

Notes

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- 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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Notes

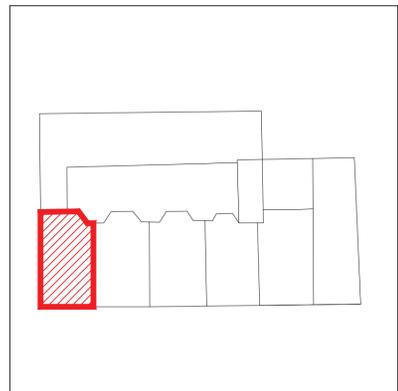
1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces
4. Timber paneling and skirting rubbed down and redecorated
5. Fireplace retained and repaired as necessary
6. All windows to be retained, overhauled and repaired as necessary

Key

To be removed as consented in application ref:2018/5286/P and listed building consent ref:2018/5565/L

Rev.	Date	Description
-	18/11/19	FOR PLANNING

Key



Project
22 Theobalds Road

Client
Ferglen Properties Ltd.

Drawing Title
Existing Plan - Second Floor

Scale @ A1
1:25

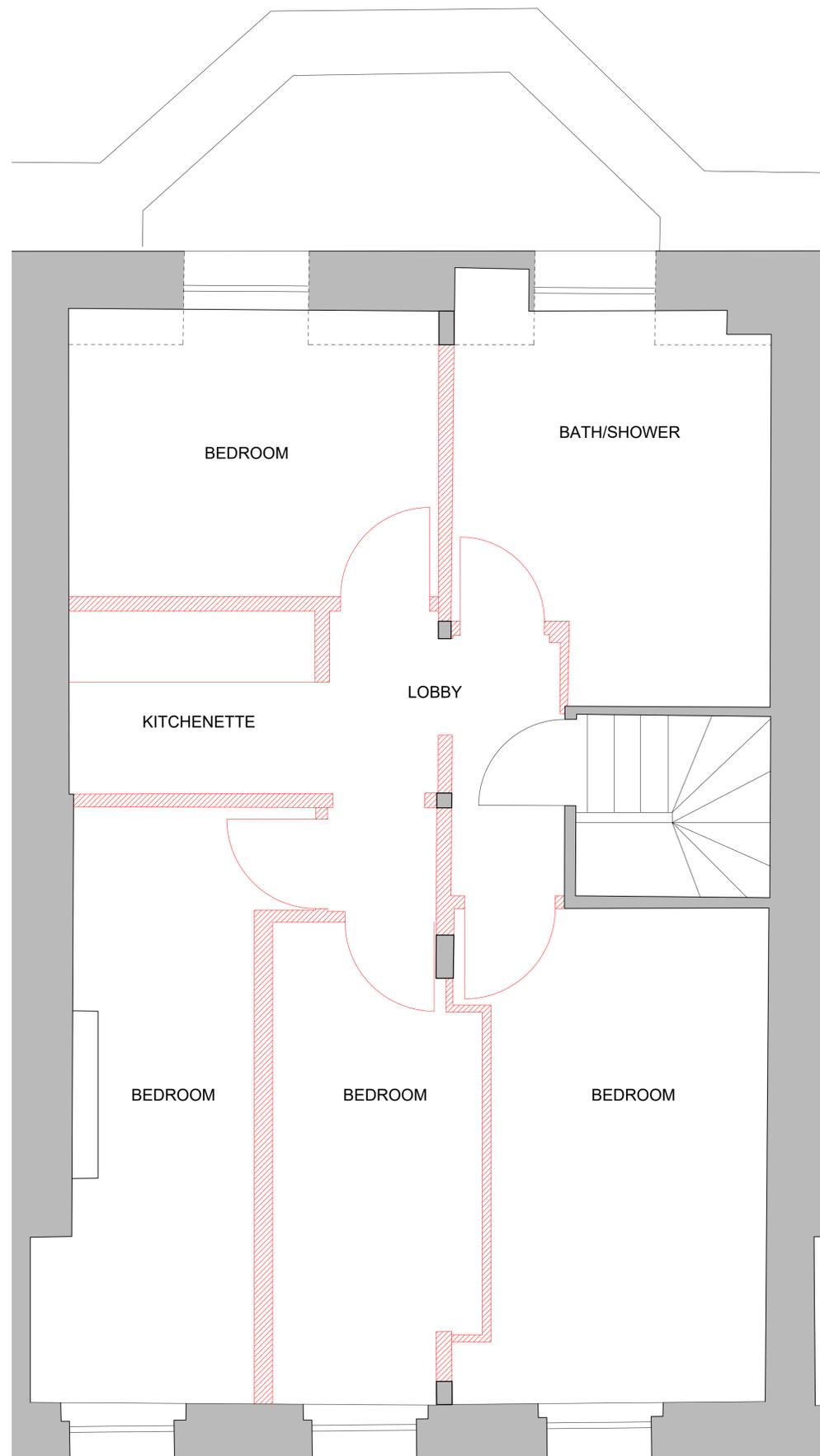
Scale @ A3
1:50



Morelands 5-23 Old Street London EC1V9HL www.thirdwayarchitecture.com 020 7054 1145

Number 032-TWA-XX-02-DR-AX-01011 Revision -





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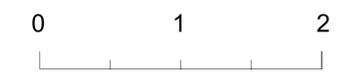
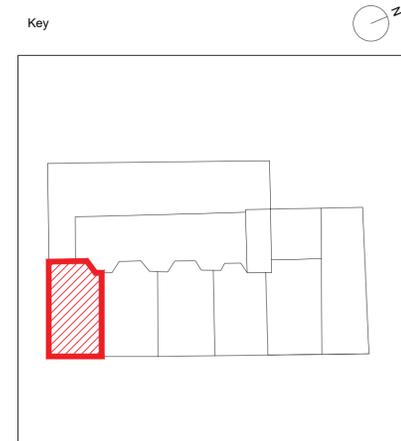
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Key

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Rev.	Date	Description
-	18/11/19	FOR PLANNING



Project
22 Theobalds Road

Client
Fernglen Properties Ltd.

Drawing Title
Existing Plan - Third Floor

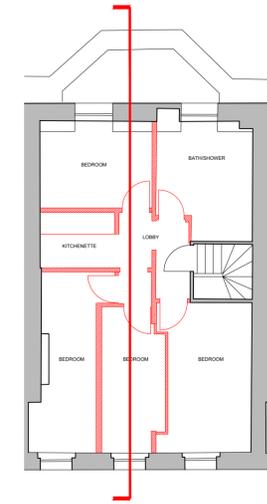
Scale @ A1
1:25

Scale @ A3
1:50



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Number	Revision
032-TWA-XX-03-DR-AX-01012	-



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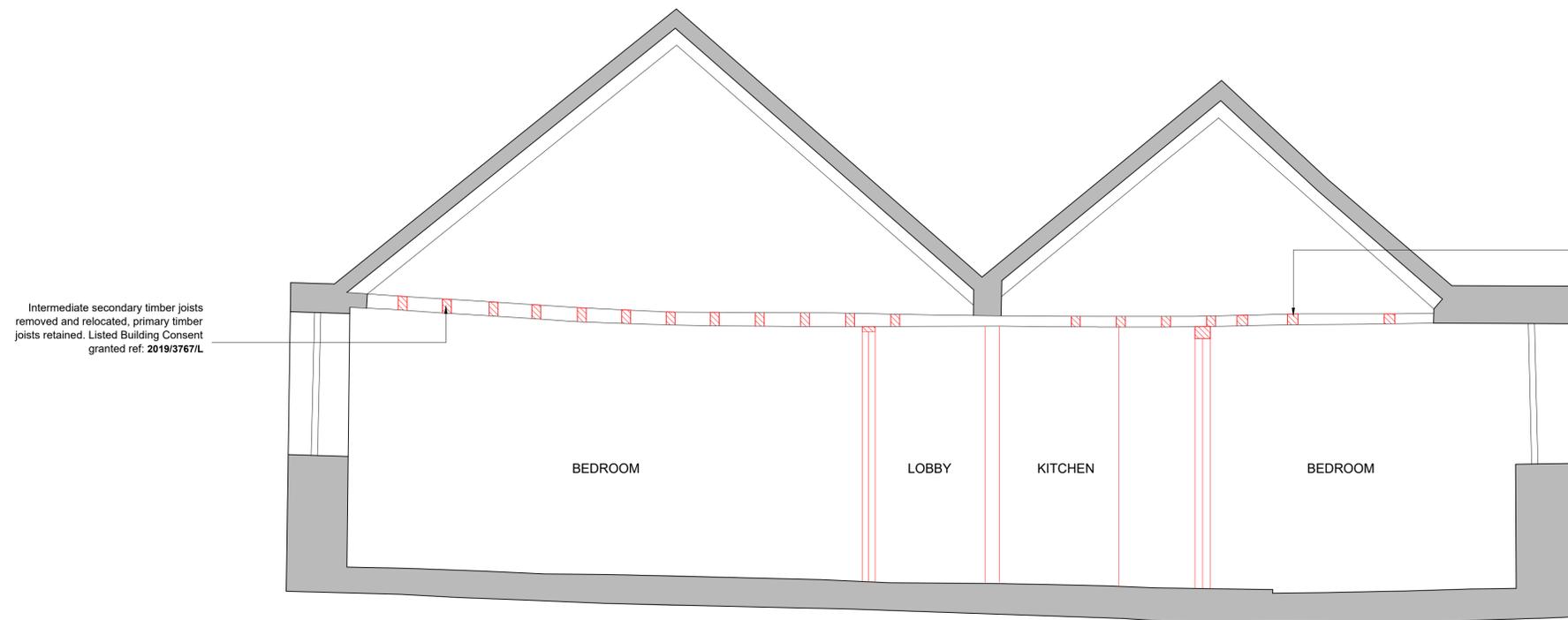
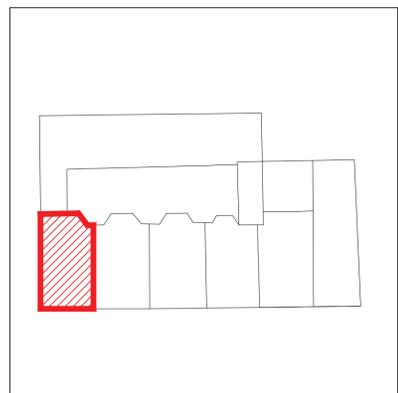
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Key

To be removed

Rev.	Date	Description
-	18/11/19	FOR PLANNING

Key



Intermediate secondary timber joists removed and relocated, primary timber joists retained. Listed Building Consent granted ref: 2019/3767/L

Intermediate secondary timber joists removed and relocated, primary timber joists retained. Listed Building Consent granted ref: 2019/3767/L



Project
22 Theobalds Road

Client
Ferglen Properties Ltd.

Drawing Title
Existing Elev - Third Floor

Scale @ A1
1:25

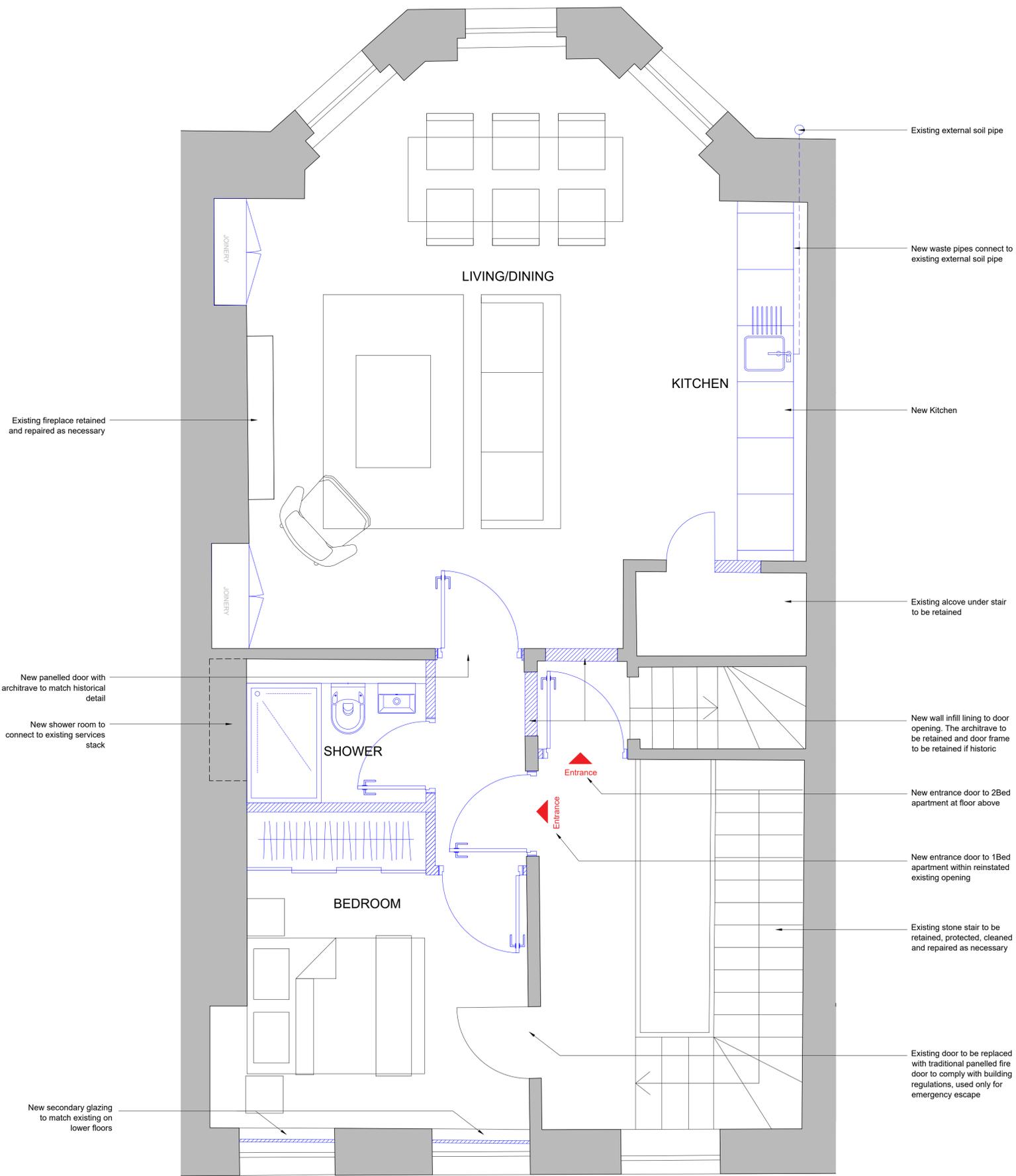
Scale @ A3
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Number
032-TWA-XX-03-DR-AX-08020

Revision
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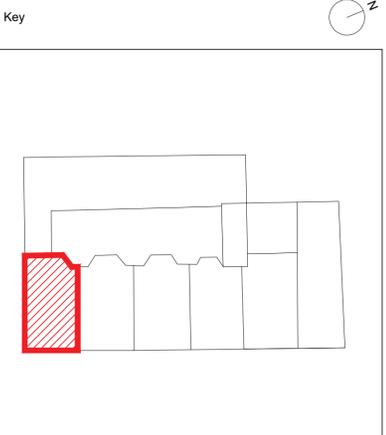
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Key

 Proposed new walls

Rev.	Date	Description
-	18/11/19	FOR PLANNING



Project
22 Theobalds Road

Client
Fernglen Properties Ltd.

Drawing Title
Proposed Plan - Second Floor

Scale @ A1
1:25

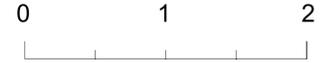
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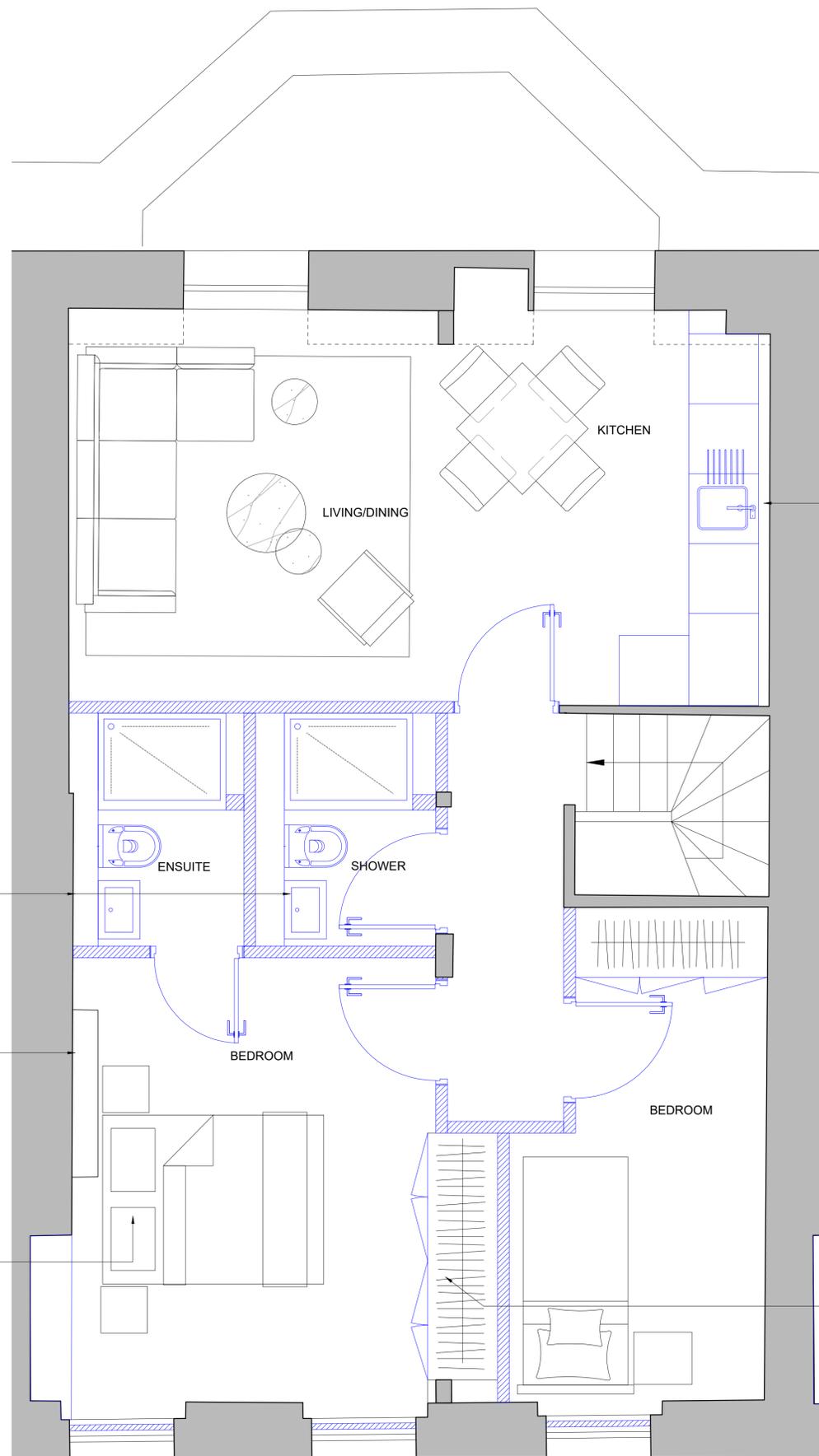


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Number
032-TWA-XX-02-DR-AX-11011

Revision
-





New shower room to connect to existing services stack

Existing fireplace retained and repaired as necessary

Line of gallery above

New Kitchen. Waste pipes to connect with service pipes on floor below and out to existing external soil pipe

New internal stair to gallery above

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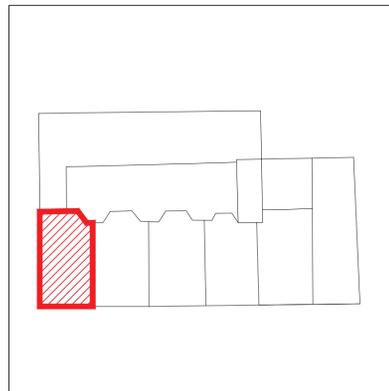
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Proposed new walls

Rev.	Date	Description
-	18/11/19	FOR PLANNING

Key



Project
22 Theobalds Road

Client
Fenglen Properties Ltd.

Drawing Title
Proposed Plan - Third Floor

Scale @ A1
1:25

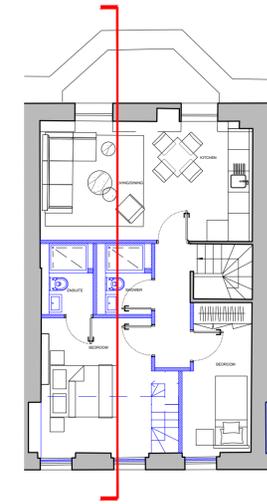
Scale @ A3
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Number 032-TWA-XX-03-DR-AX-11012 Revision -





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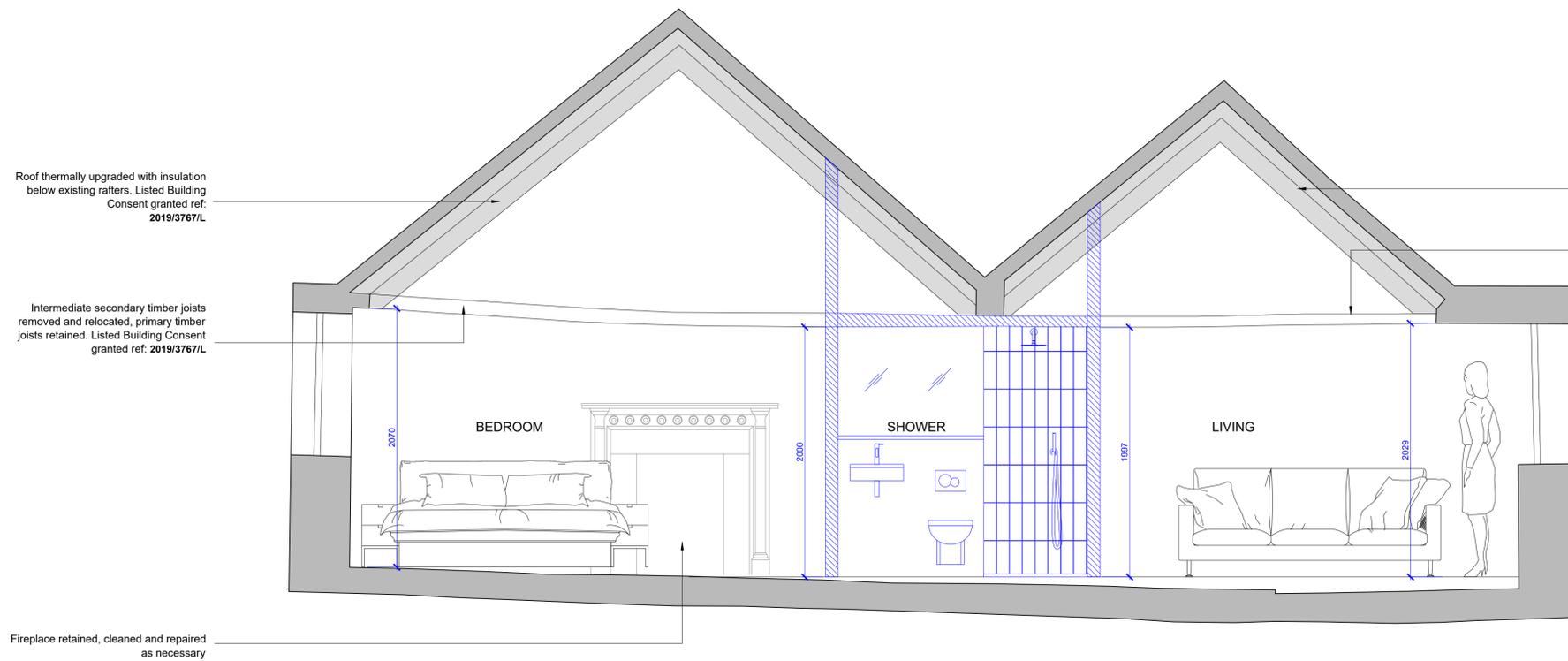
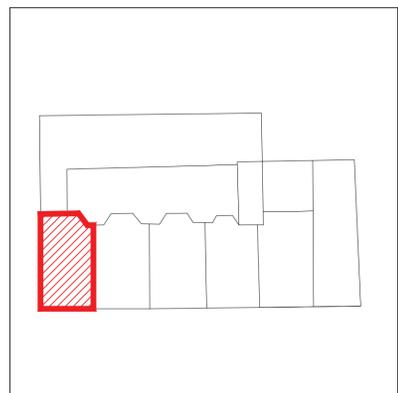
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Proposed new walls

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-	18/11/19	FOR PLANNING

Key



Roof thermally upgraded with insulation below existing rafters. Listed Building Consent granted ref: 2019/3767/L

Intermediate secondary timber joists removed and relocated, primary timber joists retained. Listed Building Consent granted ref: 2019/3767/L

Fireplace retained, cleaned and repaired as necessary

Roof thermally upgraded with insulation below existing rafters. Listed Building Consent granted ref: 2019/3767/L

Intermediate secondary timber joists removed and relocated, primary timber joists retained. Listed Building Consent granted ref: 2019/3767/L



Project
22 Theobalds Road

Client
Fernglen Properties Ltd.

Drawing Title
Proposed Elev - Third Floor

Scale @ A1
1:25

Scale @ A3
1:50



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Number
032-TWA-XX-XX-DR-AX-18020

Revision
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