

THIRD FLOOR

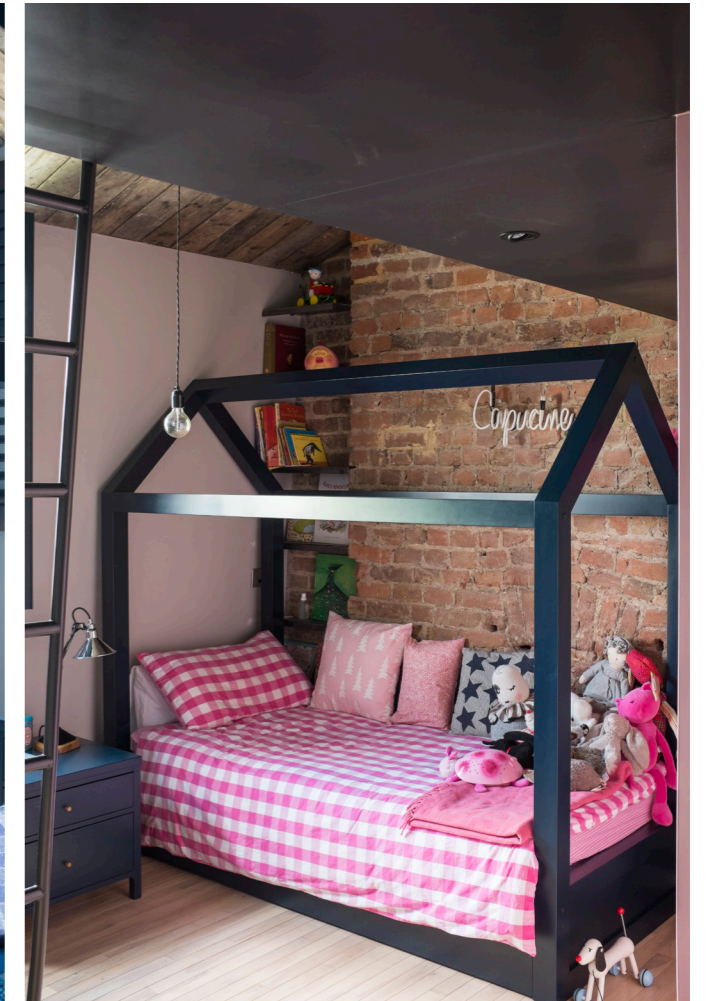
26.

Works	Replacement flooring and floor boarded ceilings
Response	Works are wholly reversible and being unattached do not materially affect special interest. The original floor boards are still present with the new floating timber floor laid over.

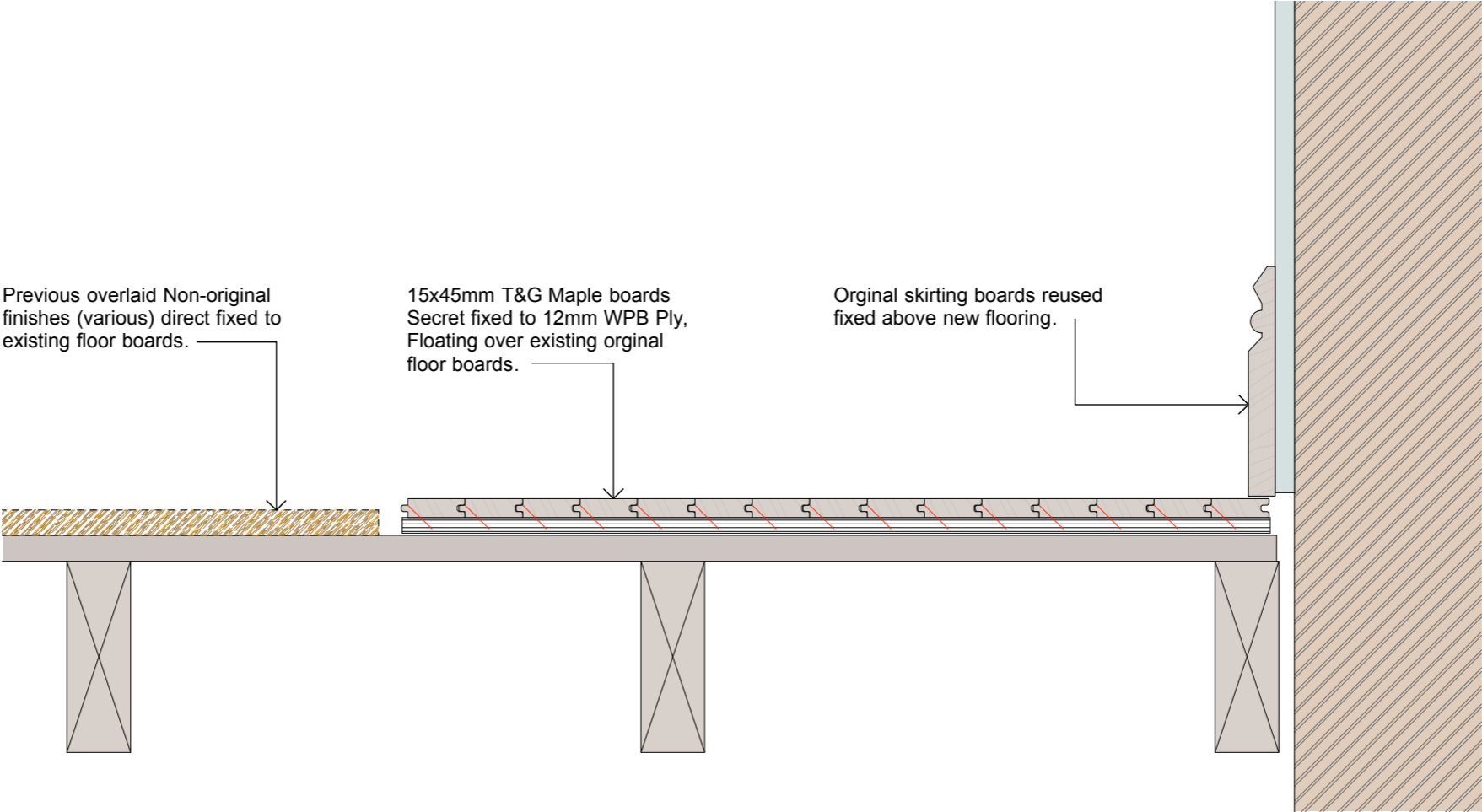
BEFORE



AFTER

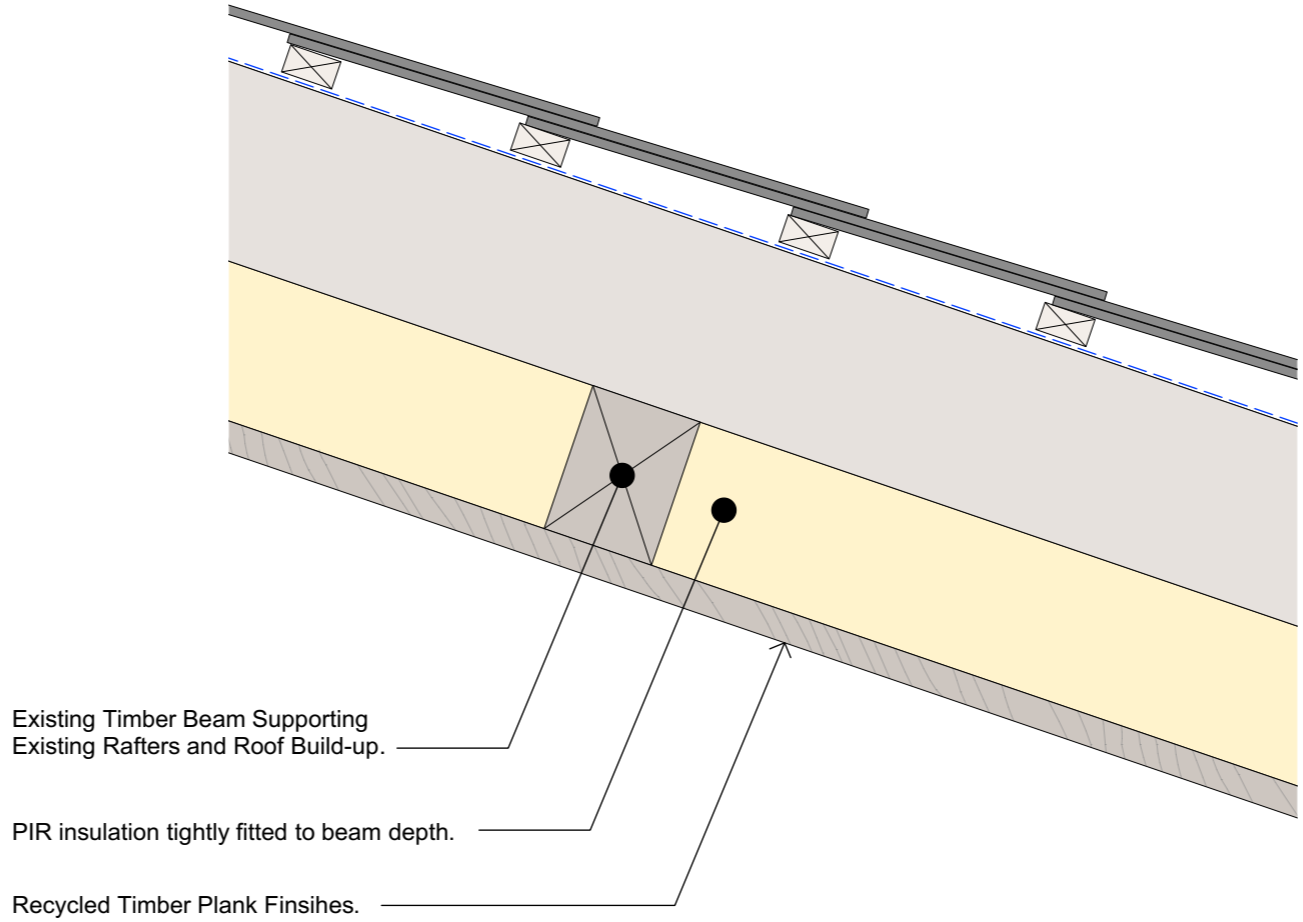


26.



UNDERCOVER ARCHITECTURE LTD	The Studio 48 Mornington Terrace, NW1 7RT T: +44 20 7388 7698 E: info@undercoverarchitecture.com	PROJECT TITLE	48 MORNINGTON TERRACE LONDON, NW1 7RT	DATE	SEPTEMBER 2020	DRAWING TITLE	Floor Detail	REVISION	AS BUILT	This drawing is the copyright of Undercover Architecture Ltd and may not be copied, altered or reproduced in anyway or passed to a third party without written authority. All dimensions are subject to site survey and site verification. Do not scale.
		CLIENT	UNDERCOVER ARCHITECTURE LTD	SCALE	1:5 @ A3	DRAWING N.	AS 410		AS BUILT	

26.



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DRAWING TITLE	Timber Ceiling Detail
DRAWING N.	AS 412

REVISION	AS BUILT

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THIRD FLOOR

27.

Works	Removal and replacement of timber sash windows with double glazed units with square section glazing bars and framing
Response	Non original two-over-two pane sash replaced for six-over-six pane sash to reflect the original configuration and more general uniformity evidenced by neighbours in this respect. The slim section double glazing (unit dimension 12mm) seeks to accord with sustainability objectives; but nevertheless retaining original frame form, dimensions and materiality etc. Works do not therefore affect special interest but are appropriate and enhancing in this regard, particularly where non-original predecessors exhibited severe rot and an ongoing trend toward further decay.

BEFORE



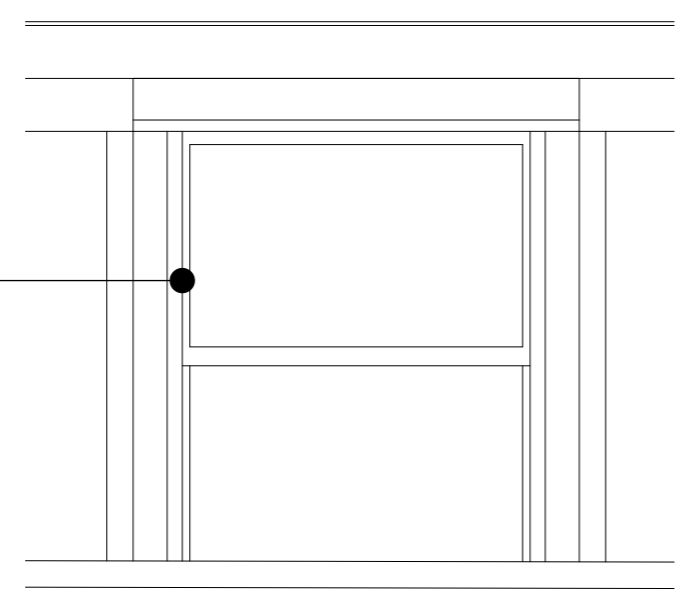
AFTER



27.

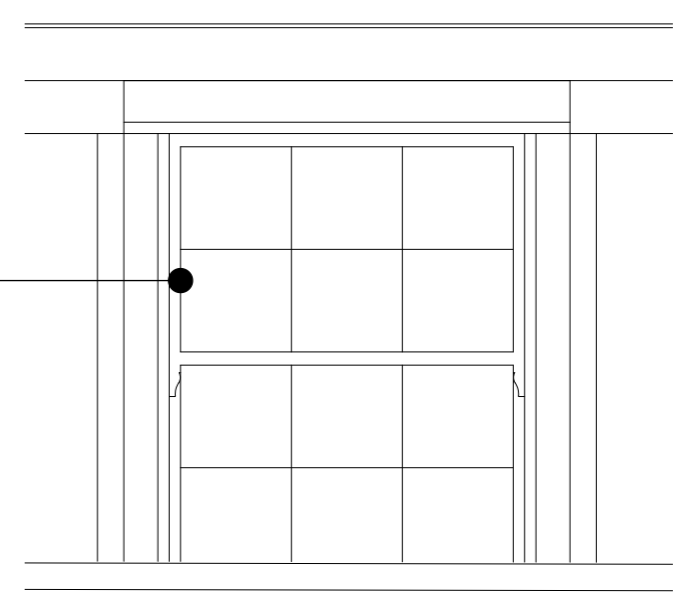
Refer AS 401 for Typical Window Details

Non-original PVC DGU window system.



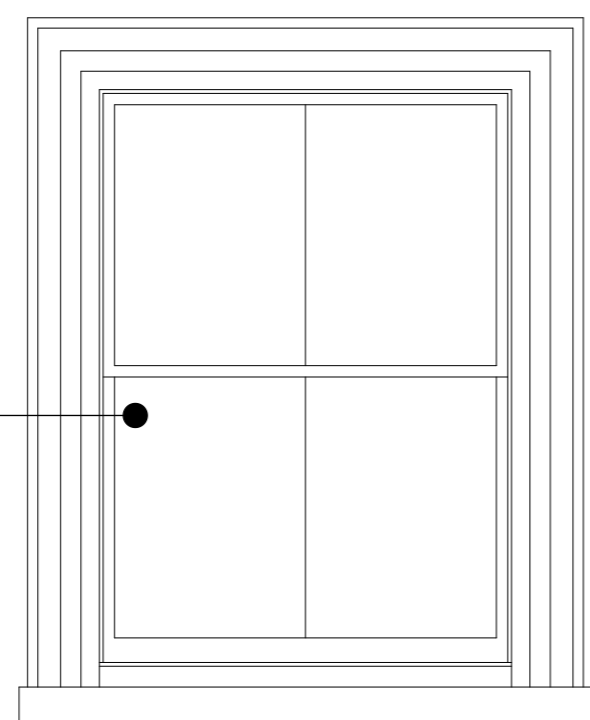
3rd Floor Front Previous Existing Windows

Traditional Designed painted timber double hung sash windows fitted with DGU's



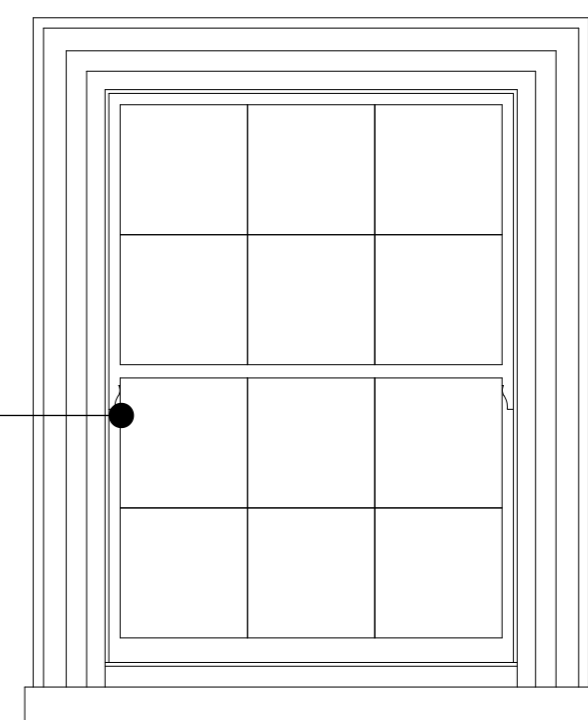
3rd Floor Front As Built Windows

Degraded timber double hung sash with non-original fenestration setout window system.



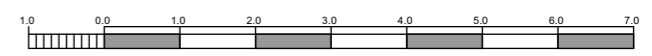
2nd Floor Front Previous Existing Windows

Traditional Designed new timber double hung sash windows with original fenestration set-out, fitted with new DGU's.



2nd Floor Front As Built Windows

Scale Meters



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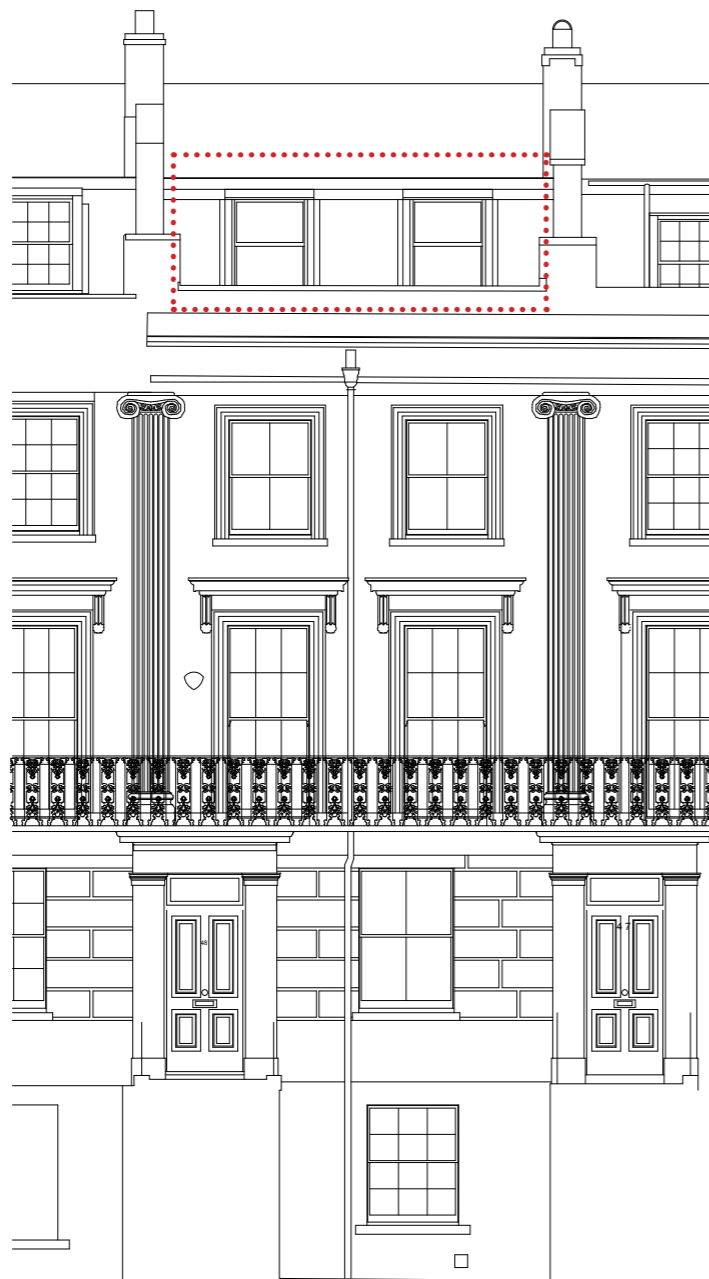
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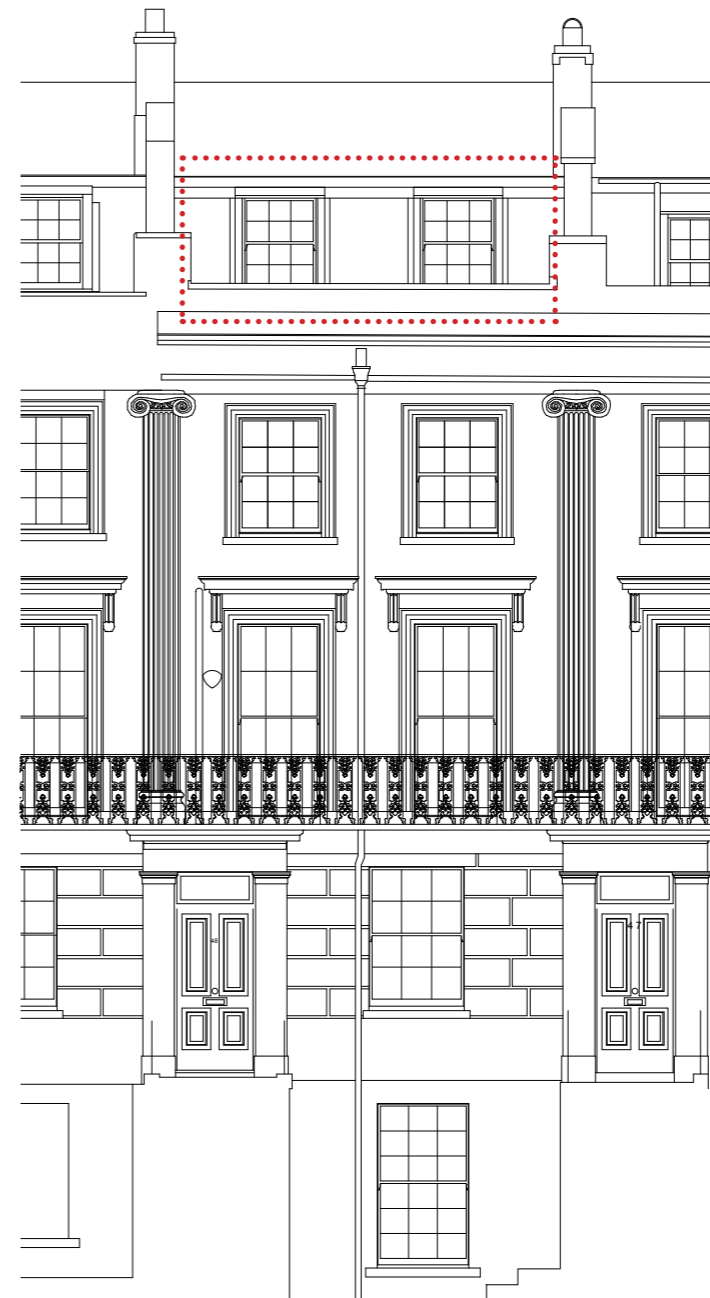
DRAWING TITLE	3RD & 2ND FLOOR PREVIOUS & AS BUILT WINDOWS
DRAWING N.	AS 202

REVISION	AS BUILT

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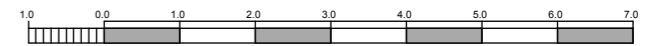


PREVIOUS EXISTING FRONT ELEVATION



AS BUILT FRONT ELEVATION

Scale Meters



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DATE SEPTEMBER 2020
SCALE 1:100 @ A3

DRAWING TITLE **PREVIOUS & AS BUILT
FRONT ELEVATIONS**
DRAWING N. AS 301

REVISION

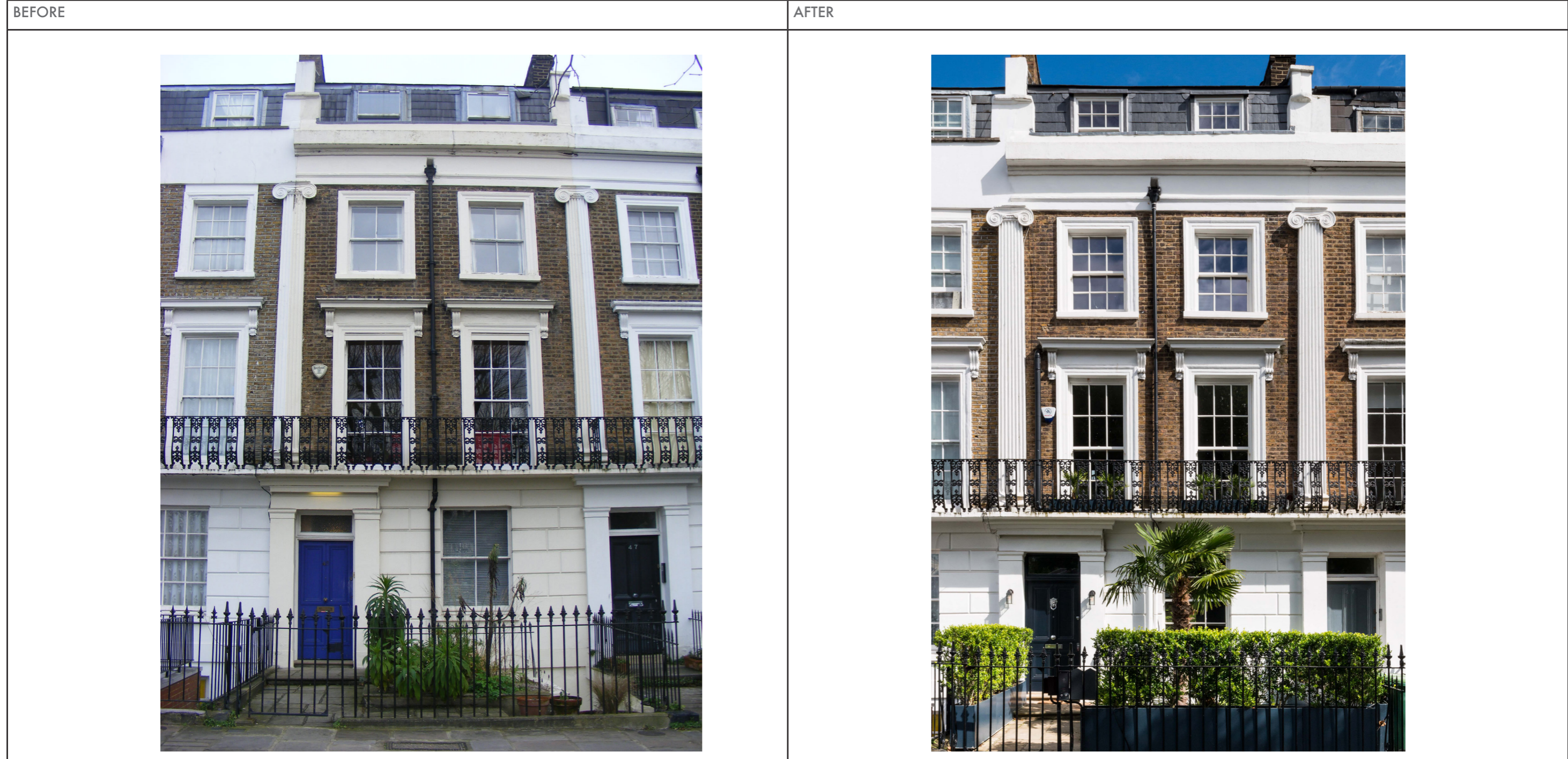
AS BUILT

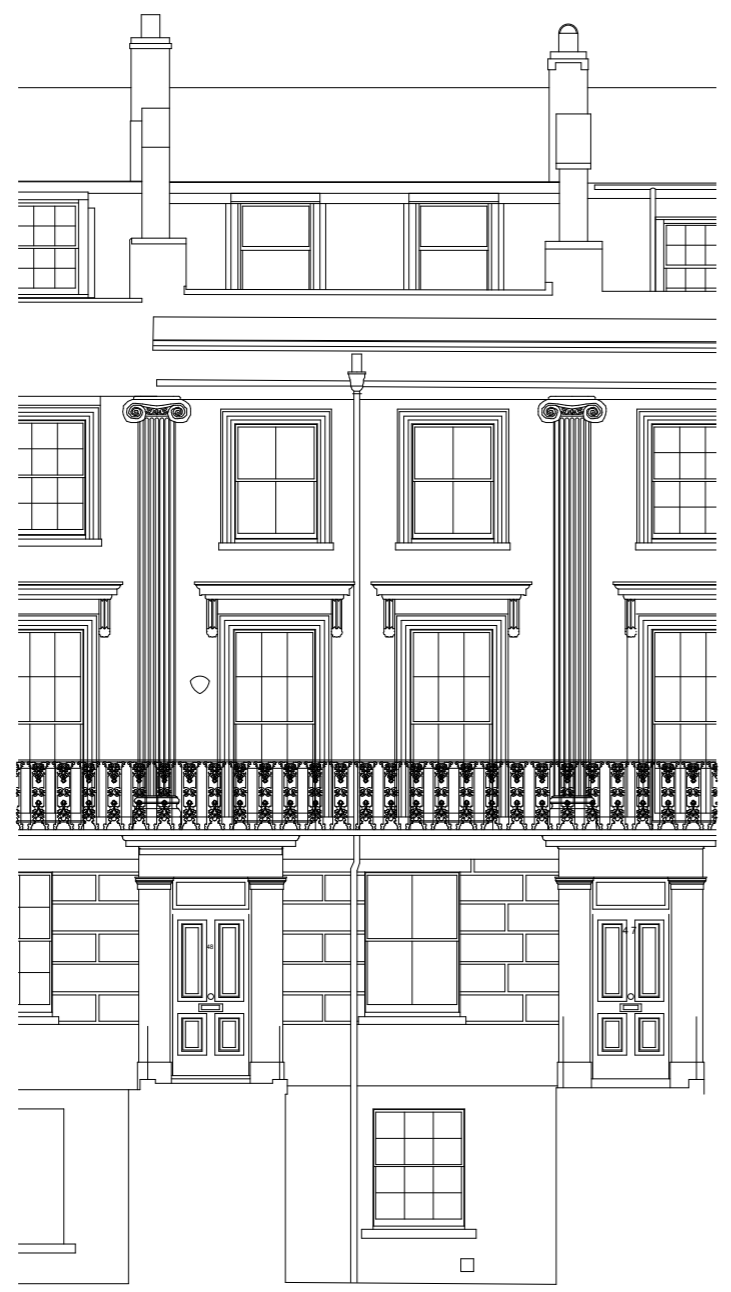
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FRONT ELEVATION

28.

Works	Drainage pipe from second floor bathroom
Response	These works were wholly necessary in nature, facilitating the safe and practical functioning of the upstairs bathroom, particularly where the previous system of drainage resulted in serious defects throughout the property. The overall scale of these items ensures that limited change accrues from their installation in order that a detracting feature does not prevail/result in greater impacts across this elevation or elsewhere. The overarching special interest of the property and the contribution this makes to the wider locale is not materially affected following the installation of this pipe.

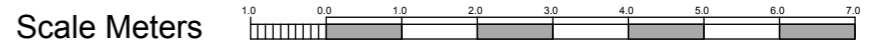




PREVIOUS EXISTING FRONT ELEVATION



AS BUILT FRONT ELEVATION



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