

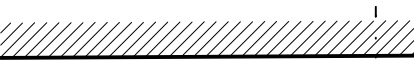
All dimensions to be checked onsite.
DO NOT SCALE THIS DRAWING

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

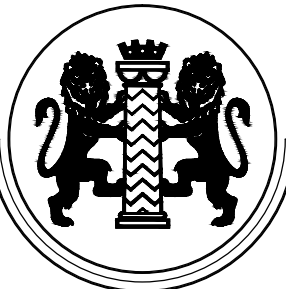
DOWN LIGHTS
Existing down lights have been replaced with pendant lights in all the rooms except the kitchen,bathrooms and lower ground floor.

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

C	Layout changes to Bedroom 03	27.09.2021
B	Post pre-planning amendments - closet wing rebuilt with new roof over; secondary glazing omitted	05.09.2018
A	Second Pre-Planning Application - Basement below rear garden added, closet wing rebuilt	11/ 12/ 2017
REVISIONS		



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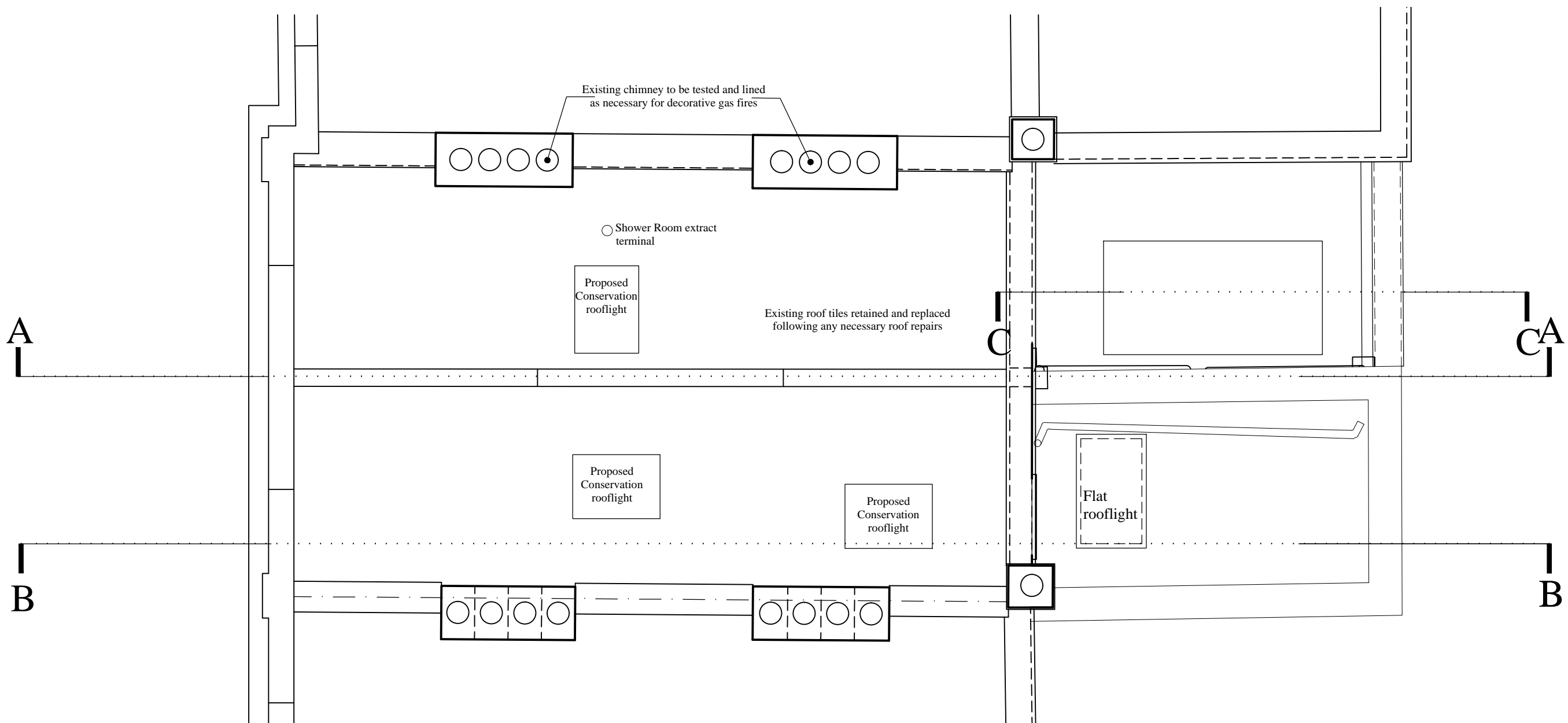
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Title **Second Floor and Roof Plans
- As Proposed**

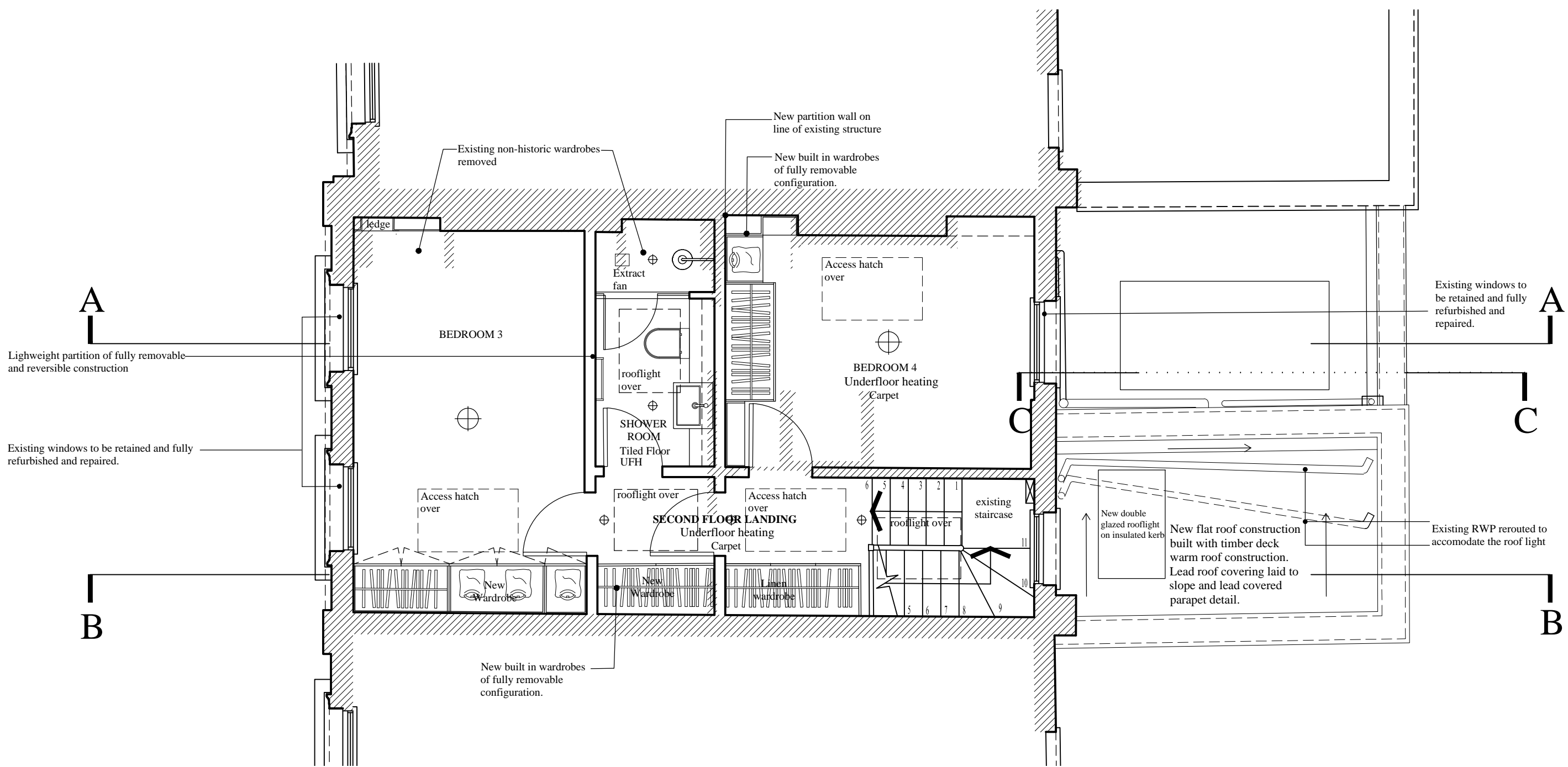
Project **14 Queen's Grove
St. John's Wood
London, NW8 6EL**

Client **Mr & Mrs Nayar**

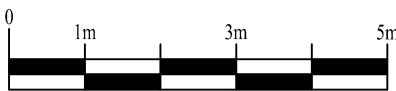
Scale 1:50@A1/ 1:100@A3	Date Nov 2016	Drawn By db
Job Number 904	Drawing Number PL03	Revision C



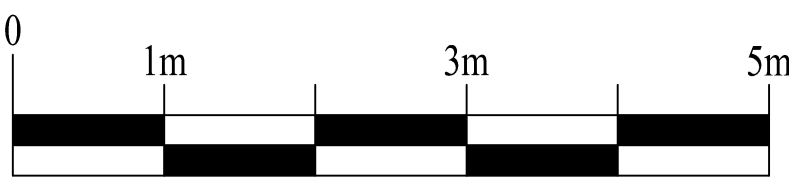
ROOF PLAN - AS PROPOSED



SECOND FLOOR PLAN - AS PROPOSED



SCALE 1:100@A3



SCALE 1:50@A1

