

General Notes

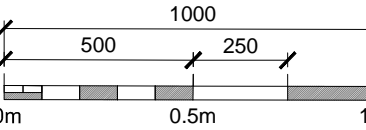
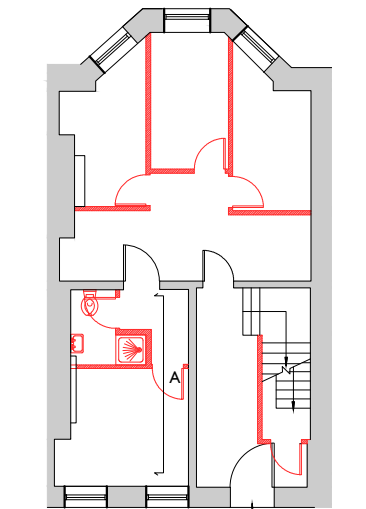
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

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. Existing redundant timber stud partitions and sanitaryware to be carefully removed and all decorative surfaces made good to match existing
- 3. Timber panelling and skirting rubbed down and redecorated
- 4. Marble Chimney piece cleaned and polished



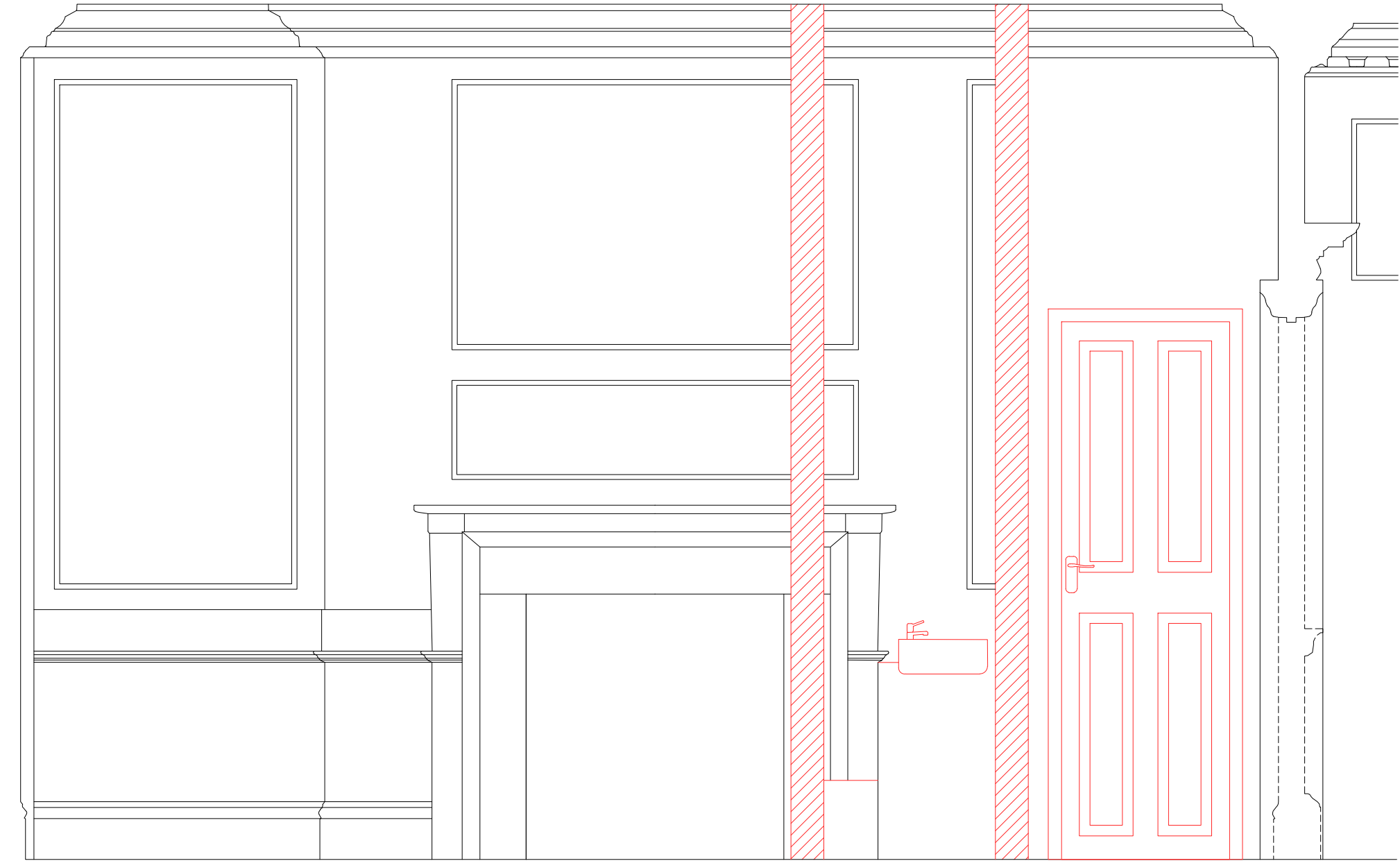
JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
GROUND FLOOR - ELEVATION A  
AS EXISTING  
JOB No DWG No REV  
N2422 201 \*  
DRAWN BY CHECKED BY SCALE (@A1) DATE  
OB MK 1:20 @ A3 07/18



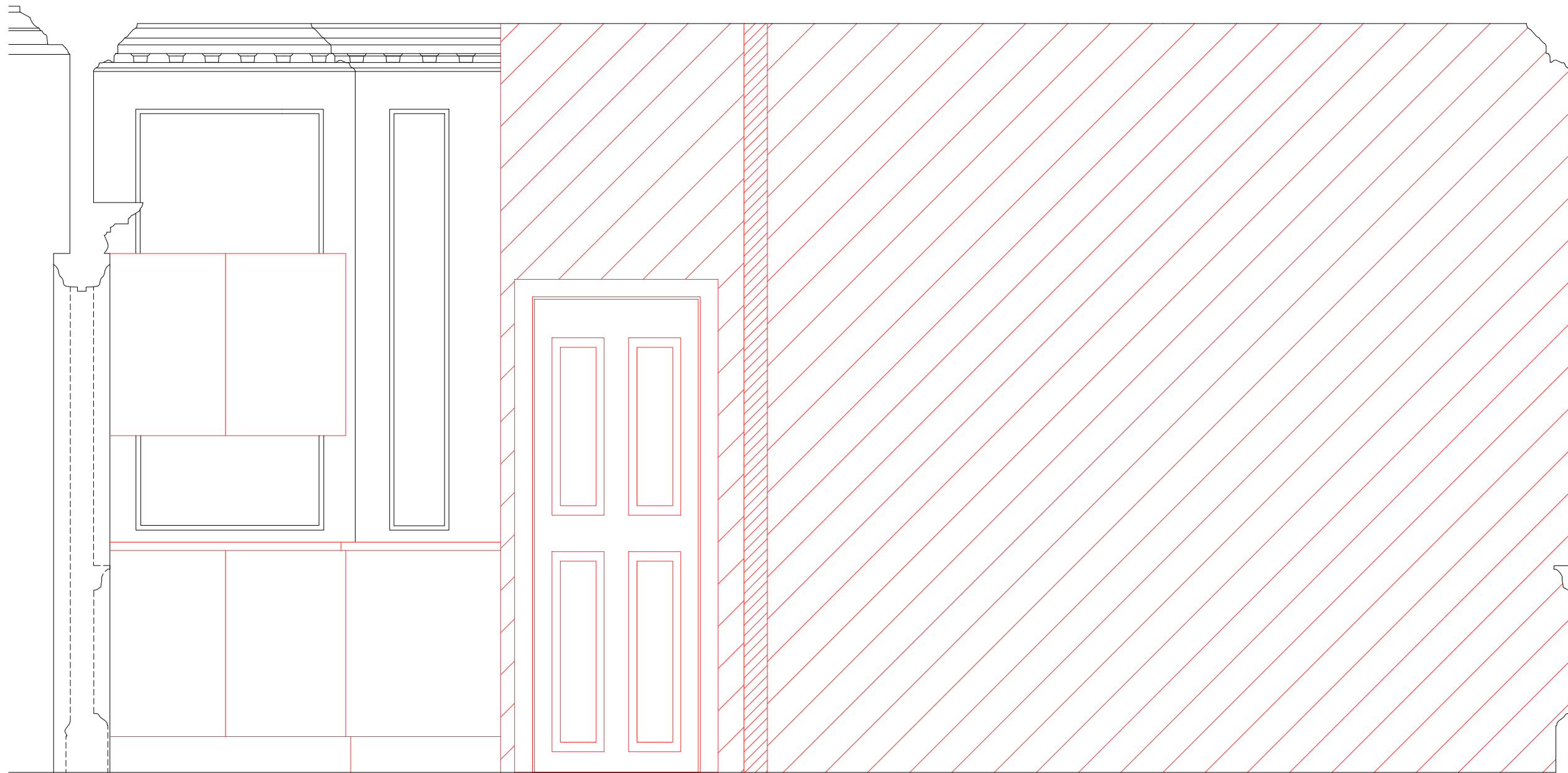
STEPHEN LEVRANT HERITAGE ARCHITECTURE

62 British Grove London W4 2NL  
E-mail: info@heritageemail.co.uk

T: 0228 748 5501  
F: 0228 748 4992



01  
201  
GROUND FLOOR ELEVATION A AS EXISTING  
1:20 @ A3



#### General Notes

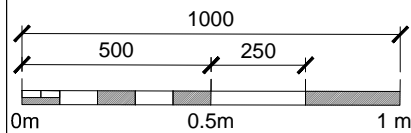
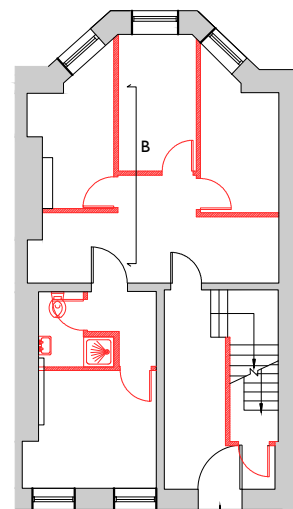
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

#### KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

#### 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. Existing redundant timber stud partitions and sanitaryware to be carefully removed and all decorative surfaces made good to match existing
3. Timber panelling and skirting rubbed down and redecorated
4. Marble Chimney piece cleaned and polished



JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
GROUND FLOOR - ELEVATION B  
AS EXISTING

JOB No	DWG No	REV
N2422	202	*
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:20 @ A3
		DATE
		07/18

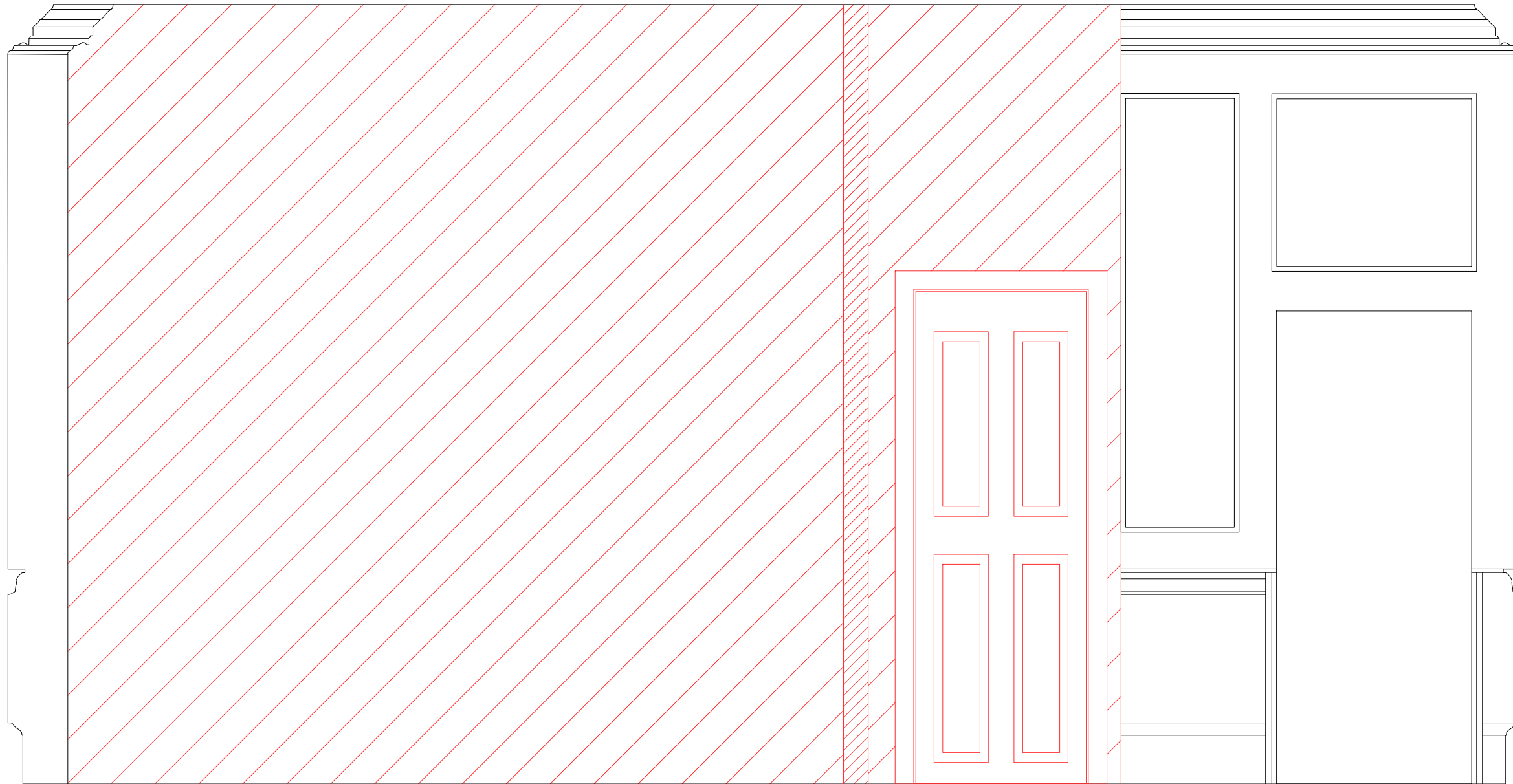


STEPHEN LEVRANT HERITAGE ARCHITECTURE

62 British Grove London W4 2NL  
E-mail: info@heritagemail.co.uk

T: 0228 748 5501  
F: 0228 748 4992

01  
202  
GROUND ELEVATION B AS EXISTING  
1:20 @ A3



#### General Notes

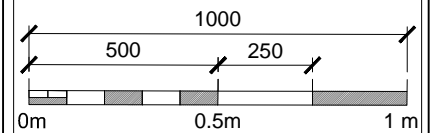
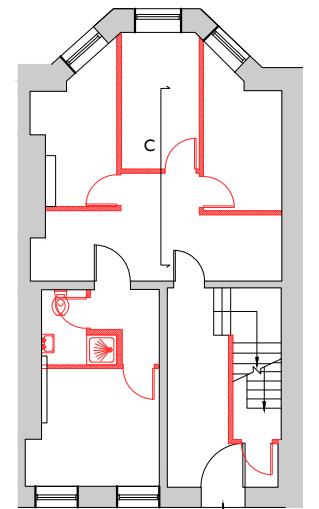
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

#### KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

#### 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. 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. Marble Chimney piece cleaned and polished

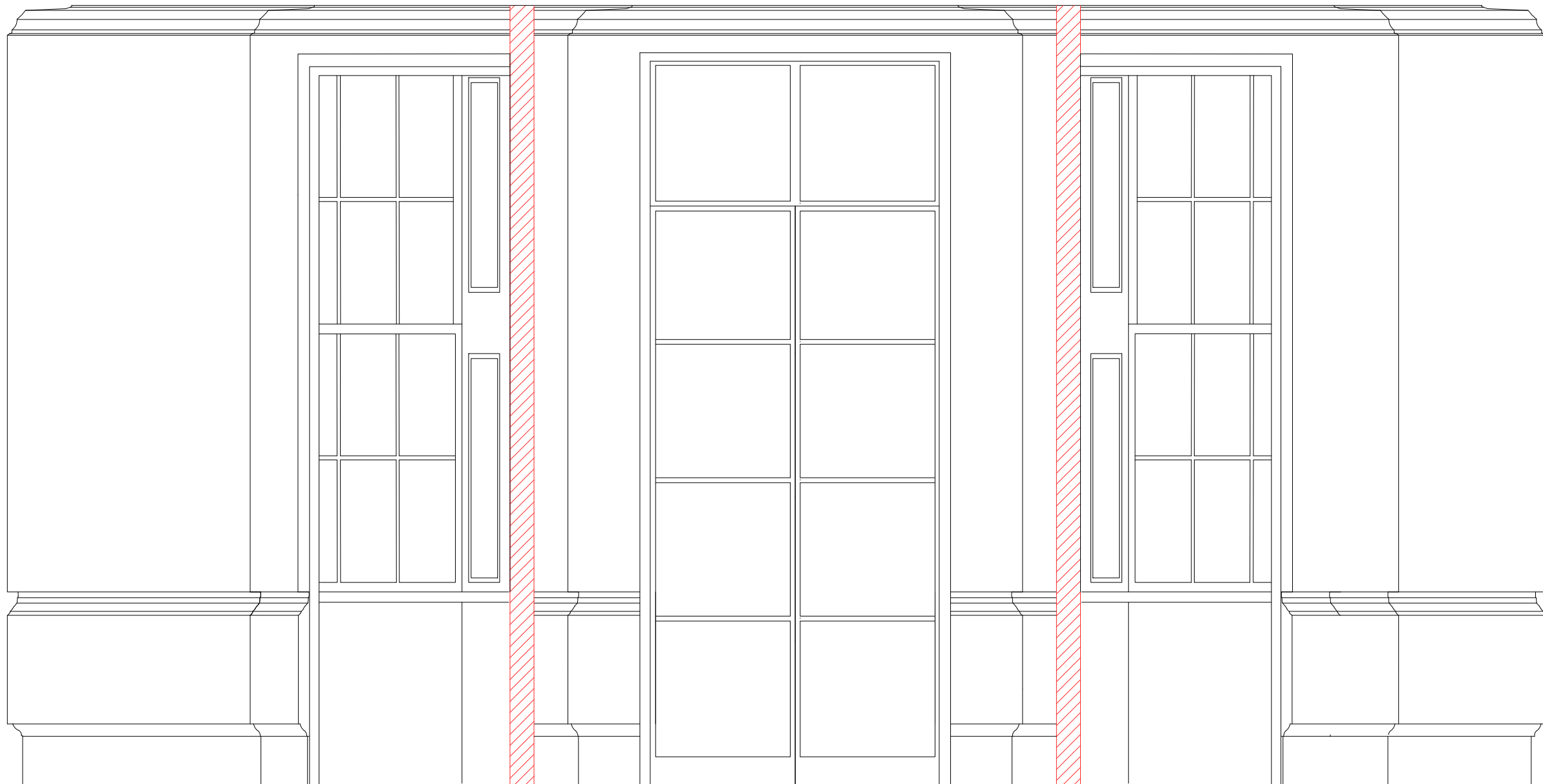


JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
GROUND FLOOR - ELEVATION C  
AS EXISTING  
JOB No DWG No REV  
N2422 203 \*  
DRAWN BY CHECKED BY SCALE (@A1) DATE  
OB MK 1:20 @ A3 07/18

01  
203 GROUND FLOOR ELEVATION C AS EXISTING  
1:20 @ A3



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



**General Notes**

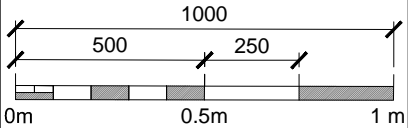
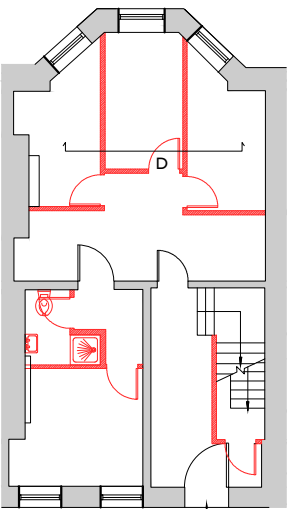
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

**KEY:**

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

**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. 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. Marble Chimney piece cleaned and polished

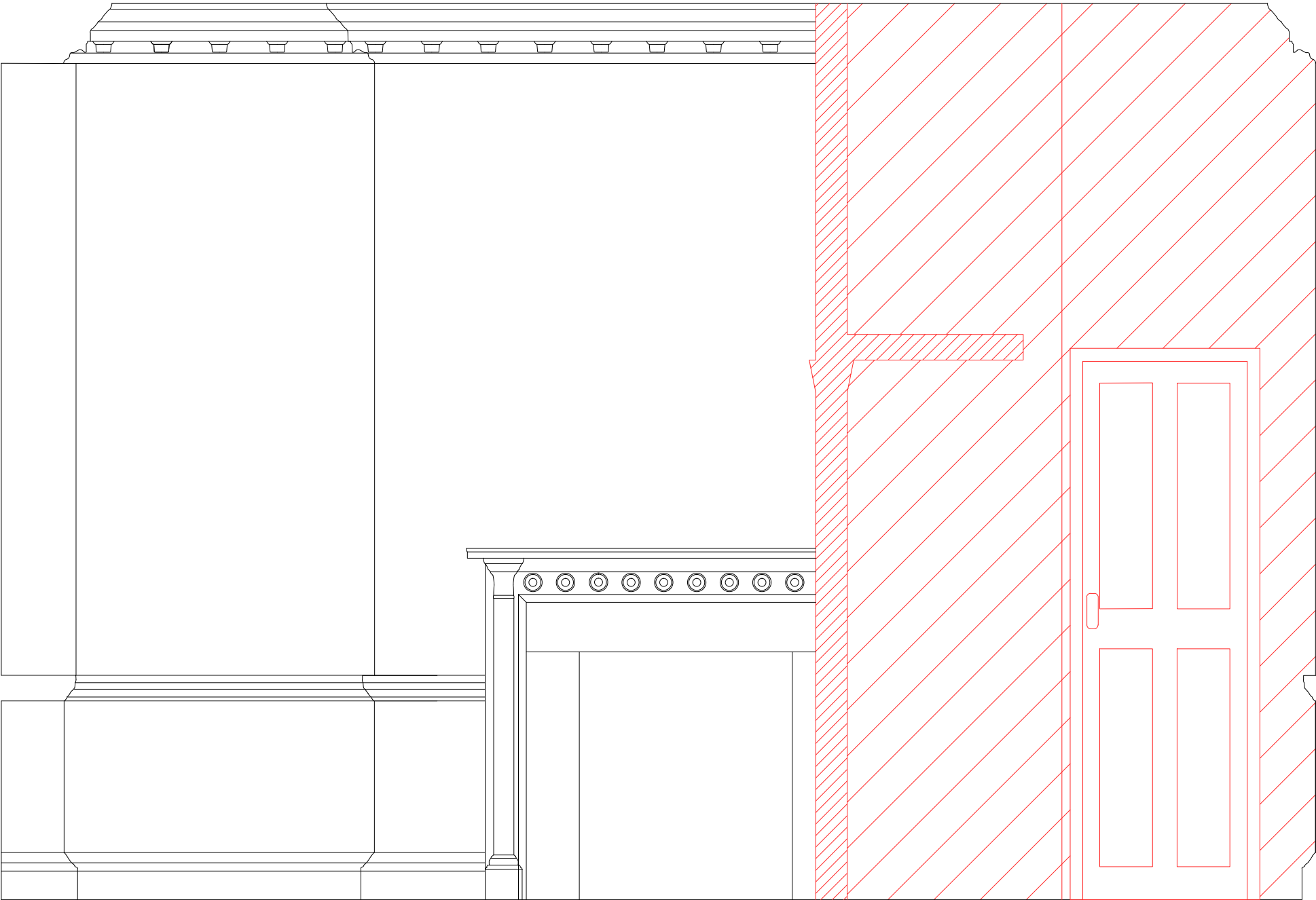


JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
GROUND FLOOR - ELEVATION D  
AS EXISTING  
JOB No DWG No REV  
N2422 204 \*  
DRAWN BY CHECKED BY SCALE (@A1) DATE  
OB MK 1:20 @ A3 07/18

01  
204  
GROUND FLOOR ELEVATION D AS EXISTING  
1:20 @ A3



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



General Notes

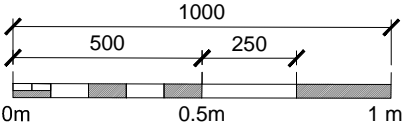
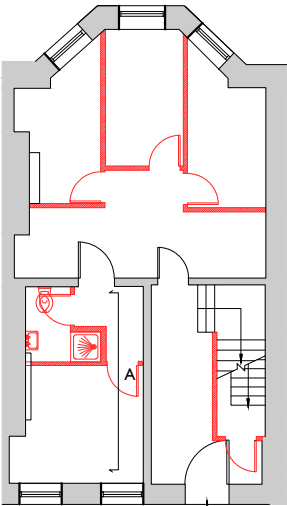
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

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. 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. Marble Chimney piece cleaned and polished



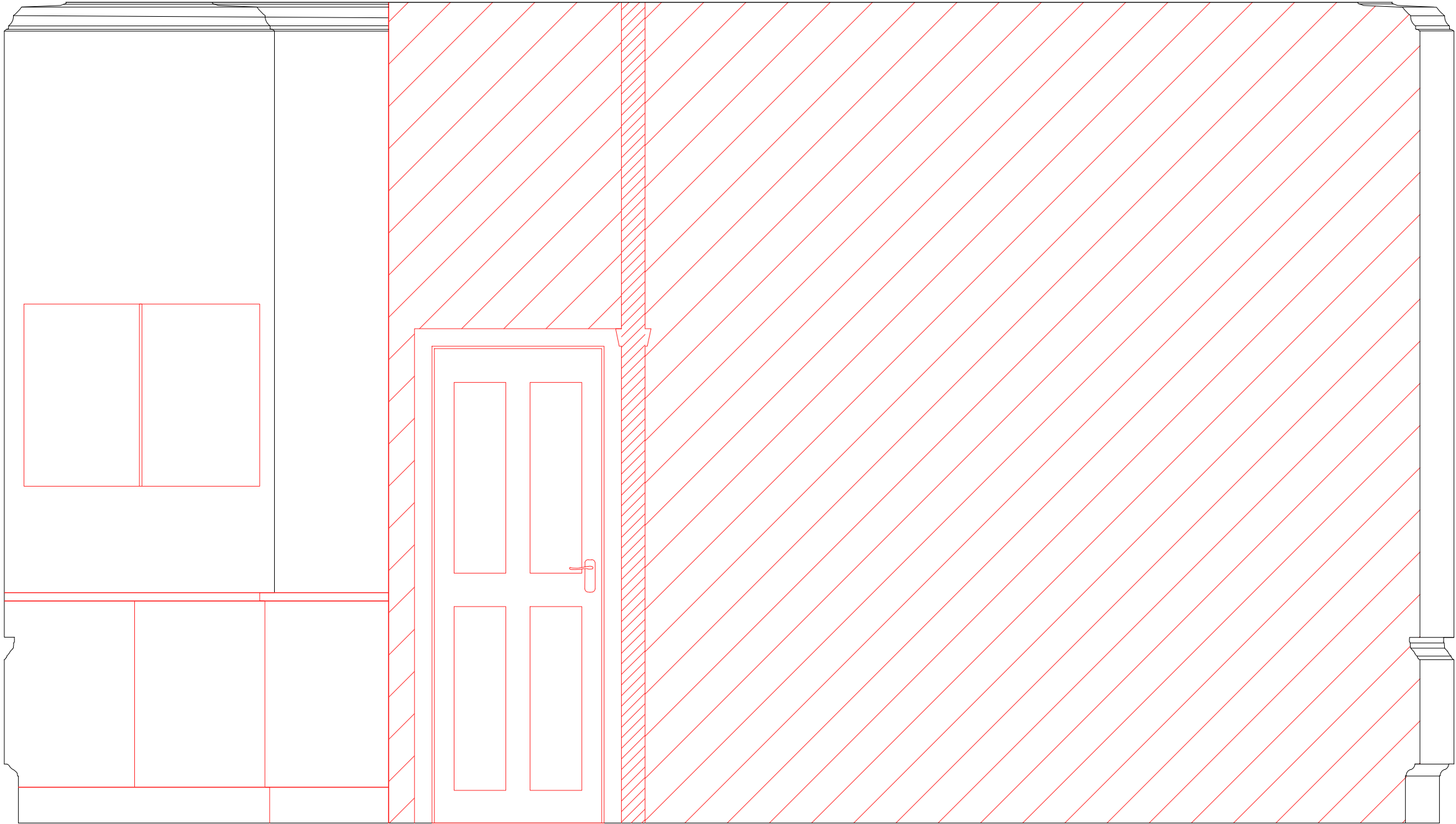
JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
FIRST FLOOR - ELEVATION A  
AS EXISTING

JOB No	DWG No	REV
N2422	205	*
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:20 @ A3
		DATE
		07/18

01  
205 FIRST FLOOR ELEVATION A AS EXISTING  
1:20 @ A3



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



01 FIRST FLOOR ELEVATION B AS EXISTING  
206 1:20 @ A3

#### General Notes

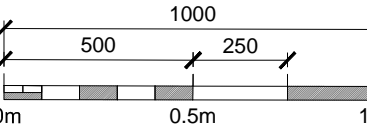
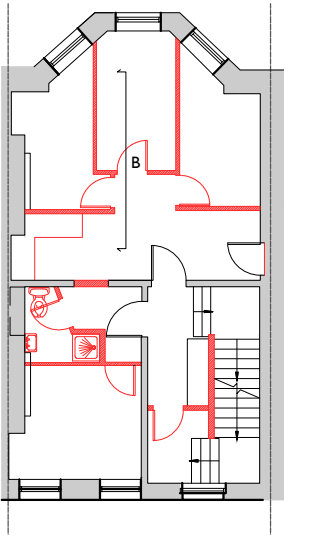
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

#### KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

#### NOTES:

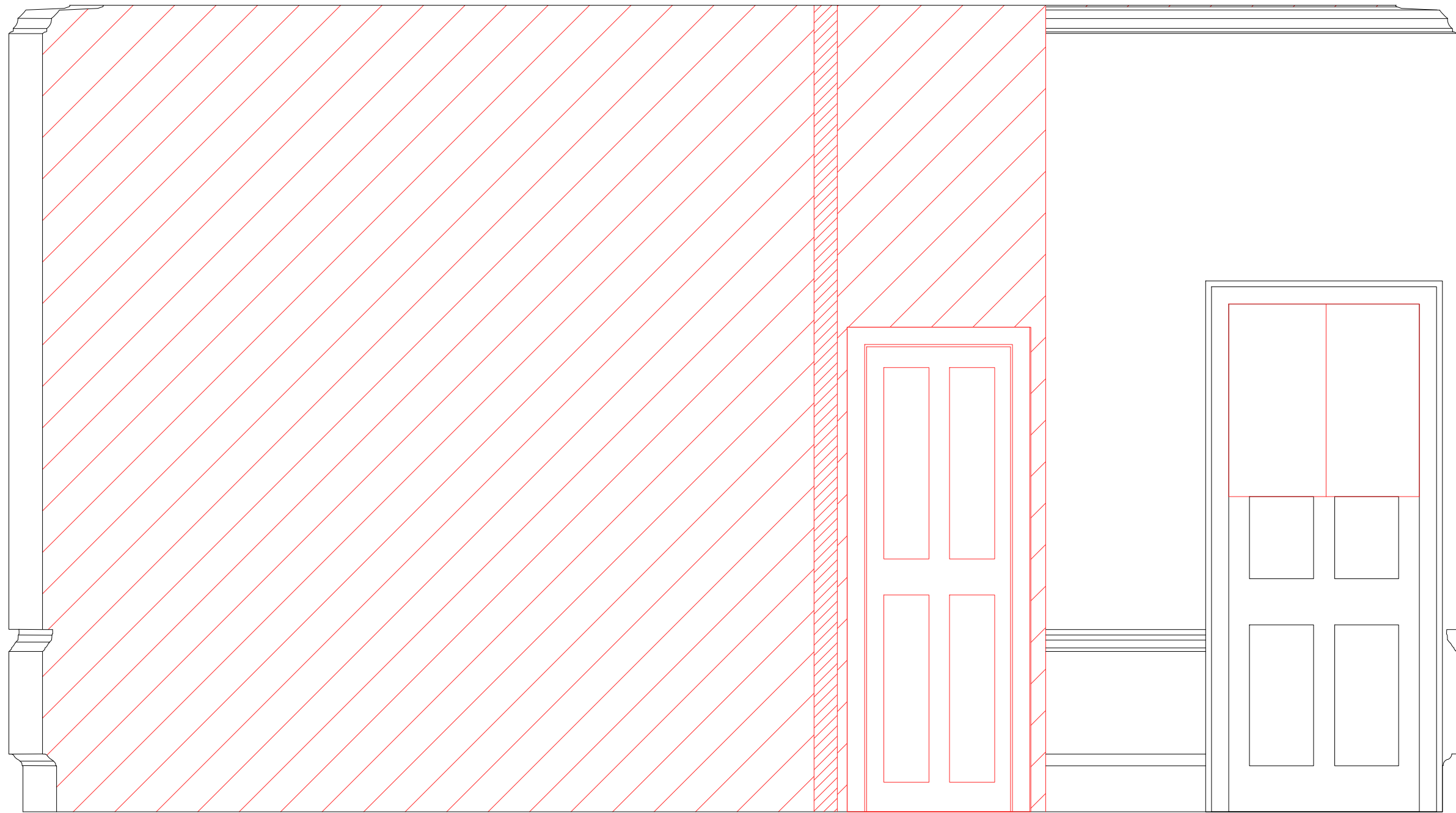
1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Timber framed and plasterboard partition taken down. Partition fixing holes 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. Marble Chimney piece cleaned and polished



JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
FIRST FLOOR - ELEVATION B  
AS EXISTING  
JOB No DWG No REV  
N2422 206 \*  
DRAWN BY CHECKED BY SCALE (@A1) DATE  
OB MK 1:20 @ A3 07/18



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  
207 FIRST FLOOR ELEVATION C AS EXISTING  
1:20 @ A3

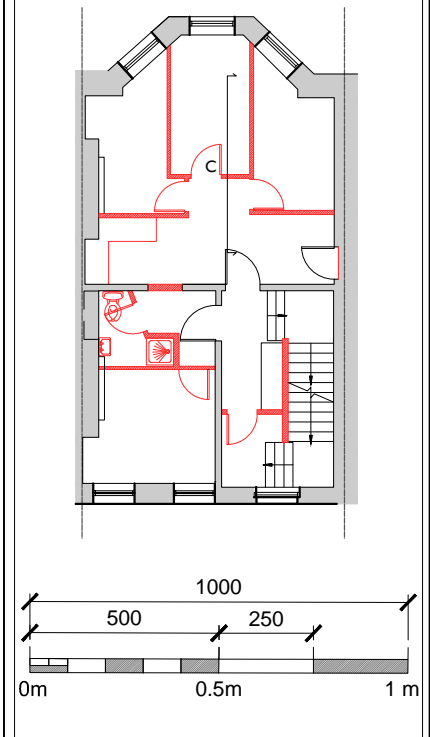
**General Notes**

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:**

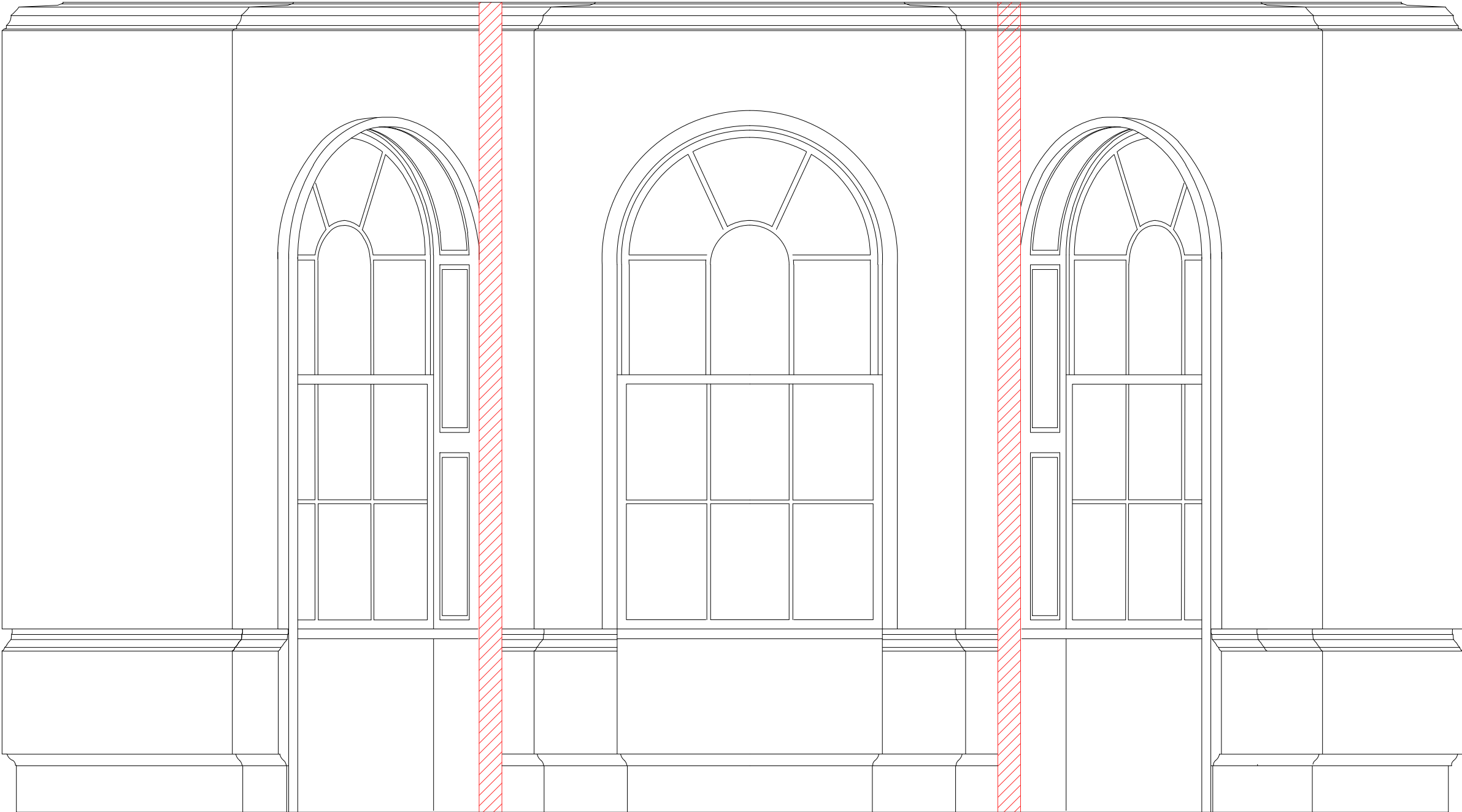
TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

- 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. 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. Marble Chimney piece cleaned and polished



JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
FIRST FLOOR - ELEVATION C  
AS EXISTING

JOB No	DWG No	REV
N2422	207	*
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:20 @ A3
		DATE
		07/18



01  
208 FIRST FLOOR ELEVATION D AS EXISTING  
1:20 @ A3

General Notes

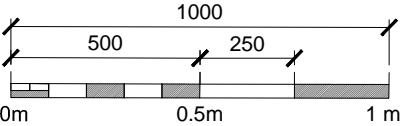
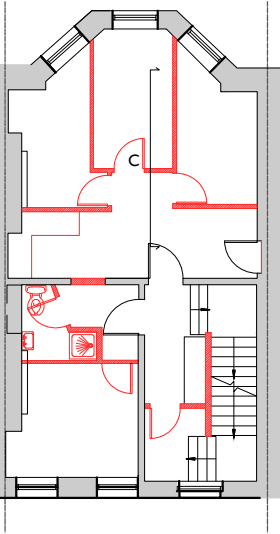
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

TO BE REMOVED AS  
CONSENTED IN APPLICATION  
2016-2284-P (2016)

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. 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. Marble Chimney piece cleaned and polished



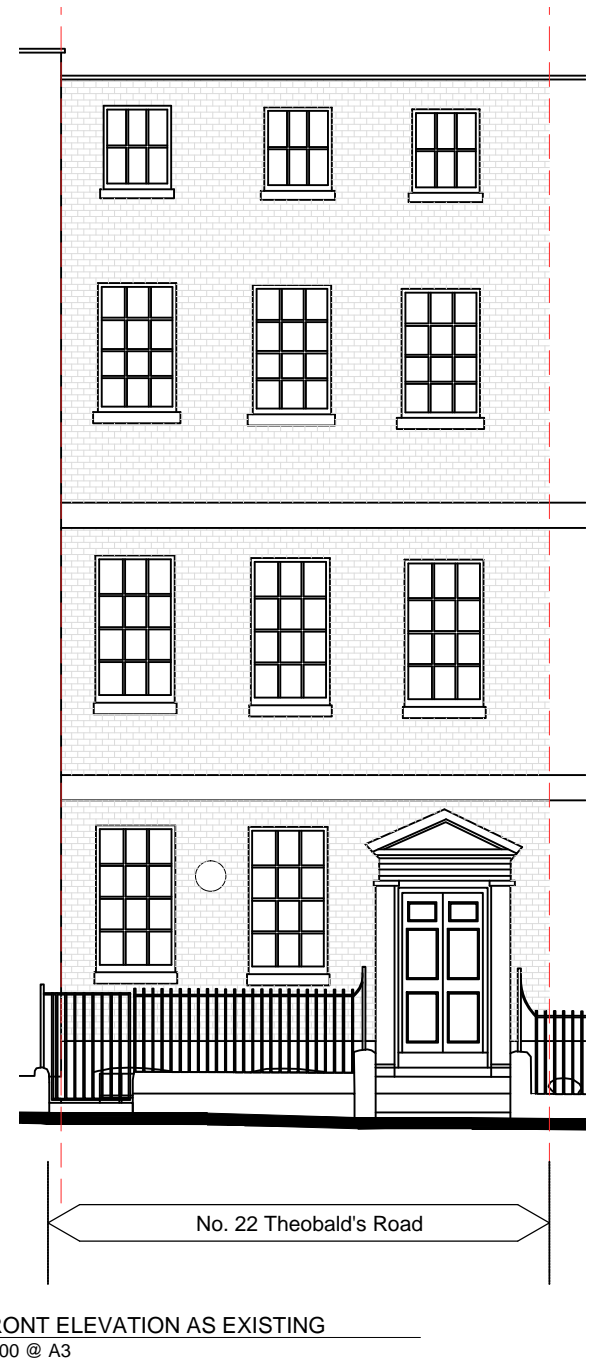
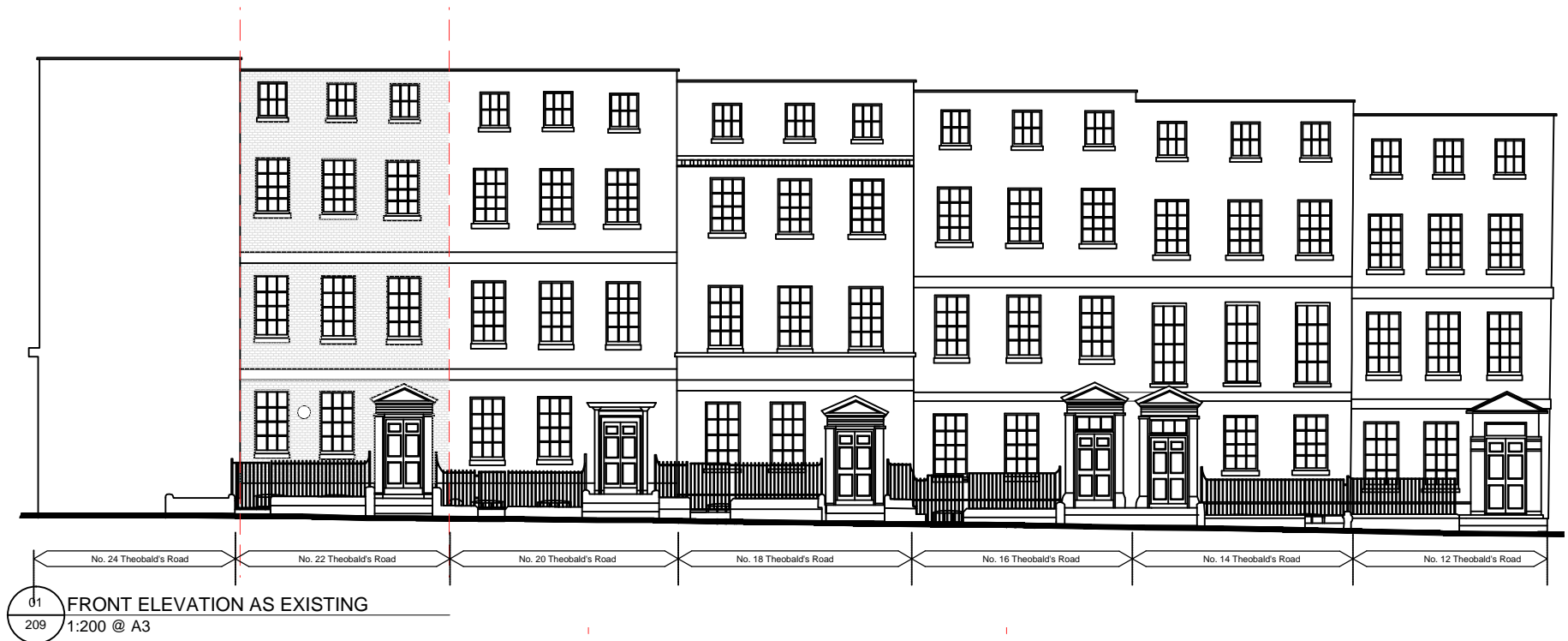
JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
FIRST FLOOR - ELEVATION D  
AS EXISTING

JOB No	DWG No	REV
N2422	208	*
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:20 @ A3
		DATE
		07/18



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



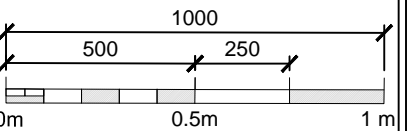


#### General Notes

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.

#### NOTES:

1. All existing windows to be retained, overhauled and repaired as necessary.

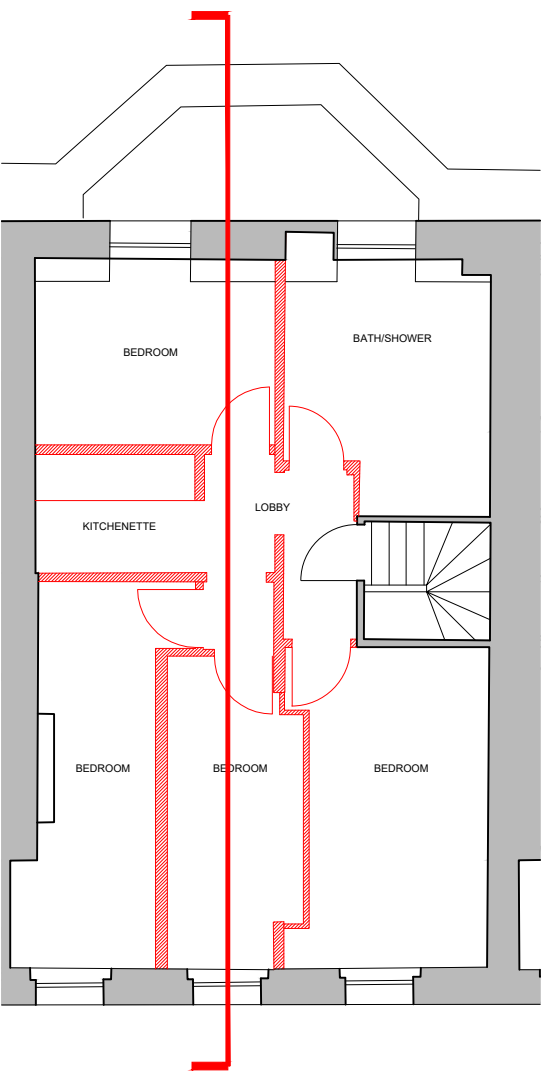


JOB TITLE  
22 THEOBALDS ROAD  
HOLBORN  
DRAWING TITLE  
FRONT ELEVATION  
AS EXISTING

JOB No	DWG No	REV
N2422	209	*
DRAWN BY	CHECKED BY	SCALE (@A1) DATE
OB	MK	1:20 @ A3 08/18



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




- 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.

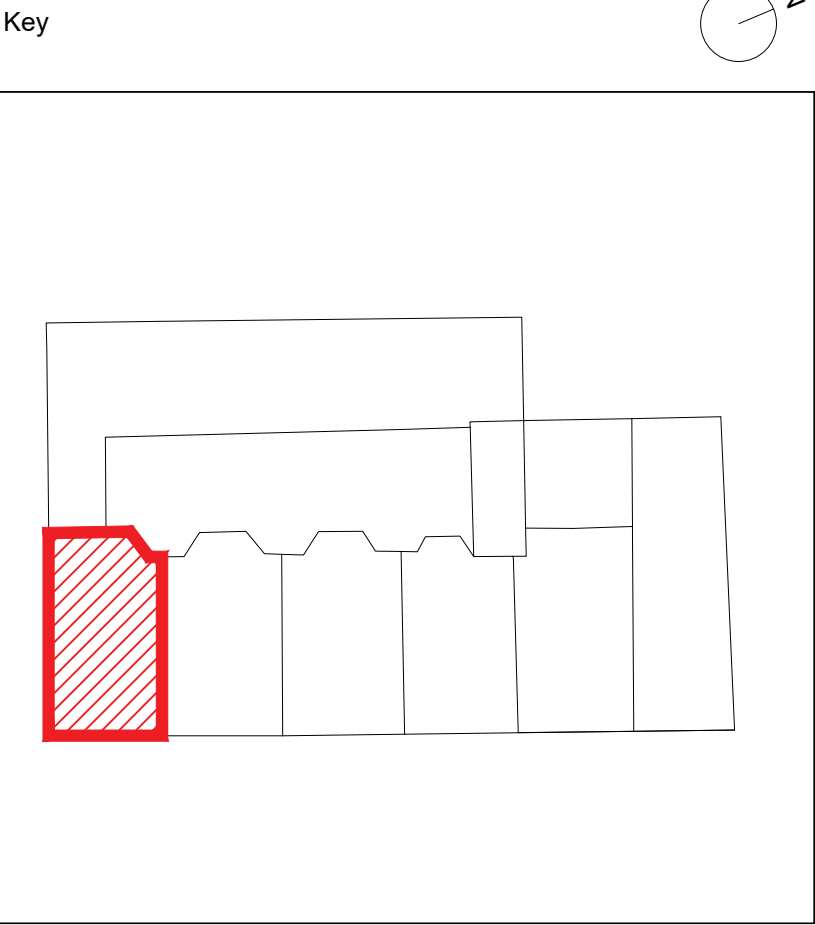
© Thirdway Architecture Ltd

- 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

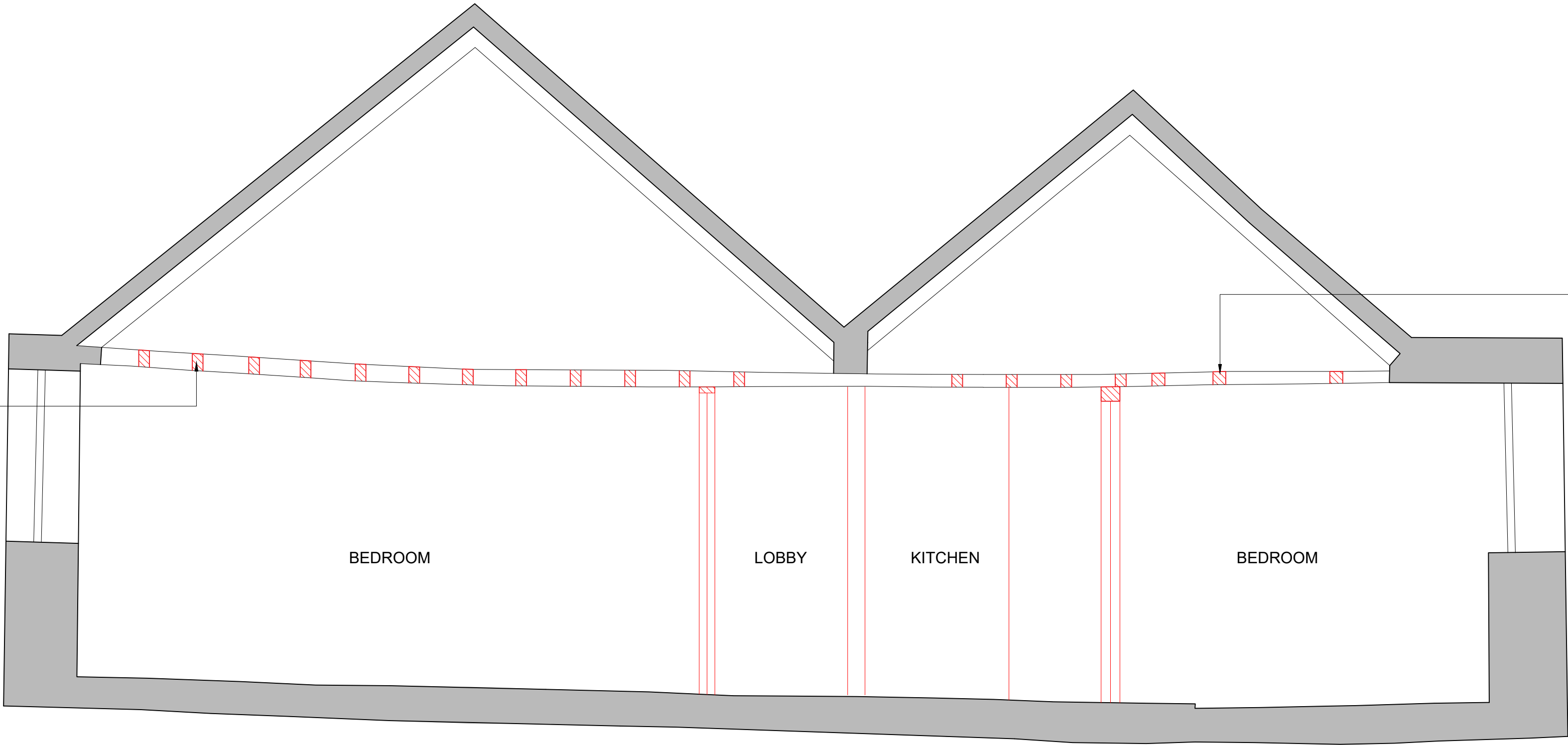
Key

 To be removed

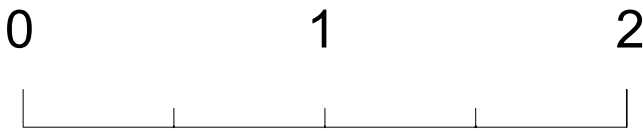
Rev.	Date	Description
-	18/11/19	FOR PLANNING



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  
**Fernglen Properties Ltd.**

Drawing Title  
**Existing Elev - Third Floor**

Scale @ A1  
**1:25**

Scale @ A3  
**1:50**

 **THIRDWAYARCHITECTURE**

Morelands 5-23 Old Street  
London EC1V9HL

www.thirdwayarchitecture.com  
020 7054 1145

Number  
**032-TWA-XX-03-DR-AX-08020**

Revision  
**-**