



Proposed Works_Second Floor:

01 Lobby:

1. Remove existing floor boards and set aside carefully to be reused and put back in place (original floorboards will not be removed).
2. Install new timber firings to existing floor joists, to level the floor as the existing floor currently is not leveled throughout plus adjusting the existing skirting boards to meet the new leveled floor
3. Install New Oak Grey Wood Flooring Herringbone Style arrows facing East (in Hallway as well)
4. Refurbish Front Door (reinforcing and draft proofing. Add 3 Banham Locks)
5. Repaint and Redecorate

Staircase:

6. Demolish/rip out existing stair carpet
7. Repaint ceiling
8. Remove all cables running under the rug
9. Remove excess paint, restore cracks, sand
10. Fix and repair any squeak steps
11. Repaint existing staircase
12. Repaint existing railing
13. Install Wallpaper to surrounding walls

02 Living & Dining Room:

13. Remove existing floor boards and set aside carefully to be reused and put back in place (original floorboards will not be removed).
14. Install new timber firings to existing floor joists, to level the floor as the existing floor currently is not leveled throughout plus adjusting the existing skirting boards to meet the new leveled floor
- 14a. Reuse existing doors
15. Install New Oak Grey Wood Flooring Herringbone Style arrows facing East (in Hallway as well)
16. Install new TV wall brackets near fireplace
17. Restoring/renovating all wood panels especially around the windows (remove excess paint, restore cracks, sand, repaint)
18. Repaint redecorate interior walls
19. Repaint and Redecorate

03 Kitchen Room:

20. Removal of the kitchen/ dining partitions and opening up to the main room to better reflect the rooms original proportions
21. Install new kitchen
22. Install new kitchen electric underfloor heating (with E-heat Duo Schluter Ditra Matt waterproof electric underfloor heating)
23. Refurbish - External terrace door (Internal side)
 - Secure door, add 3 locks, remove pet (cat) door, refurbish fully, change broken glass,
 - Wooden step platform to terrace is to be tilled
24. Repaint and redecorate walls and ceiling

04 Terrace:

25. Remove section of the decking as guided to put wooden structure (decking) to receive new air condenser unit and add verdant planting around the unit to limit visibility
26. Prepare the north wall to install new energy efficient heat pump external unit.
27. Make existing through wall water pipe hole wider for the heat pumps line set to pass through inside the property.

05 Cloak Room:

28. Build storage, shelves on the top, a coat rack in the middle section, and a shoe rack on the lower part
29. Add a removable divider panel between coat rack and the water tank (with ventilation).
30. Repaint and redecorate walls and ceilings

1 Proposed Second Floor
SCALE 1:50

NOTES
SCALING FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.
WORK TO BE CARRIED OUT IN ACCORDANCE WITH BYE-LAWS AND REGULATIONS OF LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS.
THIS DRAWING MAY INCORPORATE INFORMATION FROM OTHER PROFESSIONALS. KTB CANNOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY AND ACCURACY OF SUCH INFORMATION. DRAWINGS, SPECIFICATIONS AND SCHEDULES ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.
PRINT PDF OF THE DWG IN ACTUAL SIZE.



LEGEND:
Proposed Works:
 wall & floor finishes
 other

REV	NOTES	DATE	BY
A	ISSUED TO CLIENT	07.07.2022	-DA
B	ISSUED FOR PLANNING	19.07.2022	DA

STATUS	
PLANNING	PROJECT
42 Lancaster Gate Flat E	
TITLE	
Proposed Second Floor	

KTb architecture
15 Theod Street
London
SE1 8ST

1 +44 (0)20 7207 4903
w ktbarchitecture.com
e hello@ktbarchitecture.com

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SCALE AT A3: 1:50