Note: all original / existing fabric retained in-situ unless indicated red for removal

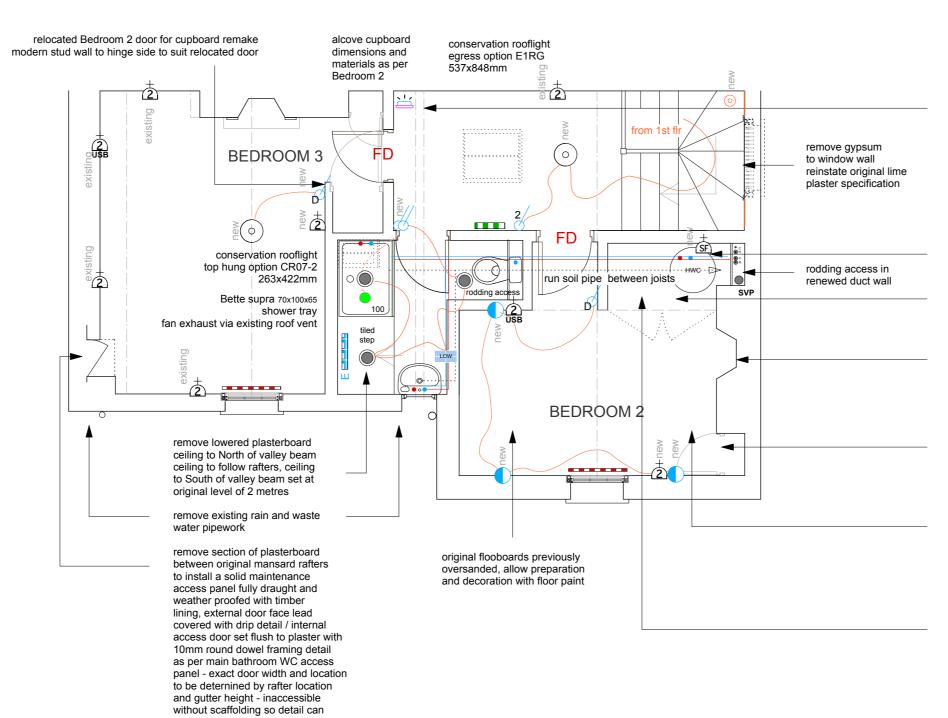
repairs to windows and doors will require the removal of original material only where decayed, the scheduling of repairs to follow the stripping of paint

plaster damage to be consolidated prior to applying lining paper for decoration

previously stripped joinery to be refixed where loose, prepared for redecoration

floorboards to be cleaned, refixed using cut floorboard nails where necessary, finish to be floorpaint due to the previous over-sanding and varnishing removing the character of the boards and reducing thickness - preventing further sanding to remove unsightly varnish

room doors adjoining the stair require upgrading fire resistance - to include: edge fixed fire seal 3 sides fire rated antique bronze finish hinges fire rated sprung latch ensure 15mm door stops



investigate surface decay of valley beam - if unsound or water saturated brickwork cannot be effectively dried out then a section of the beam to be removed and replaced with a matching species and grain plus engineered splice plate

remove existing WC, replace duct wall plasterboard with suitable access panels - relocate door to Bedroom 3 - allow new hardwood frame to replace softwood frame from 1968-9

remove studwork and plaster board walls from 1968-9, reconfigure to locate WC in bathroom, waste pipework run bewteeen joists to retained SVP

clean and repair existing hearth, missing fire surround not replaced allow lime plaster repair around open brick hearth

repair and redecorate original alcove cupboard with extant shelving, strip paint and repair lime plaster interior

pitched plasterboard ceilings removed, rafters insulated with insulated plasterboard ceilings - ventilation described on dwg ref. GC 306

lowered 'ceiling' to WC and wardrobe extended across entry door threshold, set at original ceiling height pre-1969 to acknowledge scale of servant quarters - pitched ceiling runs above to stair wall visually reinstating the original depth of the room

NOTE: switches, sockets and light fittings

to re-use current outlet locations where

possible to minimise the cutting of new electrical boxes into historic fabric.

Unauthorized electrical works using gypsum plaster repairs around boxes to have gypsum removed - replaced with 3 coat lime plaster

existing denotes re-use of existing outlet location

denotes new wall outlet usimng lime repair

new-skirting denotes new outlet set into skirting board avoiding plaster damage

new-plasterboard denotes new location in existing plasterboard

LEGEND

WATER

RADIATOR Hudevad P5 tbc

RADIATOR Iron column floor standing radiator tbc

THERMOSTAT tbc

towel radiator electric backup tbc

WATER supply

STUB STACK AAV - Air Admittance Valve

Note: min 450mm from WC connection to drain invert level

SMALL POWER + LIGHTING - H = HIGH LEVEL NOTE: LOW LEVEL OUTLETS TO BE 450mm FFL WHERE EXISTING LOCATIONS RETAINED, SKIRTING MOUNTED ELSEWHERE

All outlets to be brass thin face-plate

PENDANT / CEILING LIGHT various client supply

SPOT LIGHT recessed fitting <u>LED</u> allow for Envriograf DLC7/AC acoustic intumescent hood to each fitting.

LIGHT IP65 rated

WALL LIGHT tbc IP rated where appropriate

5 AMP OUTLET wall switched tbc

LIGHT SWITCHES (SINGLE / DOUBLE / 2-way D-dimmer) All switches brass finish TBC

WALL LIGHT EXTERNAL IP65 rated main fed switched

WALL LIGHT EXTERNAL IP65 rated mains fed PIR controlled

DOUBLE with 2x USB / EXTERNAL / DOUBLE / SINGLE SOCKET OUTLET

SWITCHED FUSED SPUR OUTLET to suit application

SOUNDER, REF AUTOMATIC FIRE DETECTION SYSTEM

Worktop mounted Kitchen extraction with remote switch operation with wall vent kit to suit 150mm - 61 litres per second, dB(A) @3m 45

Wall mounted WC extraction with remote switch operation with wall vent kit to suit 100mm - 25 litres per second, dB(A) @3m 38

Distribution Board for ground and first floor electircal circuits. Hager or similar quality, allow for min. 1 number spare circuit for future use. Board+RCD to BS 7671:2008+A3:2015

ment 3 compliant: conforms to BS EN 61439-3 inc. Annex ZB

WIFI router location for security linked to PIR/camera detection via bluetooth located within retained storage cupboard

WIFI router location for doorbell linked sounder/mobile devices via bluetooth

located within retained storage cupboard

WIFI router for internet devices via bluetooth located within retained storage cupboardd

MAINS OPERATED SMOKE ALARM AUTOMATIC FIRE DETECTION SYSTEM: detectors and alarms connected to the control unit and indicating unit at GF all TO BS 5839:PART1 TYPE L3. NOTE POWER ISOLATION AND BREAK-GLASS AND PANEL IN GUEST CLOAKS AREA

MAINS OPERATED ALARM/HEAT ALARM - GENT or similar approved

FD30 Half Hour fire door hinges, latches and frame seals to BS 476: Part 22

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SUBJECT Second floor plan planning issue

NUMBER GC 305 SCALE 1:50 @ A3 REVISION A DATE 15/05/20 A 20.08.2020 APPLICATION

be a condition drawn and approved once full scaffold is erected - door size estimated at 250mm wide x

400mm high

