

Proposed Raised Ground Floor Plan
Scale 1:50 @ A3

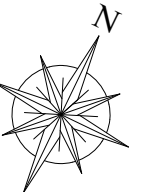
scale bar 1:50



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KEY



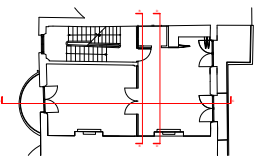
NOTES

- Demolitions
- Existing walls
- New Walls

**FOR LISTED BUILDING
CONSENT
+
FOR PLANNING**

Revision Notes

LOCATION:



STUDIO FADE

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Project:
35 Randolph Avenue Flat C, W9

Title:
Proposed Raised Ground Floor Plan

Job no:	Drawing No:	Date:
041	LB_00	19/10/2023
drawn by:	checked by:	scale:
AF	AL	1:50 @A3 1:100 @ A4
ref:		

Replacement of existing glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.

Remove existing non original timber floor. Replace existing flooring with new timber parquet flooring

Replace the existing 70ies non original timber with glazed insert door to the flat and the fanlight with a more in keeping solid 4 panelled door and an high level fan light.

Proposed new timber enclosure to form small shower room. Bathroom pod not full height.

New drainage connection to new svp to run parallel to floor joists in floor level

Self-contained kitchenette built within the new joinery wall.

New location of SVP re-route the existing SVP run from the second floor flat to allow to reduce the boxing in and remove the ceiling boxing within the ceiling of the main communal entrance.

Installation of new electric boiler

Formation of a new vent to extract penetration to the front façade to allow ventilation for new heating system.

Reinstatement of original double French glazed door opening. In-fill the existing external wall and removal of the existing non original bathroom & kitchen windows

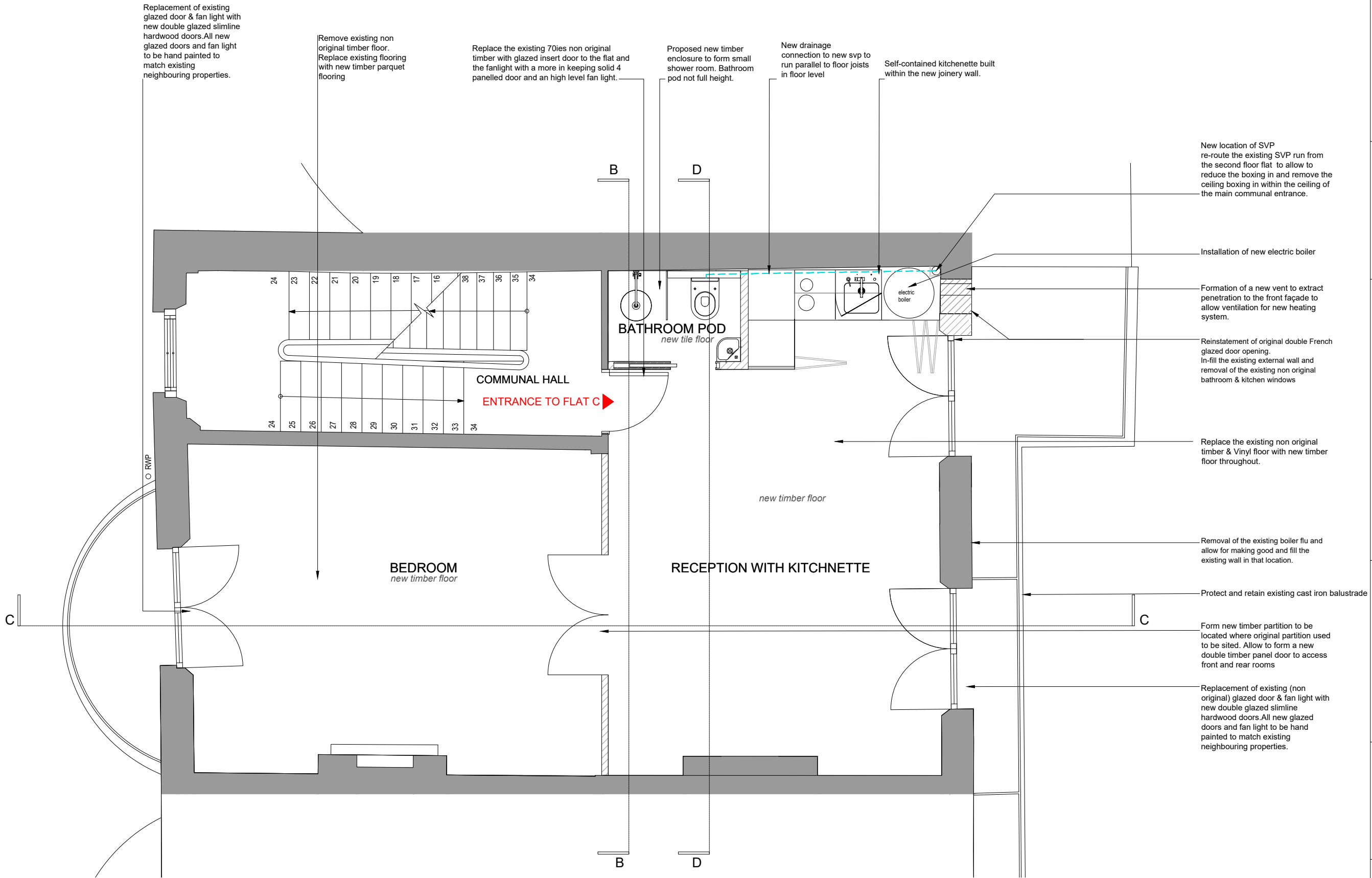
Replace the existing non original timber & Vinyl floor with new timber floor throughout.

Removal of the existing boiler flu and allow for making good and fill the existing wall in that location.

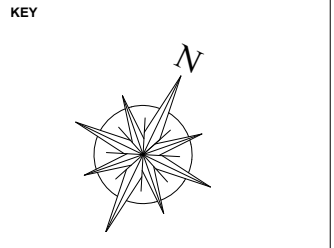
Protect and retain existing cast iron balustrade

Form new timber partition to be located where original partition used to be sited. Allow to form a new double timber panel door to access front and rear rooms

Replacement of existing (non original) glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.



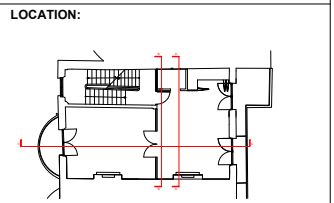
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- NOTES**
- Demolitions
 - Existing walls
 - New Walls
 - New drainage route

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes



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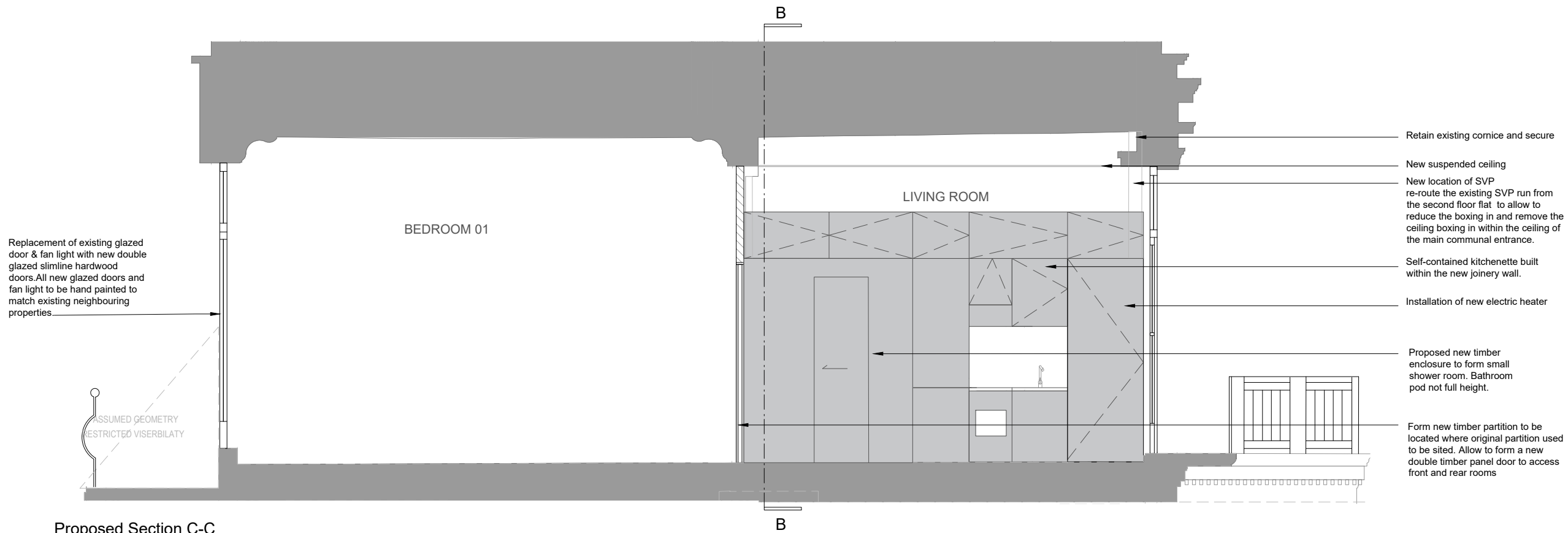
Project:
35 Randolph Avenue, W9

Title:
Proposed First Floor Plan

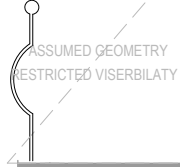
Job no:	Drawing No:	Date:
041	LB_01	19/10/2023
drawn by:	checked by:	scale:
AF	AL	1:50 @A3 1:100 @ A4
ref:		

Proposed First Floor Plan
 Scale 1:50 @ A3



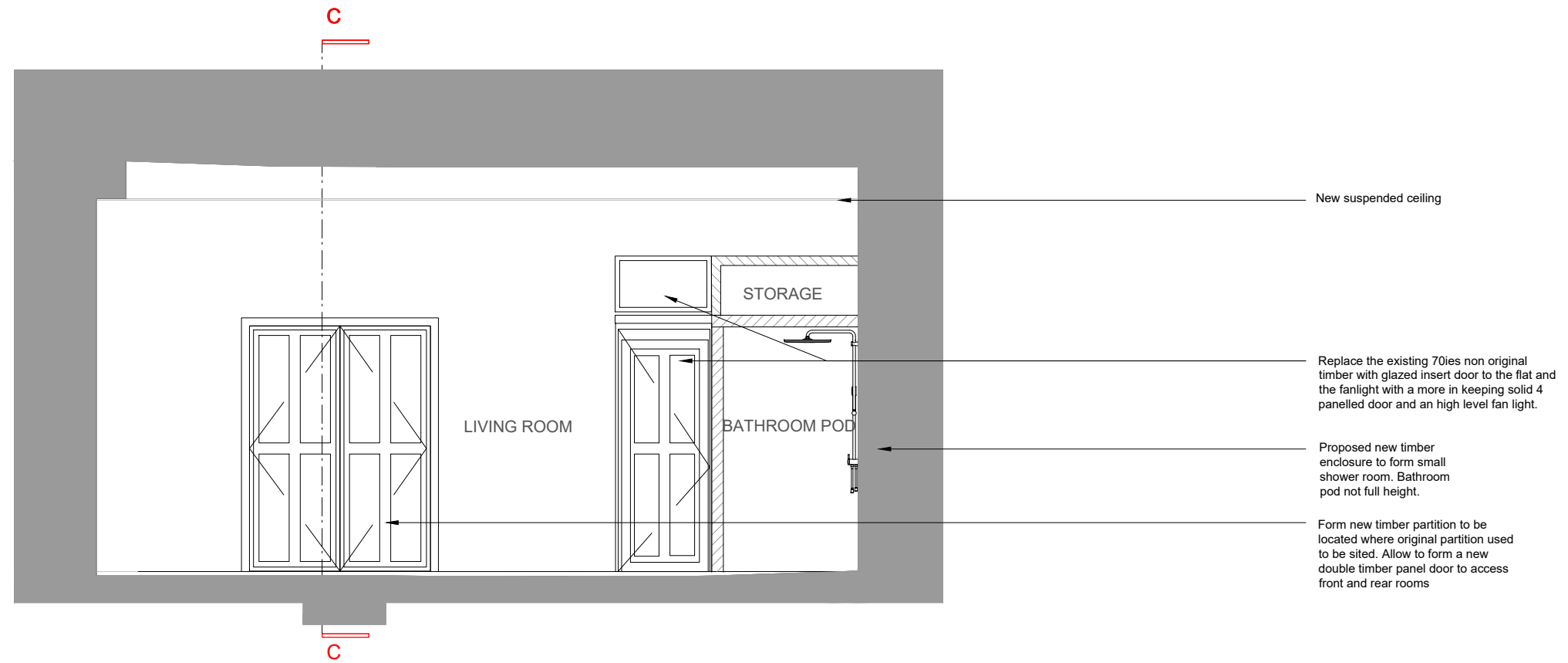


Replacement of existing glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.



- Retain existing cornice and secure
- New suspended ceiling
- New location of SVP re-route the existing SVP run from the second floor flat to allow to reduce the boxing in and remove the ceiling boxing in within the ceiling of the main communal entrance.
- Self-contained kitchenette built within the new joinery wall.
- Installation of new electric heater
- Proposed new timber enclosure to form small shower room. Bathroom pod not full height.
- Form new timber partition to be located where original partition used to be sited. Allow to form a new double timber panel door to access front and rear rooms

Proposed Section C-C
Scale 1:50 A3



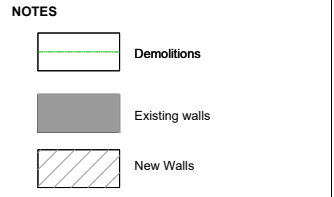
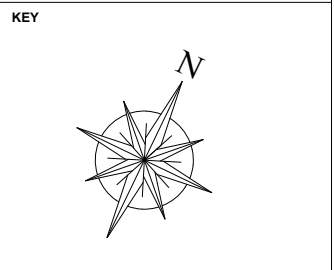
- New suspended ceiling
- Replace the existing 70ies non original timber with glazed insert door to the flat and the fanlight with a more in keeping solid 4 panelled door and an high level fan light.
- Proposed new timber enclosure to form small shower room. Bathroom pod not full height.
- Form new timber partition to be located where original partition used to be sited. Allow to form a new double timber panel door to access front and rear rooms

Proposed Section B-B
Scale 1:50 @ A3



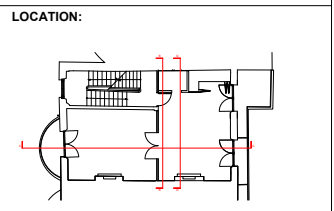
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Revision Notes

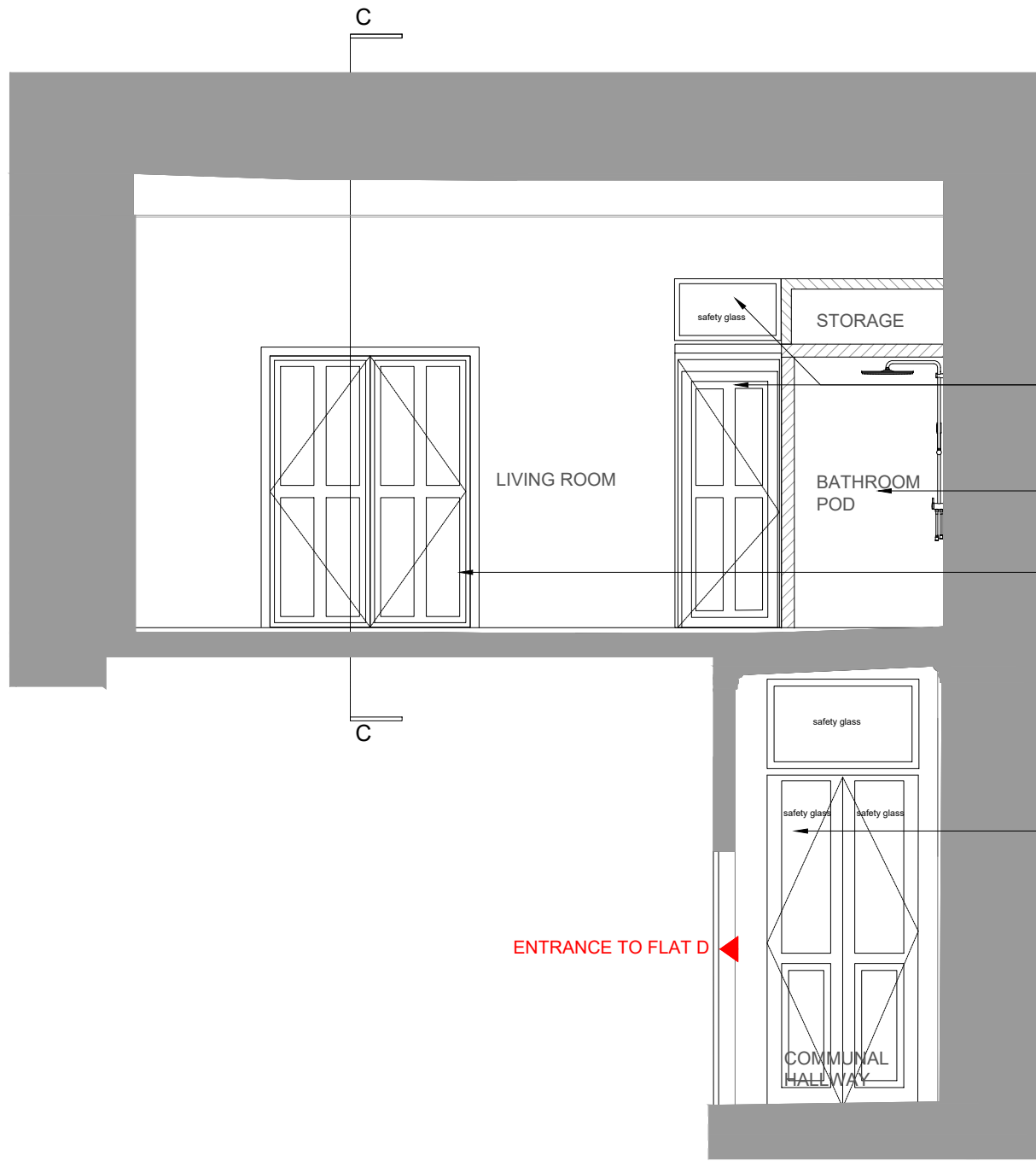


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Project:
35 Randolph Avenue Flat C, W9

Title:
Proposed Section B-B, C-C

Job no: 041	Drawing No: LB_20	Date: 19/10/2023
drawn by: AF	checked by: AL	scale: 1:50 @A3 1:100 @ A4
ref:		



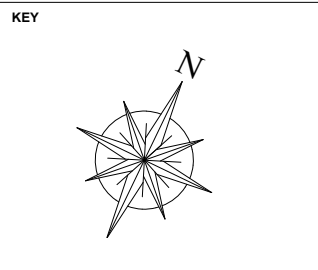
Replace the existing 70ies non original timber with glazed insert door to the flat and the fanlight with a more in keeping solid 4 panelled door and an high level fan light. (safety glass, FD 30 rated door and fanlight)

Proposed new timber enclosure to form small shower room. Bathroom pod not full height.

Form new timber partition to be located where original partition used to be sited. Allow to form a new double timber panel door to access front and rear rooms

New Secondary double door with high level fanlight to the existing main entrance. Door to allow to form a lobby to the communal entrance of the building. New hardwood FD 30 rated timber door with safety glass insets

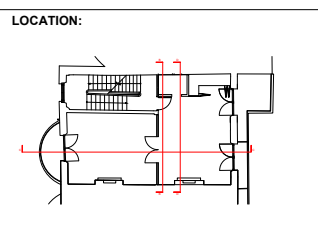
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- NOTES**
- Demolitions
 - Existing walls
 - New Walls

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes



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Project:
35 Randolph Avenue Flat C, W9

Title:
Proposed Section D-D

Job no: 041	Drawing No: LB_21	Date: 19/10/2023
drawn by: AF	checked by: AL	scale: 1:50 @A3 1:100 @ A4
ref:		

Proposed Section D-D
 Scale 1:50 @ A3





Proposed Street Elevation
Scale 1:100 @ A3

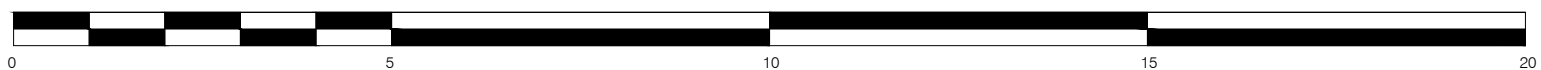
Formation of a new vent to extract penetration to the front façade to allow ventilation for new heating system.
Removal of the existing boiler flu and allow for making good and fill the existing wall in that location.
Reinstatement of original double French glazed door opening. In-fill the existing external wall and removal of the existing non original bathroom & kitchen windows. New glazed door and fan light to be hand painted to match existing neighbouring properties



Proposed Garden Elevation
Scale 1:100 @ A3

Replacement of existing glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.

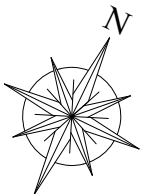
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



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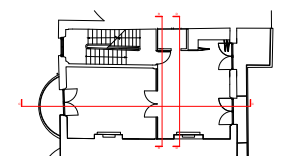
NOTES

-  Demolitions
-  Existing walls
-  New Walls
-  Boundary of flat

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes

LOCATION:



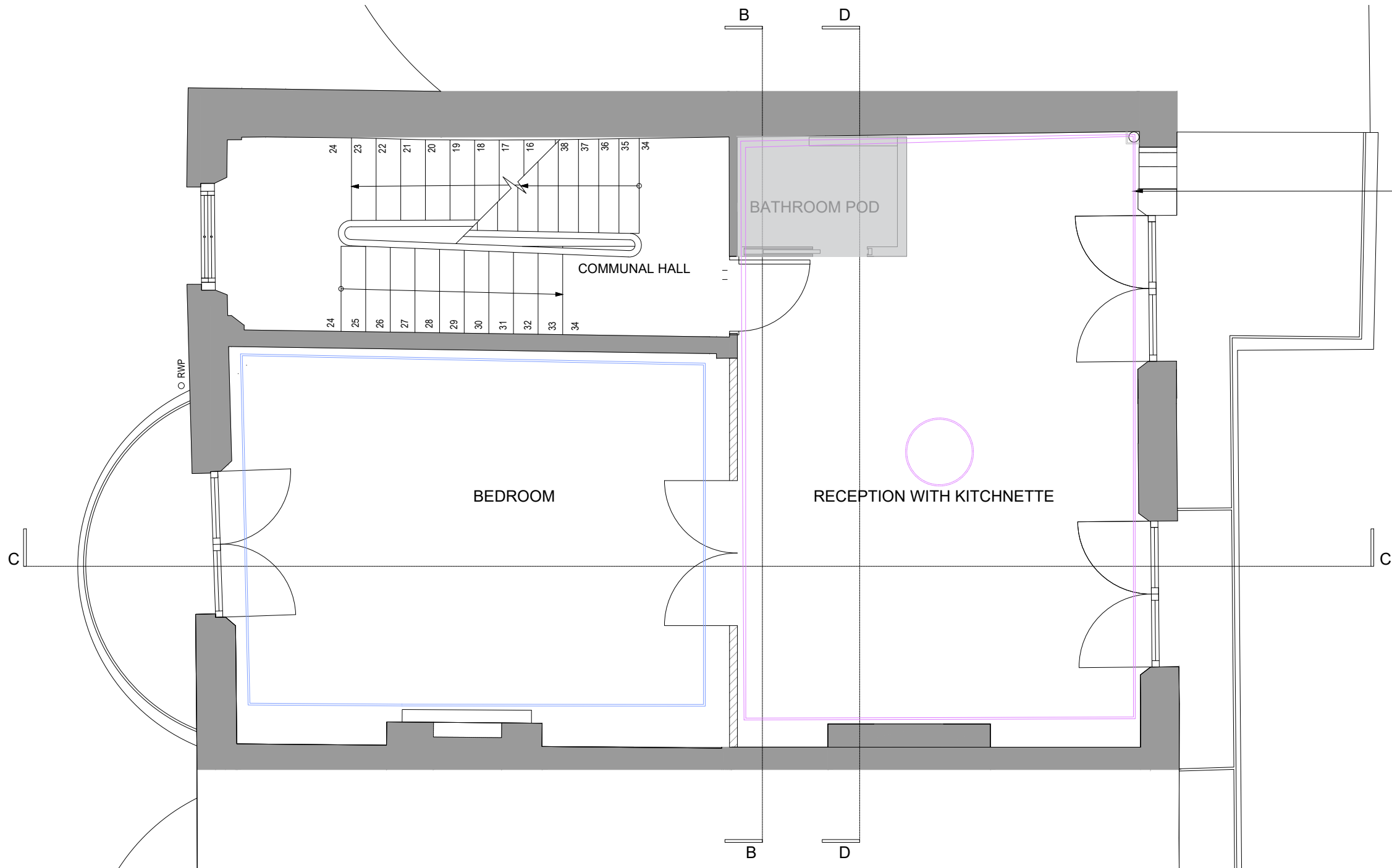
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Project:
35 Randolph Avenue Flat C, W9

Title:
Proposed Street and Garden Elevation

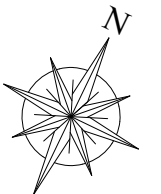
Job no:	Drawing No:	Date:
041	LB_40	19/10/2023
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AF	AL	1:100 @A3
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KEY



NOTES

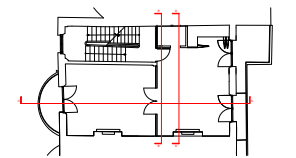
- Demolitions
- Existing walls
- New Walls
- existing cornice
- proposed new cornice
- proposed suspended ceiling

Existing cornice and lath and plaster ceiling based on partial visual survey are not in very good conditions, it proposed to secure and protect existing cornice and ceiling. Allow to reform a dropped plasterboard ceiling at as high as possible with new cornice and ceiling rose to protect existing cornice and follow building regulations regarding fire safety.

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes

LOCATION:



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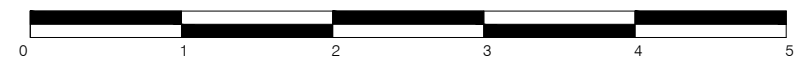
Project:
35 Randolph Avenue Flat C, W9

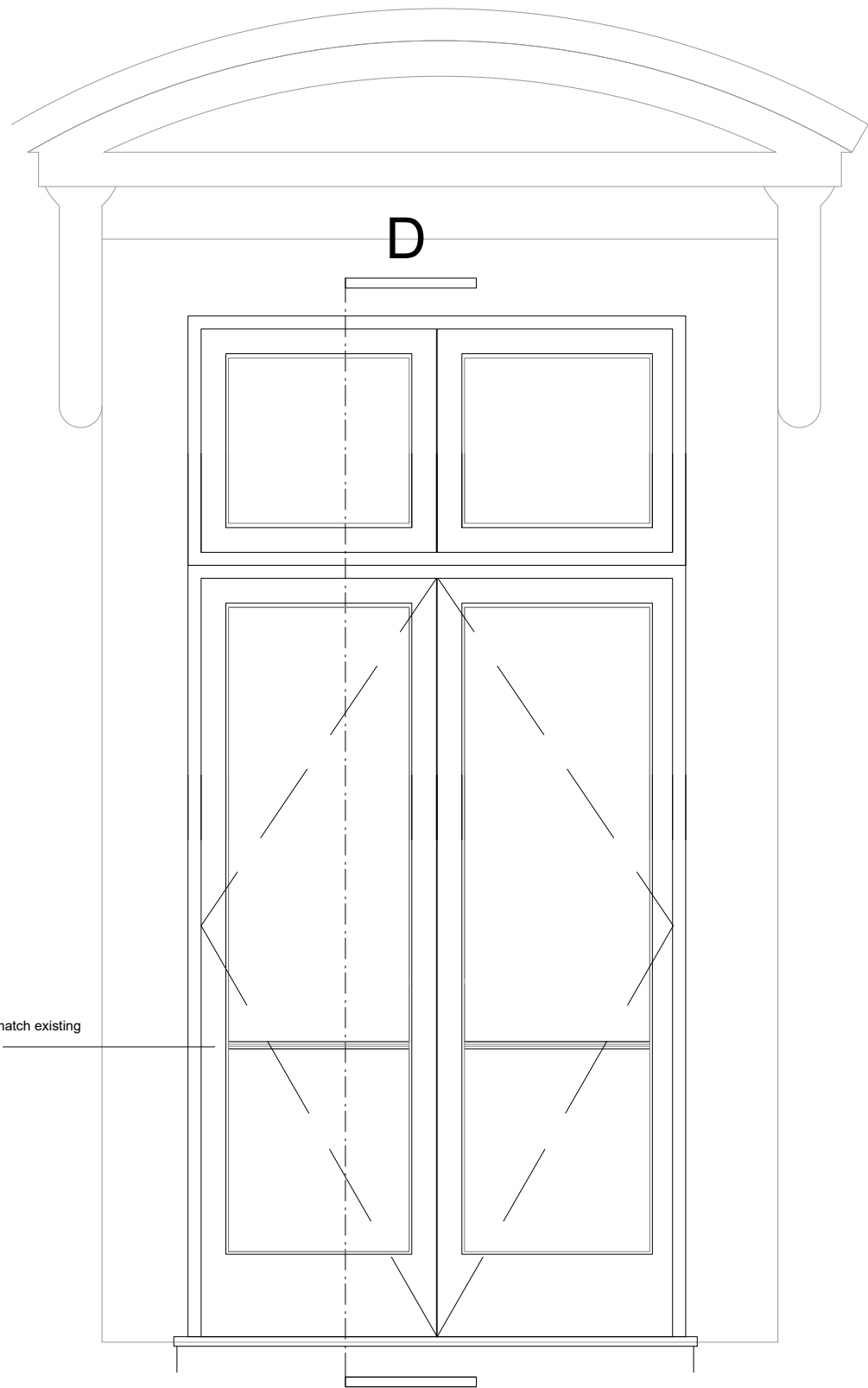
Proposed First Floor Reflected Ceiling Plan

Job no:	Drawing No:	Date:
041	LB_50	19/10/2023
drawn by:	checked by:	scale:
AF	AL	1:50 @A3 1:100 @ A4
ref:		

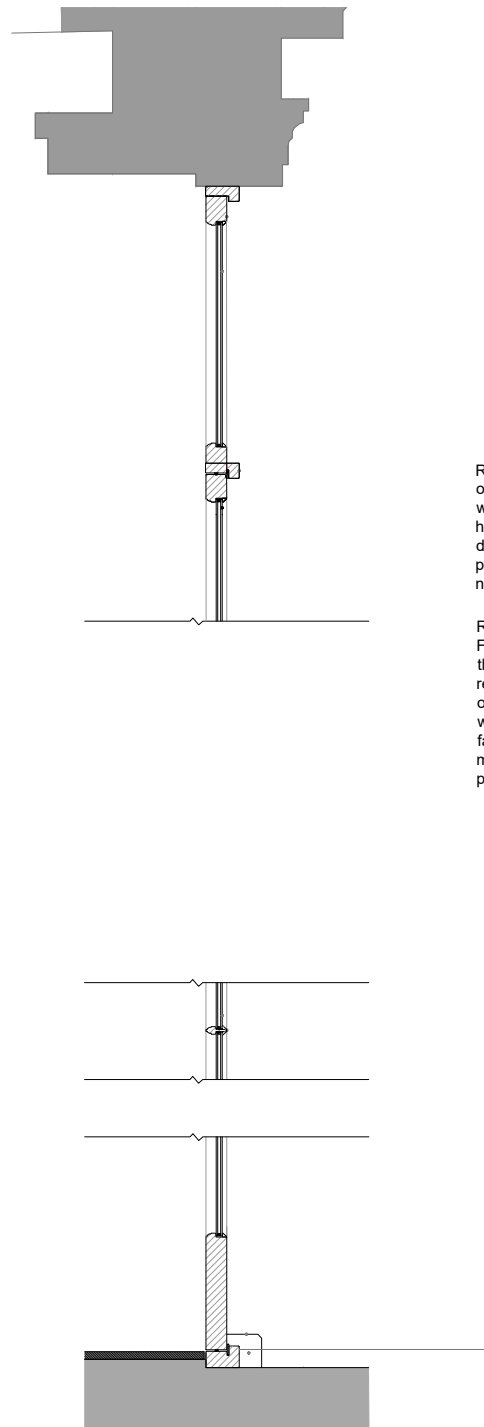
Proposed First Floor Plan
Scale 1:50 @ A3

scale bar 1:50





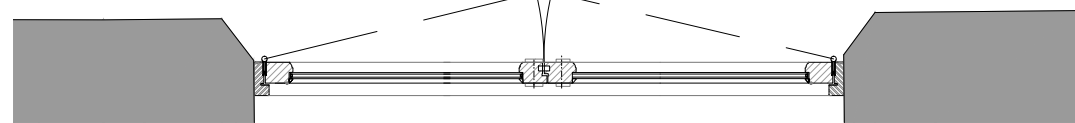
French Door Detail Elevation
Scale 1:20 @ A3



French Door Detail Section D
Scale 1:20 @ A3

French Door Detail Section D
Scale 1:20 @ A3

Painted French door frame. Colour to match neighboring properties. Heritage Range
16mm Slimline double glazing.
traditional handle to match existing



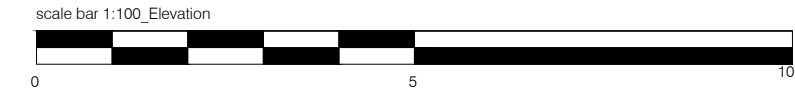
French Door Detail Plan
Scale 1:20 @ A3

Replacement of existing (non original) glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.

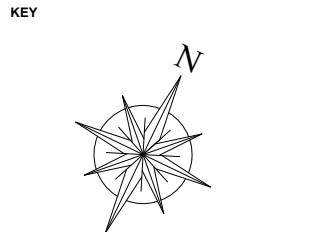
Reinstatement of original double French glazed door opening. In-fill the existing external wall and removal of the existing non original bathroom & kitchen windows. New glazed door and fan light to be hand painted to match existing neighbouring properties



Proposed Street Elevation
Scale 1:100 @ A3



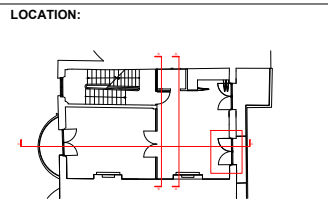
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- NOTES**
- Demolitions
 - Existing walls
 - New Walls

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes

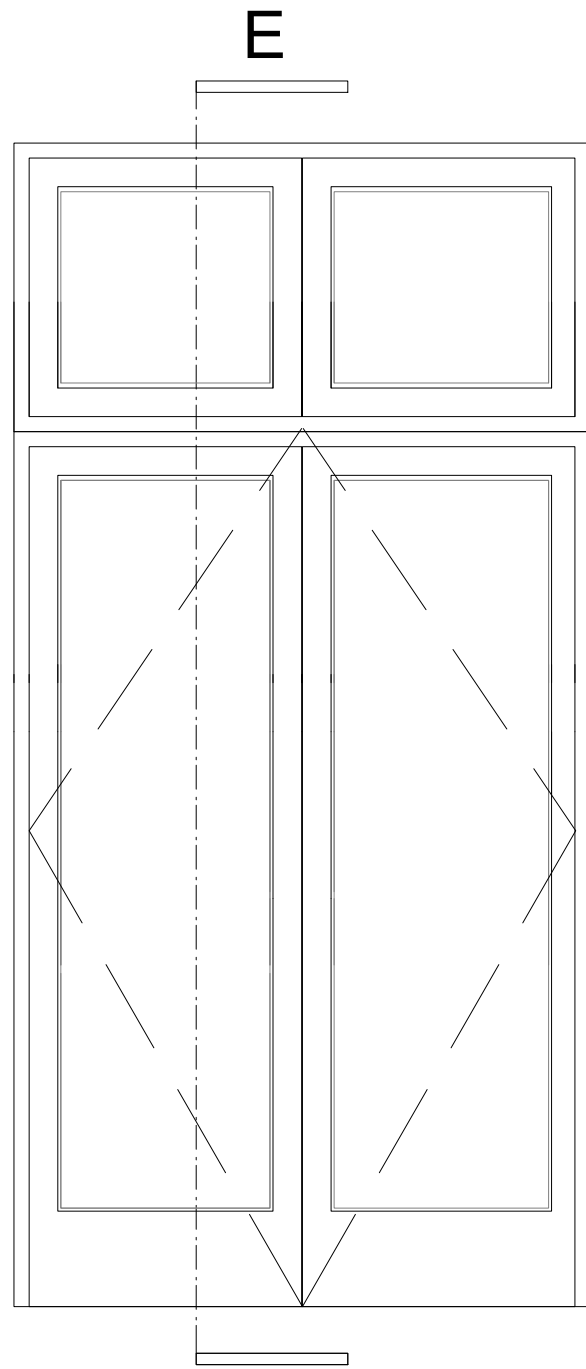


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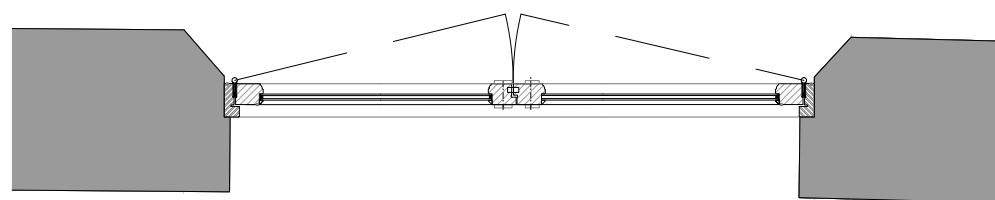
Project:
35 Randolph Avenue Flat C, W9

Title:
French Door double glazing Detail

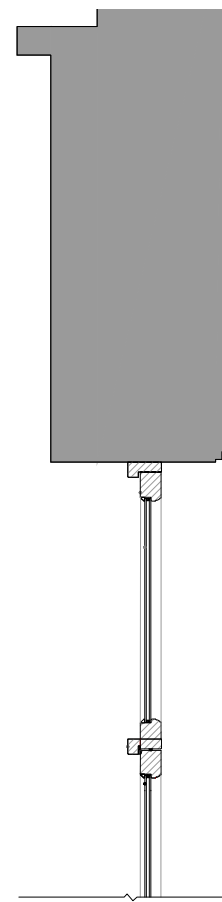
Job no: 041	Drawing No: LB_60	Date: 19/10/2023
drawn by: AF	checked by: AL	scale: various scales
ref:		



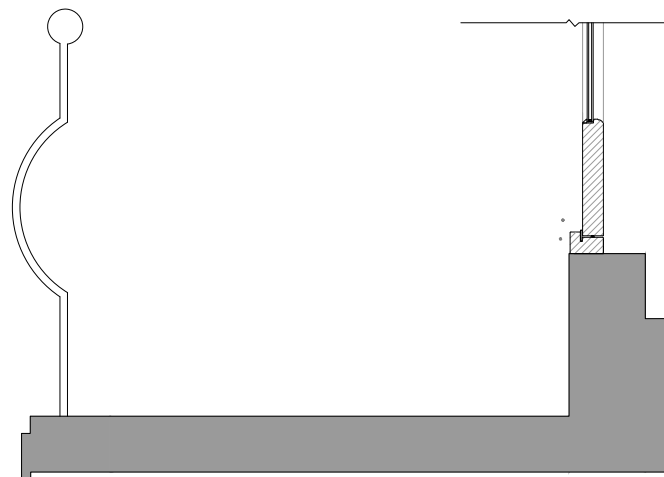
French Door Detail Elevation
Scale 1:20 @ A3



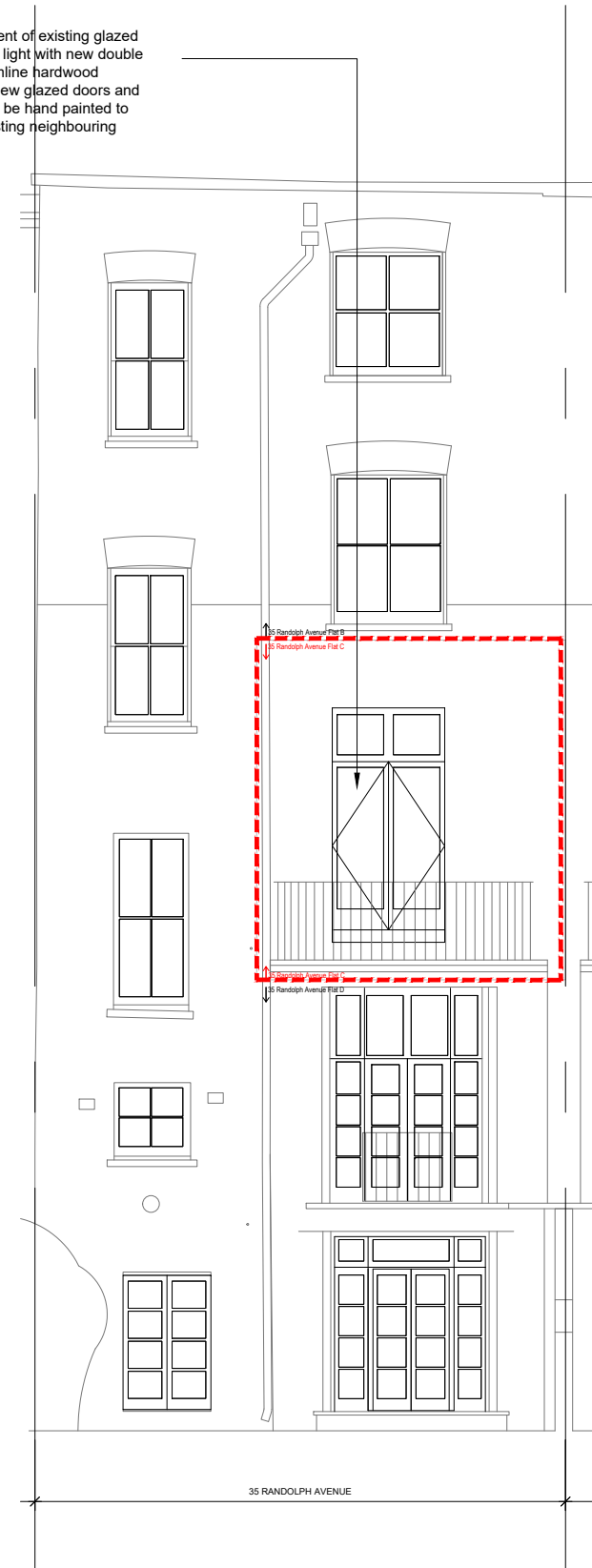
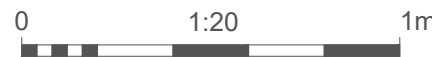
French Door Detail Plan
Scale 1:20 @ A3



Replacement of existing glazed door & fan light with new double glazed slimline hardwood doors. All new glazed doors and fan light to be hand painted to match existing neighbouring properties.



French Door Detail Section E
Scale 1:20 @ A3
painted French door frame. Colour to match neighboring properties. Heritage Range
16mm Slimline double glazing.
traditional handle to match existing



Proposed Garden Elevation
Scale 1:100 @ A3

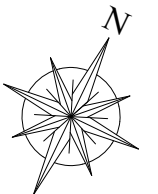
scale bar 1:100_Elevation



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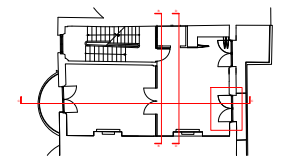
NOTES

- Demolitions
- Existing walls
- New Walls

FOR LISTED BUILDING CONSENT + FOR PLANNING

Revision Notes

LOCATION:



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Project:
35 Randolph Avenue Flat C, W9

Title:
French Door double glazing Detail 2

Job no:	Drawing No:	Date:
041	LB_61	19/10/2023

drawn by:	checked by:	scale:
AF	AL	various scales

ref:					
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