

KEY - - - HIDDEN LINE OVER/BEHIND
 - - - LINE REMOVED/ DEMOLISHED

PROPOSED NEW PARTITION

0 1 2 3 4 5 METRES

GENERAL NOTES:

APPLICABLE TO ALL FLATS AND ROOMS UNLESS NOTED OTHERWISE.

BUILT-IN JOINERY AND PANELLING:
 IS NON-ORIGINAL AND IS TO BE REMOVED &/OR REPLACED

SANITARYWARE:
 IS NON-ORIGINAL AND IS TO BE REMOVED & REPLACED

HEATING SYSTEM :
 IS NON-ORIGINAL AND IS TO BE REMOVED & REPLACED.

FIREPLACES:
 NON-ORIGINAL CHIMNEY PIECES TO BE REPLACED. MISSING CHIMNEY PIECES, HEARTHES, BASKETS TO BE REINSTATED IN LIVING ROOMS. REFER TO ANNEX. LINE FLUES, RUN CONCEALED GAS PIPES AND REVIVE FIRES.

CEILINGS:
 TO BE MADE GOOD WHERE DISTURBED, WHERE NON-ORIGINAL, PLASTERBOARD TO BE REMOVED & REPLACED. INSTALL NEW RECESSED DOWNLIGHTS IN BATHROOMS AND ROOMS WHICH HAVE EXISTING DOWNLIGHTS.

CORNICES:
 RUN CORNICES TO NEW PARTITIONS (OR WHERE MISSING) TO MATCH EXISTING. ANY ORIGINAL CORNICES TO BE MADE GOOD IF DISTURBED.

FLOOR FINISHES:
 ARE NON-ORIGINAL AND TO BE REPLACED. ANY ORIGINAL FLOOR BOARDS FOUND TO BE RETAINED.

PARTITIONS
 NON-ORIGINAL PARTITIONS REMOVED AS SHOWN ON THE DRAWINGS. EXISTING PARTITIONS TO BE MADE GOOD TO MATCH, RETAINING ANY EXISTING LATH & PLASTER. NEW PARTITIONS TO BE LIGHTWEIGHT STUD CONSTRUCTION TO BE EASILY REMOVABLE/ DEMOUNTABLE IN FUTURE.

SKIRTINGS:
 RUN SKIRTINGS TO MATCH EXISTING AS REQUIRED, RETAINING ANY ORIGINAL SKIRTINGS.

INTERNAL DOORS:
 ARE NON-ORIGINAL. NEW PANEL DOORS AND ARCHITRAVES IN A PERIOD PATTERN.

WINDOWS:
 TO BE REFURBISHED, SEALED AND MADE GOOD WHERE REQUIRED TO ENSURE SMOOTH AND EFFECTIVE OPERATION & PERFORMANCE. NEW AND REPLACEMENT SASHES /SILLS /FRAMES AS REQUIRED TO BE MADE TO MATCH EXISTING IN DIMENSION & DETAIL. REMOVE/ REPLACE SECONDARY GLAZING.

REPLACEMENT WINDOWS AND FRENCH DOORS
 AS SHOWN ON THE ELEVATIONS AND DETAIL DRAWINGS:

SINGLE GLAZED IN HISTORIC PARTS OF THE HOUSE I.E OTHER THAN THE CLOSET WING AND FLANK EXTENSION WHICH ARE DOUBLE GLAZED.

PROPOSED RAISING OF CEILING AND RELOCATION OF PARTITION AWAY FROM THE HEAD OF STAIR. GLAZED TOPLIGHT OVER DOOR.

FIRST AND SECOND FLOOR BATHROOMS:
 FORM SET BACKS TO PROPOSED PARTITIONS AT HIGH LEVEL SO THE CEILING CAN BE SEEN ABOVE THE PARTITION

REFURBISH EXTANT ROOF HATCH, DETAILS TO MATCH EXISTING

ROOF SLOPE SEEN IN ELEVATION

FOR PROPOSED CHIMNEY PIECES REFER TO ANNEX.

RAISE PARAPET AND FLAT ROOF. WITH STONE COPING.

INSTALL PAINTED TIMBER SASH WINDOW TO MATCH EXISTING IN DETAIL AND DESIGN

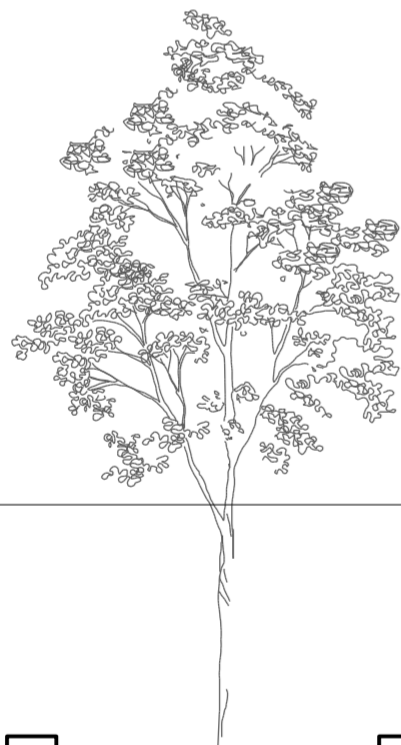
PROPOSED STEP REMOVAL

EXISTING FOUNDATIONS SHOWN INDICATIVELY. PROPOSED FOUNDATIONS AS REQUIRED FOR CLOSET WING INFILL EXTENSION.

REMOVE EXISTING DOOR AND WINDOW AND INSTALL NEW TIMBER SASH TO MATCH EXISTING IN DETAIL AND DESIGN

PROPOSED REPLACEMENT FRENCH DOORS

REMOVE STEP AT CILL. REMOVE DECKING AND TILE LIGHTWELL FLOOR



16 SECTION AA AS AS PROPOSED

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REVISIONS	NOTES
REV.A 22.03.21: AMENDED TO PLANNER'S COMMENTS. PROPOSED ROOFLIGHTS 1,2 & 3 OMITTED, HIGH LEVEL SET BACKS ADDED TO BATHROOM PARTITIONS AT 2ND & 3RD FLOORS, SINGLE GLAZING NOTE ADDED	1. ALL DIMENSIONS TO BE CHECKED ON SITE
	2. THIS DRAWING IS COPYRIGHT OF PICARDI ARCHITECTS
	3. THIS DRAWING DOES NOT FORM PART OF A STRUCTURAL SURVEY

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TITLE	JOB NO OS20
70 OAKLEY SQUARE, LONDON NW1	DRG NO 16 REV A
ALTERATIONS & REFURBISHMENT	DATE OCT 2020
SECTION AAAS PROPOSED	SCALE 1:50@A2 / 1:100@A4