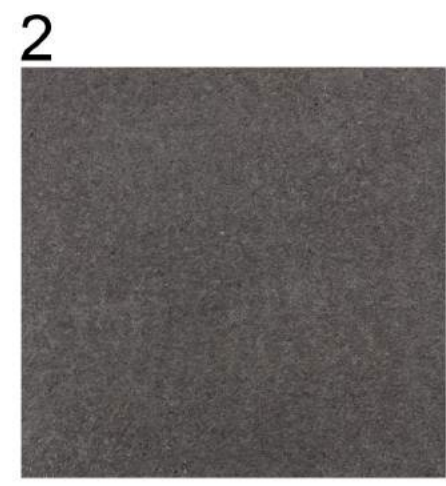
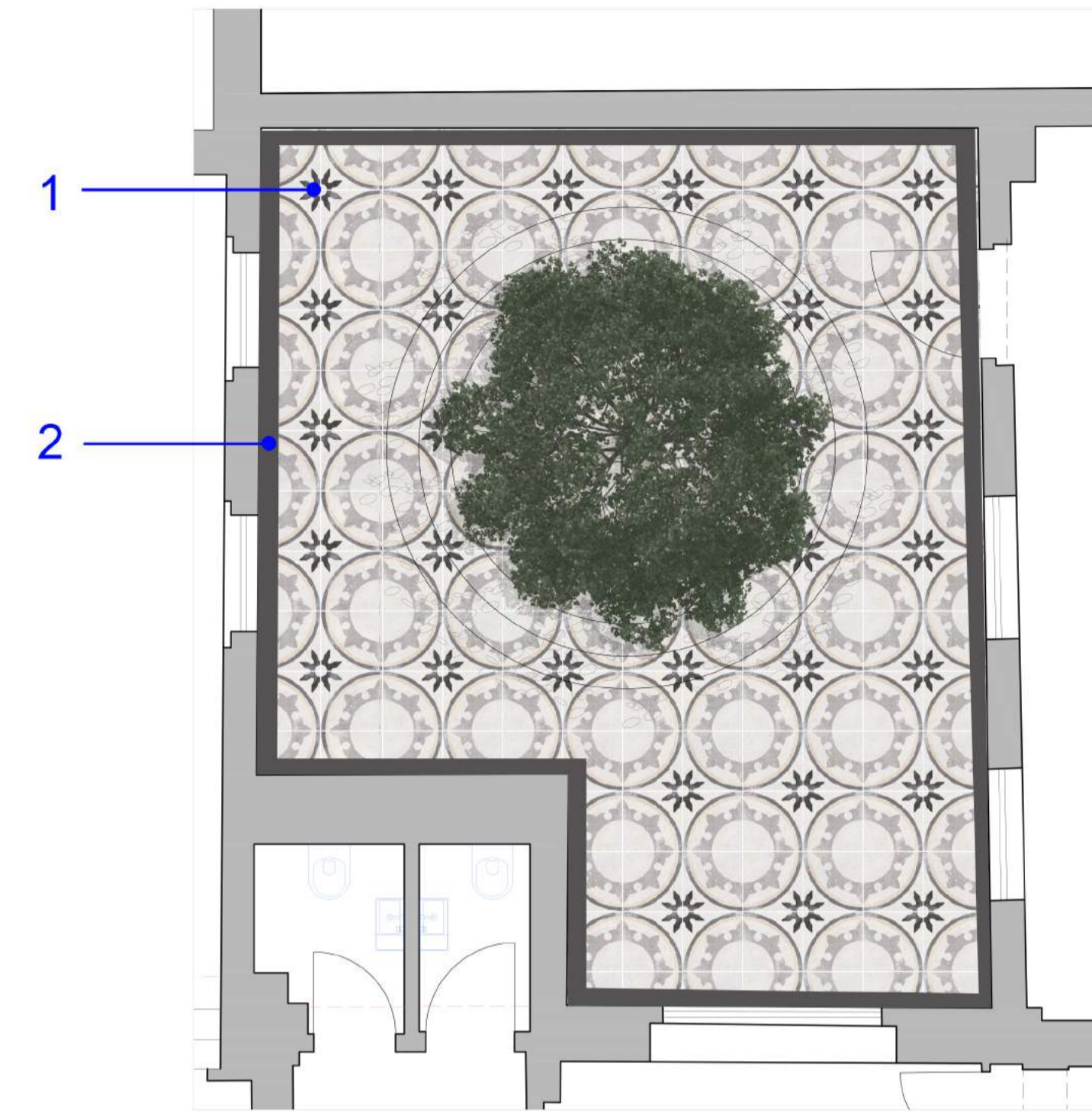


Tile: Yell 2PHF111, Patterned
 Finish: Matt R10
 Supplier: Solus
 Size: 200mm x 200mm

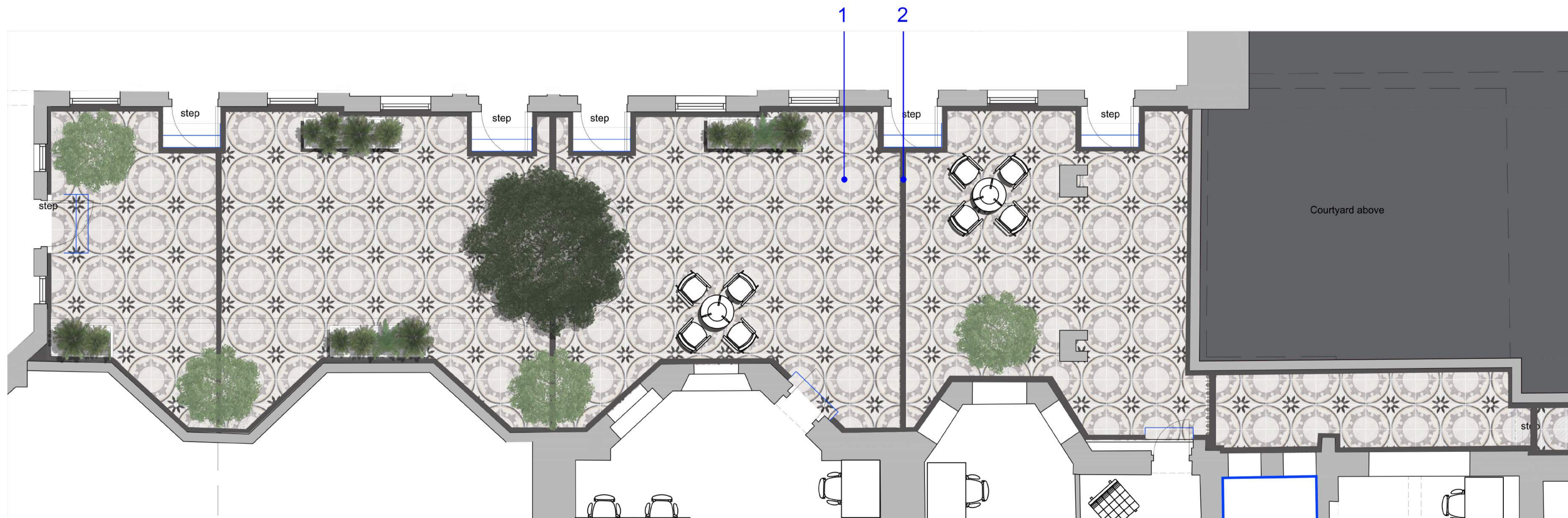


Tile: Lidia 3LBG507
 Finish: Bush Hammered R11
 Supplier: Solus
 Size: 50mm x 200mm

Tiles spec noted above or similar approved, subject to availability at time of order



01 Ground Floor Courtyard - Proposed Plan



02 Basement Courtyard - Proposed Plan

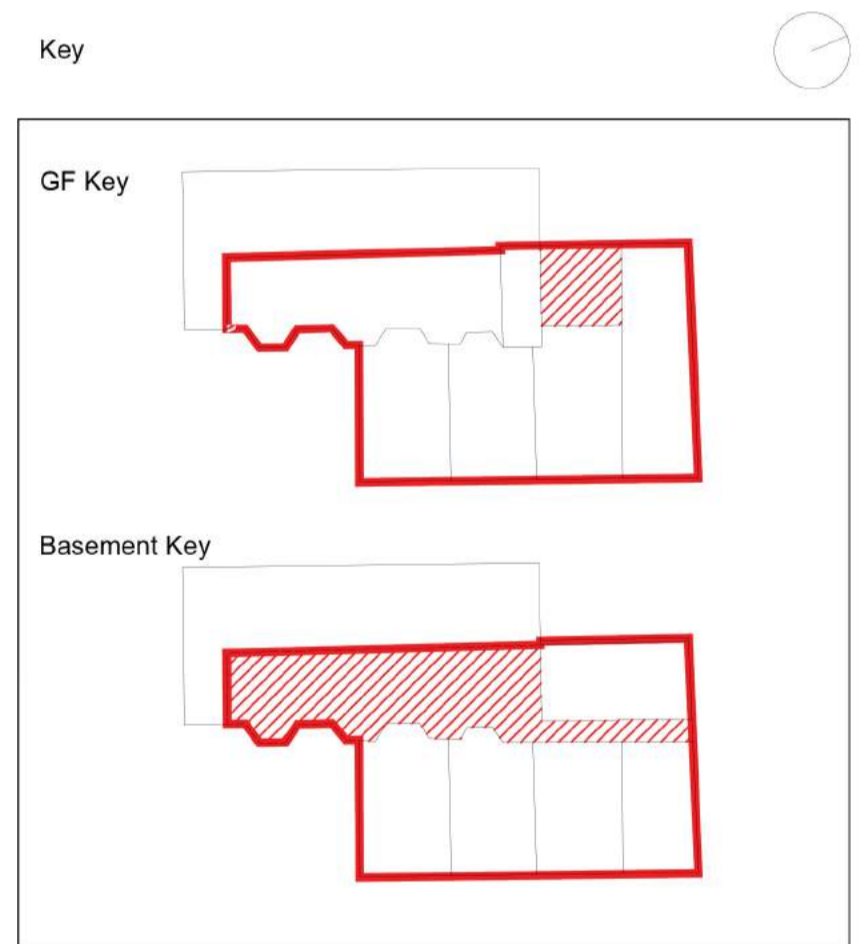


- Notes
- Do not scale from this drawing.
 - Dimensions are in millimeters unless stated otherwise.
 - Levels are in metres above AOD unless stated otherwise.
 - All drawings to be read in conjunction with relevant specifications, all relevant engineers and specialists' drawings and specifications + any other documents as specified by Thirdway Architecture.
 - Report any discrepancies in writing to Thirdway Architecture.
 - All dimensions are subject to site survey and are to be verified on site by the contractor before proceeding.

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- General Notes
1. Windows to be repaired and repainted white where necessary
 2. All existing period features including cornices, fireplaces, doors, wall panelling to be retained and repaired where necessary
 3. All poor quality modern doors to be replaced with traditional panelled painted timber doors
 4. Any demolition to internal partition to be structurally investigated prior to any demolition works
 5. Where possible, translucent intumescent paint be applied to existing walls within fire escape routes.
 6. Where possible, add intumescent and smoke seals to doors within fire escape routes.
 7. WCs and sanitaryware to be fully stripped out, removed and serviced capped/made safe
 8. All leanpoints/ kitchen areas to be stripped out, removed and services capped/made safe
 9. Furniture shown for indicative purposes only
 10. To be read in conjunction with photographic survey
- Key

Rev.	Date	Description
A	17/06/19	FOR PLANNING
-	02/05/19	ISSUE FOR PLANNING



Project
12-18 Theobalds Road

Client
Fernglen Properties Ltd.

Drawing Title
Alterations Plan - Basement Courtyard

Scale @ A1: **1:50** Scale @ A3: **1:100**

THIRDWAYARCHITECTURE

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Number: **017-TWA-XX-B1-DR-AX-11031** Revision: **A**