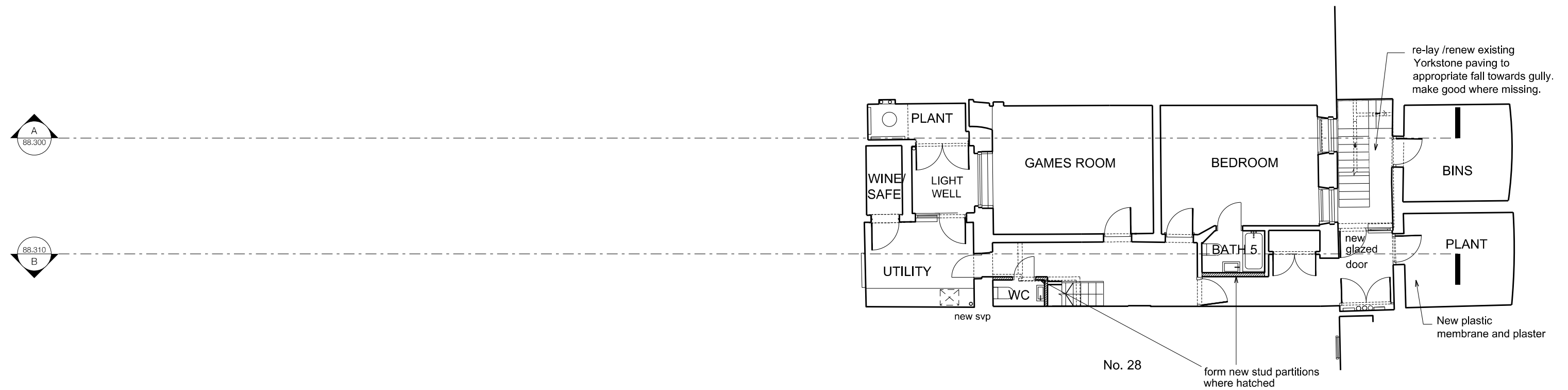


General notes:

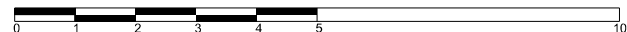
1. Shading indicates new construction.
2. All existing bathroom, kitchen and sanitaryware fittings to be removed.
3. Original joinery to be recorded and set aside for reuse where removal necessary.
4. No original door survived throughout the house. New door details to follow those of WA drawings.
5. Fireplaces and hearth surrounds to be retained unless noted otherwise. Existing chimney flues to be unblocked and lined.
6. Existing services and drains removed and replaced throughout.
7. Overhaul and repair all windows/shutters and mouldings, including paneled aprons (except where stated as new items).
8. All rooms to be fitted with smoke/heat detectors and sounders at ceiling level with air sampling detection system in fine rooms
9. Repair floor joists as necessary. Consult with Architect and Structural Engineer. Strengthen existing joists where new stone floor finish to be installed.
10. Provide new appropriately detailed and sized cornices of traditional design throughout to replace existing modern cornices.

Notes on Lower Ground Floor:

- Internal doors: S/F new traditionally detailed painted SW door and architraves throughout except where indicated otherwise.



West Architecture
 Unit 319
 Screenworks
 22 Highbury Grove
 London, N5 2EF
 Telephone +44 (0)203 859 0211
 Email: info@westarchitecture.co.uk
 www.westarchitecture.co.uk



PROPOSED LOWER GROUND FLOOR PLAN

Project JOHN STREET	Job No 088	Drg No 88.099	Rev P1
Title PROPOSED LOWER GROUND FLOOR PLAN	Scale 1:125	Date 22.05.20	Sheet A3
Client JB	Drawn hm	Check gw	

Illustrated material subject to copyright
 All dimensions to be checked on site and errors to be reported to architect