St. Thomas Street

No.4 No.6 No.8 No.10 No.12 No.14 No.16

A. Omitted nibs

4 6 8 10 12 14 16

Office Office Office Office Office Office Office

Shared lobby FFL +8.67
FFL +8.67
FFL +8.67

Shared lobby FFL +8.65
FFL +8.65

Lobby FFL +8.68
FFL +8.68
FFL +8.68

FFL +8.59
FFL +8.59

Shared lobby FFL +8.59

Movement joint between retained north facade and new facing brick to flank wall.

New opening on party wall

Opening to be infilled, insulated and clad with brick leaf as per rest of facade

Facade build-up D

Roof to shopfront extensions
Roof to shopfront extensions

New Yard

New railings to match materials and colour of balconettes on first floor north façade

New stair between lower ground and third floor to match existing stairs

Movement joint

Facade build-up A | Facade build-up B | Facade build-up A | Facade build-up C | Facade build-up D

01 FIRST FLOOR PLAN

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

NORTH FACADE:
Façade to be cleaned.

WINDOWS - NORTH FACADE:
Ground floor only: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed.
First, second and third floor: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed and replaced with bespoke timber secondary glazing to match style of retained sash windows. New windows to match style of existing.

WINDOWS - SOUTH FACADE:
All windows are new slimline DGU's. Style to match existing windows on North Facade.

INTERNAL WALLS:
Infills where required to line up with existing wall. Walls to be lined with plasterboard and made continuous where irregularities occur.

INTERNAL FINISHES TO WALL AND CEILINGS:
1) All plasterboard to be removed and replaced to line of existing, including plasterboard to north facade. Walls painted with white emulsion. Curved walls to be retained, repaired where necessary and repainted.

2) All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.

FLOORS:
Chipboard to be replaced by plywood boards.Plywood top surface to receive a floor covering by tenants fit out.
Floor joists to be replaced where required to match existing.

F1 Rebuilt fire place and surroundings.

EXISTING STAIRS:
Carpet to be removed and timber exposed.
Stairs to be refurbished.

PROPOSED STAIRS:
To match existing

FIREPLACES / CHIMNEY BREASTS:
Rebuilt /reinstated with appropriate Georgian detailing.

EXTERNAL DOORS:
Existing refurbished.
New doors to match existing.

INTERNAL DOORS:
Refurbished where possible.
New door frames to appropriate Georgian detailing.

CABLING:
Electrical trunking to be removed and cabling passed behind plasterboard finish or within ceiling.
New plugs and switches.

WOODWORK:
Retained where possible or softwood joinery to match painted with satinwood paint finish.

Facade Build-up A
100mm Existing blockwork retained
130mm New cavity filled with rockwool insulation
215mm New facing brick to match north facade
Existing retained

Facade Build-up B
100mm New blockwork
130mm New cavity filled with rockwool insulation
215mm New facing brick to match north facade
Existing retained

Facade Build-up C
260mm Existing monolithic brick facade retained
75mm New cavity filled with rockwool insulation
102.5mm New facing brick to match north facade
Existing retained

Facade Build-up D
100-150mm Existing blockwork retained
75mm New cavity filled with rockwool insulation
102.5mm New facing brick to match north facade
Existing retained

02 EXTENT OF WORK ON LEVEL

KEY
— Planning Application Boundary
■ Existing Fabric
■ Proposed Restoration
■ Office

REV DATE
P01 06/12/18 Issued for Planning