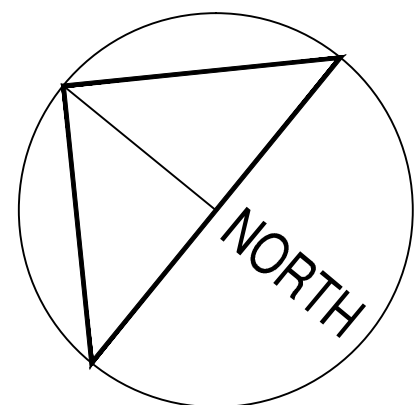


FIRST FLOOR PLAN - AS PROPOSED



All dimensions to be checked onsite.  
DO NOT SCALE THIS DRAWING

NOTES

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LEGEND

Existing Structure

Pendent light

Down light

**GENERAL NOTES**

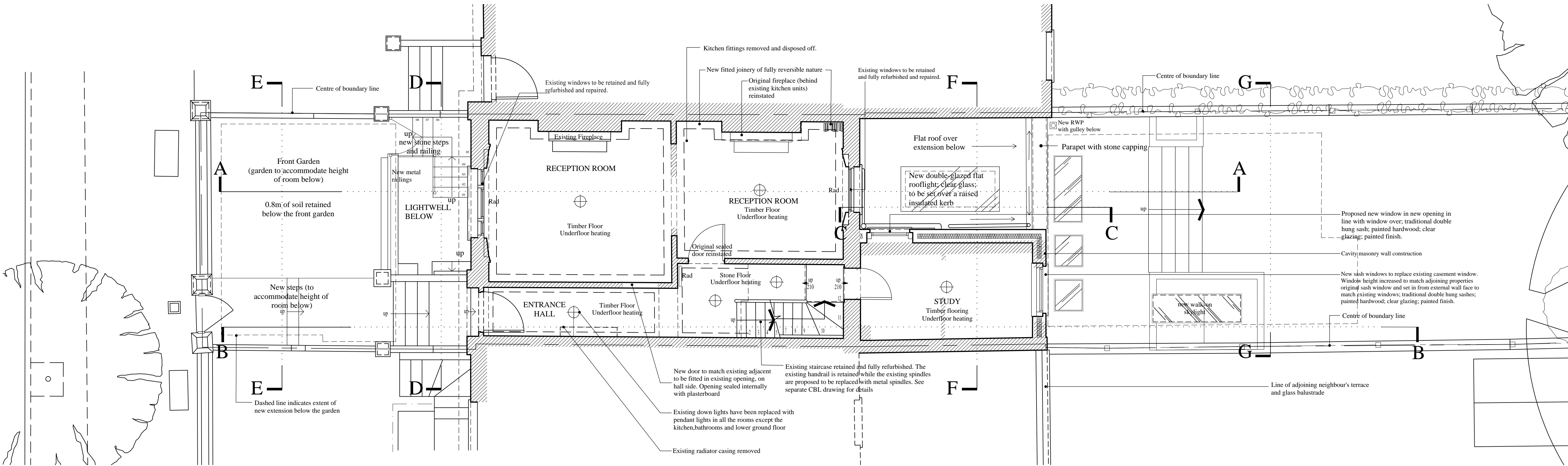
**STAIRCASE**  
Existing staircase is retained and fully refurbished. The existing handrail is retained while the existing spindles are proposed to be replaced with metal spindles. See separate CBL drawing for these details

**DOWN LIGHTS**  
Existing down lights have been replaced with pendant lights in all the rooms except the kitchen, bathrooms and lower ground floor.

**RADIATOR CASINGS**  
Existing non historic radiator casings through out. Existing panelling below windows to be fully restored.

**UNDERFLOOR HEATING & EXISTING FLOORBOARDS**  
Wet system underfloor heating to be installed throughout. Existing floorboards, where original, to be carefully removed, marked and stored during installation and reinstalled following installation. Any boards damaged to be replaced with reclaimed boards to suit. See CBL drawing 904/PL08 for details.

**STRUCTURAL DESIGN**  
Please refer to Structural Engineer's Report and Drawings for details



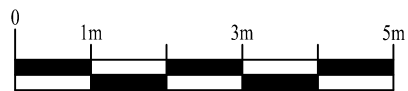
GROUND FLOOR PLAN - AS PROPOSED

F	Skylight added & master bathroom layout amended	27.09.2021
E	Amend front garden level & front steps	15.03.2019
D	Adjusted Basement extension profile outline	11.01.2019
C	Planning Amendments - garden rooflights repositioned to suit reduced basement width	12.12.2018
B	Post Pre-Planning Amendments - Rear elevation windows in closet wing reduced in size; bathroom partition changed to dwarf partition; secondary glazing omitted	05.09.2018
A	Second Pre-Planning Application - Basement below rear garden added, closet wing rebuilt	11/12/2017

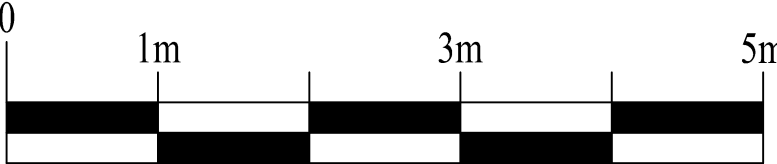


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Title	Ground and First Floor Plans - As Proposed	
Project	14 Queen's Grove St. John's Wood London, NW8 6EL	
Client	Mr & Mrs Nayar	
Scale	1:50@A1/ 1:100@A3	Date Nov 2016
Job Number	904	Drawn By db
		Revision F



SCALE 1:100@A3



SCALE 1:50@A1