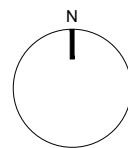
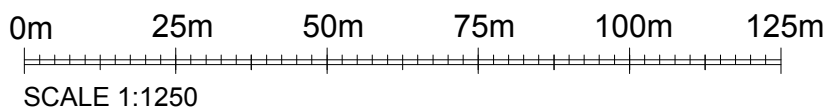




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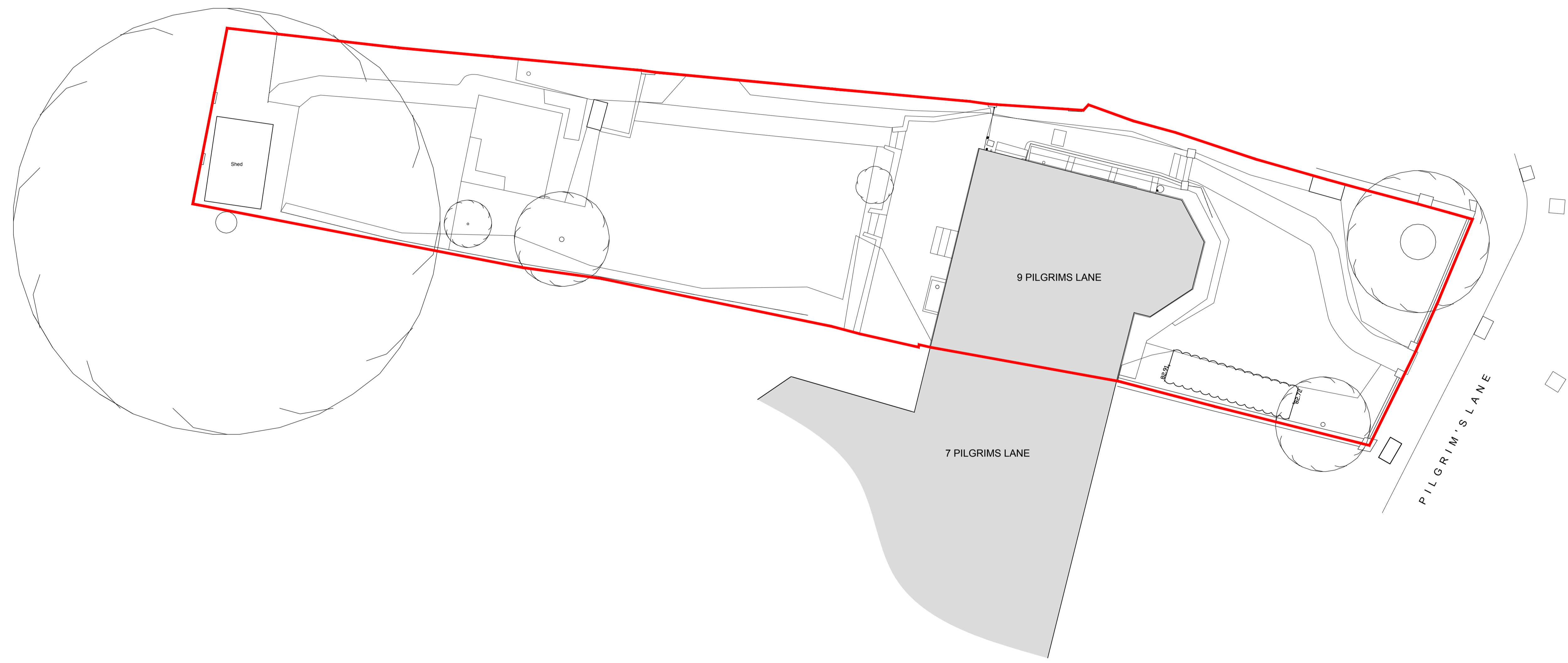


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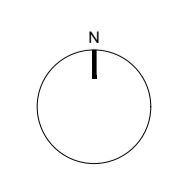
project
 9 Pilgrim's Lane,
 Hampstead, NW7 1SJ
 drawing
 Location Plan

date Nov 19	scale 1:1250	drawn HY
drwg. no FZD_001		rev. -

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0m 2m 4m 6m 8m 10m
 SCALE 1:100



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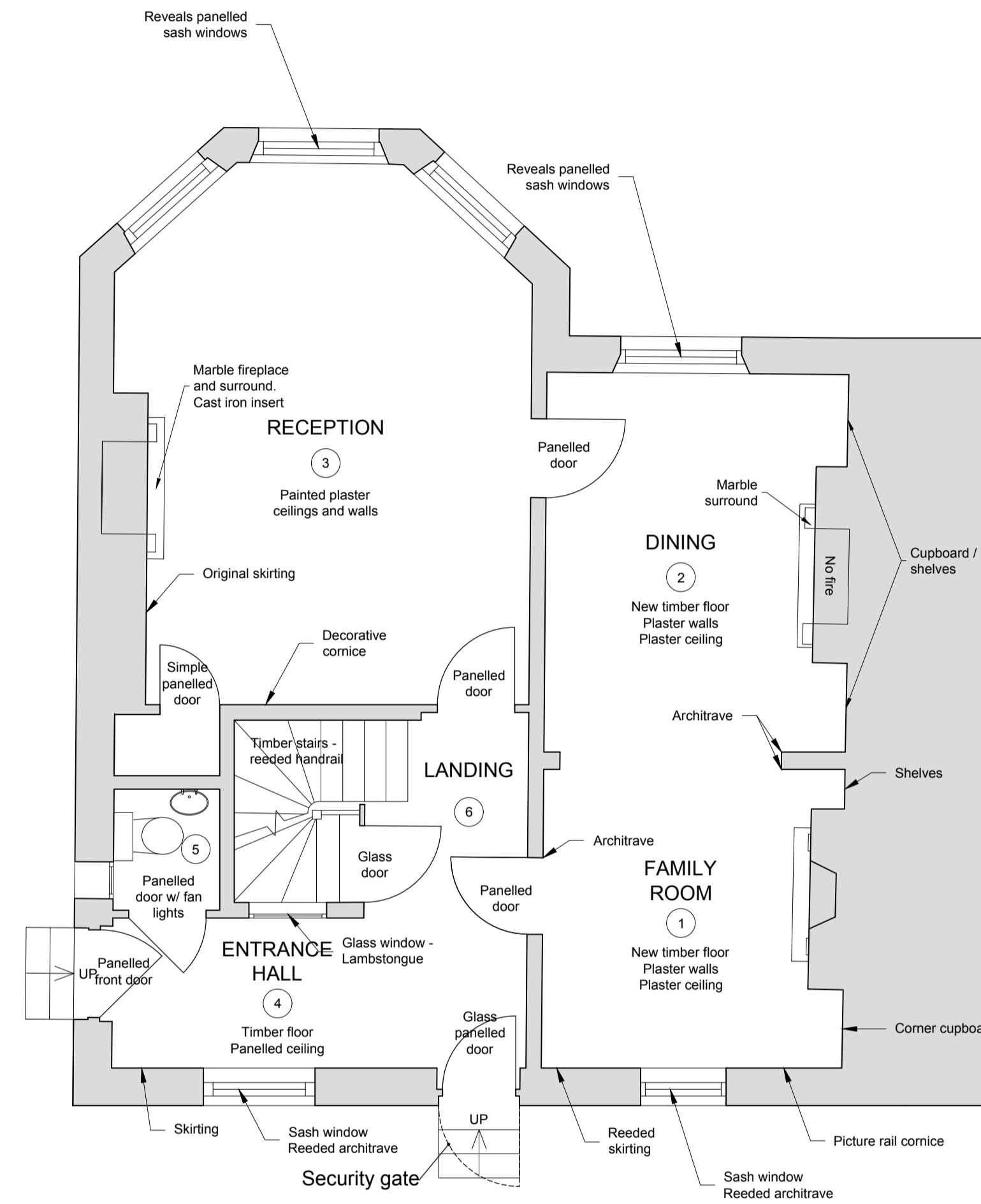
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client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Existing Site Plan Ground Floor		
date Nov 19	scale 1:100	drawn by HY
drg.no. FZD_100	revision -	

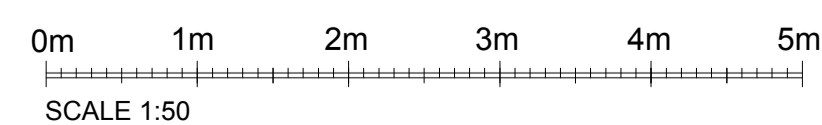
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Existing Condition

1. Walls: Painted plaster
 Ceiling: Painted ceilings (new)
 Simple picture rail cornice
 Fireplace simple surround
 Cast iron grate
 Corner cupboard (new)
 Panelled doors:
 -6 panel
 -raised and fielded mouldings
 Reeded skirtings / panels / architraves
 Windows:
 -sash
 -single glazed
 -Timber reveals / window board
 Modern timber floor
 Opening to 2.
 Treated architrave
 Stairs of original
2. Walls: Painted plaster
 Ceiling: Painted ceilings (new)
 Simple picture rail cornice
 Fireplace simple surround
 No cast iron grate
3. Walls: Painted plaster
 Ceiling: Painted ceilings (new)
 Simple picture rail cornice
 Fireplace simple surround
 Elaborate cornice
 Simple cupboard door
4. Walls: Painted plaster
 Ceiling: Painted ceilings (new)
 Simple picture rail cornice
 Panelled ceiling (no cornice)
 Glazed panelled doors (W.C. / stairs / garden)
 Front door
5. Walls: Painted plaster
 Ceiling: Painted ceilings (new)
 Modern floor
 Small fixed window
6. Stairs timber: original
 Wreathed hardwood handrail



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| A | 03/09/19 | Note revisions | HY |

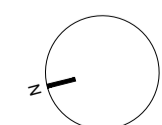
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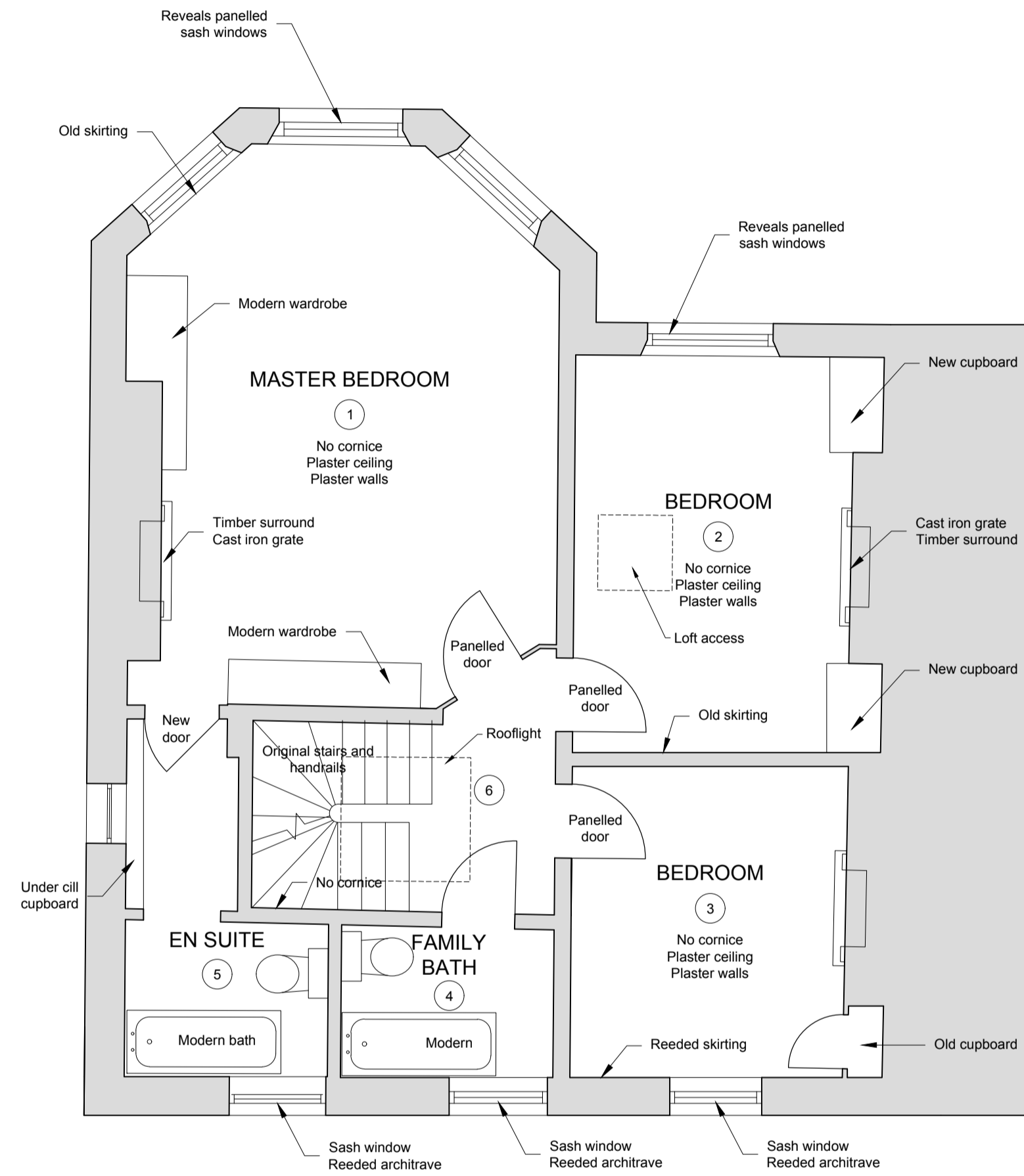
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client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Existing Plan Ground Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
drg.no. FZD_101	revision A	

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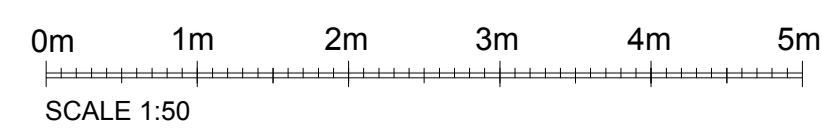


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Existing Condition

1. No cornice
 Reeded skirting
 Panelled door
 Timber floor
 Modern fitted wardrobe to be removed and replaced with more appropriate furniture
 Timber fire surround - cast iron insert
 Ceiling repairs required following leak damage
2. No cornice
 Reeded skirting
 Panelled door
 Timber floor Loft access
 Old reeded skirting
3. No cornice
 Reeded skirting
 Panelled door
 Timber floor
 Old cupboard
4. Bathroom to be renovated.
5. To be renovated.
 Removal of false ceiling and partition to reinstate original high ceiling.
6. Original stairs and handrails
 Skylight original?
 Panelled doors and skirting



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A 03/09/19 | Note revisions | HY |

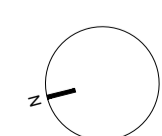
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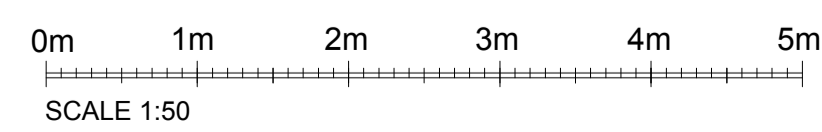
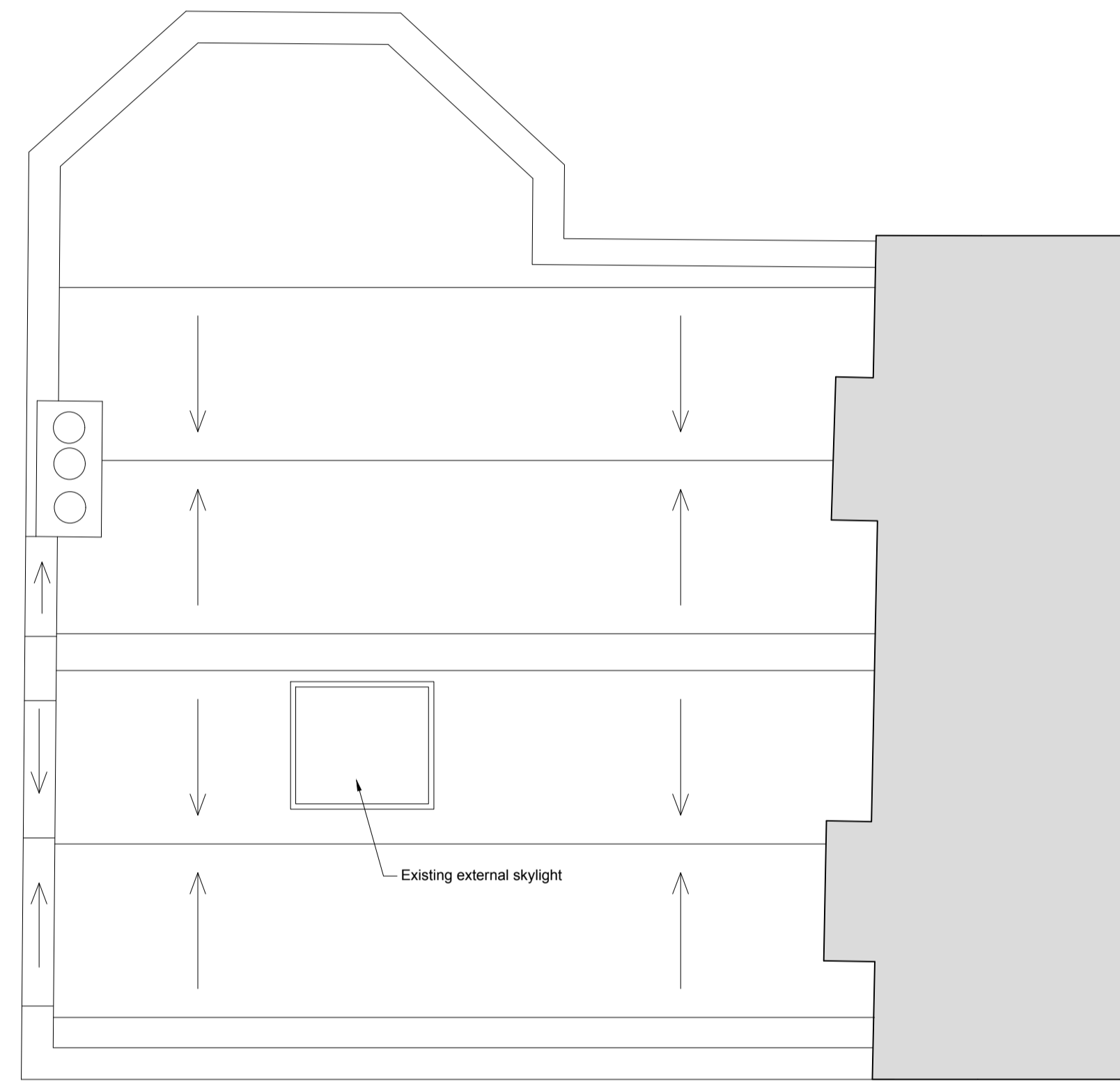
client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Existing Plan First Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
drg.no. FZD_102	revision -	

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client

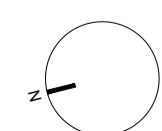
project
9 Pilgrim's Lane,
Hampstead,
London
NW3 1SJ

drawing
Existing Plan
Roof

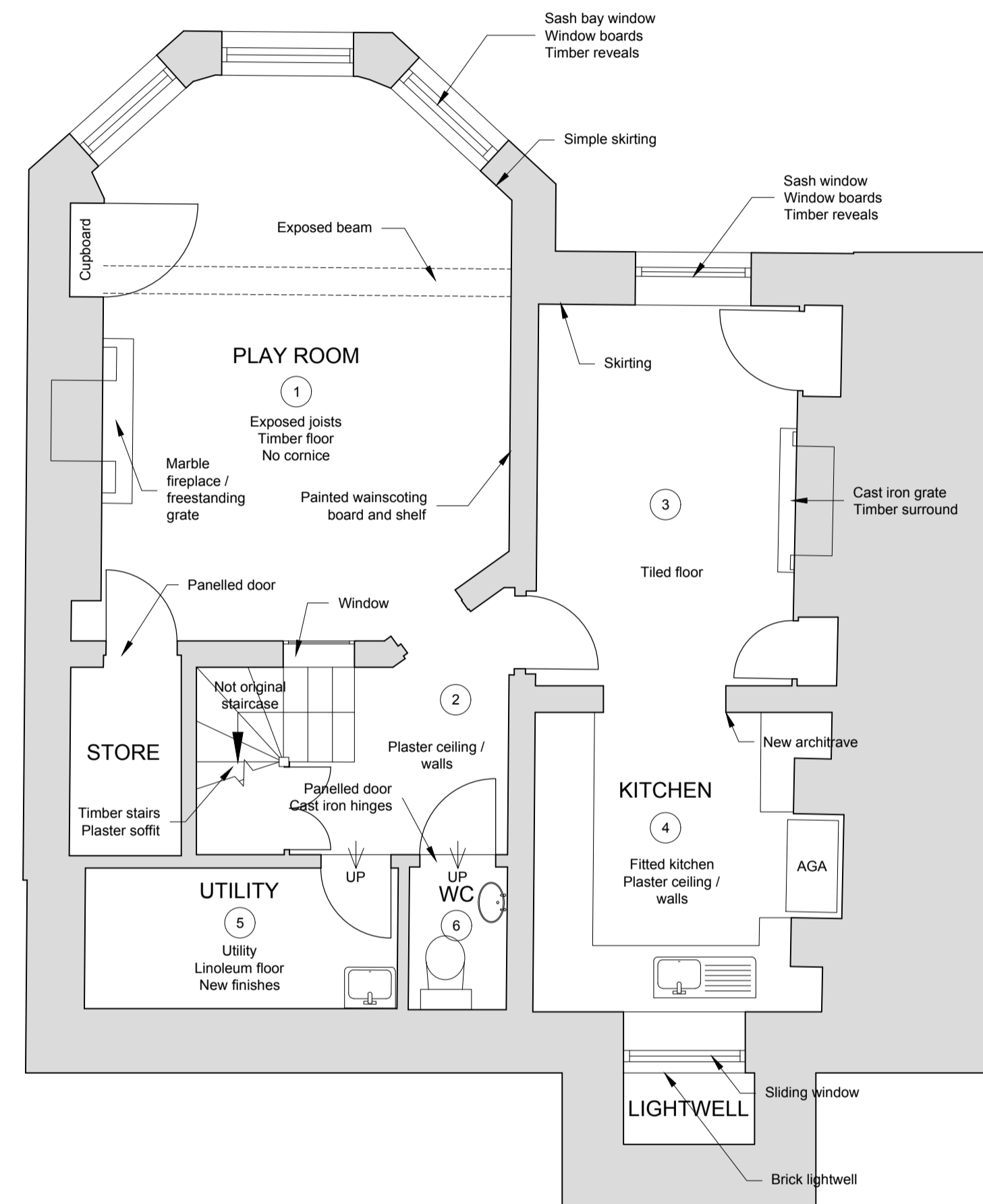
date	scale	drawn by
Nov 19	1:50	HY

drg.no.	revision
FZD_103	-

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Existing Condition

1. Exposed ceiling joists / beam
 Plaster wall
 Timber floor
 Marble fireplace / freestanding grate
 Internal window
 Bay Window
 Panelled doors / cupboard doors
 Simple skirtings

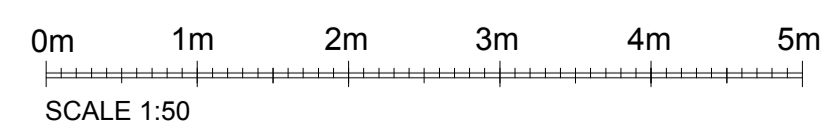
2. Not original staircase
 Plaster walls / ceilings
 Panelled doors
 Hinges on W.C. door
 No cornices
 Stairs not original?
 No handrail

- 3 & 4. Horizontal sash windows
 Tiled floor
 kitchen ventilation
 Cast iron grate and timber surround
 Opening between rooms
 Modern architraves
 Brick lightwell?

5. Utility
 Modern throughout

6. W.C.
 Modern throughout

General notes:
 Damage caused by damp to be repaired throughout



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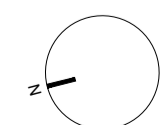
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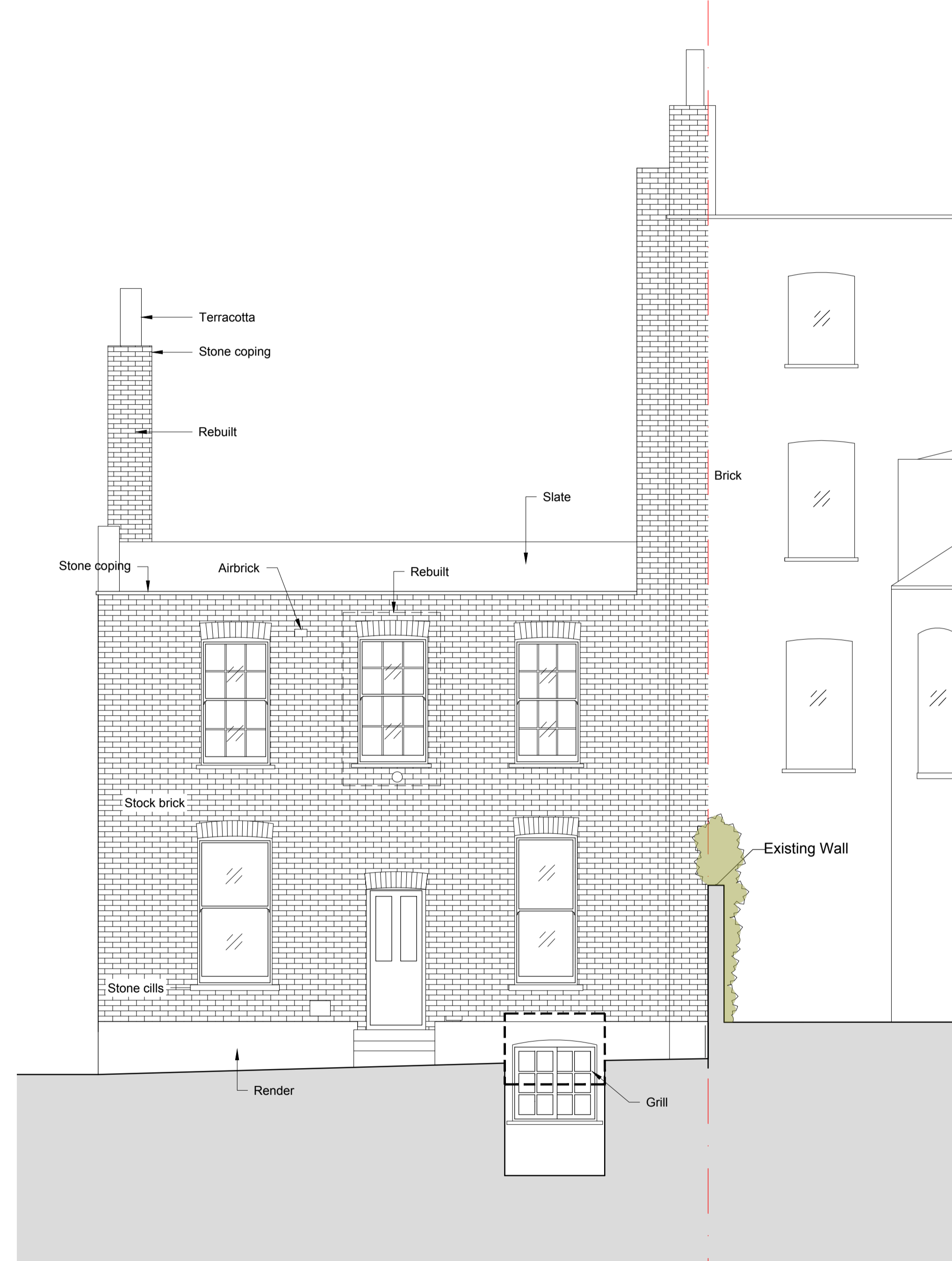
client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Existing Plan Lower Ground Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
drg.no. FZD_104	revision A	



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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

0m 1m 2m 3m 4m 5m
 SCALE 1:50

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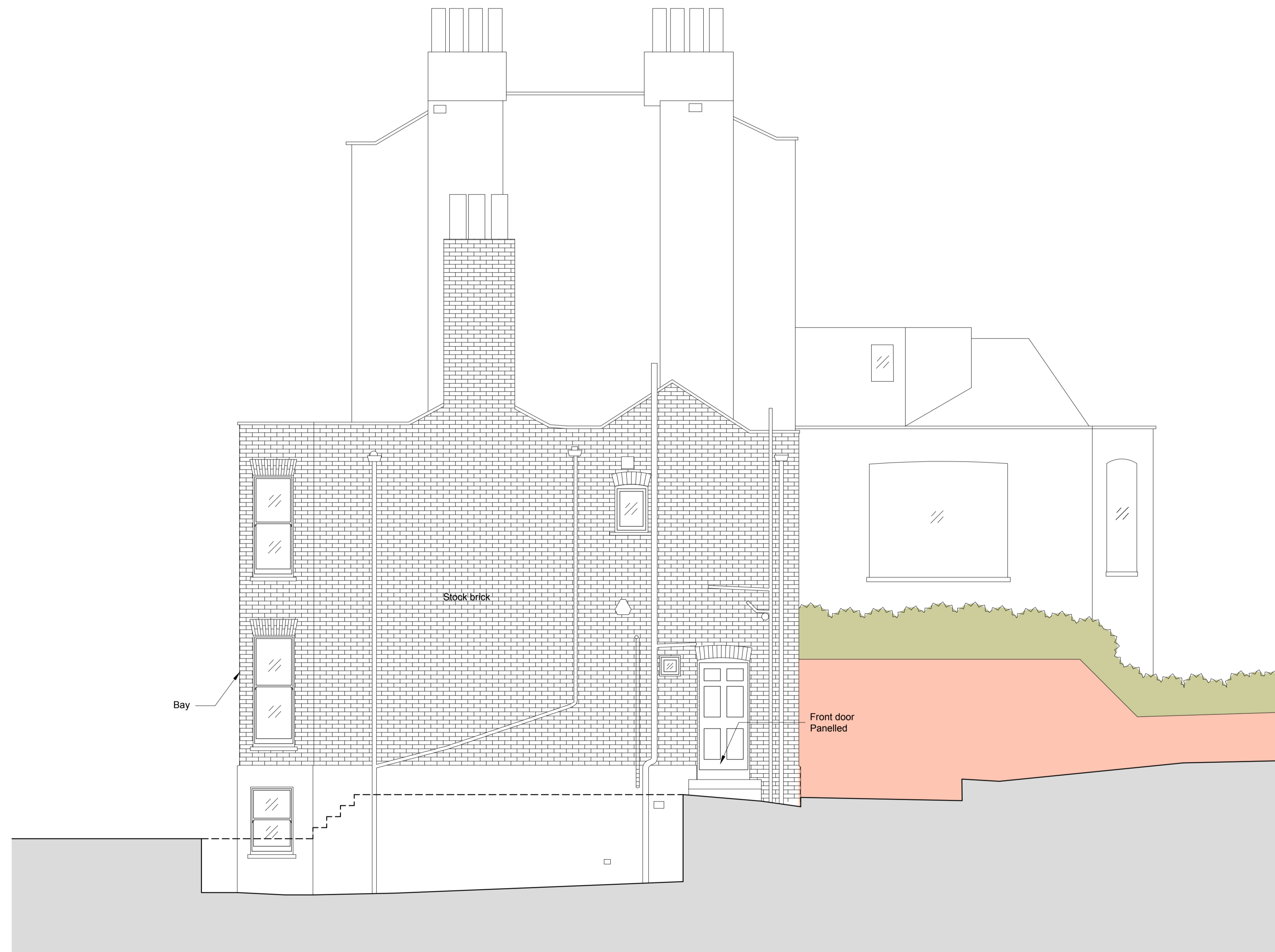
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drawing Existing Elevation Front and Rear Elevations		
date Nov 19	scale 1:50	drawn by HY
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EXISTING SIDE (EAST) ELEVATION

0m 1m 2m 3m 4m 5m
 SCALE 1:50

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client

project
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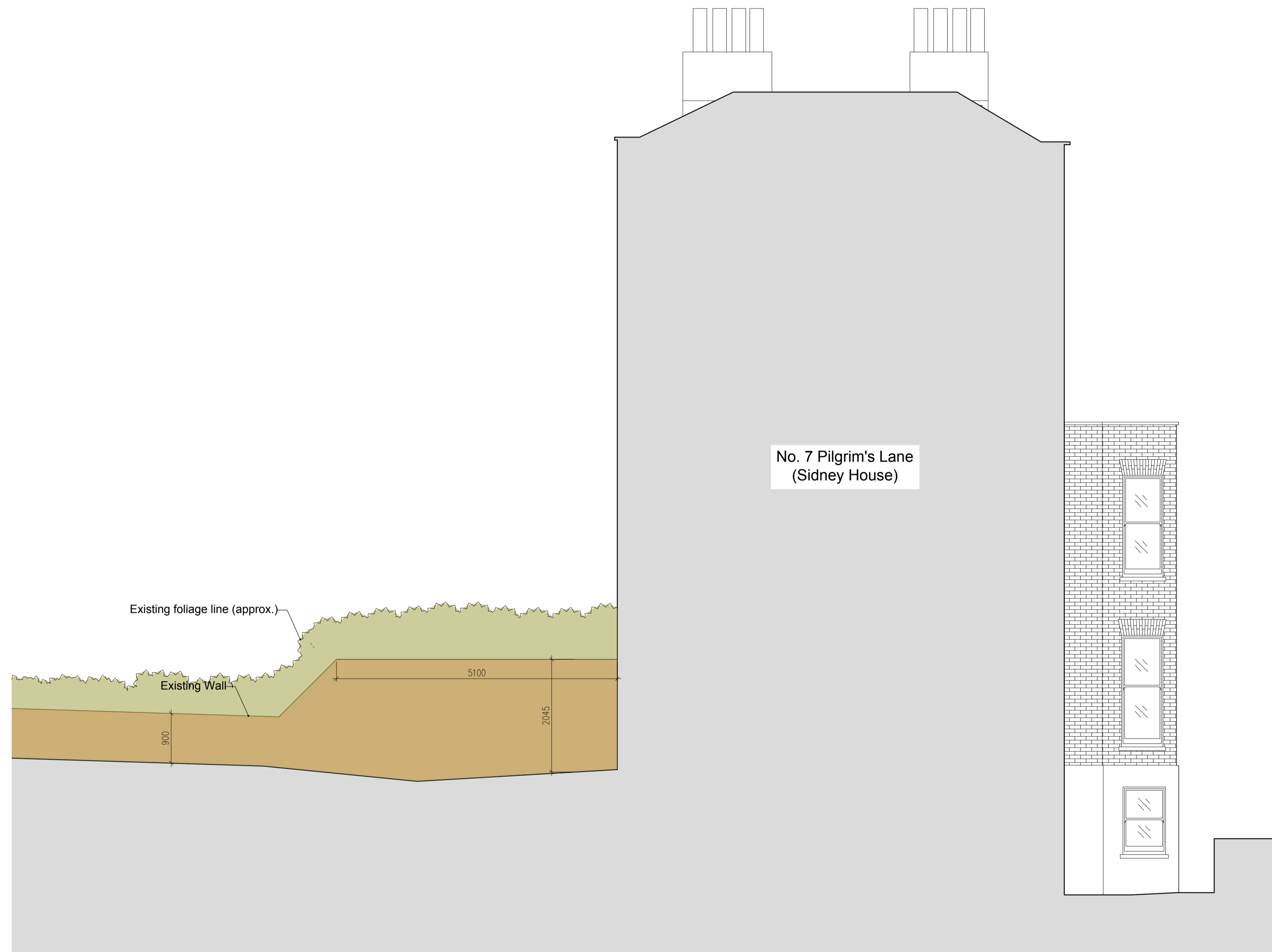
drawing
 Existing Elevation
 Side (East) Elevation

date	scale	drawn by
Nov 19	1:50	HY

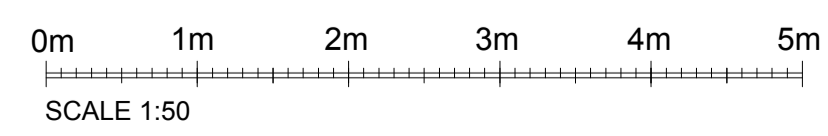
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FZD_111	-

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EXISTING SIDE (WEST) ELEVATION



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client

project
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 London
 NW3 1SJ

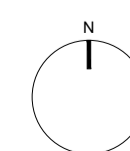
drawing
 Existing Elevation
 Side (Westt) Elevation

date	scale	drawn by
Nov 19	1:50	HY

drg.no.	revision
FZD_112	-

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B 06/11/19 | Plan revision - vegetation added | HY |
 A 23/10/19 | Plan revision | HY |

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client

project
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 Hampstead,
 London
 NW3 1SJ

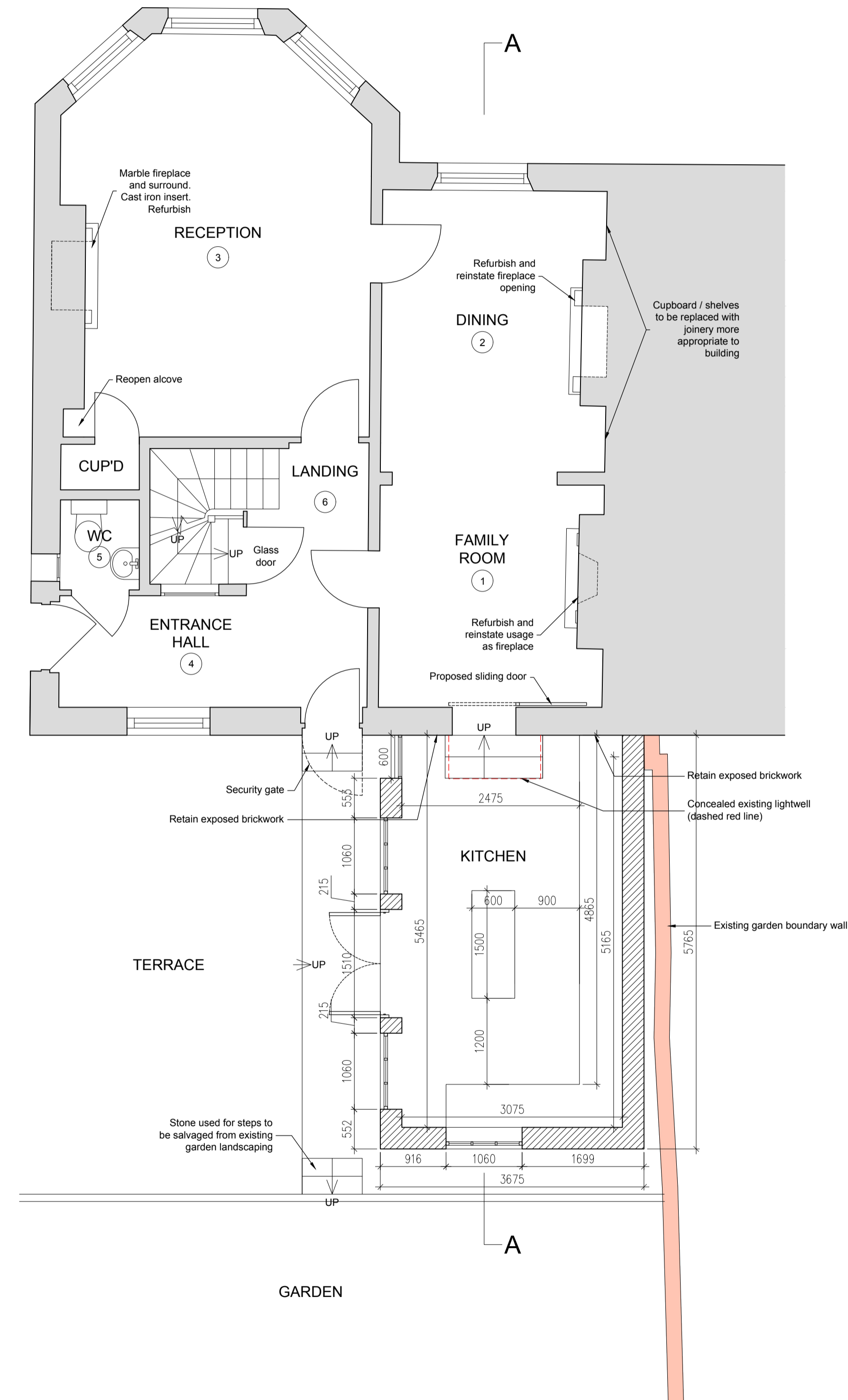
drawing
 Proposed Site Plan

date Nov 19	scale 1:100	drawn by HY
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drg.no. FZD_200	revision B
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Proposed works

1. **Family Room**
 Fireplace to be refurbished and reinstated.
 Laminate flooring to be replaced with more appropriate timber flooring.
2. **Dining Room**
 Fireplace to be refurbished and reinstated.
 Existing cupboard/shelves to be replaced with more appropriate joinery.
 Laminate flooring to be replaced with more appropriate timber flooring.
3. **Reception**
 Marble fireplace surround to be refurbished.
 Laminate flooring to be replaced with more appropriate timber flooring.
 Alcove to be reopened.
4. **Hall**
 -
5. **WC**
 Sanitary ware to be repositioned.
6. **Landing**
 -

General notes:
 Chimneys to be relined and all fireplaces to be brought back to usable condition.

Existing laminate flooring to be replaced with more appropriate herringbone wood or reclaimed oak wood panel flooring.

All windows to be refurbished and repaired where necessary.

All internal doors to be refurbished and repaired where necessary.

Damage caused by damp to be repaired throughout.

All radiators to be replaced by more stylistically appropriate heating system.

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H 06/11/19	Terrace revisions	IHY
G 06/11/19	Terrace revisions	IHY
F 23/10/19	Plan and label revisions	IHY
E 15/10/19	Plan revisions	IHY
D 14/10/19	Plan revisions	IHY
C 08/10/19	Plan revisions	IHY
B 07/10/19	Plan revisions	IHY
A 03/09/19	Plan revisions	IHY

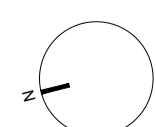
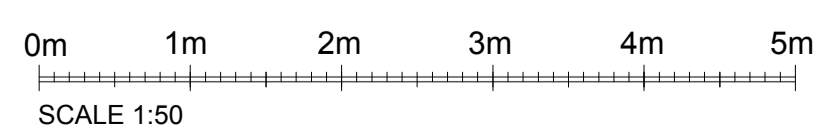
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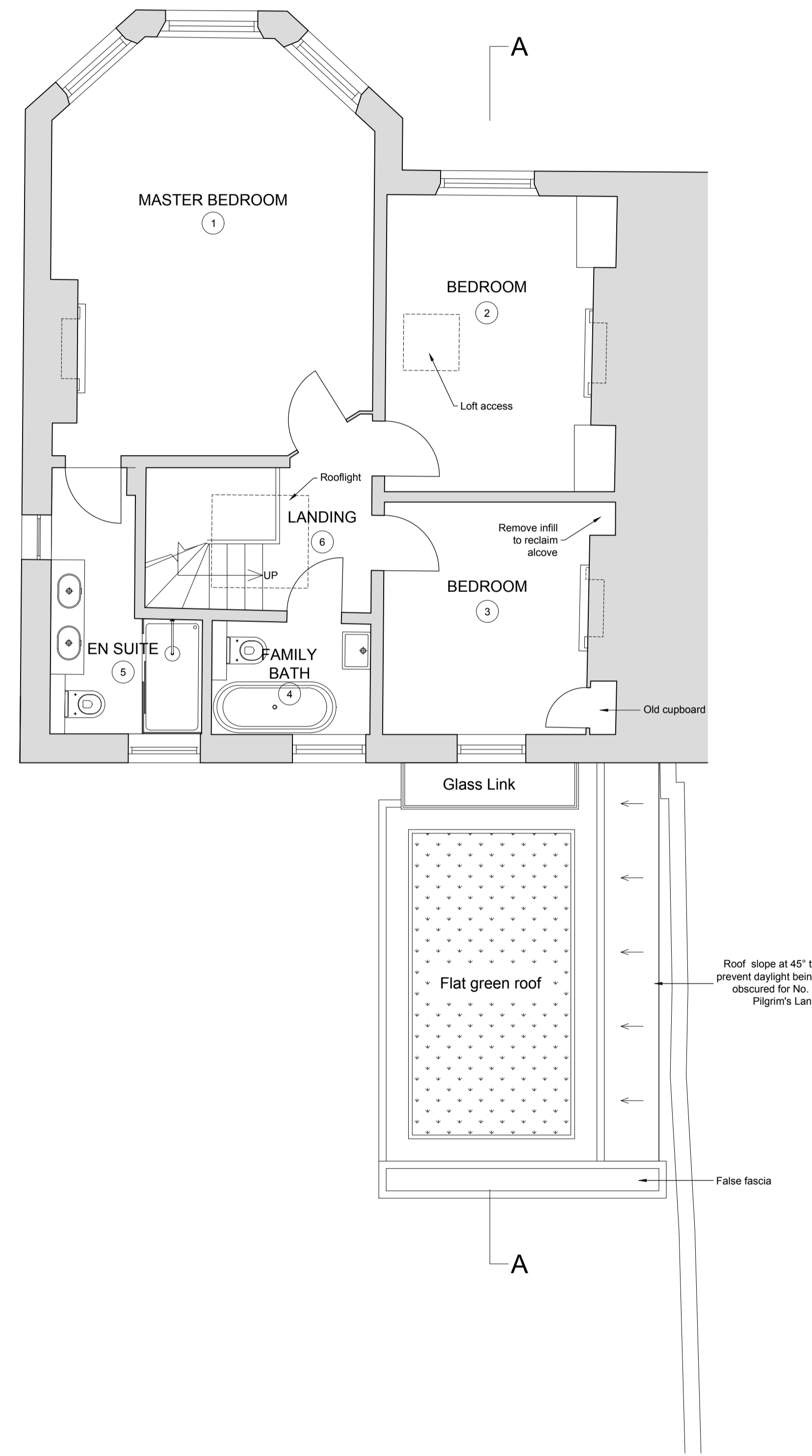
client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Proposed Plan Ground Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
drg.no. FZD_201	revision H	

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Proposed Works

1. **Master Bedroom**
Laminate flooring to be replaced with more appropriate timber flooring.
Modern fitted wardrobe to be removed and replaced with more appropriate furniture.
Ceiling and roof repairs required following leak damage
2. **Bedroom**
Laminate flooring to be replaced with more appropriate timber flooring.
3. **Bedroom**
Laminate flooring to be replaced with more appropriate timber flooring.
4. **Family Bath**
To be renovated.
Laminate flooring to be replaced with appropriate floor tiles.
5. **Master Bedroom: En Suite**
To be renovated.
Removal of false ceiling and partition to reinstate original high ceiling.
Laminate flooring to be replaced with appropriate floor tiles.
6. **Landing**
Laminate flooring to be replaced with more appropriate timber flooring.

General notes:

- Chimneys to be relined.
- All windows to be refurbished and repaired where necessary.
- All internal doors to be refurbished and repaired where necessary.
- All radiators to be replaced by more stylistically appropriate heating system.
- Ceiling spotlighting to be replaced with more appropriate central and wall lighting.
- Damage caused by damp to be repaired throughout.

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FOR PLANNING

G 06/11/19	Plan revisions	IHY
F 23/10/19	Plan and label revisions	IHY
E 15/10/19	Plan revisions	IHY
D 14/10/19	Plan revisions	IHY
C 08/10/19	Plan revisions	IHY
B 07/10/19	Plan revisions	IHY
A 03/09/19	Plan revisions	IHY

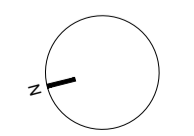
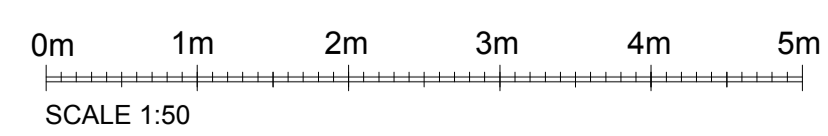
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client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Proposed Plan First Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by IHY
drg.no. FZD_202	revision G	

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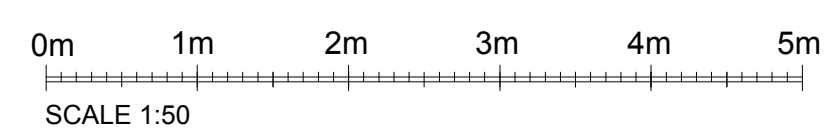
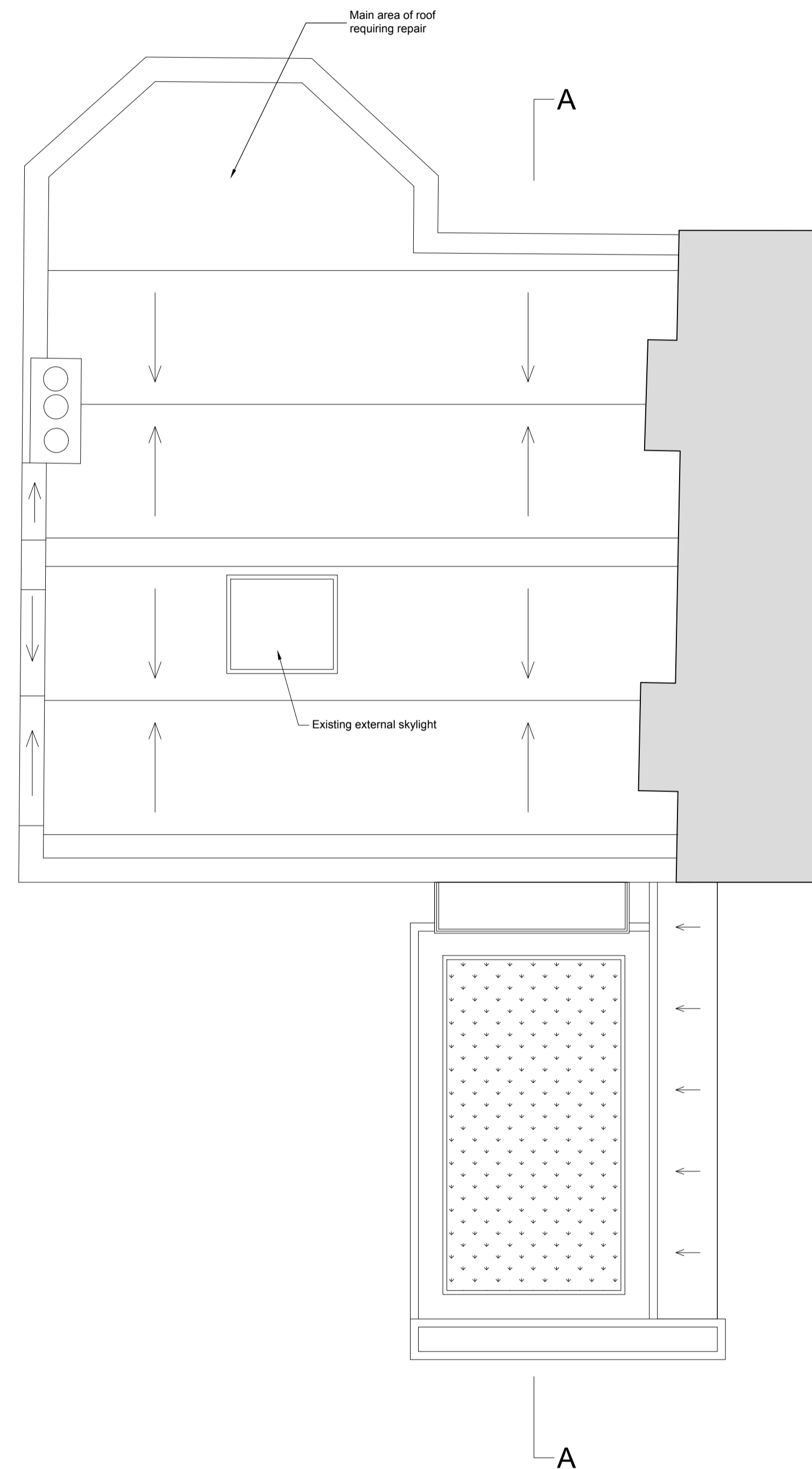
Proposed Works

General notes:

Roof repairs where needed, in order to prevent further water leakages into rooms below.

Like-for-like replacement of tiles and material where straightforward repair and retention of existing building fabric is not possible.

Installation of TV satellite dish (location to be determined, hidden from street view).



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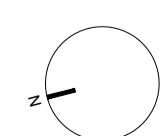
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B	07/10/19	Plan revisions	IHY
A	03/09/19	Plan revisions	IHY

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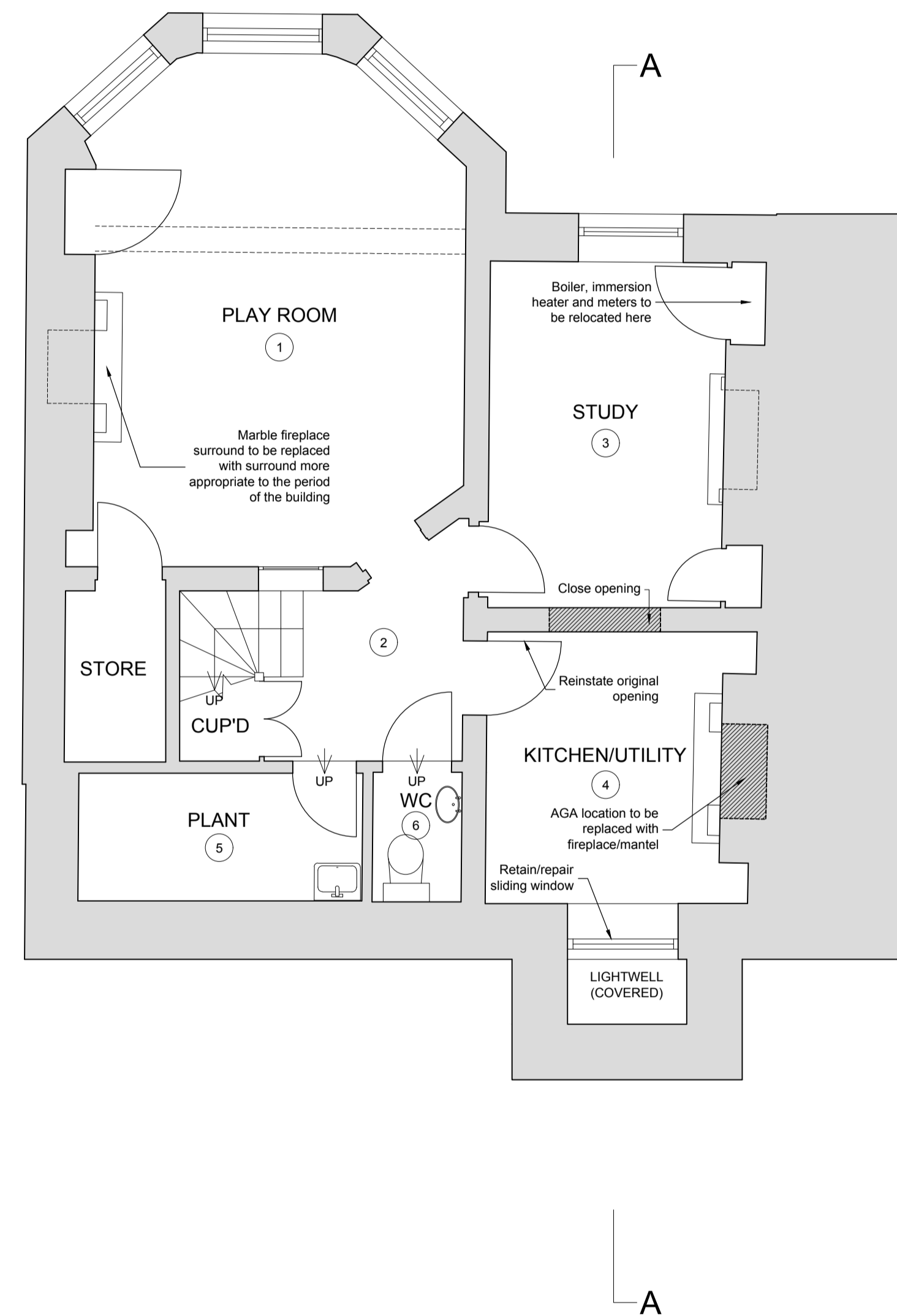
client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Proposed Plan Roof		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
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Proposed Works

- 1. Playroom**
Marble fireplace surround to be replaced.
Laminate flooring to be replaced with more appropriate timber flooring.
- 2. Hall**
Laminate flooring to be replaced with more appropriate timber flooring.
- 3. Study**
Remove modern ceiling lighting and replace with more traditional wall lights and lamps.
- 4. Kitchen/Utility**
Remove modern ceiling lighting and replace with more traditional wall lights and lamps.
- 5. Plant Room**
Remove modern fluorescent lighting and replace with more traditional wall lights.
Boiler and immersion heater to be relocated to plant room from existing location of store room.
- 6. WC**
-

General:
Damage caused by damp to be repaired throughout.

All windows to be refurbished and repaired where necessary.

All internal doors to be refurbished and repaired where necessary.

All radiators to be replaced by more stylistically appropriate heating system.

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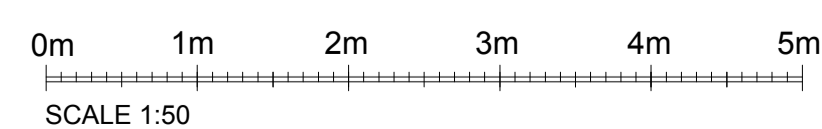
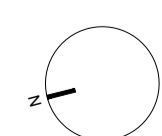
F	06/11/19	Label revisions	IHY
E	23/10/19	Plan and label revisions	IHY
D	15/10/19	Labels updated	IHY
C	14/10/19	Plan revisions	IHY
B	08/10/19	Plan revisions	IHY
A	03/09/19	Plan revisions	IHY

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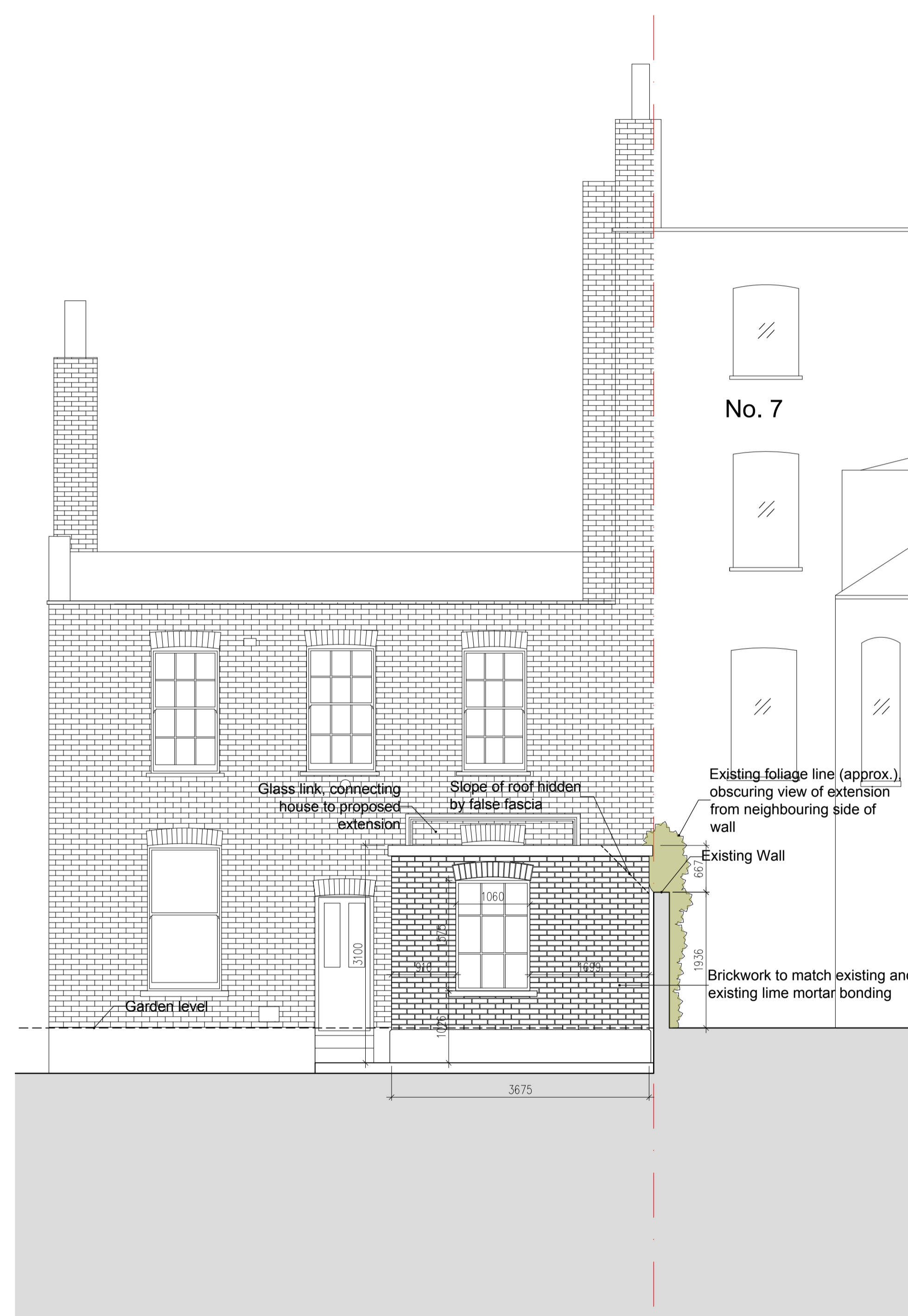
client		
project 9 Pilgrim's Lane, Hampstead, London NW3 1SJ		
drawing Proposed Plan Lower Ground Floor		
date Nov 19	scale 1:50@A1/1:100@A3	drawn by HY
drg.no. FZD_204	revision F	



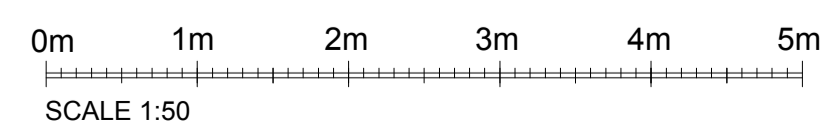
Note
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



ALL DIMENSIONS APPROXIMATE

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FOR PLANNING

H 06/11/19	Vegetation revised	IHY
G 01/11/19	Front wall railing revision	IHY
F 23/10/19	Elevation and label revisions	IHY
E 15/10/19	Elevation revisions	IHY
D 14/10/19	Elevation revisions	IHY
C 08/10/19	Elevation revisions	IHY
B 07/10/19	Elevation revisions	IHY
A 03/09/19	Elevation revisions	IHY

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client

project
 9 Pilgrim's Lane,
 Hampstead,
 London
 NW3 1SJ

drawing
 Proposed Elevation
 Front and Rear Elevations

date Nov 19 scale 1:50@A1/1:100@A3 drawn by HY

drg.no. FZD_210 revision H

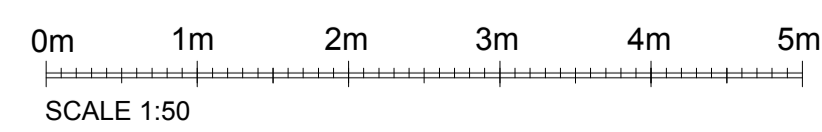
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 DON'T SCALE - CHECK ALL DIMENSIONS ON SITE

Note

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PROPOSED SIDE (EAST) ELEVATION



ALL DIMENSIONS APPROXIMATE

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& PLANNERS COMMENT

FOR PLANNING

F	123/10/19	Elevation revisions	IHY
E	115/10/19	Elevation revisions	IHY
D	114/10/19	Elevation revisions	IHY
C	108/10/19	Elevation revisions	IHY
B	07/10/19	Elevation revisions	IHY
A	03/09/19	Elevation revisions	IHY

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client

project
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Hampstead,
London
NW3 1SJ

drawing
Proposed Elevation
Side (East) Elevation

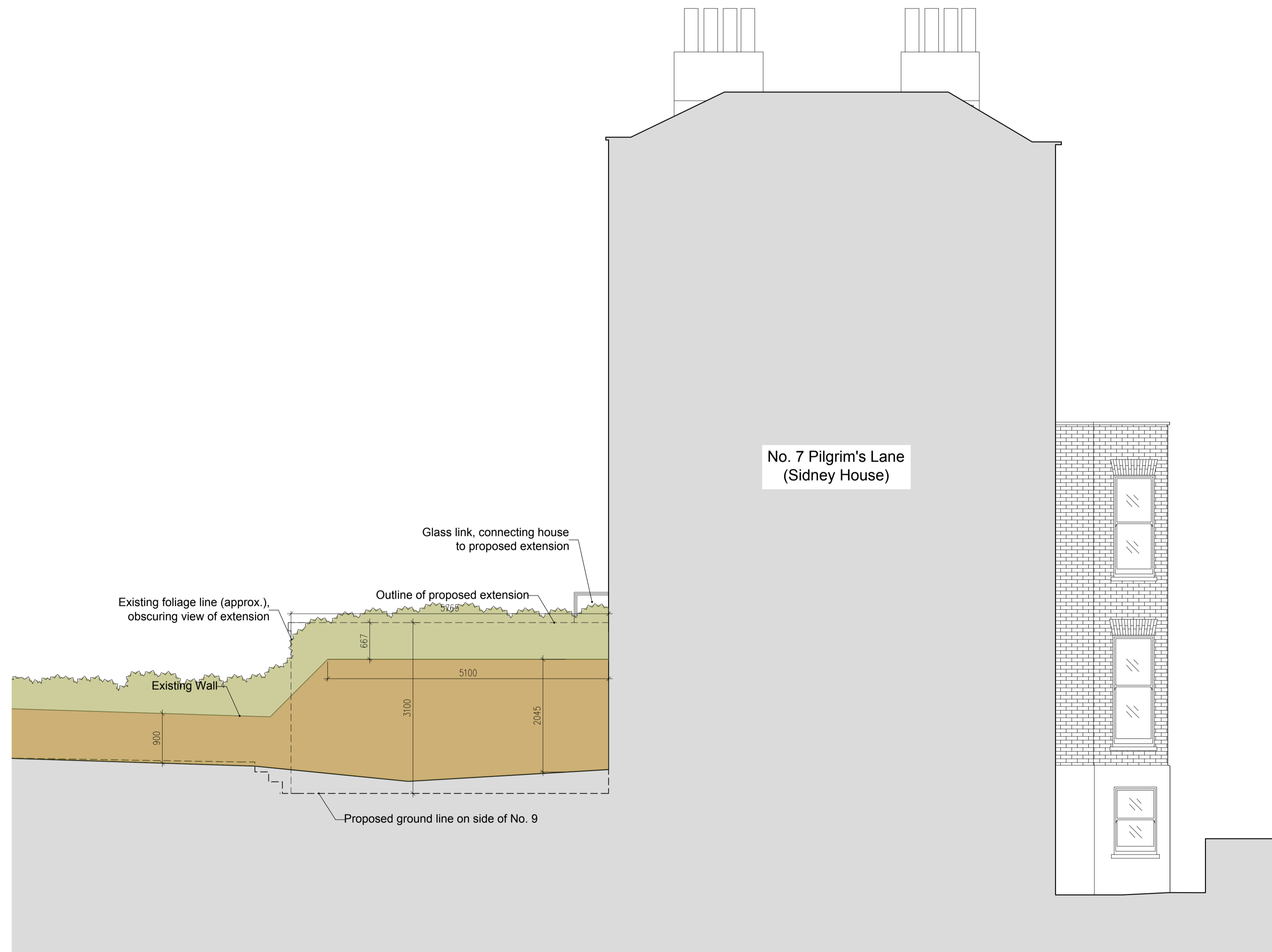
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drg.no.	revision
FZD_211	F

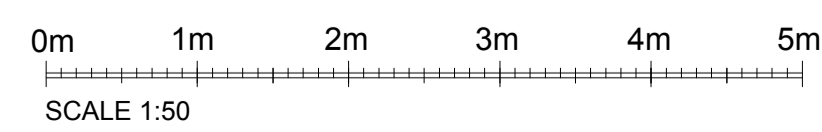
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PROPOSED SIDE (WEST) ELEVATION



SCALE 1:50

ALL DIMENSIONS APPROXIMATE

SCHEME DESIGN SUBJECT TO
STRUCTURAL ENGINEER / SERVICES ENGINEER,
& PLANNERS COMMENT

FOR PLANNING

C 123/10/19 | Elevation revisions | IHY |
B 114/10/19 | Elevation revisions | IHY |
A 03/09/19 | Elevation revisions | IHY |

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client

project
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Hampstead,
London
NW3 1SJ

drawing
Proposed Elevation
Side (West) Elevation

date	scale	drawn by
Oct 19	1:50@A1/1:100@A3	IHY

drg.no.	revision
FZD_212	C

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