


- 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.

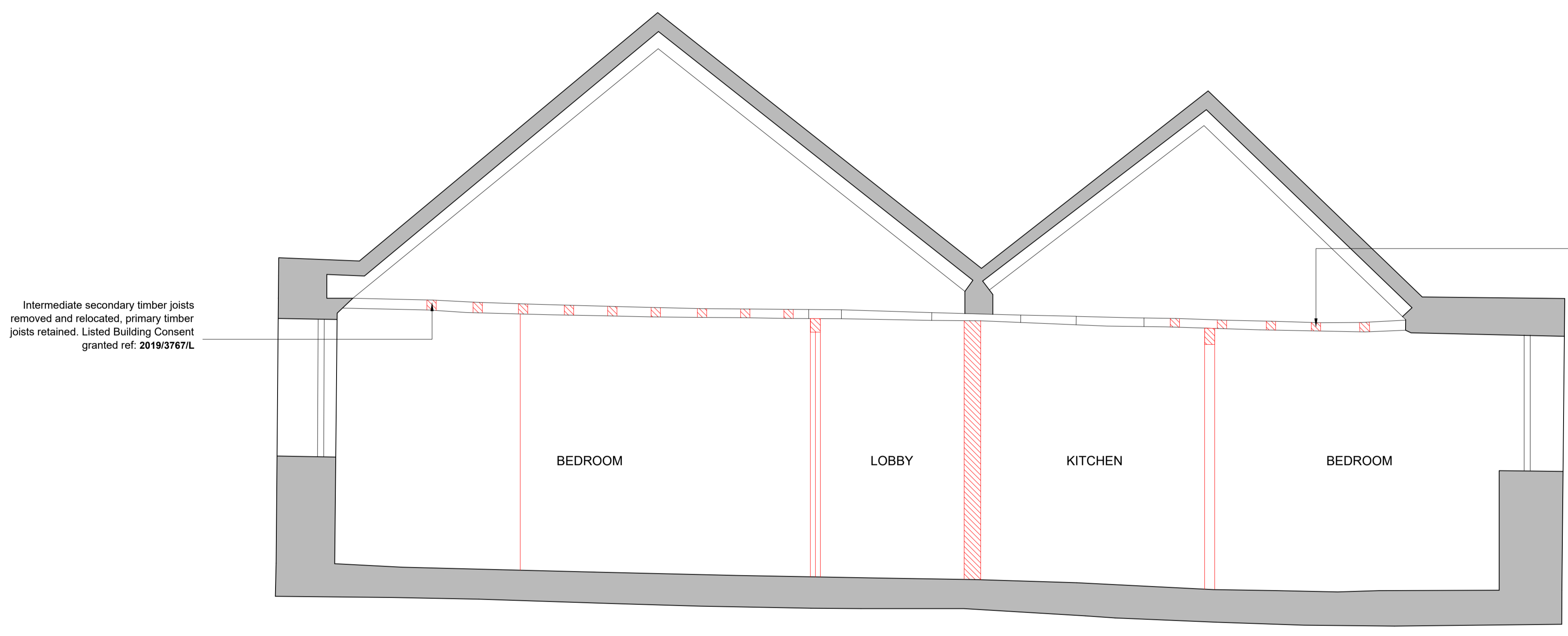
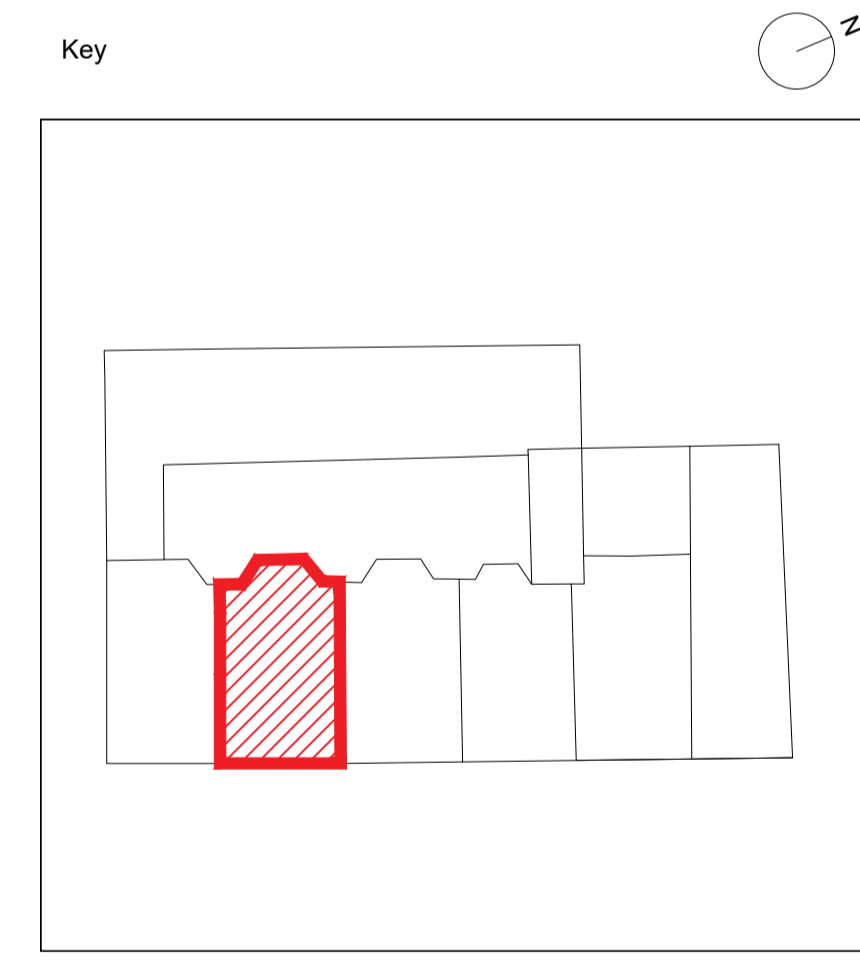
© Thirdway Architecture Ltd

- 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

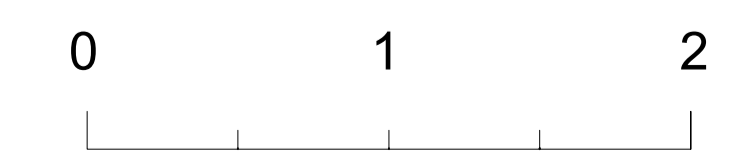
 To be removed

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
20 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-08010

Revision
-

General Notes

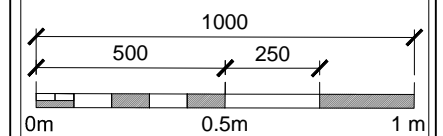
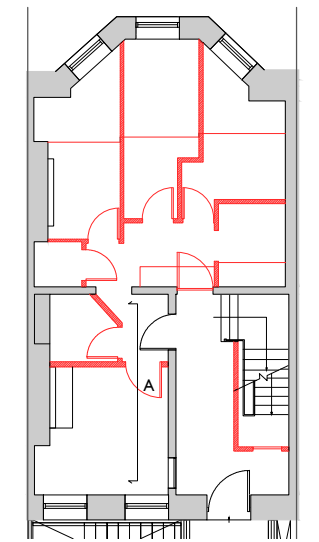
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KEY:

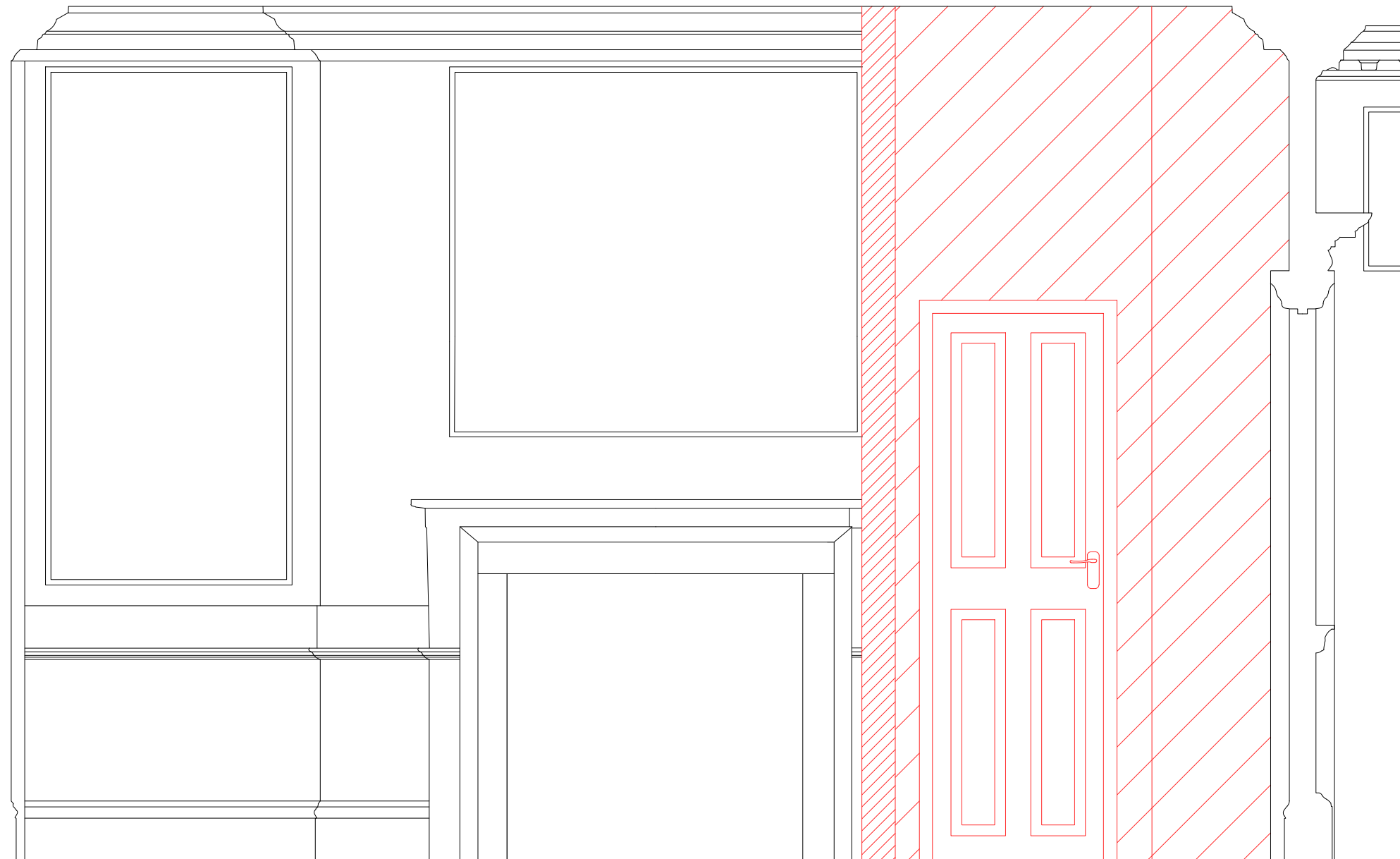
TO BE REMOVED

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.
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3. 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.
4. Timber panelling and skirting rubbed down and redecorated
5. Marble Chimney piece cleaned and polished



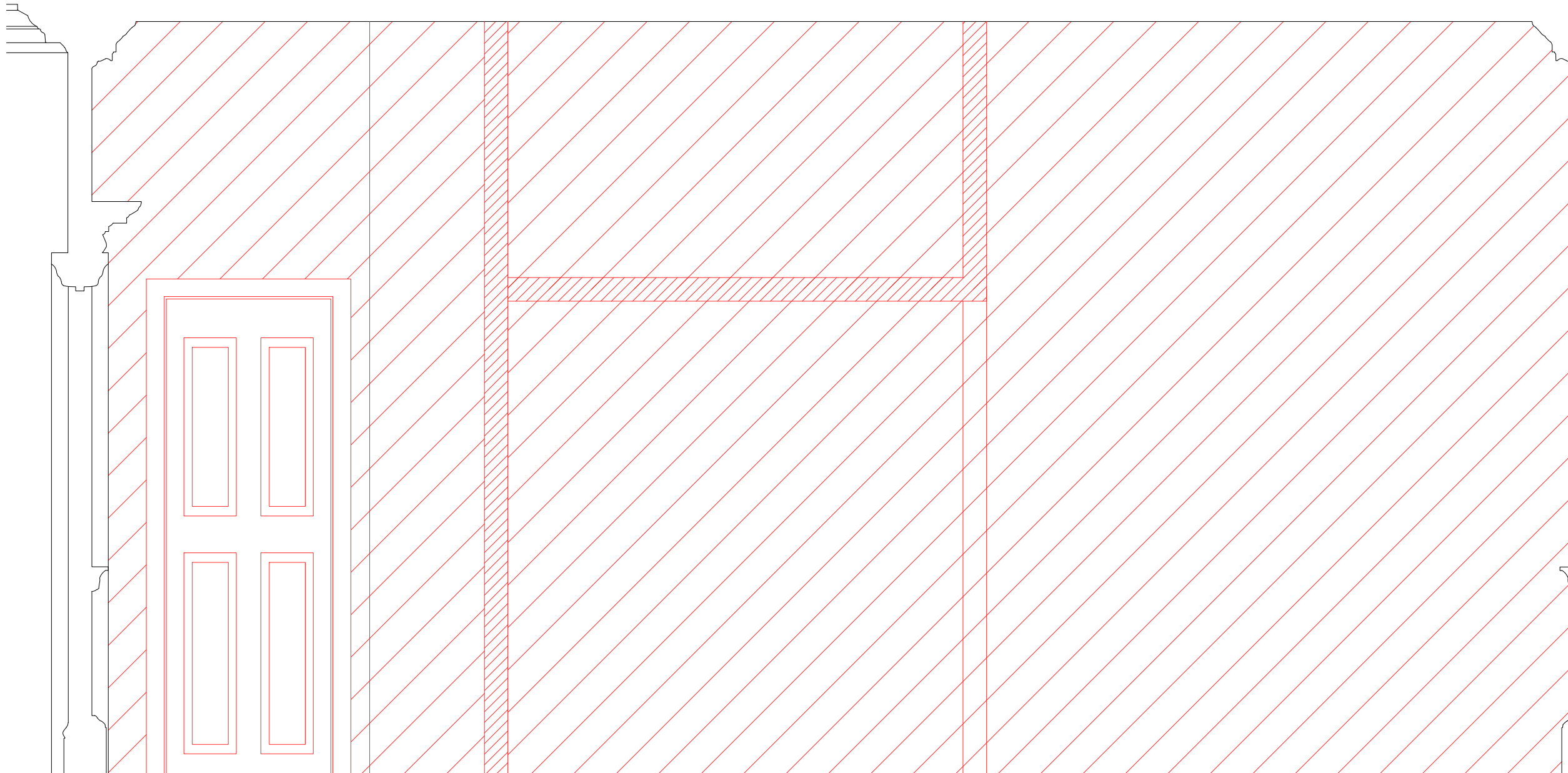
JOB TITLE
20 THEOBALDS ROAD
HOLBORN
DRAWING TITLE
GROUND FLOOR - ELEVATION A
AS EXISTING
JOB No DWG No REV
N2422 201 *
DRAWN BY CHECKED BY SCALE (@A1) DATE
OB MK 1:20 @ A3 07/18



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



STEPHEN LEVRANT HERITAGE ARCHITECTURE
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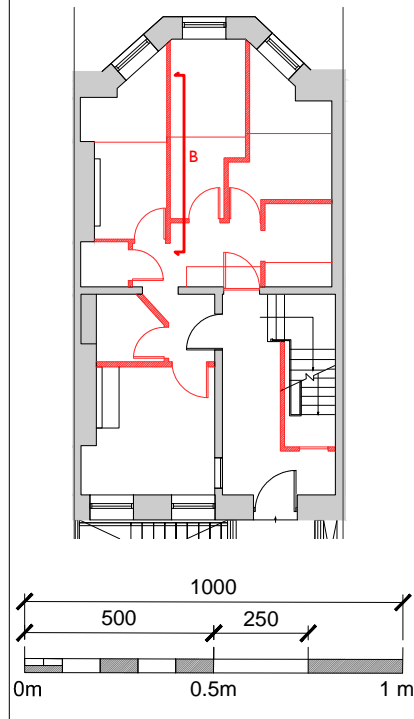
Timber stud partition and mezzanine to be carefully removed

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

General Notes
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KEY:
TO BE REMOVED

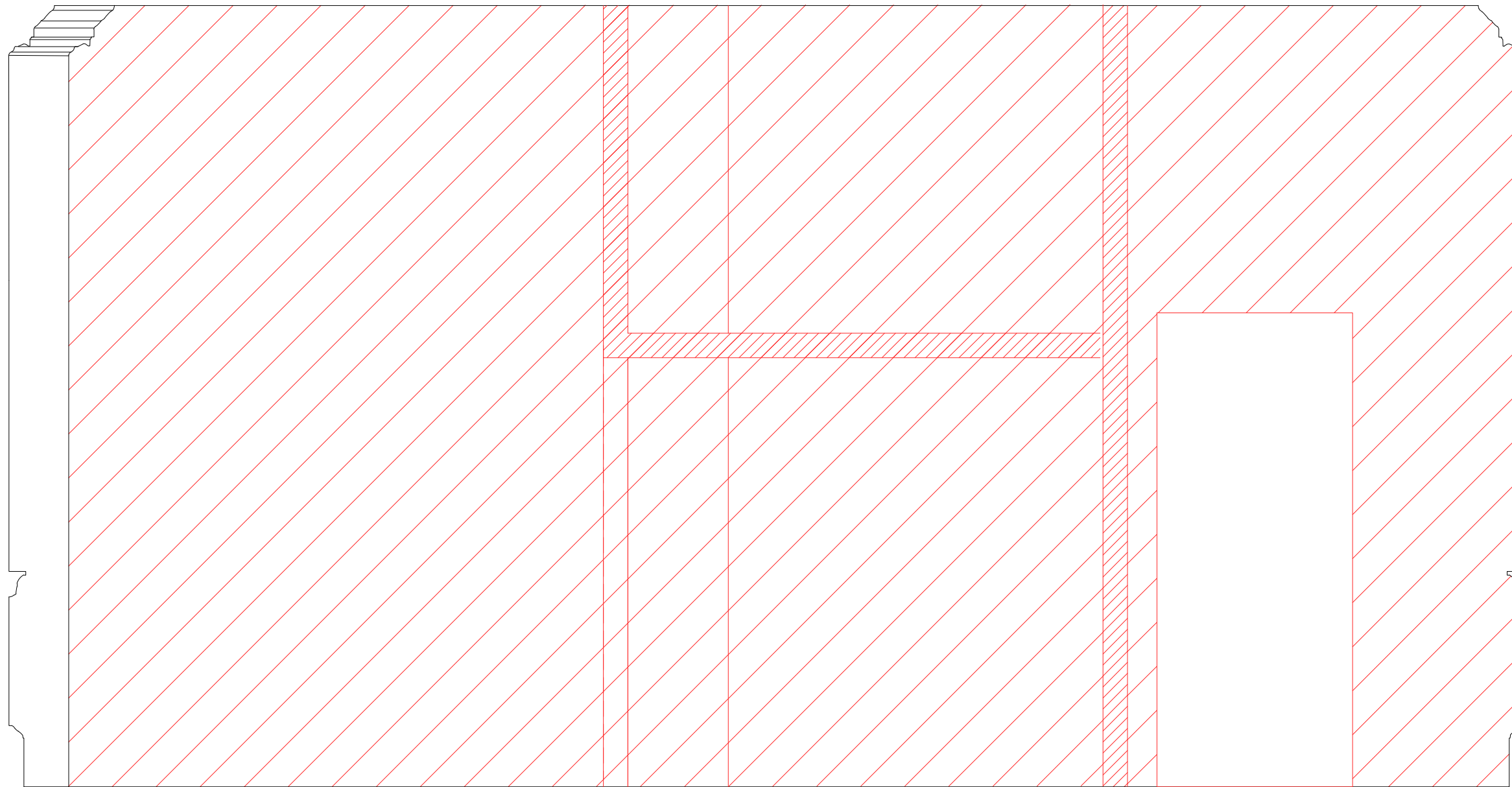
- NOTES:**
1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
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 3. Timber framed 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.
 4. Timber panelling and skirting rubbed down and redecorated
 5. Marble Chimney piece cleaned and polished



JOB TITLE
20 THEOBALDS ROAD
HOLBORN
DRAWING TITLE
GROUND FLOOR - ELEVATION B
AS EXISTING
JOB No DWG No REV
N2422 202 *
DRAWN BY CHECKED BY SCALE (@A1) DATE
OB MK 1:20 @ A3 07/18



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Timber stud partition and mezzanine to be carefully removed

General Notes

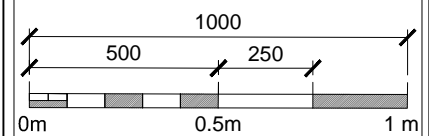
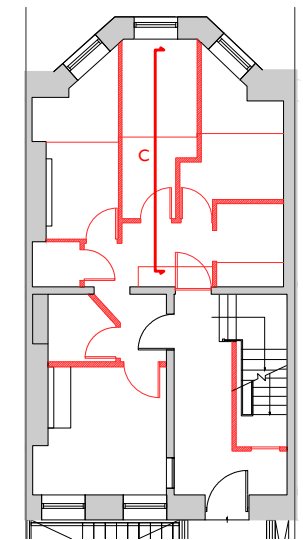
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5. Marble Chimney piece cleaned and polished

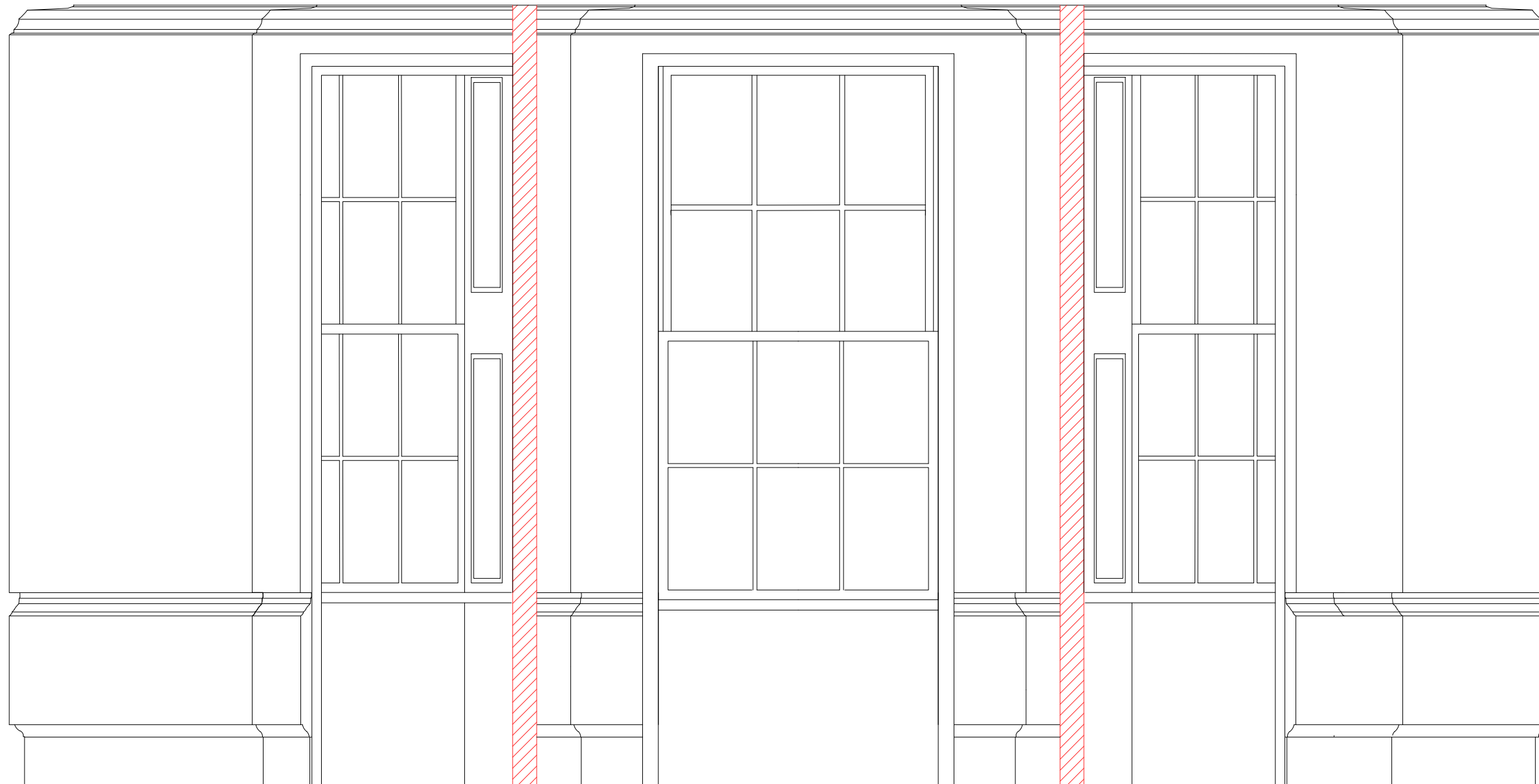


JOB TITLE
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HOLBORN
DRAWING TITLE
GROUND FLOOR - ELEVATION B
AS EXISTING
JOB No DWG No REV
N2422 202 *
DRAWN BY CHECKED BY SCALE (@A1) DATE
OB MK 1:20 @ A3 07/18

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



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General Notes

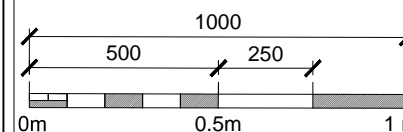
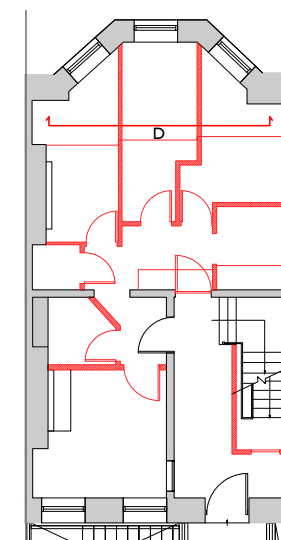
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5. Marble Chimney piece cleaned and polished



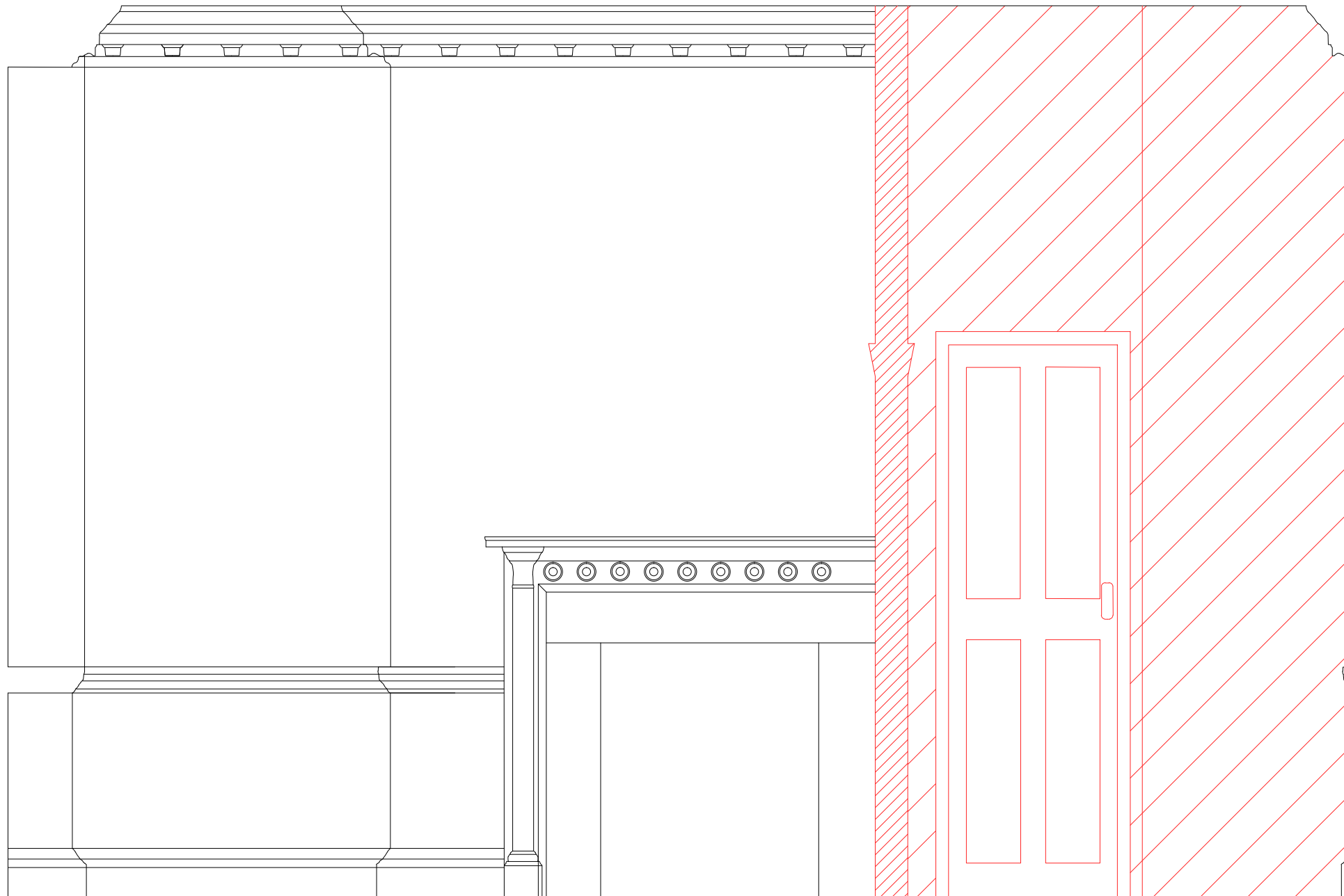
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20 THEOBALDS ROAD
HOLBORN
DRAWING TITLE
GROUND FLOOR - ELEVATION D
AS EXISTING

JOB No	DWG No	REV
N2422	204	*
DRAWN BY	CHECKED BY	SCALE (@A1) DATE
OB	MK	1:20 @ A3 07/18

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



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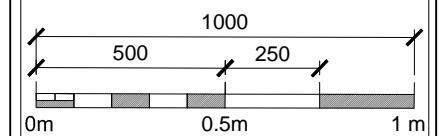
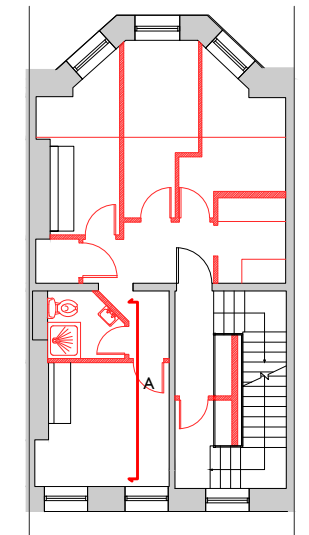
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5. Marble Chimney piece cleaned and polished



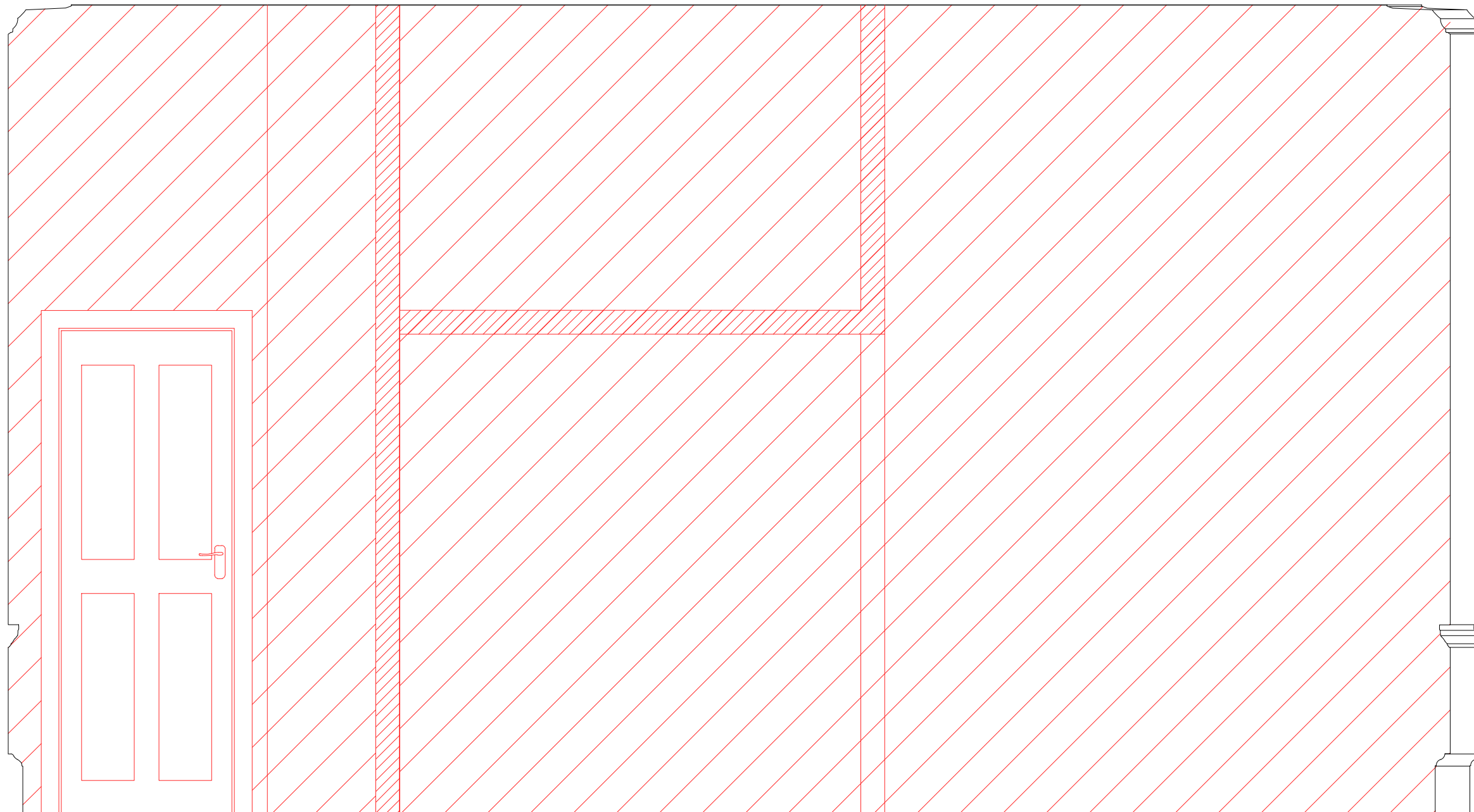
JOB TITLE
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 HOLBORN
 DRAWING TITLE
 FIRST FLOOR - ELEVATION A
 AS EXISTING

JOB No	DWG No	REV
N2422	201	*
DRAWN BY	CHECKED BY	SCALE (@A1) DATE
OB	MK	1:20 @ A3 07/18



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



General Notes

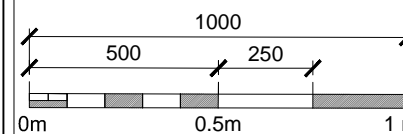
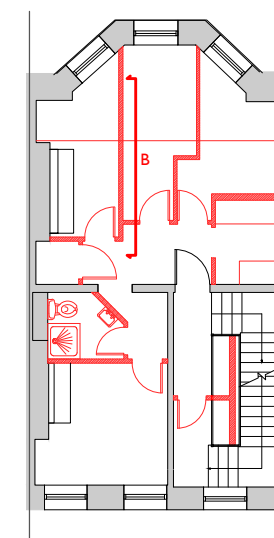
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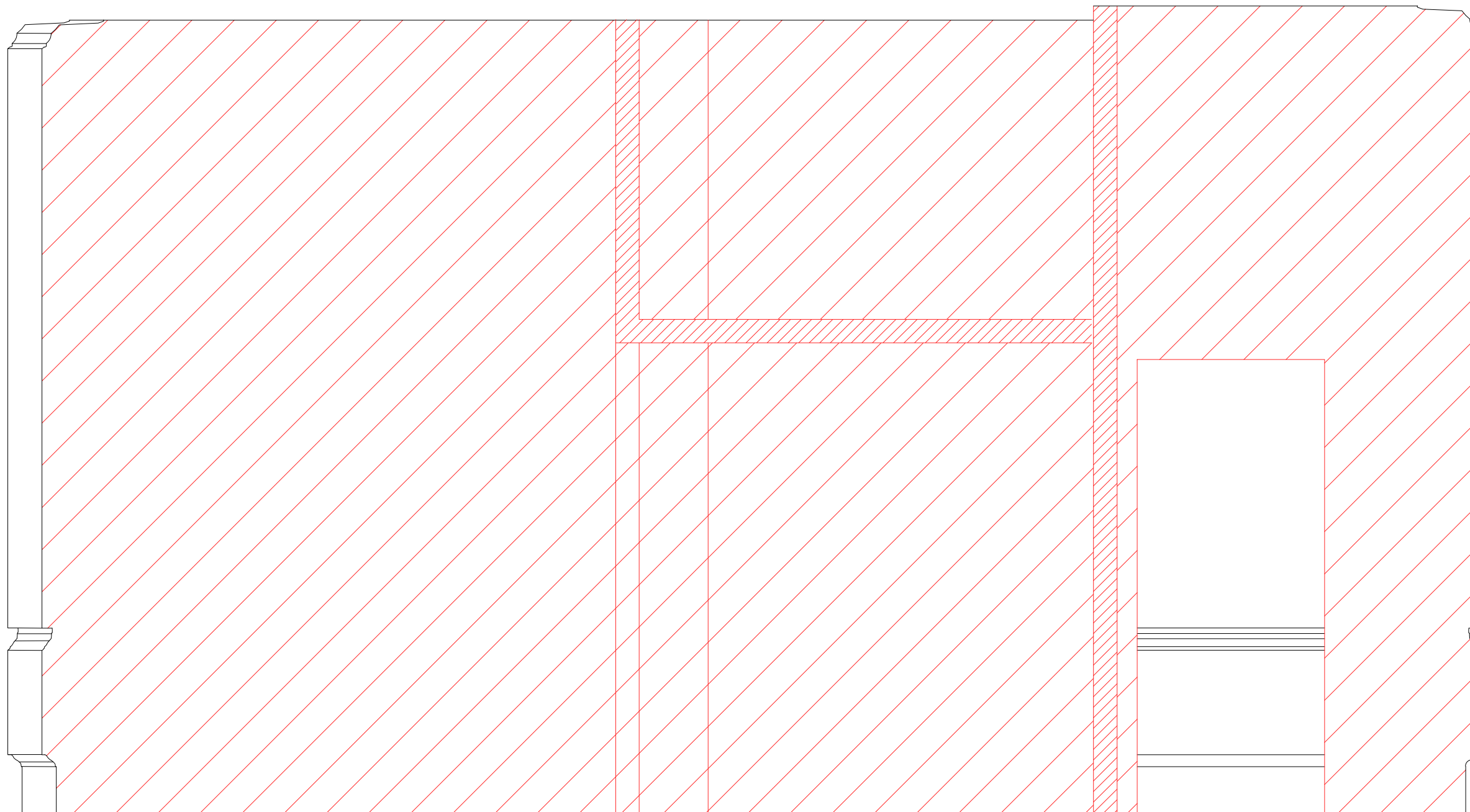
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HOLBORN
DRAWING TITLE
FIRST FLOOR - ELEVATION B
AS EXISTING

JOB No	DWG No	REV
N2422	206	*
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OB	MK	1:20 @ A3 07/18

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



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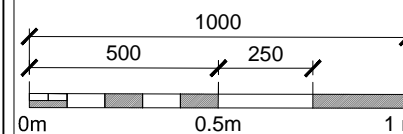
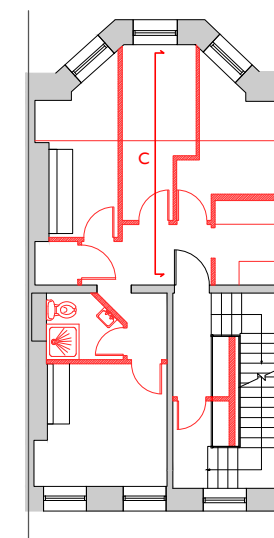
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4. Timber panelling and skirting rubbed down and redecorated
5. Marble Chimney piece cleaned and polished



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

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

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



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General Notes

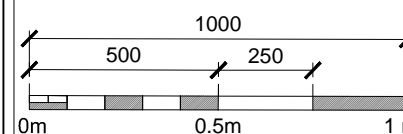
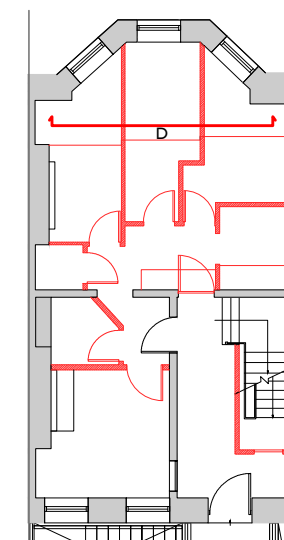
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JOB TITLE
20 THEOBALDS ROAD
HOLBORN
DRAWING TITLE
FIRST FLOOR - ELEVATION D
AS EXISTING

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

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

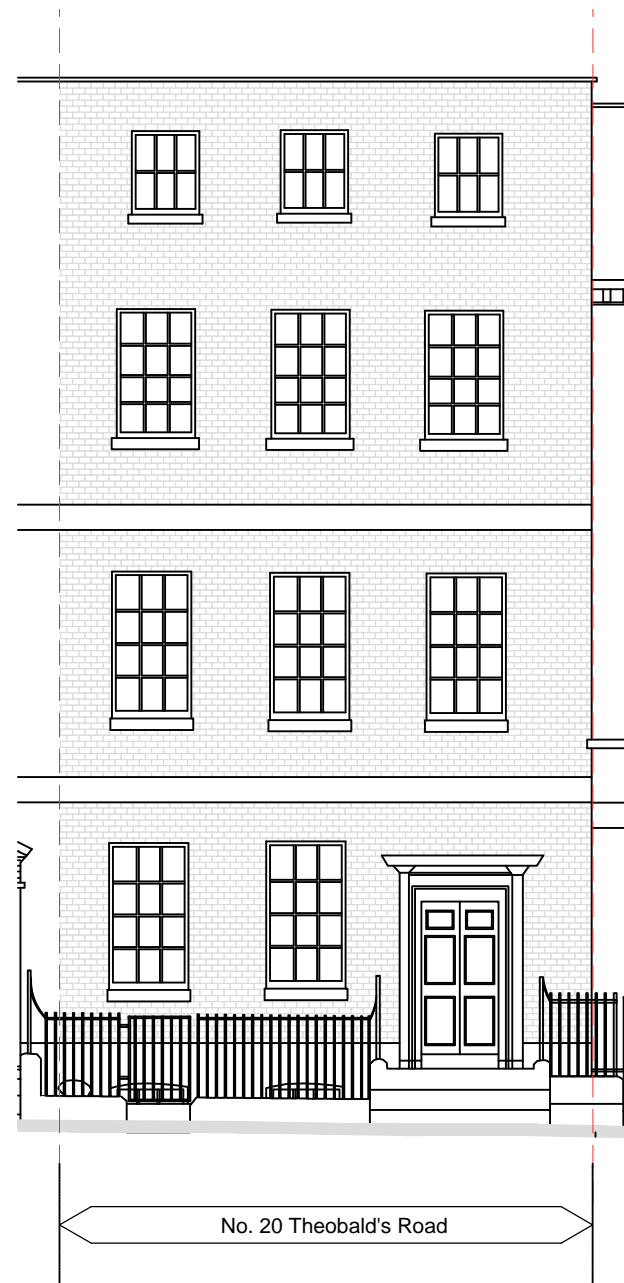


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01 FRONT ELEVATION AS EXISTING
209 1:200 @ A3



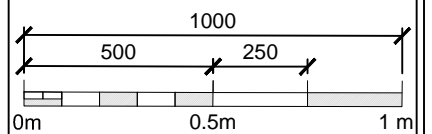
02 FRONT ELEVATION AS EXISTING
209 1:100 @ A3

General Notes

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NOTES:

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



JOB TITLE
20 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



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