR

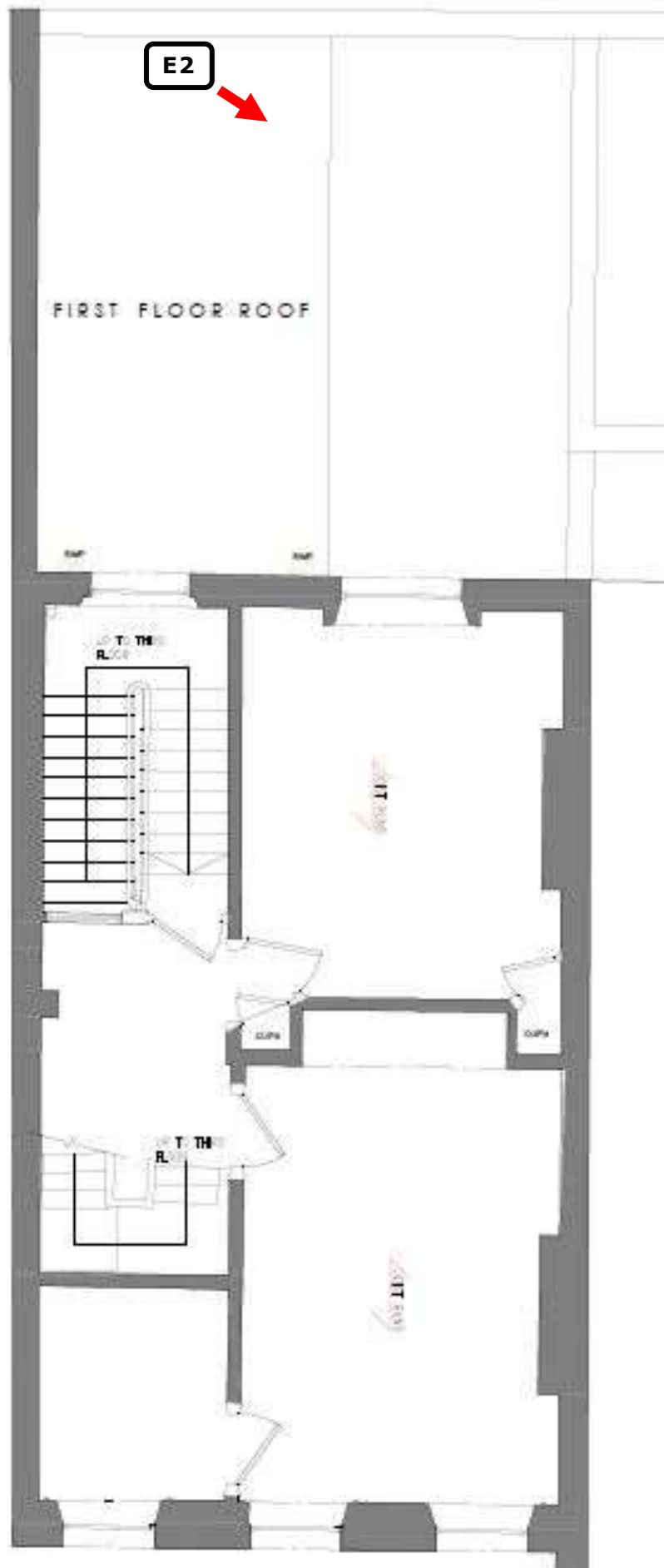


Figure 11: Existing second floor plan showing photo locations.



Plate E2: The rear elevation of No. 28 with the red line extrapolated from the previous photo. The down pipe [1] can be seen internally at Plates FL1 and FL2 on pages 12 & 13.