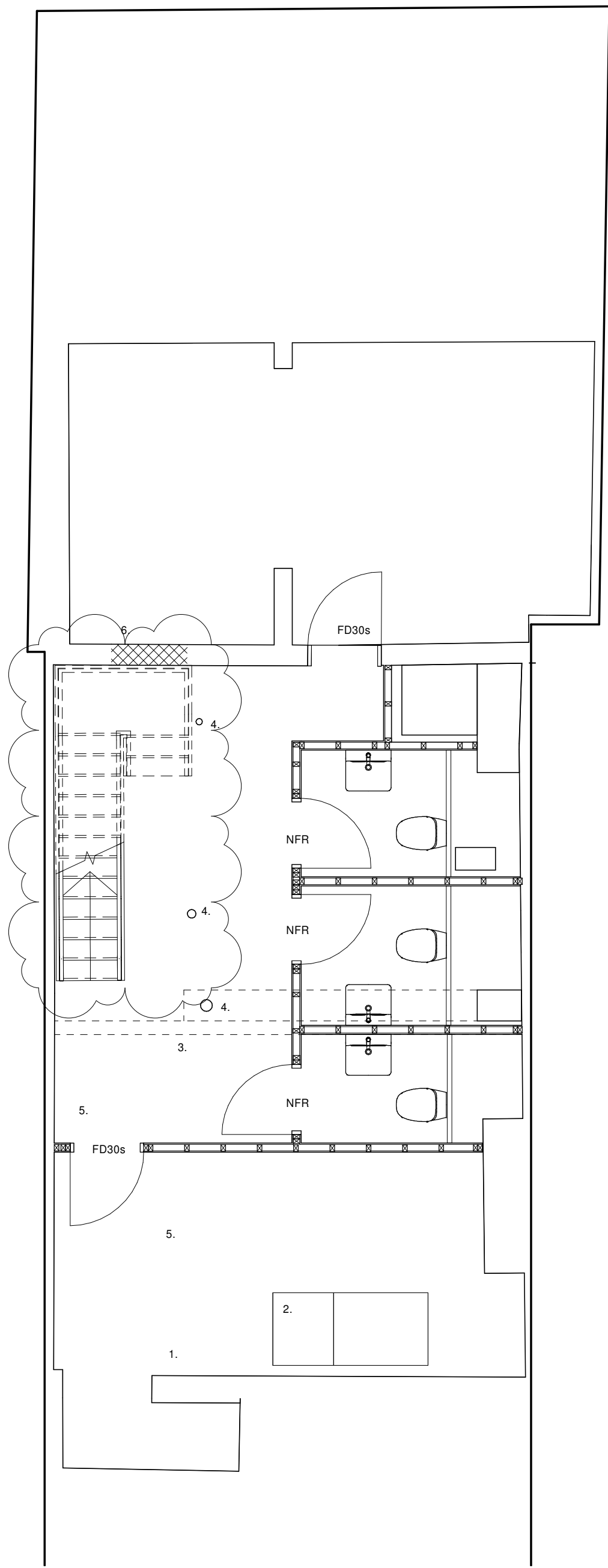
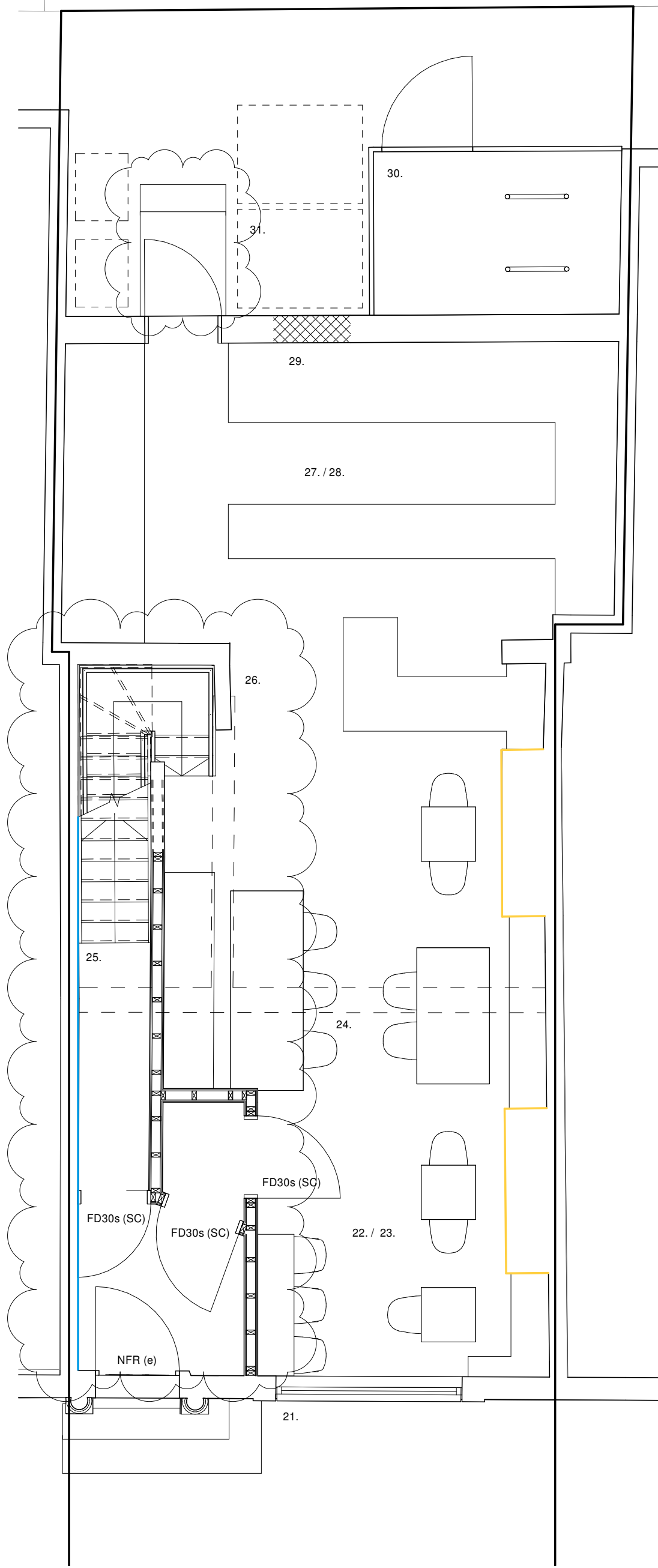
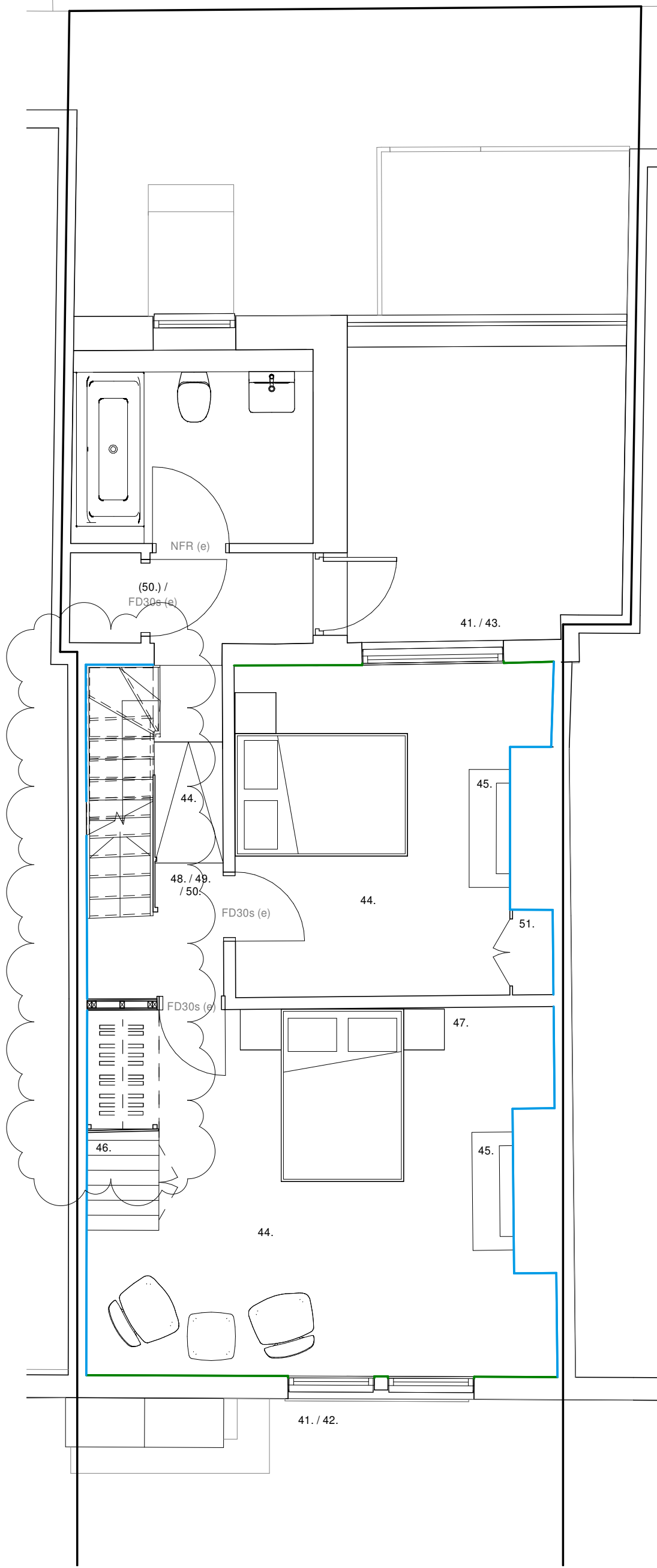




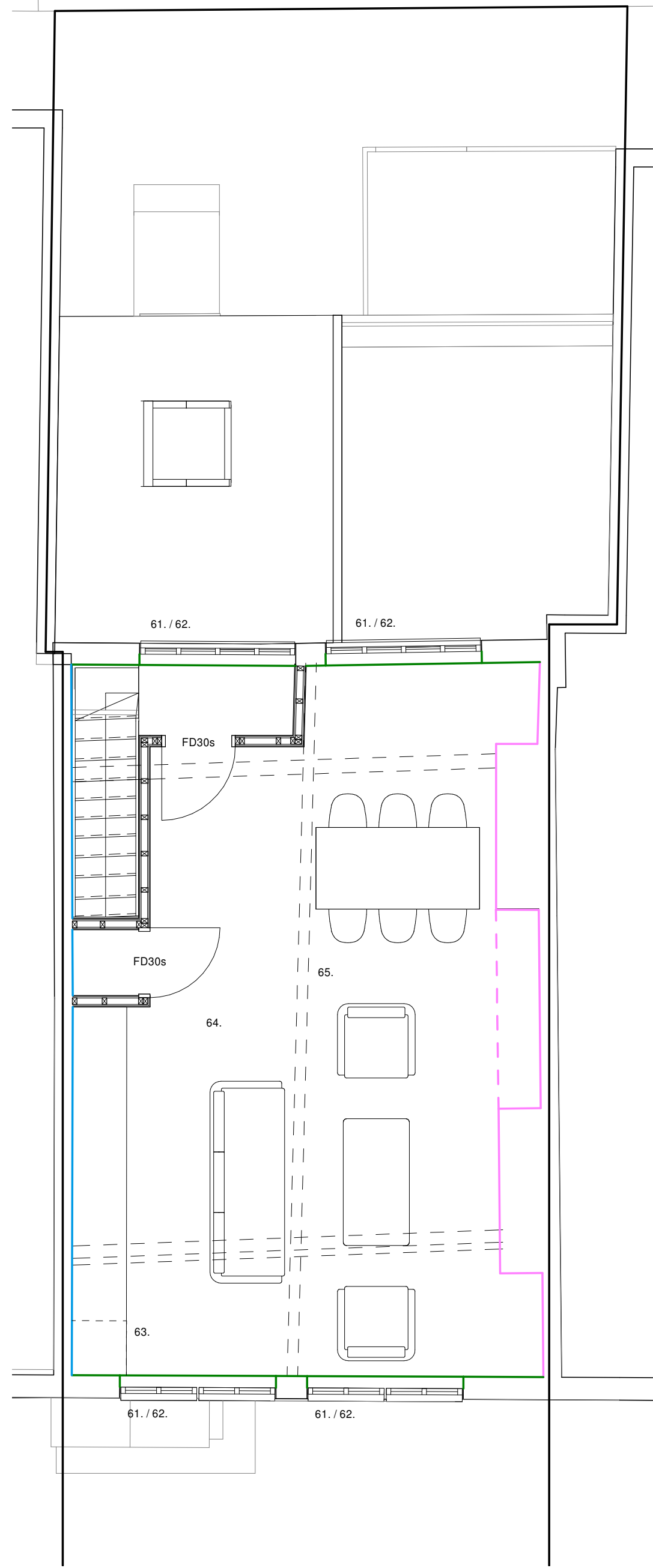
-01 B
scale 1 : 50



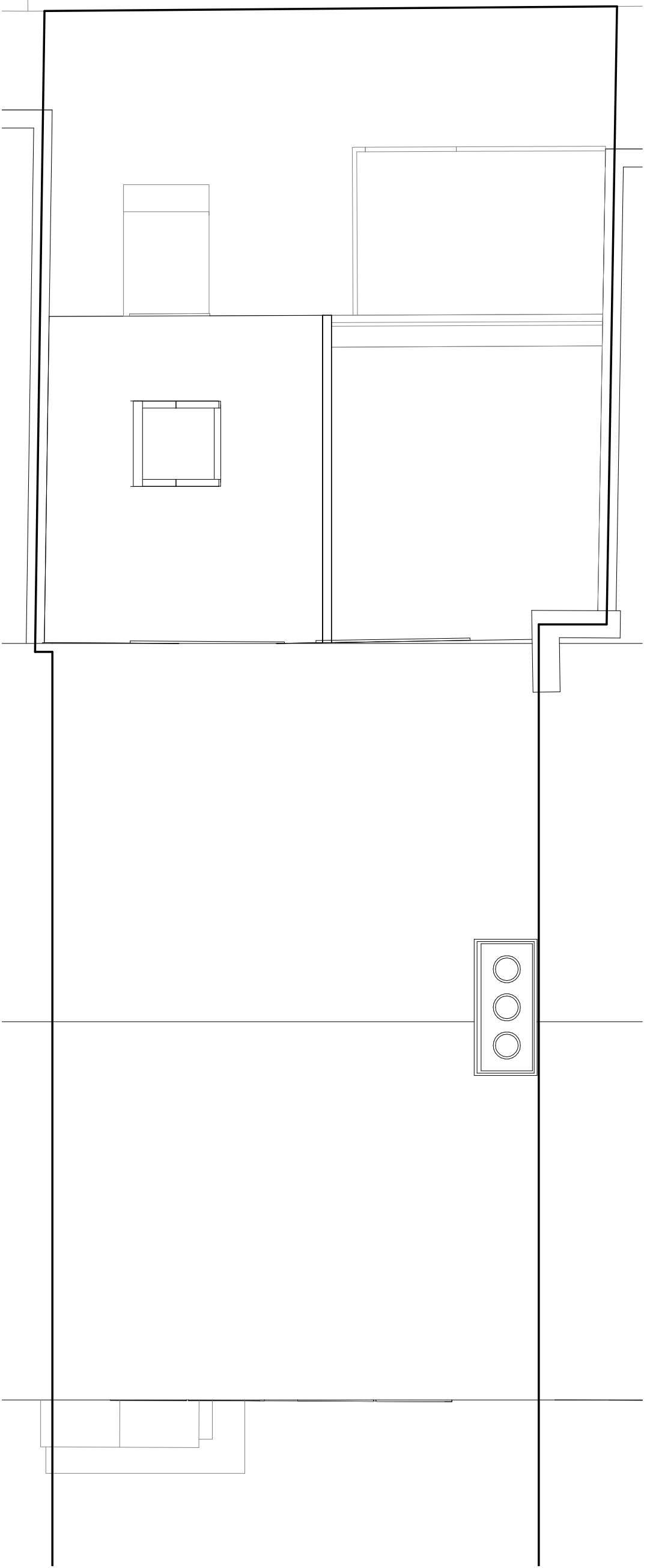
00 GF
scale 1 : 50



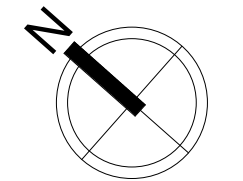
01 1F
scale 1 : 50



02 2F
scale 1 : 50



03 Roof
scale 1 : 50



0 1 2 3m
Scale 1:50

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project 1661 project title 33 Thomas Street
drawing 101 - issue 04 Proposed Plans
issue date 08/12/2023 scales shown @ A1

Legend

- Assumed site boundary
- Yellow line denotes wall stripped of non-original finishes back to brick and sealed with clear brick sealer.
- Blue line denotes existing lime plaster to be repaired and sealed with clear masonry sealer.
- Green line denotes new cork insulated lime plaster to internal face of external wall.
- Pink line denotes existing brick wall to be covered using limewash.
- New partition, junctions between new and existing fabric to have shadow gap.

Doors

- FD30s
- FD30s (SC)
- FD30s (e)
- NFR
- NFR (e)

Basement

- Existing brickwork and underside of existing stair to remain exposed.
- Existing original stone flags to be lifted, set aside during construction and reset into finished floor.
- Reclaimed timber beam to sit along side existing beam, to structural engineer's specification.
- Existing cast iron columns retained.
- New reclaimed brick flooring, similar to existing.
- Existing opening to be infilled with bricks reclaimed from the existing building.

Ground Floor

- Existing shopfront and roller shutters removed, new slimline aluminium shopfront installed.
- Existing ceiling (above) underdrawn with new fire resisting construction.
- Existing timber floor boards to be exposed, sanded and sealed.
- Existing beam to be retained, scope of remediation works to be defined by structural engineer.
- New 00 GF to 01 FF timber stair.
- New structural opening in existing non-original (assumed 1992) rear wall. Structure in accordance with SE design.
- New fire rated roof / floor construction above.
- Ventilation and building services in accordance with MEP design drawings.
- Existing opening to be infilled in brick, similar to existing.
- Cycle parking suitable for 2 bicycles.
- Relieve storage.
- Window lintels repaired or replaced in accordance with structural engineer's specification.
- Existing window retained, glass replaced with conservation single glazed panes.
- Non-original window replaced with new window of similar appearance to existing with conservation single glazed panes.

First Floor

- Existing timber star and panelling to be retained.
- Existing internal opening height increased from 1.8m to 2.1m through removal of two lower boards.
- Original door to be reused for cupboard adjacent to bathroom.
- Cupboard doors to be reinstated in accordance with layout as proposed by heritage consultant.
- New lath and plaster ceiling to underside of existing floor joists above.
- Existing tongue and grooved paneled bulkhead to be retained, hanging rail added internally for clothes storage. Opening from dressed stair position closed up with stud partition, recessed to surrounding wall. Floor infilled with substrate set low to accept a tiled finish flush with adjacent floor boards to provide legibility of original stair position.
- Existing wall carefully taken down to enable structural repairs to be carried out below. Wall reinstated in brick, plastered and any original joinery and plasterwork to be reinstated or replaced to provide a similar appearance.
- Existing timber star and panelling to be retained.
- Existing internal opening height increased from 1.8m to 2.1m through removal of two lower boards.
- Original door to be reused for cupboard adjacent to bathroom.
- Cupboard doors to be reinstated in accordance with layout as proposed by heritage consultant.

Second Floor

- Window lintels repaired or replaced in accordance with structural engineer's specification.
- Secondary glazing to be installed inside existing windows.

- Existing wall mounted cable box to be made safe and left as existing.
- Lath and plaster ceiling to be replaced, fixed to underside of existing ceiling joists.
- Existing timber beam to be retained, existing finishes stripped off, timber to be repaired as necessary and new clear sealant applied.
- All dimensions & levels show design intent. Survey has been carried out for drafting purposes only. Critical dimensions should be site measured.
- Dimensions are shown to finished face of walls or edges of structural opening unless otherwise noted.
- S.O. denotes structural opening size - to be site measured prior to order of any windows & doors.
- (e) denotes existing dimension to be confirmed on site.
- Dimensions shown in grey are nominal - to be confirmed on site and must not be used for setting out.