

Proposed Works

Lower Ground Floor

Remove concrete fill to under pavement vault, dry line and install bathroom
 Install metal stair as 2019/4593/L
 Remove concrete floors and replace with DPM etc insulation and new finishes.
 New electrical and plumbing services to be ducted in floors
 Remove concrete from timber stud walls.
 Retain existing joinery finishes and extend to match.
 Extend property as planning approval 2018/6326/L
 Yellow stock bwk, timber joinery as existing pattern, lead roof.

Remove extensive paving and replant garden.

Upper Ground Floor

Retain front and rear room as existing.
 No works other than decorative to GF ceilings.
 Retain joinery details and extend to match where required.
 Carefully replace existing services through floor voids.
 Take up modern timber floor cover and replace extending into hall.
 Build timber stud wall at head of stair from basement to form separate unit. Add door and frame as finish surface to stair from hall.

Rear extension kitchen, lead roof and roof light over. See elevation drawing for detail.

First Floor

Retain rooms as existing.
 Make good and refurbish services
 Remove sockets etc from skirting & architrave.
 Retain ceiling pendant.

Second Floor

Make good where services and former bathroom removed
 Make good where utilities removed.
 Lift floor boards to access 'in-floor' waste pipes and supplies.
 Replace services in existing location. Replace ex. boards
 Timber std partitions. Retain existing doors and joinery where available and extend to all wall.

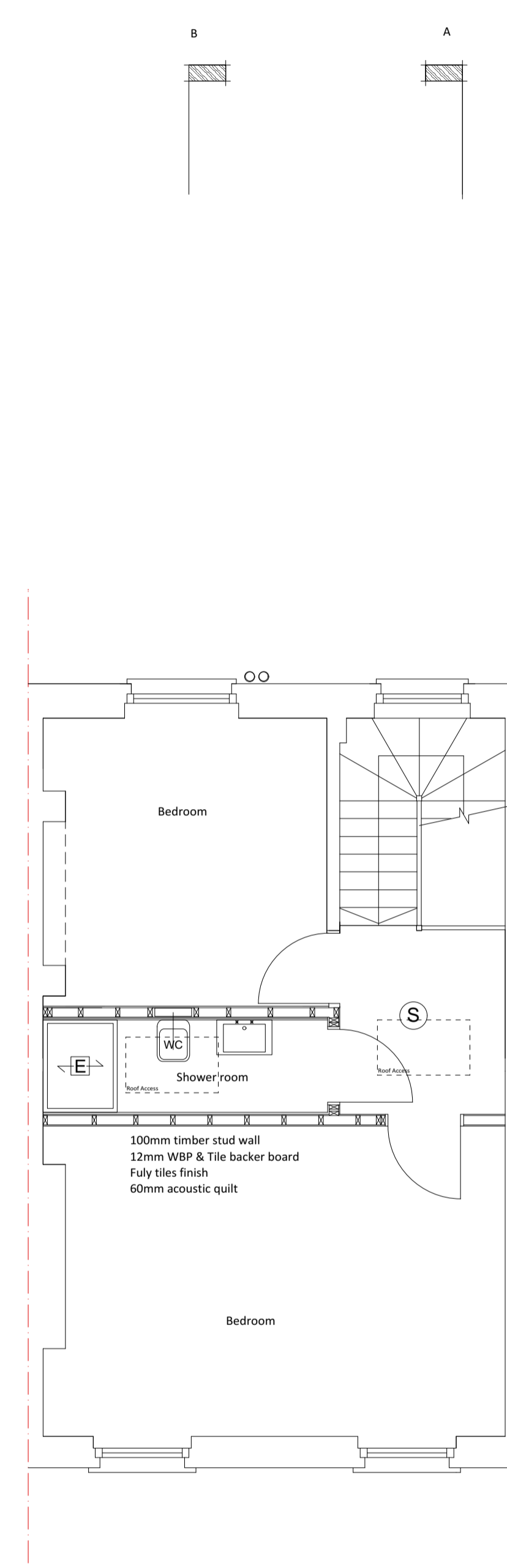
Existing ceiling mix of plasterboard and lath & plaster.
 Retain L&P and make good plasterboard linings.
 Retain ex. access hatch to loft and roof.

Roof

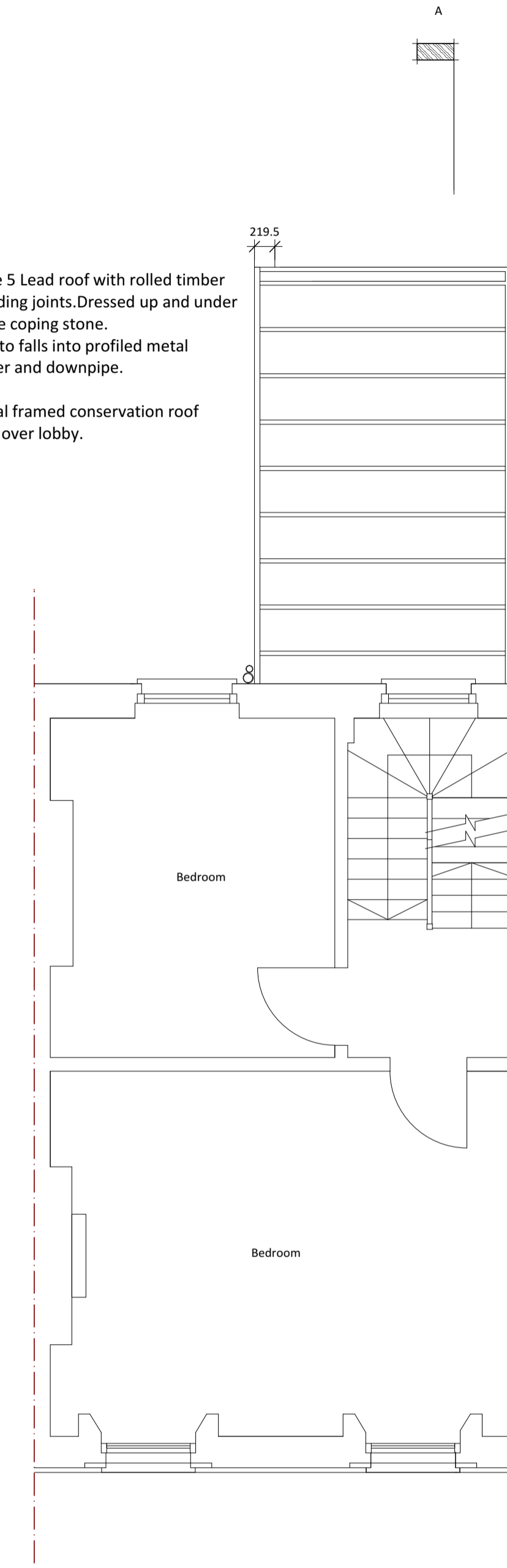
Repair roof in slate to match.
 New battens and sarking felt.
 Strengthen rafters as required.
 Renew zinc valley gutter.
 Renew lead flashings
 Insulate with minimum 300mm quilt over ceiling joists
 Form safe crawl passage for roof inspection.

Previously stripped out
 Walls, boiler, shower, wc and wh basin.
 Boiler flues and services pipes removed.

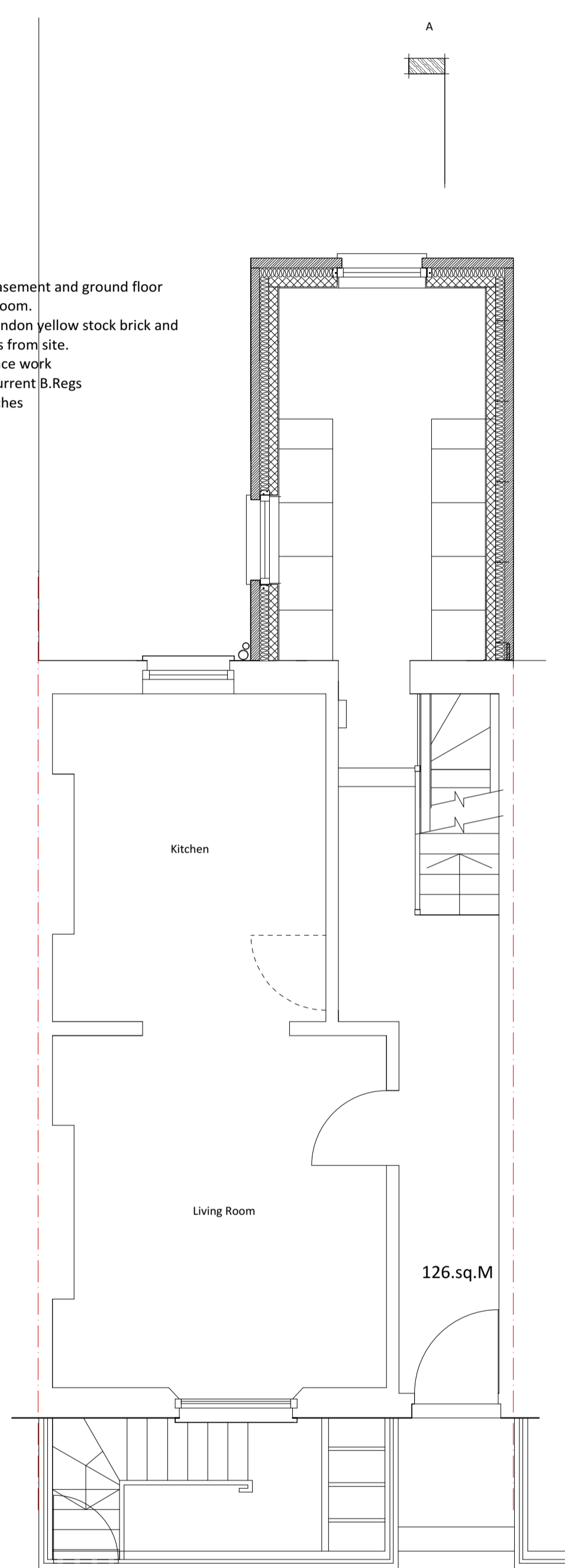
Existing waste pipes retained through 2nd floor.
 Carefully Lift floor boards, Access from top down and replace existing boards. Timber stud and plaster board walls.
 Retain and rehang all existing doors.
 Extend skirting boards and architraves to match ex. pattern as and where required.



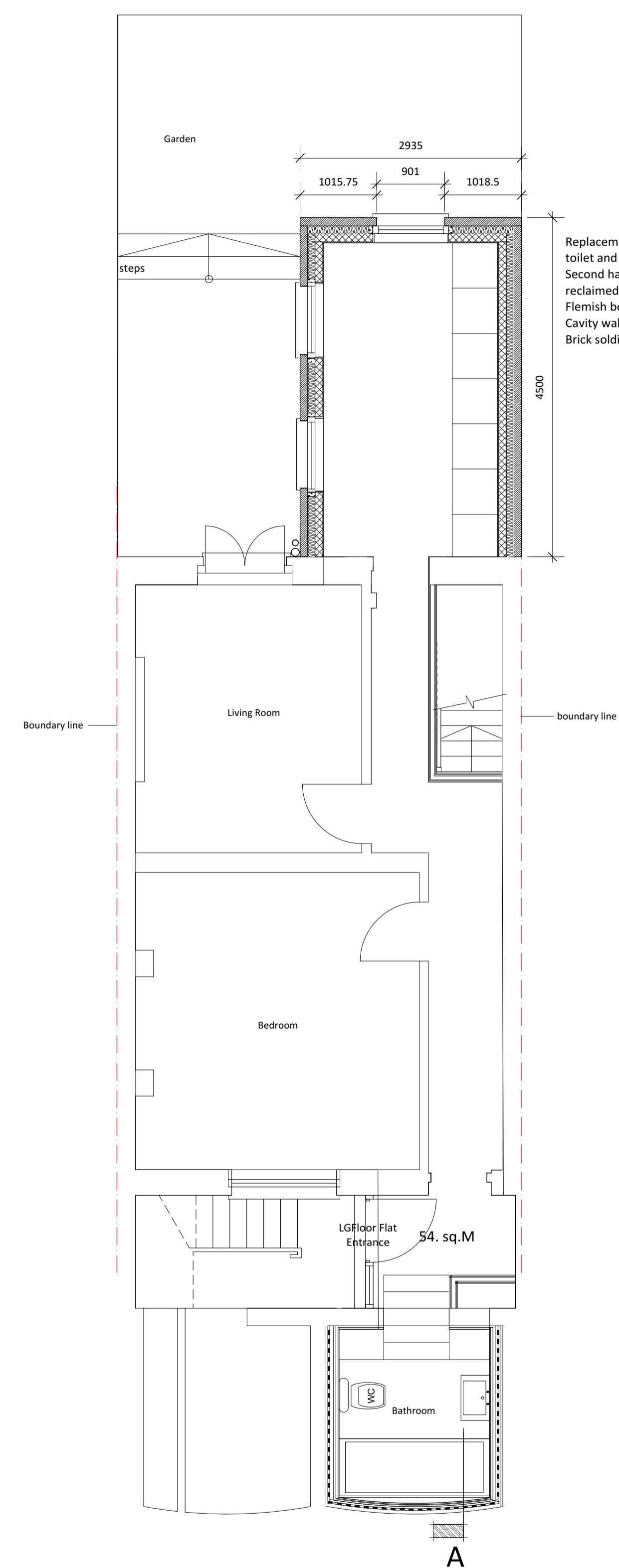
Second Floor Plan



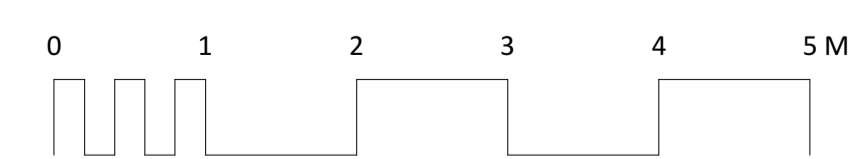
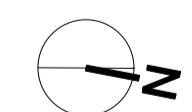
First Floor Plan



Ground Floor Plan



Basement Plan



DRAWING TITLE PROPOSED PLANS	PROJECT LG Flat & Upper Maisonette 14 Argyle Street London WC1	SCALE 1 : 50 @ A1	DATE Jan 2020
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