01 LOWER GROUND FLOOR PLAN

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

NORTH FACADE:
Façade to be cleaned and repainted white on lower ground as per existing.

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.

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 façade. 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.

FLOOR FINISHES:
Vinyl flooring to be removed. Floor finish to tenant fit out.

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

PROPOSED STAIRS:
To match existing

FIREPLACES / CHIMNEY BREASTS:
Rebuilt /reinstated with appropriate Georgian detailing.
Party wall to be lined with plasterboard where irregularities visible.

EXTERNAL DOORS:
Refurbished where possible or replaced like for like.
New doors to match exsiting.

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.

F1 Rebuilt fire place and surroundings.

02 EXTENT OF WORK ON LEVEL

KEY

- Planning Application Boundary
- Existing Fabric
- Proposed Restoration
- Office
- Retail

REV	DATE	
P01	06/12/18	Issued for Planning

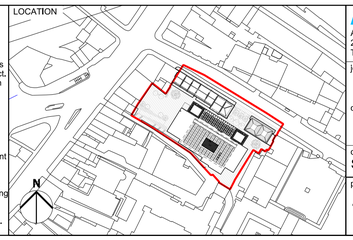
SCALE 1 : 75

0 1 3 5 10

NOTE

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information. AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

LOCATION



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job title					
NEW CITY COURT					
drawing title / location					
GEORGIAN TOWNHOUSES PROPOSED LOWER GROUND FLOOR PLAN					
drawn by	checked	scale		status	
SM	HT	1:75@A1; 1:150@A3		PLANNING	
project	zone	type	classification	drawing no	revision
14032	G	-	(00)	P119	P01