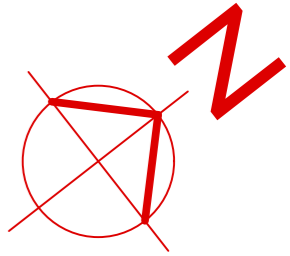



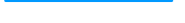


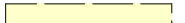


5 HHG - FIRST FLOOR FLAT - INTERNAL ALTERATIONS

PROPOSED FLOOR PLAN 1:50 @ A3

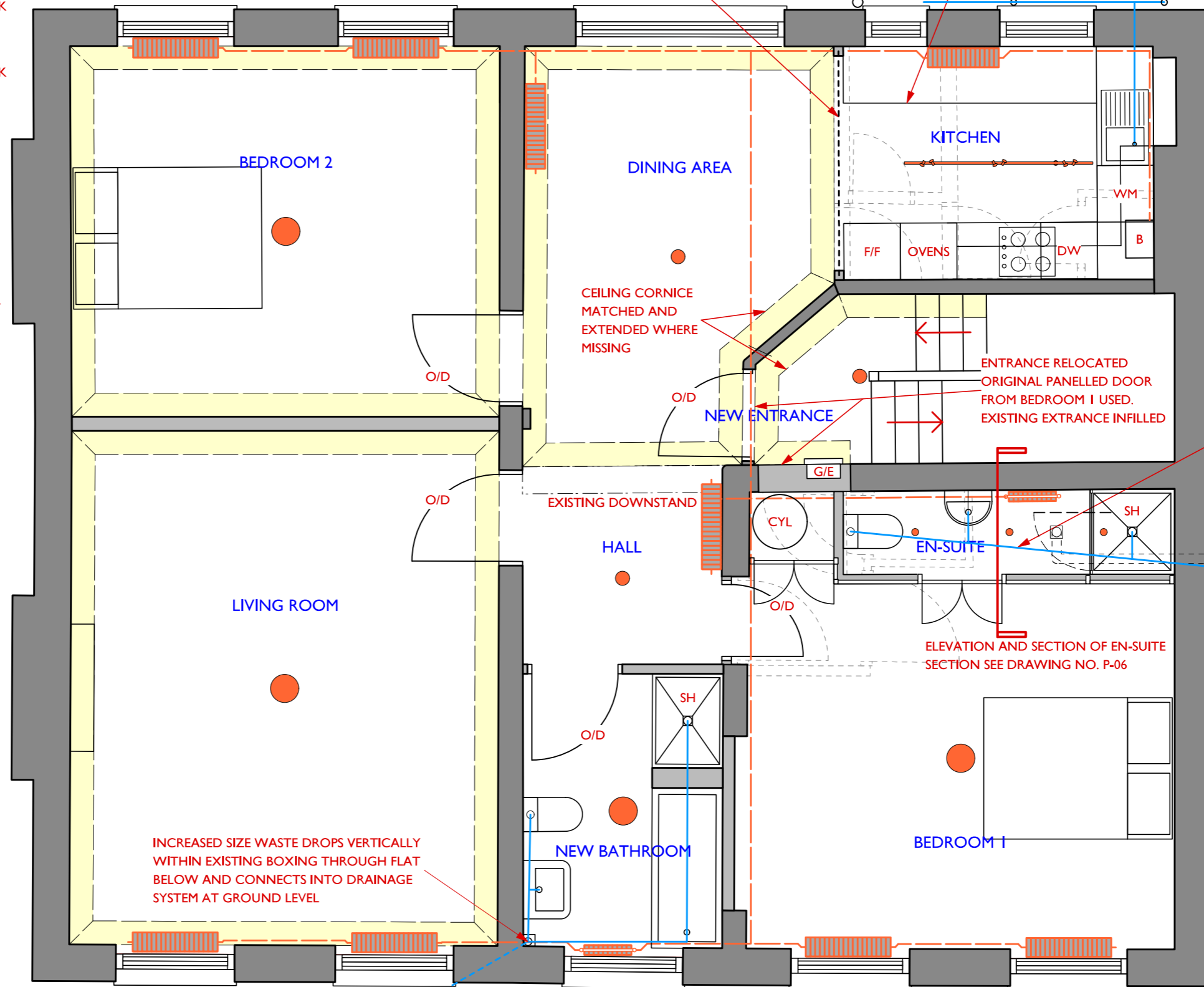


-  TRADITIONAL HEATED TOWEL RADIATORS FLOOR / WALL MOUNTED WITH PIPEWORK RUN FLOW BELOW FLOOR
-  TRADITIONAL COLUMN RADIATORS FLOOR / WALL MOUNTED WITH PIPEWORK RUN FLOW BELOW FLOOR
-  FLOW AND RETURN PIPEWORK RUN BELOW FLOOR
-  WASTE PIPEWORK
-  CEILING LIGHTS
-  LOW VOLTAGE TRACK LIGHT IN KITCHEN FED FROM EXISTING CEILING LIGHT POINT
-  CEILING CORNICE

BRIEF OUTLINE PROPOSAL OF WORKS:

- FORM ADEQUATE SIZE OPEN PLAN NEW KITCHEN AREA TO REAR IN PLACE OF WC & BATHROOM. FULL WIDTH OPENING FORMED IN WALL FROM DINING AREA. CORNICE RETAINED WITH DOWNSTAND DETAIL TO MATCH DOWNSTAND BETWEEN HALL AND DINING AREA. AUTOMATIC FIRE CURTAIN CONCEALED WITHIN DOWNSTAND IF REQUIRED BY FIRE REGULATIONS.
- FORM PARTIAL HEIGHT EN-SUITE SHOWER ROOM IN BEDROOM 1. ELEVATION TO REPLICATE EXISTING DOORS AND JOINERY TO RESEMBLE BUILT-IN WARDROBE.
- FORM NEW BATHROOM IN EXISTING KITCHEN AREA. EXISTING VERTICAL WASTE PIPE TO BE INCREASED IN SIZE TO NEW SOIL PIPE. PIPE CONCEALED WITHIN EXISTING BOXING AND CONNECTED TO EXISTING DRAINAGE AT GROUND LEVEL.
- RELOCATE ORIGINAL PANELLED DOOR AND LINING FROM EXISTING BATHROOM TO BEDROOM 1.
- REINSTATE PLASTER CORNICE TO BOTH SIDES OF WALL BETWEEN DINING/HALL & STAIRS.
- RELOCATE ENTRANCE OFF HALF LANDING TO ELIMINATE UNNECESSARY INTERNAL LOBBY AREA. USE ORIGINAL PANELLED DOOR FROM BEDROOM 1 AS NEW ENTRANCE DOOR. DOOR TO BE HUNG IN NEW LINING WITH ARCHITRAVES TO MATCH ORIGINALS.
- PROPOSAL ALLOWS ALL DOORS VIEWED FROM MAIN HALL/DINING AREA TO BE ORIGINAL PANELLED DOORS.
- REMOVE EXISTING SURFACE RUN HEATING SYSTEM PIPEWORK AND MODERN RADIATORS. INSTALL COMPLETE NEW HEATING SYSTEM WITH CONCEALED PIPEWORK AND PERIOD COLUMN RADIATORS.
- COMPLETE REWIRING TO CURRENT STANDARDS USING EXISTING SWITCH POSITIONS AND CEILING POINTS.
- RE-USE EXISTING PERIOD DOORS AND FRAMES IN RELOCATED POSITIONS.
- REPLACE MISMATCHED MODERN ARCHITRAVES WITH MATCHING PROFILE ARCHITRAVES TO MATCH ORIGINALS.
- NEW WALLS TO BE FORMED IN TIMBER STUDWORK.

O/D - DENOTES ORIGINAL PANELLED DOOR



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CLIENT: MR BEECROFT - 5A HAMPSTEAD HILL GARDENS NW3 2PH
 PROJECT: FIRST FLOOR FLAT - REVISED PROPOSED FLOOR PLAN
 DATE: JUNE 2020 SCALE: 1:50 DWG NO: 2001 / P-05