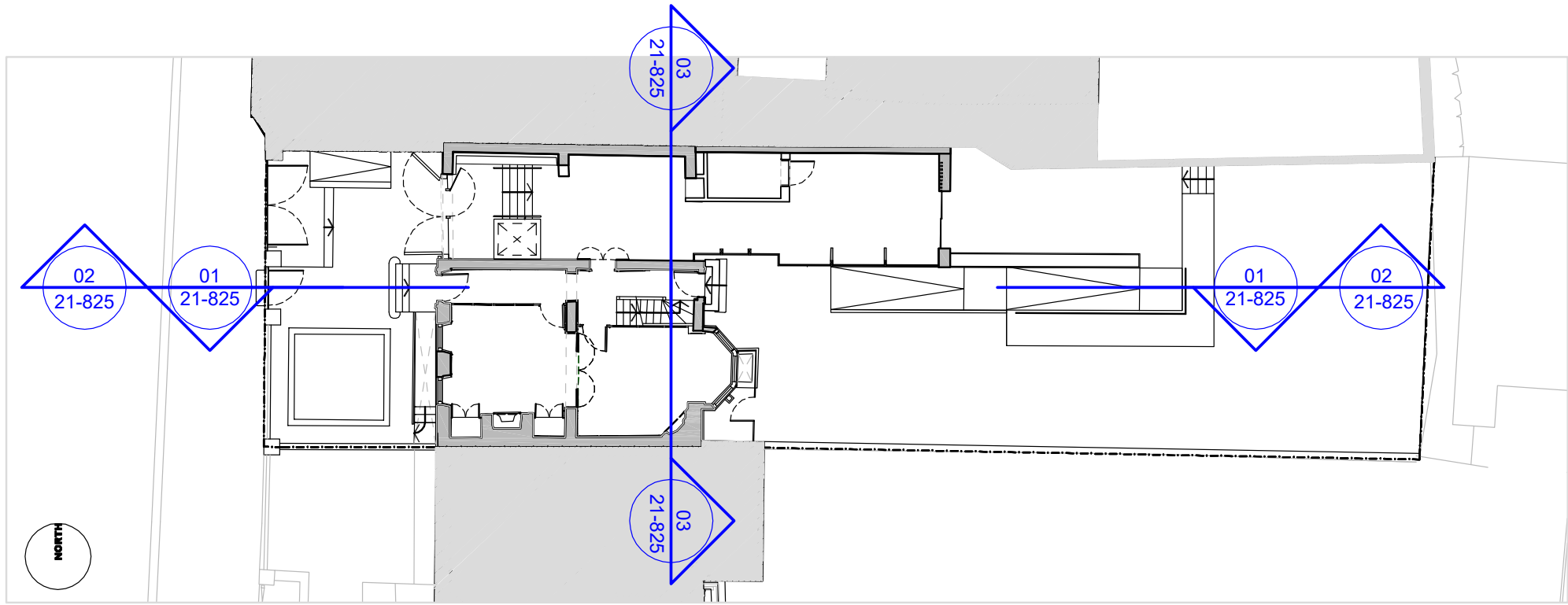




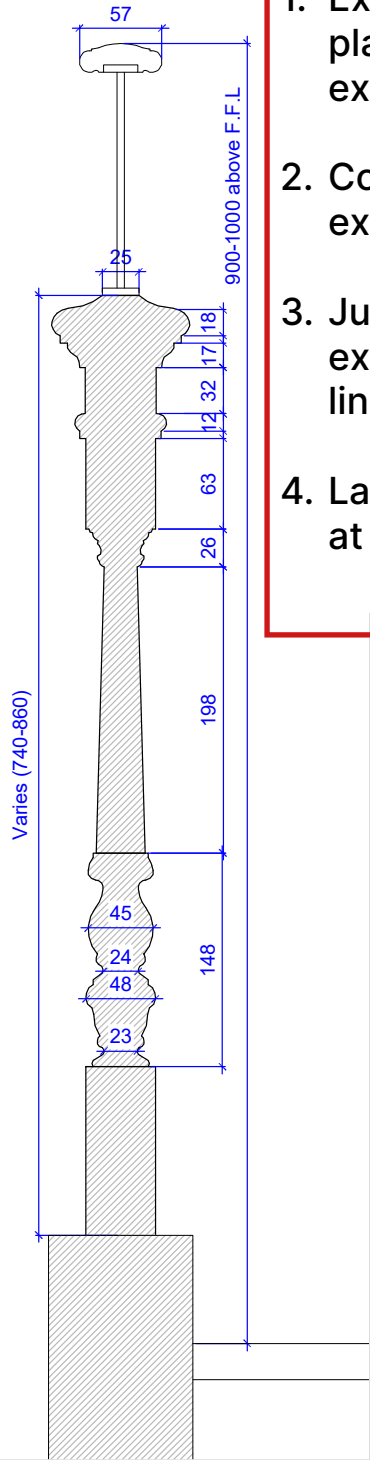
Key Plan (NTS)

GENERAL NOTES:

- Drawing to be read in conjunction with all other drawings, specifications, documents and Consultant information.
- CAD drawings based on survey received 11/11/13; all dimensions to be site checked.
- M&E items shown indicatively and are subject to further site investigations and detailing to determine suitable locations for free-standing radiators and any sockets/ switches.
- Internal layouts shown for indicative purposes.
- South wall partitions and stairs have dropped, due to severe water damage. Investigate structurally; carry out temporary propping, repair and re-support failed timber bearings in accordance with conservation structural Engineer's advice.
- Provide replacement like-for-like floor boards where existing has rotted.
- Previous structured repairs to ceiling joists and strapping, lathe & plaster missing. Re-fix new lathes to underside of joists, insulate between joists & re-plaster in lime to provide 60 minute fire rating. Retain bridging joist exposed (& limewash or leave).
- Replace, and repair treads, risers, and nosings; where in poor condition make good and carry out like-for-like timber repairs.
- Additional handrail to be installed to meet regulations, to be designed and installed to ensure no damage to the original handrail.
- Reinstate 3 missing balusters to match existing.

Envirograf:

Timber panelling, staircase, stair soffit and doors upgraded to Class 0 Flame spread & 60 minute fire rated construction of paper and liquid applied coatings to be carried out in accordance with BS:476 and certified to Building Control satisfaction.



- Existing floor level retained, steps and platform lift omitted – rear addition façade extended down to ground level.
- Consented single storey rear addition extended by 1.5m, to the east.
- Junction between existing building and rear extension altered with addition of glazed link – associated roof geometry altered.
- Landscaping revised to suit café extension at grade level.

+26.12

+23.44

+22.44

+19.75

+16.49

+13.15

+11.06

04
21-824

4

01
21-824

PROPOSED SECTION EE

Scale 1:50

22 - 853

22 - 843

22 - 826

22 - 813

02
21-824

PROPOSED SECTION GG

Scale 1:50

4

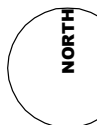
03
21-825

PROPOSED SECTION FF

Scale 1:50

HATCH KEY

- Existing Door/in situ
- Existing Door/onsite but not in place
- Door missing/new door



500mm 2m 5m
0m 1m 3m

ARCHITECTURE + INTERIORS

a: 8 Harwood Mews - Harwood Grove - London - NW1 8DH
t: 020 7267 8332
w: ibarchitects.co.uk
e: info@ibarchitects.co.uk

revisions

P1 - Planning Issue - 08.09.16

Except for Planning purposes, signed dimensions only are to be used. All dimensions are in millimetres unless otherwise stated. All dimensions shall be checked on site prior to construction. Any discrepancies shall be reported to the Architect or copyright IB Architecture + Design. All rights reserved.

drawing	PROPOSED SECTIONS EE, FF & GG: STAIR DETAILS	scale @ A1 1:50 / 1:5
status	checked by IL	date drawn 01.10.2015
project reference	drawing number 21-824	revision P1