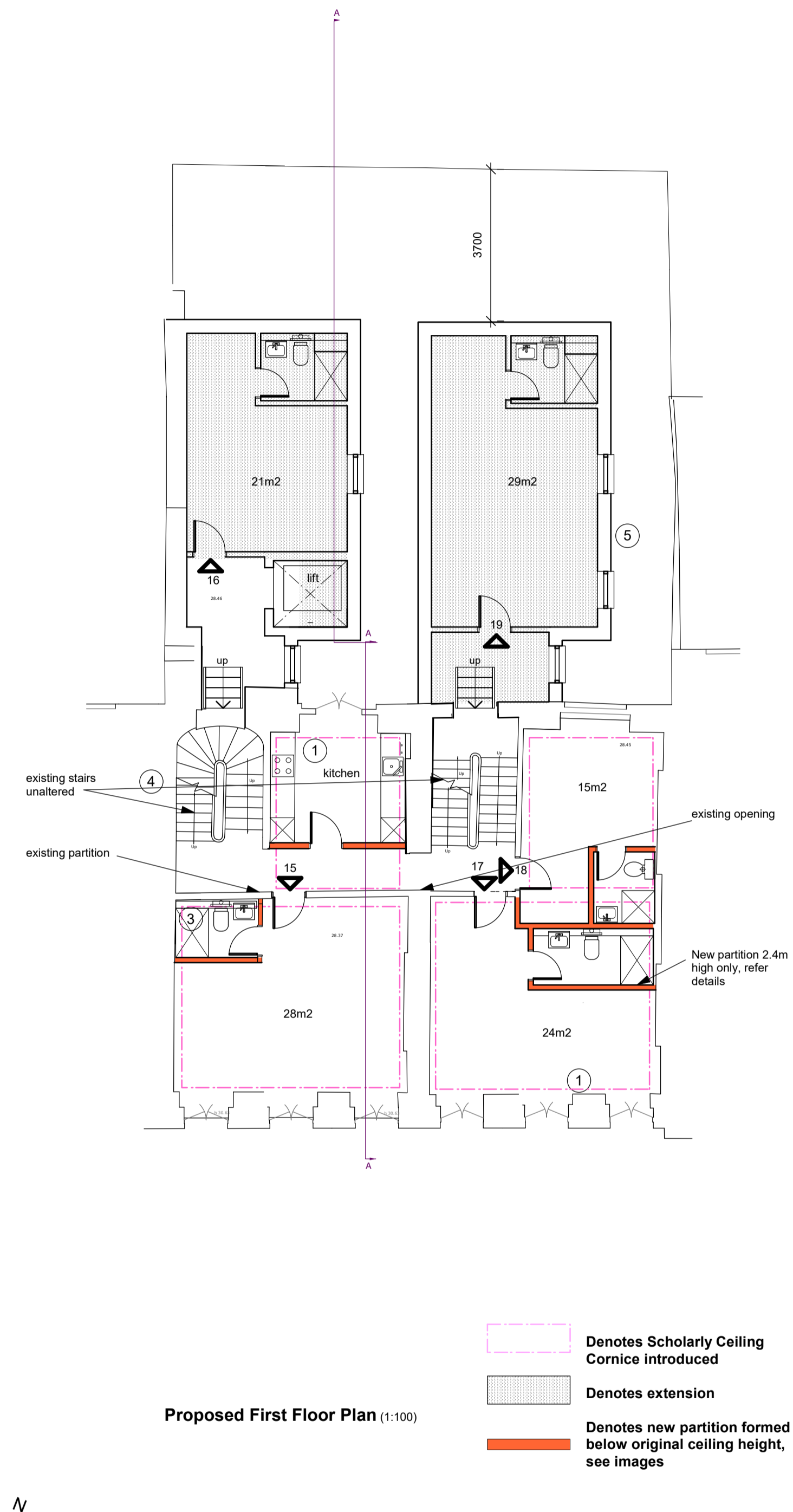
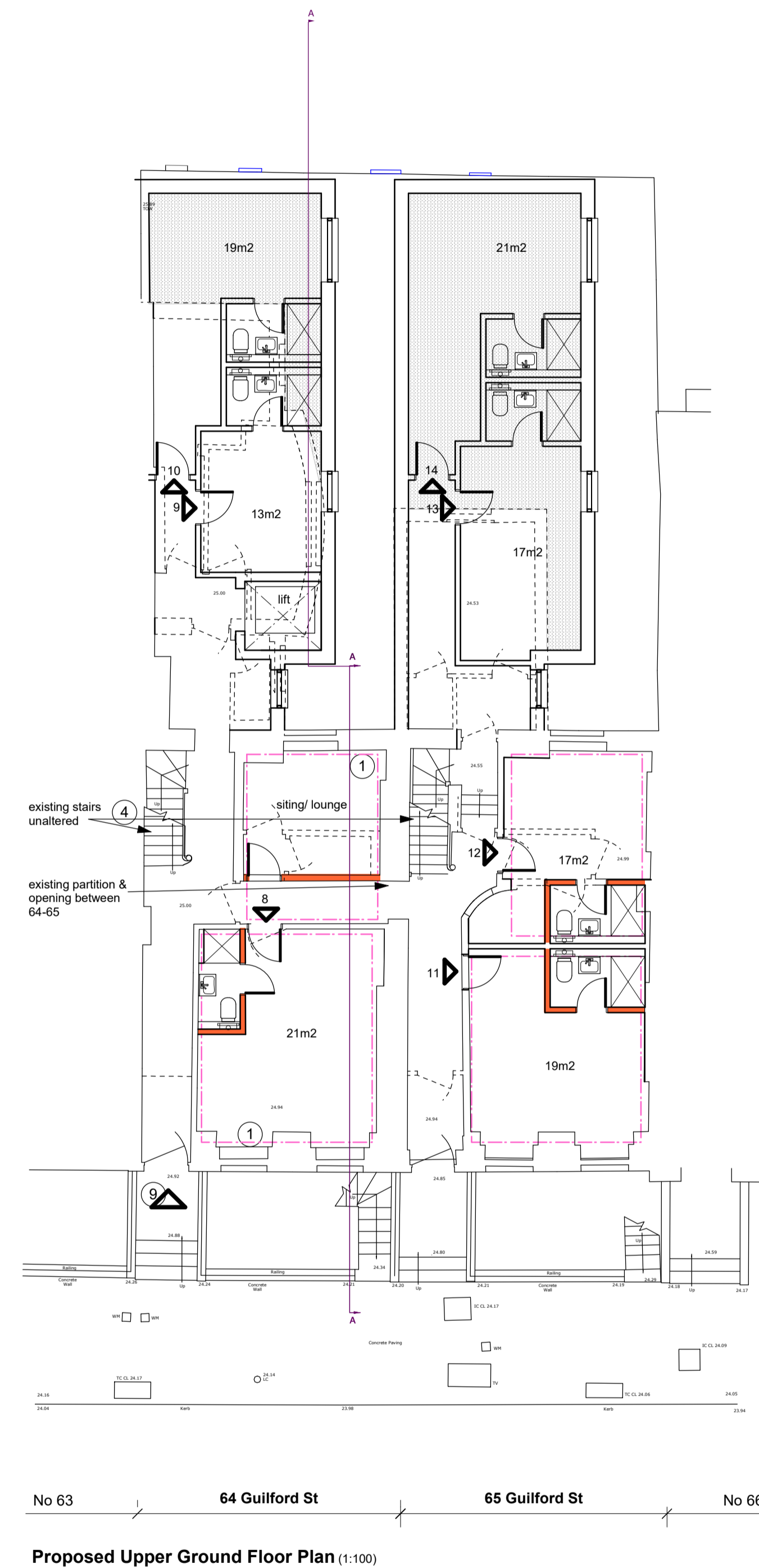
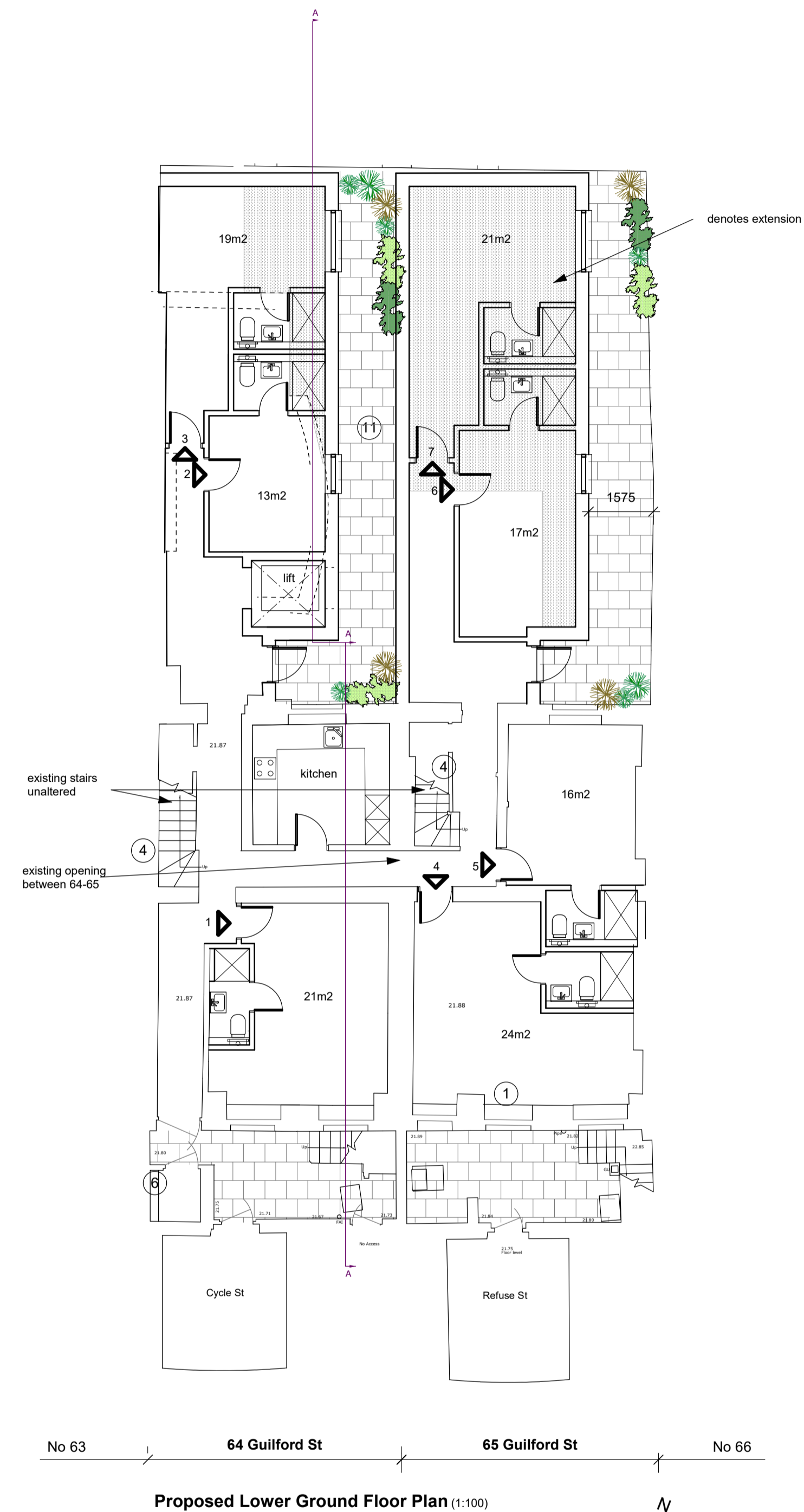


Examples of internal 'pod' treatment (design intent), painted panels (no skirtings), 15mm 'flash-gap' detail at junction with original wall volumes/ party walls and at floors.



- LEGEND:**
- ① Period Skirting & Cornice to be introduced, in accordance with Conservation & Heritage best practice
 - ② Floor joists & boarding to be overhauled or renewed locally where required to restore structural integrity
 - ③ Walls to be plaster skimmed & painted in Heritage Approved paint range colour. New internal 'pods' to be treated separately
 - ④ Existing staircase to be retained to be protected during works and restored to original condition
 - ⑤ New soot-washed brick closet wing to match existing, with lead-coloured single-ply membrane to flat roof
 - ⑥ Renew/ replace limestone flagstones
 - ⑦ All original timber sash windows to be overhauled & made good to original condition. Modern windows to be replaced to match period existing in accordance with Conservation & Heritage best practice.
 - ⑧ Roof to be reformed, reuse existing slates where feasible, alternatively replace with Welsh slates to match existing
 - ⑨ Renew timber entrance doors & repaint black. Fanlights over to be renewed/ restored.
 - ⑩ New dormer roof & cheeks to be formed with Code 4 leadwork
 - ⑪ Remove existing mass concrete & PCC paving to garden and reduce level by 150mm to address damp issues

NOTES;

FLOOR AREA (GIA total No 64 & 65) - 778 sq M / 8, 373 sq ft

increase of 110 sq M

No of separate Rooms - 26 (excluding separate siting-lounge rooms)

Proposed General Finishes (to match existing):

Walls: Yellow London Stock brickwork, red brickwork soldier arches (rear), buff coloured lime pointing. Stucco ashlar render painted white (front). Clay tile creasing to parapet. Brickwork to be soot washed.

Roofs: Natural slate roofing, half-round ridges. Lead flat roofing & flashing. Timber glazed rooflights.

Windows & Doors: Painted timber single-glazed sliding sashes and casements, painted timber solid doors with glazed fanlights

Metalwork: Painted steelwork 'Juillette' balcony

Hard-landscaping: Concrete paving slabs to rear & gravel.

Rainwater Goods & Foul Pipework: Black UPVC & cast iron type downpipes and guttering

REVISIONS				
Ref.	Date	Description	Drawn	Checked
A	May 2022	Scheme amended to suit Client & Project Team requirements		
B	June 2022	Scheme amended to suit Client & Project Team requirements		

NOTE: Do not scale off of this drawing (except for Planning purposes). All dimensions in millimetres unless noted otherwise. Any errors or omissions to be reported to the Architect. All dimensions relevant to the setting out of site work shall be verified by the Contractor before construction and fabrication commences.

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project **64 - 65 GUILFORD STREET, LONDON WC1N 1DD**
 client Cignia UK Properties © This drawing is copyright of Richard Maltese Architects Ltd
 title **Proposed Floor Plans** PLANNING
 scale 1:100 @ A1 date April 2021 drawing no. 11203/ 04 B