

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

Number 14

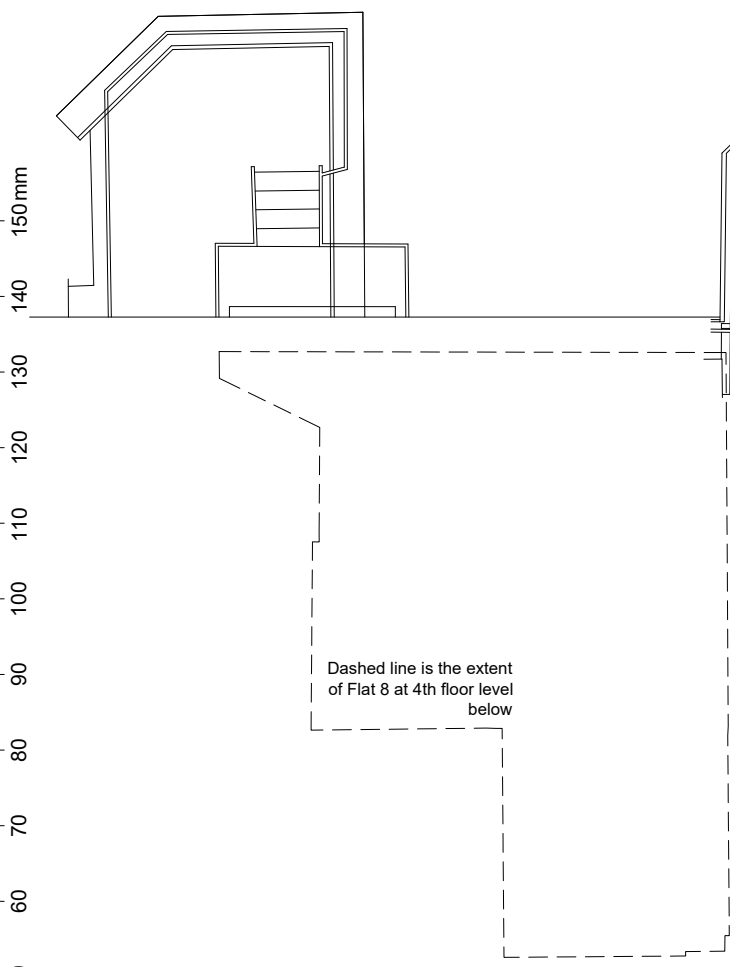
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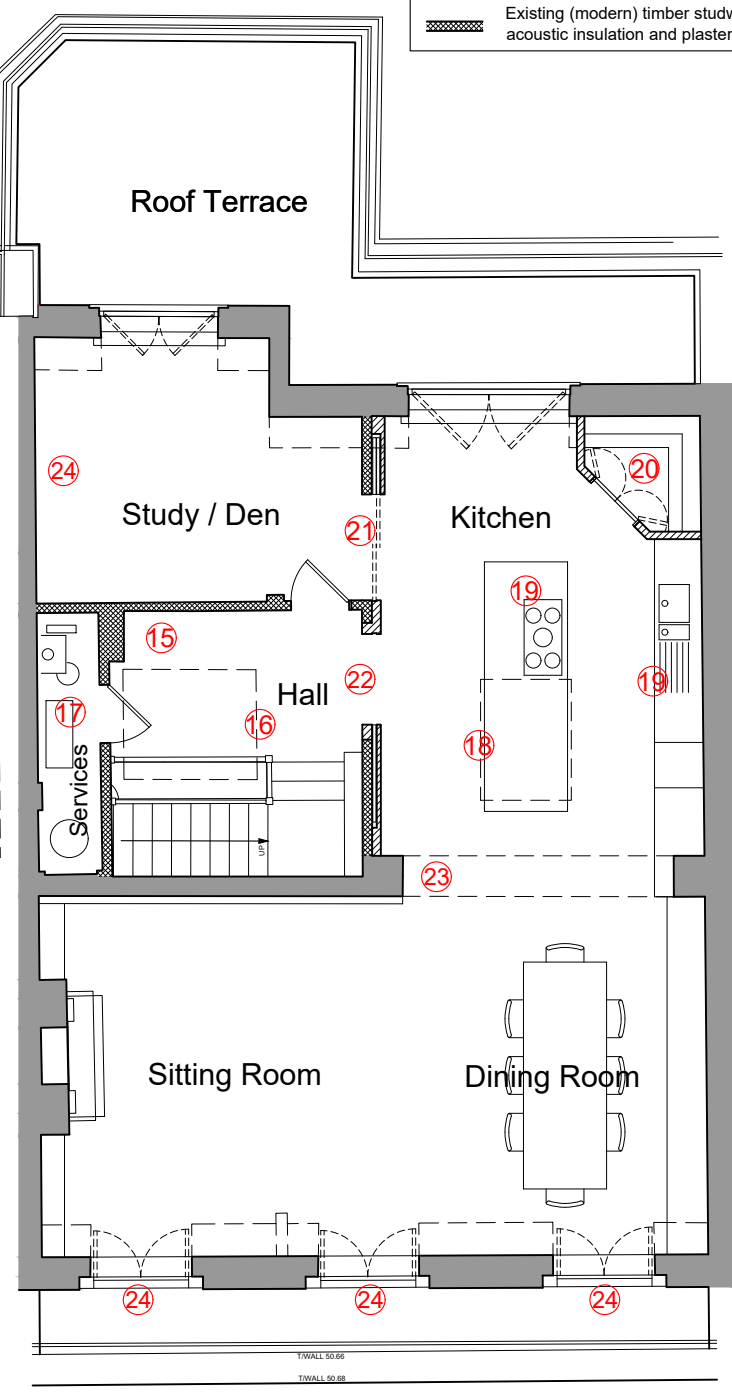
**Key to wall hatching on the plans**

- New timber stud/frame, acoustic insulation and plasterboard
- Existing masonry with plaster finish
- Existing (modern) timber studwork, acoustic insulation and plasterboard



**Proposed Upper / 5th Floor plan**

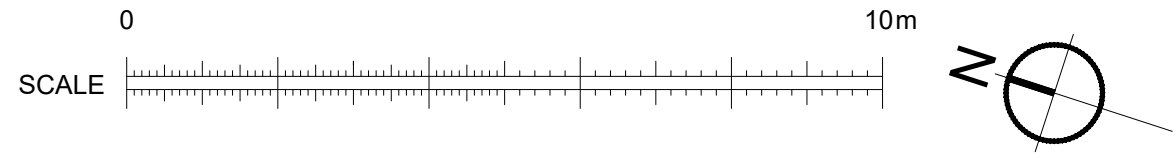
- Upper / 5th floor summary of work - red numbers on the plan**
- 15. Existing tank etc to be removed along with studwork cupboard/enclosure
  - 16. Replace existing metal lantern type skylight with new flat double glazed single pane type
  - 17. Existing wc to be removed and this area is used for new services, boiler, water tanks etc
  - 18. New flat double glazed single pane type skylight
  - 19. New fitted kitchen
  - 20. Timber frame/stud and plasterboard wall and double doors to form new larder/pantry cupboard with fitted shelves etc
  - 21. Existing wall to be removed which is 'modern' timber stud and plasterboard. New sliding pocket door with timber frame/stud and plasterboard to form pocket against existing wall
  - 22. Existing door and 'modern' timber stud/plasterboard wall to be removed and new sliding pocket door with timber frame/stud and plasterboard to form new wall/pocket.
  - 23. Existing ceiling beam to be raised and fitted within the roof structure zone and ceiling to run flat from Kitchen to Dining room
  - 24. Existing sash windows removed, wall below sill removed and new timber frame french windows/doors fitted



**Proposed Lower / 4th Floor plan**

- Doors, skirtings, architraves & cornice**
- Existing doors are to be retained - these are traditional style 4 panel raised and fielded timber doors painted finish.
  - Existing architraves and skirtings are painted finish timber with traditional moulding profiles
  - New door leaves all to be 44 thick timber 4 panel of design, type and style to match the existing.
  - New door linings/frames, architraves and skirtings all to be painted timber with profile and moulding details to match the existing
  - Plaster corning - all existing is to be retained and new walls to have corning to match
  - Note this Flat was built in the late 1980's and none of the doors, skirtings, cornice, finishes are original or 'historic'.

- Lower / 4th floor summary of work - red numbers on the plan**
- 1. Existing bathroom to be removed - walls are 'modern' timber and plasterboard stud walls
  - 2. New wall forming Bedrooms 3 and 4 to be timber frame/stud and plasterboard construction
  - 3. Existing wall to be lined with timber frame/stud to form pocket for sliding door
  - 4. Existing 'modern' timber stud and plasterboard wall removed and new sliding door
  - 5. New doorway opening through masonry (party) wall
  - 6. Two new bathrooms with walls in timber frame/stud and plasterboard finishes, bathrooms fully tiled walls/floors.
  - 7. Existing bathroom to be removed - walls are 'modern' timber and plasterboard stud walls
  - 8. Existing plumbing (wastes) to be diverted horizontally through the floor to suit new bathroom locations
  - 9. Existing bathroom to be refitted including changing bath to shower
  - 10. Wall under staircase to be removed and rebuilt with a pair of doors to form a laundry cupboard
  - 11. New studwork walls form new wc and coats area with sliding pocket door to Hall way. Cupboard doors in Lobby are removed and infilled.
  - 12. Freestanding wardrobe to form bed head and room divider
  - 13. Freestanding bath
  - 14. Half height bedhead wall built from timber frame/stud and board finish 1100 high.



CLIENT: Mr G Brett		DESCRIPTION: Proposed lower / 4th floor and upper / 5th floor plans		RATHBONE • MILLER <i>architecture &amp; project management</i> First Floor, 39 High Street, Steyning, West Sussex, BN44 3YE Telephone: 01903 879873
SCALE: 1:100 @ A3	DATE: Feb 2024	DRAWN: PF	PROJECT: Flat 8, 14 Bryanston Square London W1H 2DN	
DRAWING NUMBER: 22507 - 105				REVISION:

CHECK ALL DIMENSIONS ON SITE  
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