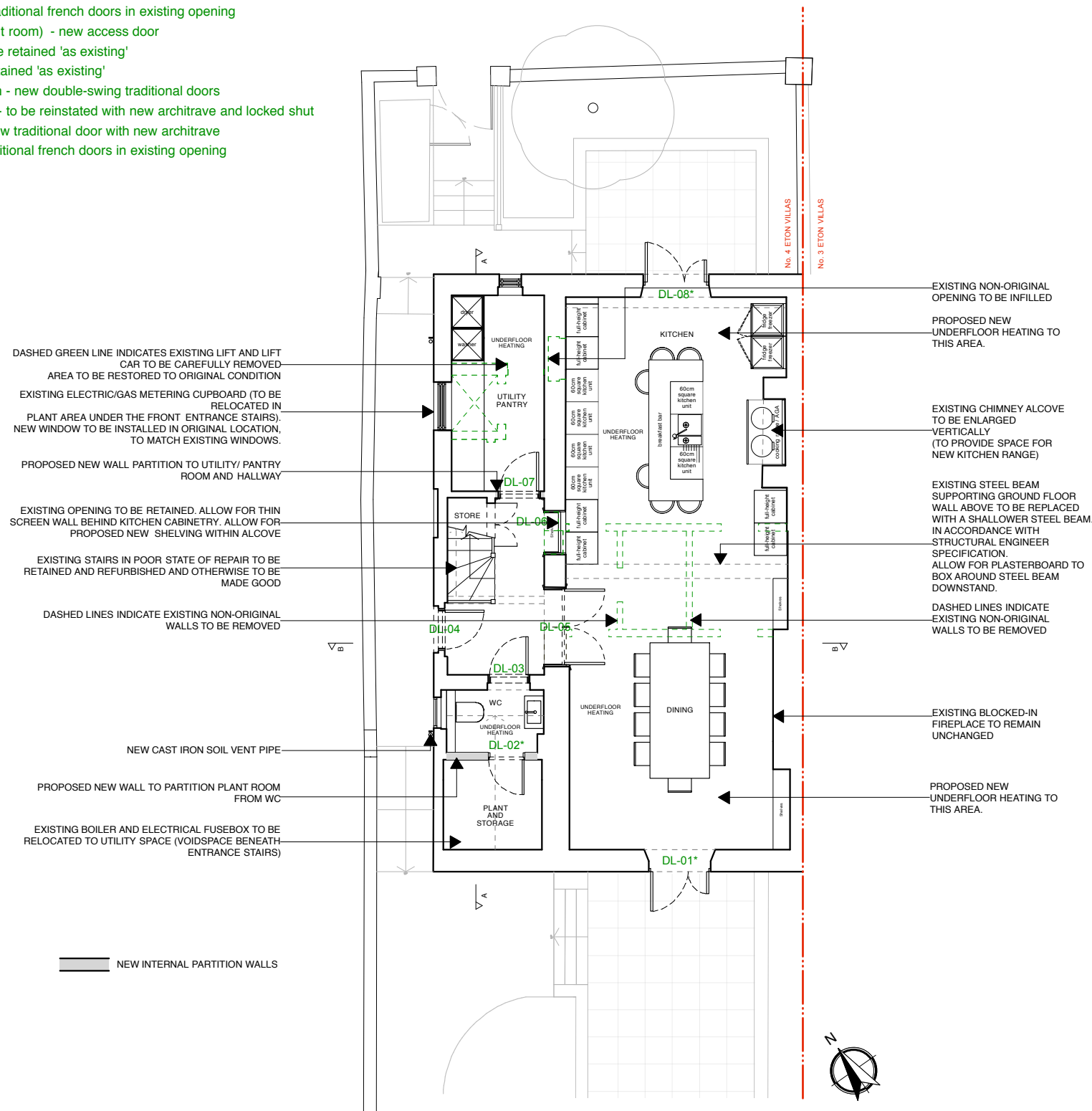


LOWER GROUND FLOOR DOORS

- DL-01* - front entrance - New traditional french doors in existing opening
- DL-02* - under porch steps (plant room) - new access door
- DL-03 - under porch steps - to be retained 'as existing'
- DL-04 - side entrance - to be retained 'as existing'
- DL-05* - lower ground front room - new double-swing traditional doors
- DL-06 - lower ground rear room - to be reinstated with new architrave and locked shut
- DL-07* - utility / pantry room - new traditional door with new architrave
- DL-08* - rear entrance - new traditional french doors in existing opening

ALL DOORS AS IDENTIFIED ABOVE AND ON THE ASSOCIATED PLANS ARE TO BE RETAINED AND REDECORATED UNLESS OTHERWISE STATED.

(NEW DOORS ARE HIGHLIGHTED WITH ASTERIX *)



DASHED GREEN LINE INDICATES EXISTING LIFT AND LIFT CAR TO BE CAREFULLY REMOVED AREA TO BE RESTORED TO ORIGINAL CONDITION

EXISTING ELECTRIC/GAS METERING CUPBOARD (TO BE RELOCATED IN PLANT AREA UNDER THE FRONT ENTRANCE STAIRS). NEW WINDOW TO BE INSTALLED IN ORIGINAL LOCATION, TO MATCH EXISTING WINDOWS.

PROPOSED NEW WALL PARTITION TO UTILITY/ PANTRY ROOM AND HALLWAY

EXISTING OPENING TO BE RETAINED. ALLOW FOR THIN SCREEN WALL BEHIND KITCHEN CABINETRY. ALLOW FOR PROPOSED NEW SHELVING WITHIN ALCOVE

EXISTING STAIRS IN POOR STATE OF REPAIR TO BE RETAINED AND REFURBISHED AND OTHERWISE TO BE MADE GOOD

DASHED LINES INDICATE EXISTING NON-ORIGINAL WALLS TO BE REMOVED

NEW CAST IRON SOIL VENT PIPE

PROPOSED NEW WALL TO PARTITION PLANT ROOM FROM WC

EXISTING BOILER AND ELECTRICAL FUSEBOX TO BE RELOCATED TO UTILITY SPACE (VOIDSPACE BENEATH ENTRANCE STAIRS)

NEW INTERNAL PARTITION WALLS

EXISTING NON-ORIGINAL OPENING TO BE INFILLED

PROPOSED NEW UNDERFLOOR HEATING TO THIS AREA.

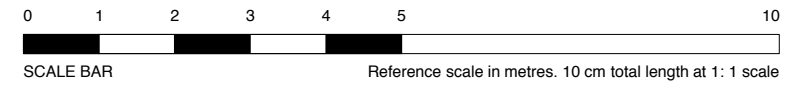
EXISTING CHIMNEY ALCOVE TO BE ENLARGED VERTICALLY (TO PROVIDE SPACE FOR NEW KITCHEN RANGE)

EXISTING STEEL BEAM SUPPORTING GROUND FLOOR WALL ABOVE TO BE REPLACED WITH A SHALLOWER STEEL BEAM. IN ACCORDANCE WITH STRUCTURAL ENGINEER SPECIFICATION. ALLOW FOR PLASTERBOARD TO BOX AROUND STEEL BEAM DOWNSTAND.

DASHED LINES INDICATE EXISTING NON-ORIGINAL WALLS TO BE REMOVED

EXISTING BLOCKED-IN FIREPLACE TO REMAIN UNCHANGED

PROPOSED NEW UNDERFLOOR HEATING TO THIS AREA.



Rev. Comments Date

Project NO. 4 ETON VILLAS • LONDON • NW3 4SX
 Drawing Title PROPOSED LOWER GROUND FLOOR
 Dwg No. 430 / 102 Revision
 Scale 1:100 @ A3 Date AUGUST 2018 Drawn by RR

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UPPER GROUND FLOOR DOORS

DG-01 - main entrance - to be retained with top two panels to be replaced with traditional etched glass

DG-02* - WC - NEW

DG-03* - study room (pocket door) - NEW

DG-04 - reception room - to be retained 'as existing' to be re-hung opposite way

DG-05 - reception room (front) - to be retained 'as existing' and repaired if required

ALL DOORS AS IDENTIFIED ABOVE AND ON THE ASSOCIATED PLANS ARE TO BE RETAINED AND REDECORATED UNLESS OTHERWISE STATED

(NEW DOORS ARE HIGHLIGHTED WITH ASTERIX*)

EXISTING OPENING TO BE RETAINED. ALLOW FOR THIN SCREEN WALL TO SCREEN GAMES ROOM FROM STUDY. ALLOW FOR PROPOSED NEW SHELVING WITHIN ALCOVE.

DASHED GREEN LINE INDICATES EXISTING LIFT AND LIFT CAR TO BE CAREFULLY REMOVED. AREA TO BE RESTORED TO ORIGINAL CONDITION

EXISTING NON ORIGINAL INTERNAL PARTITION TO BE REMOVED AND REPLACED WITH NEW PARTITION WITH A NEW SLIDING DOOR INCORPORATED.

EXISTING STAIR AND BALUSTRADE AND TO BE RETAINED

EXISTING OPENING TO BE RETAINED. ALLOW FOR PROPOSED NEW SHELVING WITHIN ALCOVE

EXISTING TRADITIONAL DOOR TO BE RE-HUNG ON OPPOSITE SIDE.

ORIGINAL SKIRTING TO BE RETAINED

NEW TRADITIONAL STYLE RADIATOR

NEW TRADITIONAL STYLE BENCH RADIATOR

ORIGINAL CORNICE AND SKIRTING TO BE RETAINED

EXISTING CHAMFERED DOOR BELOW STAIRS TO BE REMOVED

EXISTING CHIMNEY (BLOCKED OFF) TO BE RETAINED AS EXISTING

DASHED GREEN LINES INDICATE EXISTING NON-ORIGINAL CARPENTRY TO BE REMOVED

EXISTING FOLDING DOORS TO BE RETAINED AND TO BE REPAIRED IF REQUIRED

EXISTING FIRE SURROUND AND HEARTH TO BE RETAINED AND PROTECTED DURING WORKS

ORIGINAL CORNICE AND SKIRTING TO BE RETAINED

NEW TRADITIONAL STYLE BENCH RADIATOR

NEW INTERNAL PARTITION WALLS

KEY: PROPOSED NEW HEATING & ELECTRICS

⊗ - NEW CEILING MOUNTED PENDANT LIGHT

⊕ - NEW IP CEILING MOUNTED RECESSED SPOT LIGHT

⊕ - NEW WALL-MOUNTED LIGHT

■ - NEW TRADITIONAL STYLE RADIATOR

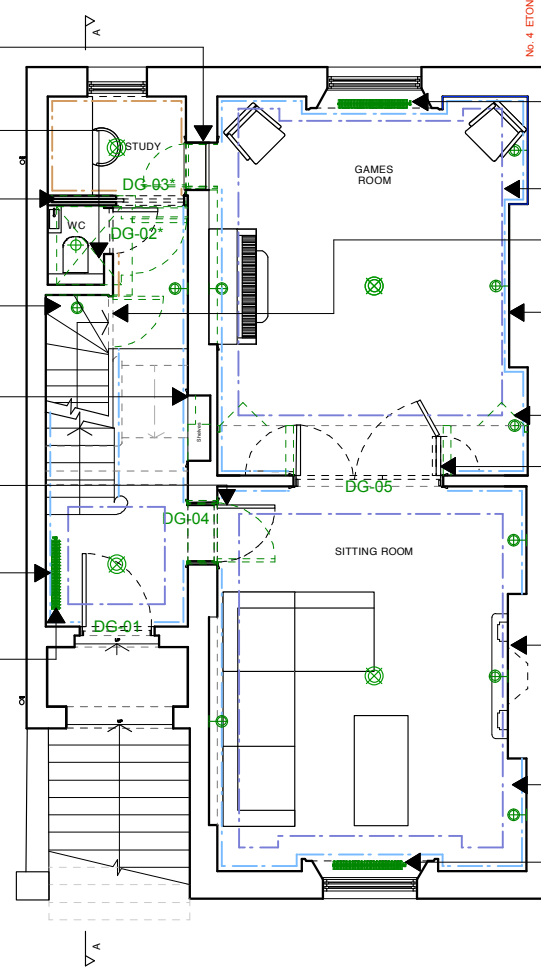
INTERIOR DETAILS & FINISHES KEY

--- RETAIN ORIGINAL CORNICE

--- RETAIN ORIGINAL SKIRTING

--- NEW SKIRTING TO MATCH ORIGINAL

No. 4 ETON VILLAS
No. 3 ETON VILLAS



Rev. Comments

Date

Project NO. 4 ETON VILLAS • LONDON • NW3 4SX

Drawing Title PROPOSED GROUND FLOOR

Dwg No. 430 / 103

Revision

Scale 1:100 @ A3

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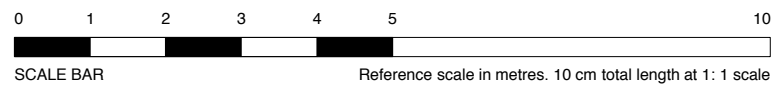
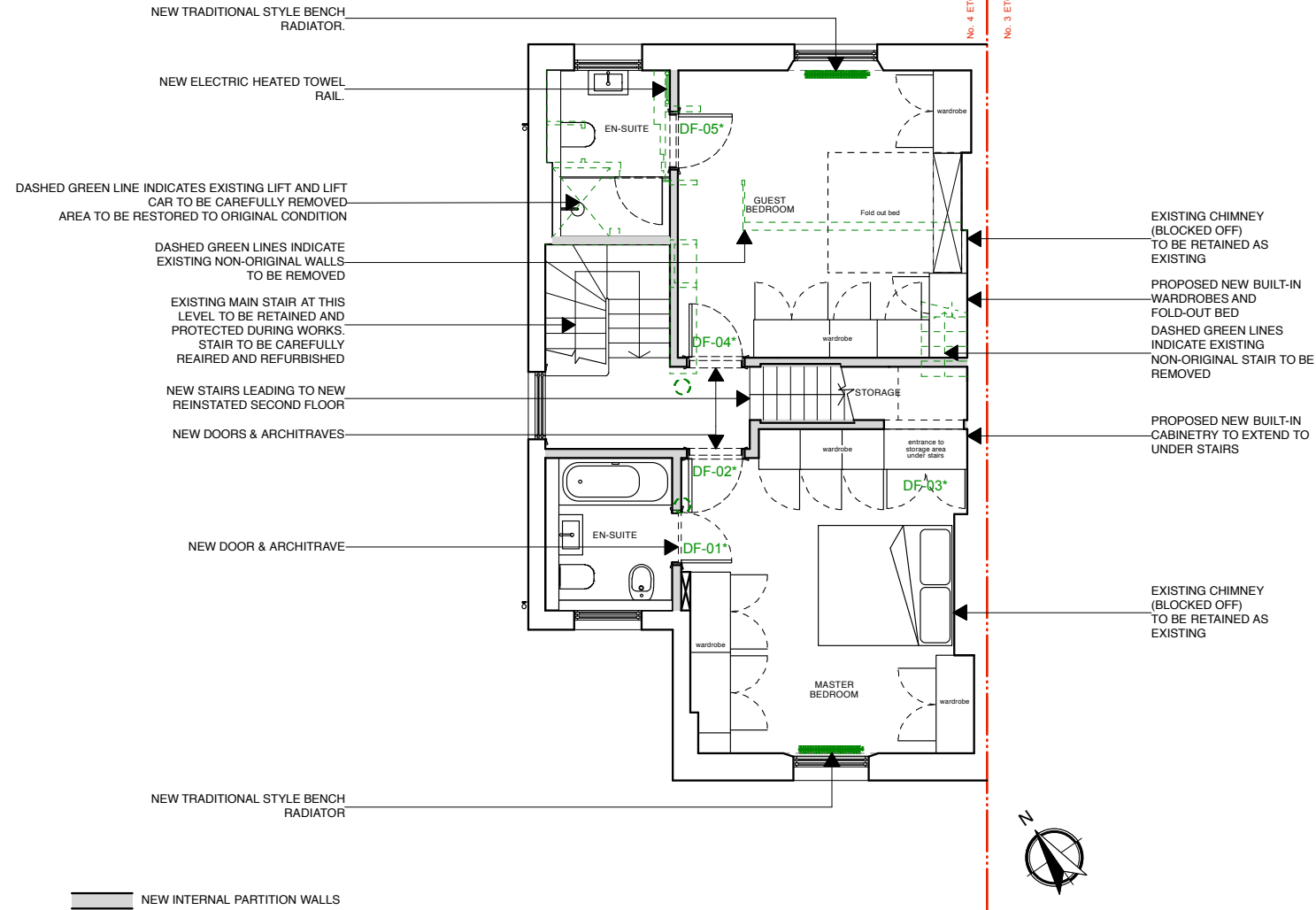
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FIRST FLOOR DOORS

- DF-01* - master en-suite (new) - NEW
- DF-02* - master bedroom (new) - NEW
- DF-03* - storage (new) - NEW
- DF-04* - guest bedroom (rear) - NEW
- DF-05* - guest en-suite (rear) - NEW

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(NEW DOORS ARE HIGHLIGHTED WITH ASTERIX*)



Rev. Comments

Date

Project NO. 4 ETON VILLAS • LONDON • NW3 4SX

Drawing Title PROPOSED FIRST FLOOR

Dwg No. 430 / 104

Revision

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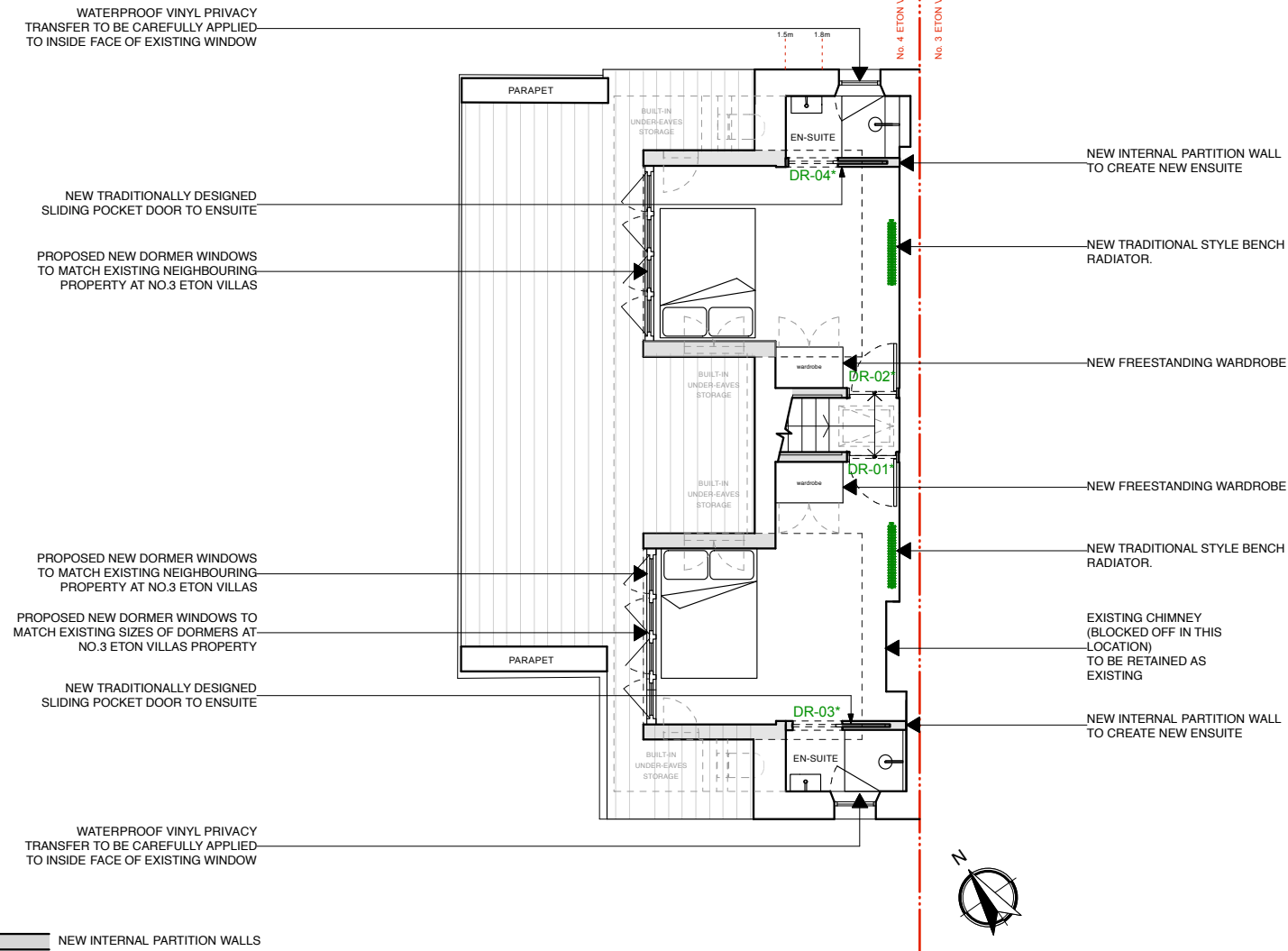
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SECOND FLOOR DOORS

- DR-01* - loft bedroom (rear) single-swing entrance door - NEW
- DR-02* - loft bedroom (front) single-swing entrance door - NEW
- DR-03* - loft en-suite sliding door (rear) - NEW
- DR-04* - loft en-suite sliding door (front) - NEW

ALL DOORS AS IDENTIFIED ABOVE AND ON THE ASSOCIATED PLANS ARE TO BE RETAINED AND REDECORATED UNLESS OTHERWISE STATED

(NEW DOORS ARE HIGHLIGHTED WITH ASTERIX*)



Rev. Comments Date

Project NO. 4 ETON VILLAS • LONDON • NW3 4SX

Drawing Title PROPOSED SECOND FLOOR

Dwg No. 430 / 105

Revision

Scale 1:100 @ A3

Date AUGUST 2018

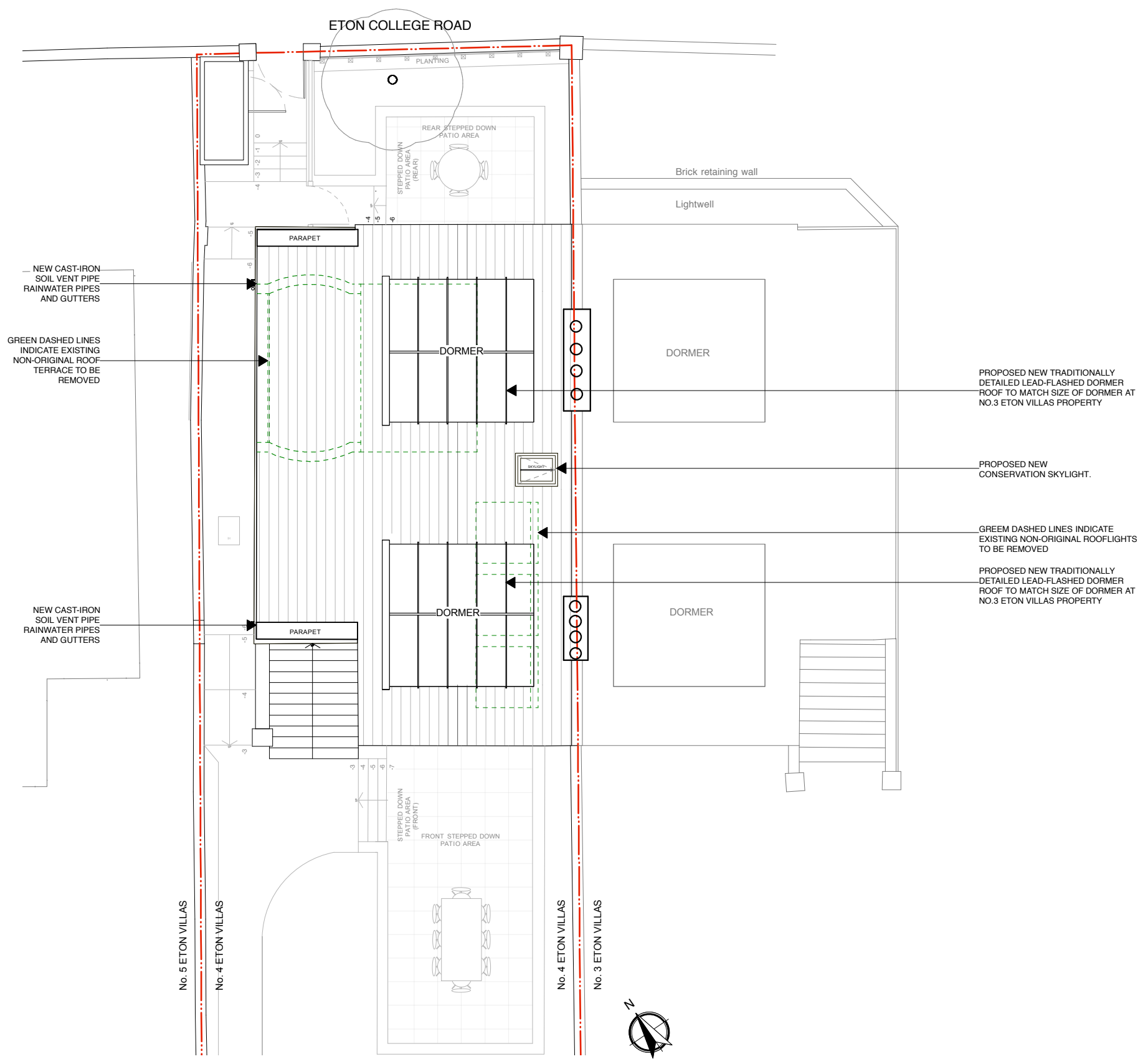
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NEW CAST-IRON
SOIL VENT PIPE
RAINWATER PIPES
AND GUTTERS

GREEN DASHED LINES
INDICATE EXISTING
NON-ORIGINAL ROOF
TERRACE TO BE
REMOVED

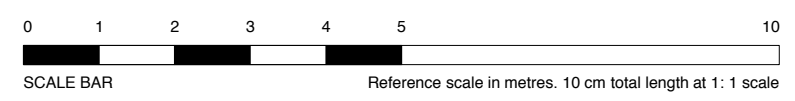
NEW CAST-IRON
SOIL VENT PIPE
RAINWATER PIPES
AND GUTTERS

PROPOSED NEW TRADITIONALLY
DETAILED LEAD-FLASHED DORMER
ROOF TO MATCH SIZE OF DORMER AT
NO.3 ETON VILLAS PROPERTY

PROPOSED NEW
CONSERVATION SKYLIGHT.

GREEN DASHED LINES INDICATE
EXISTING NON-ORIGINAL ROOFLIGHTS
TO BE REMOVED

PROPOSED NEW TRADITIONALLY
DETAILED LEAD-FLASHED DORMER
ROOF TO MATCH SIZE OF DORMER AT
NO.3 ETON VILLAS PROPERTY



Rev.	Comments	Date

Project	NO. 4 ETON VILLAS • LONDON • NW3 4SX
Drawing Title	PROPOSED ROOF PLAN
Dwg No.	430 / 106
Scale	1:50 @ A3
Date	AUGUST 2018
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Drawn by	RR

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