



01 THIRD FLOOR PLAN

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

NORTH FACADE:
Facade 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 Rebuild 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

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

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

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

02 EXTENT OF WORK ON LEVEL

KEY <div><div></div> Planning Application Boundary</div> <div><div></div> Existing Fabric</div> <div><div></div> Proposed Restoration</div> <div><div></div> Office</div>	REV DATE P01 06/12/18 Issued for Planning	SCALE 1 : 75 <div></div>	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 or additions being made.	LOCATION <div></div>	ALLFORD HALL MONAGHAN MORRIS ARCHITECTS Ltd 2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL TEL 020 7261 5261 FAX 020 7261 5123 WEB WWW.AHMM.CO.UK				
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