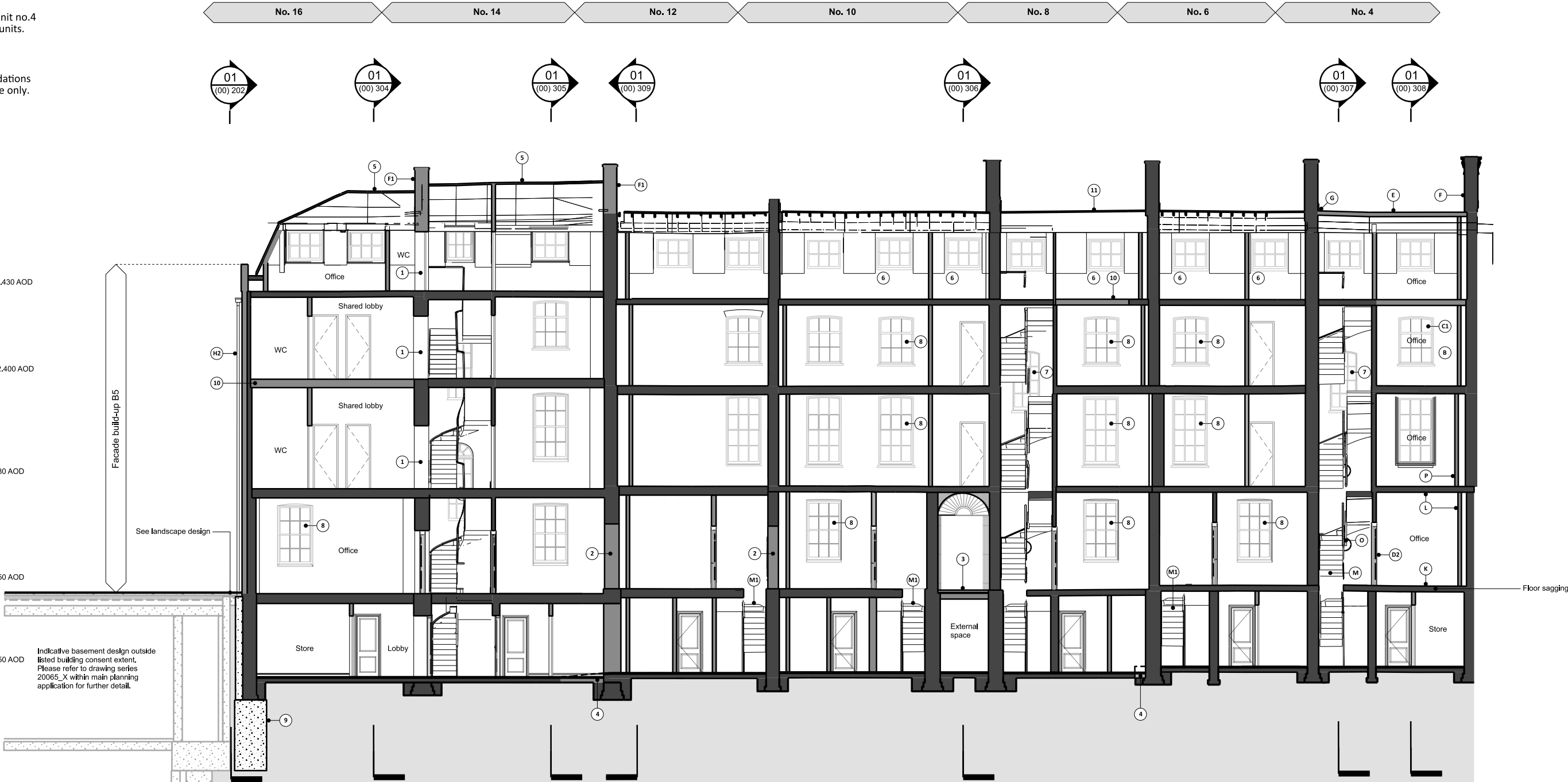


NOTE 1:  
Typical principles are annotated in unit no.4  
where possible and apply across all units.

NOTE 2:  
Extent and location of existing foundations  
and underpinning drawn is indicative only.  
To be confirmed on site.



01 SECTION BB

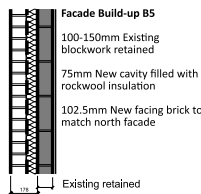
PRINCIPLES APPLIED THROUGHOUT ALL UNITS:

- A** North Facade (Listed):  
Facade to be cleaned and repaired where necessary. Repointing where necessary.  
New insulation to internal lining wall with vapour membrane to back of existing masonry.
- B** South and East Facades:  
All existing 1980s brick removed and replaced with reclaimed London stock brick to match north facade. Facade build-up varies as noted on drawings.
- C** Windows - North Facade (Listed):  
Existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed and replaced with bespoke secondary glazing to match style of retained sash windows. New windows to match style of existing.
- C1** Windows - South and East Facades:  
All windows are new slim line sliding sash window frames with DGUs with arched top - except for the retained windows to no.14.  
Style to match existing windows on North Facade.
- D** Doors - External Existing:  
Reinstated access through existing doors. Doors and fanlights to be refurbished.
- D1** Doors - External New:  
New structural opening to receive door. New door to match existing.  
New door to match existing.
- D2** Doors - Internal:  
Refurbished where possible. New door frames (sets) to appropriate Georgian detailing.
- E** Roofs:  
Asbestos slates to be replaced by natural slates.  
Roof structure to be retained subject to survey during construction/stripping out, to confirm service life can be extended. Rafter 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 - 150mm rockwool and vapour barrier.
- F** Chimney Stacks - Existing:  
Repaired and capped with r.c. coping. Brick overalls rebuilt where necessary. Capped pots to be replaced by traditional roll top chimney terracotta pots.
- F1** Chimney Stacks - Rebuilt:  
To match existing.
- G** Flashings:  
To party wall and chimney to be replaced with new lead work.
- H1** Rainwater Goods - Existing (North Facade):  
All existing to be refurbished and repaired where required.
- H2** Rainwater Goods - New (South and East Facades):  
New cast iron hoppers & pipes to match existing rainwater goods in the North facade.
- H3** Parapet Edge Gutters to South and East Facades:  
New metal gutters laid to falls supported on timber battens.
- J** North Facade Railings to Light Wells & First Floor (Listed):  
All existing railings to be refurbished and repaired where required.
- K** 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. New resilient acoustic separation between joists and plywood. Acoustic insulation within ceiling where possible.
- L** Internal Finishes to Walls and Ceilings:  
All plasterboard to be removed and replaced to line of existing, including plasterboard to north facade. Walls painted with white emulsion.  
All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.
- L1** Curved walls:  
To be retained and repaired where necessary and repaired.
- M** Stairs (Existing):  
Carpet to be removed and timber exposed. Stairs to be refurbished to match existing.
- M1** Stairs (Proposed):  
New stair from ground to lower ground only to match existing.
- N** Fireplaces:  
Rebuilt fireplaces and surroundings with appropriate detailing and integrated FCUs units.
- O** Woodwork:  
Retained where possible or new softwood joinery to match existing painted with satinwood paint finish.
- P** Cabling:  
Electrical trunking to be removed and cabling passed behind plasterboard wall finish or within ceiling. New plugs and switches to be provided.

DRAWING KEY:

- 1** New opening to party wall.  
**2** Party wall infill.  
**3** Passage made external. New r.c. slab to be cast. Ramped access between St. Thomas Street and the covered gallery.  
**4** Step in existing concrete slab to be confirmed on site. Slab to be levelled with rest of the floor within unit.  
**5** Roof rebuilt to adjusted angle. Flat area omitted. Dormer windows rebuilt with roof to match existing style.  
**6** New dormer window to match existing. Existing roof structure to be adjusted to receive window.  
**7** New window opening to existing stair.  
**8** New window opening to back room.  
**9** Updated extent of basement wall to no.16. Adjusted extent of underpinning required to structural engineer design.  
**10** New floor joists to level floor - previously a ramp connecting to the 1980s building.  
**11** New roof structure required to where link bridge to 1980s building removed.

FACADE BUILD-UPS

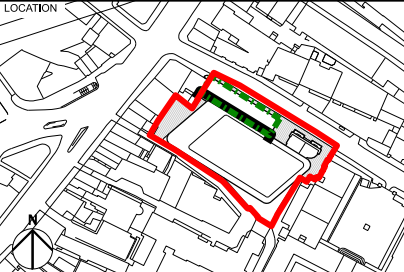


- KEY**
- Existing Fabric
- Proposed Restoration
- Listed Building Consent Boundary

REV DATE  
P01 16/04/21 Issued for Planning

SCALE 1:75  
0 1 3 5 10  
New floor joists to level floor - previously a ramp connecting to the 1980s building

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 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.  
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Job title  
NEW CITY COURT

drawing title / location  
GEORGIAN TOWNHOUSES  
PROPOSED SECTION BB

drawn by checked scale status  
SM HT 1:75@A1; 1:150@A3 PLANNING

project zone source classification drawing no. revision  
20065 G A (00) P302 P01