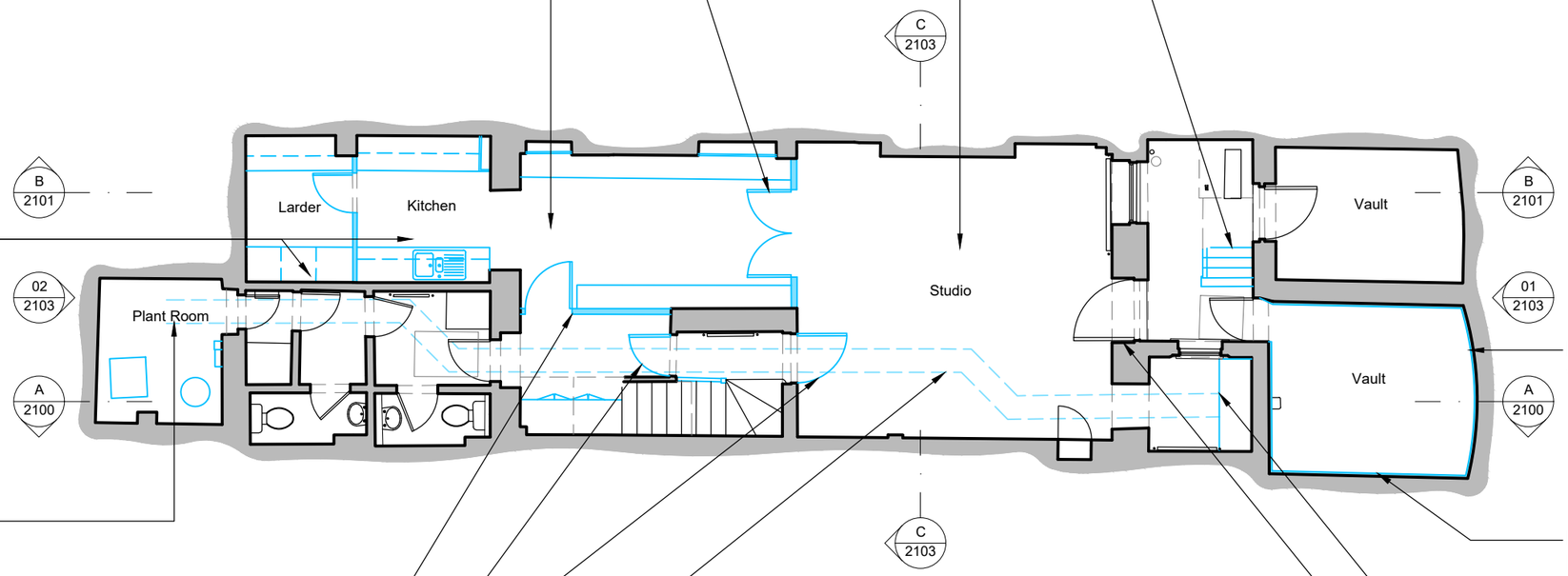
Install new traditionally designed metal service stairs.

Modern suspended ceiling to be carefully removed throughout basement, to restore historic floor to ceiling height. Existing services and cables within ceiling void to be rationalised. Modern redundant cables and services to be carefully stripped out.

Install new lightweight partition and door.

Replace existing modern office carpet with new.

Install new Larder and Kitchen cabinets. New linoleum or vinyl floor in these rooms.



Mechanical and electrical equipment in Plant Room to be upgraded and rationalised.

Install new lightweight partition and door.

Replace existing modern fire doors with new.

New trench within basement floor, to rationalise existing pipes and cables, removed from ceiling.

New tanking system to vault under pavement.

Investigate leaks through tanking system. Repair or reinstate tanking system as necessary.

Install new Consumer unit and meters in alcove, exact location to be confirmed on site.

Reinstate existing historic shutters, to match the ones in adjacent opening.

GENERAL NOTES
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- Contractor to check and confirm dimensions on site.
- All fire ratings and new works subject to Building Control approval.

HATCH KEY (Planning)
Document to be printed/read in colour only.

Remove fabric shown in orange

New fabric shown in blue

SPECIFIC NOTES
- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.

N

0 1 2 5
Scale 1:100 m

Notes
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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Design Development
M Measurement
T Tender
C Construction
R Record

Rev	Date	Dwn	Auth	Revision
0	23-07-21	MXV	RD	Issued for Planning and LBC consents

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25 John Street, London

Beasement Plan
As Proposed

Project	No
JSC25.01	2000

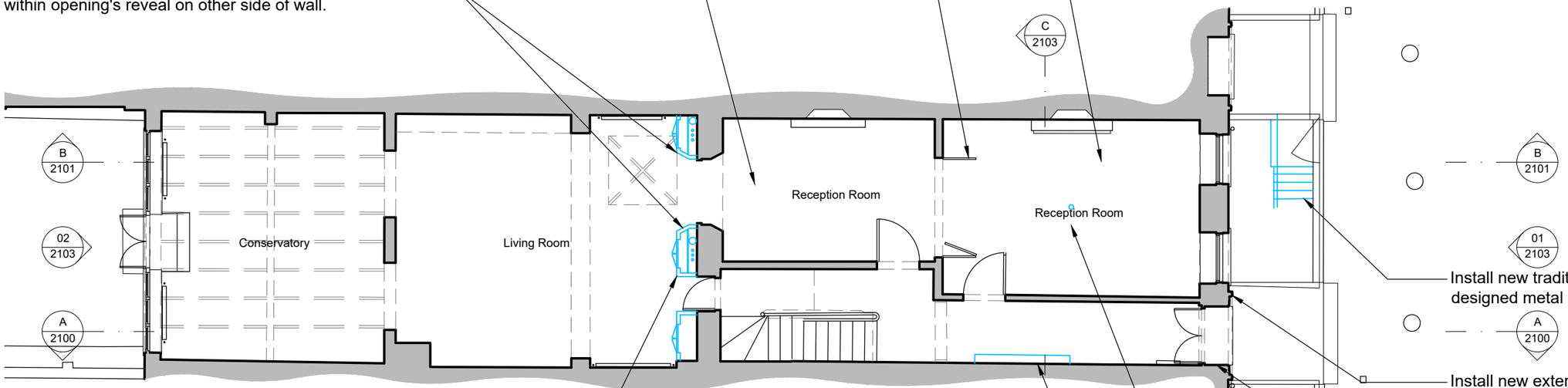
Scale (A3)	Status	Revision
1: 100	3P	0

Allow for new surface mounted picture lights

Existing historic doors to be overhauled and restored to working order.

Allow for removing existing modern office carpet. Repair and make good floor boards underneath.

New panelling to cabinets to match historic within opening's reveal on other side of wall.



Install new traditionally designed metal service stairs.

Install new external wall lights.

Install new doorbell and porch light.

Reinstate central pendant light, to be centered on fireplace.

New shelf above reinstated/repaired historic dado rail

Install new lightweight cabinets with concealed service runs within.

GENERAL NOTES

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- All fire ratings and new works subject to Building Control approval.

HATCH KEY (Planning)

Document to be printed/read in colour only.

Remove fabric shown in orange

New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.

N

0 1 2 5

Scale 1:100 m

Notes

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- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
0	23-07-21	MXV	RD	Issued for Planning and LBC consents

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25 John Street, London

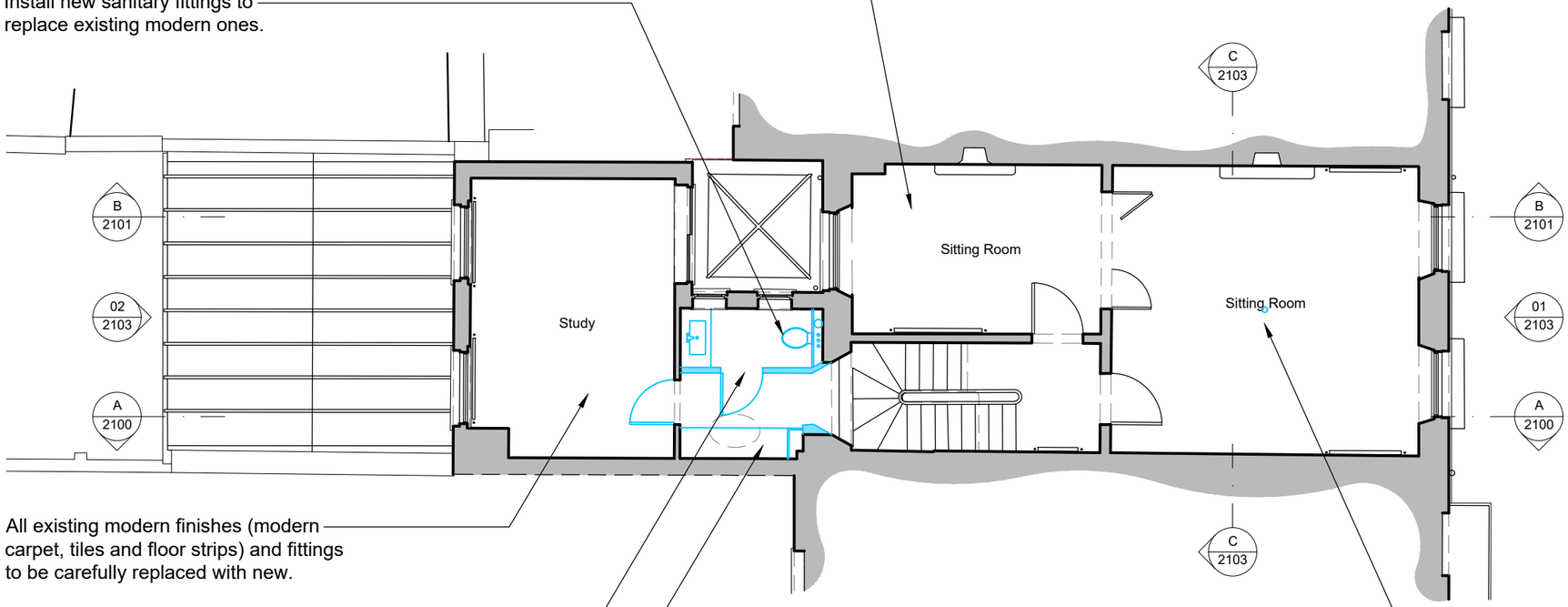
Ground Floor Plan
As Proposed

Project	No
JSC25.01	2001

Scale (A3)	Status	Revision
1: 100	3P	0

Allow for removing existing modern office carpet.
Repair and make good floor boards underneath.

Install new sanitary fittings to
replace existing modern ones.



All existing modern finishes (modern
carpet, tiles and floor strips) and fittings
to be carefully replaced with new.

Install new lightweight partitions
and doors.

Install new built-in cabinets to
modern extension's corridor.

Reinstate central pendant light,
to be centered on fireplace.

GENERAL NOTES

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- All fire ratings and new works subject to Building Control approval.

HATCH KEY (Planning)

Document to be printed/read in colour only.

Remove fabric shown in orange

New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.

N

0 1 2 5

Scale 1:100 m

Notes

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25 John Street, London

First Floor Plan
As Proposed

Project	No
JSC25.01	2002

Scale (A3)	Status	Revision
1: 100	3P	0

GENERAL NOTES

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HATCH KEY (Planning)

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New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.

New lightweight boxing to conceal existing pipes from water tank in roof space.

Existing cornice at high level and skirting at low level, restored to match adjacent.

Install new floor finish in bathroom (linoleum or similar).

Install new sanitary fittings. Bathroom layout shown indicatively.

New painted timber casing around existing service outlets.

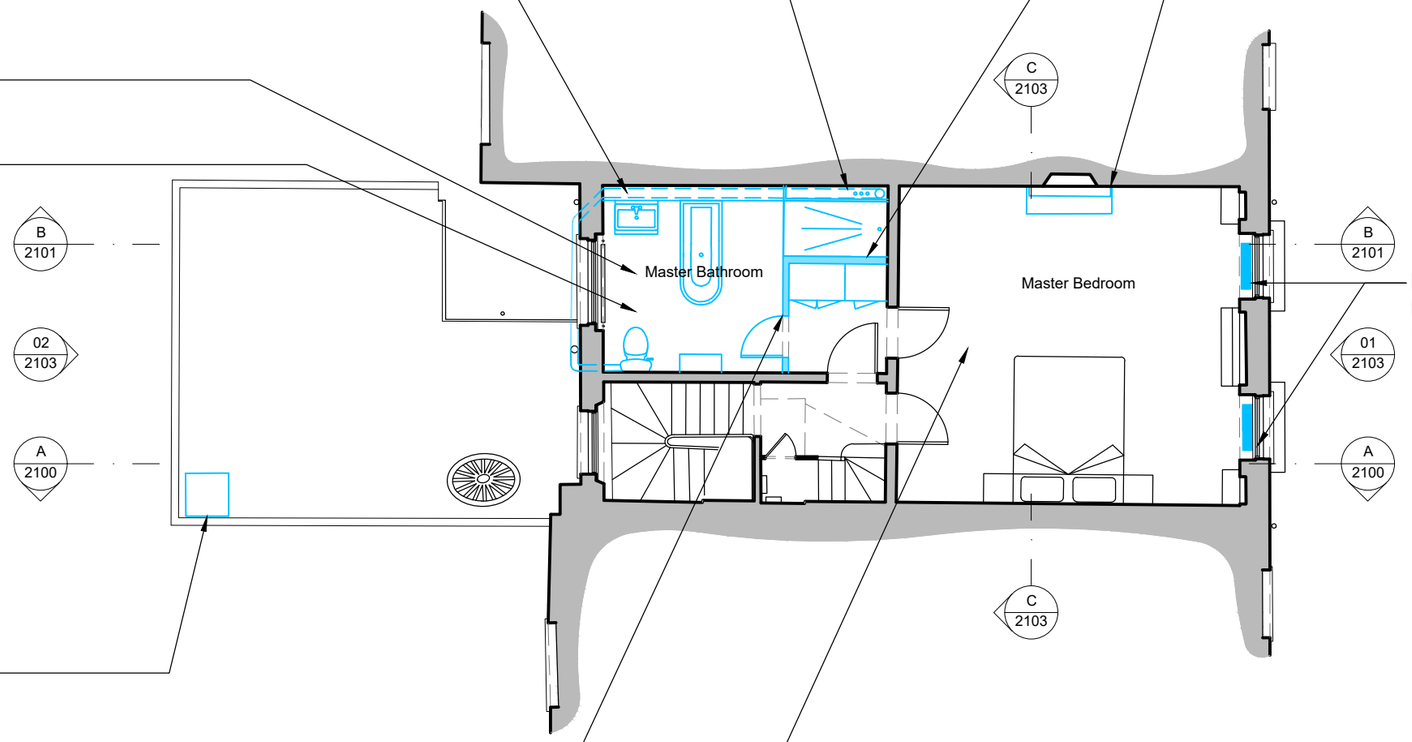
Install new lightweight partitions and doors.

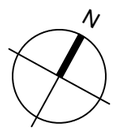
Allow for removing existing modern office carpet. Repair and make good floor boards underneath.

Install new built-in cabinets.

Replace existing modern chimneypiece and hearth with more appropriate.

Replace existing modern radiators under window cills with new, traditionally designed.





0 1 2 5

Scale 1:100 m

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- R Record

Rev	Date	Dwn	Auth	Revision
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25 John Street, London

Second Floor Plan
As Proposed

Project	No
JSC25.01	2003

Scale (A3)	Status	Revision
1: 100	3P	0

New lightweight service riser to conceal existing pipes from water tank in roof space.

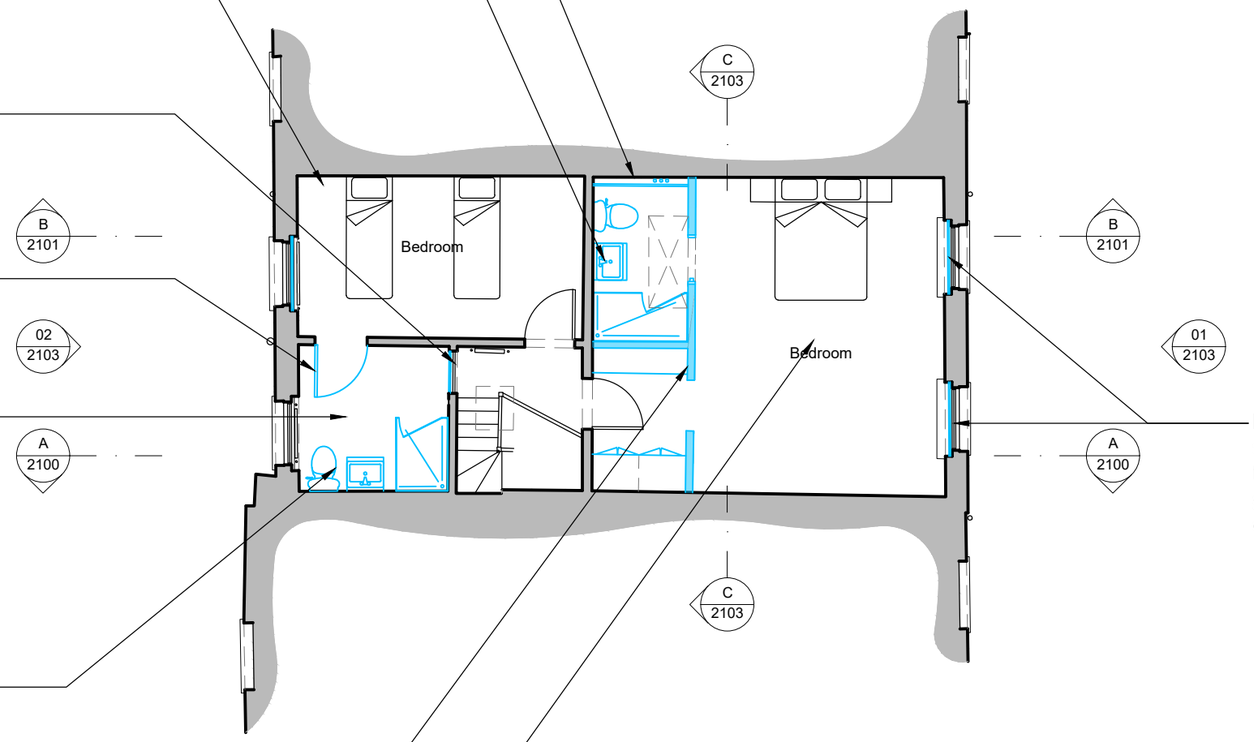
Install new sanitary fittings.

Existing cornice at high level and skirting at low level, restored to match adjacent.

Install new lining to block-up existing opening, without disturbing the existing architrave. Existing door to be kept shut on other side.

Form new opening to create en-suite access and install new timber panelled door and architrave to match existing historic in same room.

Install new floor finish in bathroom (linoleum or similar).



Install new slim-line secondary glazing system by Storm window or equivalent to be agreed with Architect. Secondary glazing to be installed within thickness of existing timber bead.

Install new sanitary fittings to replace existing modern ones. Bathroom layout shown indicatively.

Install new lightweight partitions and doors to form new en-suite bathroom.

Allow for removing existing modern office carpet. Repair and make good floor boards underneath.

GENERAL NOTES

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- Based on survey information by others.
- Drawing's level of detail not suitable for construction.
- Contractor to check and confirm dimensions on site.
- All fire ratings and new works subject to Building Control approval.

HATCH KEY (Planning)

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Remove fabric shown in orange

New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.

N

0 1 2 5

Scale 1:100 m

Notes

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Rev	Date	Dwn	Auth	Revision
0	23-07-21	MXV	RD	Issued for Planning and LBC consents

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25 John Street, London

Third Floor Plan
As Proposed

Project	No
JSC25.01	2004

Scale (A3)	Status	Revision
1: 100	3P	0

GENERAL NOTES

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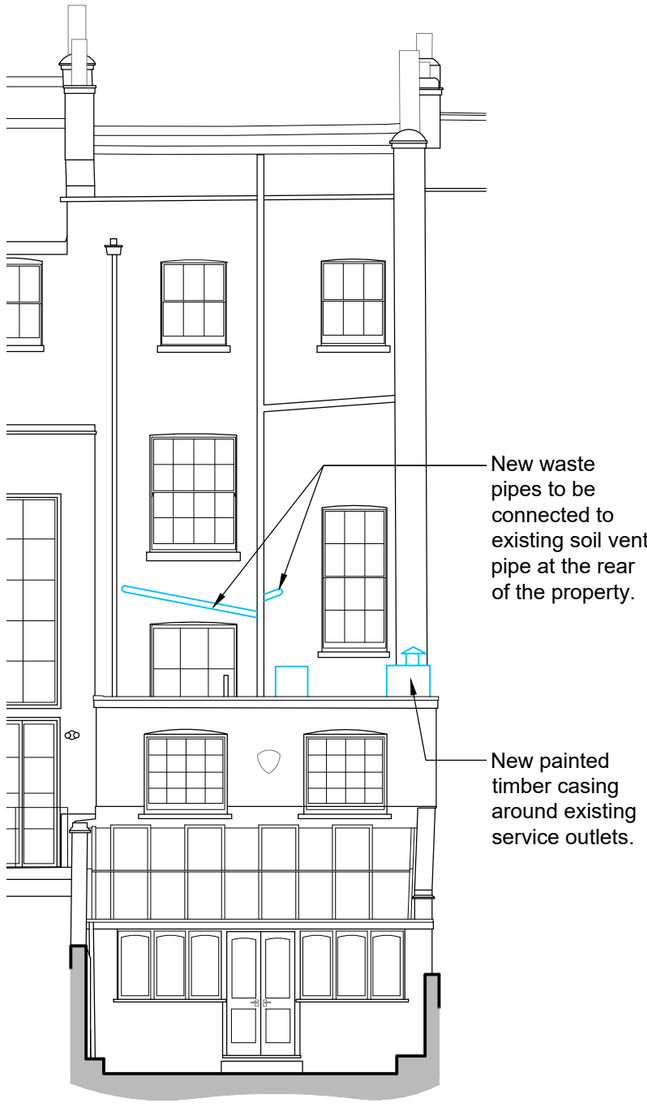
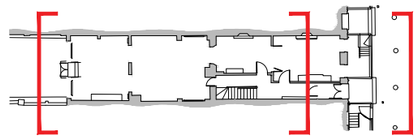
01 / 2103 External Front Elevation - As Proposed
1:100 @ A3



02 / 2103 External Rear Elevation - As Proposed
1:100 @ A3

03 / 2103 Section C-C - As Proposed
1:100 @ A3



00 / 2103 Key Plan
1:500 @ A3

0 1 2 5
Scale 1:100 m

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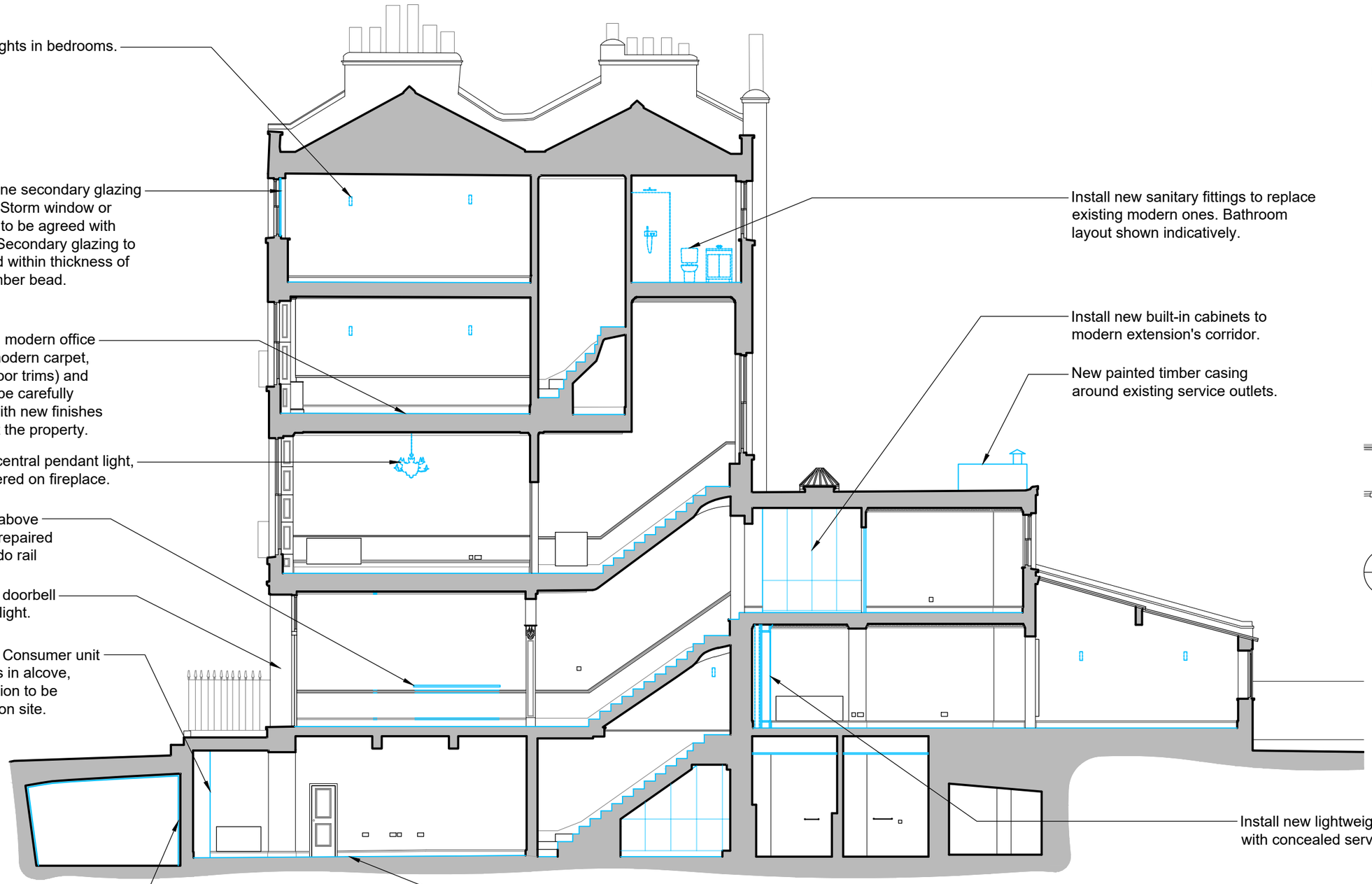
25 John Street, London

Elevations and Section C-C
As Proposed

Project	No
JSC25.01	2103

Scale (A3)	Status	Revision
1: 100	3P	0



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HATCH KEY (Planning)

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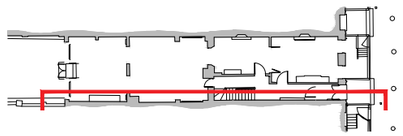
Remove fabric shown in orange

New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
- All existing modern A/C units to be carefully removed (internal and external units).
- All existing modern finishes and fittings to be carefully removed.
- All redundant modern services, conduits, pipes, fittings and flues to be carefully removed, to restore historic proportions of reception rooms.
- Existing modern fire alarm system to be adapted or renewed following change of use.
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.



00 / 2100 Key Plan 1:500 @ A3

0 1 2 5

Scale 1:100 m

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25 John Street, London

Section A-A
As Proposed

Project	No
JSC25.01	2100

Scale (A3)	Status	Revision
1: 100	3P	0

GENERAL NOTES

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HATCH KEY (Planning)

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New fabric shown in blue

SPECIFIC NOTES

- Mechanical and Electrical services to be upgraded and rationalised to suit change of use from office to residential.
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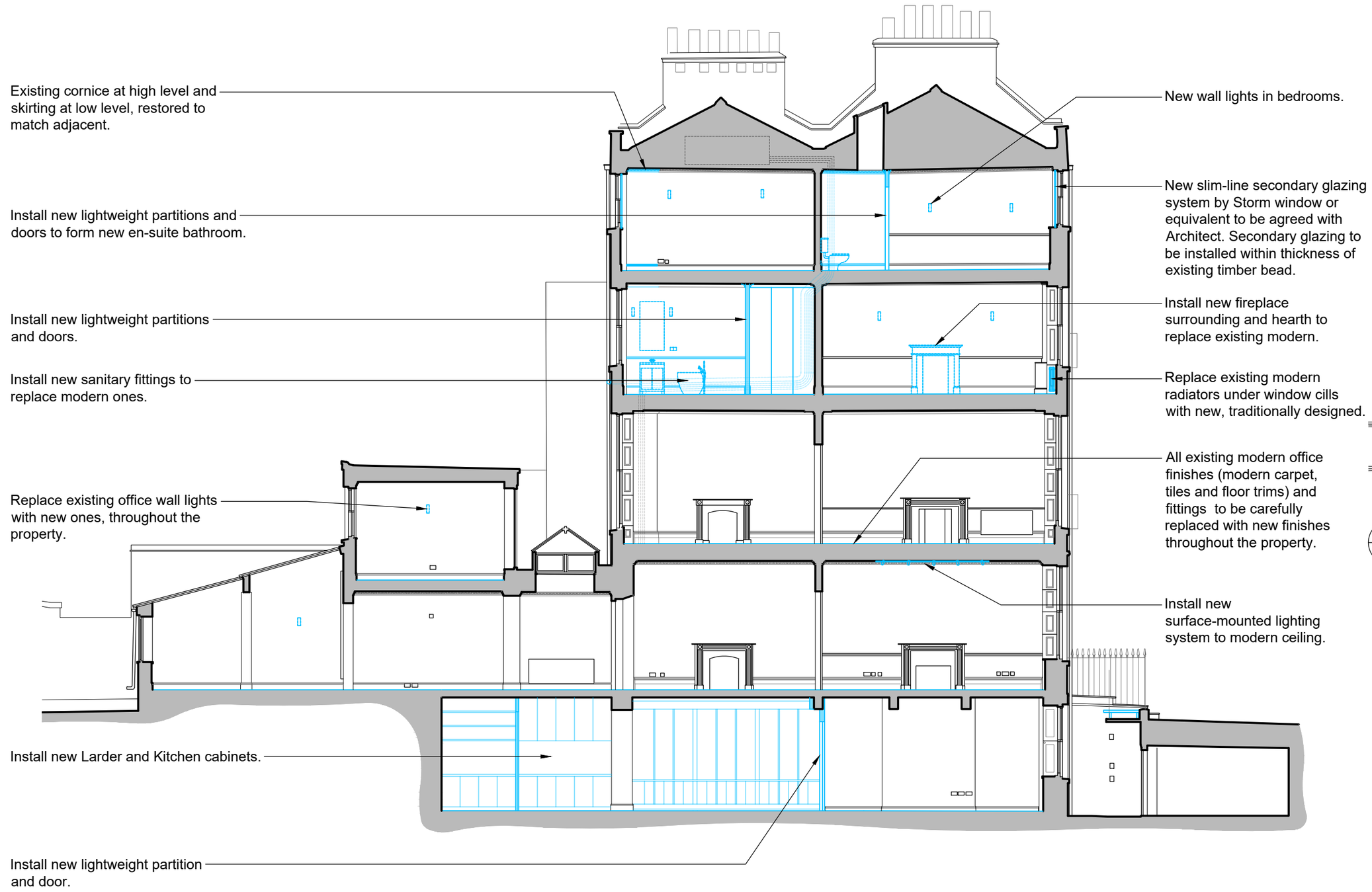
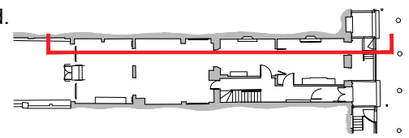
- Following removal of modern office carpet, investigate timber board condition, replace where necessary or install new carpet finish.





00 / 2101 Key Plan 1:500 @ A3

0 1 2 5

Scale 1:100 m

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Section B-B
As Proposed

Project	No
JSC25.01	2101

Scale (A3)	Status	Revision
1: 100	3P	0