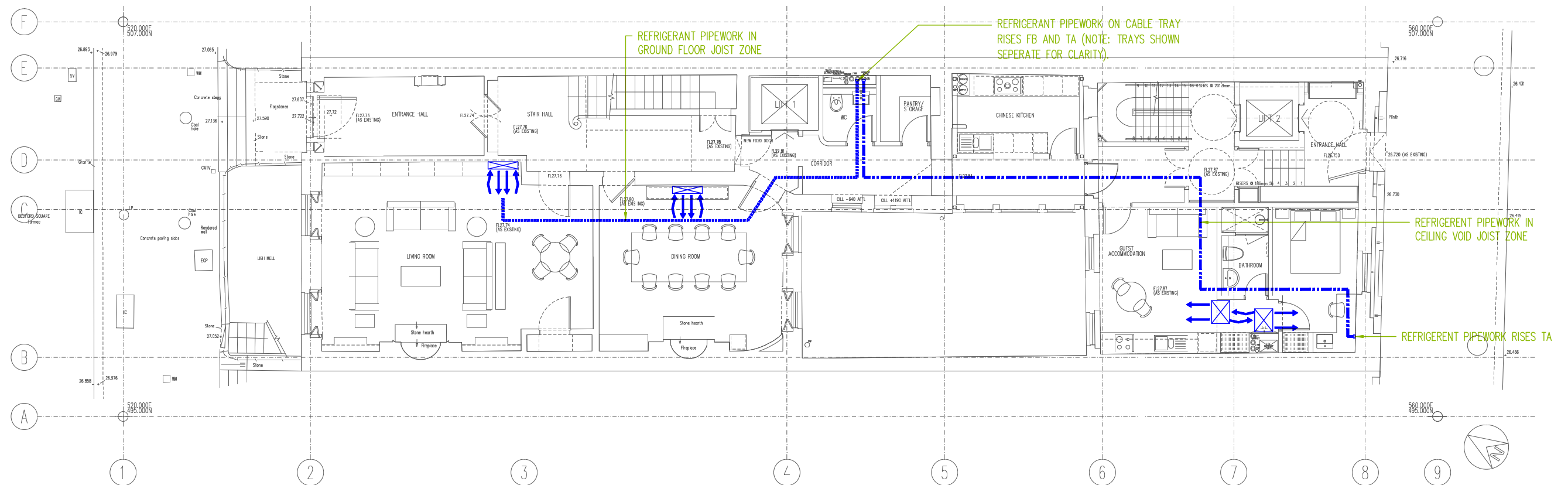


Dimensions, attenuation and grille requirements not defined in the discharge of condition for service routes







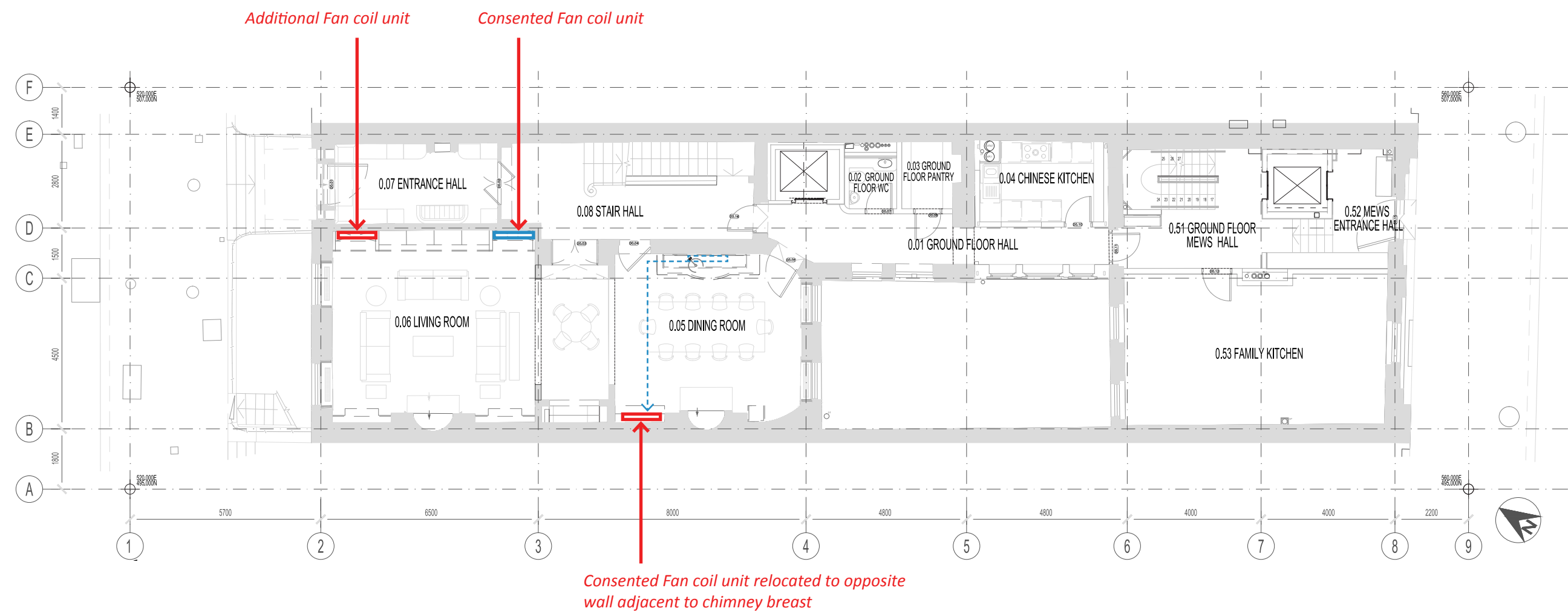
Ground Floor Plan

Listed Building Consent reference: 2014/4634/L
Discharge of condition 4d application reference: 2014/3982/L

Details of service runs for all bathrooms and kitchens for works asociated with conversion of existing building. Including Instantaneous water heating, soil and waste layouts, domestic water services layouts, **comfort cooling layouts**.

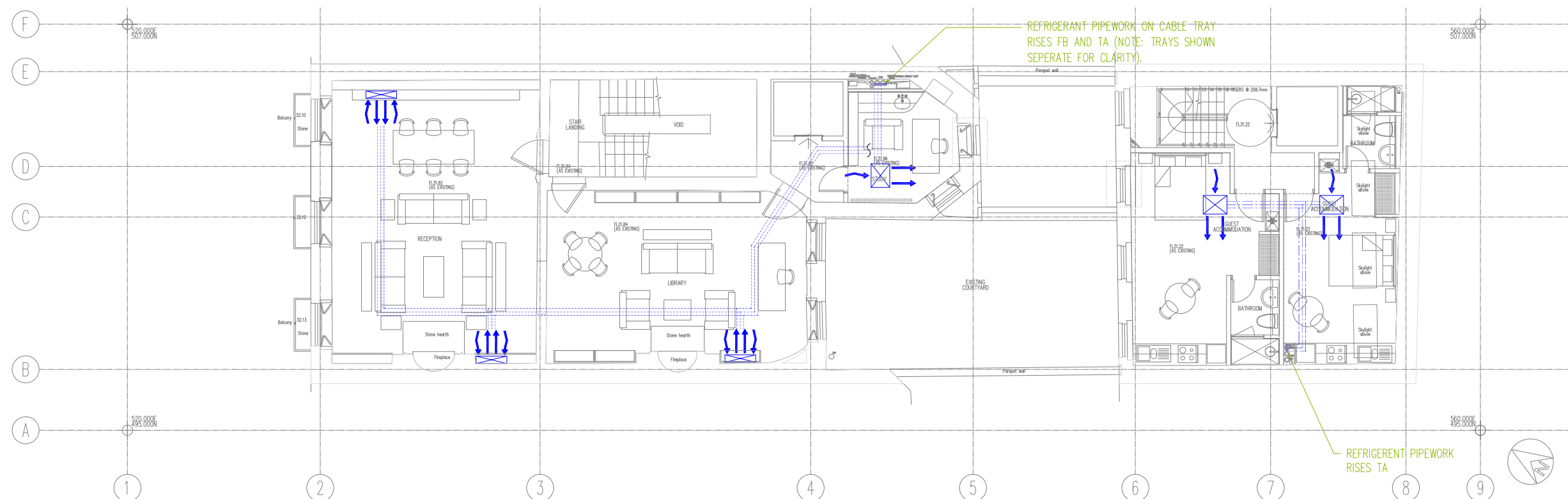
KEY

-  SLIMLINE CEILING CONCEALED FAN COIL UNIT
-  VERTICAL CONCEALED FAN COIL UNIT WITHIN JOINERY (LOW LEVEL RETURN AIR HIGH LEVEL DISCHARGE)
-  REFRIGERANT PIPEWORK IN CEILING JOIST ZONE
-  REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE



Ground Floor Plan

Dimensions, attenuation and grille requirements not defined in the discharge of condition for service routes



First Floor Plan

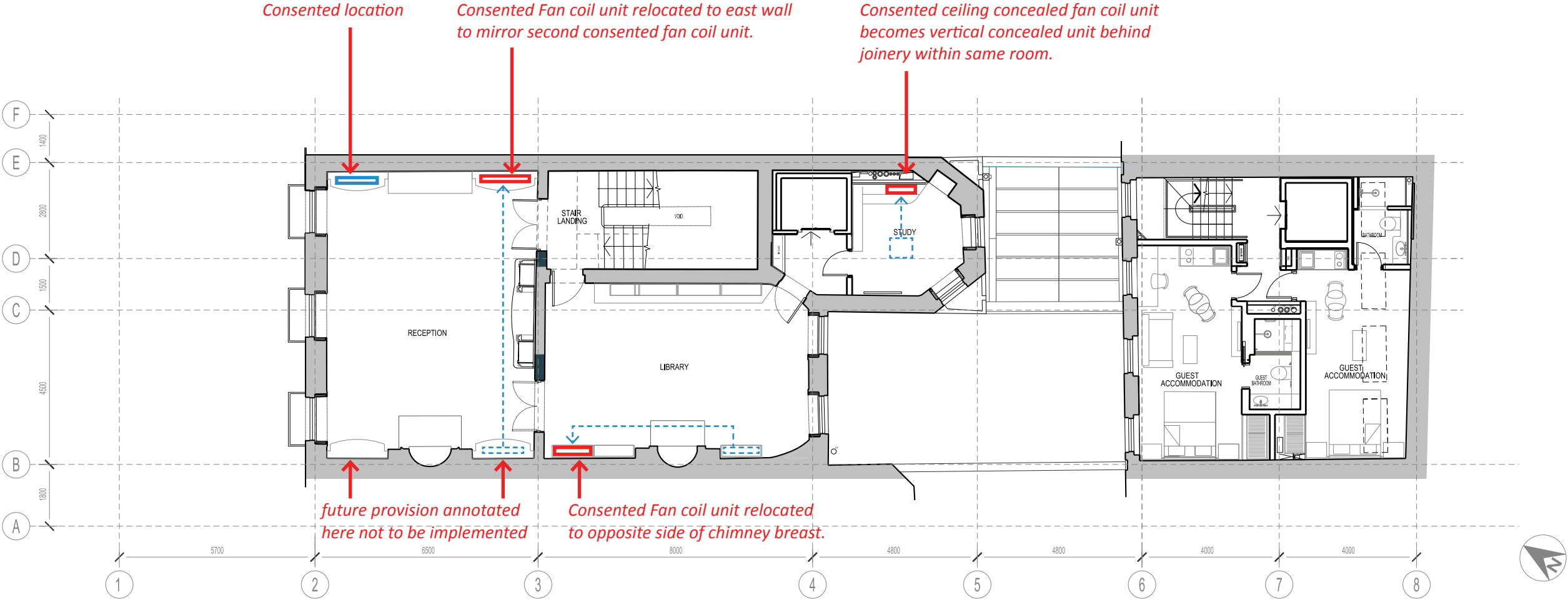
Listed Building Consent reference: 2014/4634/L

Discharge of condition 4d application reference: 2014/3982/L

Details of service runs for all bathrooms and kitchens for works asociated with conversion of existing building. Including Instantaneous water heating, soil and waste layouts, domestic water services layouts, **comfort cooling layouts**.

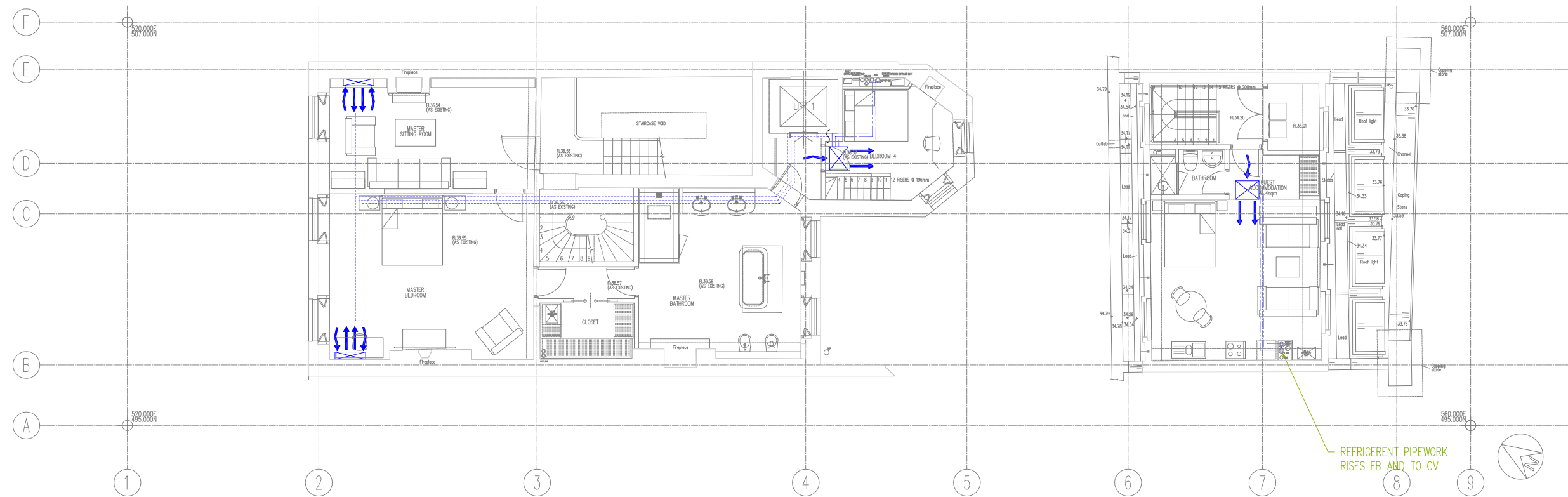
KEY

- SLIMLINE CEILING CONCEALED FAN COIL UNIT
- VERTICAL CONCEALED FAN COIL UNIT WITHIN JOINERY (LOW LEVEL RETURN AIR HIGH LEVEL DISCHARGE)
- REFRIGERANT PIPEWORK IN CEILING JOIST ZONE
- REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE



First Floor Plan

Dimensions, attenuation and grille requirements not defined in the discharge of condition for service routes







Second Floor Plan

Listed Building Consent reference: 2014/4634/L
Discharge of condition 4d application reference: 2014/3982/L

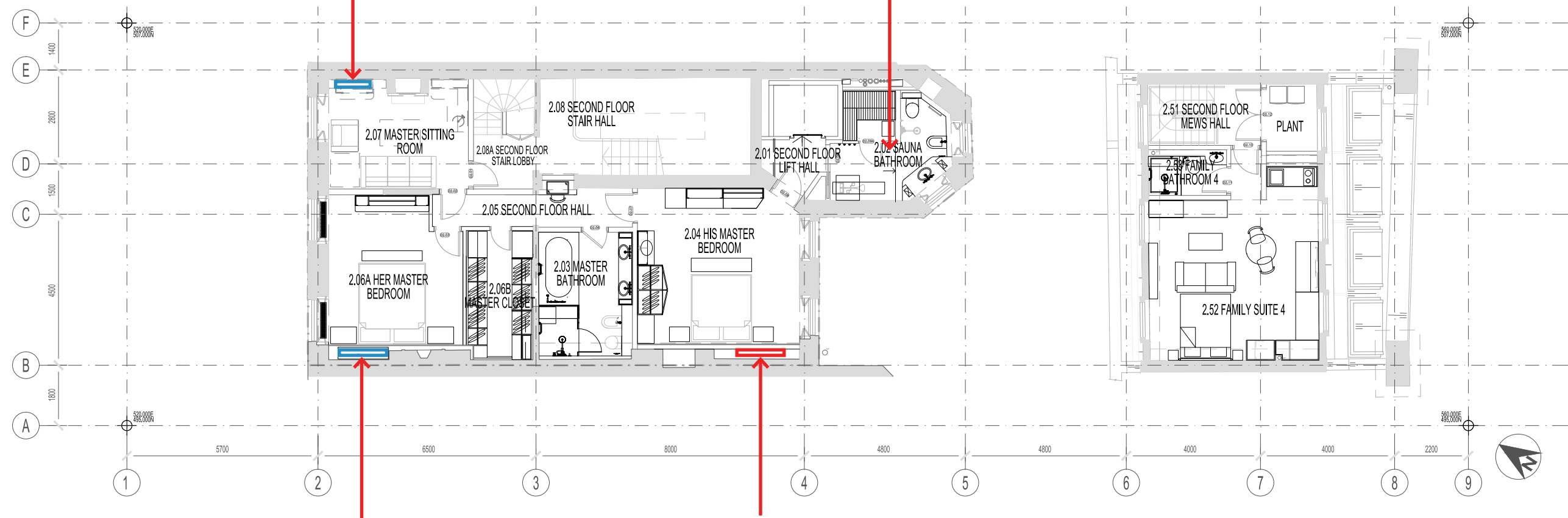
Details of service runs for all bathrooms and kitchens for works associated with conversion of existing building. Including Instantaneous water heating, soil and waste layouts, domestic water services layouts, **comfort cooling layouts**.

KEY

-  SLIMLINE CEILING CONCEALED FAN COIL UNIT
-  VERTICAL CONCEALED FAN COIL UNIT WITHIN JOINERY (LOW LEVEL RETURN AIR HIGH LEVEL DISCHARGE)
-  REFRIGERANT PIPEWORK IN CEILING JOIST ZONE
-  REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE

Fan coil unit in consented location but concealed behind modern wall lining rather than within joinery

Consented fan coil unit in rear bay omitted from scheme

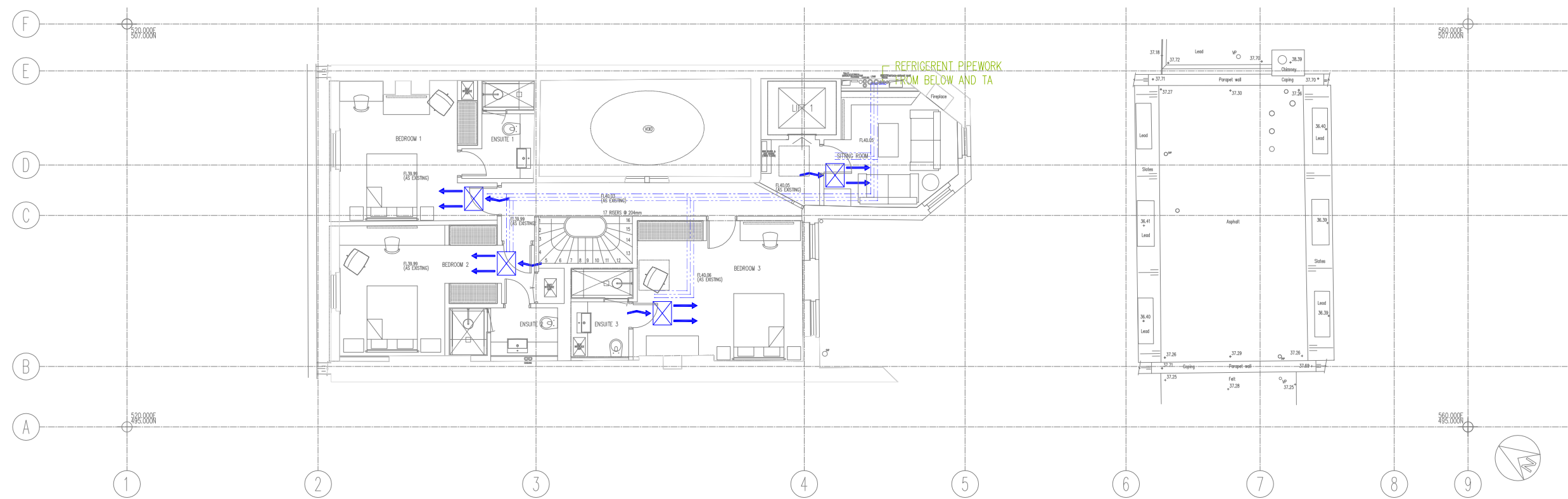


Fan coil unit in consented location but concealed behind modern wall lining rather than within joinery

Additional fan coil unit concealed behind wall lining
Non-consented

Second Floor Plan

Dimensions, attenuation and grille requirements not defined in the discharge of condition for service routes







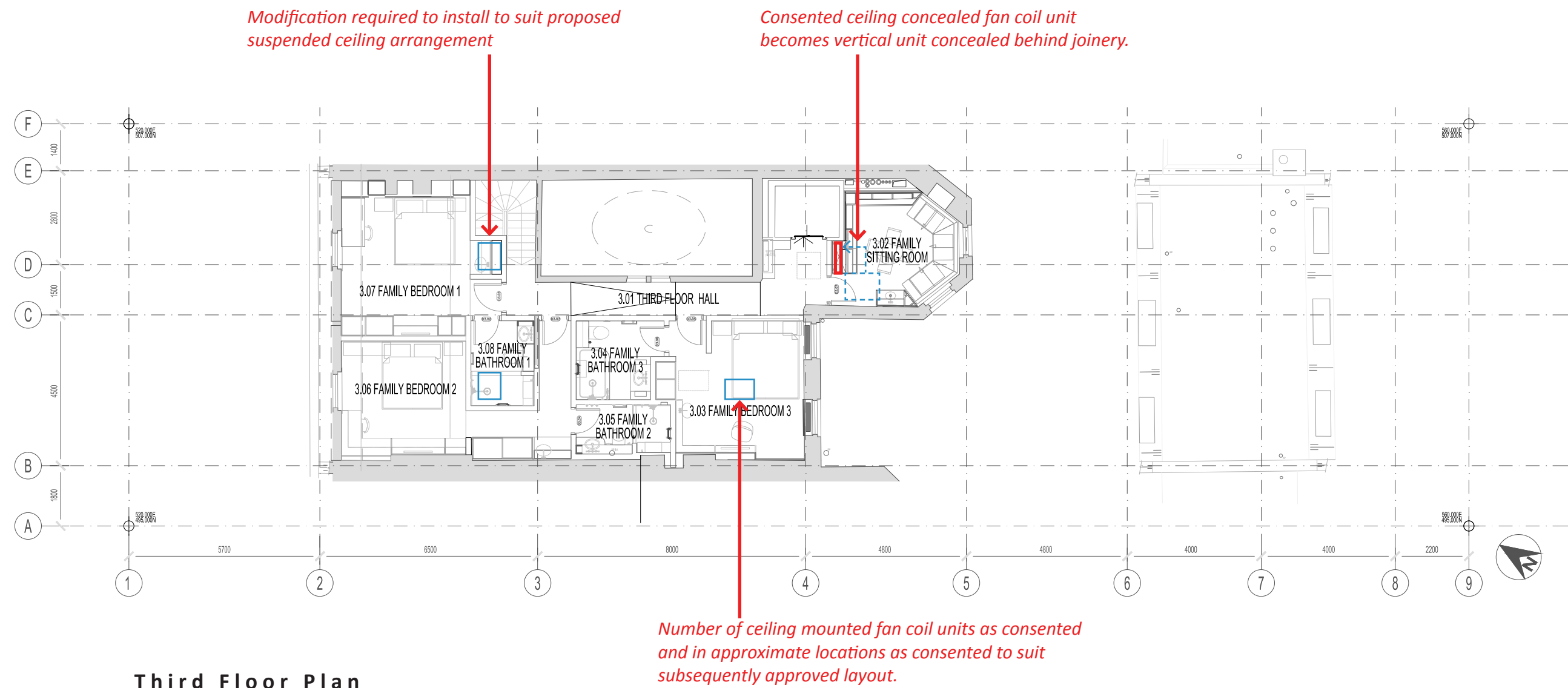
Third Floor Plan

Listed Building Consent reference: 2014/4634/L
Discharge of condition 4d application reference: 2014/3982/L

Details of service runs for all bathrooms and kitchens for works associated with conversion of existing building. Including Instantaneous water heating, soil and waste layouts, domestic water services layouts, **comfort cooling layouts**.

KEY

-  SLIMLINE CEILING CONCEALED FAN COIL UNIT
-  VERTICAL CONCEALED FAN COIL UNIT WITHIN JOINERY (LOW LEVEL RETURN AIR HIGH LEVEL DISCHARGE)
-  REFRIGERANT PIPEWORK IN CEILING JOIST ZONE
-  REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE



Dimensions, attenuation and grille requirements not defined in the discharge of condition for service routes

e Application items schedules



Lower Ground Floor Level
Application items schedule

Room	Reference	As Built Condition	Proposal
B.01 Lower Ground Lift Hall	B.01/1		Services to be raised if necessary to allow for new suspended ceiling to be installed above window architrave level
B.02 Lower Ground Floor WC	B.02/1	Current site Welfare WC facility	New WC arrangement
B.03 Lower Ground Pantry	B.03/1	Current site Welfare facility	To be replaced with consented pantry arrangement
B.04 Staff Kitchen	B.04/1	Current site Welfare facility	New staff kitchen arrangement to be implemented. As built partition and door to be removed.
B.05 Lower Ground Hall	B.05/1	Exposed soffit level services	New ceiling to be installed above the level of the existing window architraves
B.07 Guest Bathroom 1	B.07/1	Current site Welfare WC facility	Proposed bathroom arrangement to be installed
B.08 Guest Suite 1	B.08/1	Services currently exposed including underfloor heating manifold and fan coil unit at ceiling level.	Fan coil unit to be reduced in scale and relocated into the void above the ceiling in the adjacent bathroom, B.07. Underfloor heating manifold to be relocated and concealed in ceiling void. Ceiling to courtyard facing area to be installed above the level of the window architrave.
B.11 Wine Cellar	B.11/1	Poor quality brick arched vault insulated and lined with plywood.	Brick arched vault to be lined with oak battens.
B.12 Staff Bathroom B	B.12/1	Current site Welfare WC facility	Proposed bathroom arrangement to be installed
B.13 Staff Bedroom B	B.13/1		Space to be finished as consented (see external envelope section for details on external wall and replacement sash windows)
B.14 Staff Bedroom A	B.14/1		Space to finishes as consented (see external envelope section for details on external wall and replacement sash windows)
B.15 Staff Bathroom A	B.15/1	Current site Welfare WC facility	Proposed bathroom arrangement to be installed
B.16 Lower Ground Entrance Hall	B.16/1	Services installation currently exposed	Services installation to be completed to remove excess cabling and ceiling to be installed at consented heights. Proposed furniture enclosures to be installed.
B.17 Cupboard	B.17/1	Services installation currently exposed	Below stair cupboard doors to be installed.
B.18 Lower Ground Stair Hall	B.18/1	Services installation currently exposed	New ceiling to be installed.
B.19 Store	B.19/1	Store room formed projecting beneath secondary stair	Store room formed projecting beneath secondary stair

Ground Floor Level
Application items schedule

Room	Reference	As Built Condition	Proposal
0.01 Ground Floor Hall	0.01/1	Low section of ceiling stepped back from existing window openings.	Ground Floor mezzanine store above to be retained. Window joinery to be reinstated.
0.02 Ground Floor WC	0.02/1	Current site Welfare WC facility	New WC arrangement
0.03 Ground Floor Pantry	0.03/1	Space currently utilised for site storage with temporary door in new partition	New 6 panelled timber door to open into corridor
0.04 Chinese Kitchen	0.04/1	Minor modification to location of door opening in relation to consented scheme (note consented modern construction)	Modified location to be retained
0.05 Dining Room	0.05/1	Consented opening between Dining and Living room increased in width and height.	Consented opening and timber doors to be implemented. Removed fabric to be reinstated in methods and materials to match existing.
	0.05/2	Fan coil unit located adjacent to fireplace as opposed to consented location on opposite wall.	Fan coil unit position to be maintained. Scale of fan coil unit to be reduced and unit to be floor mounted. Refer to internal elevations.
	0.05/3	Modern fireplace has been removed	New scholarly reproduction of original fireplace by specialist based on archive photography with new stone hearth.
	0.05/4	Socket outlet locations positioned above fireplace on chimney breast	Socket outlet locations to be removed and lime plaster repairs carried out
	0.05/5		Concealed tea sink to be introduced within new reduced scale furniture design
	0.05/6		Existing doors in safe storage to be refurbished and reinstated. Door swing between Dining Room and Ground Floor Hall to be reversed.
	0.05/7		Proposed radiator enclosures within window reveals
	0.05/8	High level socket outlet locations adjacent to windows	High level socket outlet locations adjacent to windows to be removed and lime plaster reinstatement
	0.05/9	Various ceiling penetrations and modern recessed light fittings present	Full reinstatement in accordance with drawings and method statements
0.06 Living Room	0.06/1	Existing door opening between stair hall and living room has been enlarged in width and height	Reinstatement work to restore original opening size. Retained and stored 6 panel door and timber architraves to be reinstated.
	0.06/2	New nib walls constructed in living room	Modern nib walls to be carefully removed and adjoining fabric repaired in line with method statements.
	0.06/3	Cupboard door opening enlarged in width and height	Reinstatement work to restore original opening size. Retained and stored 6 panel door and timber architraves to be reinstated.
	0.06/4	New suspended ceiling in 'coffer' arrangement within central plan area	Area of modern ceiling carefully removed and adjoining fabric repaired.
	0.06/5	Existing fireplace removed from wall and placed in safe storage	Reinstatement of existing fireplace by specialist. New stone hearth.
	0.06/6	Additional fan coil unit located in north east corner of room.	Fan coil units to be reduced in scale and become floor standing. Refer to internal elevations.
	0.06/7		Radiator enclosures within window reveals
	0.06/8	High level socket outlet locations adjacent to windows	High level socket outlet locations adjacent to windows to be removed and lime plaster reinstatement
	0.06/9	Various ceiling penetrations and modern recessed light fittings present	Full reinstatement of ceilings in accordance with drawings and method statement
	0.06/10	Furniture installation over sailing chimney breast	Scale of proposed furniture reduced
	0.06/11	Furniture installation height preventing reading of existing cornice	Scale of proposed furniture reduced
0.07 Entrance Hall	0.07/1	Damaged plasterwork to form new electrical chases replaced with modern plaster	All modern plasterwork to be carefully removed and new lime plaster repairs to be carried out
	0.07/2	4 no. ceiling penetrations for light fittings in soffit of stair landing (refer to reflected ceiling plan drawing)	Soffit of stair landing to be reinstated according to drawings and method statement
0.08 Stair Hall	0.08/1	Modern ply partition below main stair removed	New simple railing design proposed. Refer to elevations
	0.08/2		New 6 panelled timber door between stair hall and ground floor hall with swing to be reversed in relation to consented scheme.
	0.08/3	Damaged plasterwork to form new electrical chases throughout main stair hall replaced with modern plaster	All modern plasterwork to be carefully removed and new lime plaster repairs to be carried out. Proposed wall lighting scheme to main stair hall.
M.01 Mezzanine Store	M.01/1	Existing mezzanine store extended	Extended mezzanine store to be retained

First Floor Level
Application items schedule

Room	Reference	As Built Condition	Proposal
1.01 First Floor Lift Hall	1.01/1	Incomplete and exposed services installation adjacent and opposite to lift.	Install furniture enclosures to conceal services.
1.02 Study	1.02/1		Complete furniture installation and finishes.
1.03 Library	1.03/1	Various ceiling penetrations and modern recessed light fittings present	Full reinstatement in accordance with drawings and method statement
	1.03/2	High level socket outlet locations adjacent to windows	High level socket outlets adjacent to windows to be removed and lime plaster repairs carried out
	1.03/3	High level opening in masonry chimney breast for flue	Flue to be removed, wall to be reinstated in materials to match existing in line with drawings and method statements.
	1.03/4	Existing opening relocated and scale increased	Original position and opening size to be reinstated in materials and joinery details to match existing in line with drawings and method statements.
	1.03/5		Existing doors in safe storage and to be reinstated. Door swing between Library and Study 1.02 to be reversed.
	1.03/6	Fan coil unit adjacent to fireplace on alternative side as consented.	Fan coil unit position to be maintained. Scale of fan coil unit to be reduced and unit to be floor mounted. Refer to internal elevations.
	1.03/7		Radiator enclosures within window reveals
	1.03/8	Modern fireplace removed	Fireplace to be replaced with scholarly reproduction based on archive photography by specialist. New stone hearth.
	1.03/9	Underfloor heating manifold installed in southwest corner of the room. Curved timber panel section removed.	Underfloor heating manifold to be reduced in scale and concealed within existing wall fabric void
1.04 Reception	1.04/1	Various ceiling penetrations and modern recessed light fittings present	Full reinstatement of ceilings in accordance with drawings and method statement
	1.04/2	High level socket outlet locations adjacent to windows	High level socket outlet locations to be removed and lime plaster repairs carried out
	1.04/3	Relocated and enlarged opening formed in wall to Stair Landing	Original position and opening size to be reinstated in materials to match existing.
	1.04/4		Two new mirrors designed to match archive photography and the retained mirror in the Library to be installed in the wall panel sections between Bedford Square facing windows
	1.04/5		Existing door in safe storage and to be refurbished and reinstated.
	1.04/6		Radiator enclosures within window reveals
	1.04/7	Fan coil unit adjacent to fireplace on alternative side as consented.	Fan coil unit position to be maintained. Scale of fan coil unit to be reduced and unit to be floor mounted. Refer to internal elevations
	1.04/8	Original fireplace removed and in safe storage.	Original fireplace to be reinstated by specialist in original location. New stone hearth.
1.05 First Floor Stair Landing	1.05/1	Penetrations formed to the underside of Stair Landing	Soffit of stair landing to be reinstated and repaired with two coat lime plaster to match existing ceiling finishes.
	1.05/2	Service routes chased into walls have been repaired with modern plaster	All modern plasterwork to be carefully removed and new lime plaster repairs to be carried out. Proposed wall lighting scheme to main stair hall.
1M.02 Study	1M.02/1	Services install incomplete with exposed elements	Furniture to be installed in line with proposals to conceal services installations
	1M.02/2	Furniture partially installed	Furniture to finished and decorated

Second Floor Level
Application items schedule

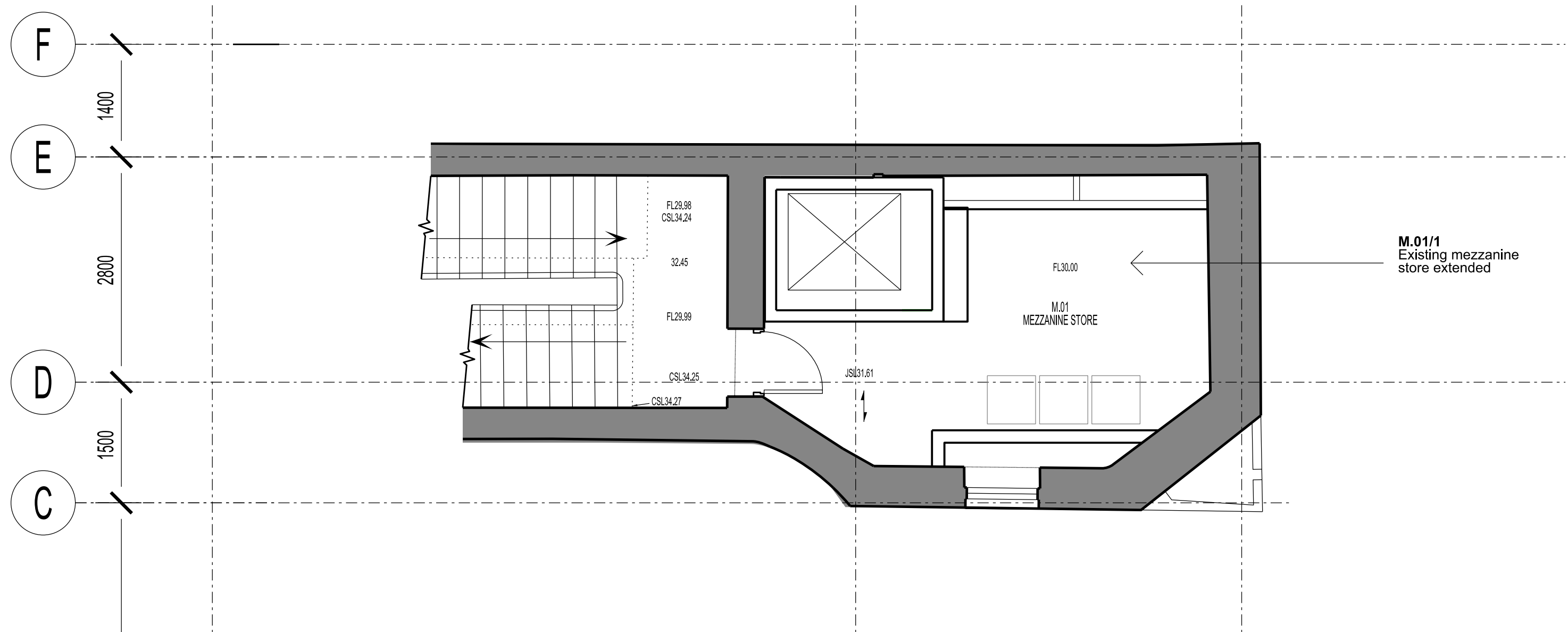
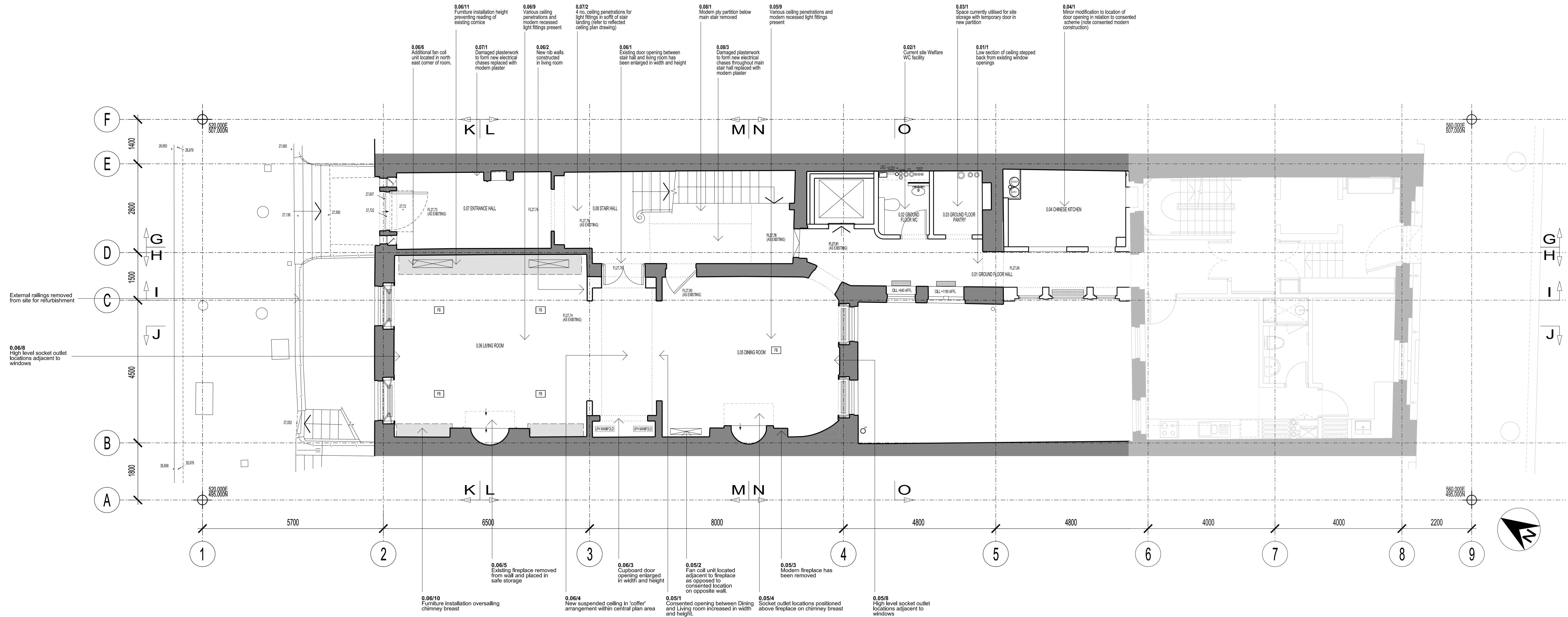
Room	Reference	As Built Condition	Proposal
2.01 Second Floor Lift Hall	2.01/1	Modern ceiling installation in 'coffer' arrangement	All modern ceilings to be carefully removed. Existing plain ceiling to be made good
	2.01/2	Services installation incomplete and exposed	Furniture cupboards to be implemented to conceal services
2.02 En suite	2.02/1	En suite arrangement present including sauna installation	Sauna to be removed and en suite arrangement with shower to be implemented
	2.02/2	Raised section of floor installed	Raised section of floor to be removed to enable consistent floor finish
	2.02/3	Window architraves have been removed	Window architraves in storage to be refurbished and reinstated
2.03 Master Bathroom	2.03/1	Bathroom arrangement mirrors the layout included in the consented scheme	Maintain bathroom as installed bathroom layout
2.04 His Master Bedroom	2.04/1	Modern ceiling installation in 'coffer' arrangement	All modern ceilings to be carefully removed. Existing plain ceiling to be made good
	2.04/2		Radiator enclosures within window reveals
	2.04/3	Fan coil unit present	Fan coil unit position to be maintained.
	2.04/4	High level socket outlet locations adjacent to windows	High level socket outlet locations adjacent to windows to be removed and lime plaster repairs carried out
	2.04/5	New wall lining in front of party wall	New wall lining in front of party wall to be retained
2.05 Lobby to Master Bedrooms	2.05/1	Opening to main stair hall infilled with new furniture installation	Opening to main stair hall to be reinstated. Furniture and socket outlet locations to be removed.
2.06 Her Master Bedroom	2.06/1	Light weight partitions forming closet with partially installed fixed furniture	Partitions and joinery to be removed to reinstate volume of front room
	2.06/2	New door opening formed to between Master bedroom and Master Sitting Room	Partition to be reinstated in materials to match existing. Consented opening location in second floor stair lobby to be implemented.
	2.06/3	Modern ceiling installation in 'coffer' arrangement	All modern ceilings to be carefully removed. Existing plain ceiling to be made good
	2.06/4		Radiator enclosures within window reveals
	2.06/5	New wall lining in front of party wall and chimney breast	New wall lining in front of party wall and chimney breast to be retained
	2.06/6	High level socket outlet locations adjacent to windows	High level socket outlet locations adjacent to windows to be removed and lime plaster repairs carried out
2.07 Master Sitting Room	2.07/1	Modern ceiling installation in 'coffer' arrangement	All modern ceiling to be carefully removed. Existing plain ceiling to be made good.
	2.07/2		Radiator enclosures within window reveals
	2.07/3	New furniture installation in front of party wall and chimney breast.	New furniture installation in front of party wall and chimney breast to be retained.
	2.07/4	High level socket outlet locations adjacent to windows	High level socket outlet locations adjacent to windows to be removed and lime plaster repairs carried out
2.08A Second Floor Stair lobby	2.08A/1	Consented door opening not present	Consented door opening to be implemented
2.08 Second Floor Stair Hall	2.08/1	Service routes chased into walls have been repaired with modern plaster	All modern plasterwork to be carefully removed and new lime plaster repairs to be carried out. Proposed wall lighting scheme to main stair hall.

Third Floor Level
Application items schedule

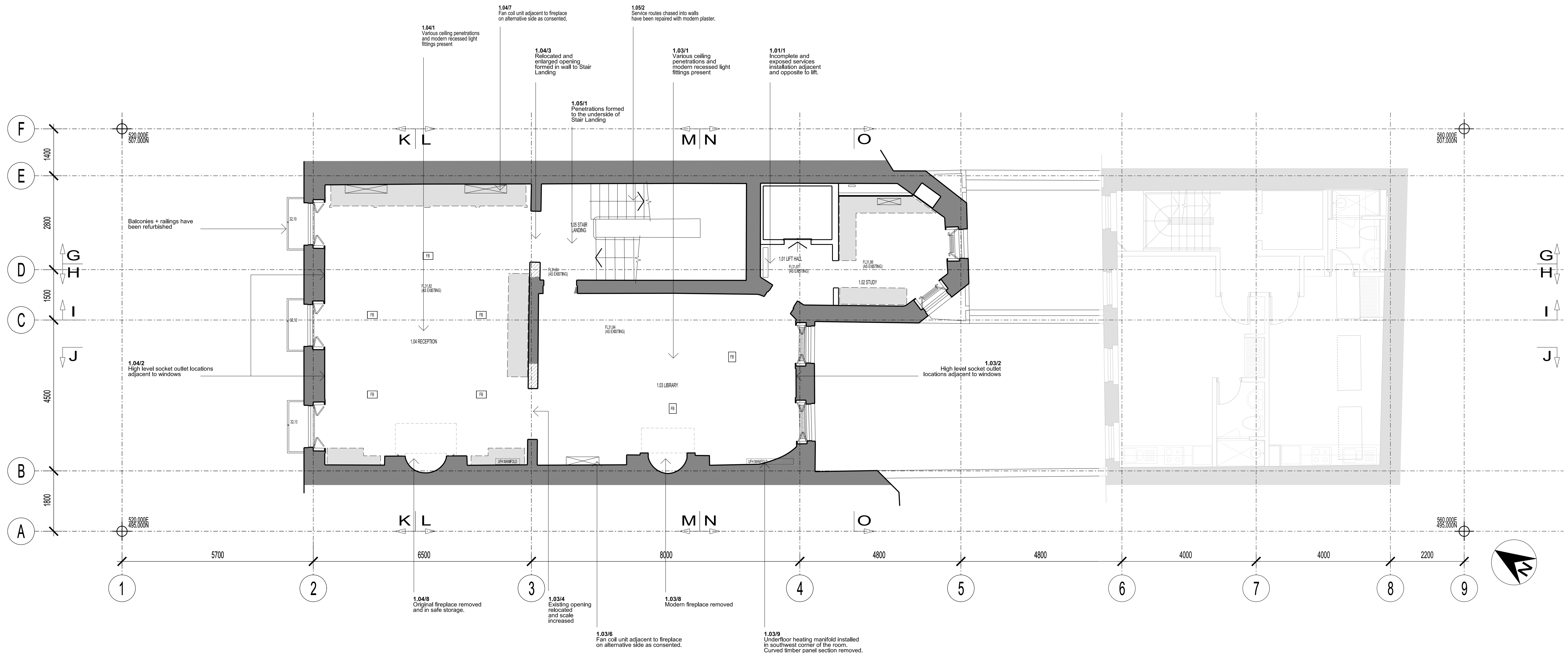
Room	Reference	As Built Condition	Proposal
3.01 Third Floor Hall	3.01/1	Exposed services adjacent to Lift	Furniture enclosures to conceal services to be installed
3.02 Family Sitting Room	3.02/1		Decorate and finish as built
3.03 Family Bedroom 3	3.03/1	Modern ceiling in 'coffer' arrangement	Implement simple consistent flat ceiling
	3.03/2		Radiator enclosures within window reveals
3.04 Family Bathroom 3	3.04/1		Finish and decorate as built
3.05 Family Bathroom 2	3.05/1		Finish and decorate as built
3.06 Family Bedroom 2	3.06/1	New conservation roof light in existing roof light opening	Roof light to be removed and roof structure made good with materials to match existing
	3.06/2	Roof structure exposed as existing, FCU grilles installed at high level in the walls.	New plasterboard ceiling to be installed beneath the level of the roof timbers. Fan coil units and grilles to be relocated into ceiling.
	3.06/3	Recessed light fittings in window reveals	Light fittings to be removed
3.07 Family Bedroom 1	3.07/1	New conservation roof light in existing roof light opening	Roof light to be removed and roof structure made good with materials to match existing
	3.07/2	Roof structure exposed as existing, FCU grilles installed at high level in the walls.	New plasterboard ceiling to be installed beneath the level of the roof timbers. Fan coil units and grilles to be relocated into ceiling.
	3.07/3	Recessed light fittings in window reveals	Light fittings to be removed
	3.07/4	Modern lining with niches in front of party wall and chimney breast	Modern lining to be removed to expose chimney breast. Underfloor heating manifold to be relocated beneath concealed wash hand basin cupboard.
3.08 Family Bathroom 1	3.08/1		Finish and decorate as built

f General Arrangement drawings - As built

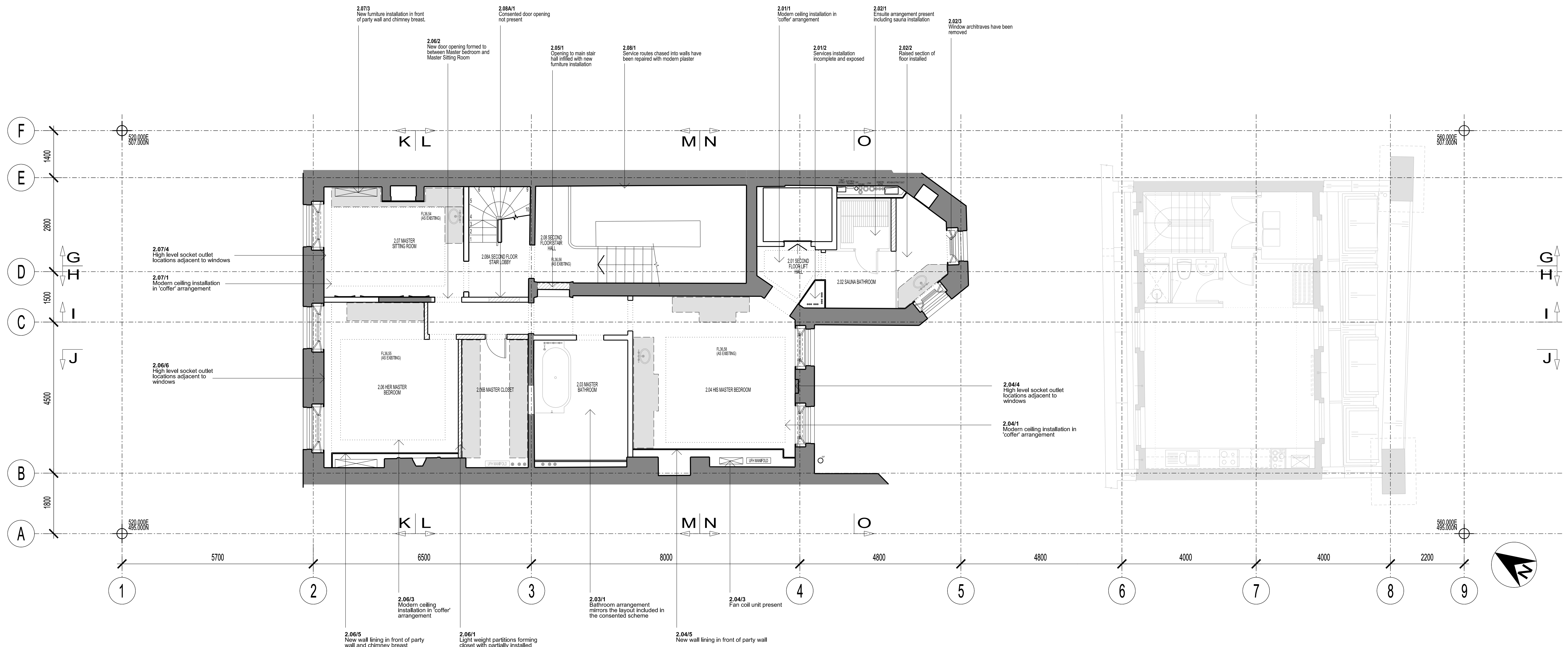




CURRENT AS BUILT CONDITION



CURRENT AS BUILT CONDITION



CURRENT AS BUILT CONDITION

