



- New sanware & fit out to existing locations.
- New stone tiles & stone dado to half-height.
- New plant equipment to retained cupboard.
- New vent route, away from outdoor amenity space.
- Infill redundant vent aperture-bricks to match existing.
- New removable h600mm timber privacy screen (slatted/moucharabiya style panels) atop existing concrete coping.
- New blockwork seat, rendered.
- Infill redundant vent apertures-bricks to match existing.
- New lightweight construction step and floor finish to patio. Floor waterproofing repairs as req'd- TBC upon opening up.
- New gas point and power socket outlet for heater/BBQ. new bib tap.
- New joinery to existing niches, increased in height to line thru' with DG.03.
- New sill & threshold to match existing.
- New floor-mtd radiator with stone top panel.
- New ogee timber beading to Dining Room walls to create paneling effect.

- Paint to modern spindles; stain to handrail..
- Build-out wall to form relocated door opening.
- New radiator and reduced case- style to match existing. Wainscoting infilled as required to match existing. New stone top panel.
- Replacement Portland stone to retained bridge ashfelt waterproofing, with contrast granite inlay border- ref. to dwg PL_DT.02.
- Retained doorset & fanlight redecorated.
- New kitchen extractor duct (dropping to Lower Ground Floor). New kitchen fit-out (joinery stops short min. 150mm below retained cornice base).
- New plant pot metal brackets to existing locations.
- Remove paint and rust and redecorate retained railings in Grosvenor black paint.
- New timber door to match existing.
- Remove rust and redecorate retained modern metal stairs.
- New wall-mtd retractable bike racks.
- Replacement render to lightwell walls only.
- Fireplace blocked-up and vented. Hearth stone retained.

PLANNING
22/01/21



Approved by Client: _____ Date: _____

Information not to be used other than as defined by the drawing status.

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All dimensions shall be verified on site prior to start of work. Any discrepancy shall be brought to the notice of the architect.

The construction manager / contractor must check all dimensions and details and be responsible for the same. Any discrepancies shall be brought to the notice of the architect.

This drawing shall be read in conjunction with all relevant architectural, structural and services drawings. Any discrepancies noted shall be brought to the attention of the architect and consultants. Any discrepancies noted shall be brought to the attention prior to execution of work.

Drawing approval is for the conformity with outline design intent only and does not relieve the project managers / contractors / sub-contractors from the accuracy, integration and stress for purpose of design.

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- General notes:
- Floors leveled throughout w/ ply deck, acoustic underlay. Retained skirting fit back, once new floor build-up in place.
 - New floor finishes throughout.
 - New radiators throughout. Re-use cases where possible.
 - New door panels as indicated, to amended existing frames/architraves, unless otherwise specified. Architraves trimmed in situ at base to accommodate new floor build-up.
 - New lighting throughout.
 - New services' infrastructure to be throughout.
 - Ceilings, cornice, skirting boards, dado rails, wall paneling retained throughout, unless otherwise specified- minor repairs as required.
 - Repair wall lining where damaged. New plaster skim to all walls and ceilings (cornicing retained)
 - Stairs: screw down treads to prevent creaking and paint. Fix handrail where racked and stabilise spindles- new replacement to match as required.



Rev.	Modification	Date	Title:
			26 LOWER BELGRAVE STREET
			GROUND FLOOR PROPOSED PLAN
			Status: PLANNING
			Scale: 1:50 DWG No: RAI055.PL.121
			Format: A3 Start date: 19/01/2021
			Drawn: BK Issue date: 22/01/2021
			Checked: RM Sheet:
			Contractor reference: Revision:
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