

# 14 Grove Terrace

## Appendix 1: Site Plan

# EXISTING DRAWINGS

## Site Plan

MapServe



## 14 Grove Terrace

### Description of Works

Date	Rev	Description
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## Comments

**Note**  
Although O.S. Coordinates may be shown on this plan the grid is to be treated as arbitrary. No scale factor has been applied to the survey therefore the any coordinates shown are not true O.S. Coordinates.  
*All dimensions to be checked on site*

### Key

Drawing No  
2124(GA)100

Title  
Existing Site Plan

Scale  
1:2000@A3

Drawn by                      Checked by  
CB                                      GR



The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

+44 (0) 208 0655489  
gareth@robertsandtreguer.co.uk  
www.robertsandtreguer.co.uk

# 14 Grove Terrace

## Appendix 2: Existing Drawings

# EXISTING DRAWINGS

## Plans

14 Grove Terrace

### Description of Works

Date	Rev	Description

### Comments

Note  
Although O.S. Coordinates may be shown on this plan the grid is to be treated as arbitrary. No scale factor has been applied to the survey therefore the any coordinates shown are not true O.S. Coordinates.  
All dimensions to be checked on site

### Key

- Original Fabric
- Subsequent Additions



Non-original, not appropriate chimney pieces



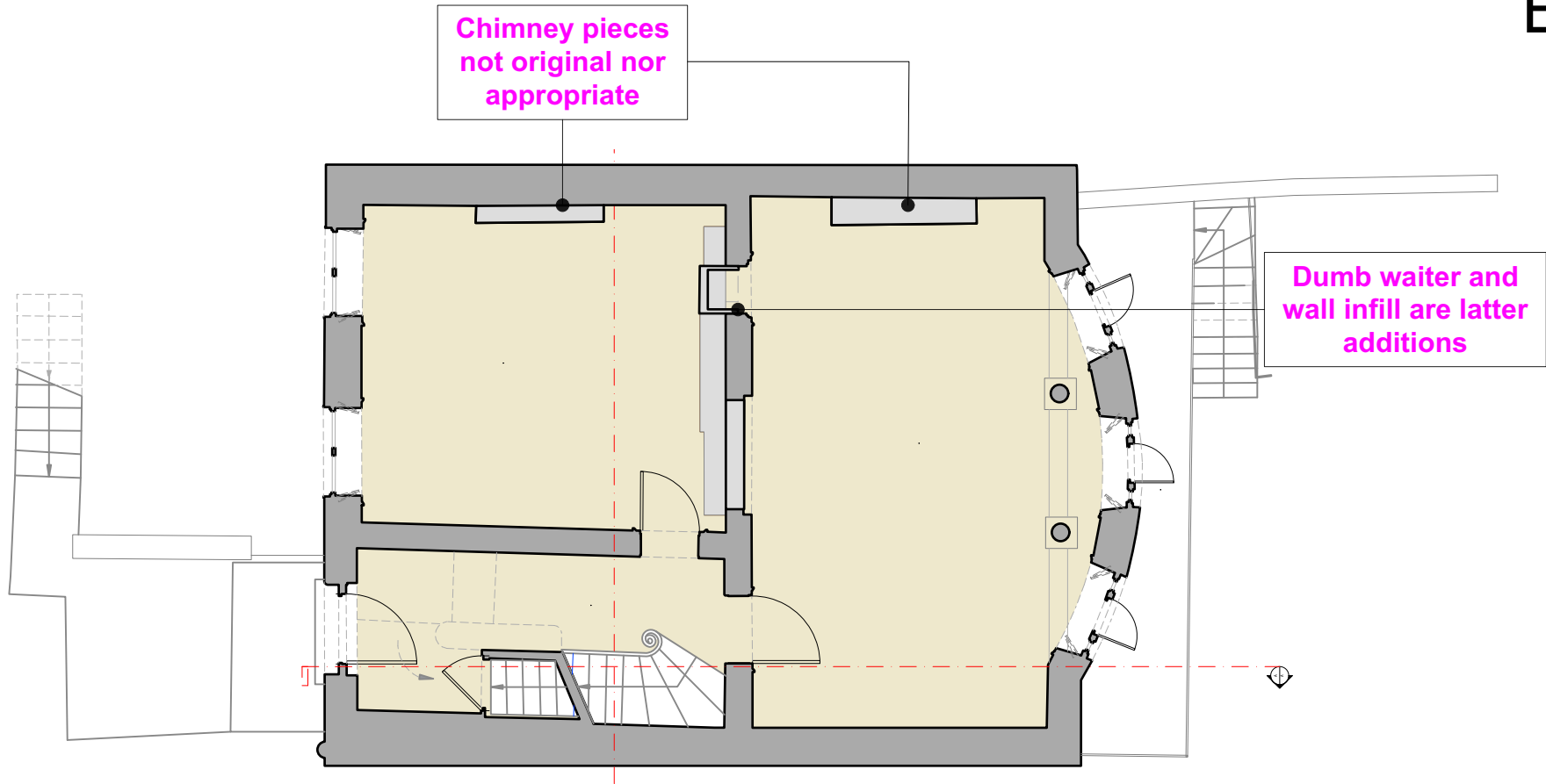
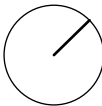
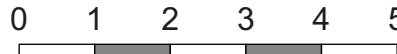
Unsightly soffit detail due to introduction of mezzanine



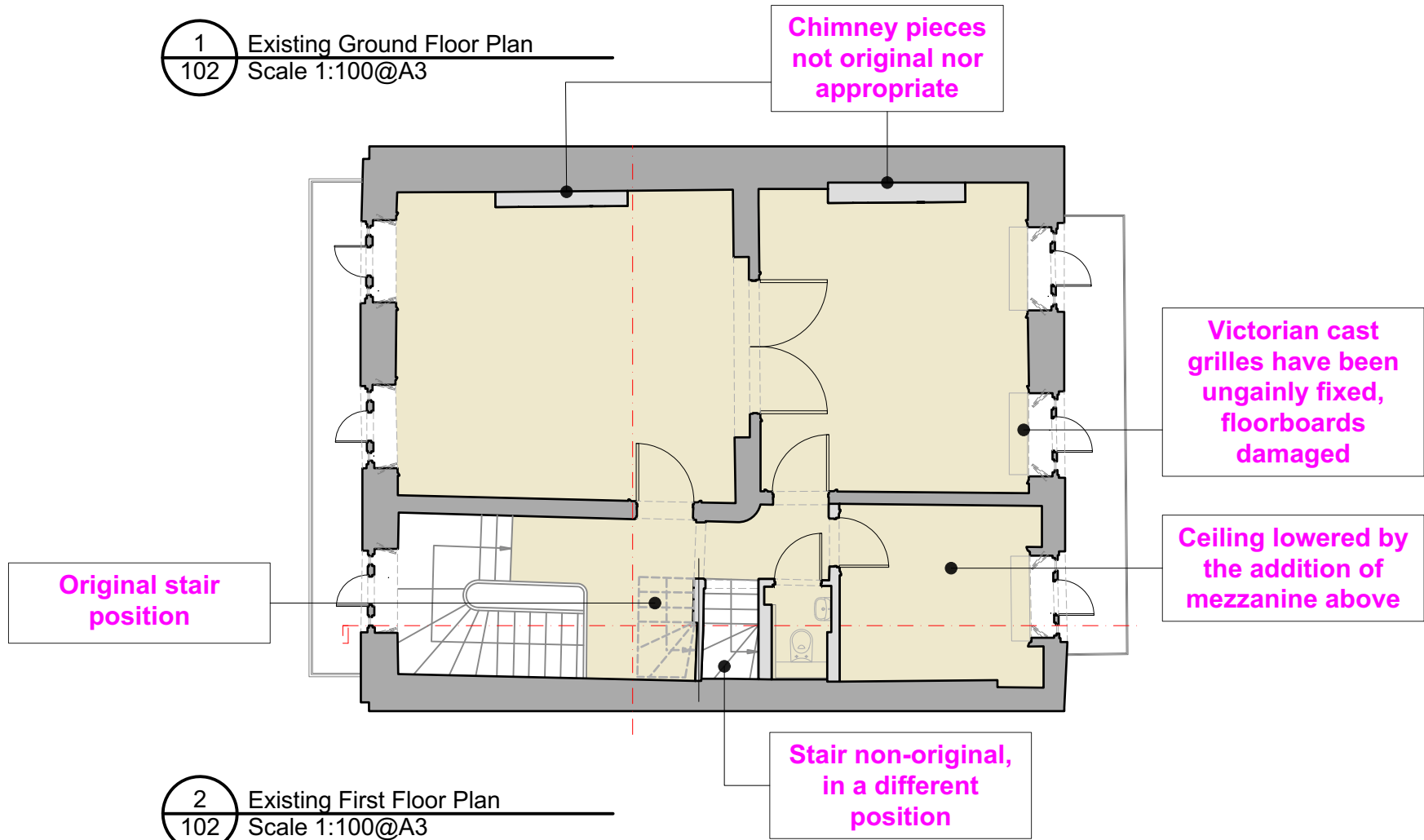
Victorian cast grilles have been clumsily installed and have damaged the floorboards



Faux ashlar stucco, along with inappropriate painting and plasterwork in the first floor hallway



1 Existing Ground Floor Plan  
Scale 1:100@A3



2 Existing First Floor Plan  
Scale 1:100@A3

Drawing No  
2124(GA)102

Title  
Existing Ground & First  
Floors Plans

Scale  
1:100@A3

Drawn by  
CB

Checked by  
GR

**rt** Roberts & Treguer

The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

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gareth@robertsandtreguer.co.uk  
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# EXISTING DRAWINGS

## Plans

14 Grove Terrace

### Description of Works

Date	Rev	Description

### Comments

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### Key

- Original Fabric
- Subsequent Additions



Non-original, not appropriate chimney pieces



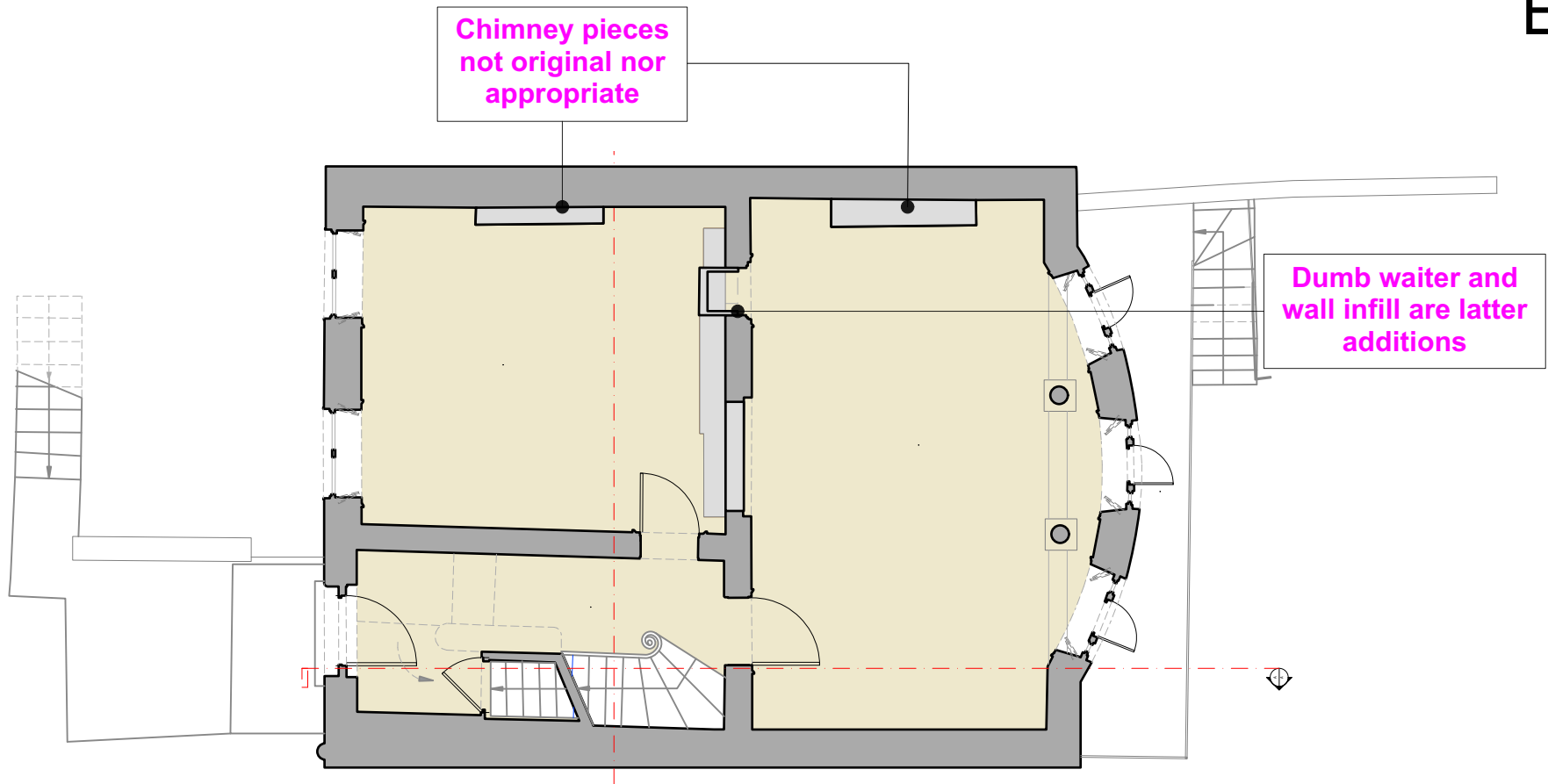
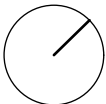
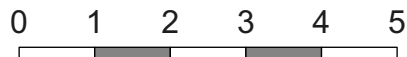
Unightly soffit detail due to introduction of mezzanine



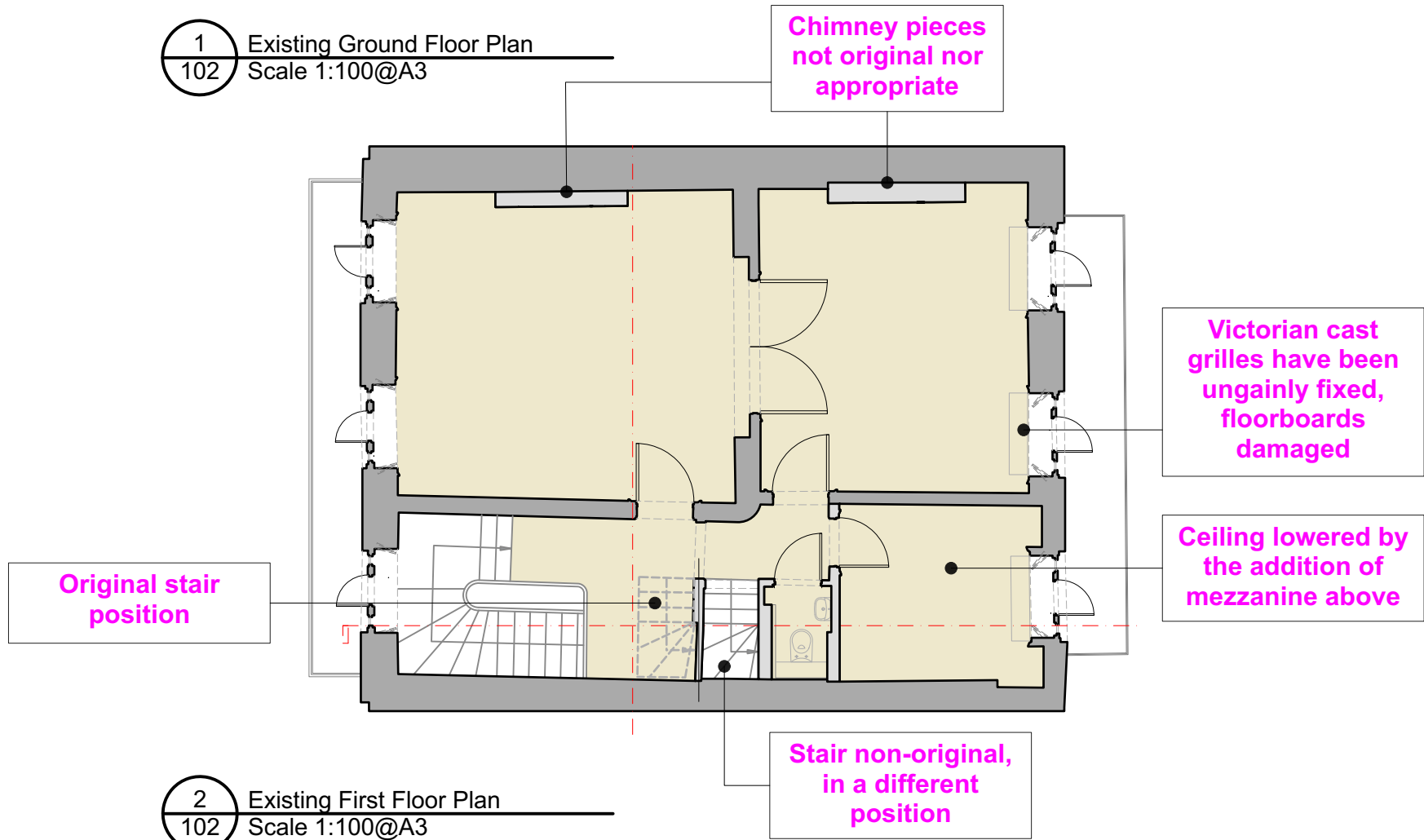
Victorian cast grilles have been clumsily installed and have damaged the floorboards



Faux ashlar stucco, along with inappropriate painting and plasterwork in the first floor hallway



1 Existing Ground Floor Plan  
102 Scale 1:100@A3



2 Existing First Floor Plan  
102 Scale 1:100@A3

Drawing No  
2124(GA)102

Title  
Existing Ground & First  
Floors Plans

Scale  
1:100@A3

Drawn by  
CB

Checked by  
GR

**rt** Roberts & Treguer

The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

+44 (0) 208 0655489  
gareth@robertsandtreguer.co.uk  
www.robertsandtreguer.co.uk

# EXISTING DRAWINGS

## Plans

14 Grove Terrace

### Description of Works

Date	Rev	Description

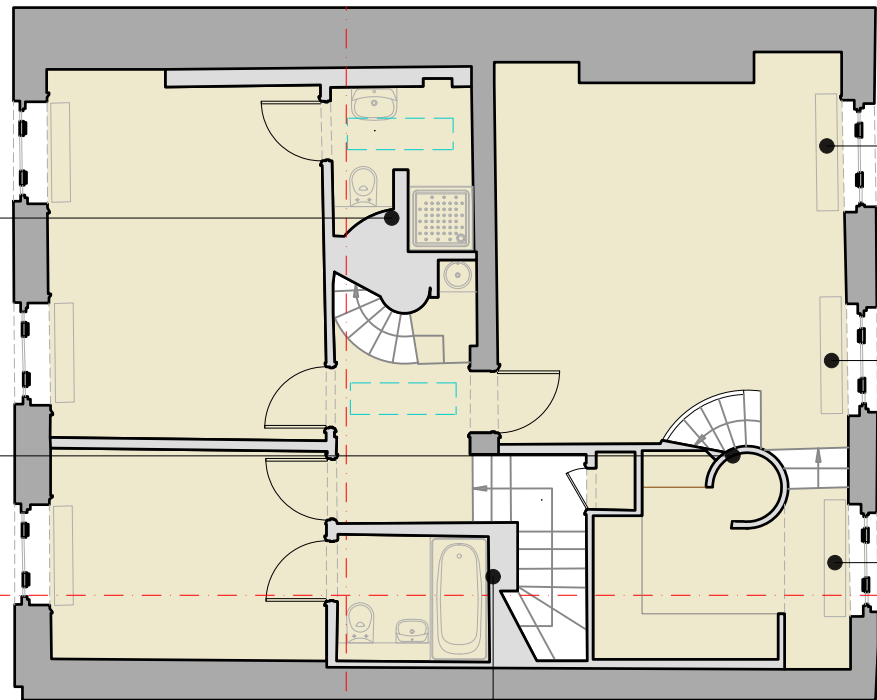
### Comments

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### Key

- Original Fabric
- Subsequent Additions

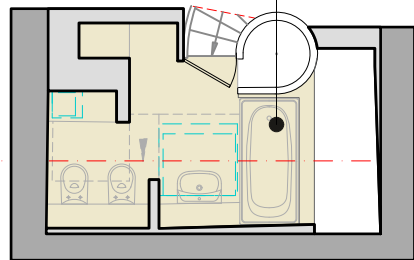
Spiral stairs are a latter addition, are not period appropriate, divide spaces up strangely



1 Existing Second Floor Plan  
103 Scale 1:100@A3

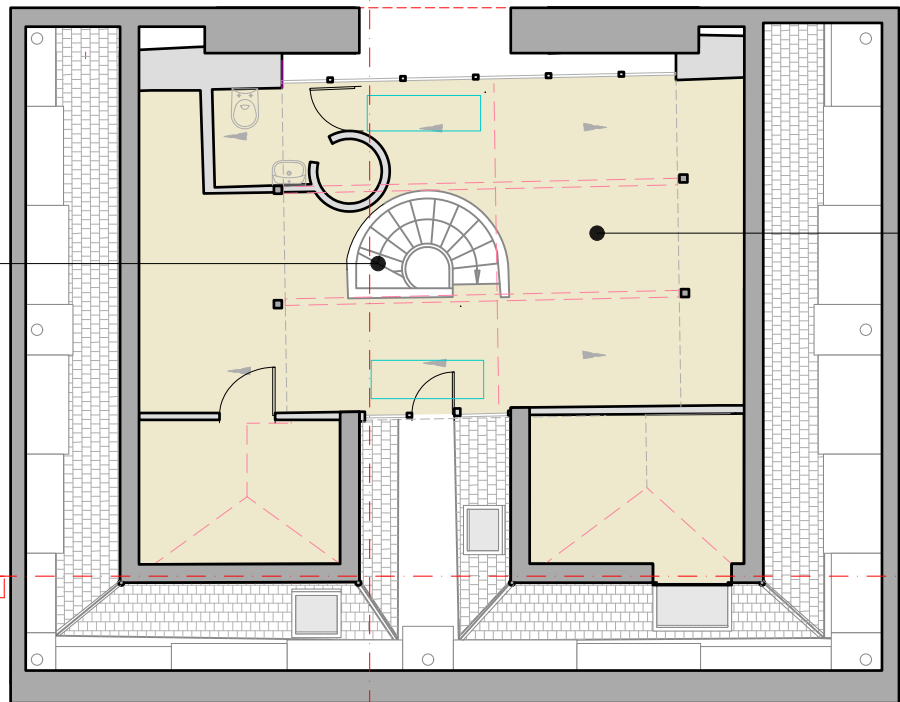
Victorian cast grilles have been ungainly fixed, floorboards damaged

Mezzanine is a latter addition that has changed the original floor levels



2 Existing Second Floor Mezzanine Plan  
103 Scale 1:100@A3

Spiral stairs are a latter addition, are not period appropriate



3 Existing Third Floor Plan  
103 Scale 1:100@A3

Glass roof slab causes the loft space to overheat in warm weather

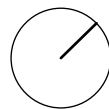


Stairs down to first floor unsightly and not period appropriate



Stair to loft are not compliant with Building Control regulations

0 1 2 3 4 5



Drawing No  
2124(GA)103

Title  
Existing Second & Third  
Floor Plans

Scale  
1:100@A3

Drawn by  
CB

Checked by  
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**rt** Roberts & Treguer

The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

+44 (0) 208 0655489  
gareth@robertsandtreguer.co.uk  
www.robertsandtreguer.co.uk

# EXISTING DRAWINGS

## Elevations

14 Grove Terrace

### Description of Works

Date	Rev	Description
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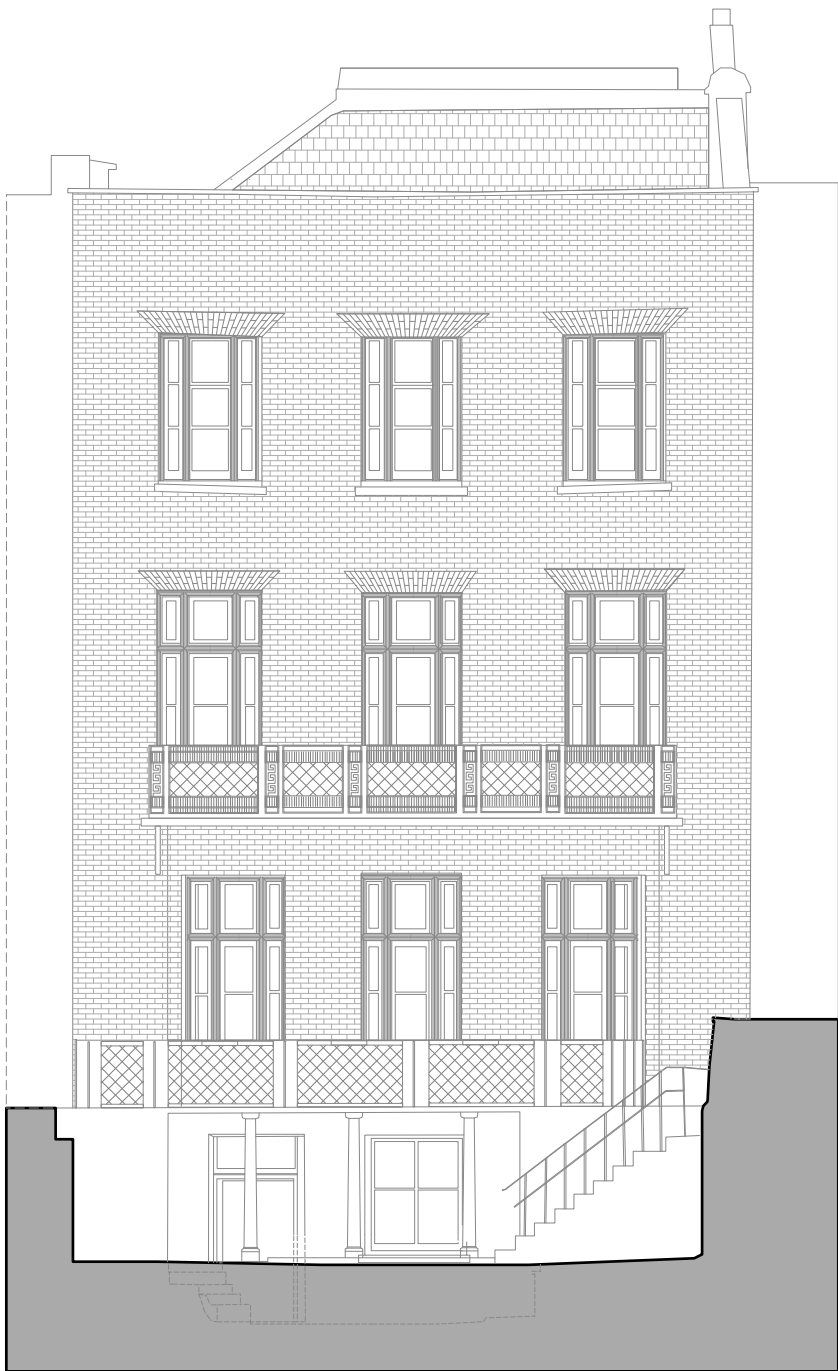
### Comments

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All dimensions to be checked on site

### Key



1 Existing Front Elevation  
104 Scale 1:100@A3



2 Existing Rear Elevation  
104 Scale 1:100@A3

Drawing No  
2124(GA)104

Title  
Existing Elevations

Scale  
1:100@A3

Drawn by CB	Checked by GR
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**rt** Roberts & Treguer

The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

+44 (0) 208 0655489  
gareth@robertsandtreguer.co.uk  
www.robertsandtreguer.co.uk

# EXISTING DRAWINGS

## Sections

14 Grove Terrace

### Description of Works

Date	Rev	Description
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### Comments

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All dimensions to be checked on site

### Key

- Original Fabric
- Subsequent Additions

Drawing No  
2124(GA)105

Title  
Existing Sections

Scale  
1:100@A3

Drawn by CB	Checked by GR
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The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

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Glass slab roof causes serious overheating in the loft room



Mezzanine is a latter addition that has changed the original floor levels

Plasterwork from the 1980s, and faux ashlar stucco are not period appropriate

Ceiling lowered

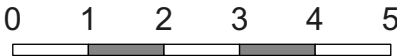
Non-original kitchen partition has enveloped the original structure for the lower ground



2 Existing Section BB  
Scale 1:100@A3



1 Existing Section AA  
Scale 1:100@A3





# 14 Grove Terrace

## Appendix 3: Proposed Drawings

# PROPOSED DRAWINGS

## Plans

14 Grove Terrace

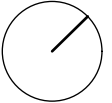
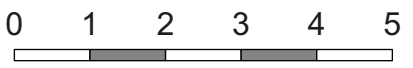
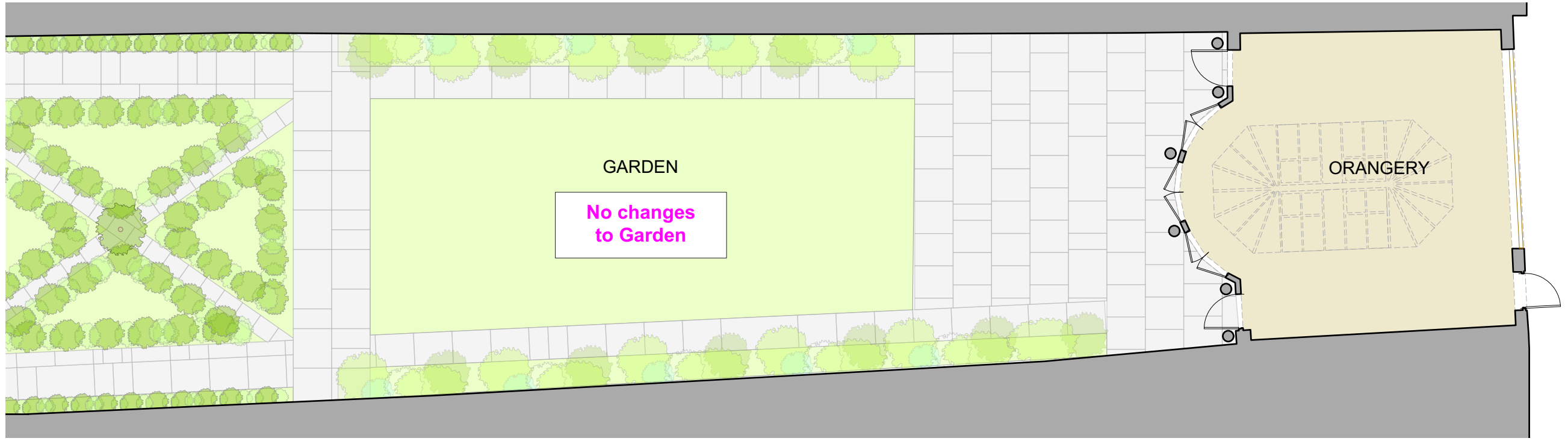
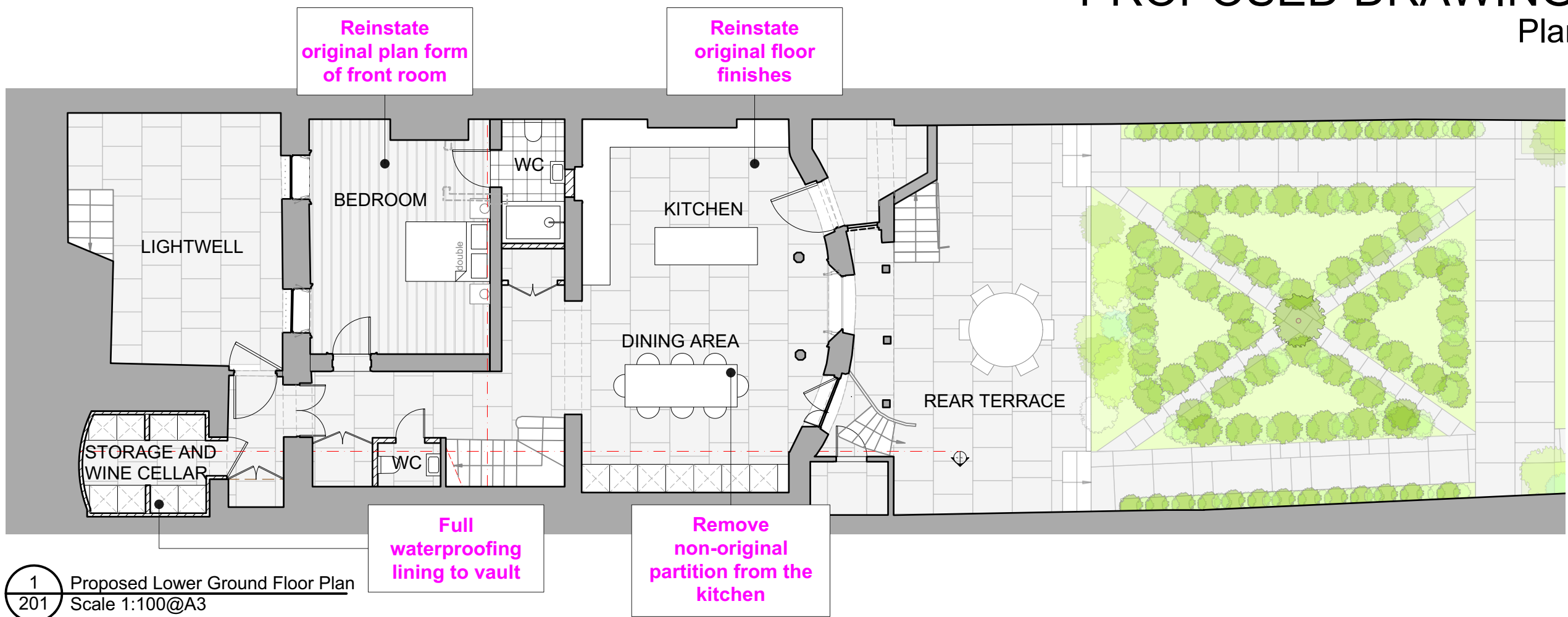
### Description of Works

Date	Rev	Description
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All dimensions to be checked on site

### Key



Drawing No  
2124(GA)201

Title  
Proposed Lower Ground  
Floor Plan

Scale  
1:100@A3

Drawn by  
CB

Checked by  
GR



The Green Clerkenwell  
29 Clerkenwell Green  
London EC1R 0DU

+44 (0) 208 0655489  
gareth@robertsandtreguer.co.uk  
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# PROPOSED DRAWINGS

## Plans

14 Grove Terrace

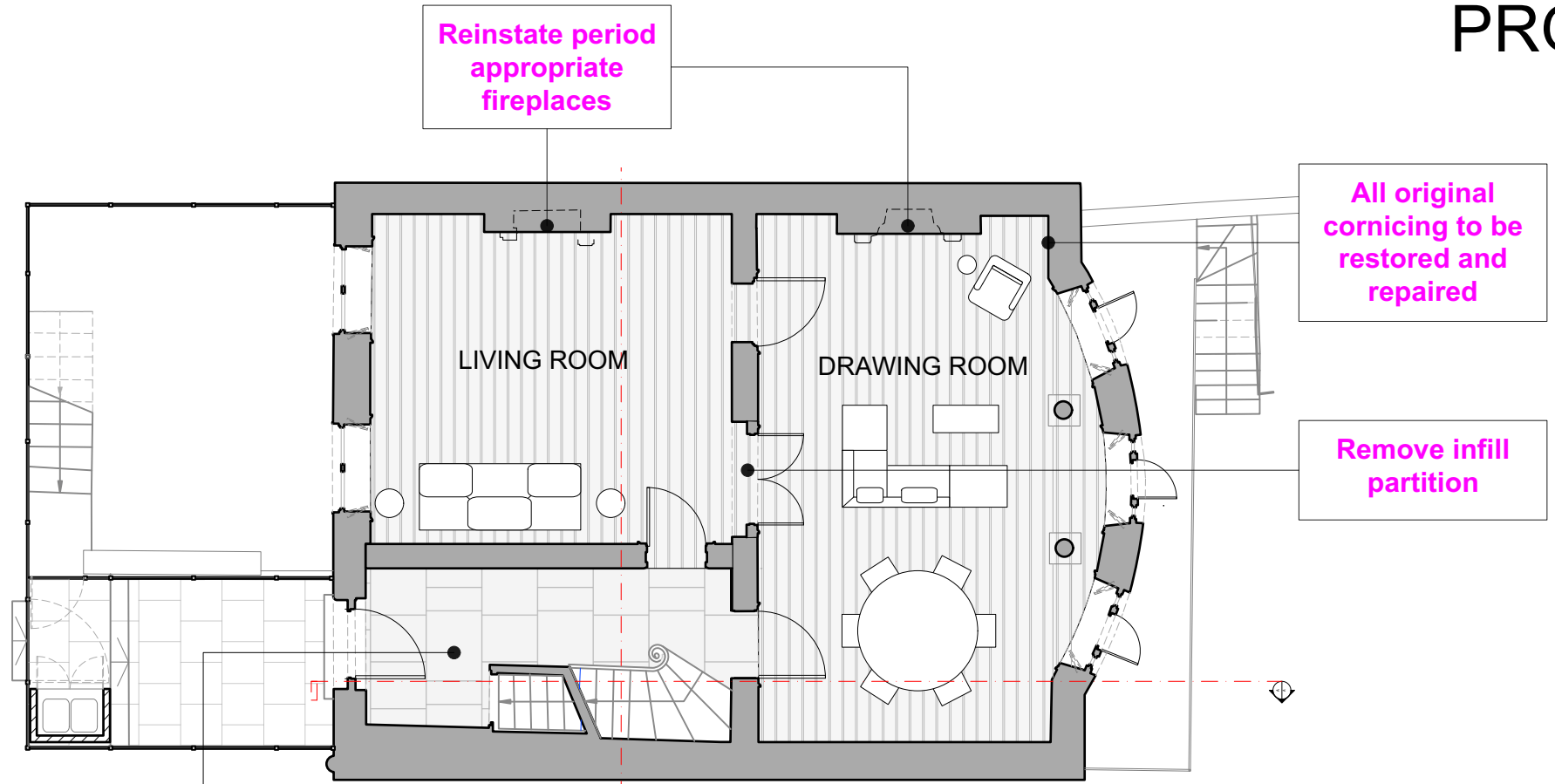
### Description of Works

Date	Rev	Description
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### Comments

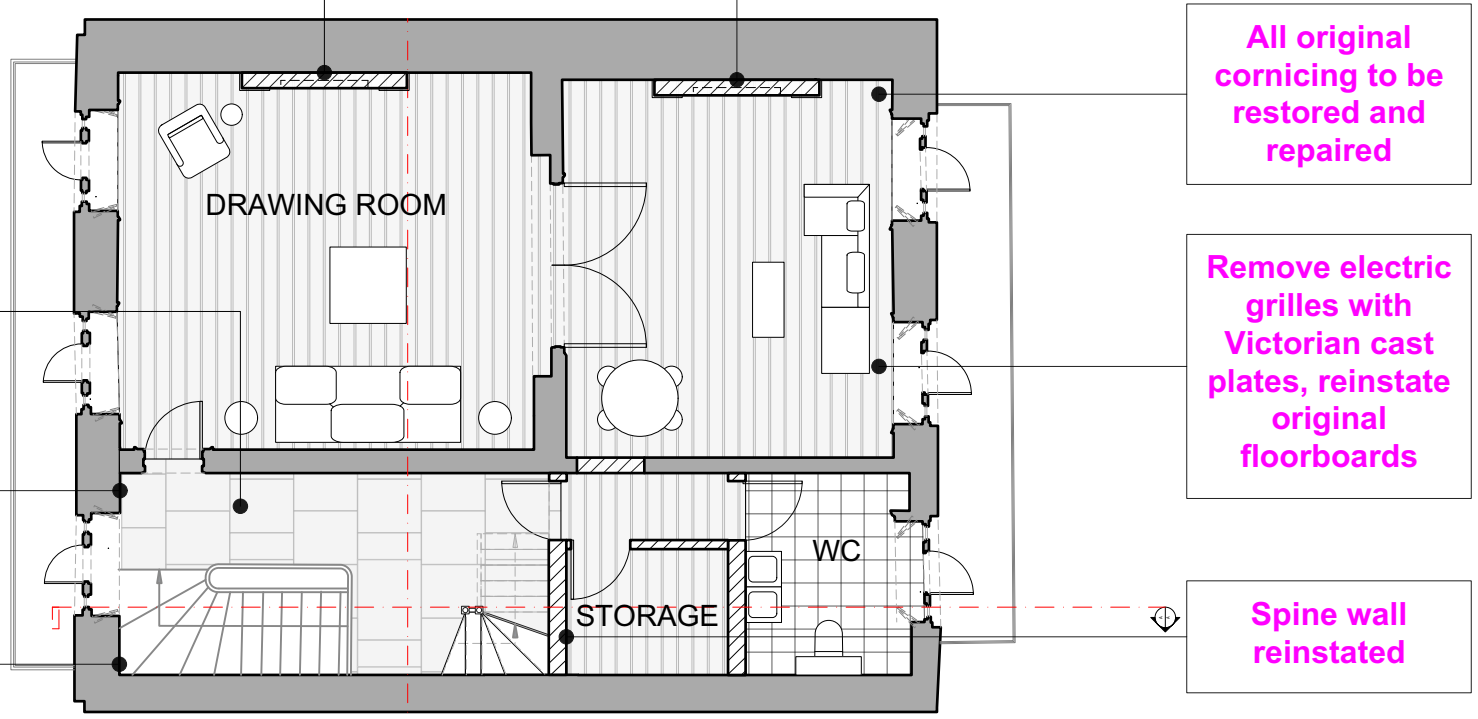
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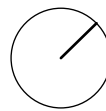
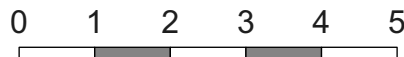


1  
202 Proposed Ground Floor Plan  
Scale 1:100@A3

New period appropriate fireplaces



2  
102 Proposed First Floor Plan  
Scale 1:100@A3



Drawing No  
2124(GA)202

Title  
Proposed Ground & First  
Floors Plans

Scale  
1:100@A3

Drawn by  
CB

Checked by  
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**rt** Roberts & Treguer

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# PROPOSED DRAWINGS

## Plans

14 Grove Terrace

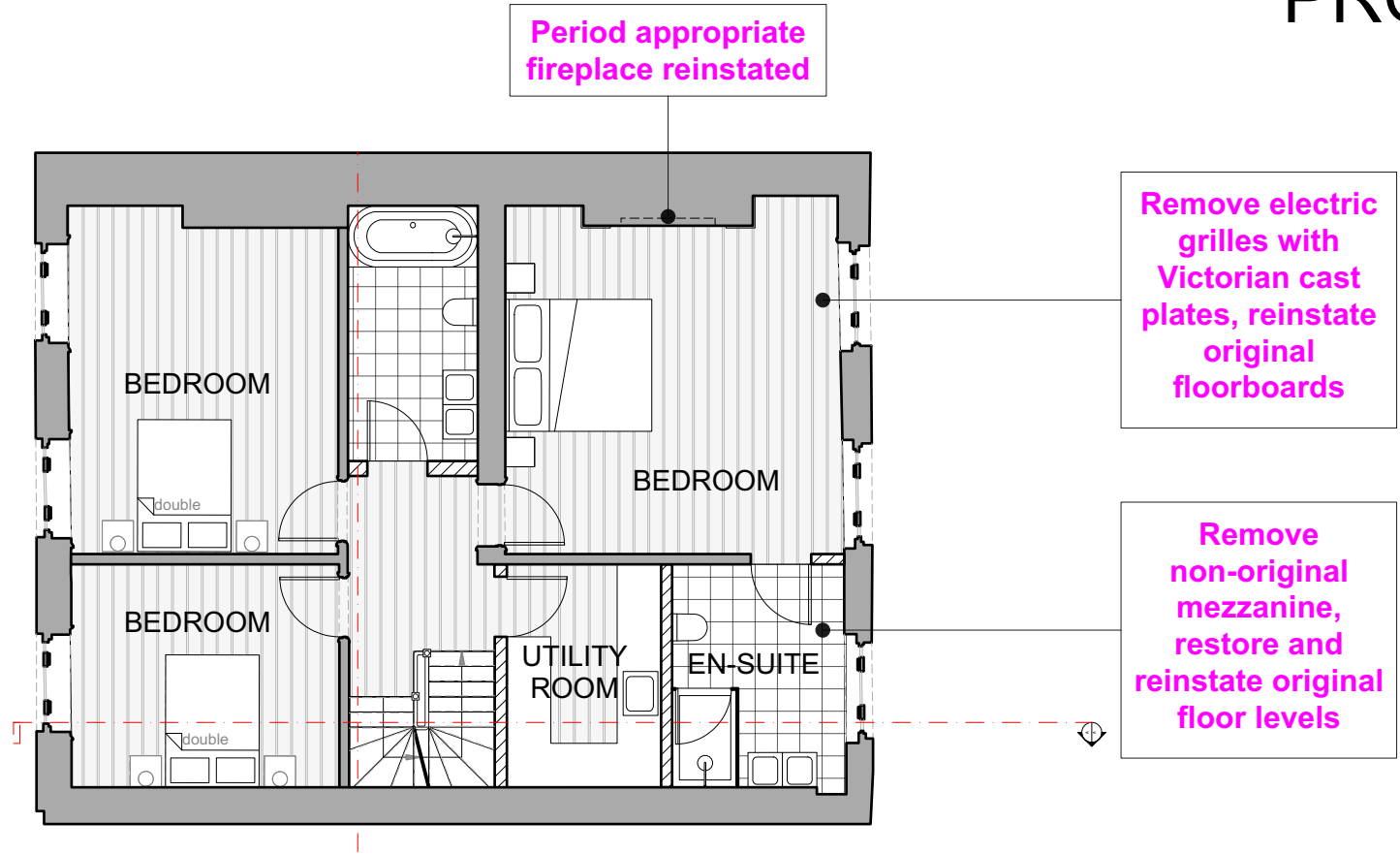
### Description of Works

Date	Rev	Description
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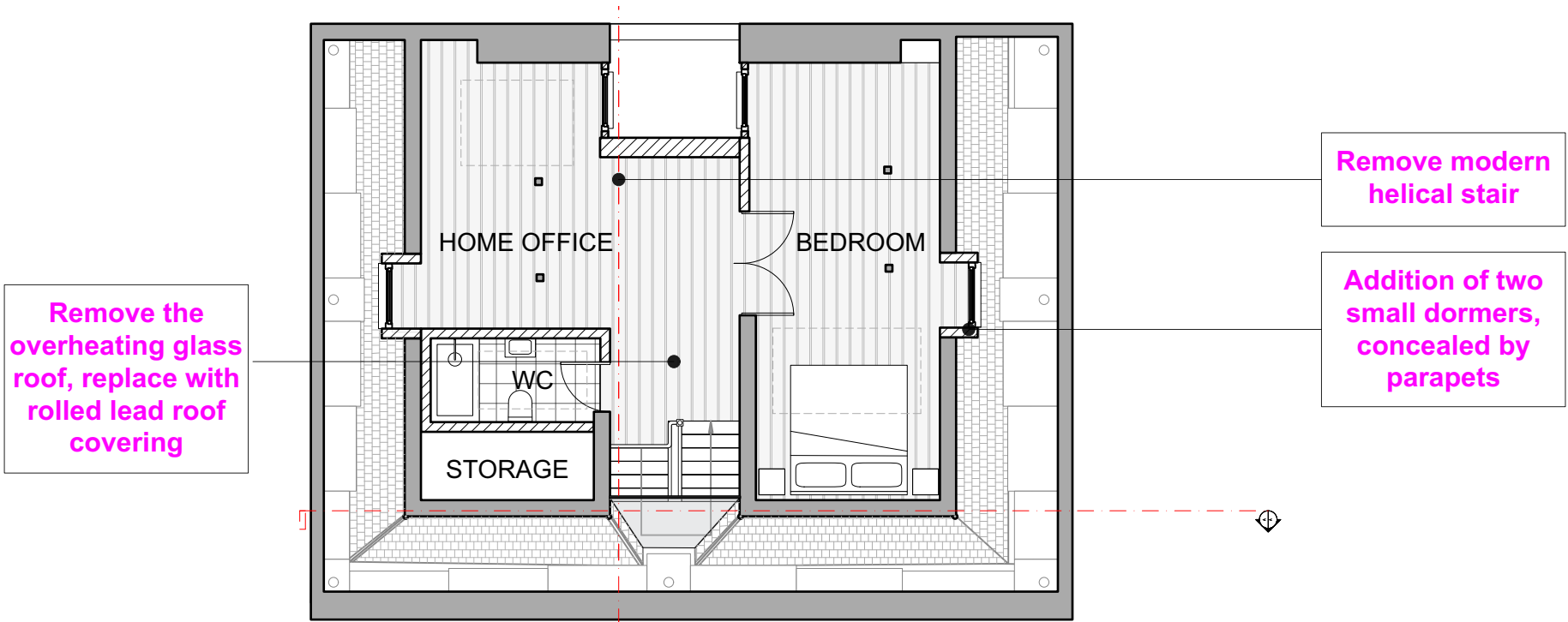
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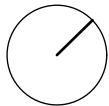
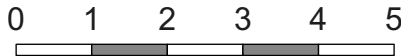
### Key



1 Proposed Second Floor Plan  
203 Scale 1:100@A3



2 Proposed Third Floor Plan  
203 Scale 1:100@A3



Drawing No  
2124(GA)203

Title  
Proposed Second & Third  
Floor Plans

Scale  
1:100@A3

Drawn by CB	Checked by GR
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# PROPOSED DRAWINGS

## Elevations

14 Grove Terrace

### Description of Works

Date	Rev	Description
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### Comments

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### Key



1 Proposed Front Elevation  
204 Scale 1:100@A3



2 Proposed Rear Elevation  
204 Scale 1:100@A3

Drawing No  
2124(GA)204

Title  
Proposed Elevations

Scale  
1:100@A3

Drawn by CB	Checked by GR
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# PROPOSED DRAWINGS

## Sections

14 Grove Terrace

### Description of Works

Date	Rev	Description
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### Comments

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### Key

Drawing No  
2124(GA)205

Title  
Proposed Sections

Scale  
1:100@A3

Drawn by CB	Checked by GR
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