



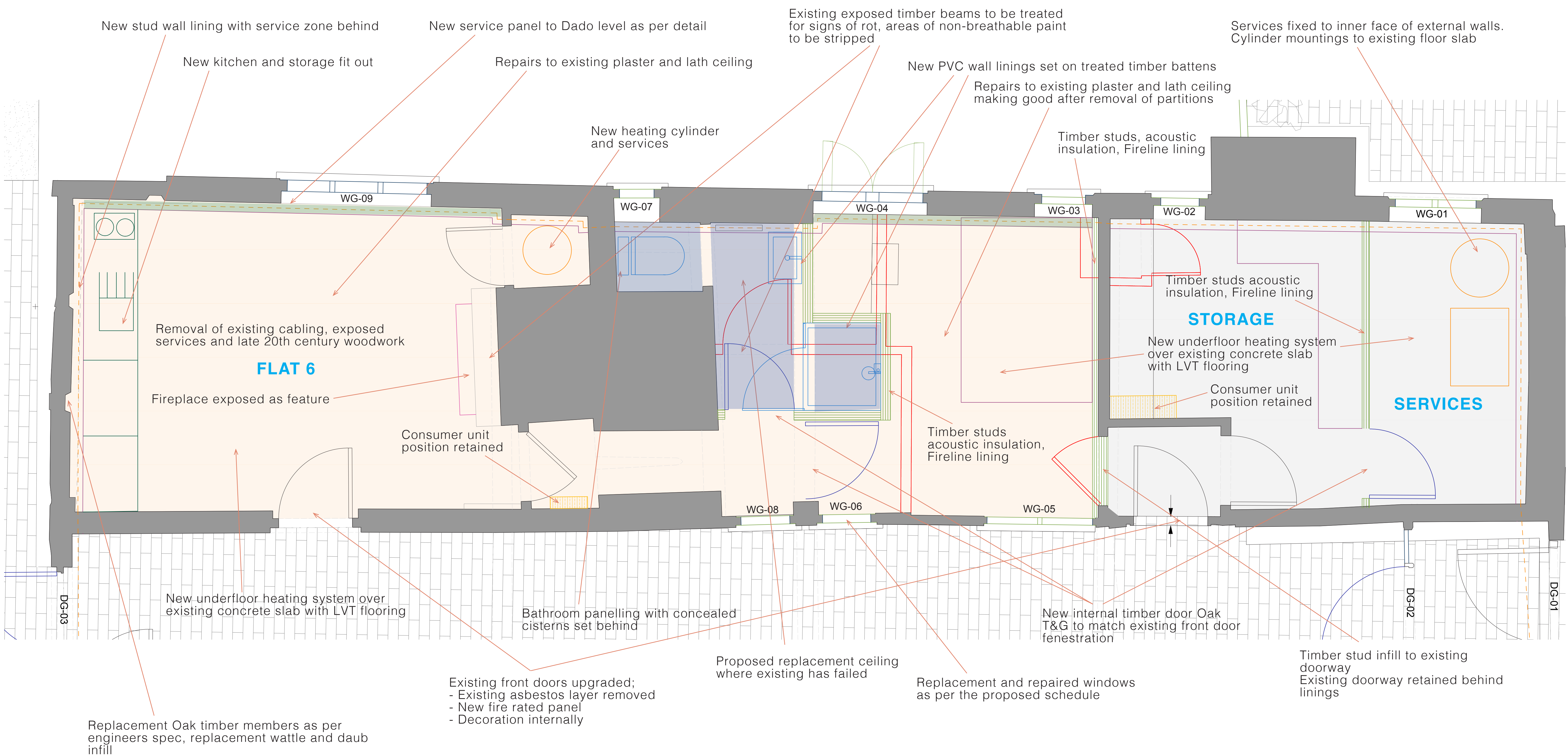
299 - The Biggin

Flat Layouts

03/03: Planning Issue

Michael Collins Architects

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Note - Do not scale from this document, scales indicative.



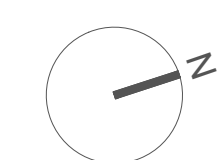
- Downtakings
- Window repair/retain
- Window replacements
- New joinery
- New joinery - fold out
- Expose fireplace / media unit
- New bathroom fittings
- New kitchen fittings
- New services
- New service perimeter
- Electric meter
- New walls

Note
General Services

- Sockets to new partitions and wall linings
- Any miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone or chased to concrete floor
- Light fittings wall mounted
- All ceilings to be treated with Envirograf Product 105 fire resistant coating for lath and plaster
- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

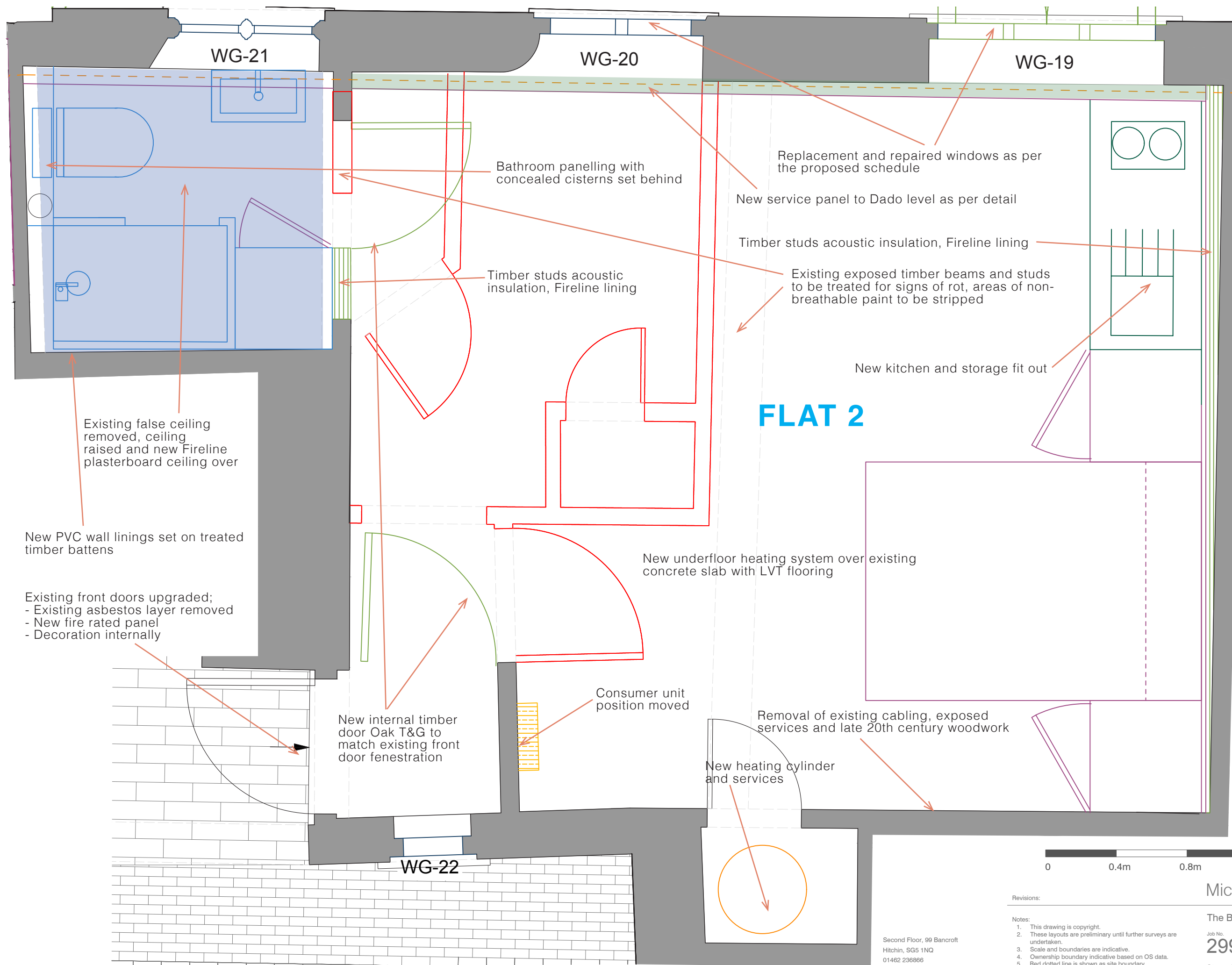
Note
Downtakings

- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed



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- Revisions:
- Notes:
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 2. These layouts are preliminary until further surveys are undertaken.
 3. Scale and boundaries are indicative.
 4. Ownership boundary indicative based on OS data.
 5. Red dotted line is shown as site boundary.
 6. Elevation key plan not to scale.
 7. Dimensions shown are indicative only and subject to survey



Note
General Services
- Sockets to new partitions and wall linings
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- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone or chased to concrete floor
- Light fittings wall mounted
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- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

Note
Downtakings
- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed

- Downtakings
- Window repair/retain
- Window replacements
- New joinery
- New joinery - fold out
- Expose fireplace / media unit
- New bathroom fittings
- New kitchen fittings
- New services
- New service perimeter
- Electric meter (new location)
- New walls

Revisions:

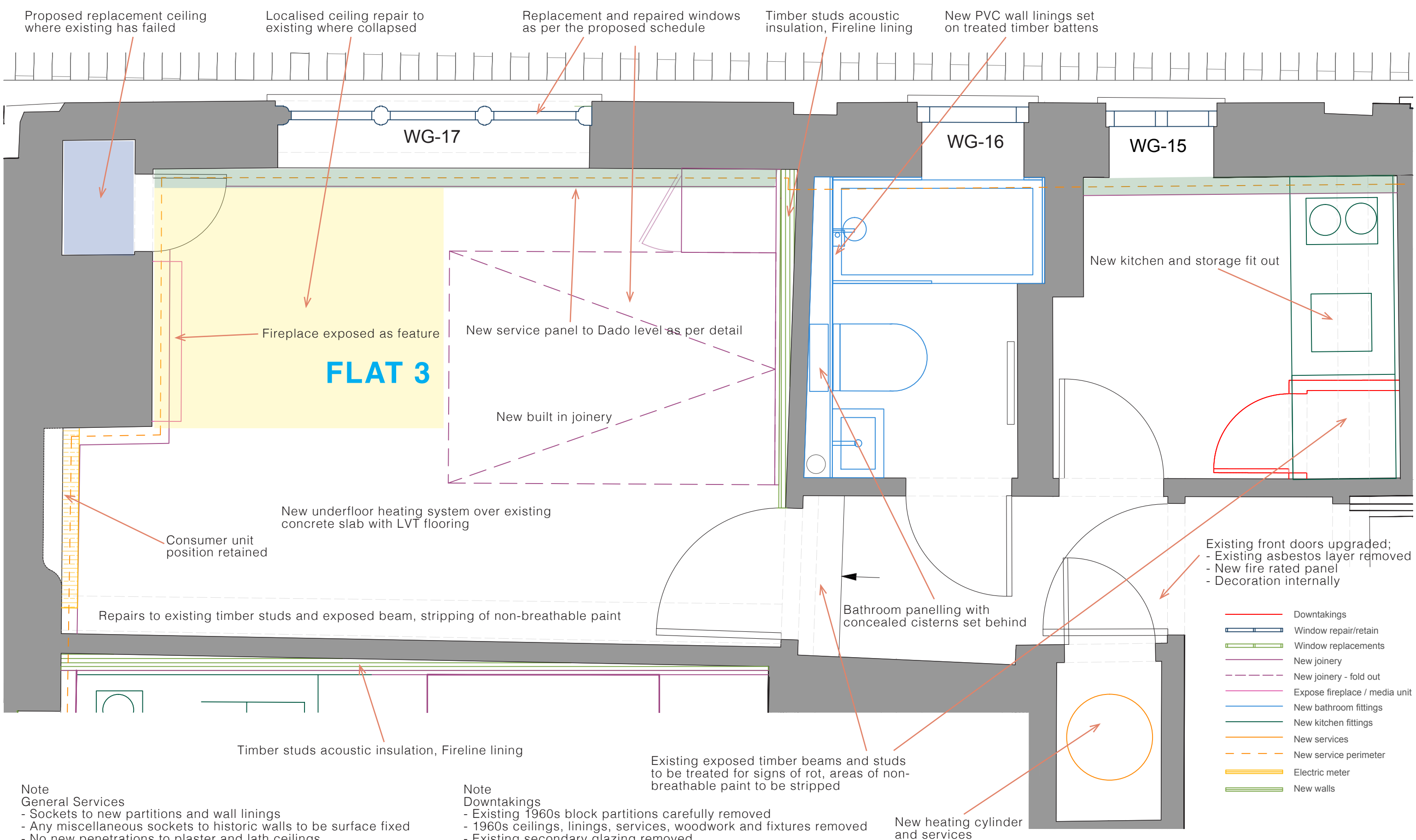
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The Biggin
Job No.
299 Flat 2 Plan
as Proposed
Stage: Stage 3
Status: For Information

022
REVISION: R01
Scale: 1:20 @:A3

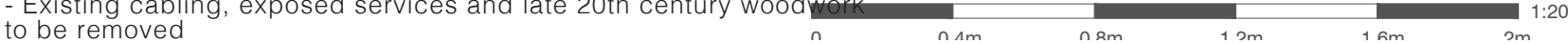


Note
General Services
- Sockets to new partitions and wall linings
- Any miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone or chased to concrete floor
- Light fittings wall mounted
- All ceilings to be treated with Envirograf Product 105 fire resistant coating for lath and plaster
- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

Note
Downtakings
- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed

New heating cylinder and services

Existing exposed timber beams and studs to be treated for signs of rot, areas of non-breathable paint to be stripped



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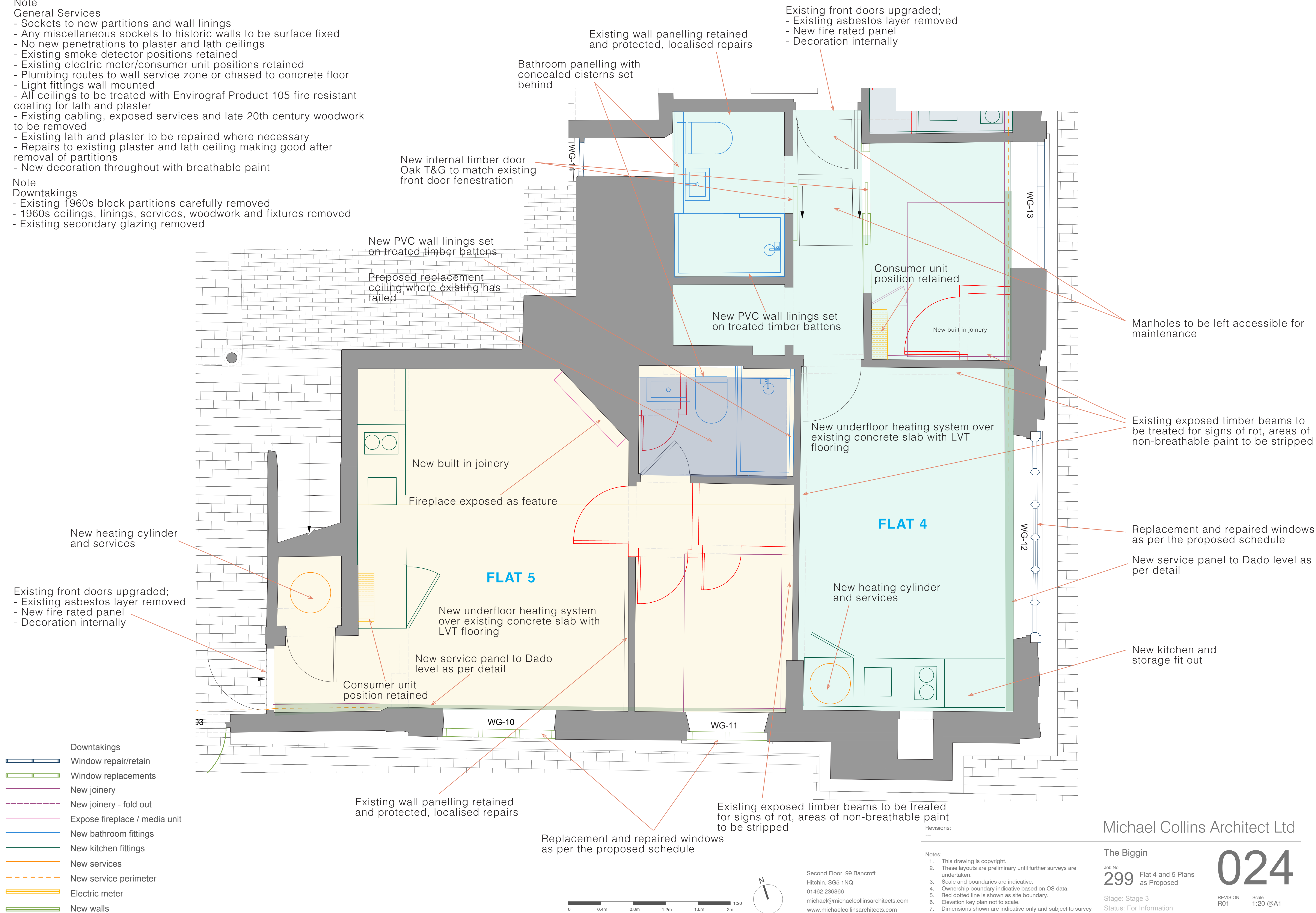
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The Biggin
Job No.
299 Flat 3 Plan
as Proposed
Stage: Stage 3
Status: For Information

023
REVISION:
R01
Scale
1:20 @:A3

- Sockets to new partitions and wall linings
- Any new miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone or chased to concrete floor
- Light fittings wall mounted
- All ceilings to be treated with Envirograf Product 105 fire resistant coating for lath and plaster
- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed

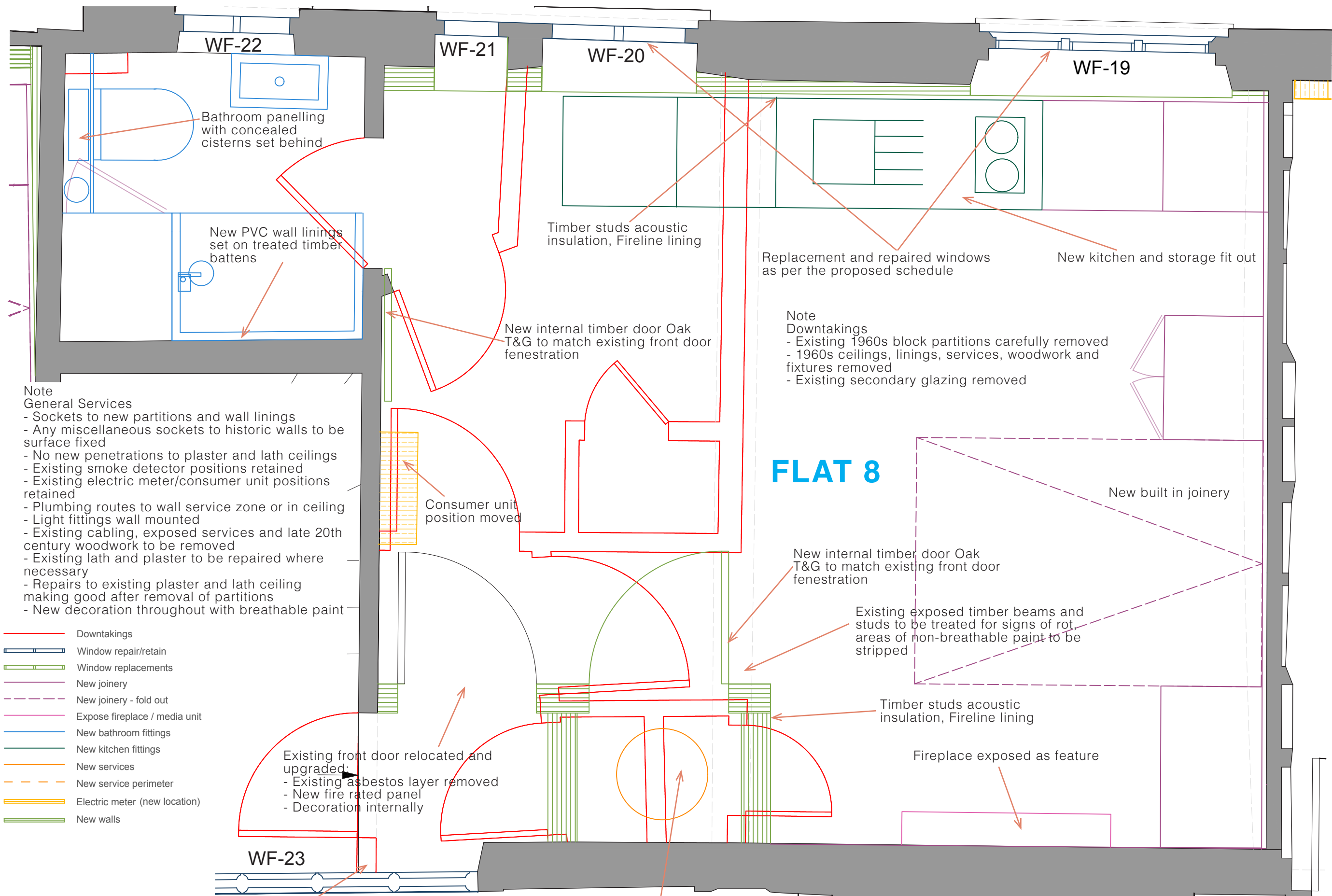


Stage: Stage 3
Status: For Information

024

REVISION: R01 Scale 1:20 @A1





Existing partition removed and window frame carefully treated for signs of rot. Areas of non-breathable paint to be stripped and expanding foam removed.

0 0.4m 0.8m 1.2m 1.6m 2m 1:20



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Revisions:

Notes:

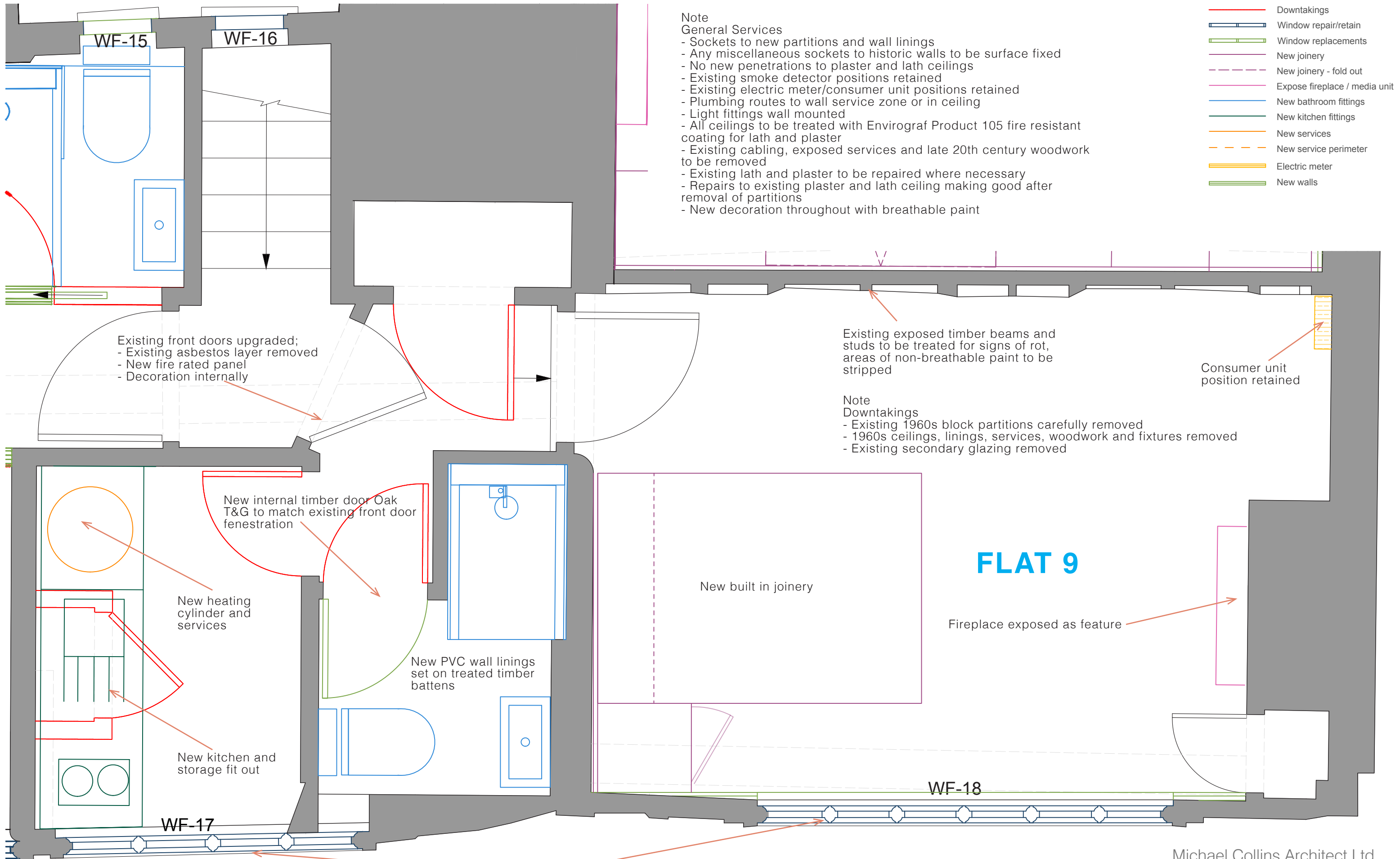
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The Biggin
Job No.
299 Flat 8
as Proposed
Stage: Stage 3
Status: For Information

026

REVISION: R01 Scale: 1:20 @:A3



Note
General Services

- Sockets to new partitions and wall linings
- Any miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone or in ceiling
- Light fittings wall mounted
- All ceilings to be treated with Envirograf Product 105 fire resistant coating for lath and plaster
- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

- Duntakings
- Window repair/retain
- Window replacements
- New joinery
- New joinery - fold out
- Expose fireplace / media unit
- New bathroom fittings
- New kitchen fittings
- New services
- New service perimeter
- Electric meter
- New walls

Existing exposed timber beams and studs to be treated for signs of rot, areas of non-breathable paint to be stripped

Consumer unit position retained

Note
Duntakings

- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed

FLAT 9

New built in joinery

Fireplace exposed as feature

Existing front doors upgraded;

- Existing asbestos layer removed
- New fire rated panel
- Decoration internally

New internal timber door Oak T&G to match existing front door fenestration

New heating cylinder and services

New kitchen and storage fit out

New PVC wall linings set on treated timber battens

Replacement and repaired windows as per the proposed schedule



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The Biggin
Job No.
299 Flat 9
as Proposed
Stage: Stage 3
Status: For Information

027
REVISION: R01
Scale 1:20 @:A3

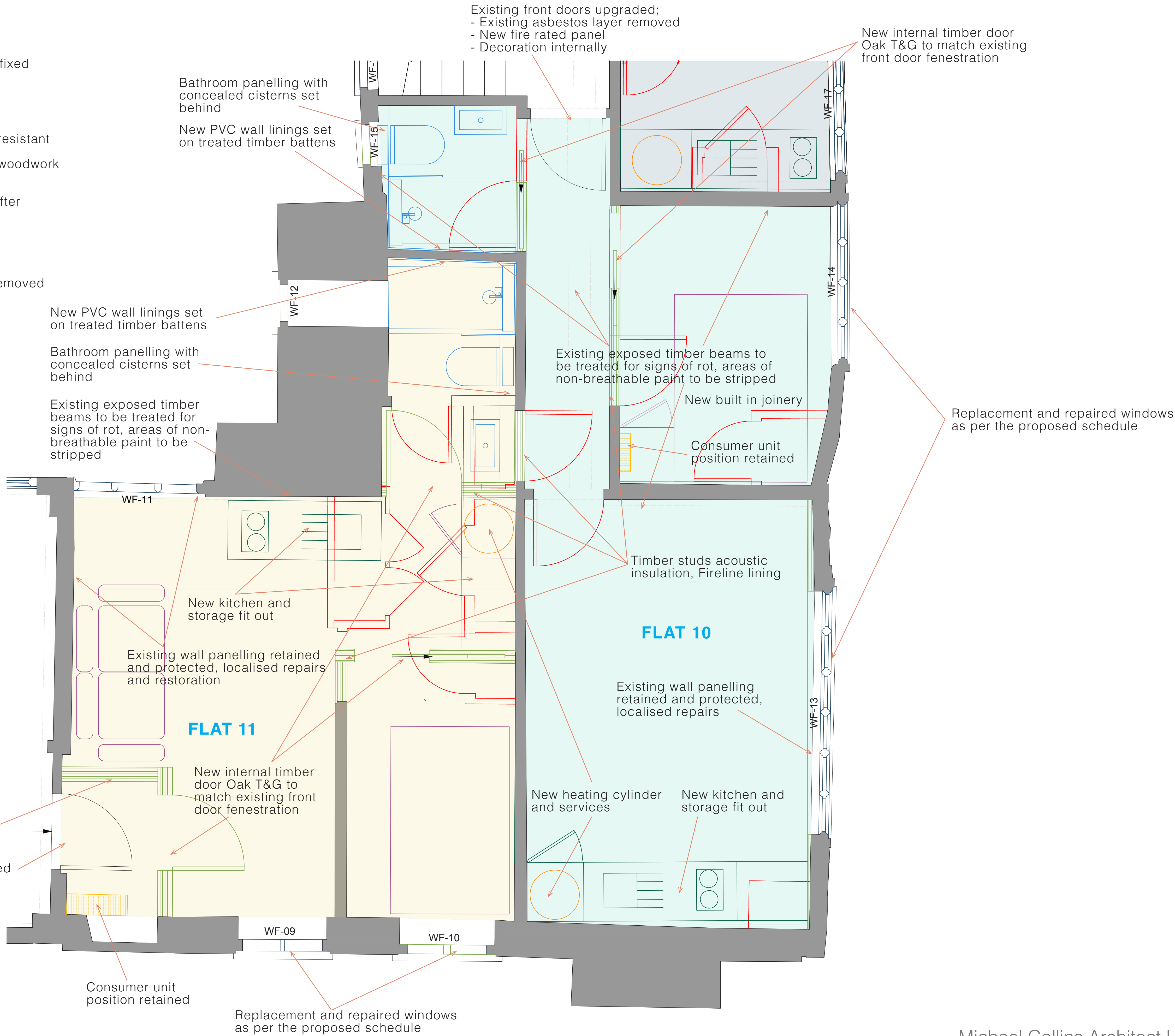
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General Services

- Sockets to new partitions and wall linings
- Any miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone in ceiling
- Light fittings wall mounted
- All ceilings to be treated with Envirograf Product 105 fire resistant coating for lath and plaster
- Existing cabling, exposed services and late 20th century woodwork to be removed
- Existing lath and plaster to be repaired where necessary
- Repairs to existing plaster and lath ceiling making good after removal of partitions
- New decoration throughout with breathable paint

Note
Downtakings

- Existing 1960s block partitions carefully removed
- 1960s ceilings, linings, services, woodwork and fixtures removed
- Existing secondary glazing removed

- Downtakings
- Window repair/retain
- Window replacements
- New joinery
- New joinery - fold out
- Expose fireplace / media unit
- New bathroom fittings
- New kitchen fittings
- New services
- New service perimeter
- Electric meter
- New walls



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The Biggin
Job No.
299 Flat 10 and 11
as Proposed
Stage: Stage 3
Status: For Information

028
REVISION:
R01
Scale
1:20 @A1

- Downtakings
- Window repair/retain
- Window replacements
- New joinery
- New joinery - fold out
- Expose fireplace / media unit
- New bathroom fittings
- New kitchen fittings
- New services
- New service perimeter
- Electric meter
- New walls

Replacement and repaired windows as per the proposed schedule

New internal timber door
Oak T&G to match existing
front door fenestration

Bathroom panelling with
concealed cisterns set
behind

New PVC wall linings set
on treated timber battens

New heating cylinder
and services

Fireplace exposed as feature

FLAT 12

New built in joinery

Existing wall panelling
retained and protected,
localised repairs

New kitchen and storage fit out

Timber studs acoustic
insulation, Fireline lining

Consumer unit
position retained

Existing exposed timber beams to
be treated for signs of rot, areas of
non-breathable paint to be stripped

Existing front doors upgraded;
- Existing asbestos layer removed
- New fire rated panel
- Decoration internally

Note

General Services

- Sockets to new partitions and wall linings
- Any miscellaneous sockets to historic walls to be surface fixed
- No new penetrations to plaster and lath ceilings
- Existing smoke detector positions retained
- Existing electric meter/consumer unit positions retained
- Plumbing routes to wall service zone in ceiling
- Light fittings wall mounted
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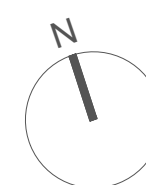
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0 0.4m 0.8m 1.2m 1.6m 2m



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The Biggin

Job No.
299 Flat 12
as Proposed

Stage: Stage 3
Status: For Information

029

REVISION: R01 Scale 1:20 @A1