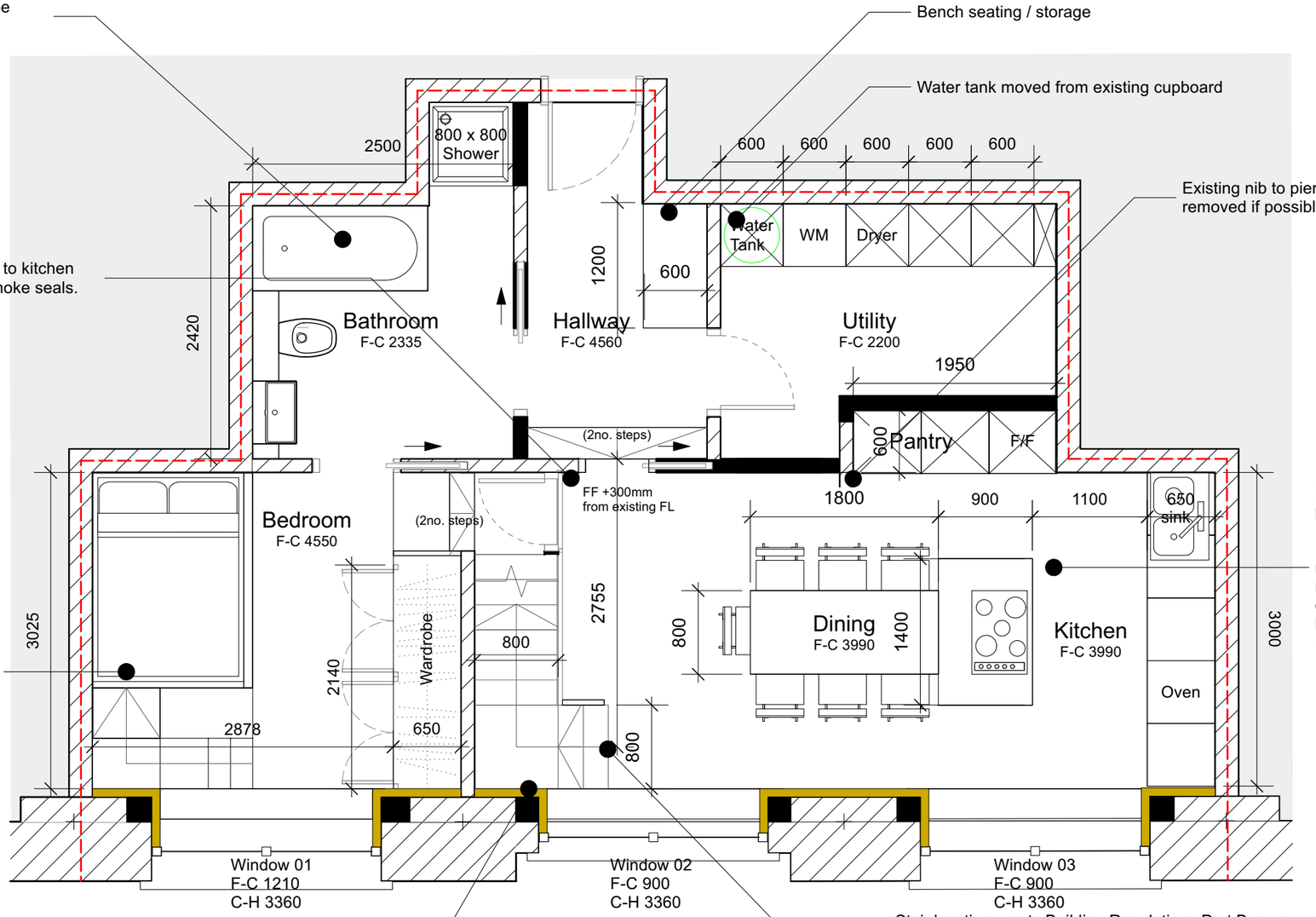
Proposed sanitary items to be specified by clients

1no. pocket door + 1no. door to kitchen both 30min. fire rated with smoke seals.

Raised bed with storage underneath. Steps also provide platform for window seat.
Bed and steps built as self supporting structure. Under no circumstances should it be fixed into the existing external wall as this is the Listed fabric of the building.

Existing plasterboard removed to reveal existing brickwork.
Photographs of existing wall condition recorded and sent to Heritage Officer for confirmation to continue works.
80mm natural, vapour open insulation eg. hempblock insulation installed.
15mm lime plaster finish to allow 'breathable' wall construction.
Further details of Internal Wall Insulation to be supplied by the Architect.

! Under no circumstances should any fixings or penetrations be made into the existing external wall / historic fabric of the building unless by prior approval of the Heritage Officer !



Bench seating / storage

Water tank moved from existing cupboard

Existing nib to pier not thought orginal to be removed if possible. TBC with Heritage Officer.

Kitchen / dining raised flooring deck to provide FF +300mm from existing.

Raised flooring used as MEP service route for relocated kitchen items. Under no circumstances should any penetrations or fixings be made into the orginal / historic fabric unless agreed with the Heritage Officer.

Stair location meets Building Regulations Part B paragraph 2.15 for 'Galleries" in that it is:
- within 3m of the Protected Hallway.
- the cooking facilities are not near the escape route.
To be reviewed / agreed with building control officer.

Staircase built as self supporting structure. Under no circumstances should stairs be fixed into the existing external wall as this is the Listed fabric of the building.

Notes

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All dimensions to be checked on site.

Key

- Site boundary
- Original Cast Iron Beams (exposed)
- Original Facade
- 1990's Conversion to appartments
- Proposed Internal Insulation - Woodfibre + Lime Plaster
- Proposed Walls

NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

EDITIONAL STUDIO

Drawing
Proposed Lower Floor Plan

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale 1:50 @ A3
Date 19.09.24
Drawing No. 087_L12_01_B

Notes

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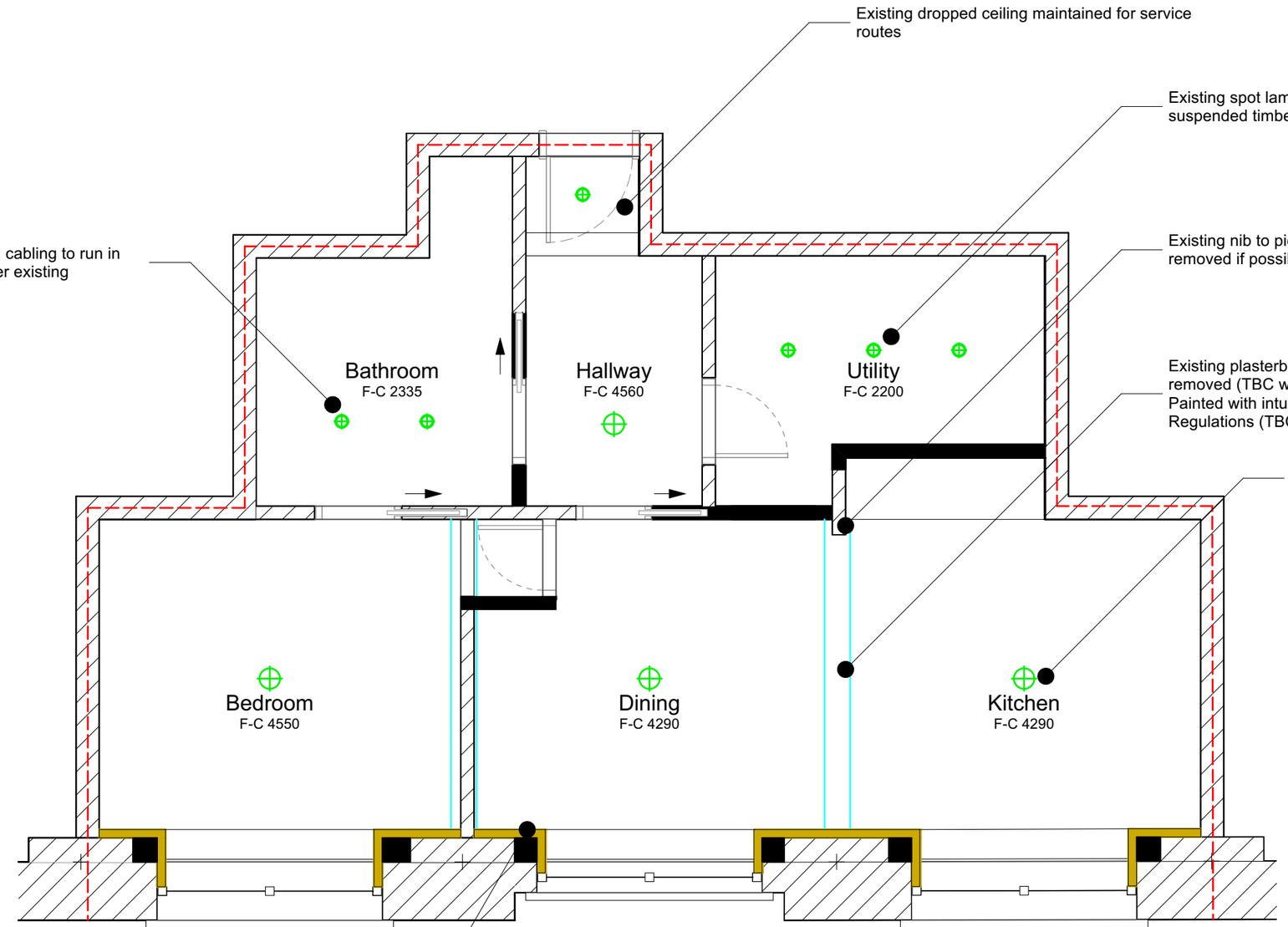
All dimensions to be checked on site.

Key

- Site boundary
- Original Cast Iron Beams (exposed)
- Original Facade
- 1990's Conversion to appartments
- Proposed Internal Insulation - Woodfibre + Lime Plaster
- Proposed Walls
- Pendant Light
- Spot light



Existing plasterboard removed to reveal existing brickwork.
Photographs of existing wall condition recorded and sent to Heritage Officer for confirmation to continue works.
80mm natural, vapour open insulation eg. hempblock insulation installed.
15mm lime plaster finish to allow 'breathable' wall construction.
Further details of Internal Wall Insulation to be supplied by the Architect.

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NOTES

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

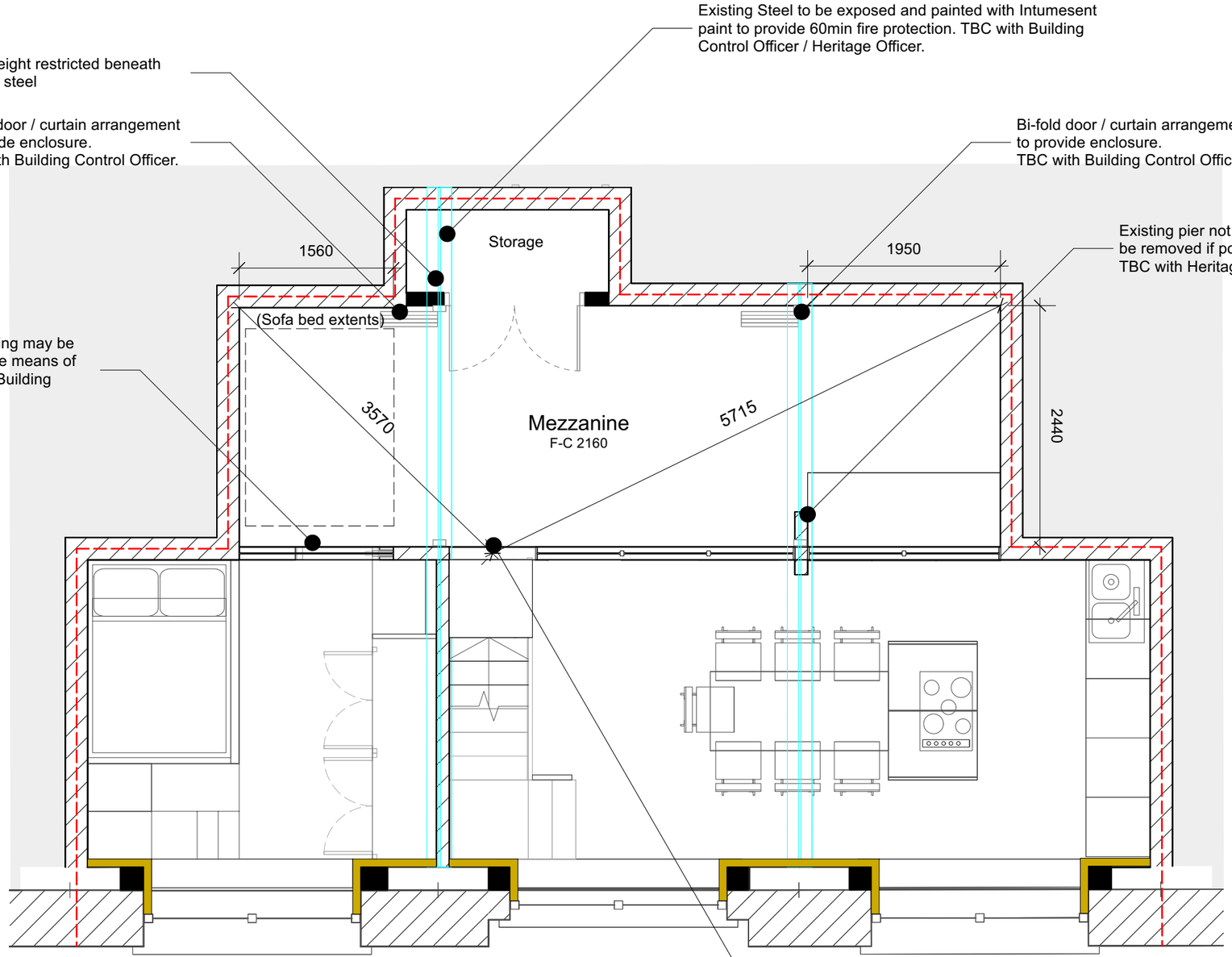
EDITIONAL STUDIO

Drawing
Proposed Lower Reflected Ceiling Plan

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale	Date	Drawing No.
1:50 @ A3	19.09.24	087_L12_RC_B



Stair location meets Building Regulations Part B paragraph 2.15 for 'Galleries" in that it is:
- All areas of teh gallery are within 7.5m of the escape stair.
- 50% of the floor area to the lower room is visible.
- Moveable privacy screens to gallery to be dicussed, may need to be permenantly open to the kitchen for visibilty in case of a fire.
- Alternative escape route through the bedroom could aslo be provided if preferrable and safer.

To be reviewed / agreed with building control officer.

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All dimensions to be checked on site.

Key

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- Proposed Internal Insulation - Woodfibre + Lime Plaster
- Proposed Walls

Existing cast iron beam visable in ceiling void above, to be exposed.

NOTES

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

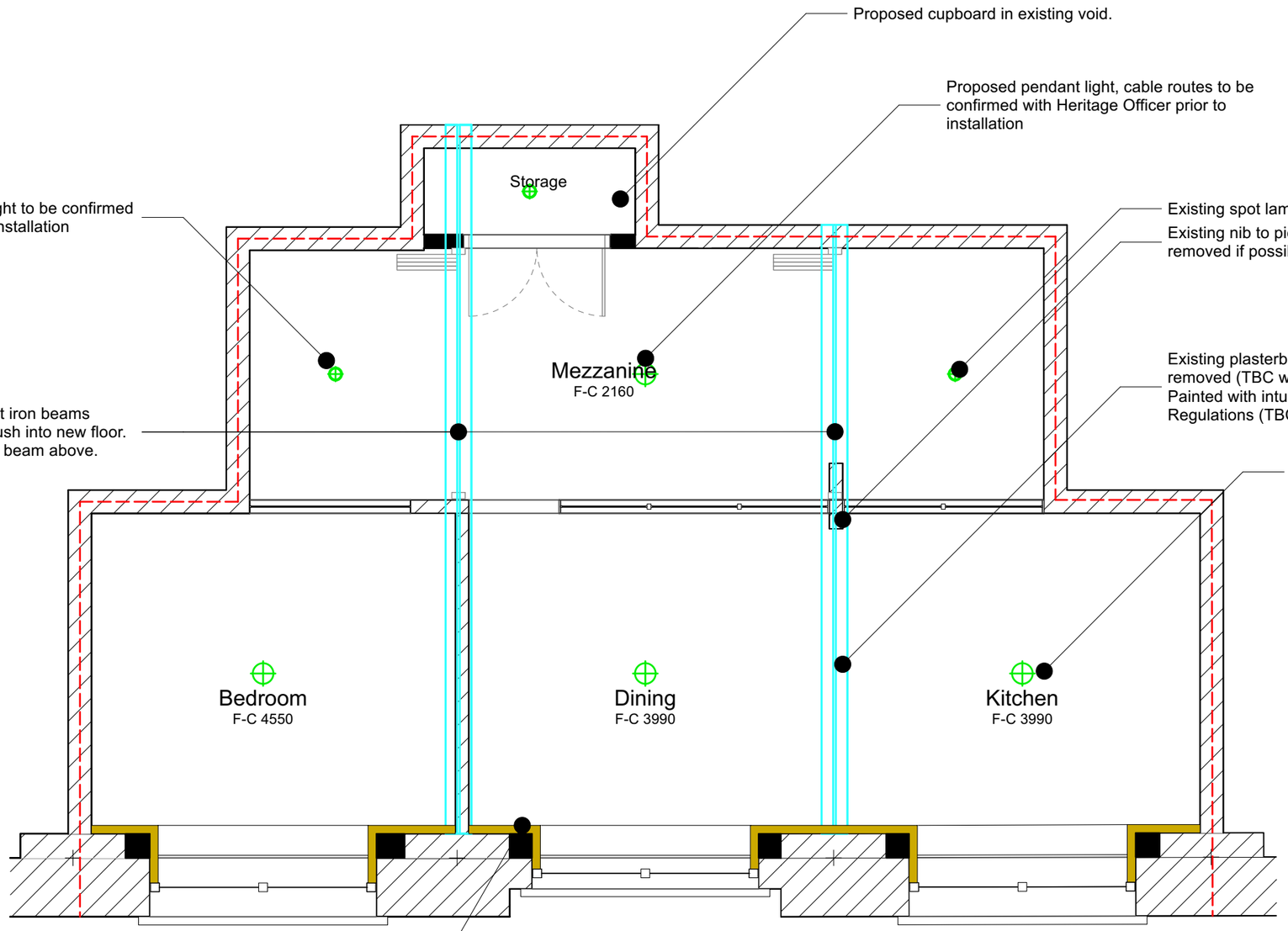
EDITIONAL STUDIO

Drawing
Proposed Mezzanine Level

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale 1:50 @ A3
Date 19.09.24
Drawing No. 087_L12_02_B



Existing plasterboard removed to reveal existing brickwork.
Photographs of existing wall condition recorded and sent to Heritage Officer for confirmation to continue works.
80mm natural, vapour open insulation eg. hempblock insulation installed.
15mm lime plaster finish to allow 'breathable' wall construction.

Further details of Internal Wall Insulation to be supplied by the Architect.

! Under no circumstances should any fixings be installed into the existing external wall as this is the Listed fabric of the building, unless by prior approval of the Heritage Officer !

Notes

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Key

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- Proposed Internal Insulation - Woodfibre + Lime Plaster
- Proposed Walls
- Pendant Light
- Spot light

NOTES

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

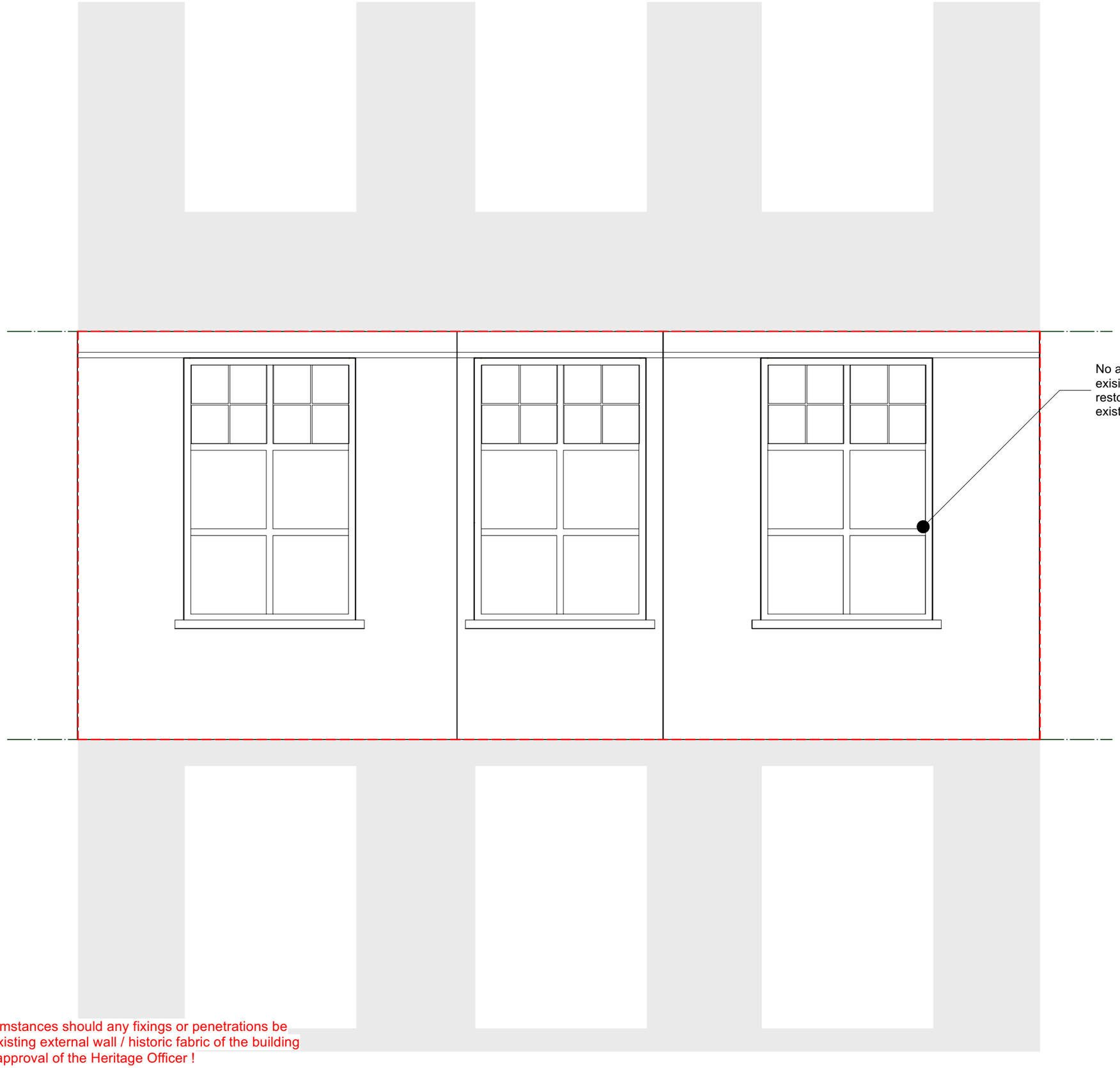
EDITIONAL STUDIO

Drawing
Proposed Lower Reflected Ceiling Plan

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale 1:50 @ A3
Date 19.09.24
Drawing No. 087_L12_RC_B



No alterations to external facade, exisitng window frames being restored with double glazing (as existing).

! Under no circumstances should any fixings or penetrations be made into the existing external wall / historic fabric of the building unless by prior approval of the Heritage Officer !

Notes

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All dimensions to be checked on site.

Key

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

EDITIONAL STUDIO

Drawing
Proposed Front Elevation

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale 1:50 @ A3
Date 19.09.24
Drawing No. 087_L15_01_B

Notes

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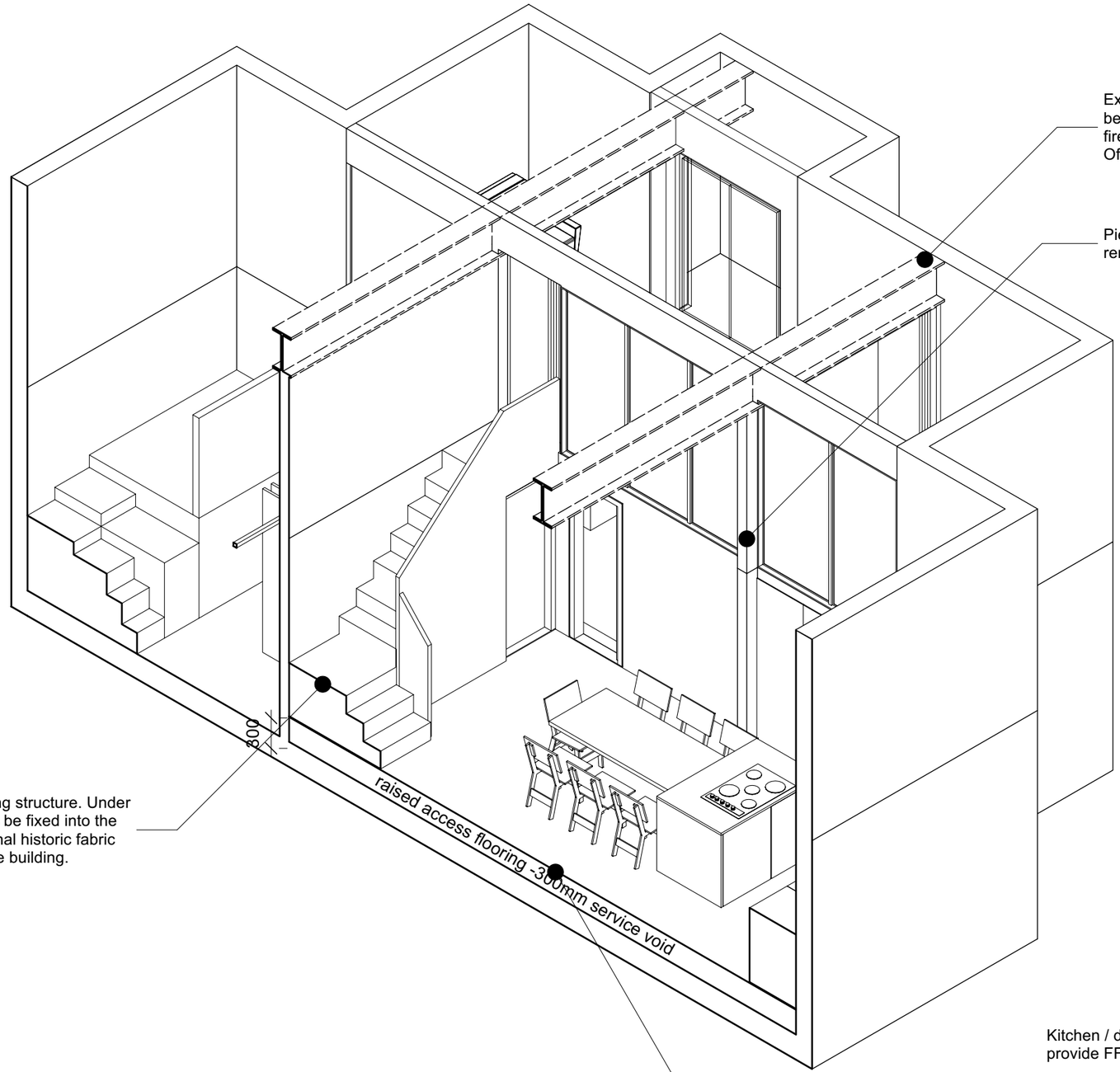

Existing boxing to beams to be removed. Existing cast iron beams (tbc) to be painted with intumescent paint to provide 1hr fire resistance. To be agreed with Strucutral Engineer, Heritage Officer and Building Control Officer.

Pier not thought to be original. Opening up works to confirm and remove once agree with Heritage Officer.

Staircase built as self supporting structure. Under no circumstances should stairs be fixed into the existing external wall / the orginal historic fabric as this is the Listed fabric of the building.

Kitchen / dining raised flooring deck to provide FF +300mm from existing.

Raised flooring used as MEP service route for relocated kitchen items. Under no circumstances should any penetrations or fixings be made into the orginal / historic fabric unless agreed with the Heritage Officer.

! Under no circumstances should any fixings or penetrations be made into the existing external wall / historic fabric of the building unless by prior approval of the Heritage Officer !

Existing cast iron beam visable in ceiling void above, to be exposed.

NOTES

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

0 0.5 1 m

EDITIONAL STUDIO

Drawing

Proposed Section

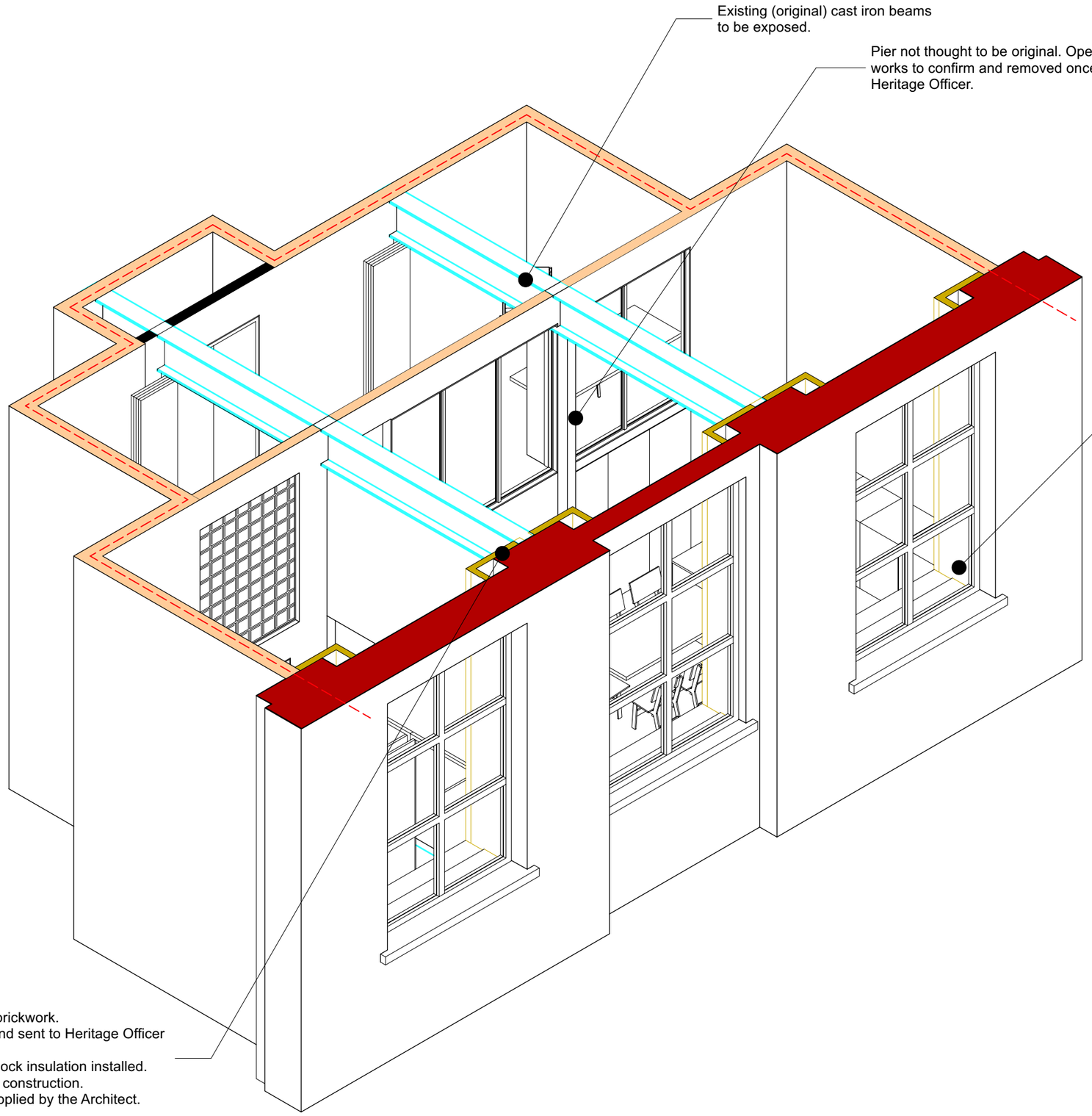
Project

Flat 14 / Lexington

Contact

post@editionalstudio.com

Scale	Date	Drawing No.
1:50 @ A3	19.09.24	087_L14_01_B



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Key

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

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EDITIONAL STUDIO

Drawing
Proposed Overall Axo

Project
Flat 14 / Lexington

Contact
post@editionalstudio.com

Scale	Date	Drawing No.
1:50 @ A3	19.09.24	087_L16_01_B

Existing (original) cast iron beams to be exposed, final colour to be agreed with Clients.

Notes

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All dimensions to be checked on site.

NOTES

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REVISIONS

10.07.24	*	Planning Submission
01.08.24	A	Planning Alterations
19.09.24	B	Planning Alterations

FOR INFORMATION

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EDITIONAL STUDIO

Drawing

Proposed View 01

Project

Flat 14 / Lexington

Contact

post@editionalstudio.com

Scale	Date	Drawing No.
1:50 @ A3	19.09.24	087_L17_01_B