

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

ROOFS:
Asbestos slates to be replace by natural slates.
Rafters service life extension to be confirmed. Rafters replaced where necessary and locally compensated where sagging.
Counter battens to be added in line with rafters and over breather membrane.
Cold roof to be insulated at ceiling line.

EXISTING CHIMNEY STACKS:
Repaired and capped with r.c. coping. Brick oversails rebuilt where necessary.
Capped pots to be replaced by traditional roll top chimney terracotta pots

FLASHINGS:
To party walls and chimneys to be replaced with new lead work.

GUTTERS TO SOUTH AND EAST FACADES:
New metal gutters laid to falls supported on timber battens.

NEW SHOPFRONTS:
Steel structure to structural engineers design.
Low-iron single glazing and timber framing to display. Baseline provided with catalogue of options for customized shopfronts.

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

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.

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.

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

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.

F1

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

WINDOWS - NORTH FACADE:
Existing single glazing sash windows on all floors to be retained and refurbished. Existing secondary glazing on all floors except ground floor 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.

AOD +19.946 CHIMNEY STACK



AOD +19.307 ROOF RIDGE



AOD +16.421 PARAPET LEVEL



AOD +15.140 LEVEL 03 (OFFICE) FFL



AOD +12.140 LEVEL 02 (OFFICE) FFL



AOD +8.675 LEVEL 01 (OFFICE) FFL



AOD +5.080 LEVEL GF (RETAIL) FFL



AOD +3.40 LEVEL GF (TOWER) SSL



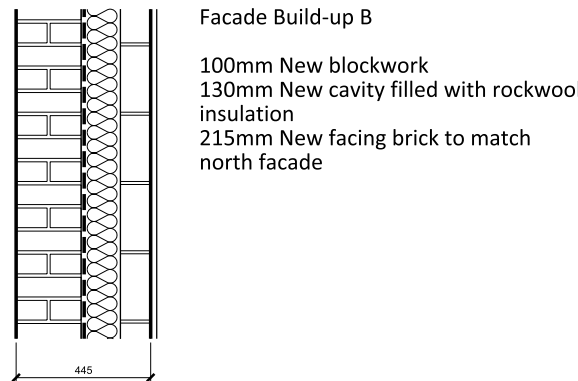
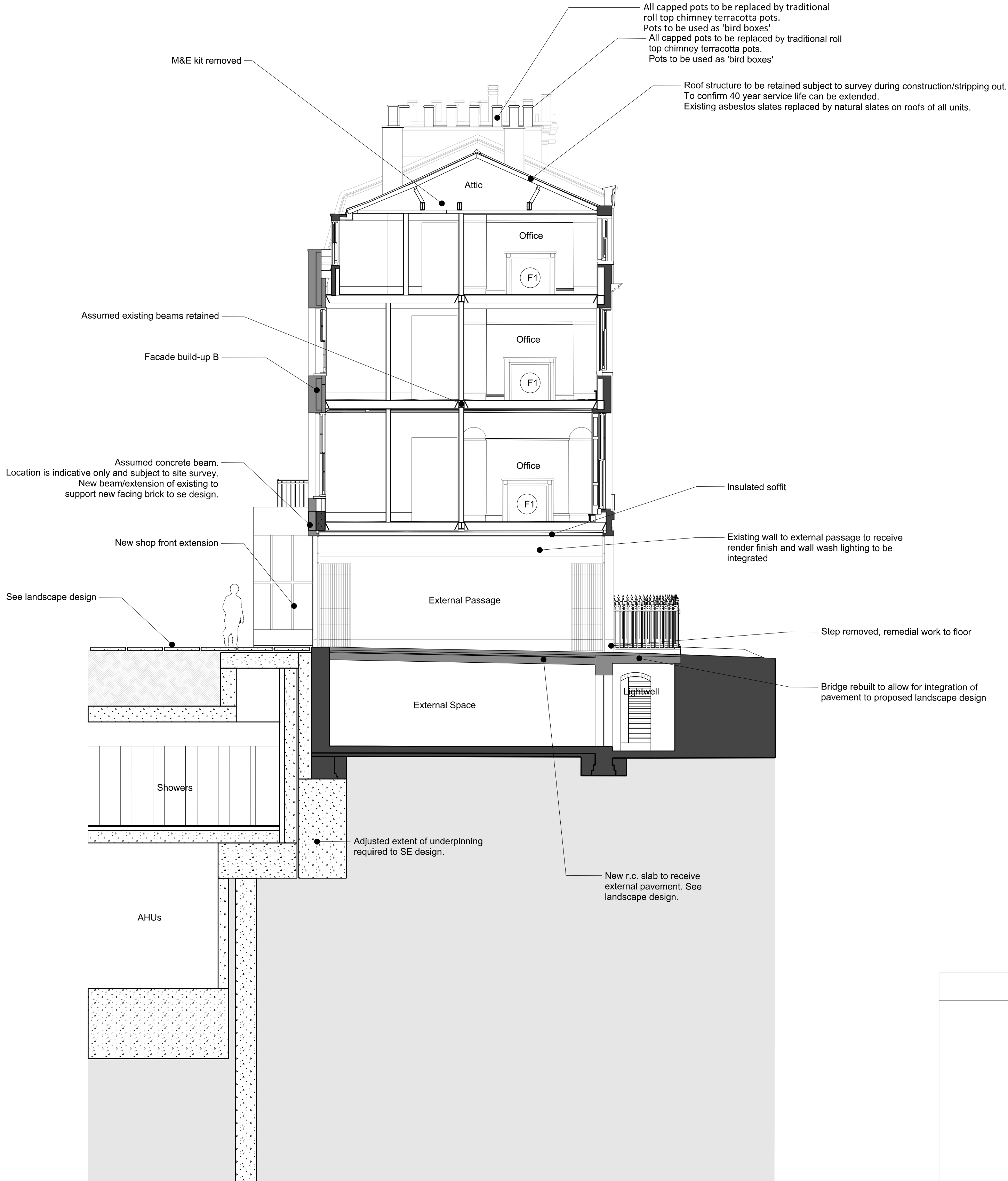
AOD +2.260 LEVEL LG (RETAIL) FFL



AOD -0.05 LEVEL B1 (TOWER) SSL

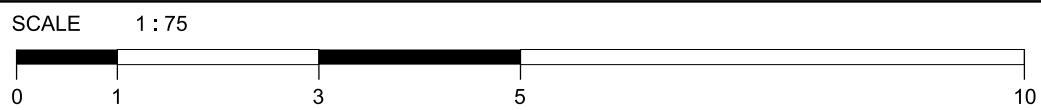


AOD -4.65 LEVEL B2 (TOWER) SSL



KEY
Existing Fabric
Proposed Restoration

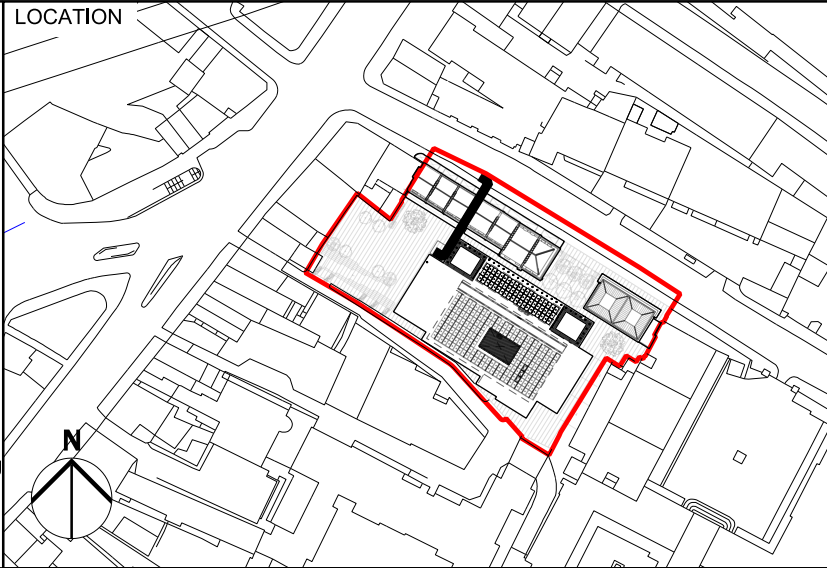
REV	DATE
P01	06/12/18 Issued for Planning



NOTE

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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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