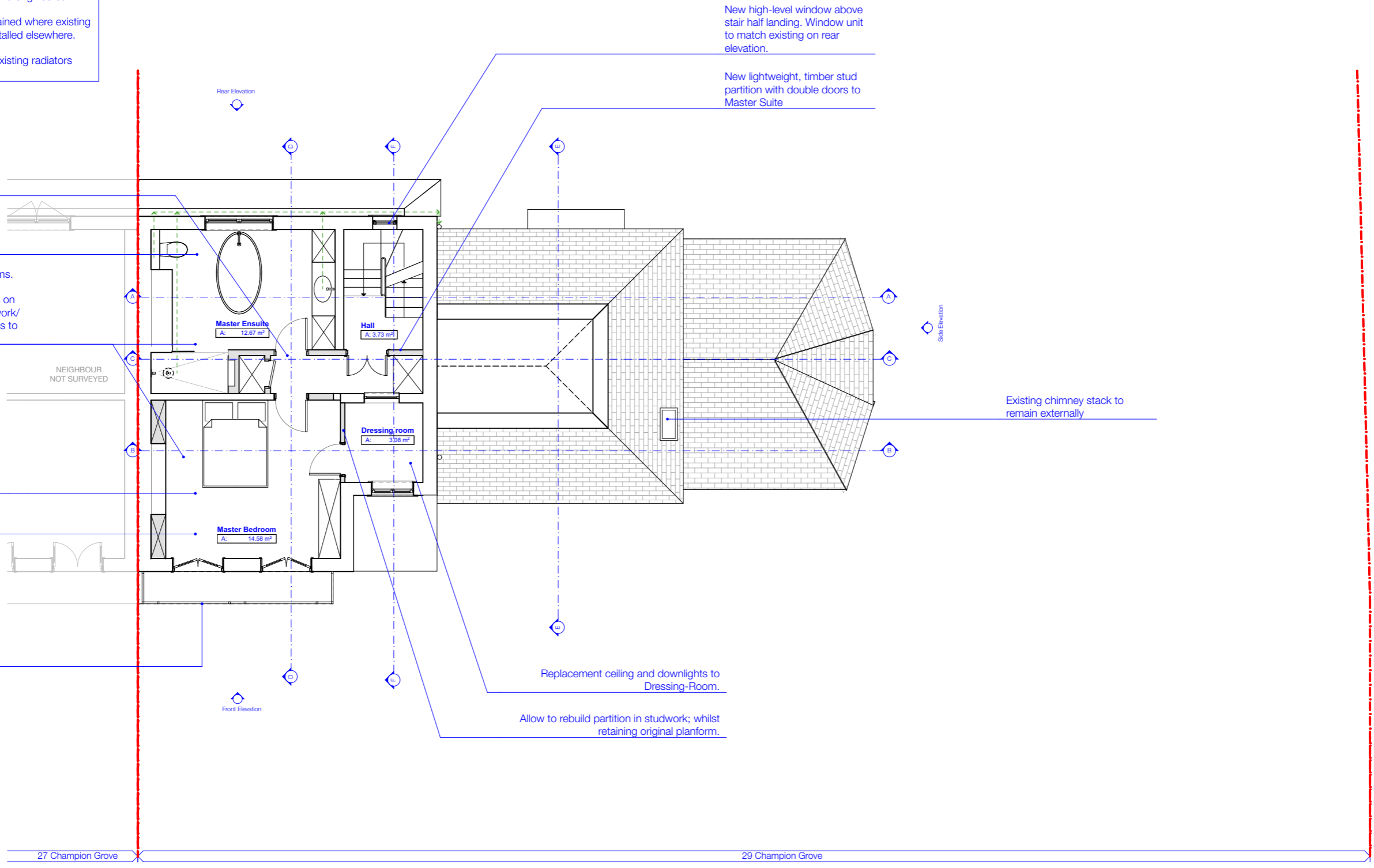


**General notes**  
 1. New floor finishes throughout to replace existing modern flooring. Assume porcelain tiling to wet rooms (Bathroom) and engineered timber flooring elsewhere.  
 2. Original skirting, cornicing and skirting to be retained where existing with profiles in-keeping with building's heritage installed elsewhere.  
 3. New lighting throughout  
 4. Underfloor heating proposed throughout; with existing radiators removed as per original planform.



Existing layout altered to create new openings into Bedroom and Ensuite. Existing doors and architraves to be retained and reused.

New dropped ceiling to be installed to accommodate downlights and extraction for Ensuite.

New underfloor heating to First Floor rooms. Existing floorboards lifted and replaced following installation of new heating loops on heating plates between joists. New pipework/drainage to utilise existing notches in joists to avoid further damage to original fabric.

Allow for new cornicing to perimeter of room; Georgian profile in-keeping of building's heritage

Combination of downlights, pendants and wall-lights to Master Bedroom.

Decorative iron trellis and filigree detailing to external balcony to be repaired/restored to replicate original detailing and restore principal facade for public benefit

New high-level window above stair half landing. Window unit to match existing on rear elevation.

New lightweight, timber stud partition with double doors to Master Suite

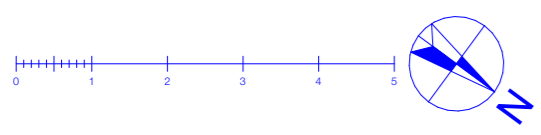
Existing chimney stack to remain externally

Replacement ceiling and downlights to Dressing-Room.

Allow to rebuild partition in studwork; whilst retaining original planform.

27 Champion Grove

29 Champion Grove



REV	DATE	DRAWN	AMENDMENT



Studios 18-19, 16 Porteus Place,  
 Clapham, London SW4 0AS  
 t +44 (0) 20 7924 4555  
 e info@granit.co.uk  
 w www.granit.co.uk

Project **29 Champion Grove**  
 For **Damian Thornton**  
 Project Address **29 Champion Grove  
 Camberwell, London SE5 8BN  
 United Kingdom**

Drawing No. **2020/P/102**  
 Drawing **Proposed First Floor Plan**  
 Scale **1:100 @ A3** Date **25/05/2021** Drawn **WM**  
 Purpose **FOR PLANNING**  
 File **CURRENT\_CHAMPION\_GROVE\_LB\_May.pln**

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