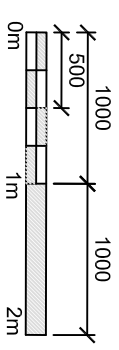


Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

PROPOSED

1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.

2. Cell and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber panelling and skirting rubbed down and redecorated
4. Marble Chimney pieces cleaned and polished
5. All windows to be retained, overhauled and repaired as necessary.

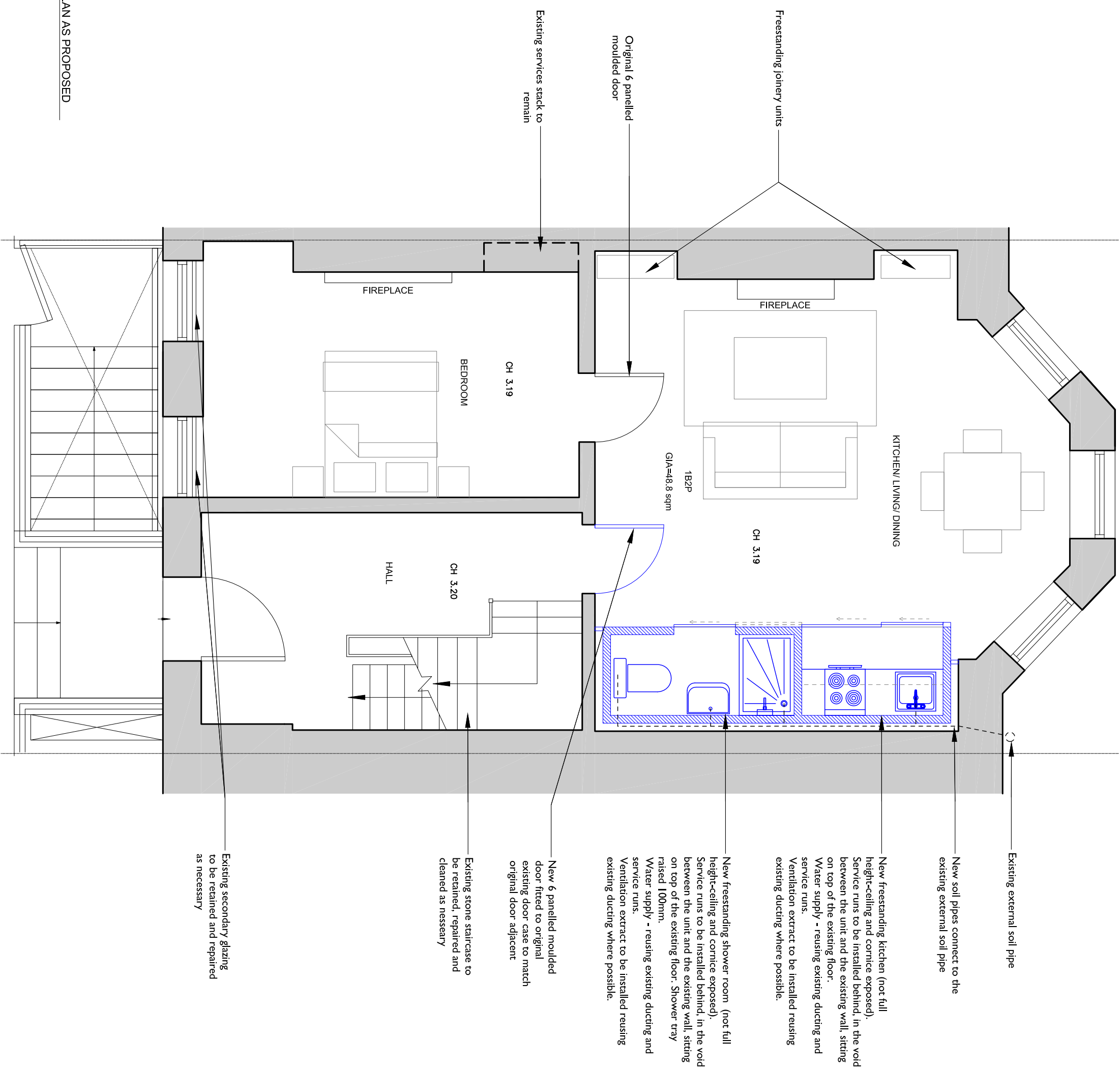


--



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 British Grove London W4 2NL
T: 0228 748 5501
E-mail: info@heritagemail.co.uk
F: 0228 748 4992

01	GROUND FLOOR PLAN AS PROPOSED
100	



Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

PROPOSED

- Water supply - reusing existing ducting and service runs.
Ventilation extract to be installed reusing existing ducting where possible.

Service runs to be installed behind, in the void between the unit and the existing wall, sitting on top of the existing floor. Shower tray raised 100mm.

Water supply - reusing existing ducting and service runs.

Ventilation extract to be installed reusing existing ducting where possible.

Existing door to be fixed permanently shut

Existing secondary glazing to be retained and repaired as necessary

1

101

1:50

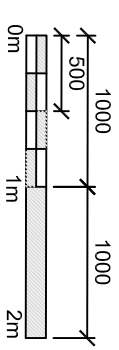
1:50

Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

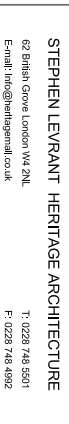
PROPOSED

1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.

2. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
3. Timber panelling and skirting rubbed down and redecorated
4. Existing Chimney piece retained and repaired as necessary
5. All windows to be retained, overhauled and repaired as necessary.
6. All new internal doors to be 6 panelled with flat panels and simple mouldings



AS PROPOSED	REV
JOB No	DWG No
N2422	102
***	***
DRAWN BY	CHECKED BY
OB	NMK
SCALE (@A1)	DATE
1:50 @ A3	10/18



General Notes

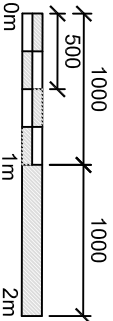
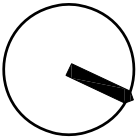
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

 PROPOSED

NOTES:

1. Paint accumulation removed from plaster cornice using paint-scraping putty-knife such as 'Feed Away' or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
3. Timber panelling and skirting rubbed down and redecorated
4. All windows to be retained, overhauled and repaired as necessary.



JOB TITLE
22 THEOBALDS ROAD
HOLBORN

DRAWING TITLE

THIRD FLOOR PLAN

AS PROPOSED

REV/	DWG No	SCALE (A1)	DATE
N2422	103		
DRAWN BY	CHECKED BY	1:50 @ A3	10/18
OB	MK		



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 Bellin Grove London W4 2NL
E-mail: info@heritageuk.co.uk
T: 0223 748 5501
F: 0223 748 4992