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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Dr.Rory O'Donnell  
English Heritage  
London Region  
23 Savile Row  
London W1S 2ET

Switchboard: 020 7937 5464  
Extension: 2087  
Direct Line: 020 7361 2087  
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Web: www.rbkc.gov.uk

21 January 2004

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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My reference: DPS/DCSE/BC/T Your reference:  
P/97/1577

Please ask for: B.Coey

Dear Dr.O'Donnell

**Town and Country Planning Act 1990**  
**Planning(Listed Buildings and Conservation Areas) Act 1990**  
**Swan House,17 Chelsea Embankment,Chelsea,London,SW3.**

Please find enclosed a letter I have sent to the architect for the above property,together with a set of the drawings referred to for your records.The Listed Building Consent,being of some age,refers to details being approved by the Local Planning Authority only.I will,however,continue to keep English Heritage advised of the various details submitted.

Yours Sincerely

Bruce Coey  
Area Planning Officer,on behalf of  
Executive Director,Planning and Conservation



INVESTOR IN PEOPLE



Architects

3 Graphite Square, Vauxhall Walk, London SE11 5EE  
TELEPHONE 020 7820 0000 FAX 020 7820 1400

Ref:2326-Nu-50/Page1-1/NU  
05 December 2003

*BB*  
*15/12*  
*P. Ack* | **BC**

Mr Coey  
Royal Borough of Kensington and Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London,  
W8 7NX

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R.B.	10 DEC 2003			PLANNING		
K.C.						
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*15*

Dear Mr Coey

**Re: Old Swan House**

As discussed over the telephone recently, I now enclose further sets of drawings to enable you to sign off the conditions and substitutions as previously discussed.

As you will note, all of the interior architecture drawings have been reissued as Revision B, which I hope will give simplification in terms of your administration and allowing a consistence as revision to be reviewed in future should anybody inspect the file.

In relation to the general arrangement drawings and the external work drawings, generally these have not been altered and are left as the same revision as previously except for the new elevation drawings on which have been added revised air conditioning units on the small flat roof area next to the dining room. In this regard as an informative, the original sketches shown to you at the meeting are also enclosed.

I trust the above is helpful and look forward to receiving your letters of approval/release of conditions in the near future along with a stamped copy of the drawings if this were possible.

Yours sincerely,

Nigel Upchurch B.A. B.Arch. R.I.B.A.

For and on behalf of

UPCHURCH ARCHITECTS LIMITED

e-mail: n.upchurch@upchurch-architects.com

Enc: Drawings, Issue sheet.

IN ASSOCIATION WITH Woodroffe Buchanan & Coulter

DIRECTORS Nigel Upchurch B.A. B.Arch. RIBA. Gerald Wolff B.Arch. ANZIA. RIBA. CONSULTANT John F. Wimbleton A.A. Dip.Hons. RIBA.  
Upchurch Architects Limited - Chartered Architects

REGISTERED IN CARDIFF 2662198 REGISTERED OFFICE 162-164 Upper Richmond Road London SW15 2SL



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 LONDON SE11 5EE  
 TEL: 020 7820 0000 FAX: 020 7820 1400

DRAWING LIST No.  
 Nigel Upchurch Associates

SHEET No. 2  
 JOB No. 2326

SITE ADDRESS	DAY:	3	3	25	4																
Old Swan House, 17 The Embankment	MONTH:		11	11	11	12															
	YEAR:		3	3	3	3															
DRAWING TITLE	DWG No.	Rev.																			
NUA Drawing - Proposed Basement Plan	2326/GA/01	C				C	C														
- Proposed Ground Floor Plan	2326/GA/02	C				C	C														
- Proposed First Floor Plan	2326/GA/03	C				C	C														
- Proposed Second Floor Plan	2326/GA/04	C				C	C														
- Proposed Third Floor Plan	2326/GA/05	C				C	C														
- Proposed Fourth Floor Plan	2326/GA/06	C				C	C														
- Proposed Attic & Roof Plan	2326/GA/07	C				C	C														
Working Drawing Lower ground Floor	2326/WD/01	B	B	B																	
Working Drawing ground Floor	2326/WD/02	A	A	A																	
Working Drawing First Floor	2326/WD/03	A	A	A																	
Working Drawing Second Floor	2326/WD/04	A	A	A																	
Working Drawing Third Floor	2326/WD/05	A	A	A																	
Working Drawing Fourth Floor	2326/WD/06	A	A	A																	
Working Drawing Roof Level	2326/WD/07		0	0																	
Working Drawing Diagrammatic layout of soil stacks	2326/WD/08	A	A	A																	
	2326/09																				
Proposed Rear Elevation	2326/10																				
Details of Rear Dormer Windows	2326/11		0	0																	
Roof Section and Ventilation details	2326/12	B	B	B																	
Plant room Sections	2326/13																				
Sunroom Details Sheet 1	2326/14	D	D	D																	
Sunroom Details Sheet 2	2326/15	D	D	D																	
Bay elevation of extension	2326/16	F	F	F																	
Reflected Ceiling Plan Library	2326/17																				
Proposed Rear Elevation - dimensioned	2326/18						B	B													
Plans and sections through garage area	2326/19	B																			
	2326/20																				
Proposed Terrace Details	2326/21		0	0																	
Window Schedule	2326/22	D	D	D																	
Window & brickwork Details	2326/23	0	0	0																	
Principle elevations of brickwork detailing	2326/24	A	A	A																	
First Floor AC Unit Version III	2326/SK44	B						B													
First Floor AC Unit Version III	2326/SK45	B						B													
First Floor AC Unit Version III	2326/SK46	B						B													

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Lambs Bricks and Arches																					
Bulmers																					
Royal Borough of Kensington and Chelsea			2				3														
Site																					

Drawings revised for Planning Conditions.

Abbreviations:	A=issued for Approval	C=issued for Construction	I=issued for Information	A3/A1 SIZE ISSUED	N= Original Neg
	P=issued as preliminary	PL=issued for Planning	T=issued for tender	e-mail	d=on disc



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DRAWING LIST No.  
Nigel Upchurch Associates

SHEET No. **3**  
JOB No. 2326

SITE ADDRESS	DAY:	3	3	25	4															
Old Swan House, 17 Chelsea Embankment	MONTH:	11	11	11	12															
	YEAR:	3	3	3	3															
DRAWING TITLE	DWG No.	Rev.																		
North Elevation of New Extension	2326/101	0																		
Detail of new chimney niche level	2326/102	0																		
Detail of new chimney at 2nd floor level	2326/103	0																		
Detail of new chimney at parapet and top of stack	2326/104	0																		
Full size details of Drawing Room Cornice	2326/105	0									B									
Plan and Elevations of Library	2326/106	A									B	B								
Full size details of Library joinery	2326/107	A									B	B								
Smoking Room- Reflected ceiling Plan- E/W Elevations	2326/108	A									B	B								
Smoking Room & Drawing Room N/S Elevations	2326/109	A									B	B								
Drawing Room E/W Elevations	2326/110	A									B	B								
Smoking Room - full sized details	2326/111	A									B	B								
Smoking Room and Drawing Room etc	2326/112	A									B	B								
Ballroom - reflected ceiling plan and north elevation	2326/113	A									B	B								
Ballroom - south and east elevations	2326/114	A									B	B								
Entrance Hall - plans and elevations	2326/115	A	A								B	B								
Pilasters & Arch to stairwell & 2nd floor landing	2326/116	A	A								B	B								
Reflected ceiling plan library	2326/117	A		A							B									
Ballroom detail: Ionic column & Antae Pilasters	2326/118	A		A	B	B														
Ballroom detail: Entablature	2326/119	A		A	B	B														
Ballroom detail: Chimney piece	2326/120	A		A	B	B														
Standard Skirtings and Architraves	2326/121	0									B	B								
Entrance Hall - Glazed screen details	2326/122	A	A								B	B								
Entrance Hall - Cupboard details	2326/123	A	A								B	B								
Entrance Hall and Stairs design statement			A																	
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		A A																		
DPG Limited					1															
CPC limited																				
Lamb's Bricks and Arches																				
Bulmers																				
Royal Borough of Kensington and Chelsea		2				3														
Site																				
Foster Associates																				
Huntley Cartwright																				
Stone Associates																				
Anstey Horne (Graham North)																				
<b>Drawings revised for Planning Conditions.</b>																				
Abbreviations:		A=issued for Approval	C=issued for Construction	I=issued for Information	A3/A1 SIZE ISSUED	N= Original Neg														
		P=issued as preliminary	PL=issued for Planning	T=issued for tender	e=e-mail	d=on disc														

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



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AND CHELSEA**

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21 January 2004

My reference: **DPS/DCSE/BC/** Your reference: **2326-Nu-** Please ask for: **B. Coey**  
**97/15776,** **50/Page1-1/NU**  
**97/1777,**  
**97/2807, 97/2808**

Dear Mr. Upchurch,

**Town and Country Planning Act 1990**  
**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Swan House, 17 Chelsea Embankment, Chelsea, SW3**

Thank you for your letters dated 13<sup>th</sup> August, 20<sup>th</sup> August, 11<sup>th</sup> September, 25<sup>th</sup> September, 14<sup>th</sup> October, 3<sup>rd</sup> November, 15<sup>th</sup> November 2003 and 5<sup>th</sup> December 2003 concerning the above property. Please accept my apologies for the delay in replying. I am, however, grateful for the drawings sent on 5<sup>th</sup> December which incorporate the details included on all the drawings sent with the previous letters. I will therefore concentrate this reply on these latest set of drawings, and assume that all previously sent drawings are superseded.

There have been four previously issued planning permissions and Listed Building Consents for works at Swan House and from site visits undertaken by the area planning officer, Mr. Coey, and the Principal Design and Conservation Officer, Mr. McDonald, I understand that they have been partly implemented and that your intention is to continue their implementation. These works have now commenced on site. The decisions concerned are the planning permission (RBKC ref. TP/97/1576) and the Listed Building Consent (RBKC ref. TP/97/1577) granted on 9<sup>th</sup> April 1998 for the erection of rear extension, pergolas, screen, elevational changes and internal alterations and the subsequently granted planning permission (RBKC ref. TP/97/2707) and Listed Building Consent (RBKC ref. TP/97/2708) issued on 30<sup>th</sup> April 1998 for the erection of a third floor extension to the approved rear addition.

I have considered the package of drawings submitted with your letter dated 5<sup>th</sup> December and can advise that they can be treated as non-material changes to the approved schemes, in particular those under the Royal Borough's references TP/97/1576 and TP/97/1577 and are hereby approved pursuant to the conditions imposed on the planning permission and Listed Building Consent.

With regard to the Listed Building Consent, Conditions 4(a), (b), (c), (d), (h), (i), (m) and (o) are hereby complied with. With regard to the planning permission, Condition 2(b) is hereby complied with.

/ Contd.....



INVESTOR IN PEOPLE

The drawings referred to comprise 2326/GA/01C, 02C, 03C, 04C, 05C, 06C, 07C and 18B; 2326/105B, 107B, 168B, 109B, 110B, 111B, 112B, 113B, 114B, 115B, 116B, 117B, 118B, 119B, 120B, 121B, 122B and 123B, and 2326/SK44B, 45B and 46B.

May I take this opportunity to highlight matters which are outstanding. The detailed treatment of floors and lighting, whilst not specifically referred to in Conditions imposed on the 1998 decision notices, will impact on the special character of the Listed Building and I would accordingly appreciate receiving details before work re-commences on site on these items. Hopefully, these details will not necessitate application for Listed Building Consent.

The air conditioning units will require attenuation so that the noise emitted does not increase the existing lowest LA90(10 min) background noise level at any time when they are operating. The noise emitted needs to be measured or predicted at 1.0 metres from the façade of the nearest residential garden, terrace, balcony or patio. The use of the equipment should not commence until a noise survey and report has been submitted to and approved in writing by the Executive Director, Planning and Conservation, in consultation with the Council's Director of Environmental Health. I understand that you have commenced discussions with out environmental health officers on this subject.

I trust that this information is of assistance. Should you require any further advice on this project, which will hopefully complete the restoration and re-use of a building which is on the Borough's Buildings at Risk register, please do not hesitate to contact the area planning officer, Mr. Coey.

Yours sincerely,

M. J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

## Coey, Bruce: PC-Plan

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From: Nigel Upchurch [n.upchurch@upchurch-architects.com]  
Sent: 13 August 2003 11:47  
To: Bruce Coey  
Subject: Old Swan House



5th Aug 2003  
RBK&C.doc

Dear Mr Coey

It was a great pleasure to meet on site on 5 August to review the progress of the design.

In this regard I enclose a copy of our minutes, which I would ask you to review to confirm that you are in agreement with their content.

Yours sincerely

Nigel Upchurch  
Director  
Nigel Upchurch Associates

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FAX 020 7820 1400  
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\* 3 Graphite Square, Vauxhall Walk, London, SE11 5EE United Kingdom  
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Job No. 2326

Record of meeting, 5 August 2003

Project: **Old Swan House**

In attendance:	David McDonald	Royal Borough of Kensington & Chelsea
	Bruce Coey	Royal Borough of Kensington & Chelsea
	Dorian Crone	Nigel Upchurch Associates
	Simon Hurst	Nigel Upchurch Associates
	Nigel Upchurch	Nigel Upchurch Associates

1.0 **Purpose of meeting:**

1.1 The purpose of the meeting was confirmed to be a follow-up to that held previously in the offices of the Royal Borough of Kensington & Chelsea to discuss the interior design and alterations to Swan House.

1.2 It was indicated at the outset that the drawings prepared at the previous meeting had been developed and the purpose was to meet to ascertain whether the proposals were acceptable to the planning authority.

2.0 **Ballroom:**

2.1 The scheme for the ballroom was presented and discussion took place regarding the ventilating system at high level and the distribution of air through the air conditioning units contained within the proposed extended piers adjacent to the windows which were based on the design by Shaw as seen in the original photographs.

The scheme presented was agreed as being acceptable and would be worked up accordingly.

During this discussion it was agreed that the existing skirting would be removed but the existing architraves would be retained and overclad.

3.0 **Landing to second floor:**

3.1 Proposals in relation to the elliptical arch adjacent to the door to the bedroom to the rear of the ballroom were presented and agreed. The dropped beam over the head adjacent to the ballroom main doors was agreed, as were the pilasters to the staircase designed to give the space and scale.

Agreement was not reached regarding the installation of mirrors on the second floor landing, the planners feeling they were inappropriate.

4.0 **First floor smoking room:**

4.1 The scheme indicating a coffered timber ceiling with timber panelling to the walls was presented and agreed.

Discussion took place regarding the removal of the fireplace and it was agreed it might be acceptable to remove it but this would require a listed building consent. On this basis it was agreed it would be retained.

5.0 **Drawing room:**



- 5.1 The scheme, which included dado panelling, cupboards to the alcoves and a frieze at high level and a coffered ceiling was presented and agreed.  
It was noted that the extract from the wall would be by way of discreet grills in the top of the cupboards, with the air supply being provided through a decorated frieze.

6.0 **Staircase to ground floor:**

- 6.1 Discussion took place regarding removal of the newels and in particular the strengthening works that would have to take place for this to happen.  
It was discussed at length and the Planners preference was that they should not be removed as it was felt the structure of which would be invasive.  
It was agreed finally that a further design exercise would take place to investigate the structure that would be required to stabilise the staircase and if the design team felt that this was acceptable it would be presented again to the planners.  
The reason that the scheme was felt to be beneficial is that the newels do not line through from one flight to the next and are not original.

7.0 **Ground floor entrance hall:**

- 7.1 Discussion took place regarding alternative designs for the entrance lobby and it was agreed that the larger pane version of the entrance lobby would be acceptable.  
Discussion took place regarding the problem of the air duct route from first floor and it was agreed that two cupboards would be installed each side of the fireplace which would fill the alcoves and project forward to the same degree as the fireplace that exists.  
The existing cornice will be retained behind the cupboard.

8.0 **Ground floor library:**

- 8.1 The panelling scheme was discussed and agreed, as was the entrance to the entrance hall lobby area including the circular steps and circular panelling.  
It was noted that the arrangements centralised the entrance on the room overall.

9.0 **Upper floors to building (third floor and above):**

- 9.1 The design team indicated that there were no material changes proposed since the last meeting.  
It was noted that perhaps the only significant duct run that was known about would be extracting air from the ballroom, which would pass through the dressing room and discharge discreetly behind the parapet at high level.

10.0 **Basement:**

- 10.1 The revised plan was presented in brief outline.  
It was agreed that as long as the alteration did not require significant structural alterations then a new listed building consent would not be required.  
Other than any structural alterations, Planners would not be interested in works to the basement area.

11.0 **External canopy to front lightwell:**

- 11.1 Discussion took place regarding the roofing in the front lightwell and whether this would be acceptable in principal. The Planners confirmed that it would not be acceptable.

12.0 **External landscaping, paving, etc.:**

12.1 The design team indicated that there would be planting and external hard landscaping proposed to roof terraces. The planners indicated they would have an interest in this and therefore the proposal would need to be presented and agreed. In this context, discussion took place regarding the windows between first and second floor where the previous architect's details showed the lower sash being in obscure or mirrored glass to disguise the invasive flat roof behind. In this context, the idea has been discussed with the client of putting in a small lightwell, which in fact would be a preferred solution to the planners.

13.0 **External AC plant:**

13.1 The proposed location of the air conditioning condenser unit adjacent to the dining room was noted.

The Planners will require the noise at the adjacent windows to be no worse than it currently the case.

It was agreed that the services consultant would ask the acoustic designer to prepare a report confirming that this would be the case. This would then be put to Environmental Health for confirmation of acceptability.

14.0 **Window specification:**

14.1 Discussion took place regarding the restoration works to the windows and it was agreed that sashes would be hung on ropes rather than the chain suggested by the client.

15.0 **Rear elevation:**

15.1 The design team presented the alterations to the rear elevation. These included the lowering of the sill to the dining room and alterations to the chimney stack.

It was agreed by all that the elevations looked much more acceptable.

After due consideration the planners confirmed that they would be able to treat this as an amendment subject to the chimney stack not being at a greater height than previously approved.

16.0 **Repair work generally:**

16.1 It was agreed that a schedule detailing the external repairs to the building would be presented to the planners along with an outline specification as to how this repair work would be achieved where reference documentation would be referred to by way of English Heritage reference books etc.

17.0 **Swan's Nest:**

17.1 Discussion took place as to the process that needs to take place to bring Swan's Nest into the same planning unit as Swan House.

It was agreed that the architect would review the current use of the building and discussions would take place again regarding the form of the application.

18.0 **Signing-off procedures:**

18.1 It was agreed the following would be the procedure that would take place to sign off the works whether as amendments or as approval under conditions under the

contract.

18.2 General arrangement drawings:

18.3 The architects will complete a revised set of general arrangement drawings for the whole building which show the amendments proposed and these would be sent to the planning authority and confirmation requested that the changes can be treated as amendments to the previous planning approval.

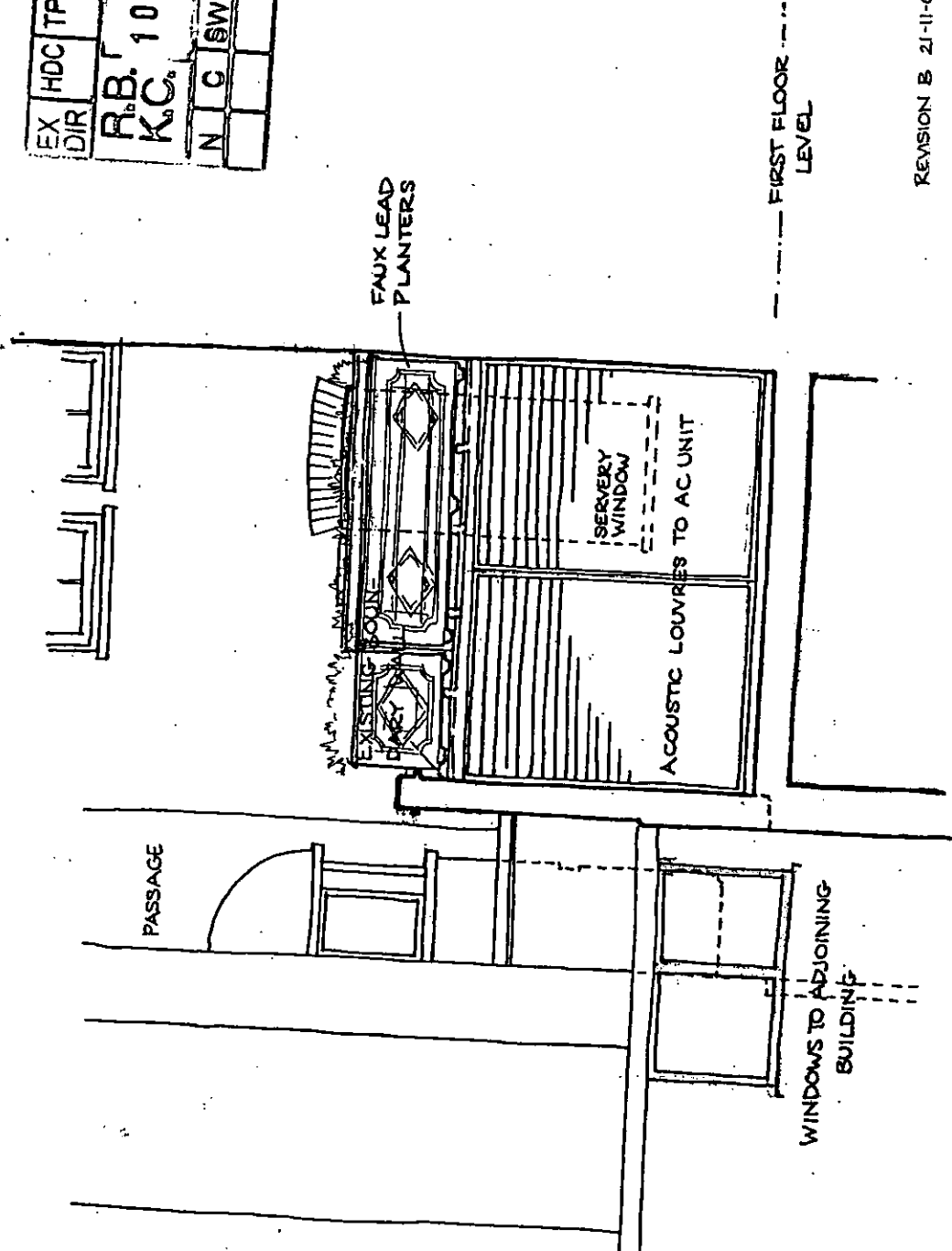
18.4 Room-by-room release of details including elements of design such as rear elevation:

18.5 As and when work packages are ready and generally on a room-by-room basis these will be forwarded to the local authority for release under the conditions of the planning consent.

19.0 **Distribution:**

19.1 All present.

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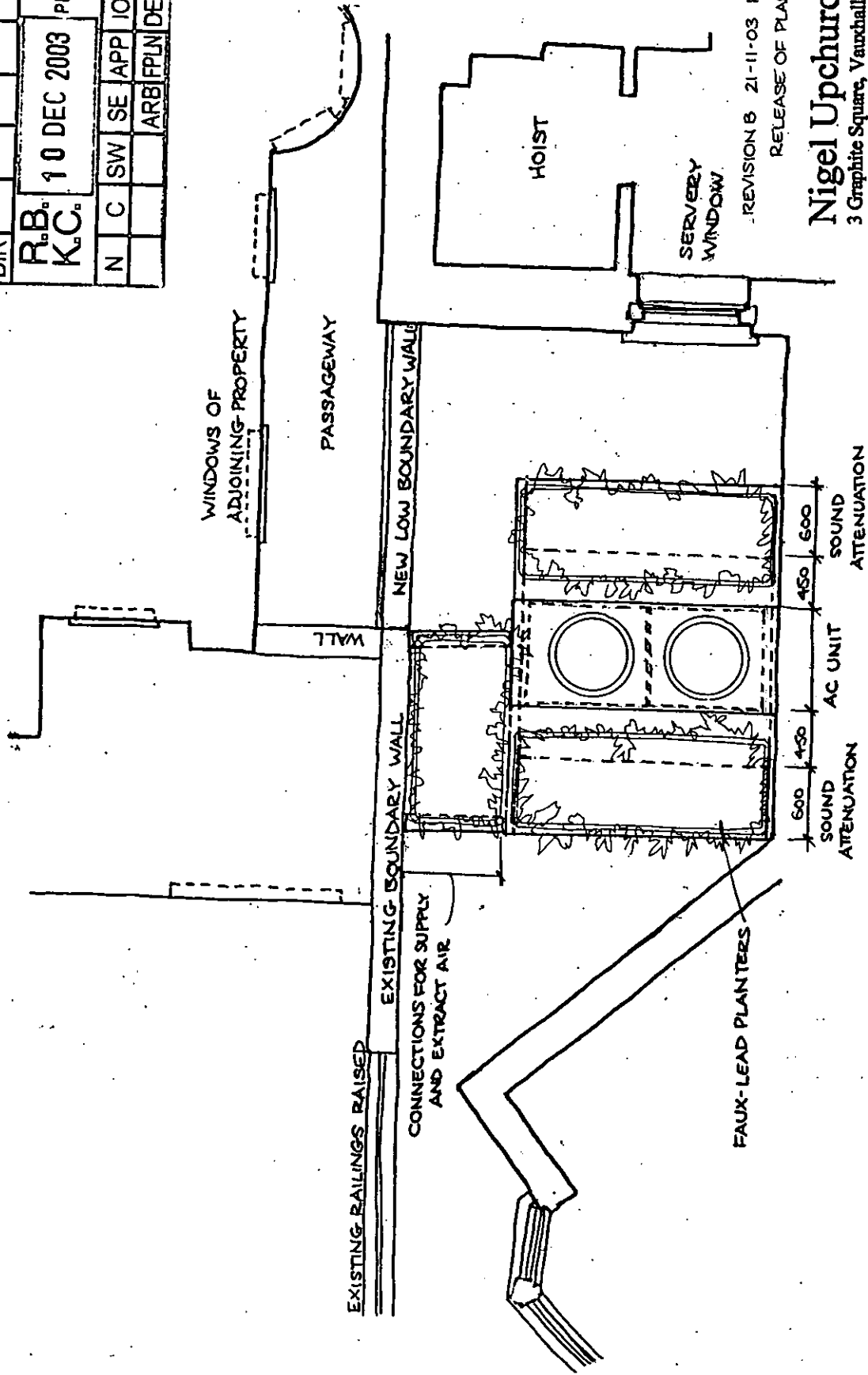


REVISION B 21-11-03 REVISED FOR PURPOSE OF  
RELEASE OF PLANNING CONDITIONS.

**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

Project: OLD SWAN HOUSE  
Drawing title: AC UNIT AT REAR, FIRST FLOOR  
VERSION III  
Dwg. No. (Sx) 2325/SK 46 B  
Scale 1:50 Date SEPT 2003

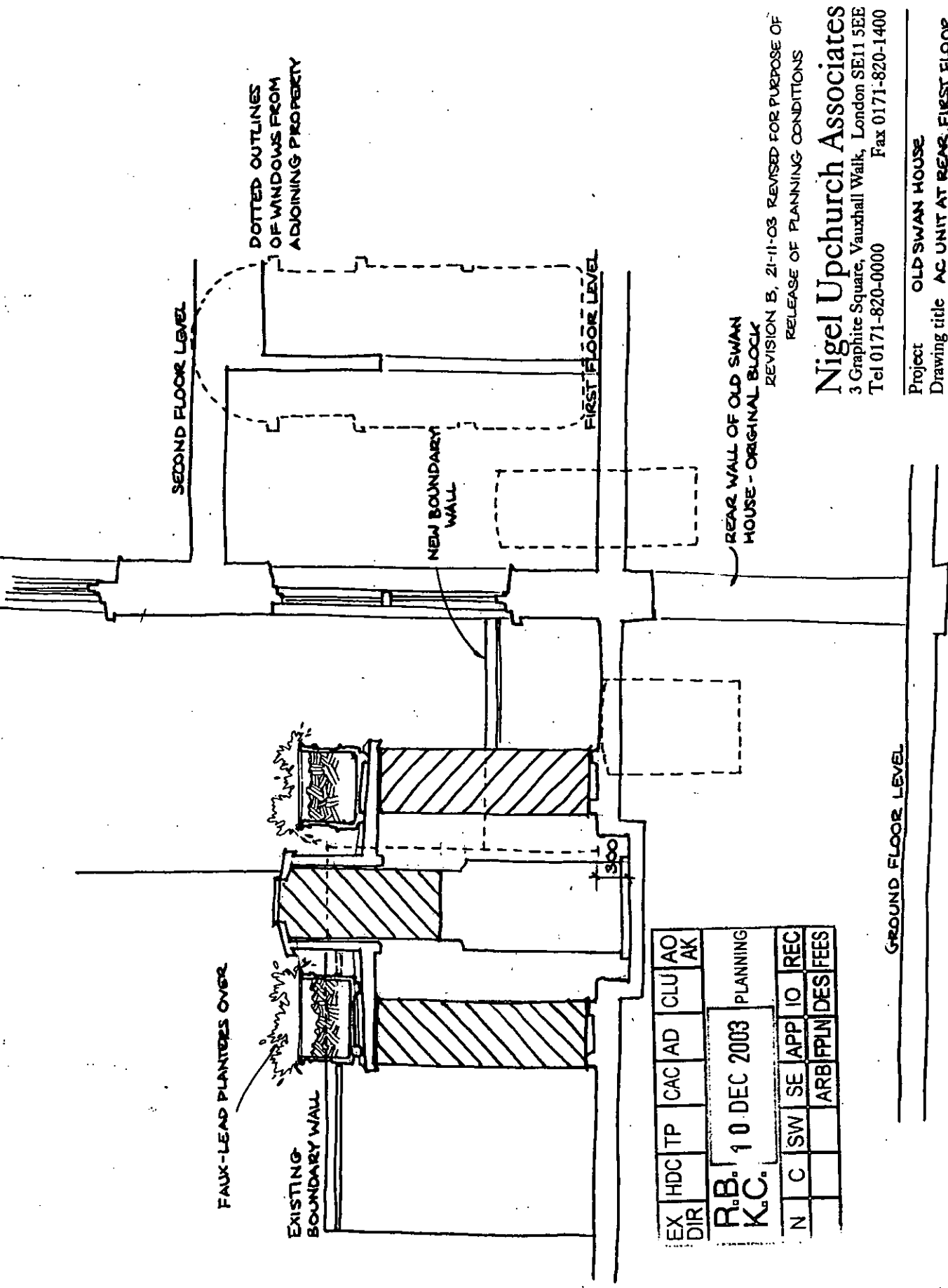
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K.C.	10 DEC 2003					PLANNING
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			ARB	IFLN	DES	FEES



REVISION B 21-11-03 REVISED FOR PURPOSE OF  
RELEASE OF PLANNING CONDITIONS

**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

Project: OLD SIVAN HOUSE  
Drawing title: AC UNIT AT REAR, FIRST FLOOR  
PLAN, VERSION III  
Dwg. No. (SK) 2326/SK 44 B  
Scale 1:50 Date SEPT 2003



REAR WALL OF OLD SWAN HOUSE - ORIGINAL BLOCK

DOTTED OUTLINES OF WINDOWS FROM ADJOINING PROPERTY

SECOND FLOOR LEVEL

FIRST FLOOR LEVEL

GROUND FLOOR LEVEL

FAUX-LEAD PLANTERS OVER EXISTING BOUNDARY WALL

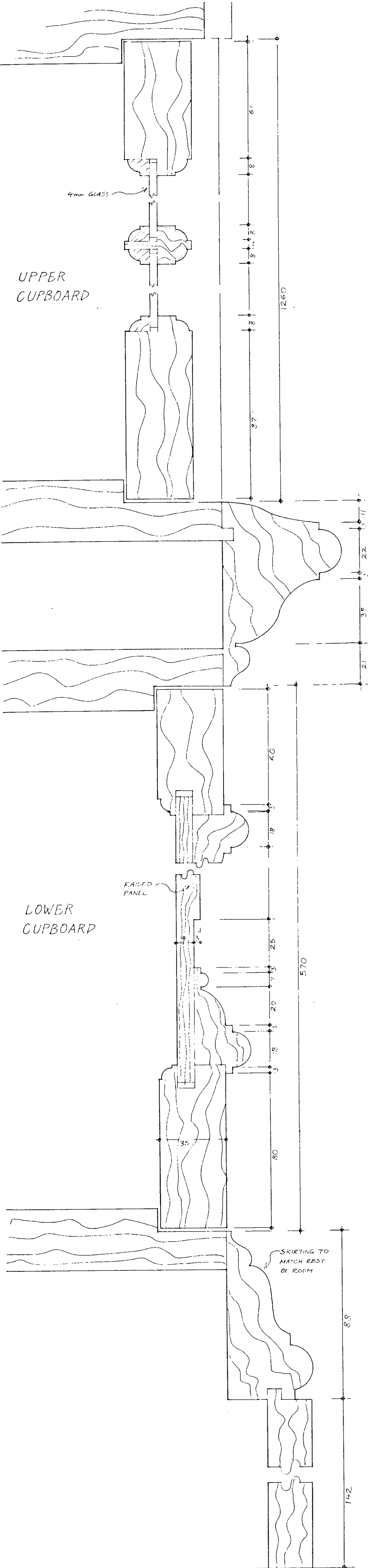
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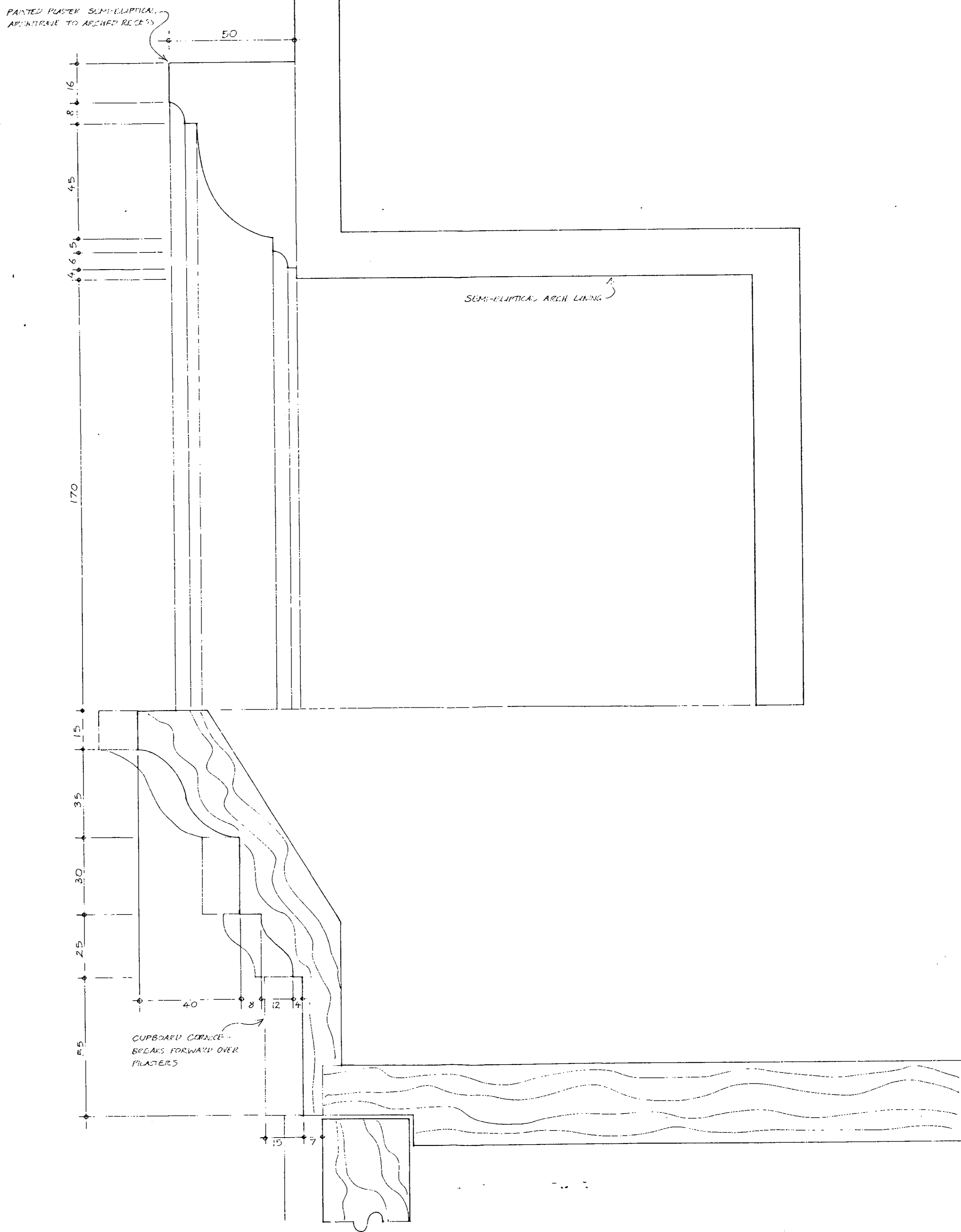
REVISION B, 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 0171-820-0000 Fax 0171-820-1400

Project: OLD SWAN HOUSE  
 Drawing title: AC UNIT AT REAR, FIRST FLOOR SECTION, VERSION III  
 Dwg. NO. (SK) 2326/SK 45 B  
 Scale: 1:50 Date: SEPT 2003

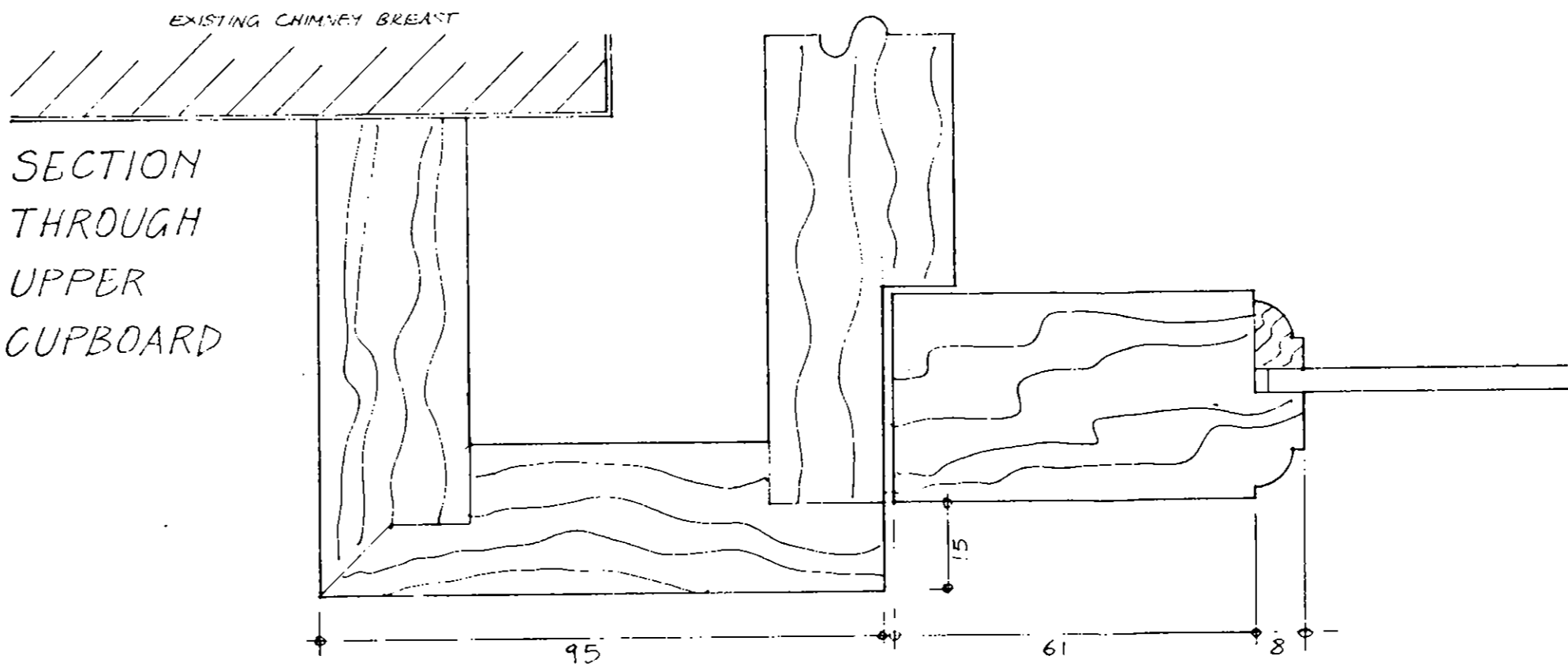


SECTION THROUGH  
ARCHED HEAD TO  
CUPBOARDS



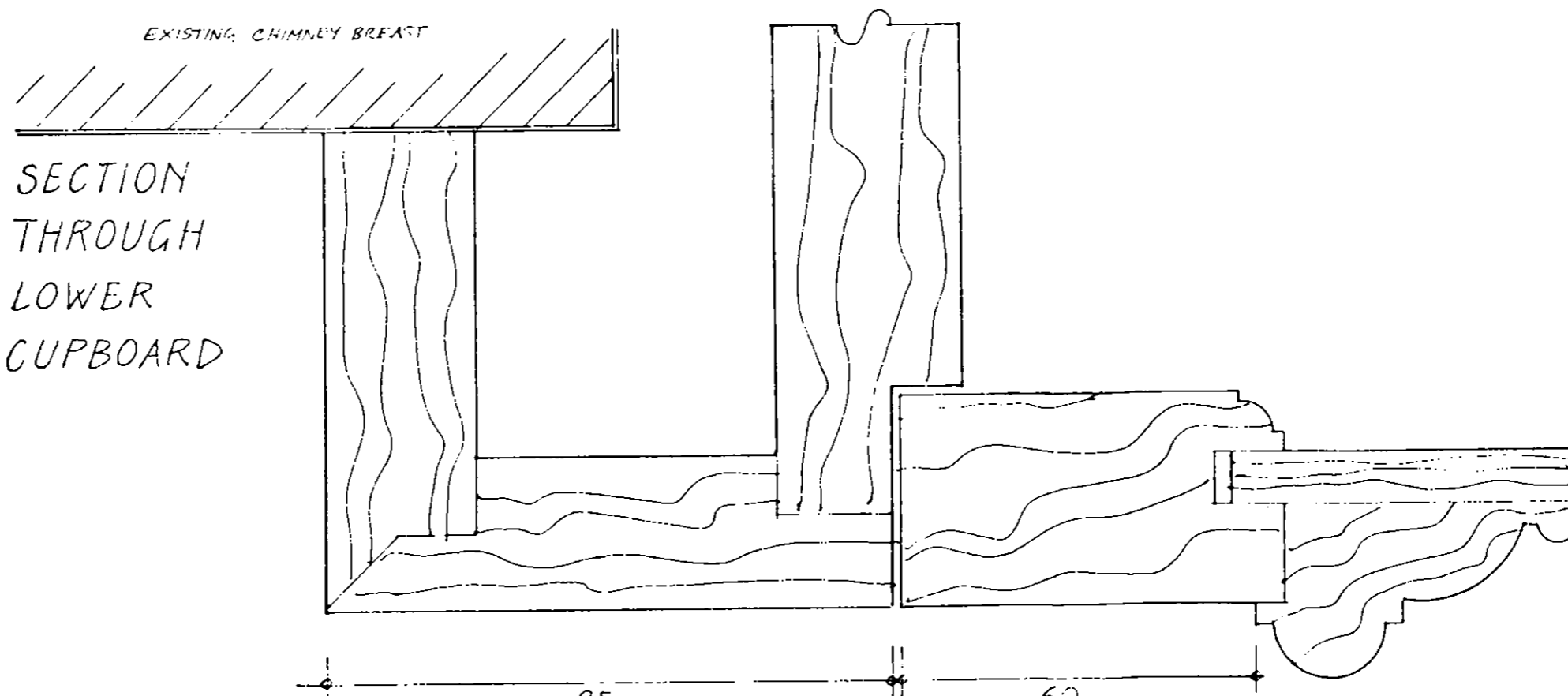
EXISTING CHIMNEY BREAST

SECTION  
THROUGH  
UPPER  
CUPBOARD



EXISTING CHIMNEY BREAST

SECTION  
THROUGH  
LOWER  
CUPBOARD



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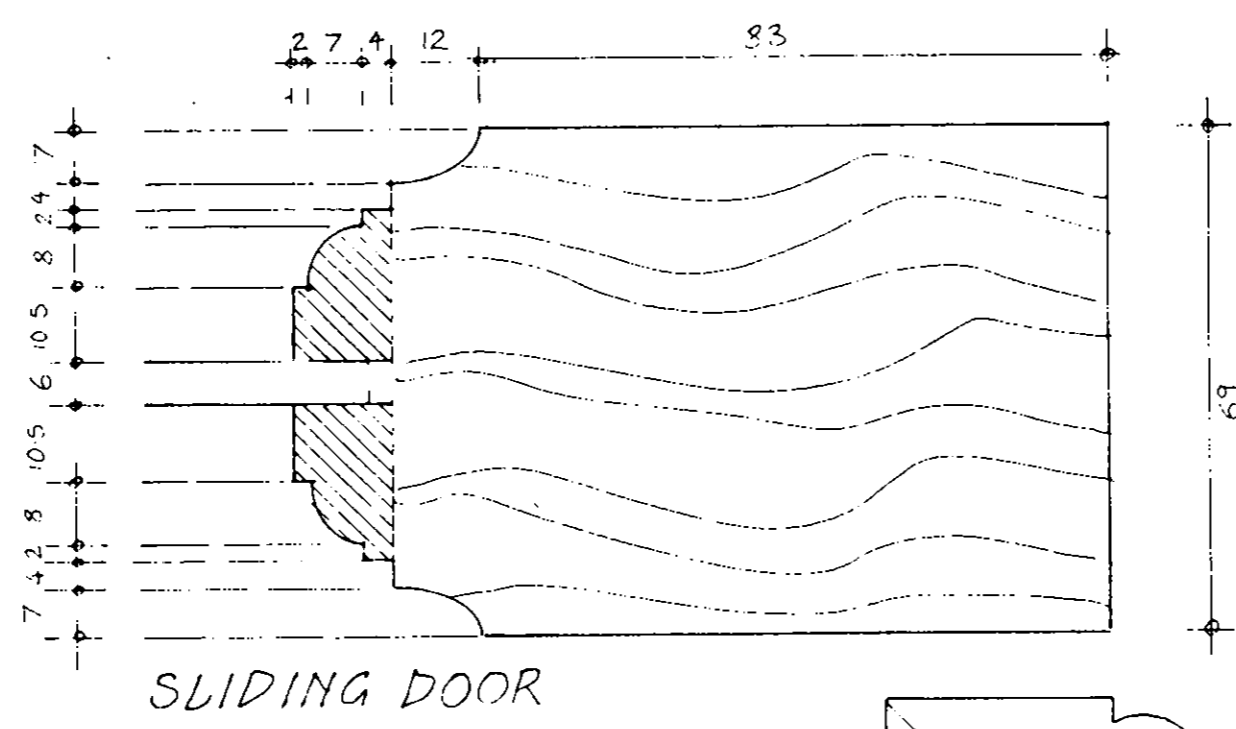
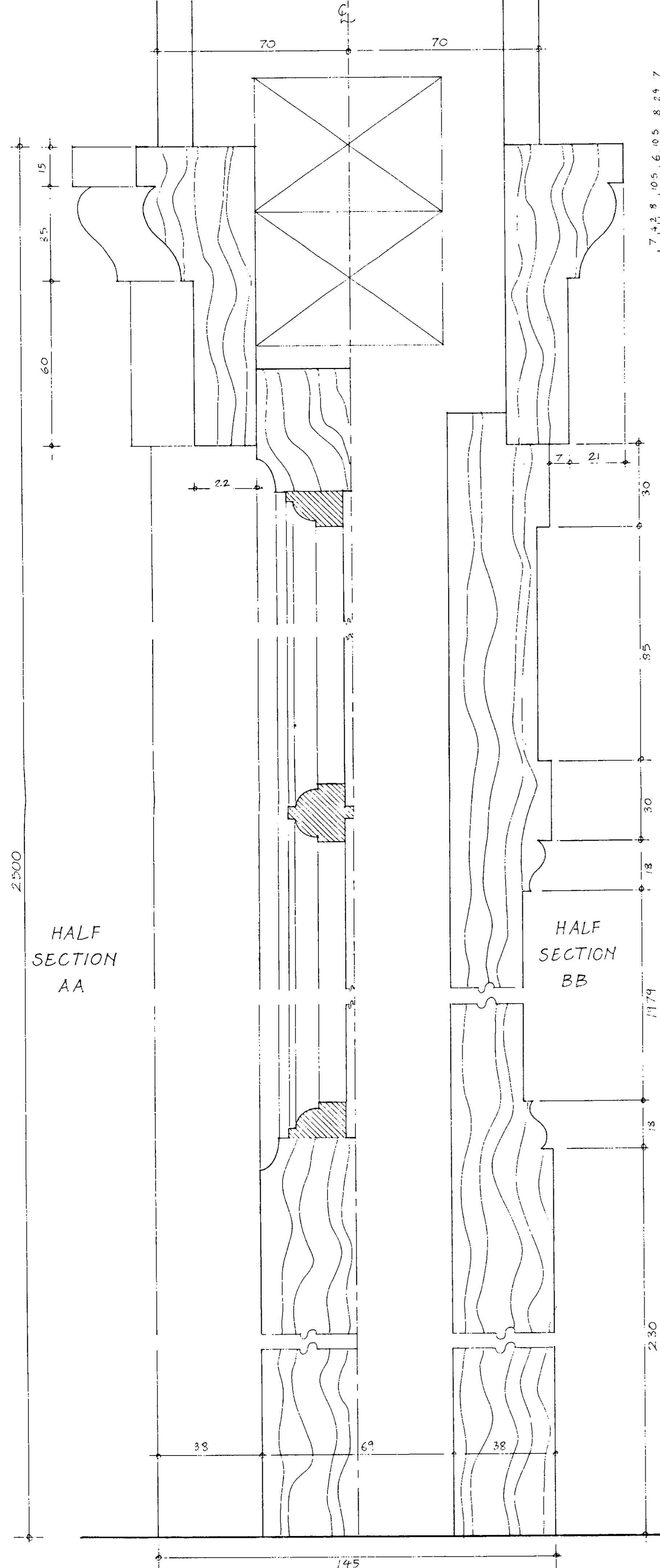
REVISION B 21-11-05 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

Notes:

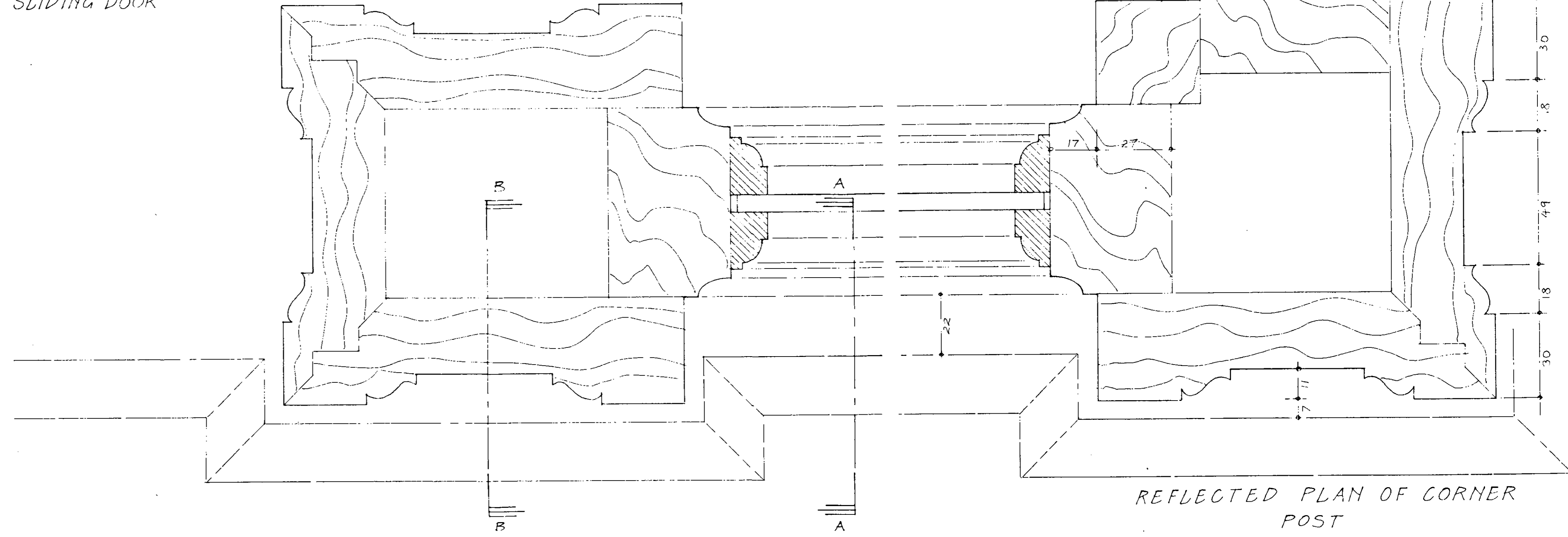
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**Nigel Upchurch Associates**  
3 Graphique Square, Vauxhall Walk, London SE11 3LJ  
Tel 020 7820 6880 Fax 020 7820 1400

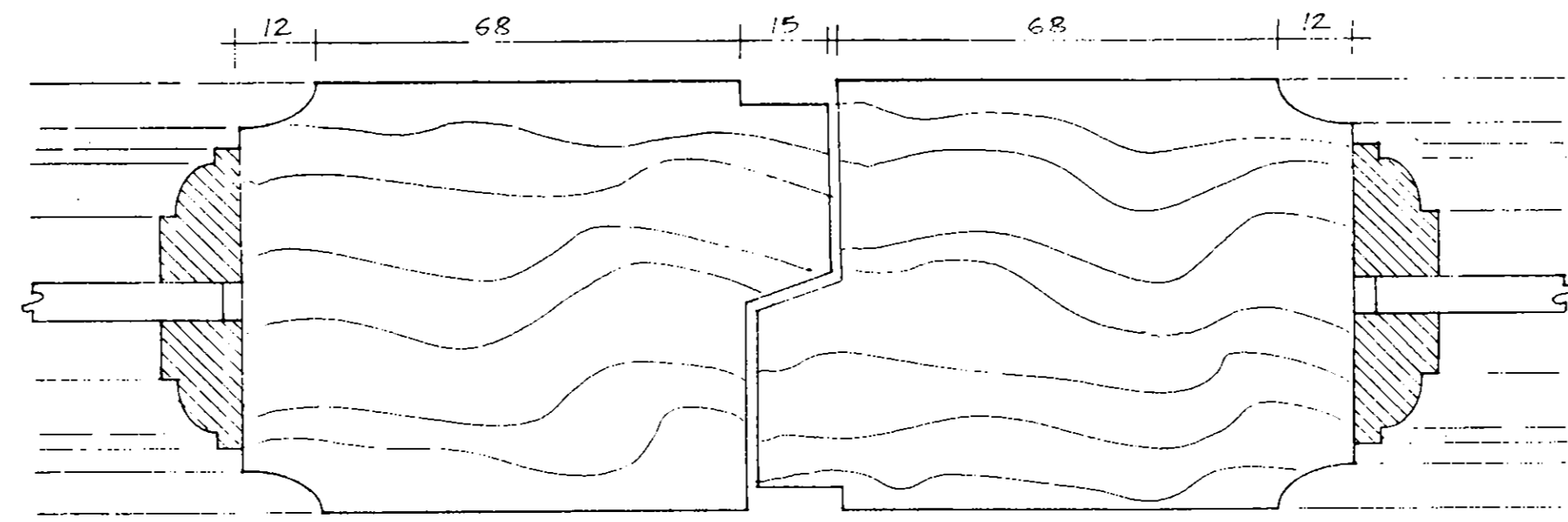
Project: Old Swan House  
Drawing title: Entrance Hall - Cupboard details  
Dwg No: 2326/123 B  
Scale: 1:1 Date: Oct 2003



SLIDING DOOR



REFLECTED PLAN OF CORNER POST



MEETING STILES

6MM TOUGHENED GLASS  
BRONZE GLAZING BARS  
POLISHED HARDWOOD PILASTERS

EX	HQC	TP	CAC	AD	CU	AO
DIR	R	B	K	C	10 DEC 2003	PLANNING
N	C	SW	SE	ASP	O	REC

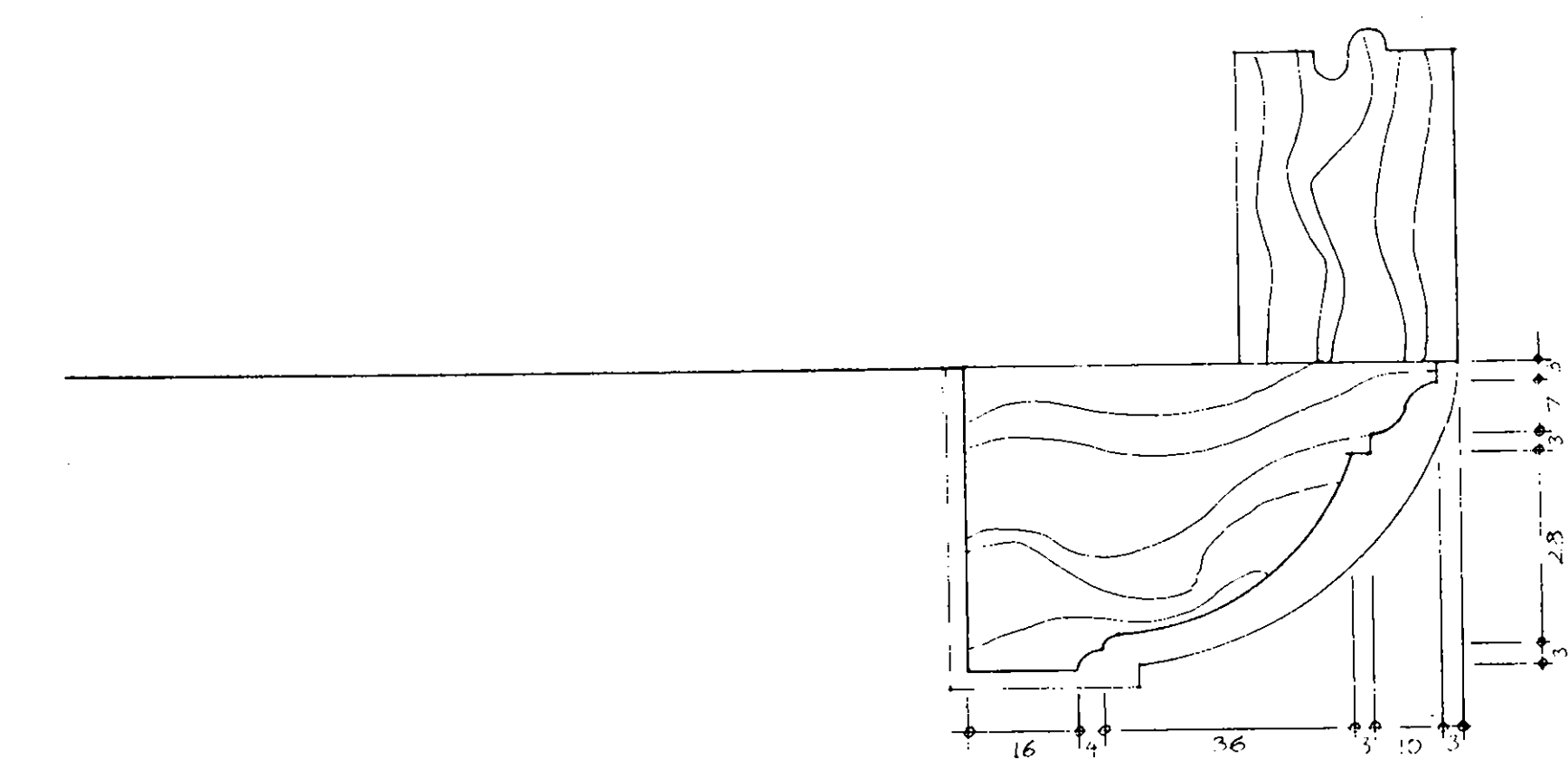
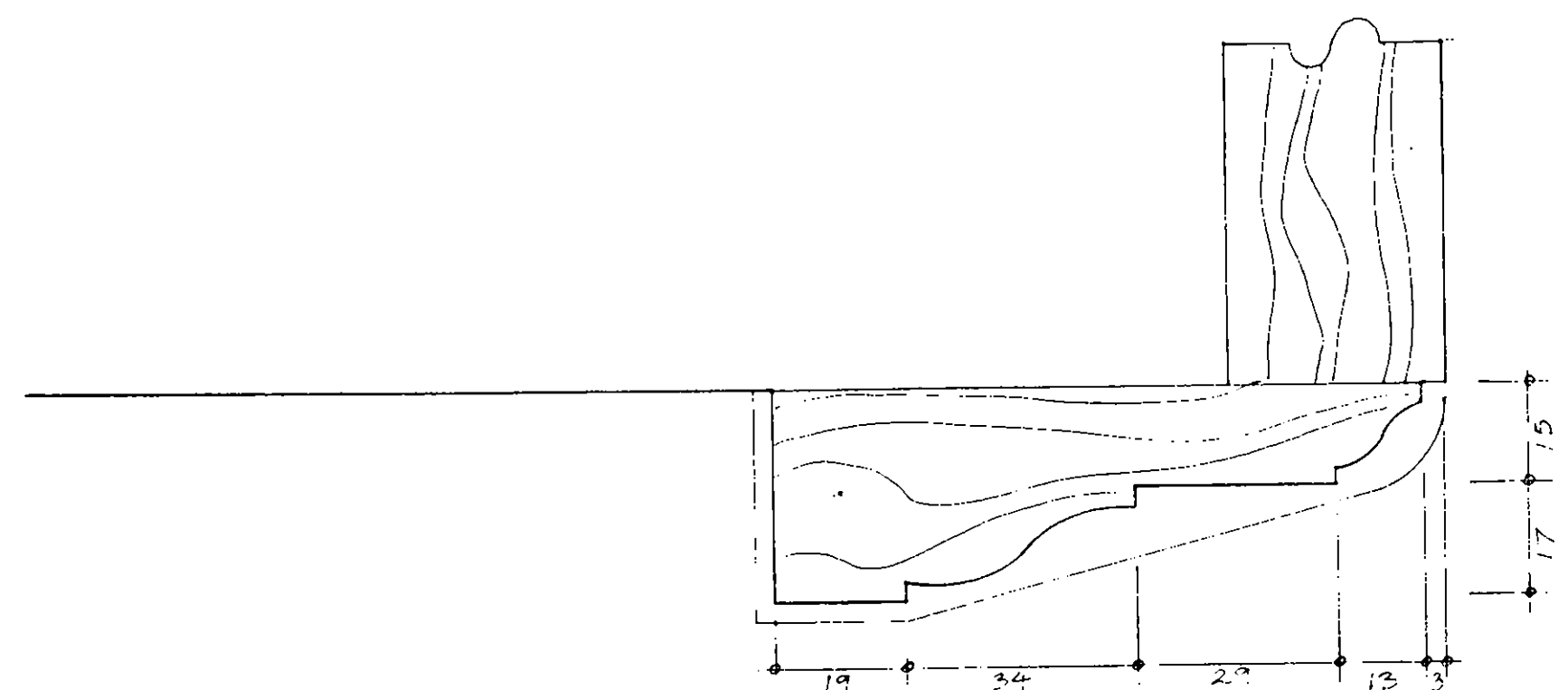
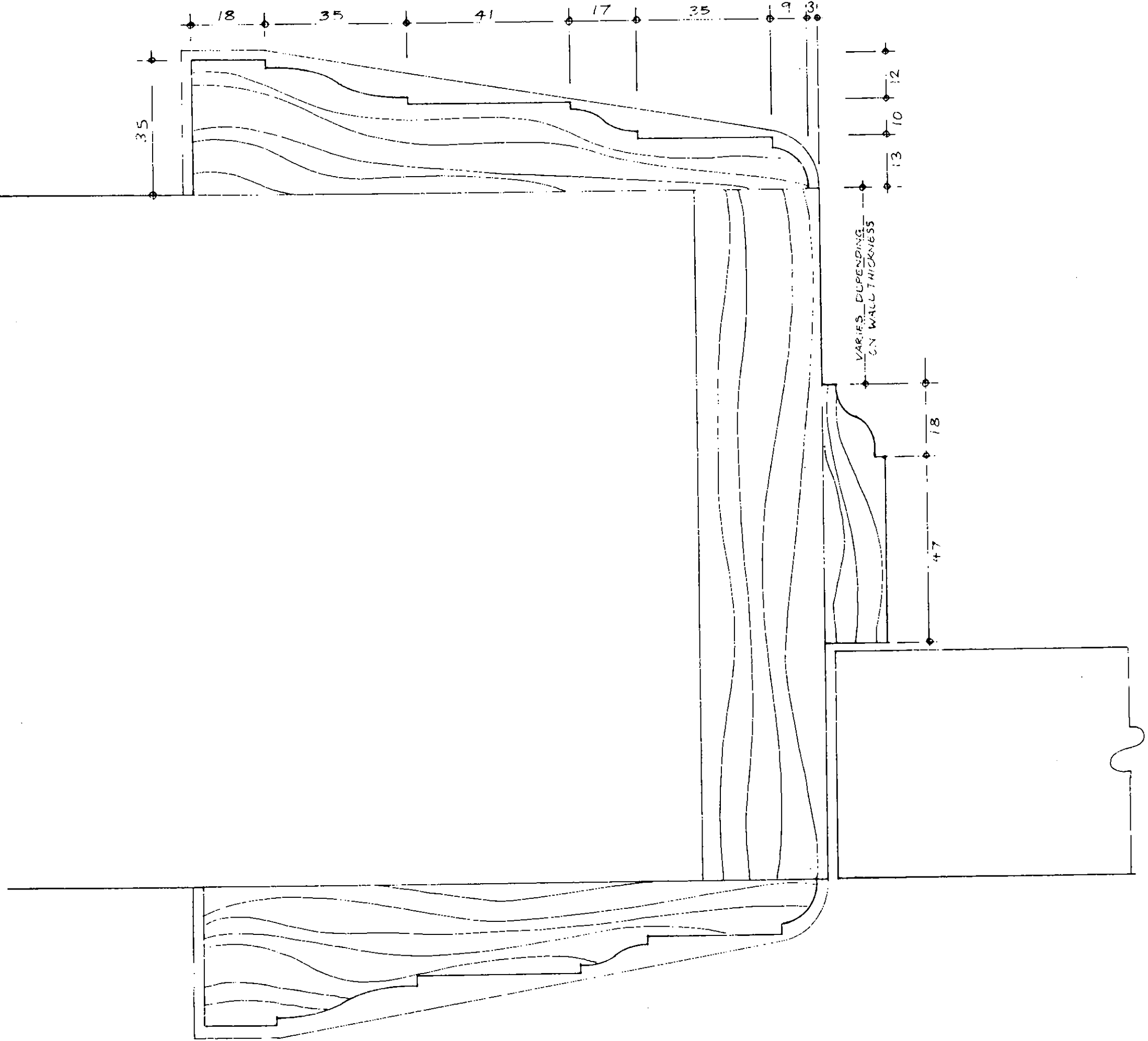
REVISION B 21/11/05 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

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**Nigel Upchurch Associates**  
A Graphite Square, Vauxhall Walk, London SE11 5EF  
Tel: 020 7820 0998 Fax: 020 7820 1400

Project: Old Swan House  
Drawing title: Entrance Hall - Glazed screen details  
Dwg No: 2326/122 B  
Scale: 1:1 Date: Oct 2003





EX	HOC	TP	CAC	AD	CLU	AO
DIR						AN
R.B. 10 DEC 2003 PLANNING						
K.C.						
N	C	ISV	SE	APP	O	REC
			ARB	EN	DES	FEE

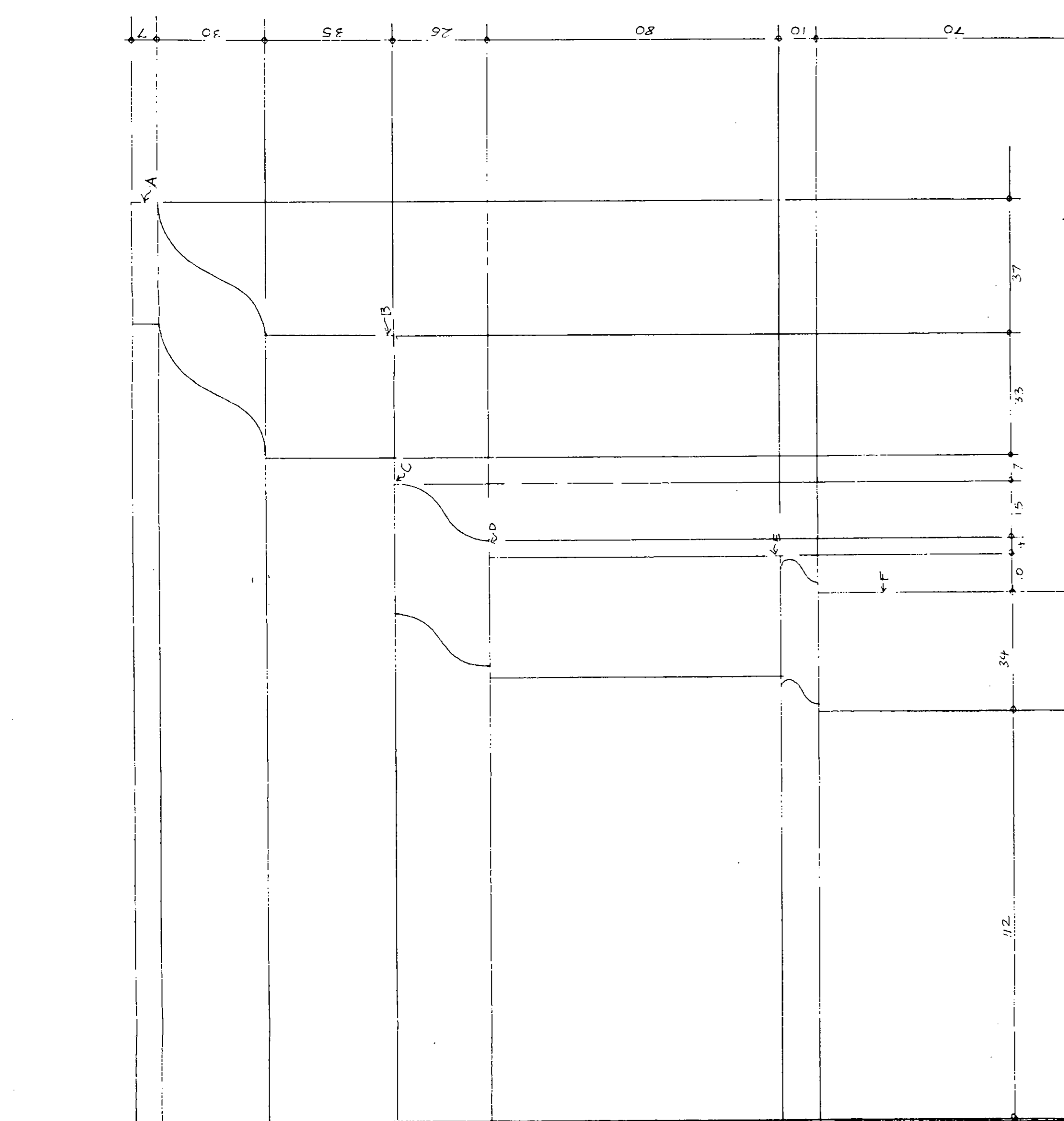
REVISION B: 21-11-03 REISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

Notes:

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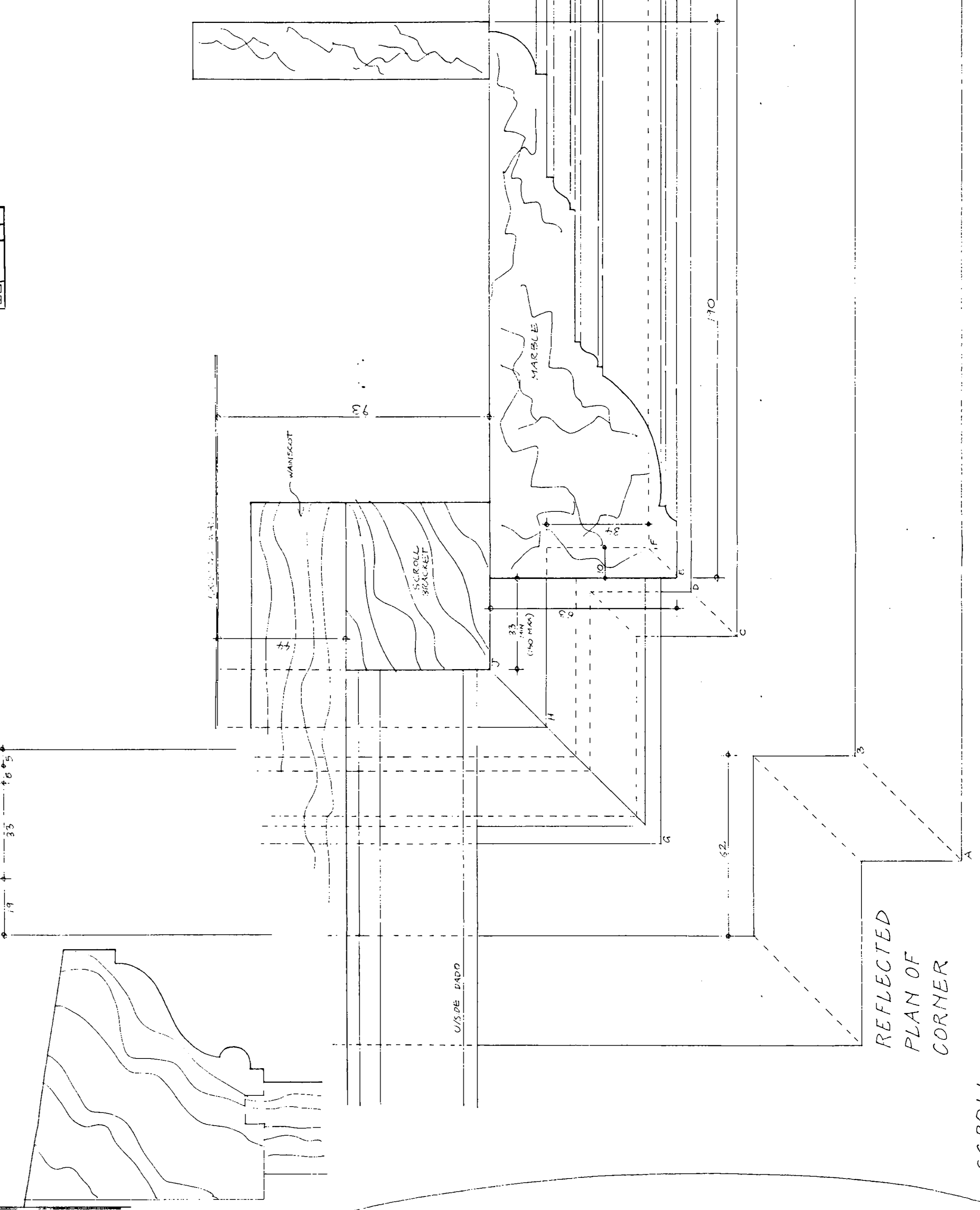
**Nigel Upchurch Associates**  
 31 George Square, Vauxhall Walk, London SE11 5EE  
 Tel: 020 7520 1000 Fax: 020 7520 1400

Project: Old Swan House  
 Drawing title: Standard Skirtings and Architraves  
 Dig. No: 2326/121 B  
 Scale: 1:1 Date: Oct 2003



SIDE ELEVATION (TOP PART)

EX	HDC	TP	CAC	AD	CLU	AO	AK
DIR							
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
ARB	FPLN	DES	FES				



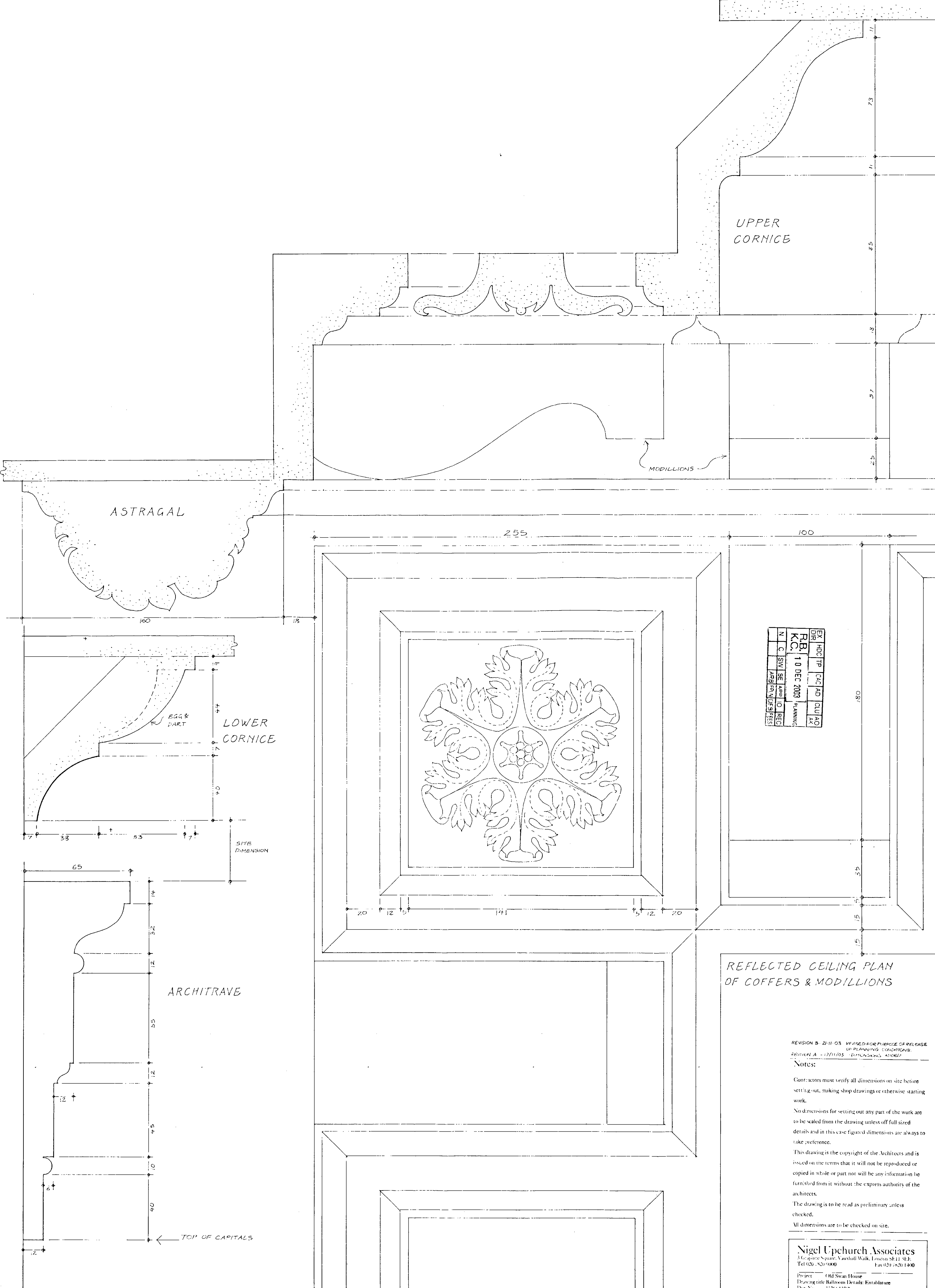
REFLECTED PLAN OF CORNER

SCROLL ELEVATION

REVISION B: 21/1/03 REISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A: 17/11/03 - DIMENSIONS ADDED

**Nigel Upchurch Associates**  
 3 Grosvenor Square, Warwick, Warwick, CV34 4EF  
 Tel: 01927 520100 Fax: 01927 520140  
 Project: Old Swan House  
 Drawing title: Elevation  
 Drawing No: 2103/010  
 Scale: 1:1  
 Date: Oct 2003

Notes:  
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 The drawing is to be read as per any other drawings for the job.  
 All dimensions are to be checked on site.



UPPER CORNICE

ASTRAGAL

LOWER CORNICE

ARCHITRAVE

MODILLIONS

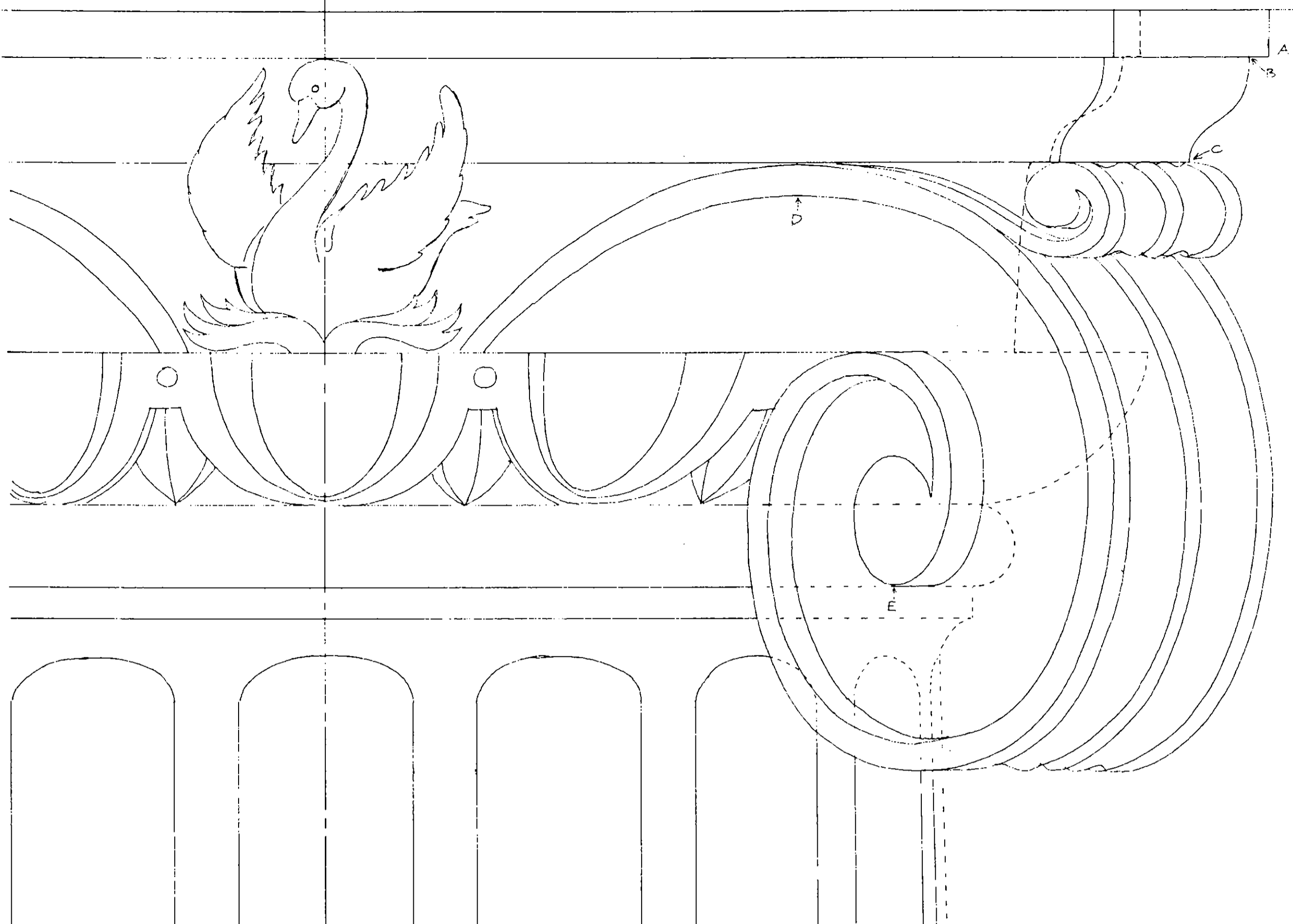
EX	HDC	TP	CAC	AD	QU	AD
DIR	RB	10 DEC 2003	PLANNING			
N	C	SW	SE	APP	IO	REC
ARB	PLN	DES	REF			

REFLECTED CEILING PLAN OF COFFERS & MODILLIONS

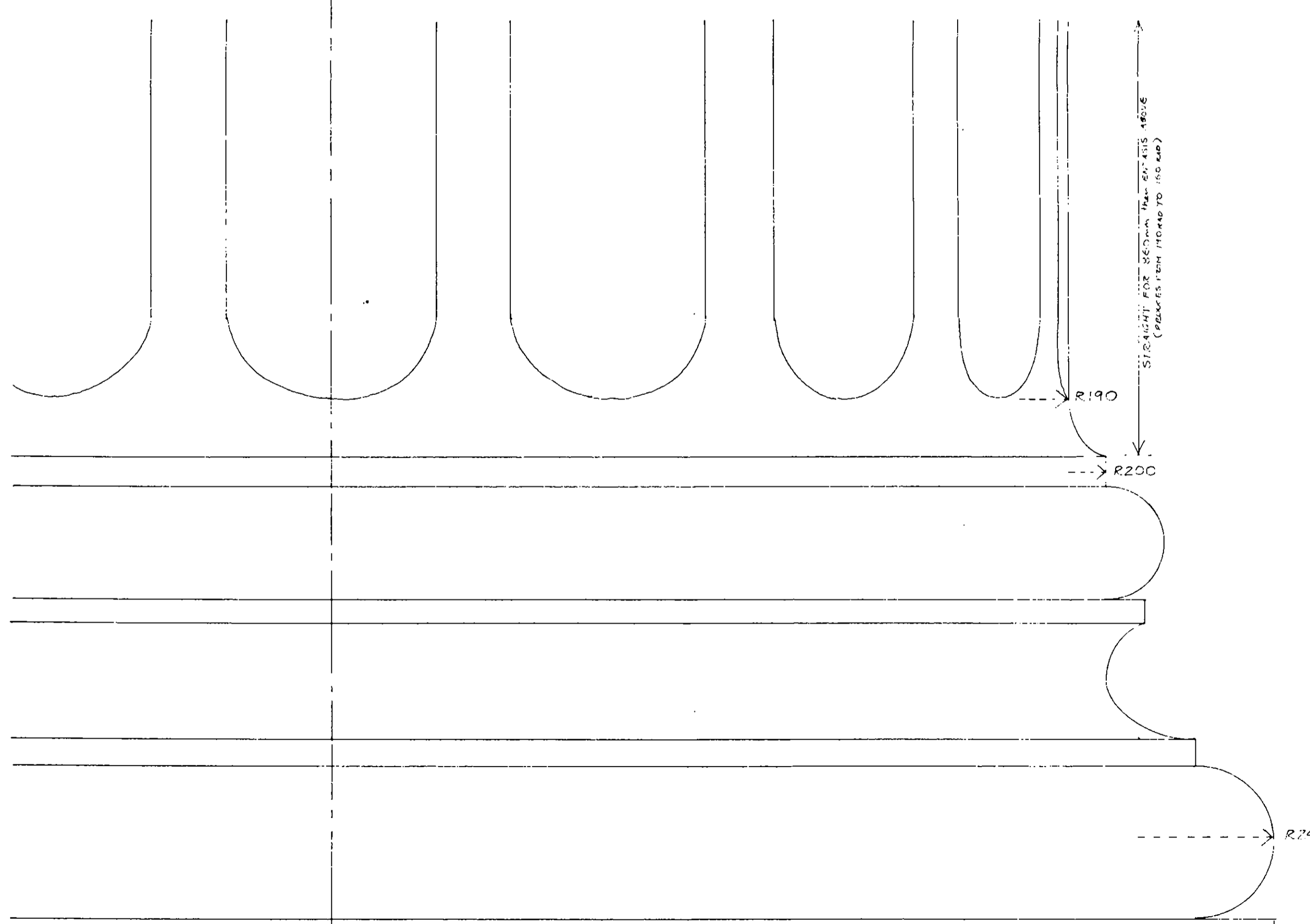
REVISION B - 2/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS.  
 REFERENCE A - 17/11/03 DIMENSIONS ADDED

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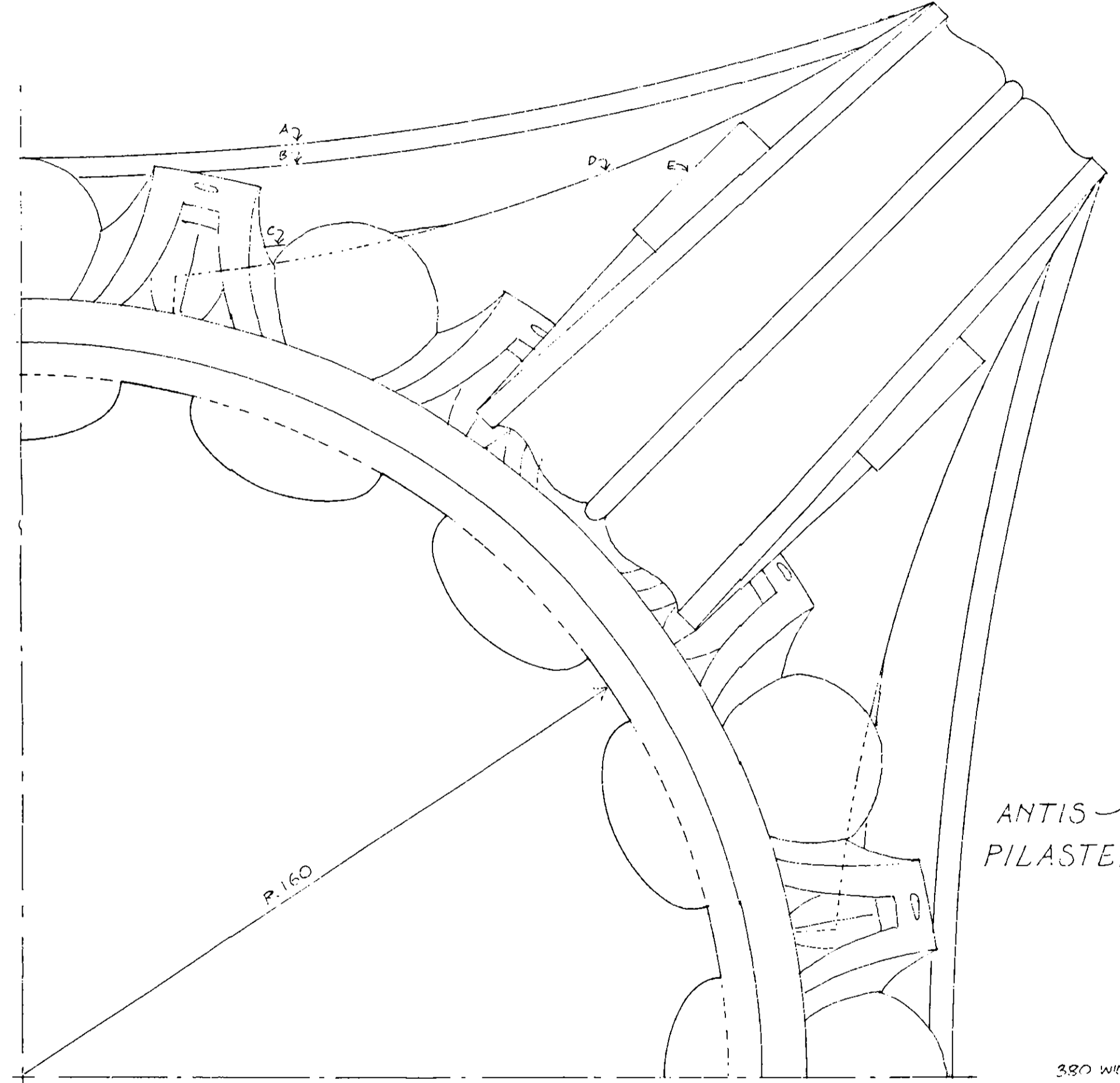
**Nigel Upchurch Associates**  
 3 Grafton Square, Vauxhall Walk, London SE11 5EB  
 Tel 020 7820 0000 Fax 020 7820 1400  
 Project Old Swan House  
 Drawing title Ballroom Details: Entablature  
 Draw No 2526/119  
 Scale E1 Date Oct 2003



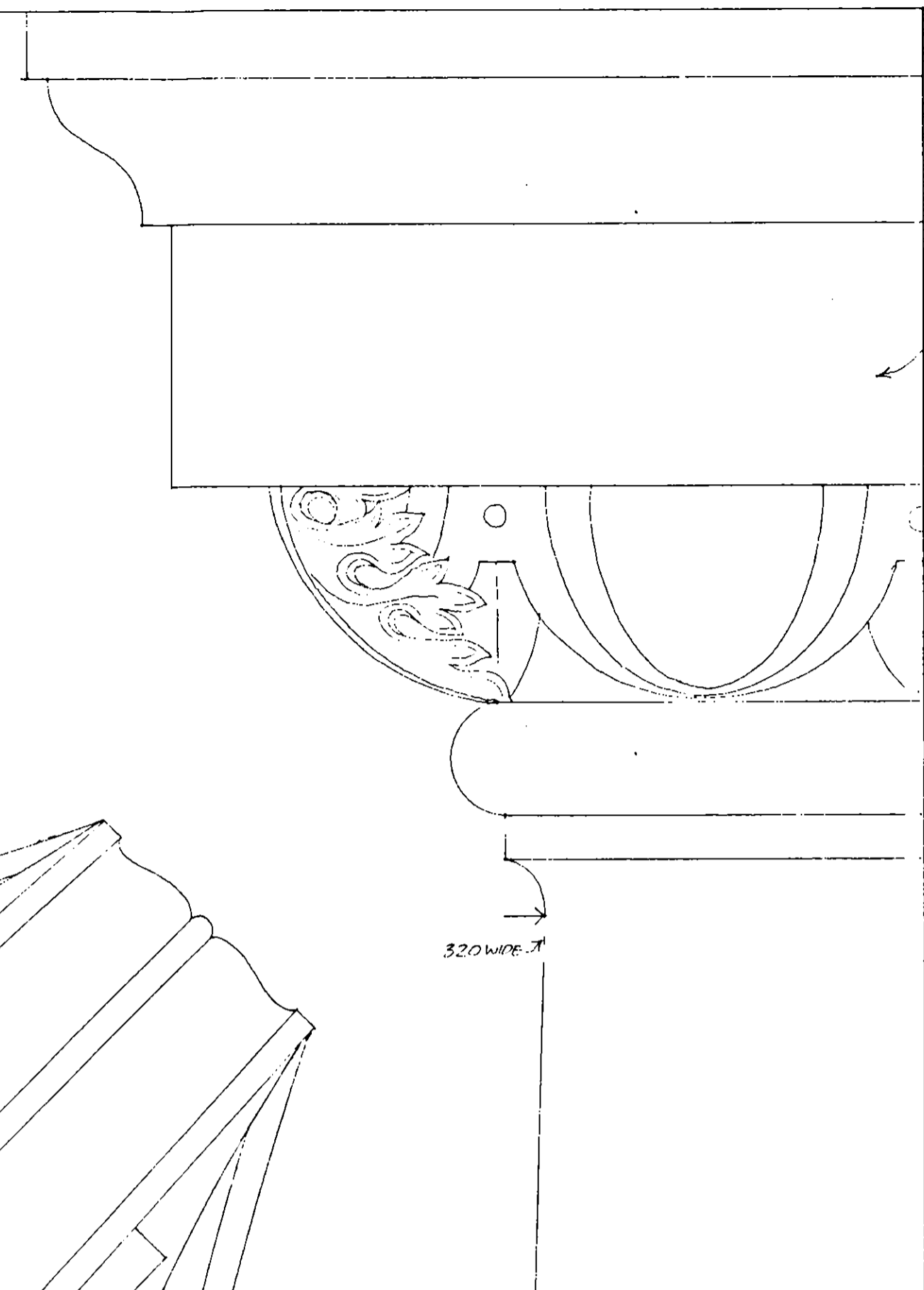
IONIC COLUMN CAPITAL



IONIC COLUMN BASE



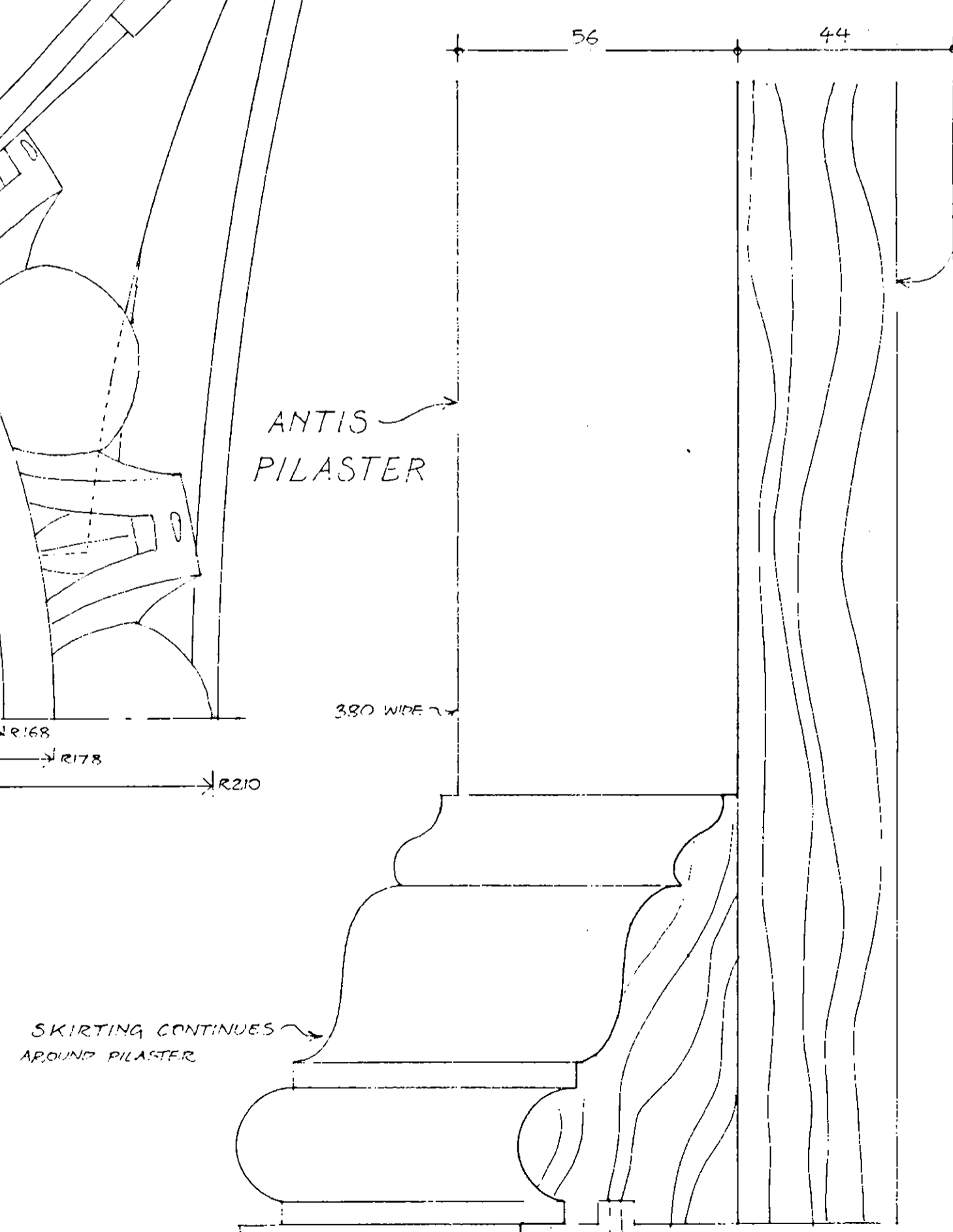
QUARTER REFLECTED PLAN OF IONIC CAPITAL



PILASTER CAPITAL

MOULDINGS MATCH & LINE UP WITH IONIC CAPITALS

320 WIDE



ANTIS PILASTER

SKIRTING CONTINUES AROUND PILASTER

WAINSCOT

56

44

380 WIDE

R210

DR	IND	TR	CHK	AD	CLY	AO
N	C	SW	SE	APR	LD	REC
ARB	EP	DES	DES	FEES		
R.B. 10 DEC 2003						
PLANNING						

REVISION B: 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

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- All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 020 7820 0000 Fax 020 7820 1400

Project: Old Sun Home  
 Drawing title: Ballroom Details: Ionic Columns & Antae  
 Pilasters  
 Dwg. No: 2326/118 B  
 Scale: 1:1 Date: Oct 2003

2980

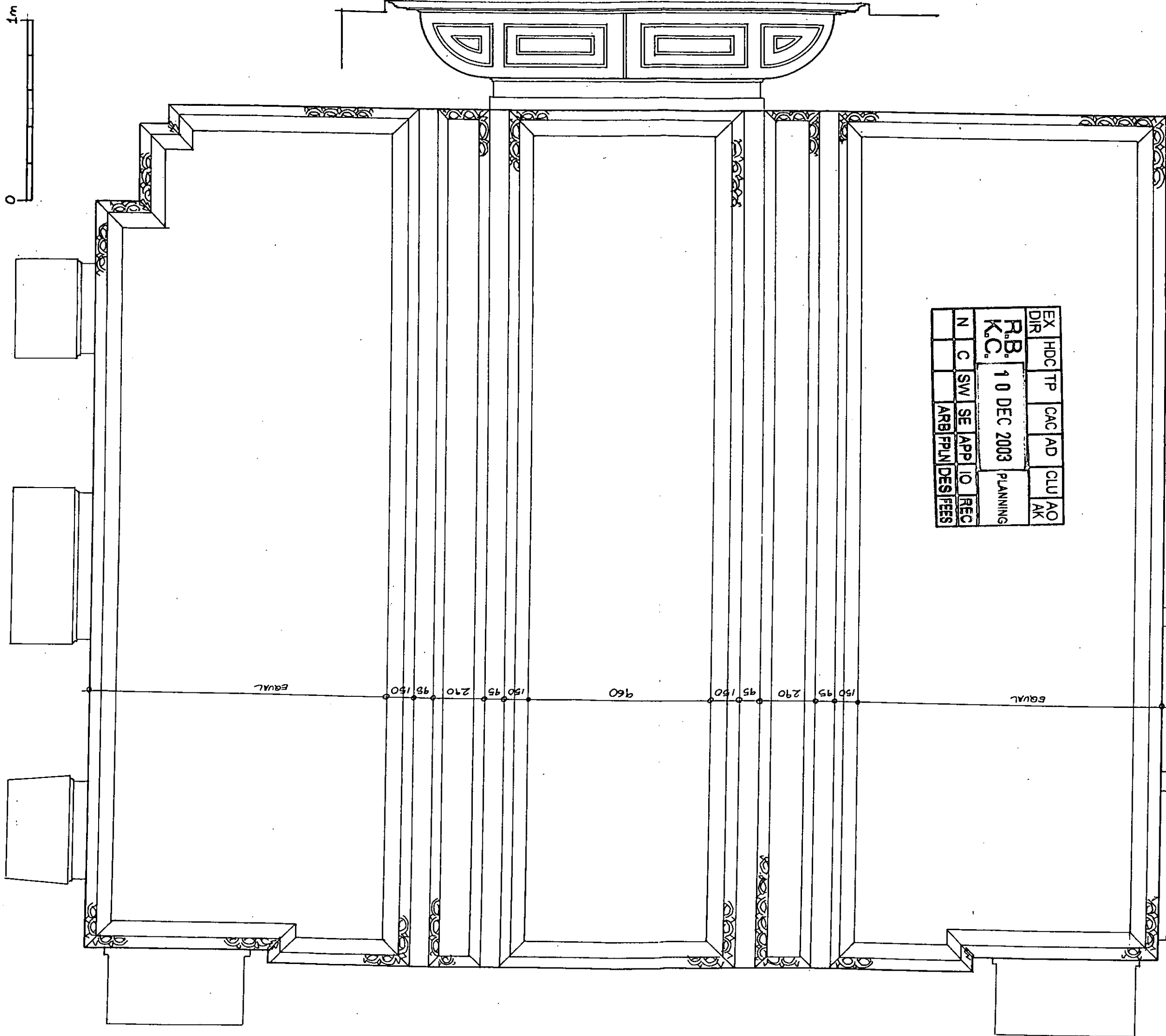
SIGHT LINE FOR SECTION FROM 60' X 115' 185/6 (PILASTERS FROM 110' X 40' 75' 110' 60')

R190

R200

436 SQUARE BASE

R243



960  
150 95  
290 95  
95 150  
290 95  
150 95  
960  
EQUAL  
EQUAL

EX DIR	HDC TP	CAC AD	CLU AO
R.B. K.C.	10 DEC 2003	PLANNING	AK
N C	SW	SE APP IO	REC
	ARB/FPUN	DES	FEES

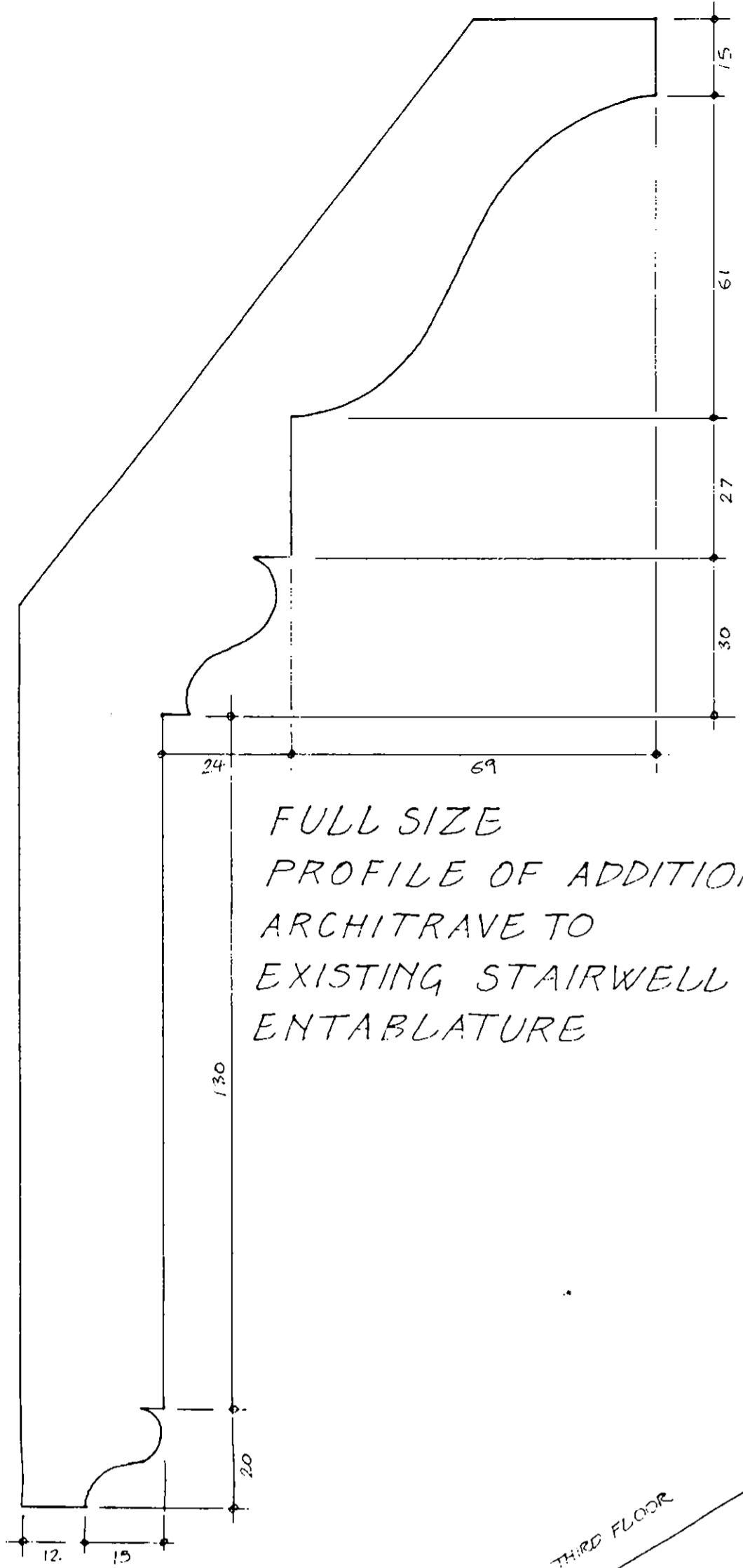
All dimensions to be checked on site

**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5BE  
Tel 020-7820-0000 Fax 020-7820-1400

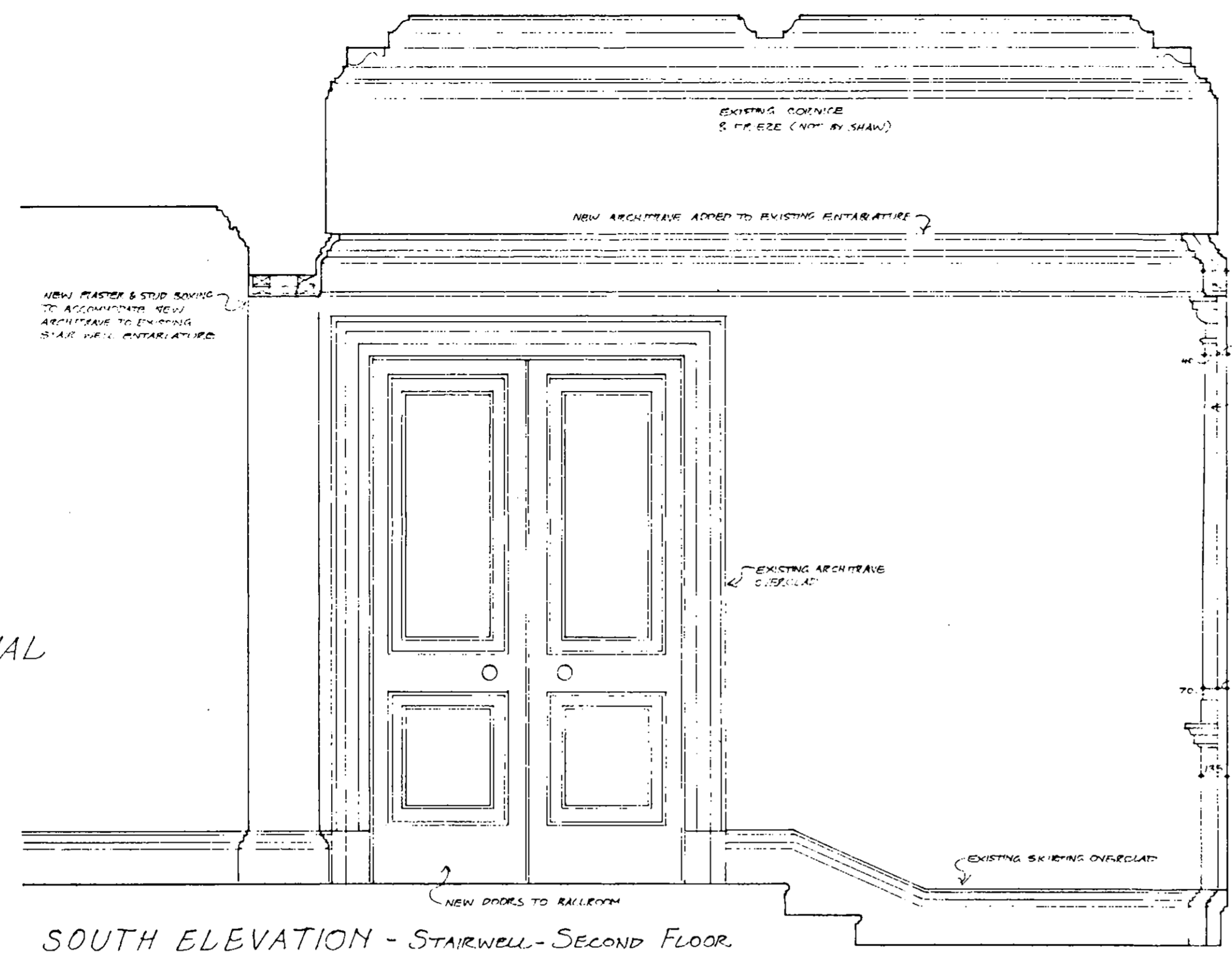
Project Old Swan House, Embankment, SW3  
Drawing title REFLECTED CEILING PLAN - LIBRARY  
Drg. No. 2326/117.B  
Scale 1:20 Date: Oct 03

REVISION A : 17/11/03 DIMENSIONS ADDED

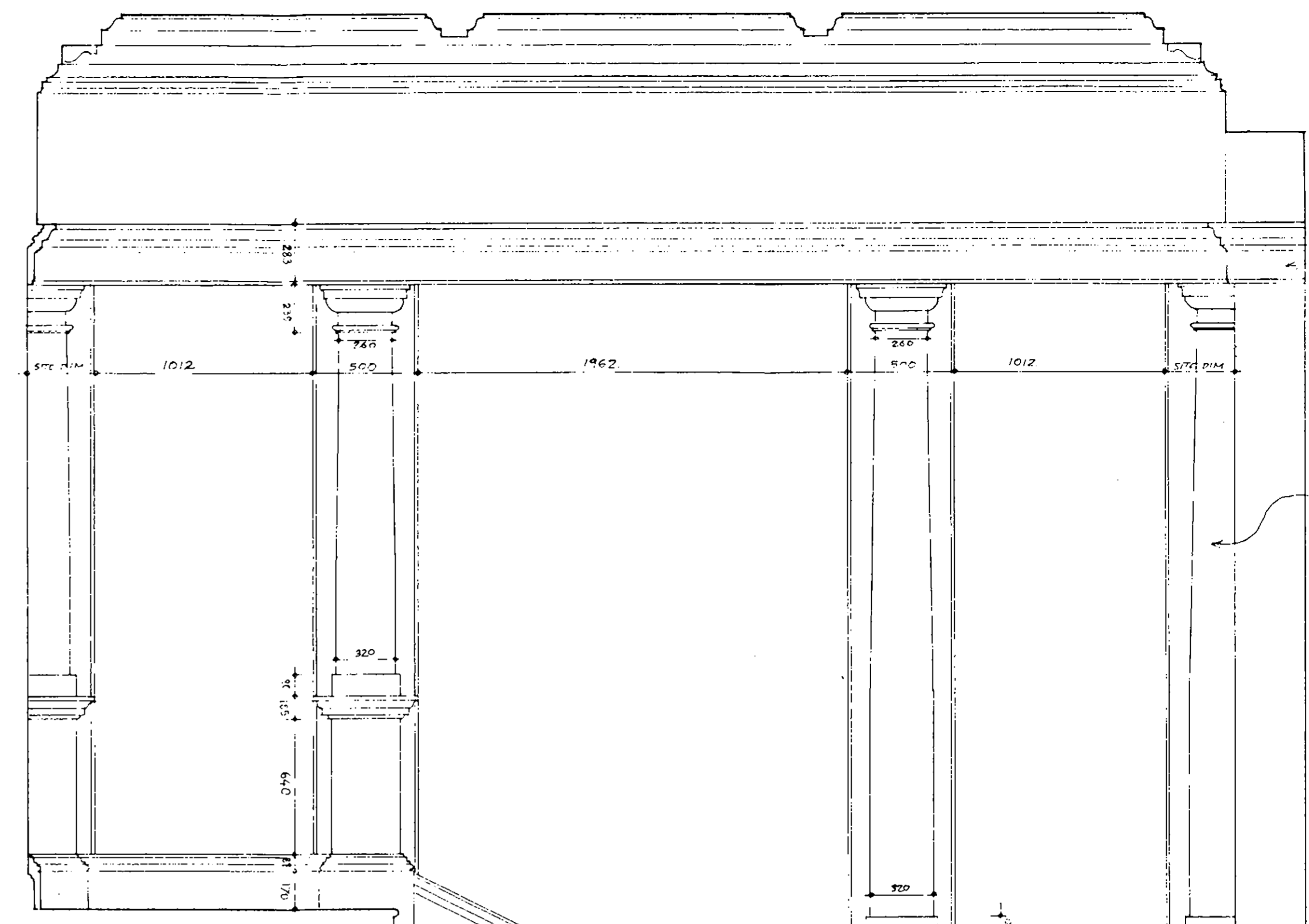
REVISION B : 21/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS



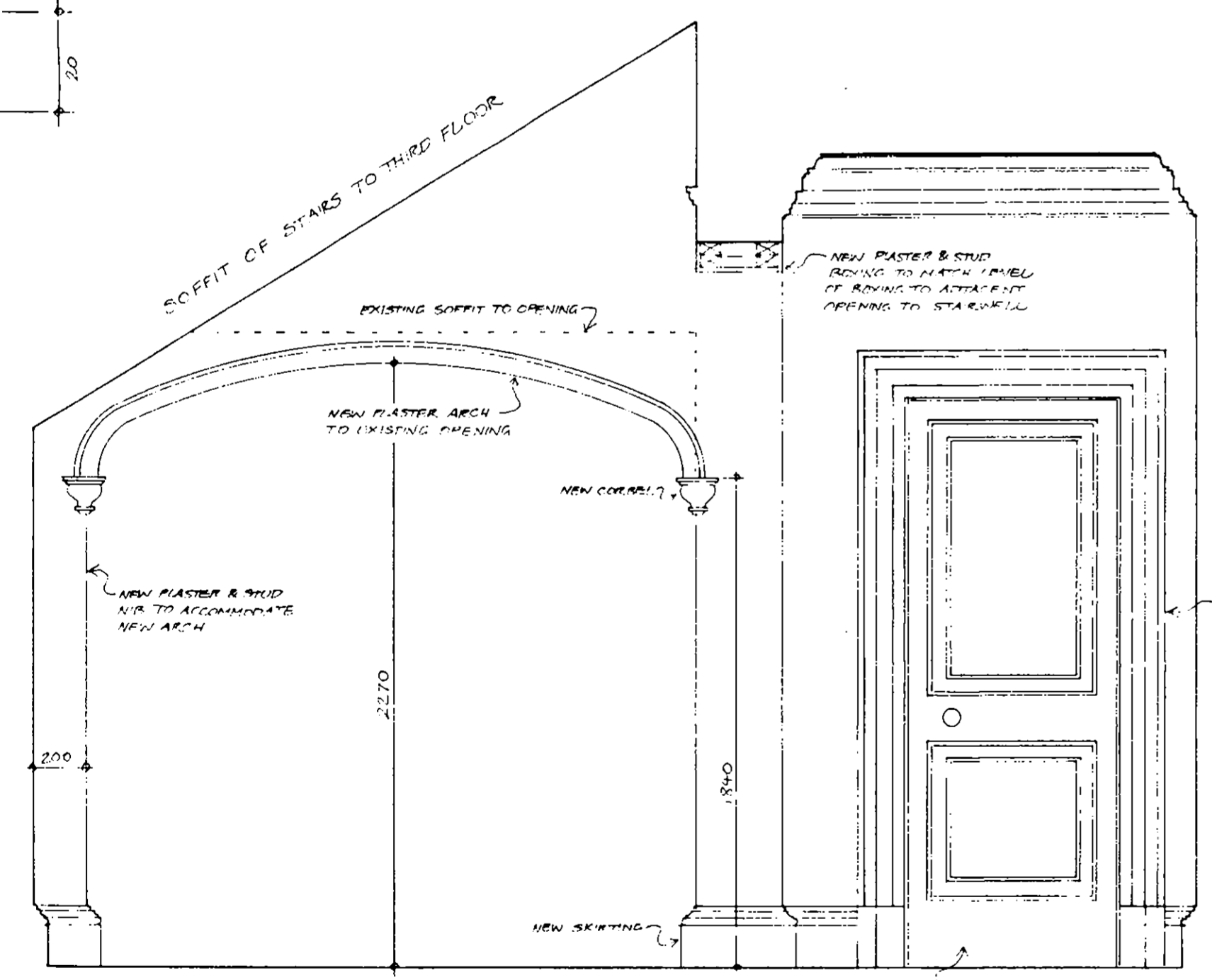
FULL SIZE PROFILE OF ADDITIONAL ARCHITRAVE TO EXISTING STAIRWELL ENTABLATURE



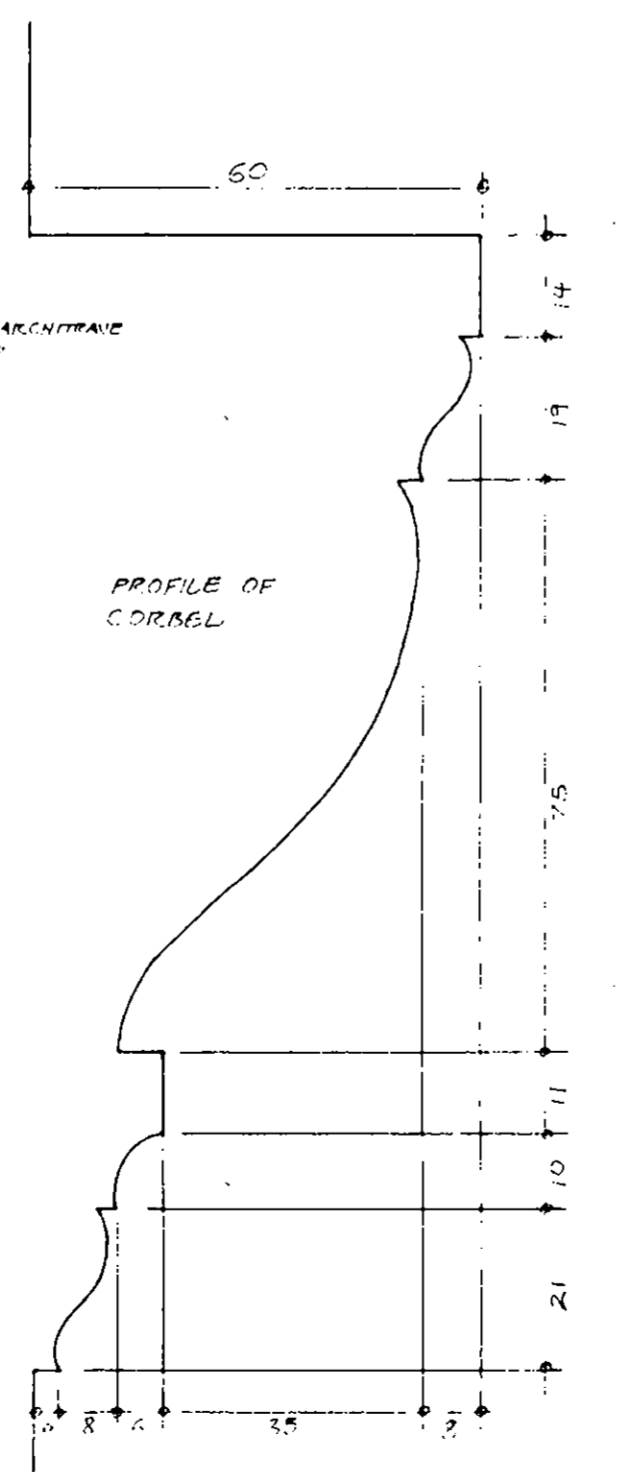
SOUTH ELEVATION - STAIRWELL - SECOND FLOOR



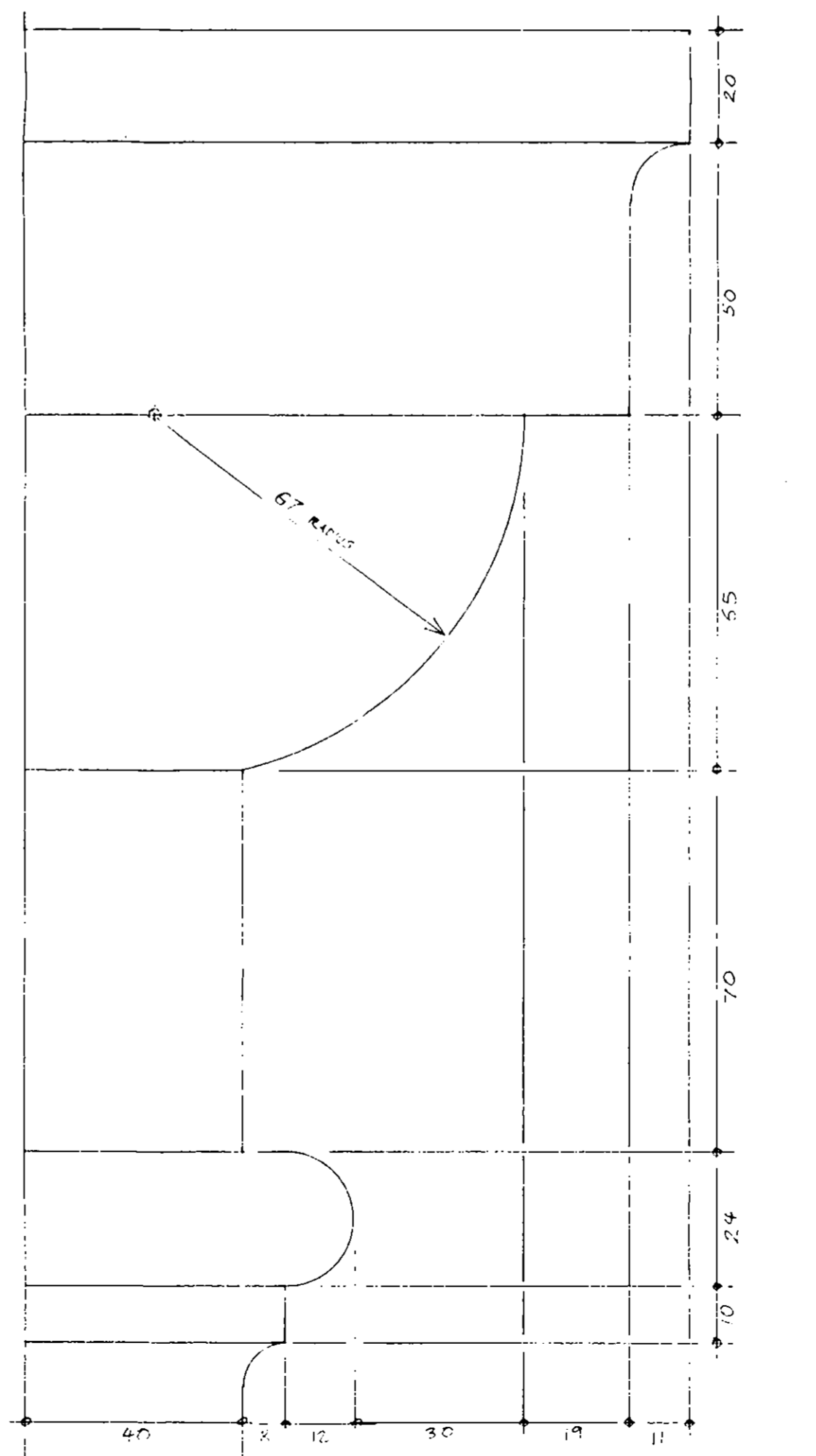
WEST ELEVATION - STAIRWELL - SECOND FLOOR



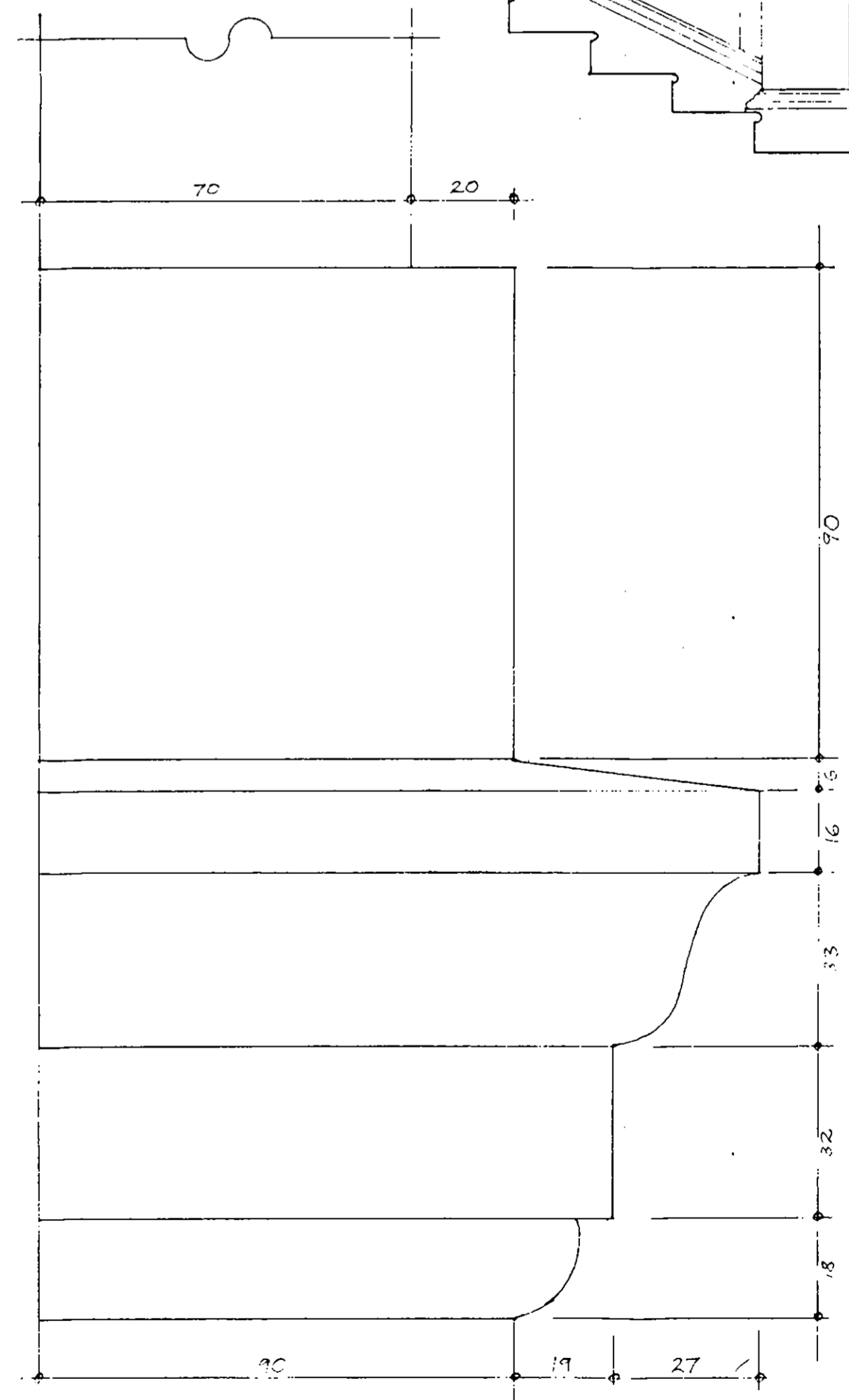
EAST ELEVATION - SECOND FLOOR LANDING



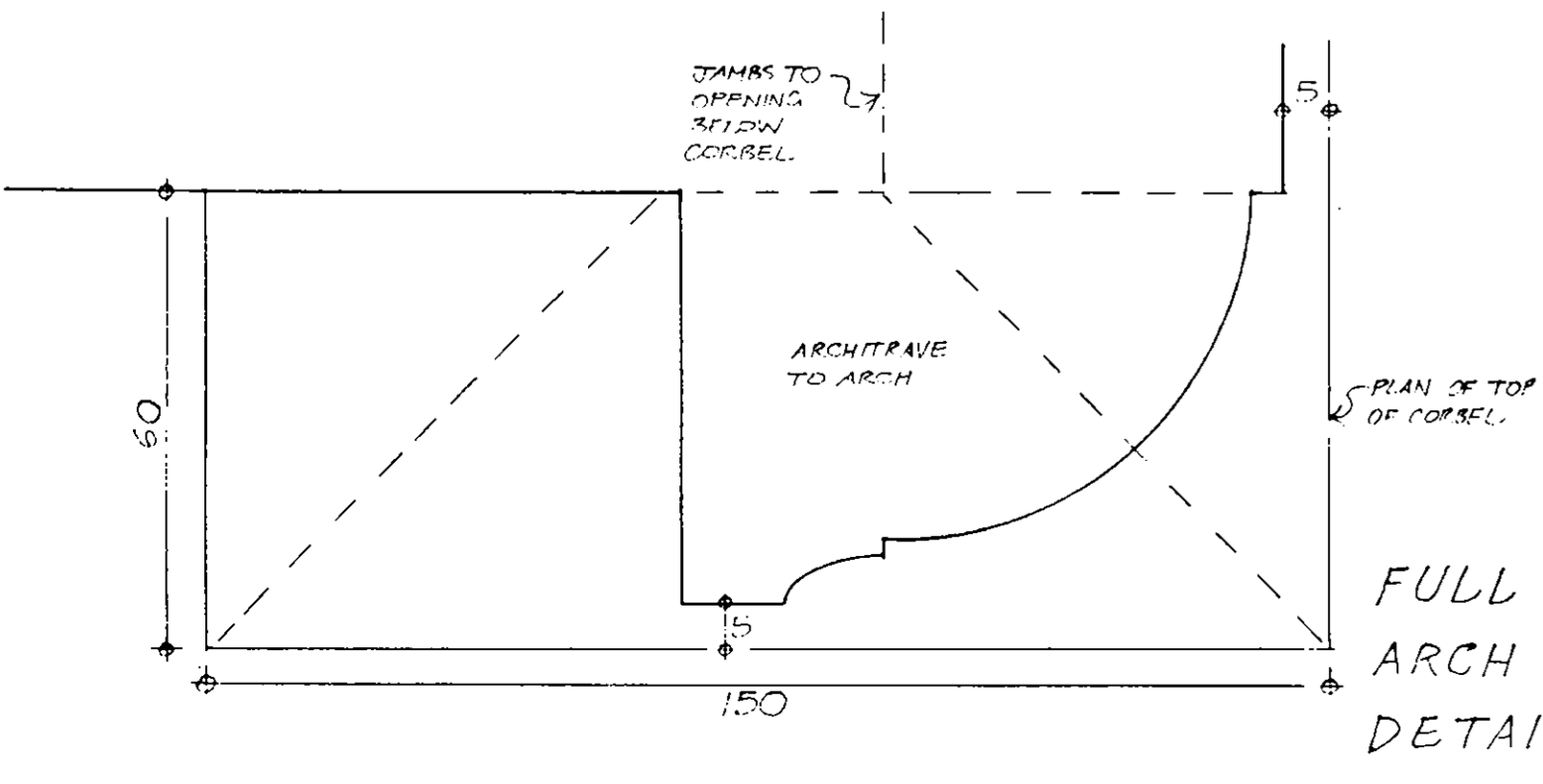
FULL SIZE ARCH CORBEL PROFILE



FULL SIZE SIDE ELEVATION OF PILASTER CAPITAL



FULL SIZE PEDESTAL CAPPING



FULL SIZE ARCH ARCHITRAVE DETAIL

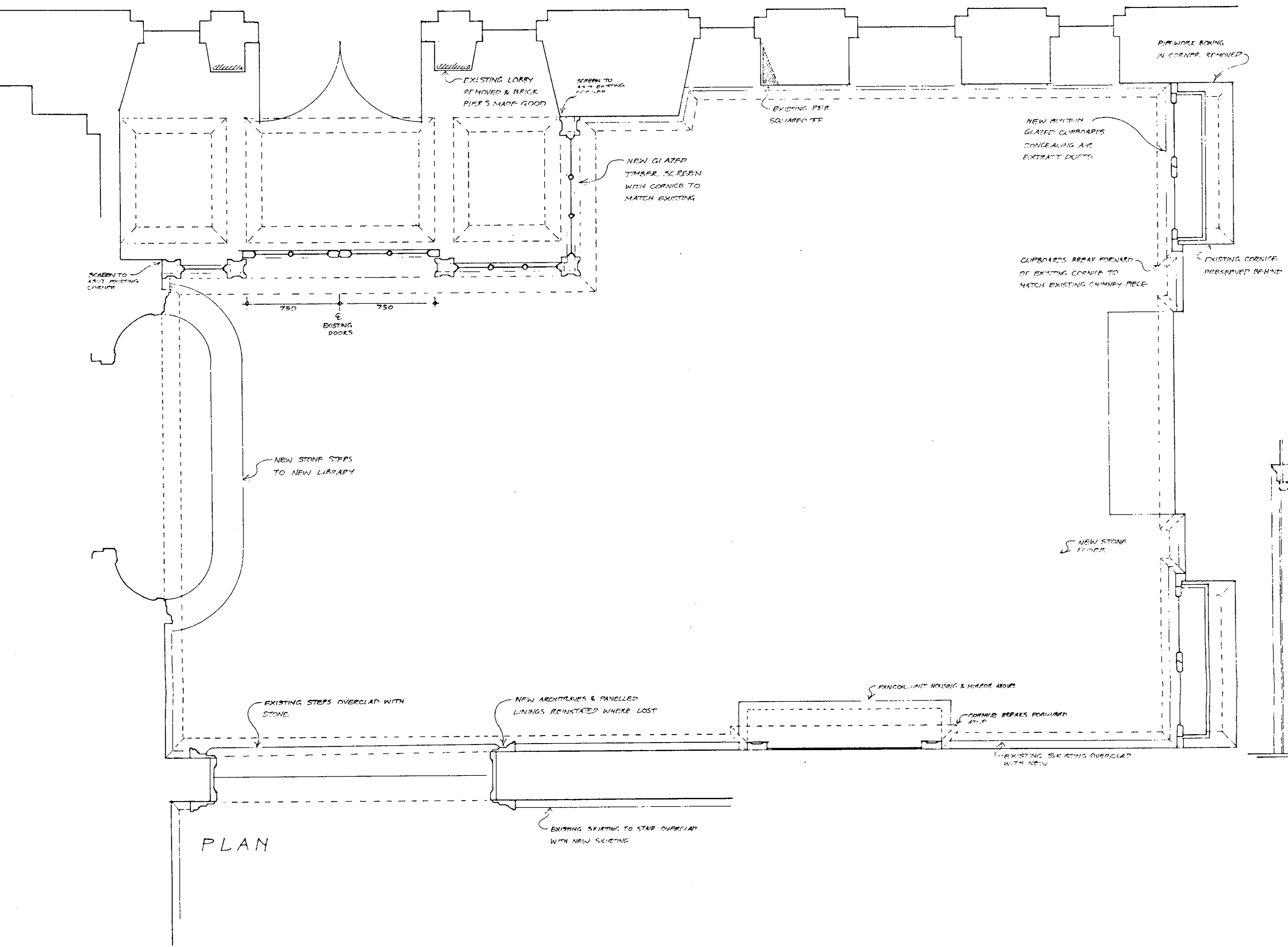
EX	HT/CTP	CAC/AD	CU/AD
DIR	R/B	10 DEC 2003	PLANNING
N	C	SW	SE
C	SW	SE	SE
C	SW	SE	SE

REVISION B - 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 17-11-03 - REVISIONS TO BE APPLIED

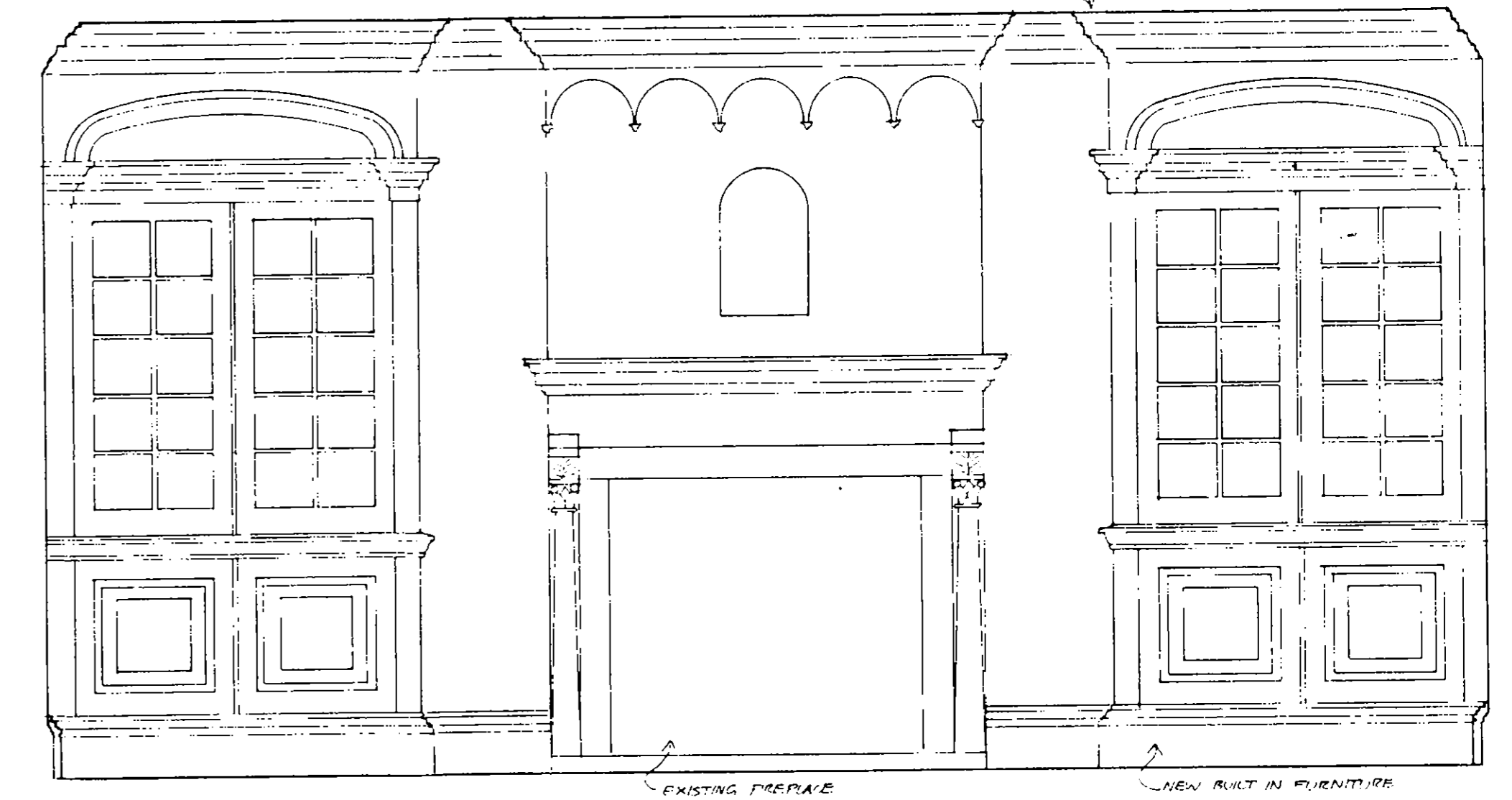
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 3 Cochrane Square, Vauxhall Walk, London SE11 5FE  
 Tel 020 7820 0800 Fax 020 7820 1400

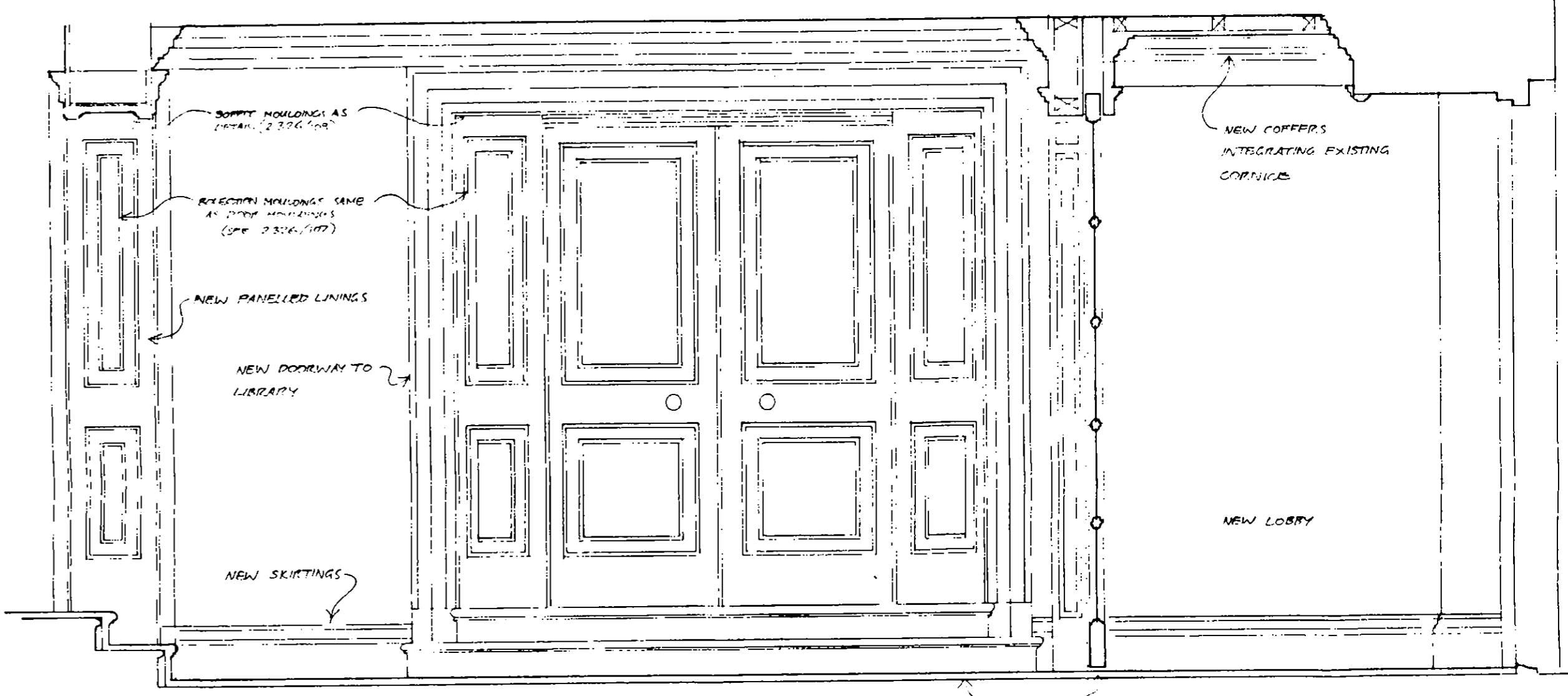
Project Old Swan House  
 Drawing title Pilasters & Arch to stairwell & 2nd floor landing  
 Dwg No 2374/116 B  
 Scale 1:20 & 1:1 Date Sept 2003



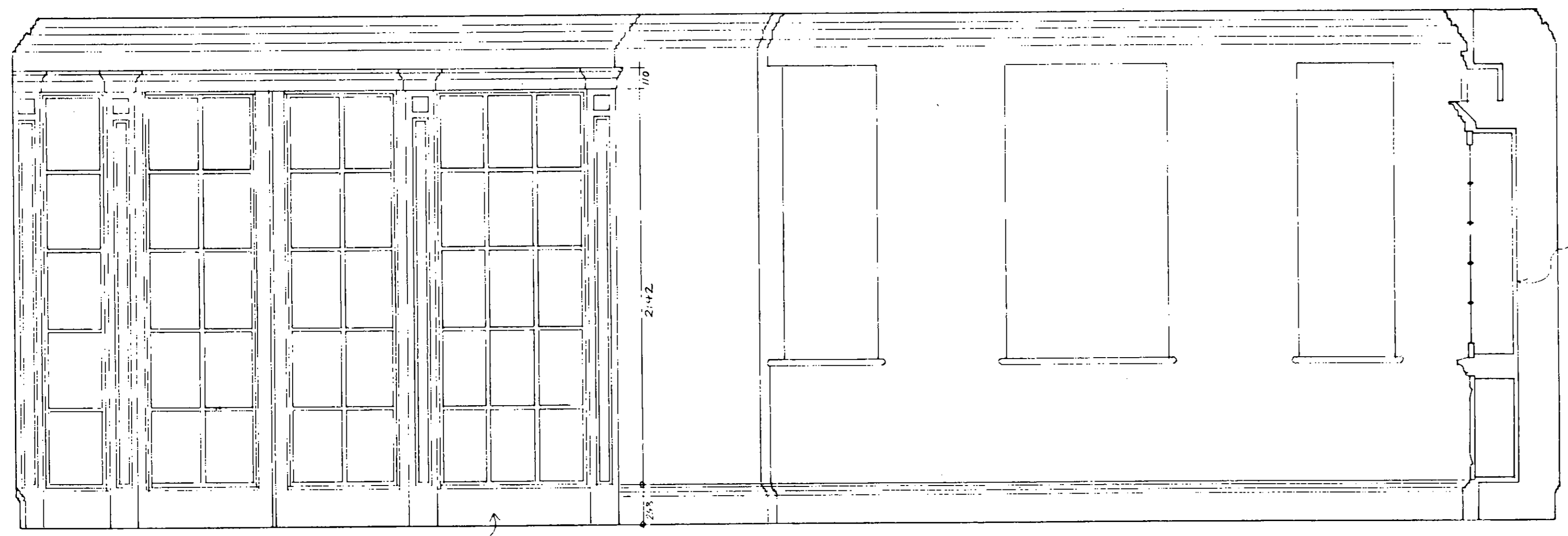
PLAN



WEST ELEVATION

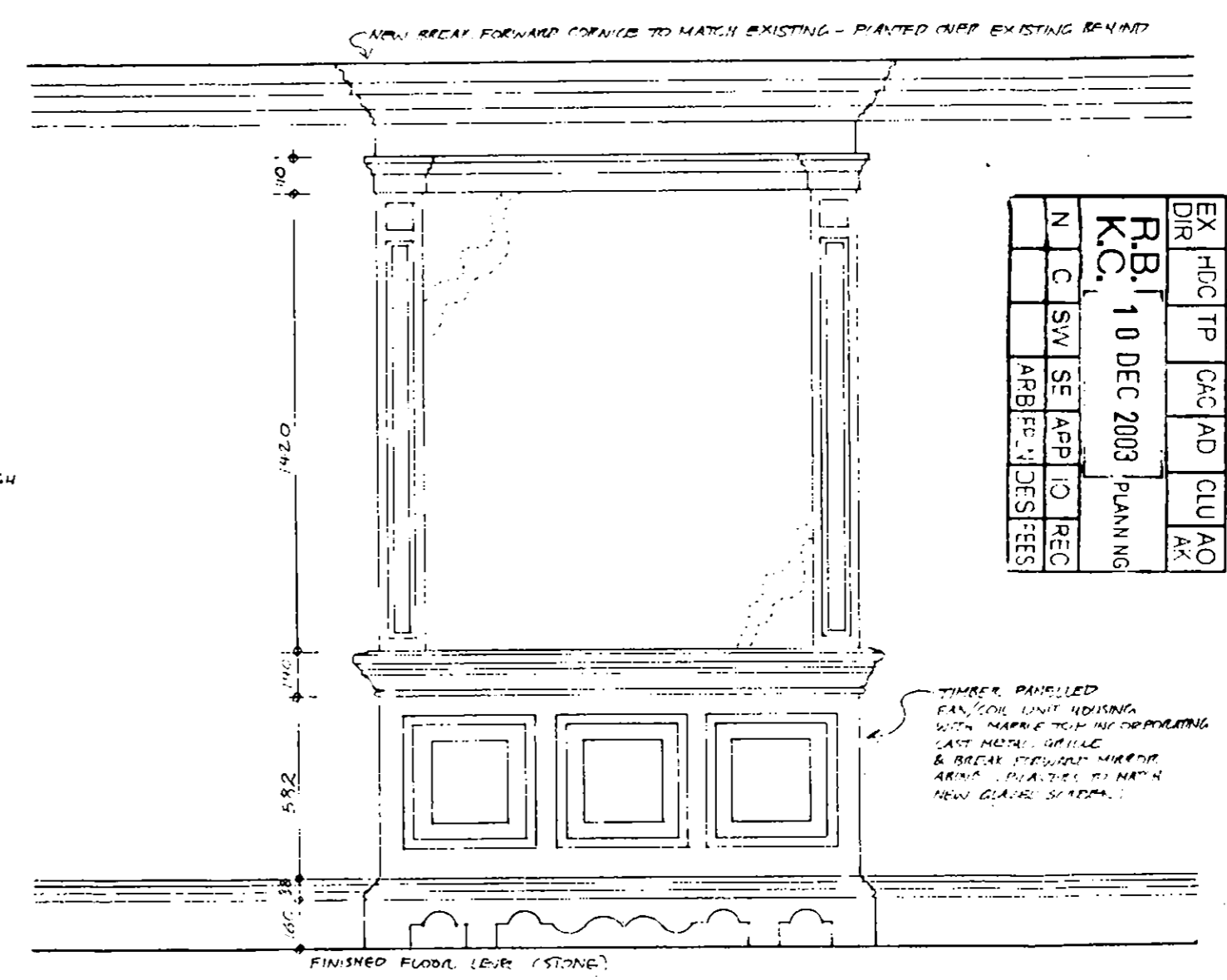


EAST ELEVATION



SOUTH ELEVATION

NEW GLAZED TIMBER SCREEN WITH SLIDING 8: PART GLAZED DOORS (POLISHED HARDWOOD)



PART NORTH ELEVATION

EX	DIR	NO	DATE	BY	CHKD	APPD	REV
N	C	SW	SE	AP	TO	REC	
ARB	ENG	DES	ERS				

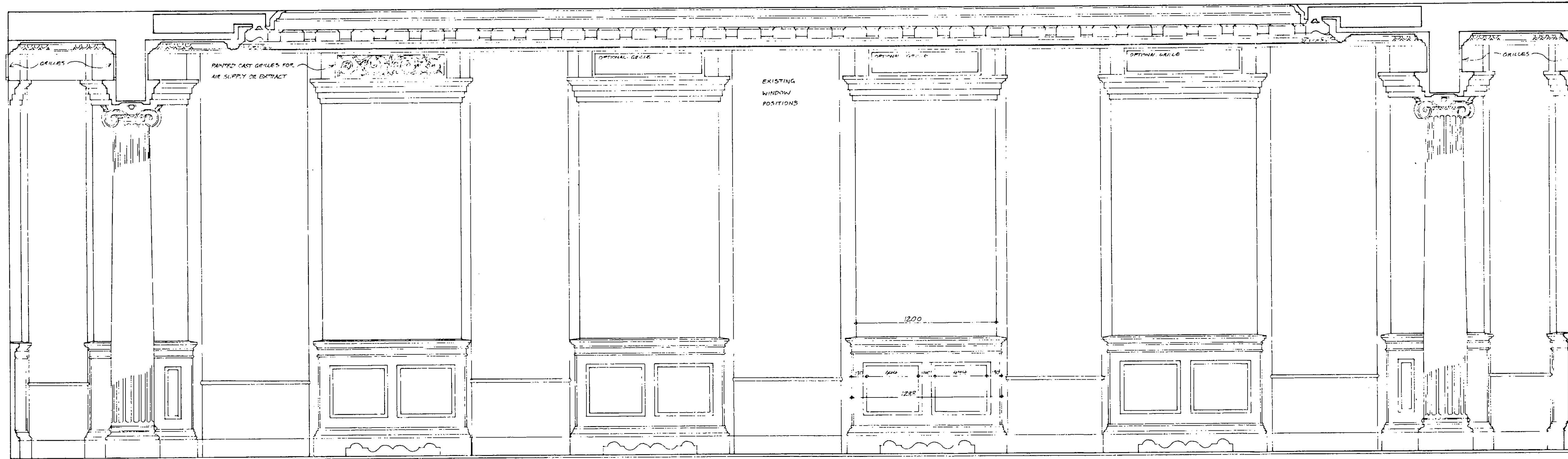
R.B.T. 10 DEC 2003 PLANNING

REVISION B: 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A: 18-11-03 NOTES DIMENSIONING ADJUST

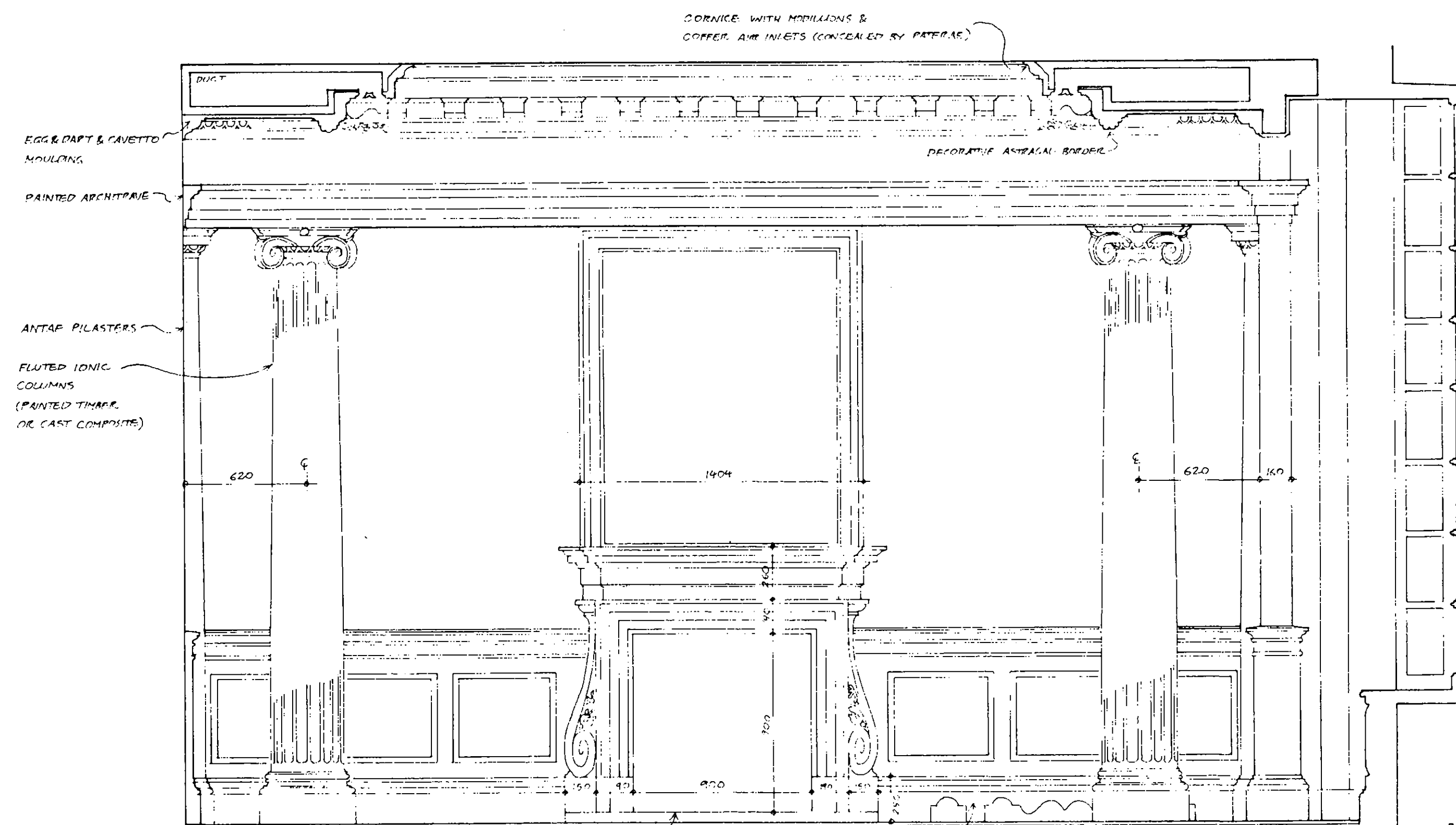
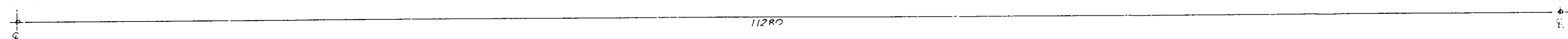
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**Nigel Upchurch Associates**  
 3 Colindale Square, Kingshill Walk, London N9 1SE  
 Tel: 020 7820 0900 Fax: 020 7820 1400  
 Project: Old Swan House  
 Drawing title: Entrance Hall - plans and elevation  
 Dwg. No: 2326/115 B  
 Scale: 1:20 Date: Oct 2003

Stone floor samples



SOUTH ELEVATION



EAST ELEVATION

EX	DIR	HOC	TP	CAC	AD	CLU	AO	
N	C	S/A	SE	APPL	Q	REC		
K.C.	R.B. 10 DEC 2003						PLANNING	AK

REVISION B - 21-11-03 REVISED FOR THE PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 17/11/03. DIMENSIONS ADDED

Notes:

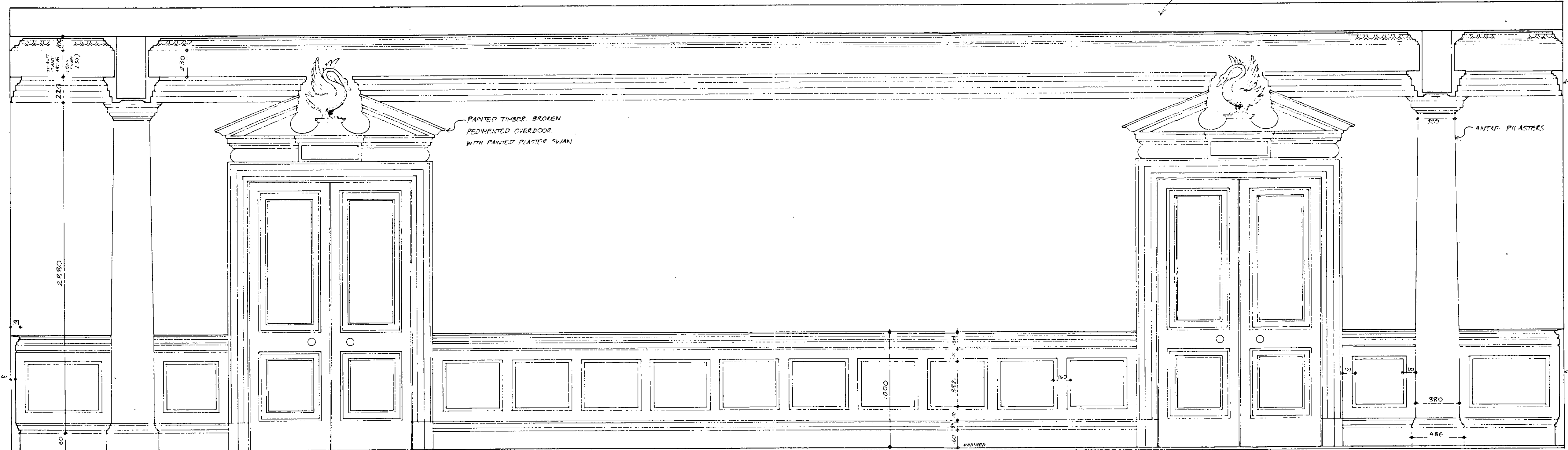
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**Nigel Upchurch Associates**  
 3 Grays Inn Square, Vintria Walk, London SE11 5EF  
 Tel 020 7820 0000 Fax 020 7820 1400

Project: Old Swan Home  
 Drawing title: Billroom - south and east elevations  
 Draw No: 2376/114 B  
 Scale: 1:20 Date: Sept 2003

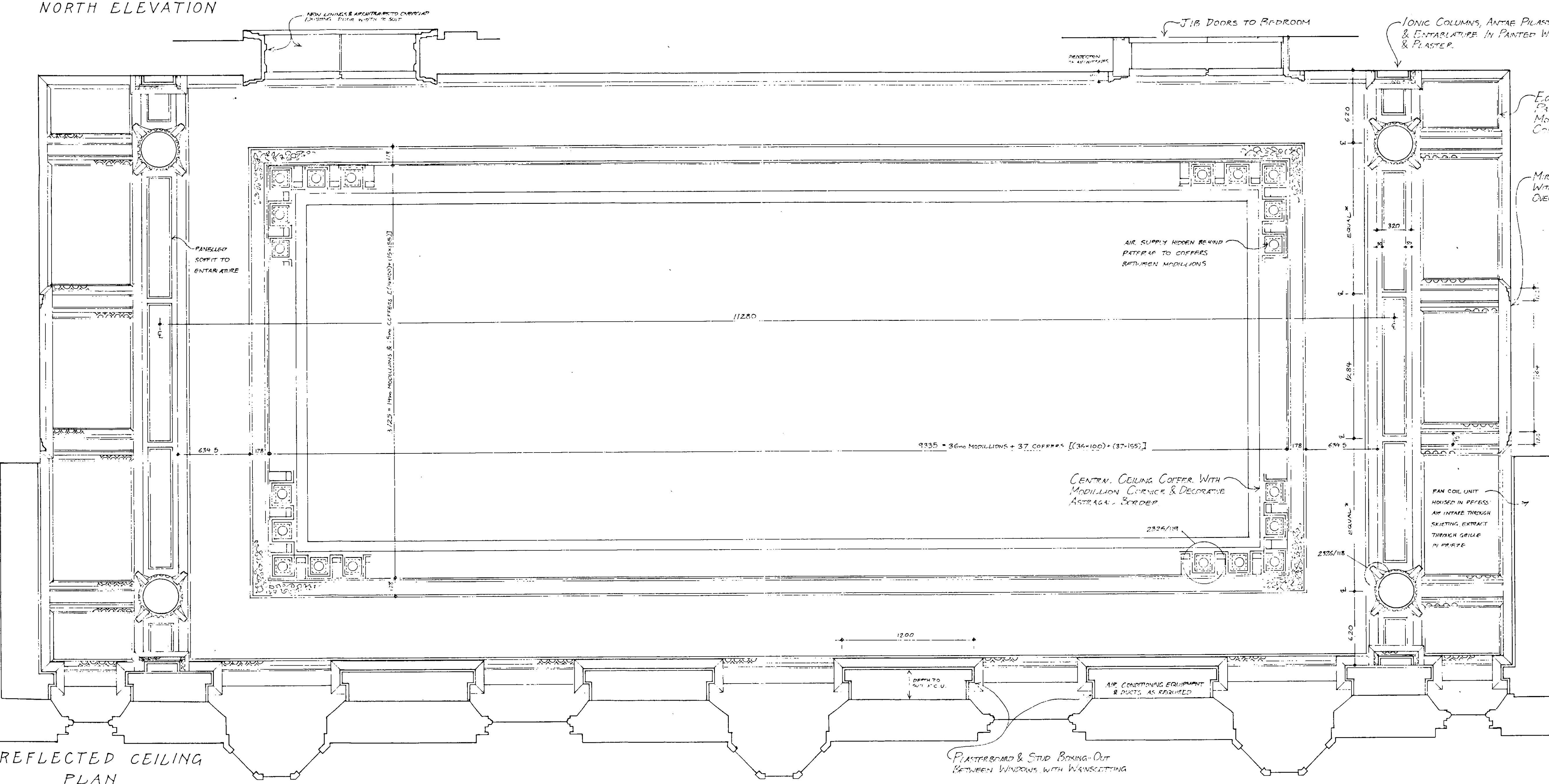


DROPPED CEILING TO PERIMETER TO ACCOMMODATE DUCTWORK



NORTH ELEVATION

EX DIR	HOC TP	CAG AD	CU AO AK	PLANING
				10 DEC 2003
				R.B. K.C.
				N C SWI SE AP TO REC
				ARB PEN DES FEES



REFLECTED CEILING PLAN

EGG & DART PAINTED PLASTER MOULDINGS TO COFFERS

MIRROR OVMANTLE WITH PAINTED ARCHITRAVE OVER NEW CHIMNEY PIECES

NOTE - PIERCEALS TO OFFER BETWEEN COFFERS  
X - SITE DIMENSION BASED ON DEPTH OF BOXING OUT REQUIRED TO SOUTH WALL TO ACCOMMODATE F.C.U.S.

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A 17/10/03 - DIMENSIONS ADDED

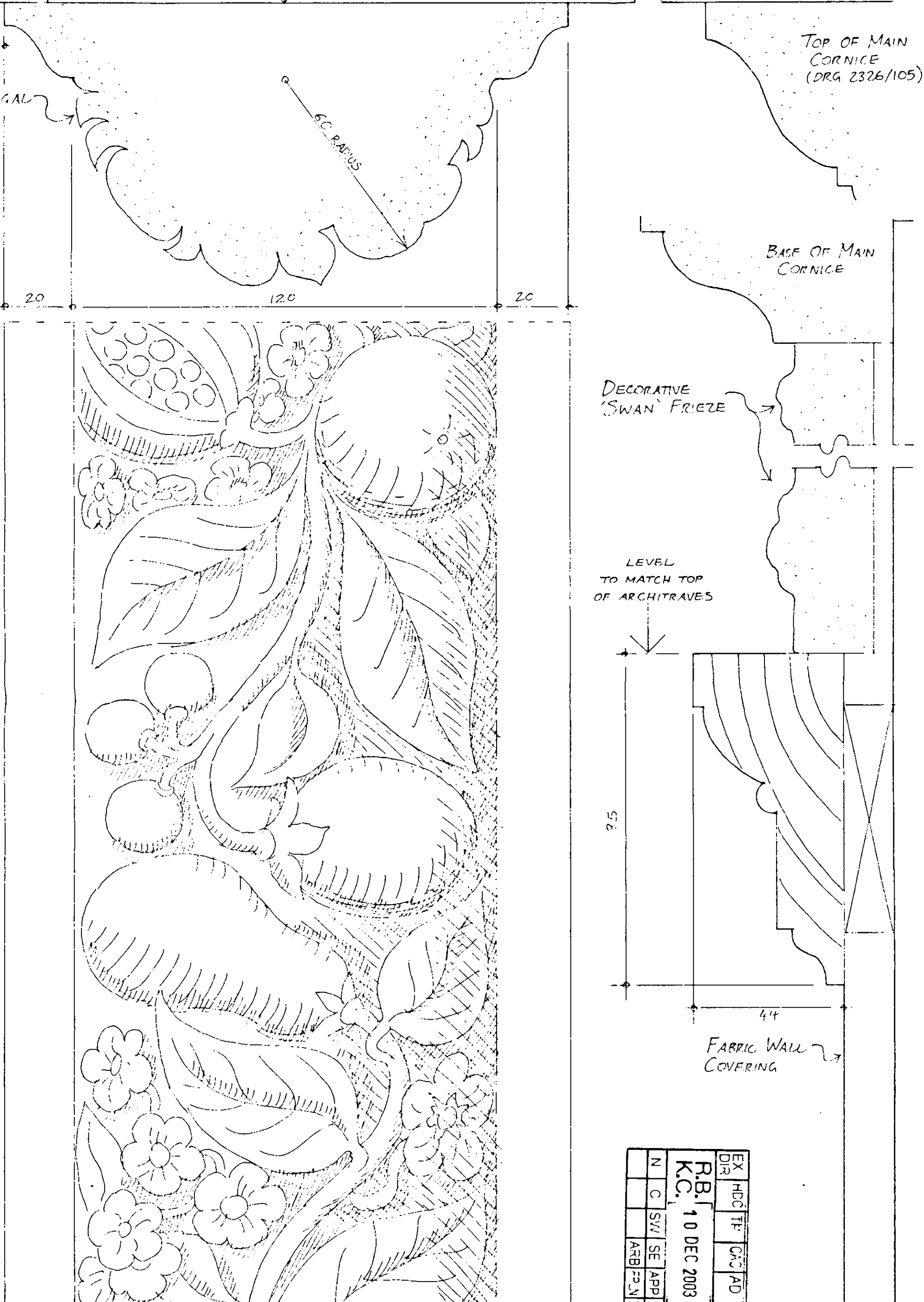
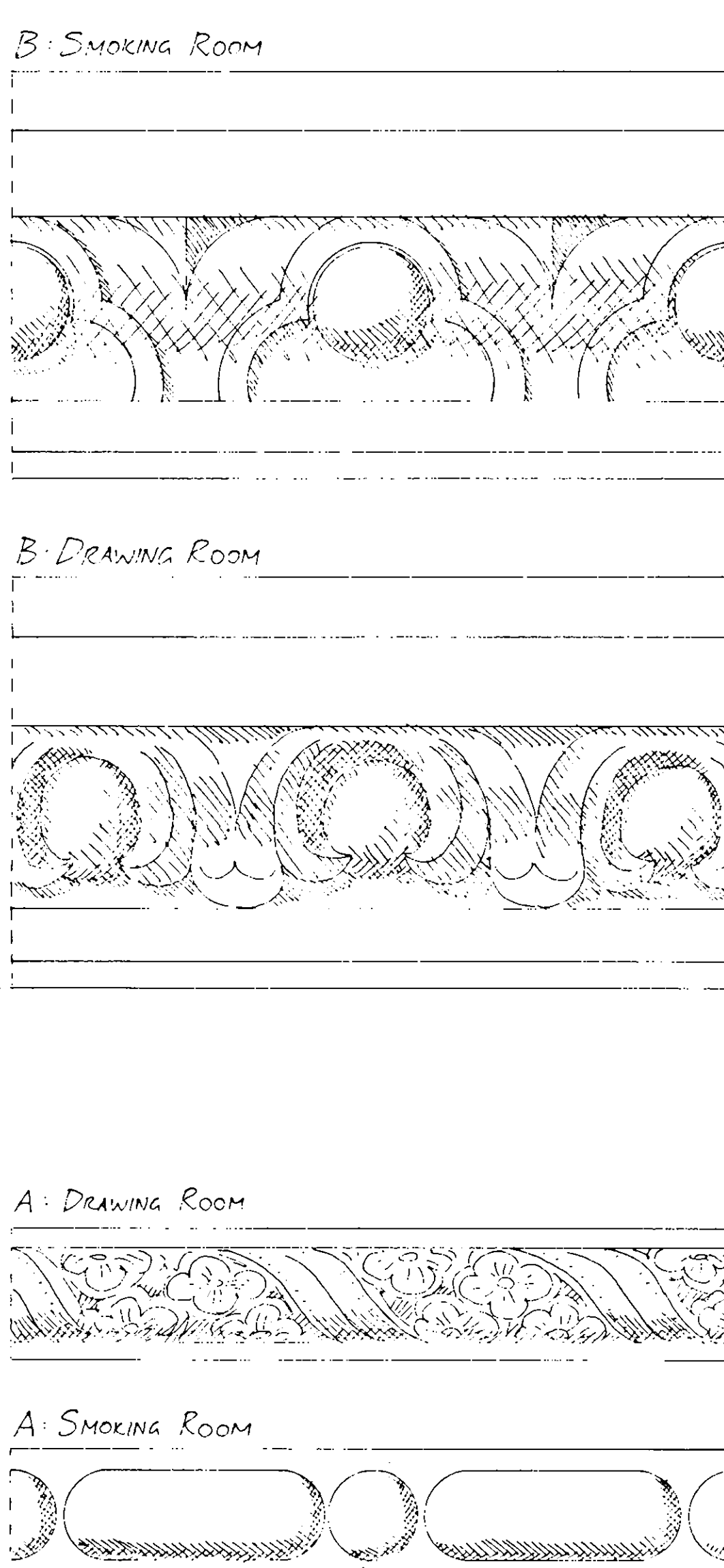
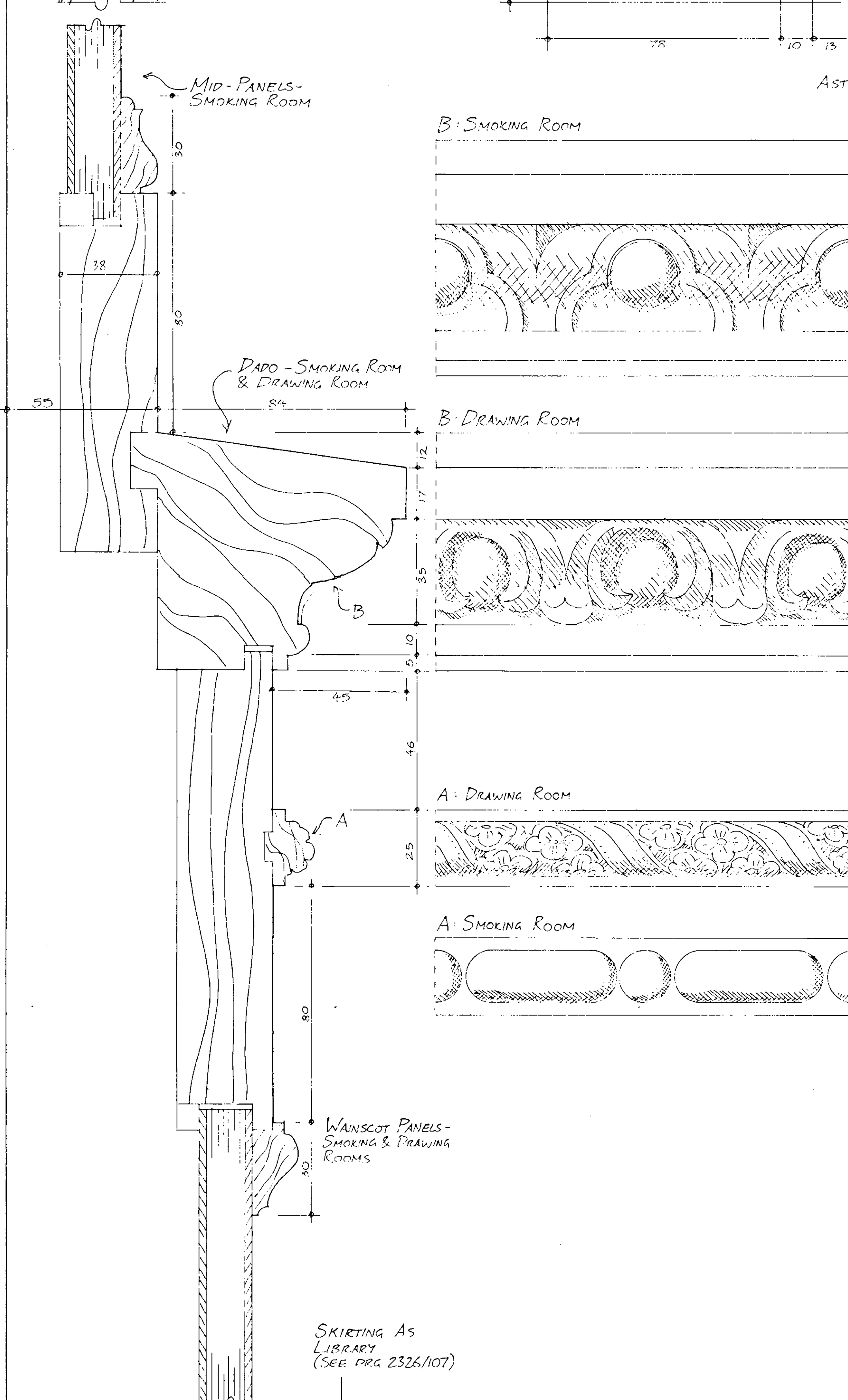
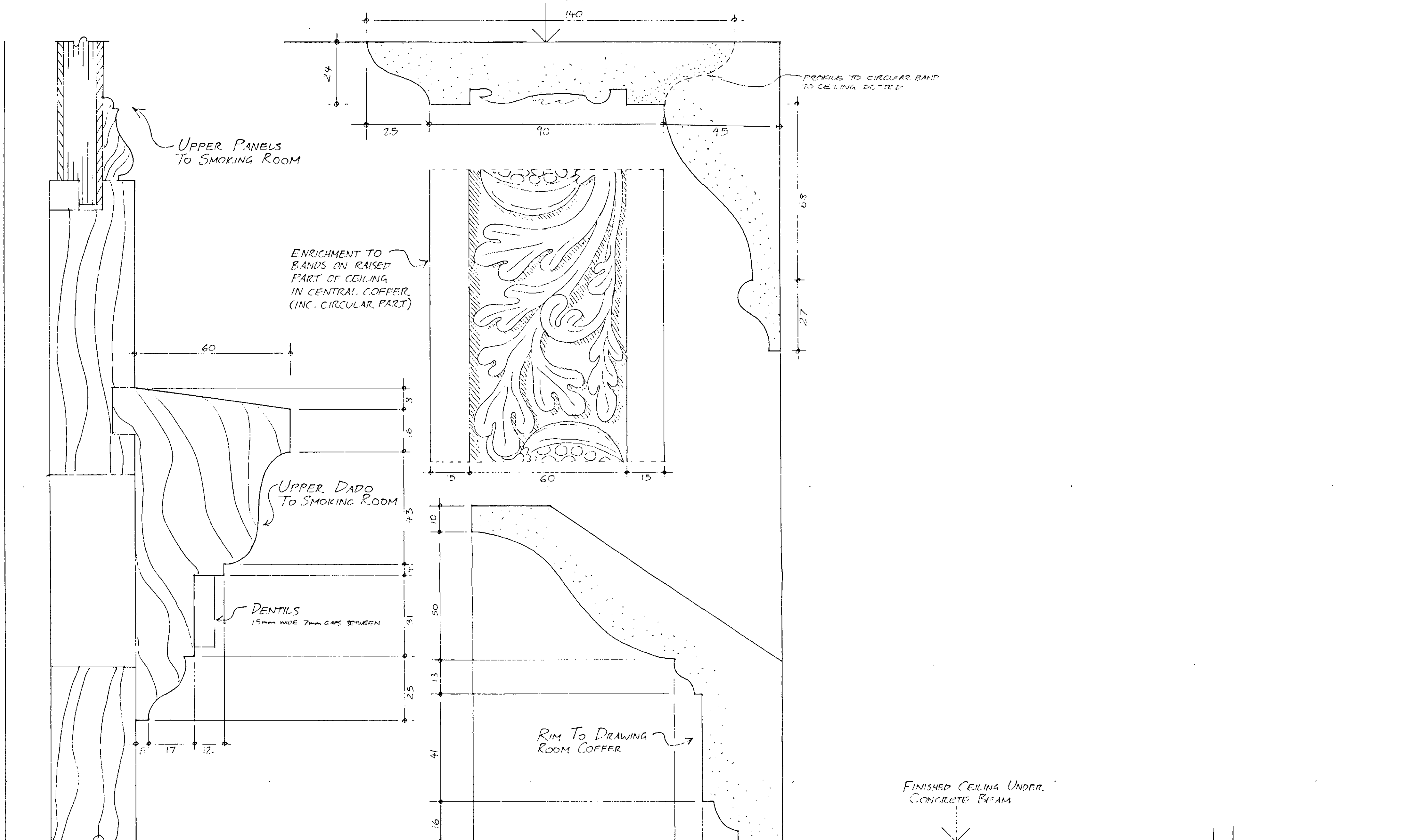
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Nigel Upchurch Associates  
3 George Square, Vauxhall Walk, London SE11 3EE  
Tel: 020 7820 0000 Fax: 020 7820 1400

Project: Old Swan House  
Drawing title: Ballroom - reflected ceiling plan & north elevation  
Dwg. No: 2326/113p  
Scale: 1:20 Date: Sept 2003

'RAISED CEILING' TO UNDERSIDE OF JOISTS.



GENERIC REFLECTED PLAN OF CEILING ASTRAGAL - DRAWING ROOM

EX	HDC	TH	OC	AD	CAU	AK
DIR						
N	C	SIT	SEE	APP	C	REC
		APP				

REVISION B 21/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 17/11/03 - DIMENSIONS ADDED

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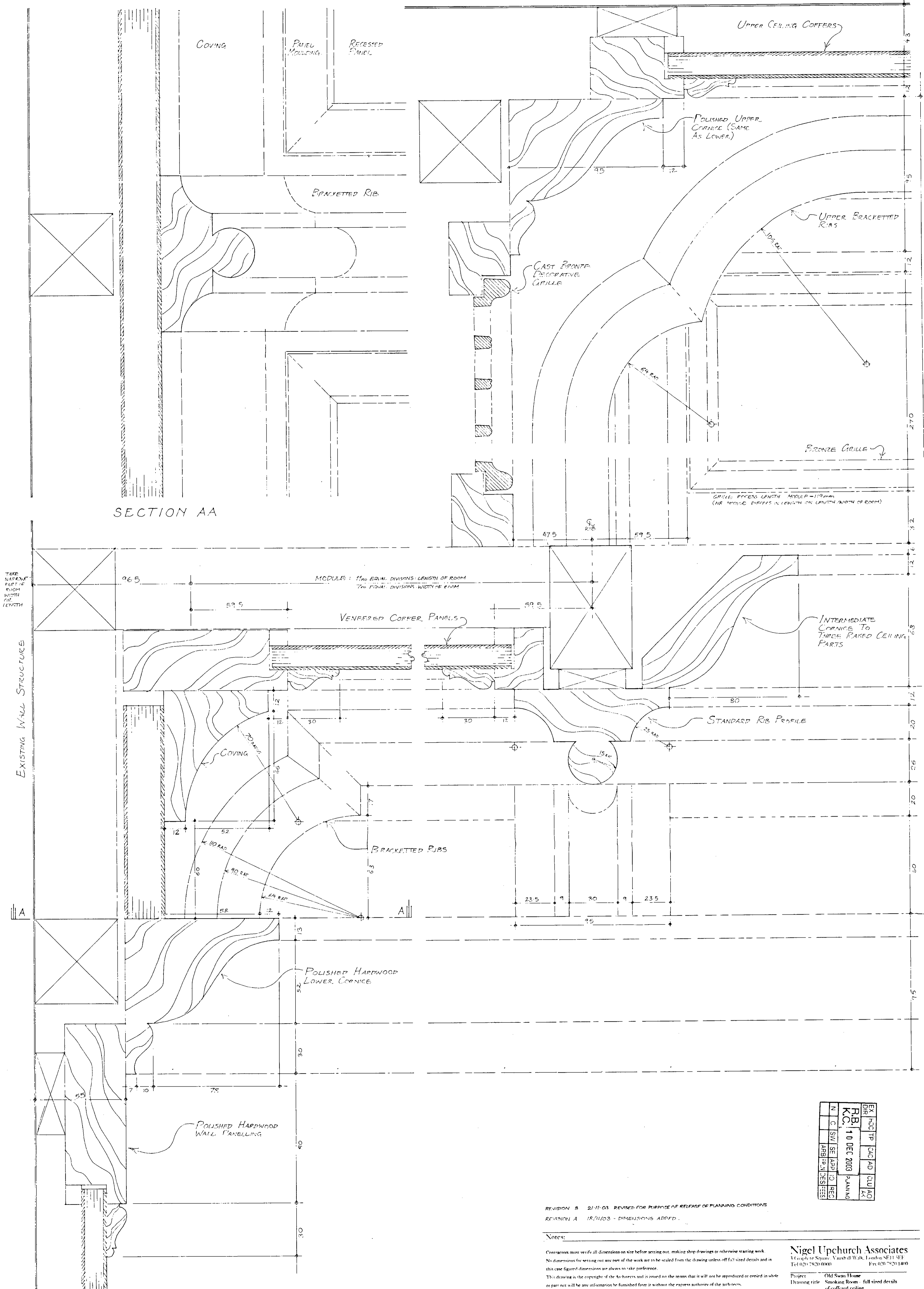
All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
 3 Grub Lane, Vauxhall Walk, London SE11 5EE  
 Tel 020 7826 0900 Fax 020 7820 1400

Project: Old Swan House  
 Drawing title: Smoking Rooms & Drawing Room panelling and plasterwork details  
 Dwg No: 2326/112B  
 Scale: 1:20 Date: Sept 2003

EXISTING CEILING STRUCTURE

SECTION AA



TAKE NARROW PART OF ROOM WIDTH FOR LENGTH

EXISTING WALL STRUCTURE

A

MODULE: 1/10th EQUAL DIVISIONS LENGTH OF ROOM  
2/10th EQUAL DIVISIONS WIDTH OF ROOM

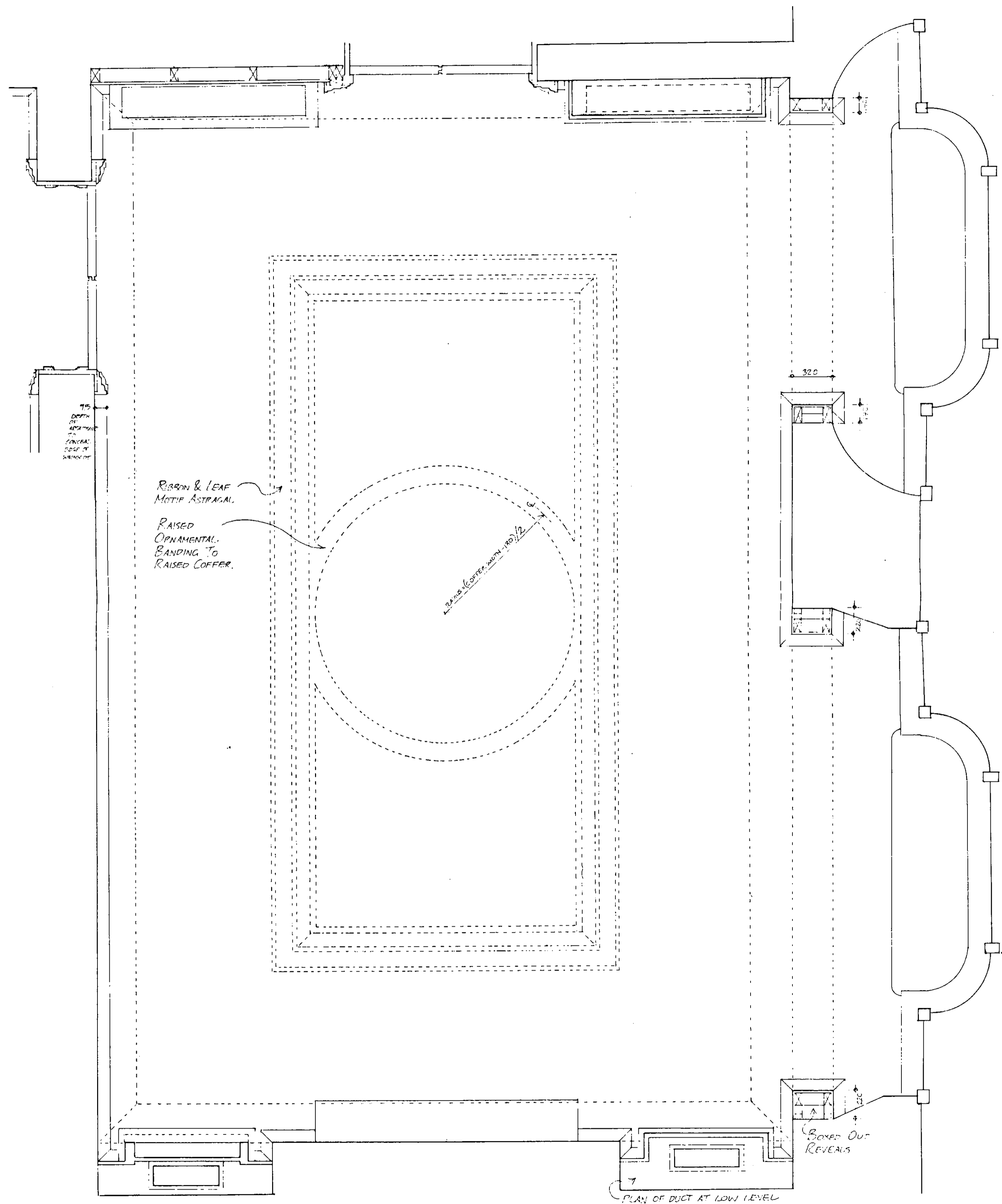
EX	PROJ	CAC	AD	CU	AD
DIR					
N	C	SW	SE	APP	REC
ARB	19	2	1	1	1
1	1	1	1	1	1

REVISION B 21/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A 18/11/03 - DIMENSIONS ADDED

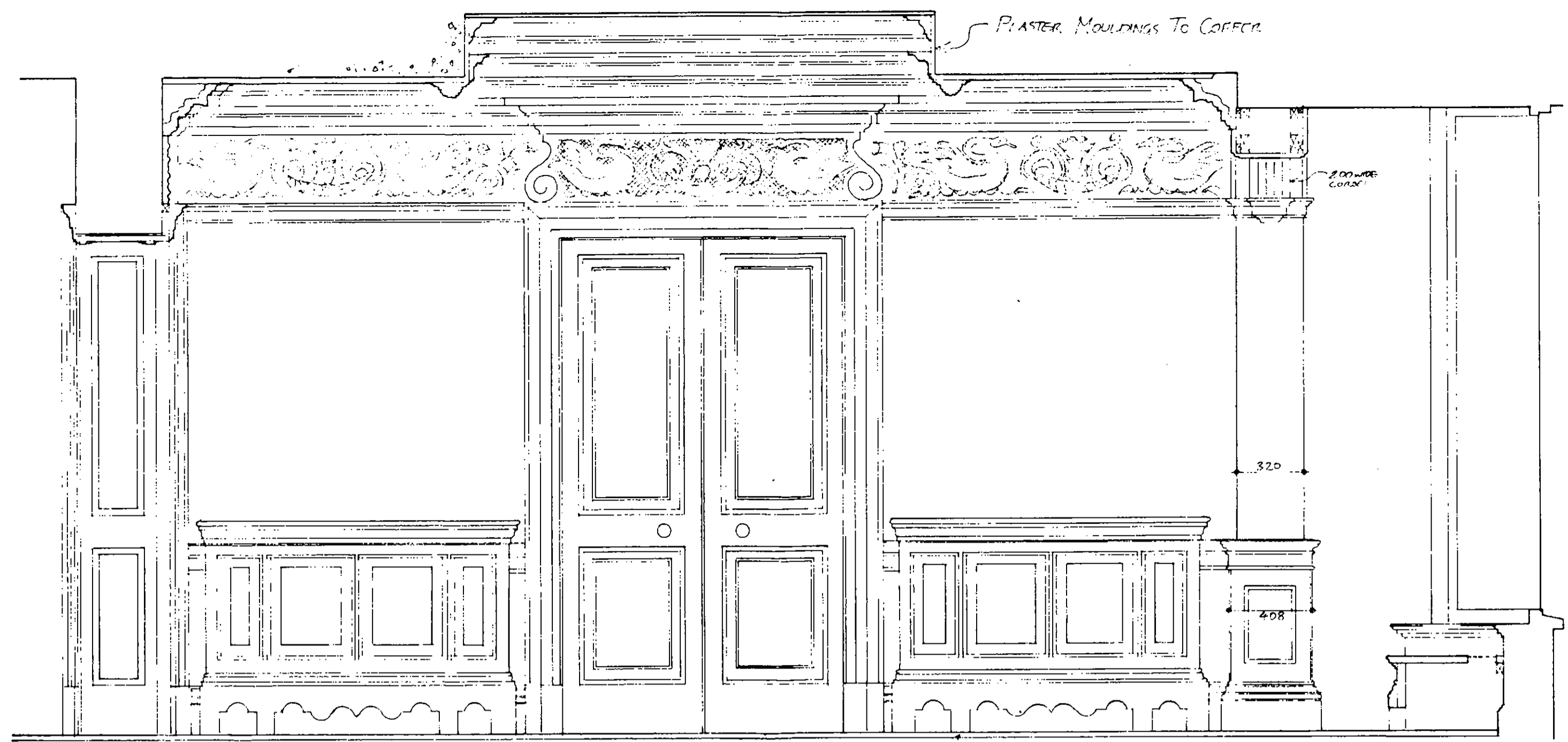
Notes:

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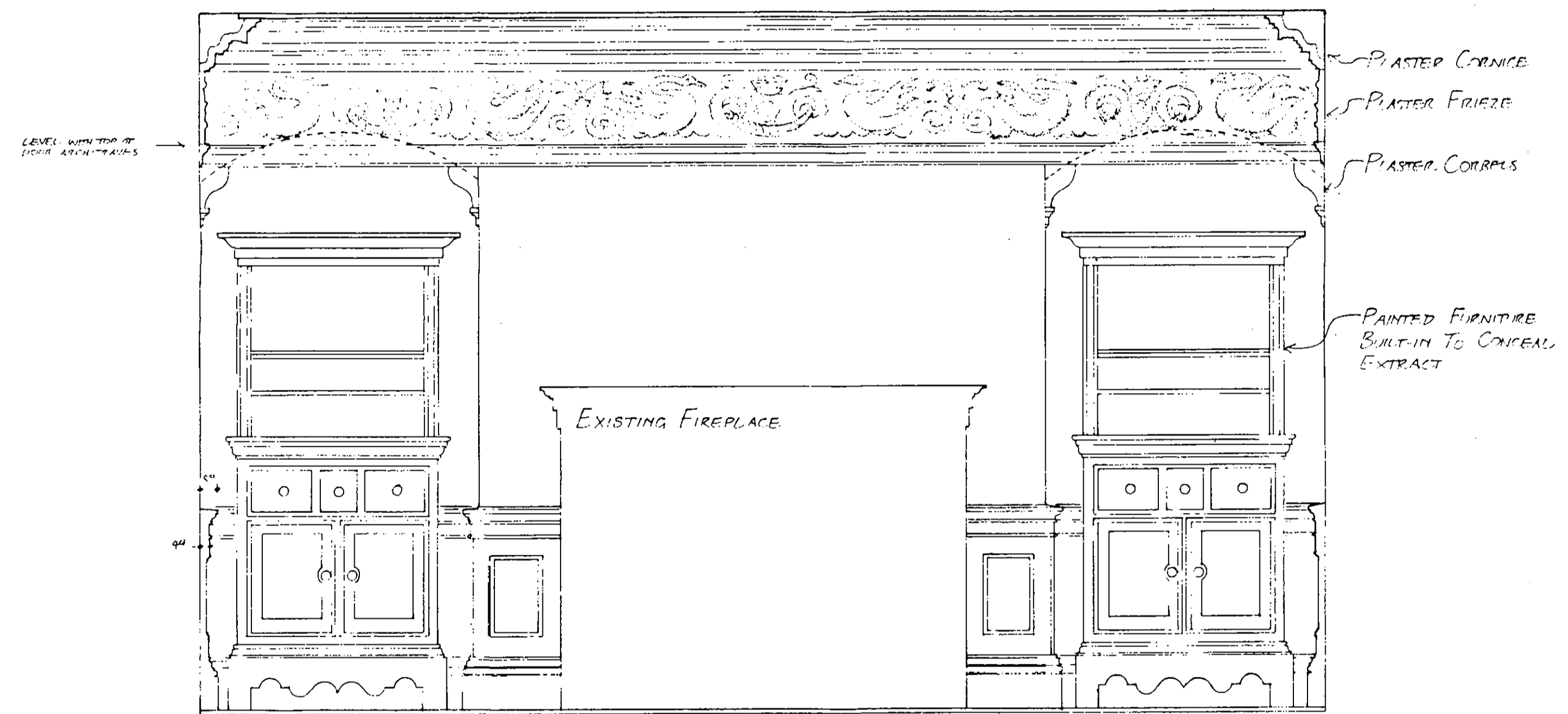
**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020 7820 0000 Fax 020 7820 1400  
Project: Old Swan House  
Drawing title: Smoking Room - full sized details of coffered ceiling  
Dwg No: 2326/111 B  
Scale: 1:20 Date: Sept 2003



FLOOR PLAN  
(REFLECTED CEILING PLAN DOTTED)



EAST ELEVATION



WEST ELEVATION

EX	HDC	TF	CAC	AD	QU	AO
DR						AK
R.B.	10	DEC	2003	PLANNING		
N	C	SW	SE	NE	NO	REC
						DESIGN

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A 18-11-03 DIMENSIONS ADDED.

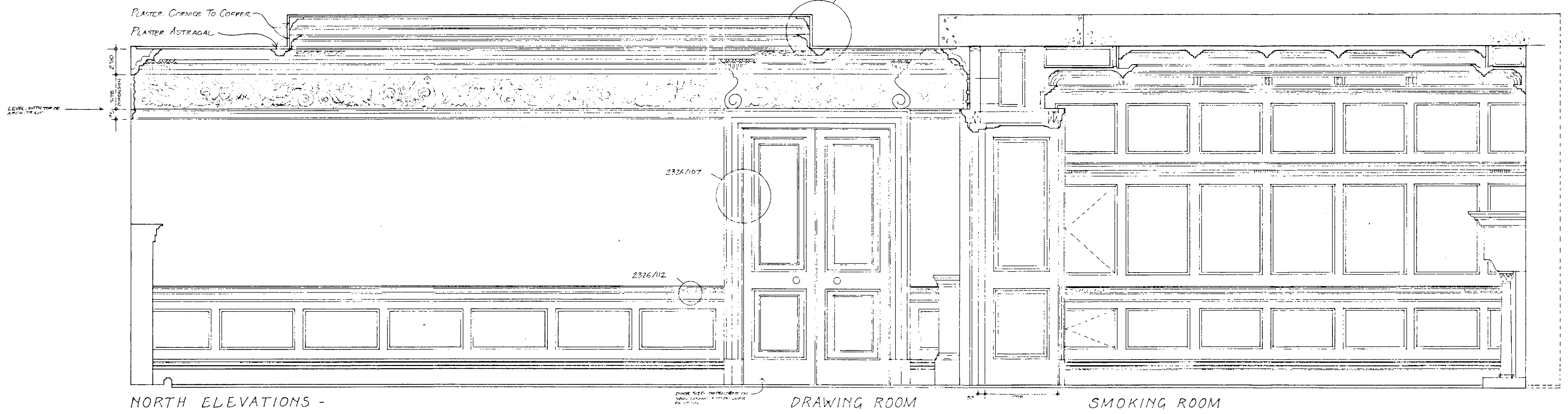
NOTES: DIMENSIONS OF BUILT-IN FURNITURE PENDING FINAL DUCT/F.C.U. SIZES.

Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from the drawing unless full sized details and in this case figured dimensions are always to take preference.  
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The drawing is to be read as preliminary unless checked.  
All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
3 Goshote Square, Vauxhall Walk, London SE11 5EE  
Tel 020 7820 0000 Fax 020 7820 1400

Project Old Swan House  
Drawing title Drawing Room - East and West Elevations  
Dwg. No 2324/110 B  
Scale 1:20 Date Sept 2003

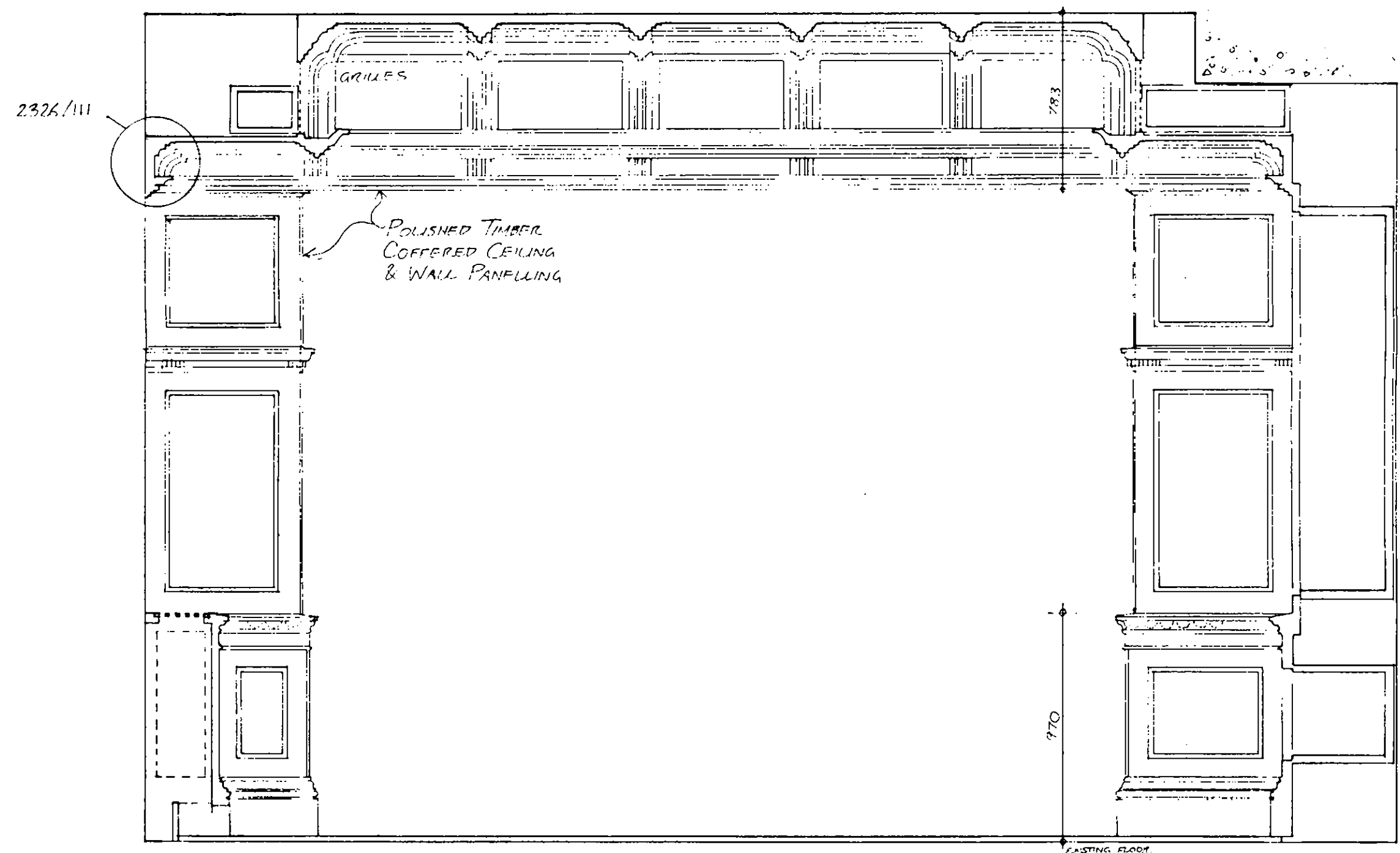
Lighting floor.



NORTH ELEVATIONS -

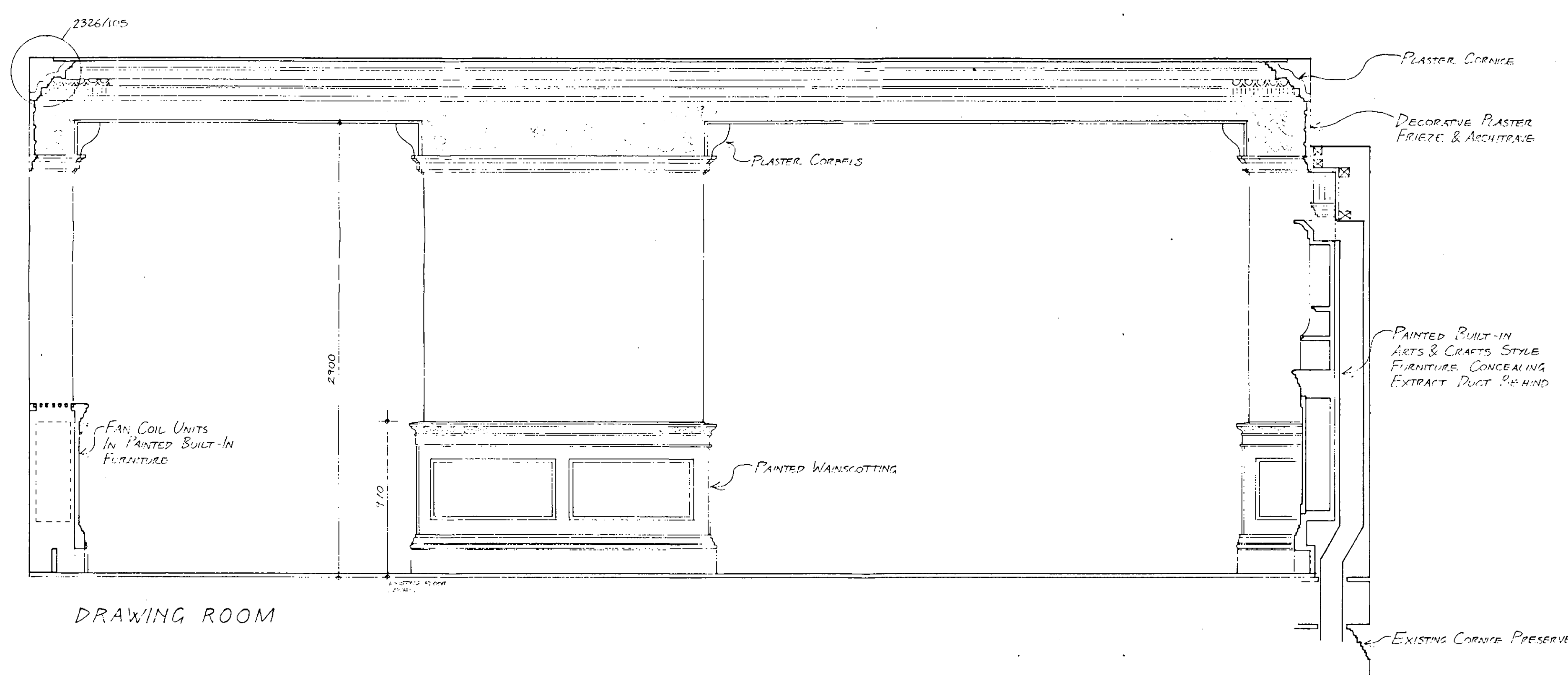
DRAWING ROOM

SMOKING ROOM

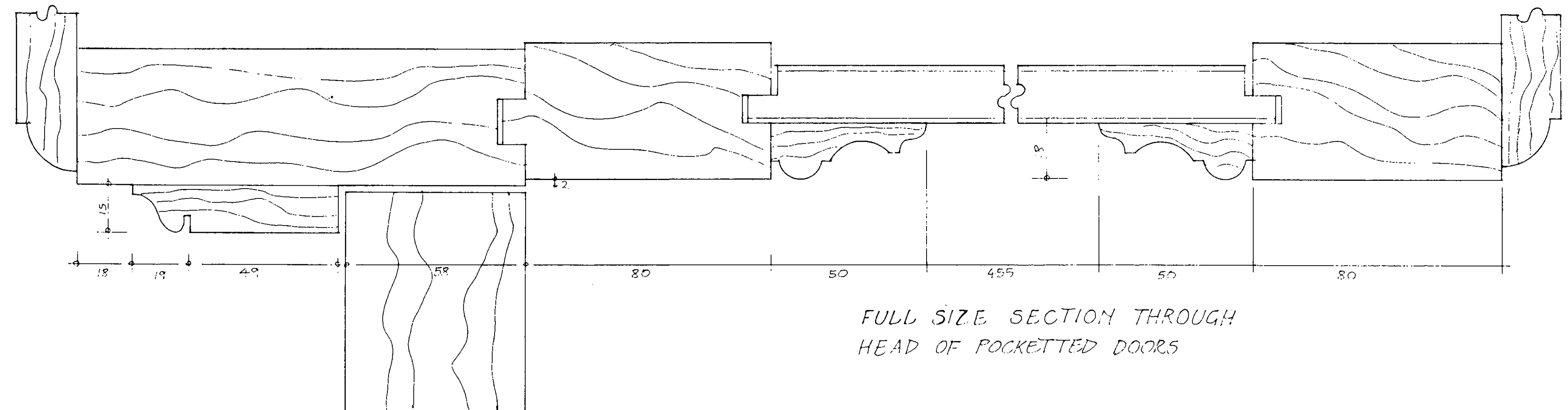


SOUTH ELEVATIONS -

SMOKING ROOM



DRAWING ROOM



FULL SIZE SECTION THROUGH HEAD OF POCKETED DOORS

EX	HCC	TP	CAC	AD	CU	AD
DIR	R.B.	10 DEC 2003	PLANNING			
N	C	SW	SE	APP	O	REC
			ARCH	PLAN	DES	CESS

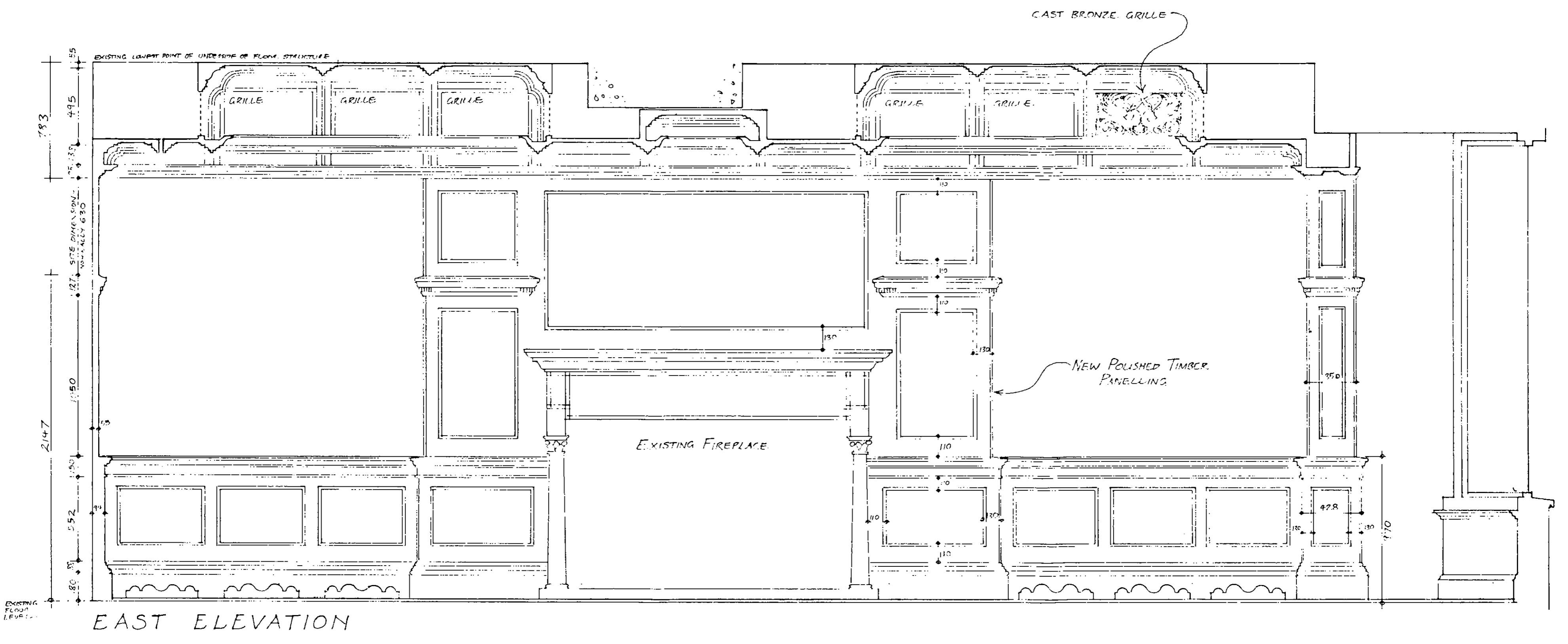
REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REASON A 18-11-C3 - DIMENSIONS & DETAIL ADDED

Notes:

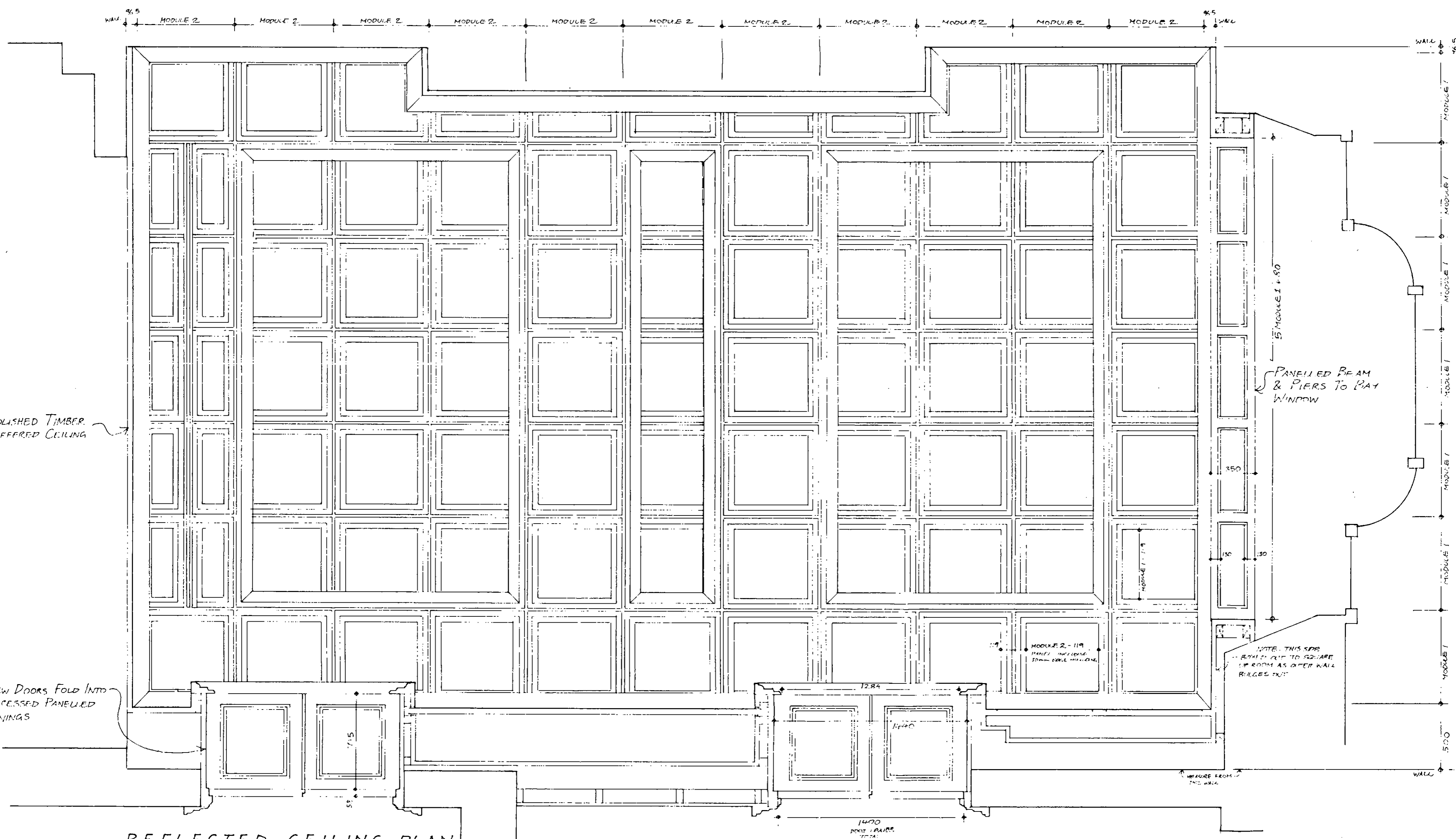
Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
 No dimensions for setting out any part of the work are to be scaled from the drawing unless off full sized details and in this case figured dimensions are always to take preference.  
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**Nigel Upchurch Associates**  
 1 Caple Square, Vauxhall Walk, London SE11 5FH  
 Tel: 020 7820 0000 Fax: 020 7820 1400

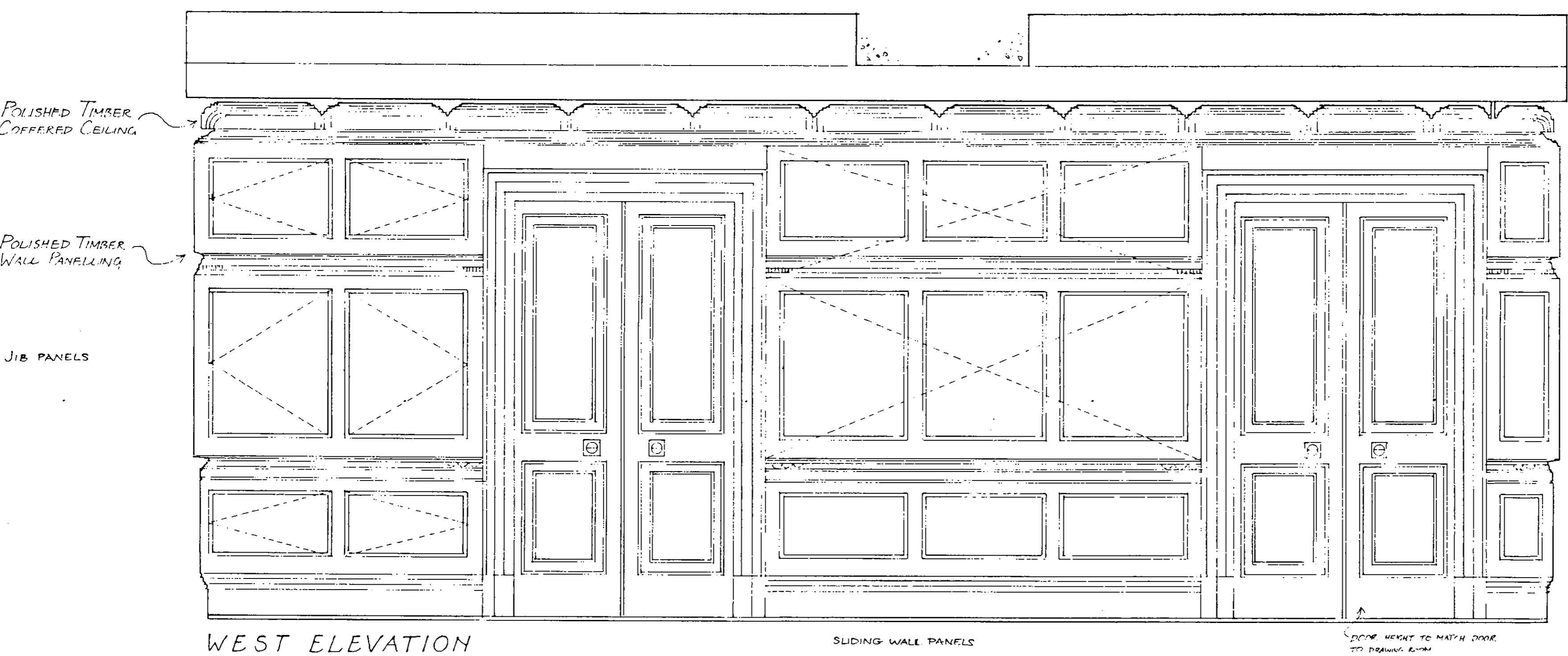
Project: Old Swan House  
 Drawing title: Smoking Room & Drawing Room - North and South Elevations  
 Dwg. No: 2324/101B  
 Scale: 1:20 / 1 Date: Sept 2003



EAST ELEVATION



REFLECTED CEILING PLAN



WEST ELEVATION

EX	HQC	TP	CAC	AD	CU	AO
DIR						AK
R.B. 10 DEC 2003 PLANNING						
N	C	TSW	SE	LAP	C	REC
		ARB	TR	N	DES	FESS

REVISION B - 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 18/11/03 - DIMENSIONS ADDED

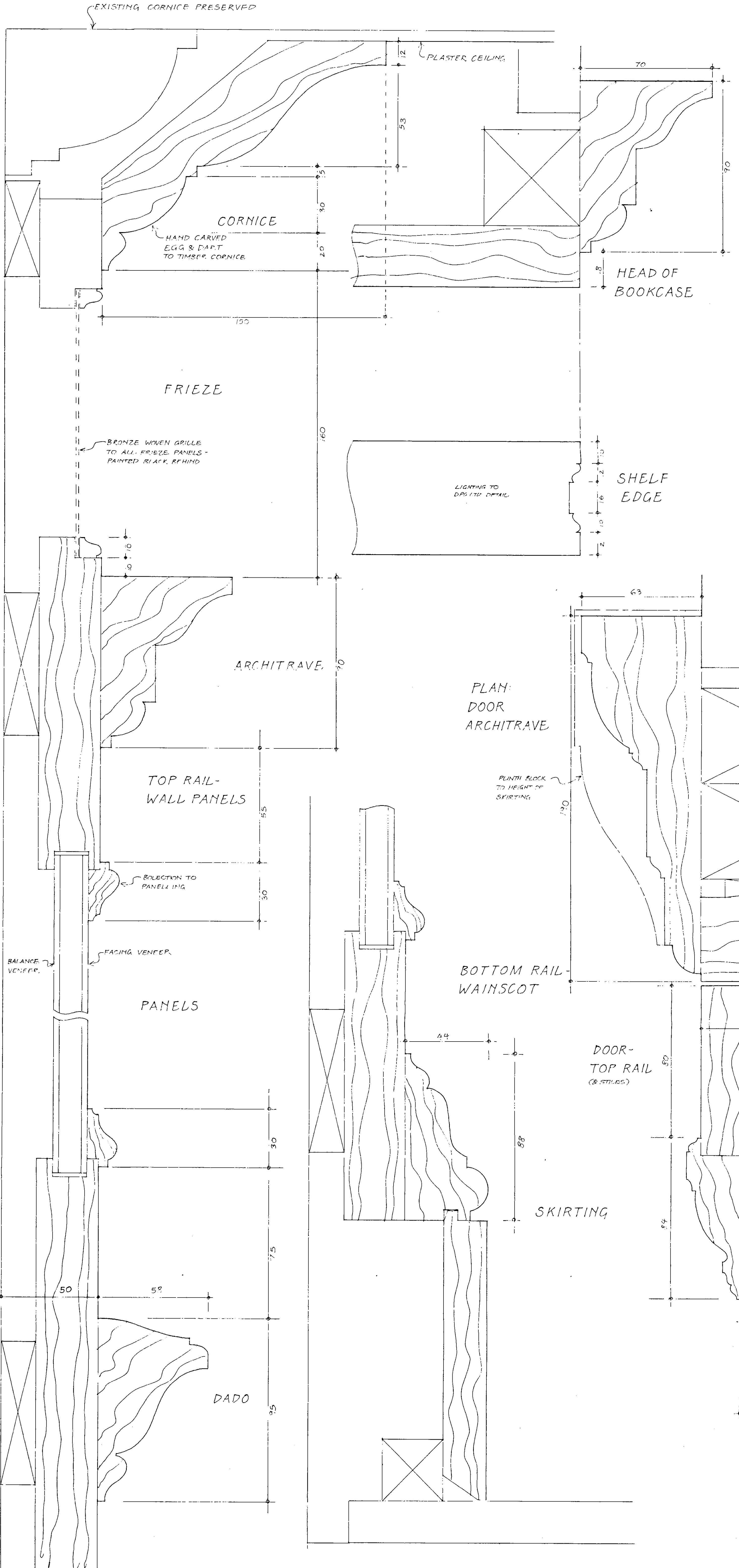
Notes:

- Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.
- No dimensions for setting out any part of the work are to be scaled from the drawing unless full sized details and in this case figured dimensions are always to take precedence.
- This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will be any information be furnished from it without the express authority of the architects.
- The drawing is to be read as preliminary unless checked.
- All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
 3 Grosvenor Street, Vauxhall Walk, London SE11 5EE  
 Tel 020 7820 1000 Fax 020 7820 1400

Project: Old Swan House  
 Drawing title: Smoking Room - reflected ceiling plan  
 East and West Elevations  
 Dwg No: 232/108.5  
 Scale: 1:20 Date: Sept 2003

*10/11/03*



**GENERAL NOTES:**

ALL TIMBER PANELLED & LINED:  
 POLISHED FINISH - SPECIES: CHERRY, LIGHT MAHOGANY OR OTHER, TO APPROVAL.  
 HAND CARVED EGG & DART ENRICHMENT TO CORNICE PAINTED PLASTER CEILING.  
 CARPET WITH WOOD BORDER TO FLOOR.

REV	NO	DATE	BY	CHKD
1	KC	10 DEC 2003	PLANNING	REC
2	GC	SWI	SE	APPL
3	ARB	PEN	DES	SEES

REVISION B 21 11 03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 17/11/03 - DIMENSIONS ADDED.

**Notes:**

Contractors must verify all dimensions on site before setting out, making shop-drawings or otherwise starting work.

No dimensions for setting out any part of the work are to be scaled from the drawing unless off full sized details and in this case figured dimensions are always to take preference.

This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will be any information be furnished from it without the express authority of the architects.

The drawing is to be read as preliminary unless checked.

All dimensions are to be checked on site.

**GENERAL NOTES:**

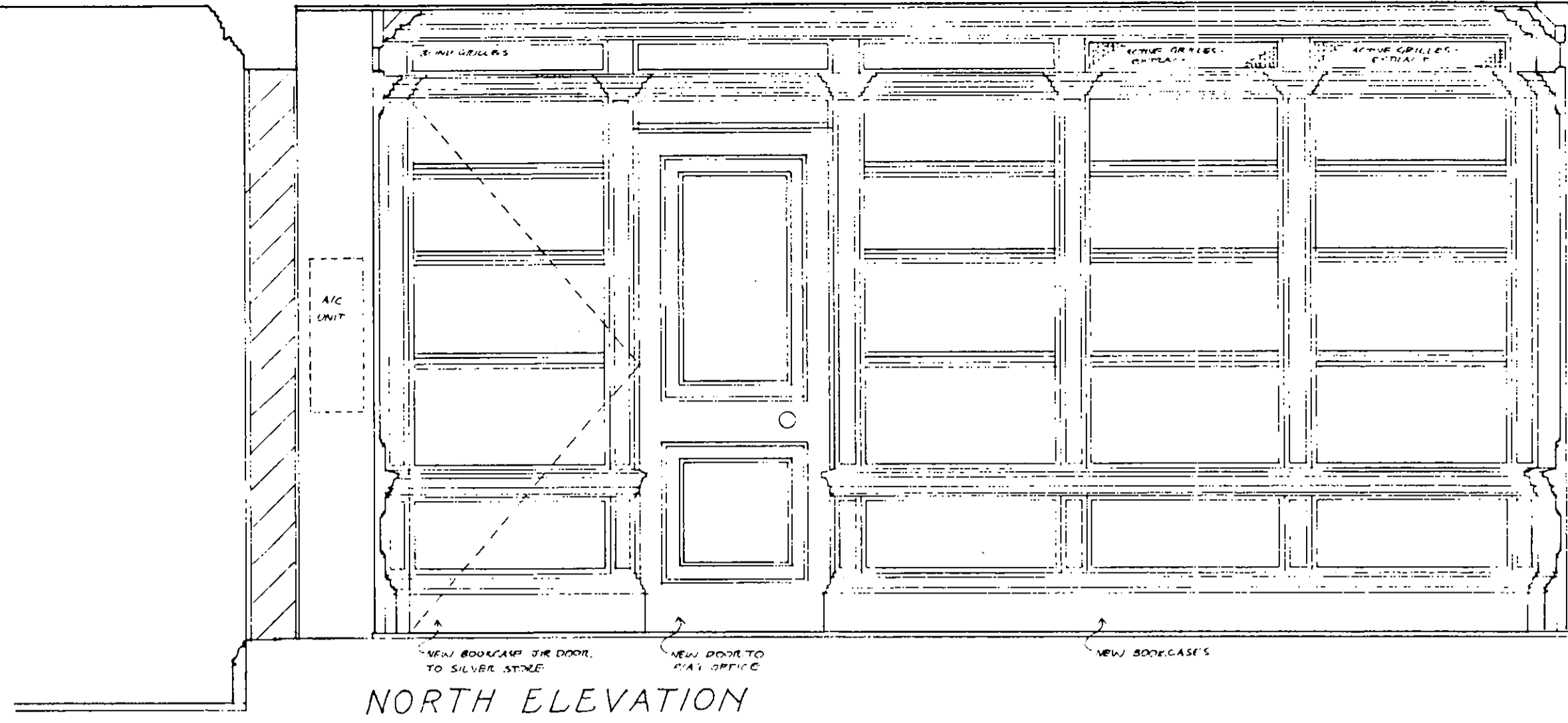
WALLS - POLISHED TIMBER (CHERRY, LIGHT MANGANY OR OTHER SPECIES TO APPROVAL)

CEILINGS - PAINTED PLASTER WITH TWO POLISHED TIMBER 'BEAMS'

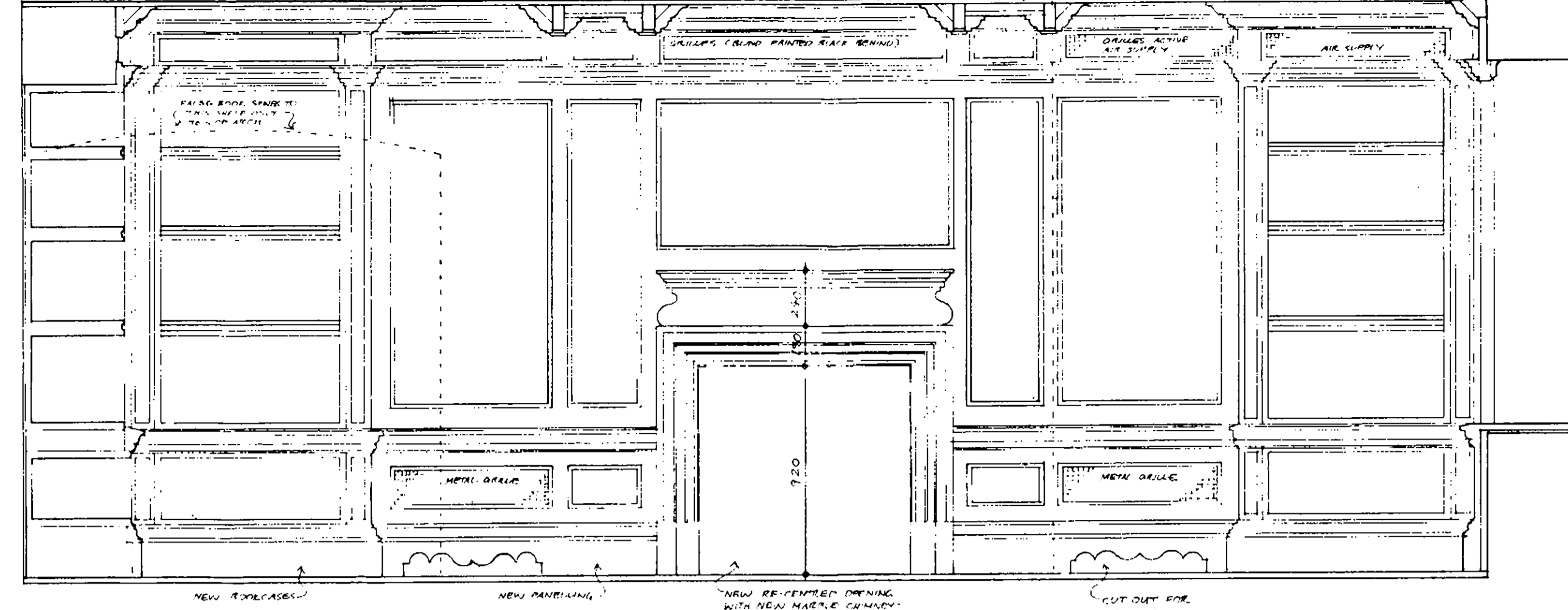
FLOOR - CARPET WITH POLISHED TIMBER BORDER

CHIMNEY PIECE - MARBLE

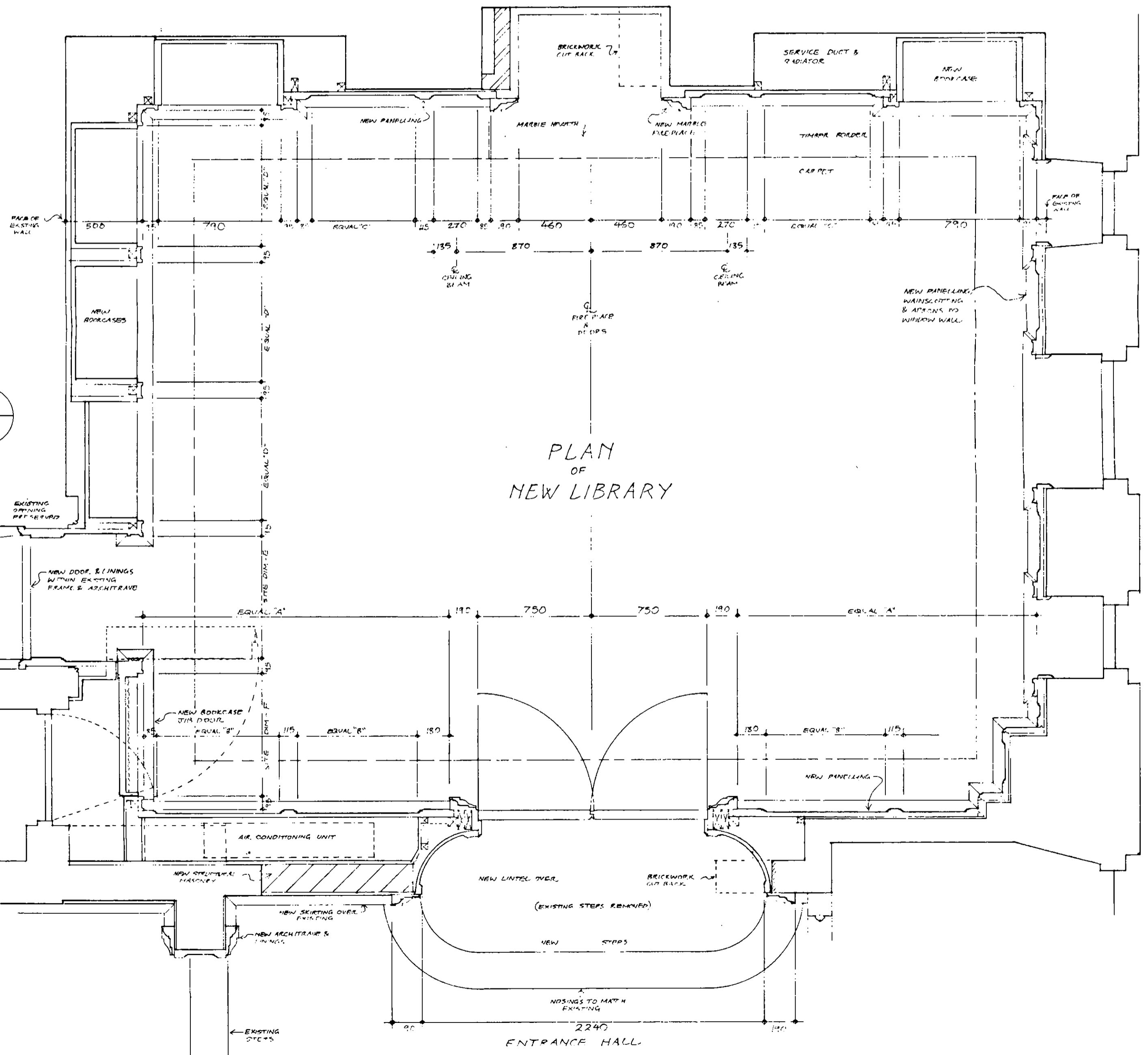
GRILLES - BRONZE / ANTIQUE BRASS MESH / LATTICE



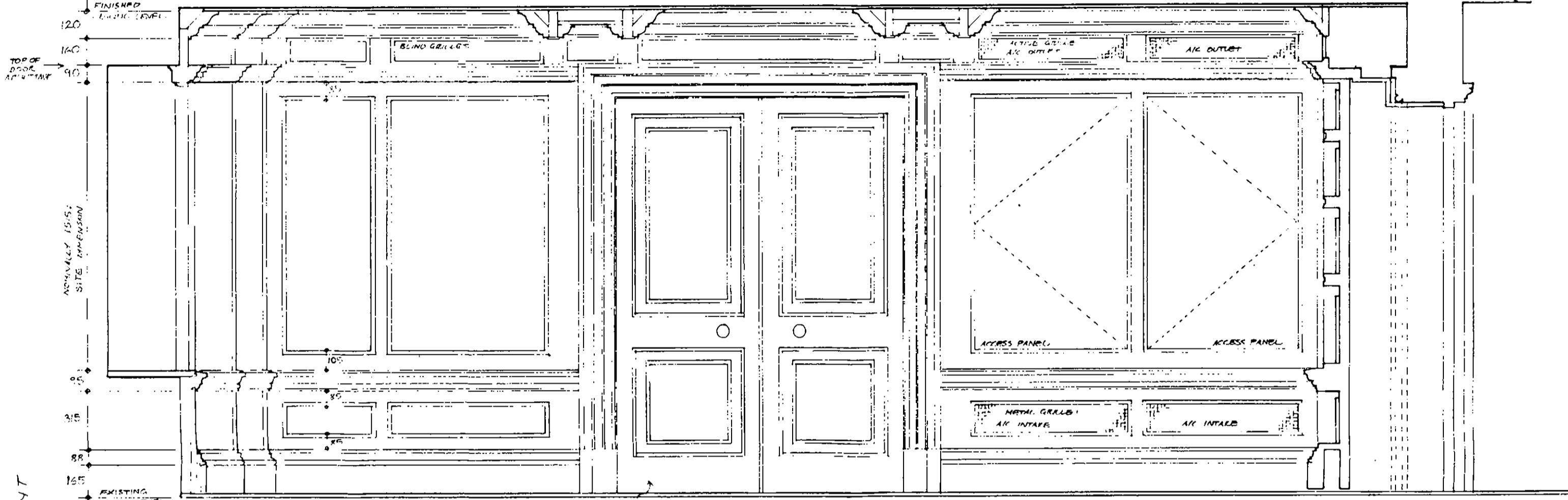
NORTH ELEVATION



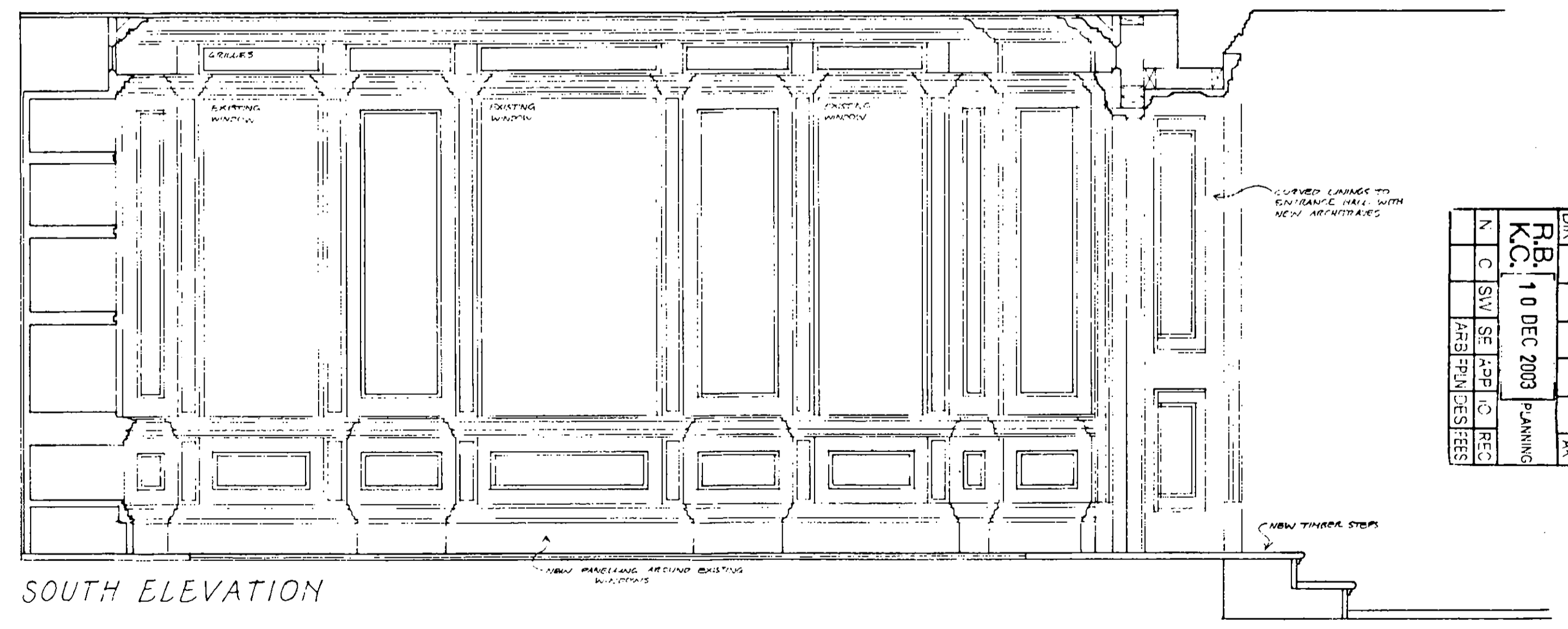
EAST ELEVATION



PLAN OF NEW LIBRARY



WEST ELEVATION



SOUTH ELEVATION

EX	100	11	CAC	AD	CU	AO
DIR						
R.C. 10 DEC 2003 PLANNING						
N	C	SV	SE	CAF	REG	
ARB	PLN	DES	FEE			

A - (ROOM LENGTH - 2430) / 2  
 B = (A - 580) / 2  
 C = A - 1245  
 D = EQUAL DIVISIONS APPROX 540 AS 375 DIM E  
 E = WIDTH TO SUIT EXISTING DOORWAY - NOMINALLY 790mm  
 DIMENSIONS TO RISING DOORWAY  
 F = 2 BY 2 METRE GRILLING 400 X 100 & BRASS RELATIONS OF WEST PANELLING  
 WITH 100 X 100 400 X 100 400 X 100

REVISION B. 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A. 17-11-03 - DIMENSIONS ADDED

Notes:  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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 All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
 3 Grafton Square, Vauxhall W8R, London SE11 5EE  
 Tel: 020 7820 1400 Fax: 020 7820 1400  
 Project: Old Swan House  
 Drawing title: Library Plans and Elevations  
 Dwg No: 2326/1068  
 Scale: 1:20 Date: Sept 2003



EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	10 DEC 2003		PLANNING			
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

All dimensions to be checked on site

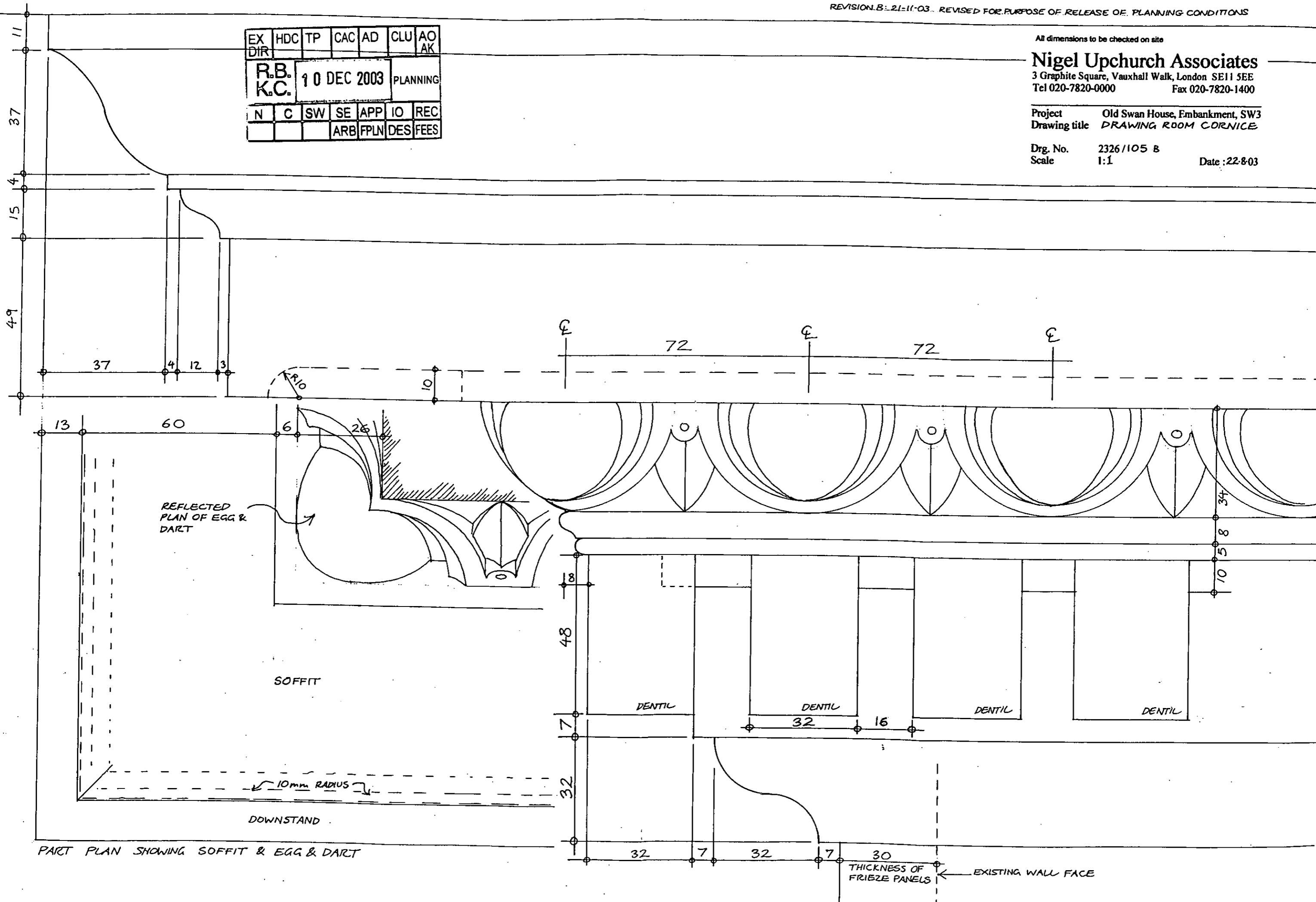
**Nigel Upchurch Associates**

3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

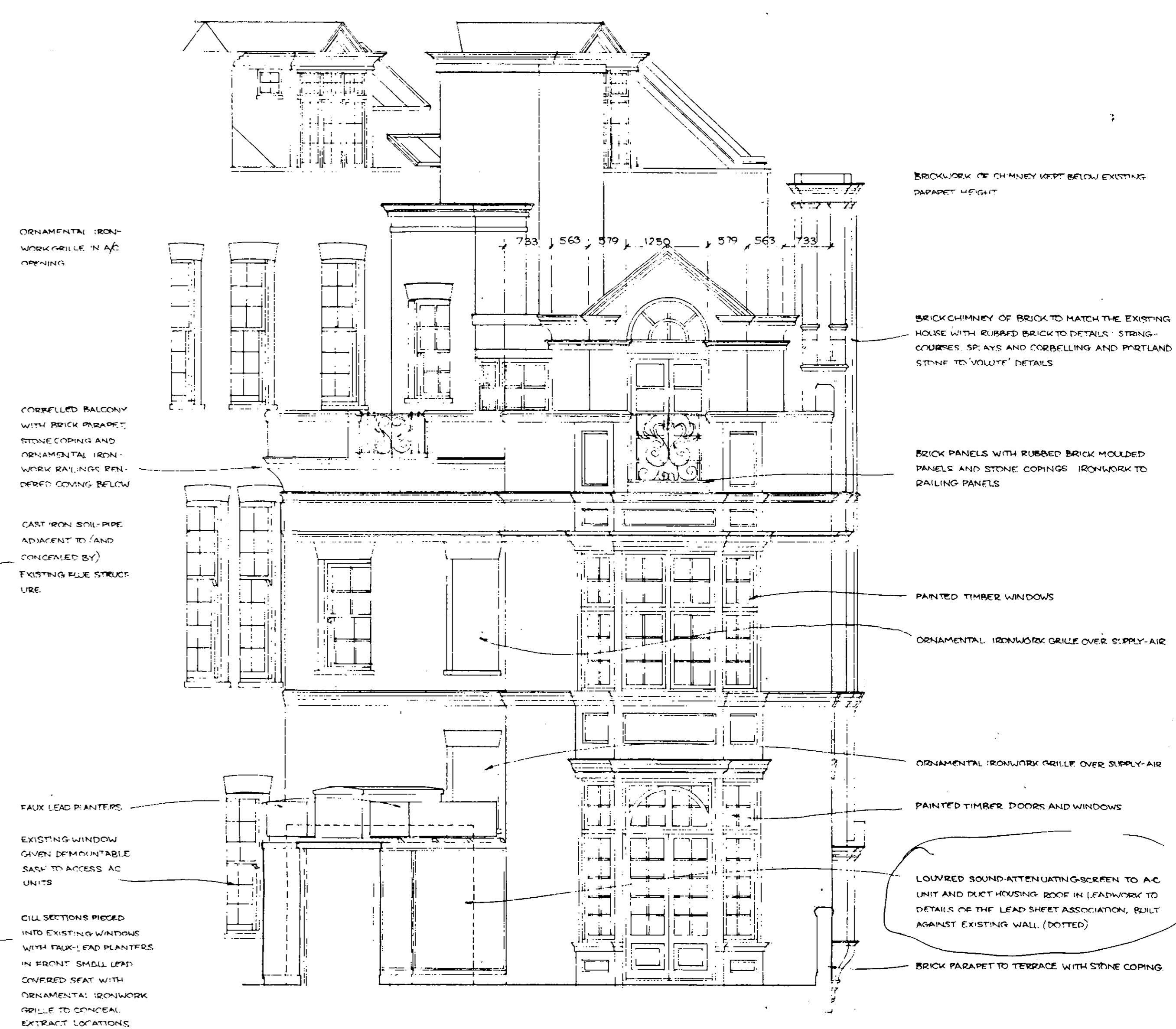
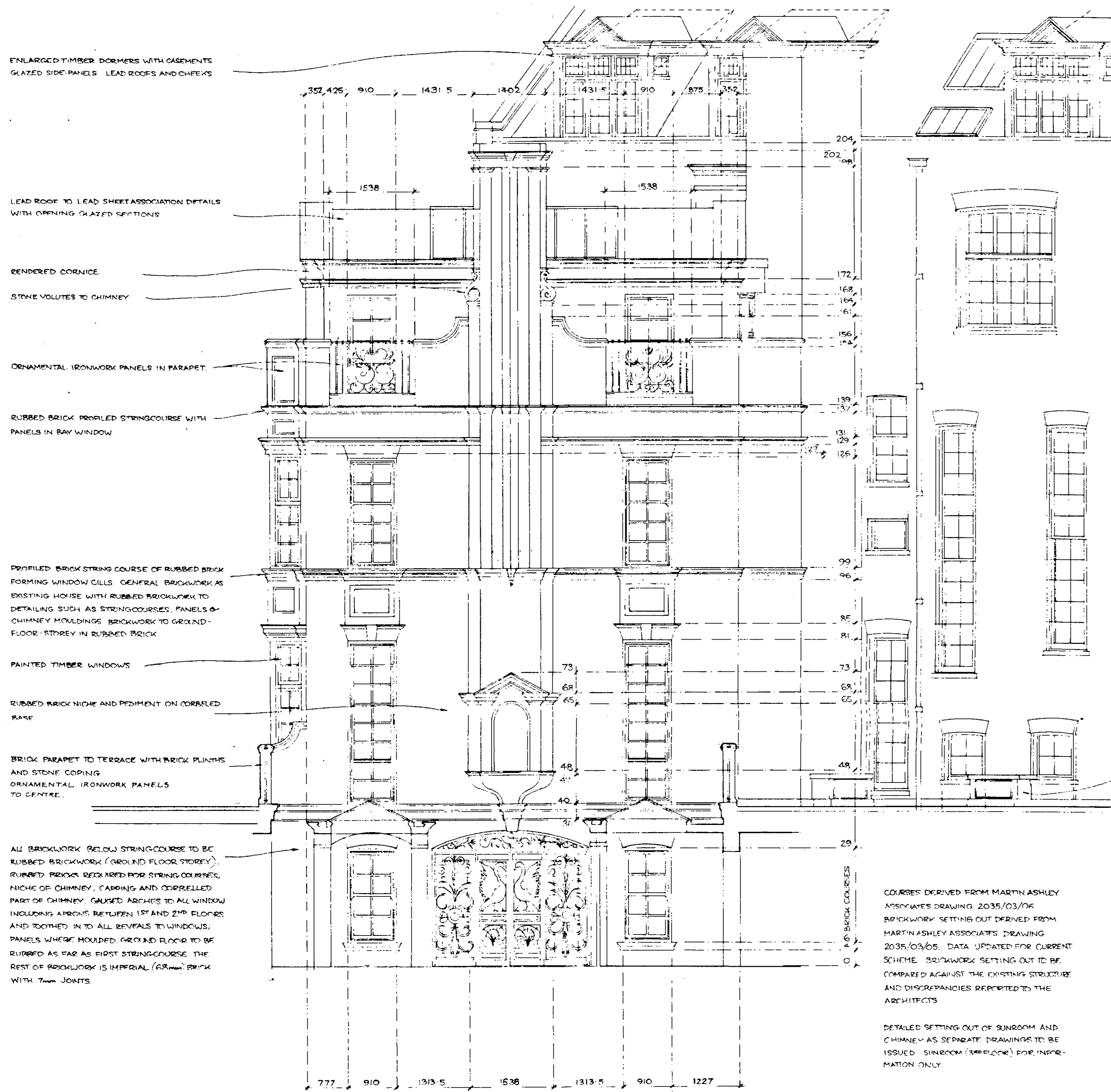
Project Old Swan House, Embankment, SW3  
Drawing title DRAWING ROOM CORNICE

Drg. No. 2326/105 B  
Scale 1:1

Date :22-8-03



PART PLAN SHOWING SOFFIT & EGG & DART



COURSES DERIVED FROM MARTIN ASHLEY ASSOCIATES DRAWING 2035/03/06  
 BRICKWORK SETTING OUT DERIVED FROM MARTIN ASHLEY ASSOCIATES DRAWING 2035/03/05. DATA UPDATED FOR CURRENT SCHEME. BRICKWORK SETTING OUT TO BE COMPARED AGAINST THE EXISTING STRUCTURE AND DISCREPANCIES REPORTED TO THE ARCHITECTS.

DETAILED SETTING OUT OF SUNROOM AND CHIMNEY AS SEPARATE DRAWINGS TO BE ISSUED. SUNROOM (3RD FLOOR) FOR INFORMATION ONLY.

(Formerly issued as 2326/sk38)

REVISION B 12/11/03. REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

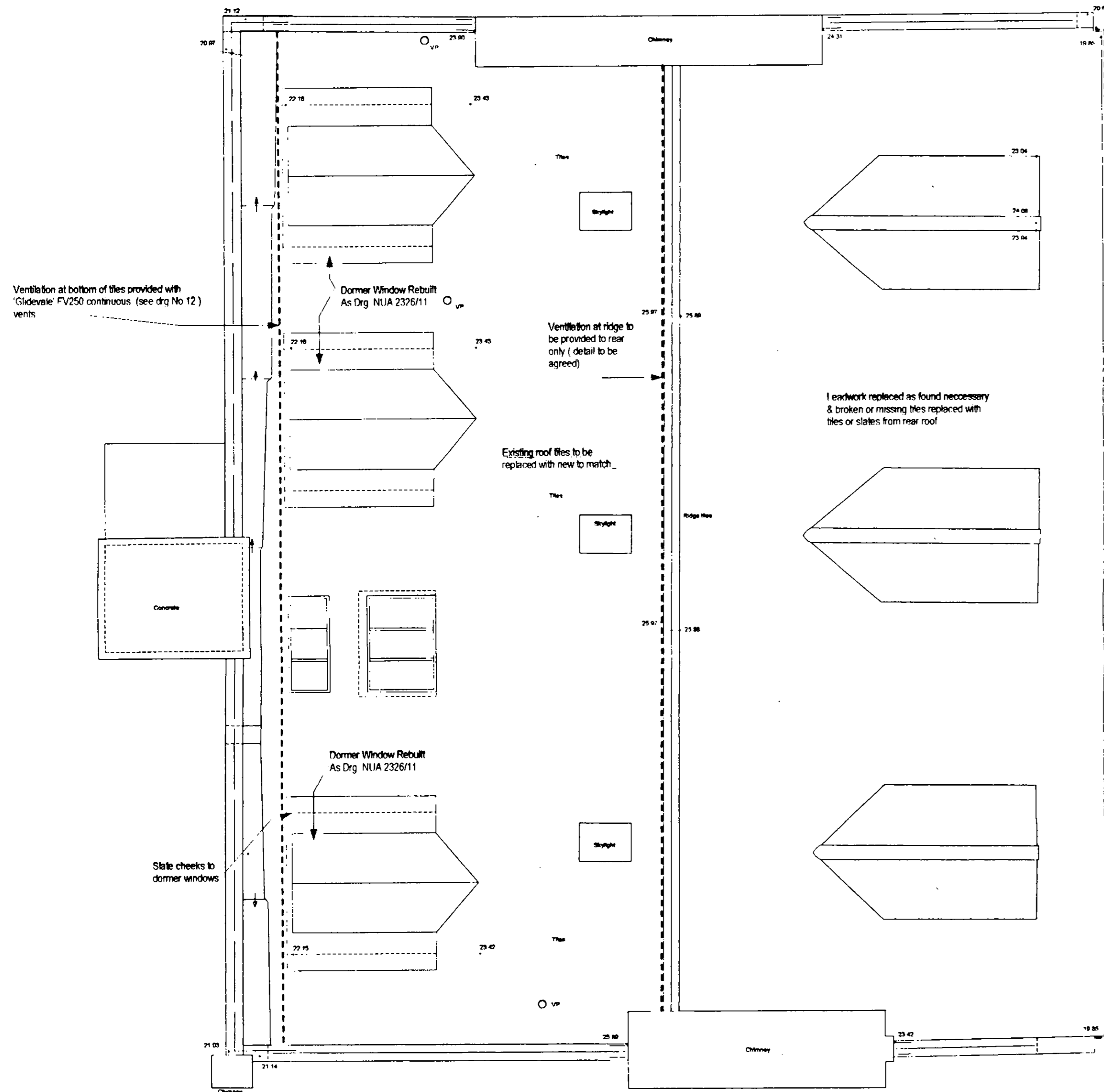
Notes:  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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EX	HDC/TP	CA/C/AO	CAU/AO	AK
DIR	R.B.T	K.C.	10 DEC 2003	PLANNING
N	C	SV	SE	APR 10 REC
ARB	EN	CON	DES	STRES

NOT FOR CONSTRUCTION

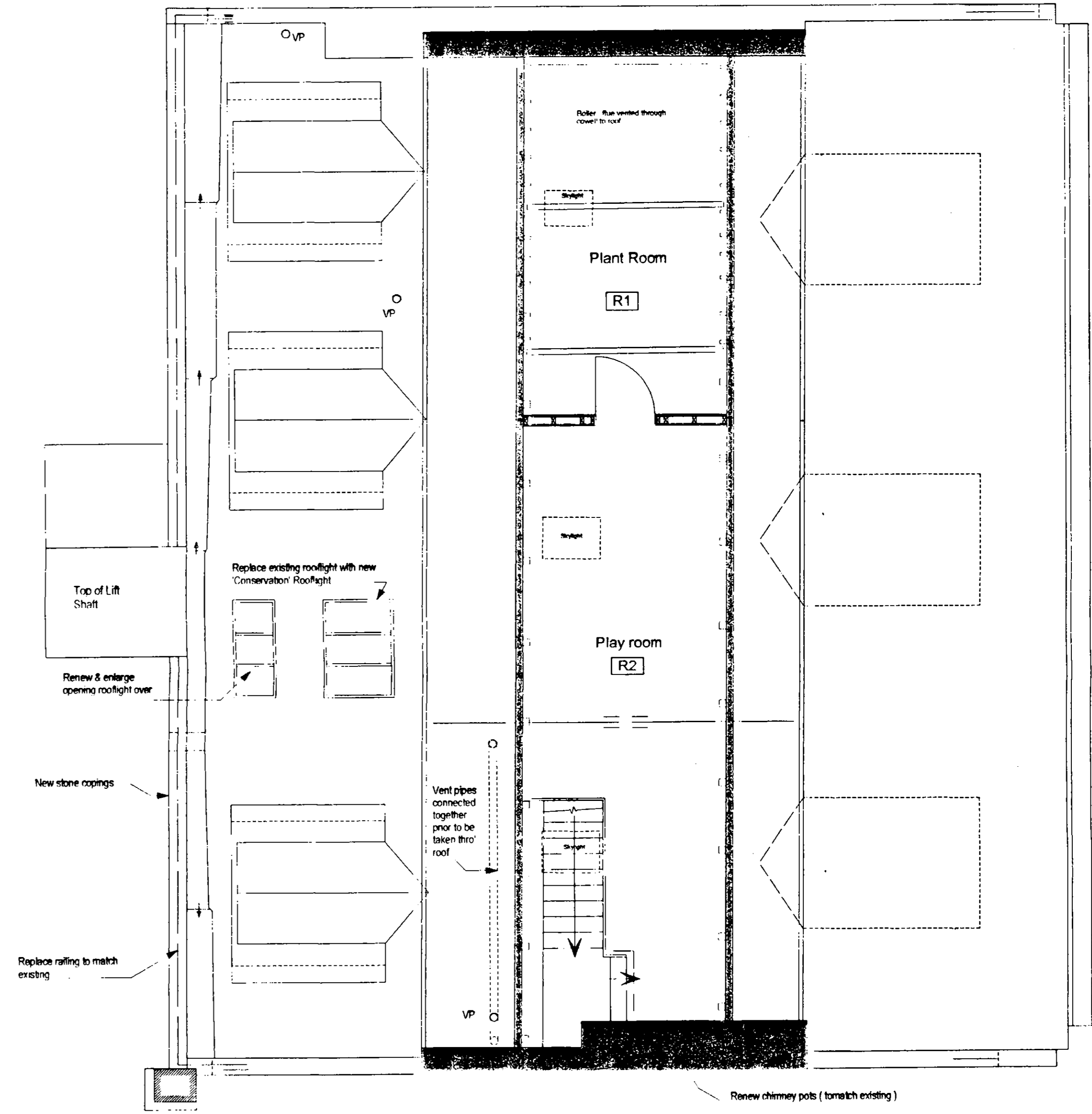
Nigel Upchurch Associates  
 4 Leathers Square, Vauxhall Walk, London SE11 5EF  
 Tel 020 7820 0095 Fax 020 7820 1400

Project: Old Swan House  
 Drawing title: Proposed Rear elevation  
 Draw No: 2326/18 B  
 Scale: 1:50 Date: Aug 2003



ROOF PLAN

Ventilation at bottom of tiles provided with 'Glidevale' FV250 continuous (see drg No 12) vents (Subject to confirmation on site following inspection)



ATTIC PLAN

EX	HDC	FP	CAC	AD	CU	AO
DIN						AK
N	C	SW	SE	APP	O	REC
ARB	FR	APP	O	REC	DES	RES
R.B. 10 DEC 2003						
K.C. 10 DEC 2003						
PLANNING						

NOTES

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All dimensions to be checked on site

**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London SE11 5FF  
 Tel 020-7820-4000 Fax 020-7820-1400

REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03

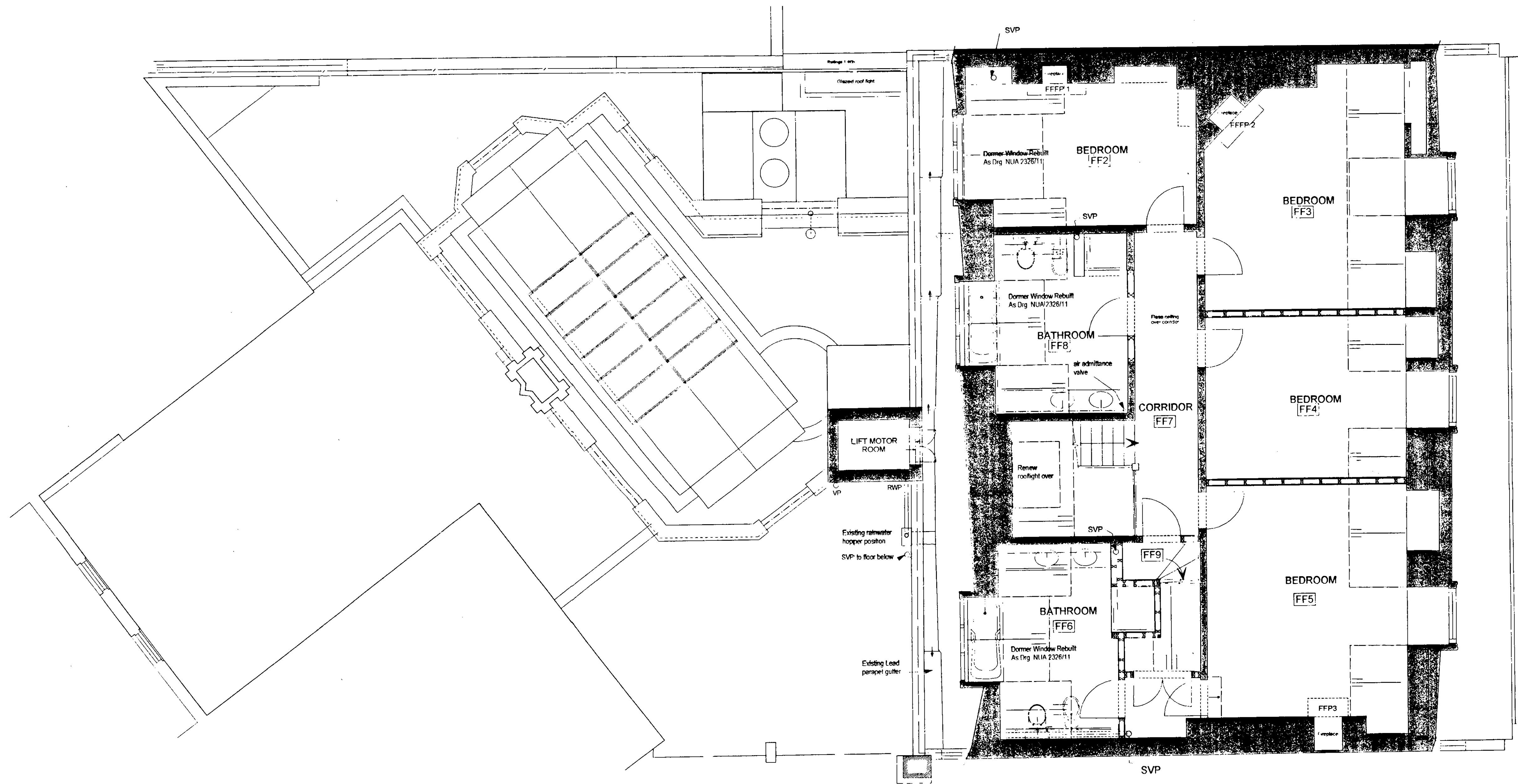
REV 'B' - Roof plan added, additional notes & references added 6-10-03

Project Old Swan House, Embankment, SW1  
 Drawing title Proposed Attic & Roof Plans  
 Dwg No 2326\_GIA\_07\_C  
 Scale 1:50 Date Aug 03

Old Swan House - Attic & Roof Plans

*file sample?*

*519 (atc)*



For Bathroom Layouts see separate Drawings

EX	HC	TP	CAC	AD	QU	AO
DIR						AR
N	C	S/L	SEC	APP	O	REC
ARB	EN	EN	EN	EN	EN	EN
<b>R.B.</b> <b>K.C.</b> <b>10 DEC 2003</b> <b>PLANNING</b>						

**NOTES**

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All dimensions to be checked on site

**Nigel Upchurch Associates**  
 1 Graphite Square, Marshall Walk, London, SE11 5FF  
 Tel: 020 7820 4000 Fax: 020 7820 1400

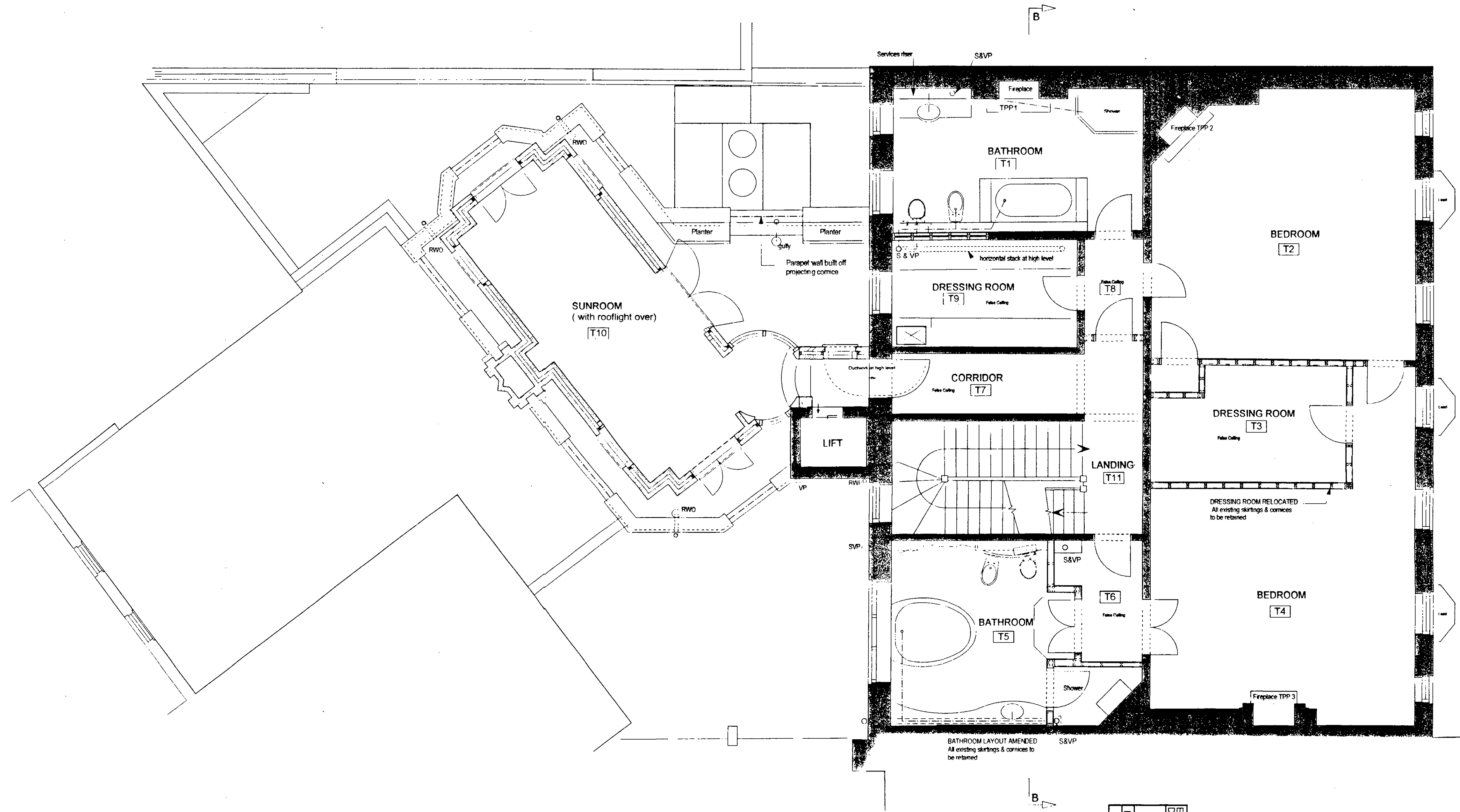
REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

Project: Old Swan House, Embankment SW3  
 Drawing title: Proposed Fourth Floor Plan  
 Dwg No: 2526 GA 06 C  
 Scale: 1:50 Date: Aug 03

# Old Swan House - Fourth Floor

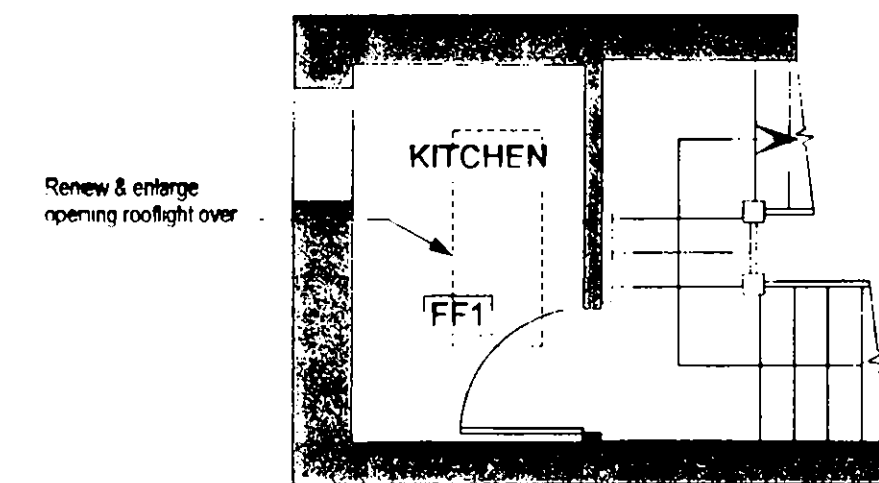
For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

419



EX	DR	HC	TP	CS	AS	CU	AO
N	C	SW	SE	AP	IC	REC	
K.C. 10 DEC 2003 PLANNING							
A.B.B. P.H.N. D.C.S. J.E.S.							

**NOTES**  
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INSET BETWEEN THIRD AND FOURTH FLOORS

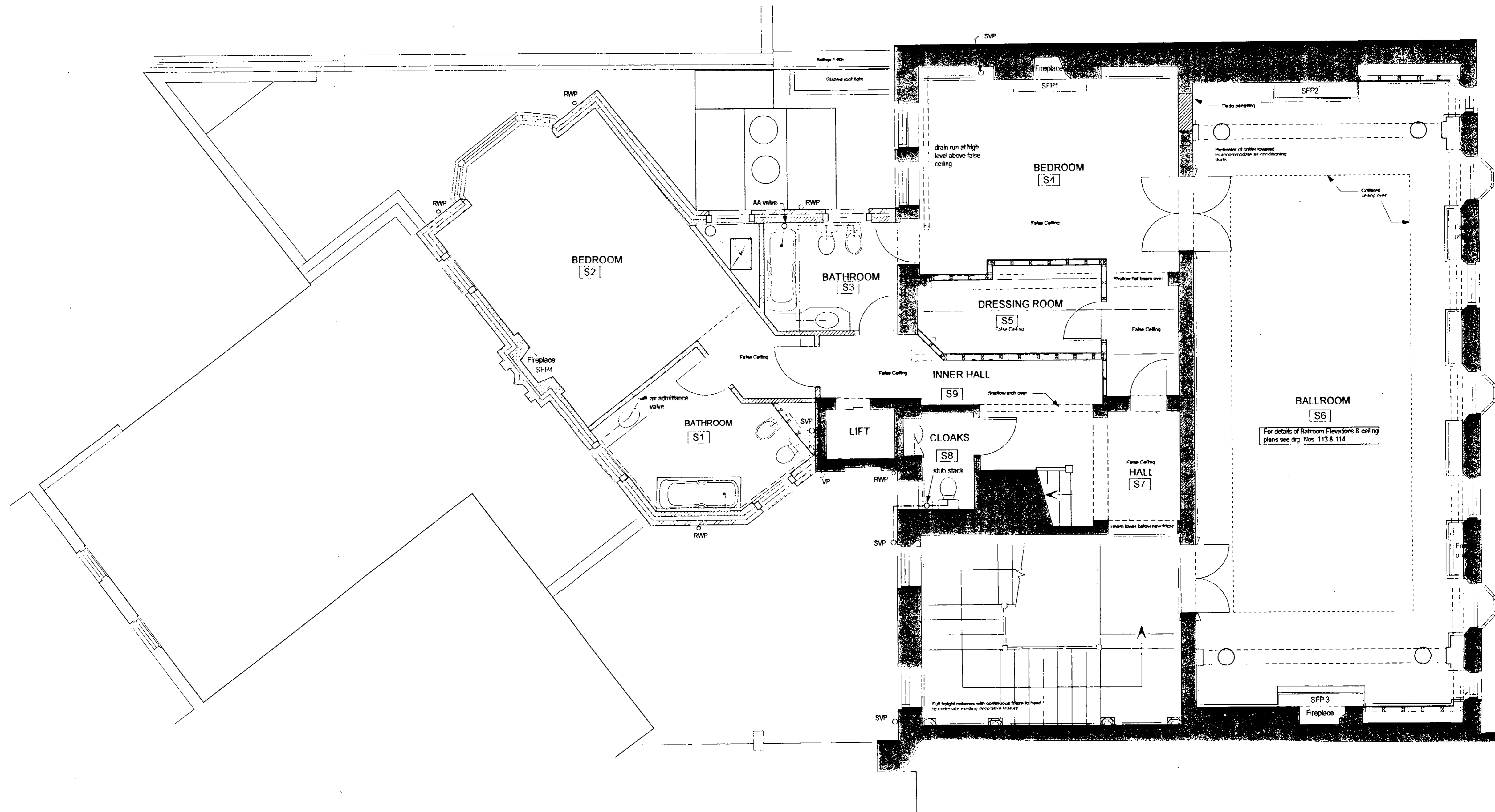
# Old Swan House - Third Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03  
 Project: Old Swan House, Embankment, SW1  
 Drawing title: Proposed Third Floor Plan  
 Dwg No: 2326/GA/05 C  
 Scale: 1:50 Date: Aug 03

*Floor Feet marks  
 January  
 fixtures shown*

314



# Old Swan House - Second Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

EX	HC	TP	GC	AD	CU	AO
DIR						
N	C	SW	SE	AP	IO	REC
			ARB	REN	DES	RES
R.B.J. K.C. 10 DEC 2003						PLANNING

**NOTES**  
Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from this drawing unless off full size details and figured dimensions are always to take preference. This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will any information be furnished from it without the authority of the Architects. This drawing is to be read as preliminary unless checked.

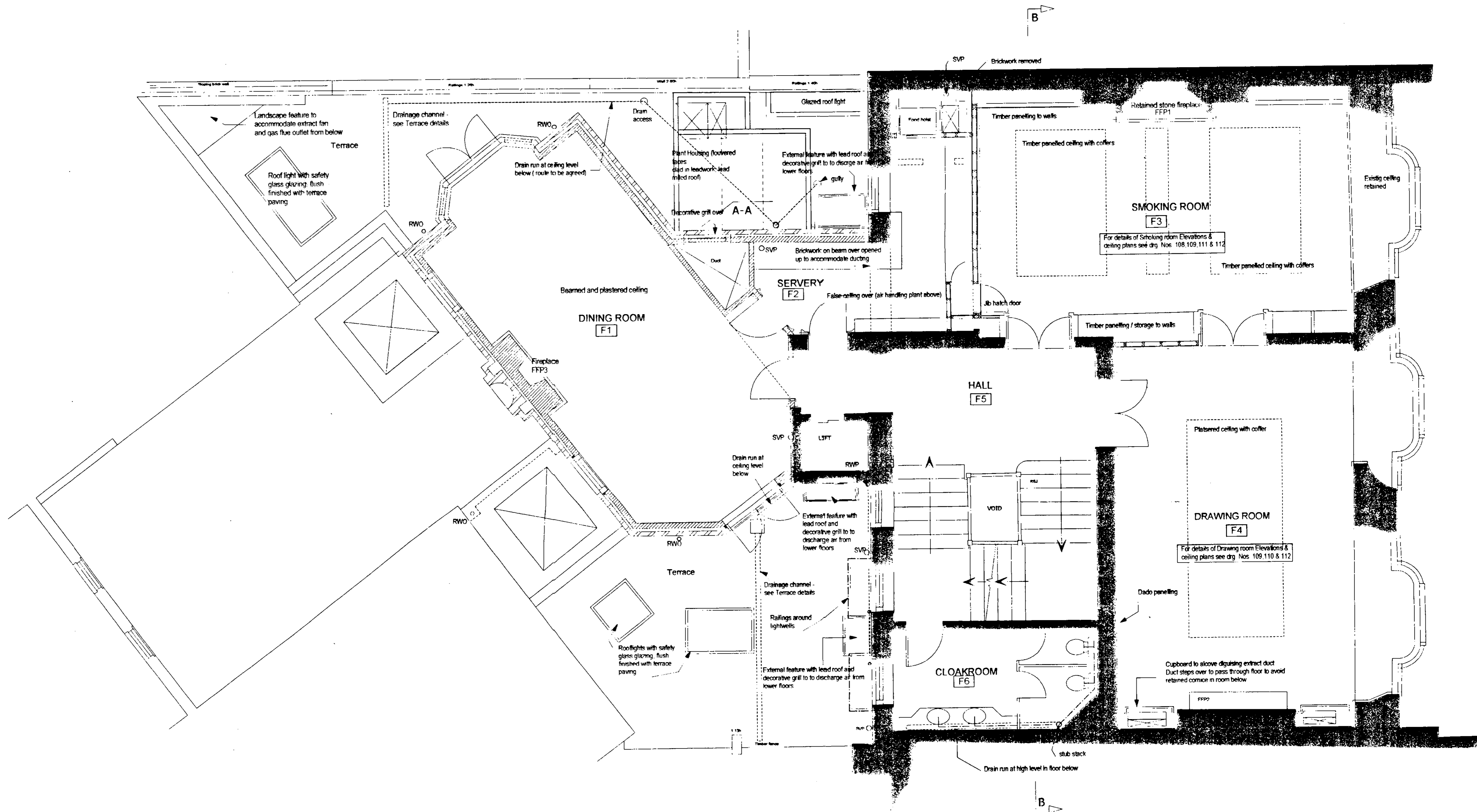
All dimensions to be checked on site

**Nigel Upchurch Associates**  
1 Graphite Square, Vauxhall Walk, London, SE11 5EP  
Tel: 020-7820-0000 Fax: 020-7820-1400

REV 'C' - Minor amendments following site meeting on 7.10.03 8.10.03  
REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6.10.03

Project: Old Swan House, Embankment, SW3  
Drawing title: Proposed Second Floor Plan  
Dwg No: 2326 GA 04 C  
Scale: 1:50 Date: Aug 03

*drawing of column pattern*  
*retail*  
*2nd*



EXR	DIR	HDC	PP	CAC	AD	CU	AD
N	C	SW	SET	APP	IC	REC	
ARB	EN	DES	RES				

R.B. K.C.  
10 DEC 2003  
PLANNING

**NOTES**  
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All dimensions to be checked on site

**Nigel Upchurch Associates**  
1 Grosvenor Square, Vauxhall Walk, London SE11 5EF  
Tel 020-7820-0000 Fax 020-7820-1400

REV 'B' - Minor amendments following site meeting on 7-10-03 8-10-03  
REV 'C' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

Project: Old Swan House, Fimbankment, SW13  
Drawing title: Proposed First Floor Plan  
Dwg No: 2/26 GA '03 C  
Scale: 1:50 Date: Aug 03

*roof (plst detail?)  
plant housing  
pump actual sample?*

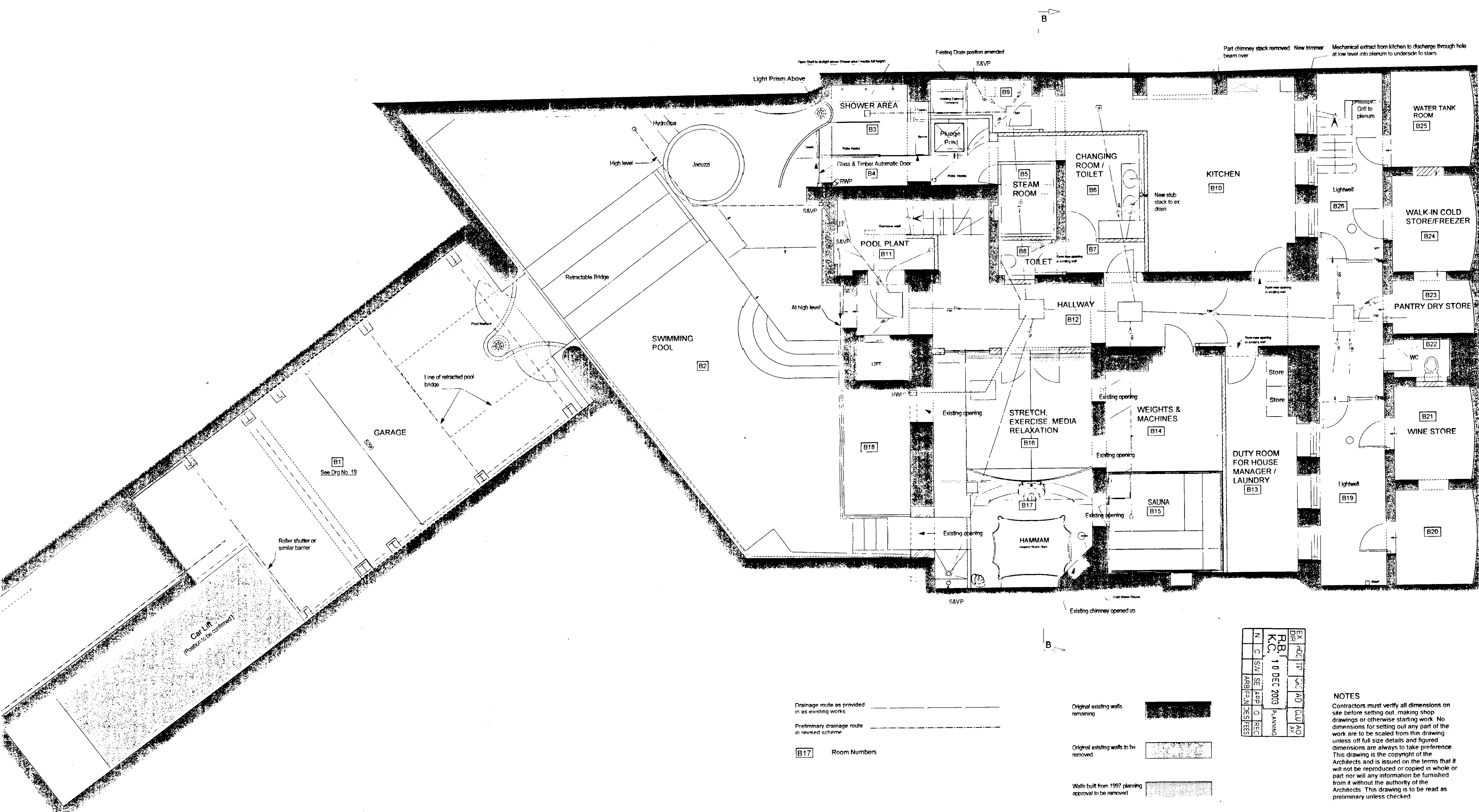
*ambrose  
New staircase kitchen  
150*

# Old Swan House - First Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings







Drainage route as provided in as-existing works  
 Preliminary drainage route in revised scheme

B17 Room Numbers

Original existing walls remaining  
 Original existing walls to be removed  
 Walls built from 1997 planning approval to be removed

EX	DIR	AD	TP	AD	AD	AD	AD	AD	AD
N	C	SW	SE	JAP	O	REC	ARB	PAN	DES
R.B.J. K.C. 10 DEC 2003 PLANNING									

**NOTES**  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from this drawing unless off full size details and figured dimensions are always to take preference. This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will any information be furnished from it without the authority of the Architects. This drawing is to be read as preliminary unless checked.

# Old Swan House - Lower Ground Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

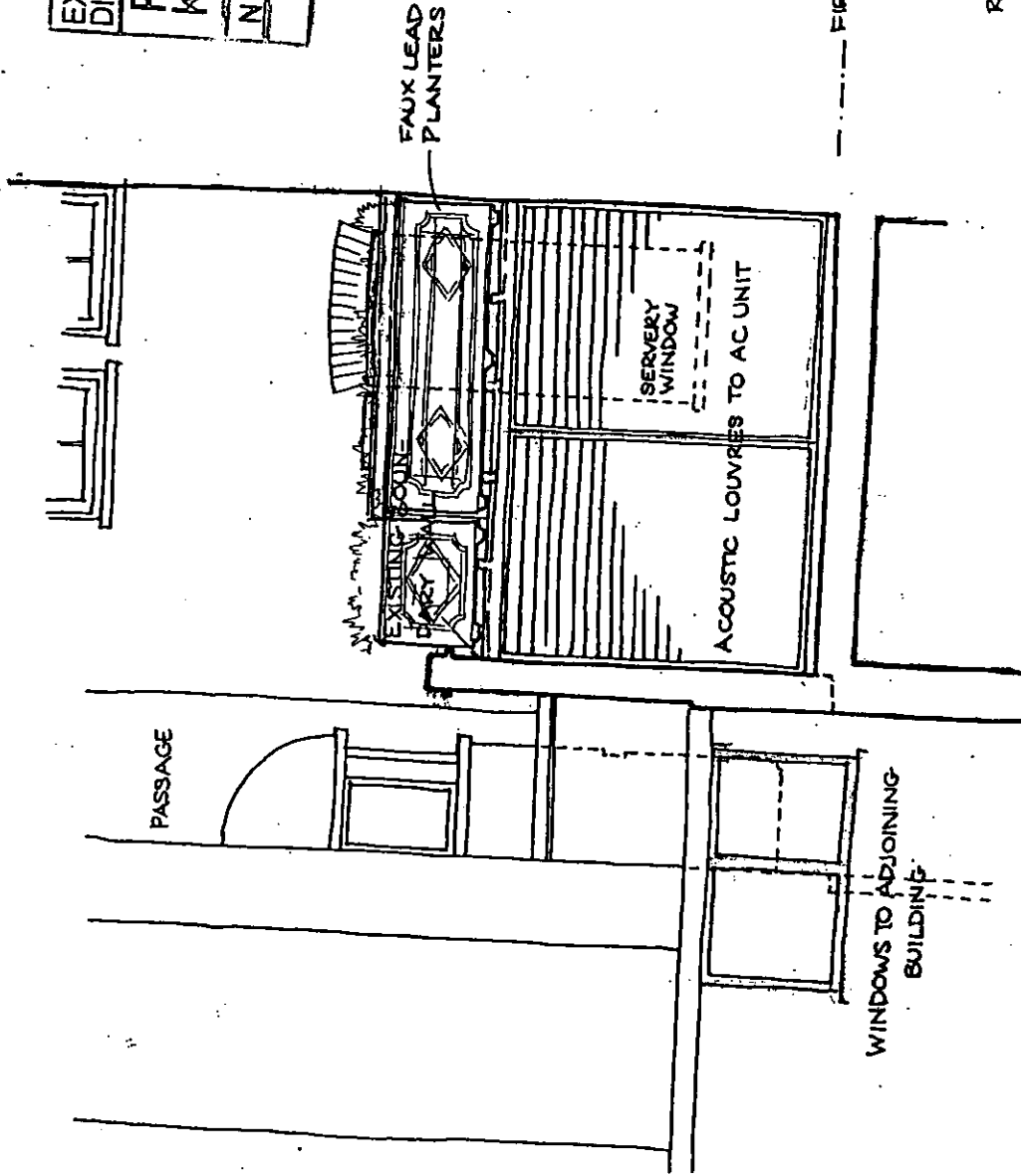
REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

**Nigel Upchurch Associates**  
 4 Graphite Square, Vauxhall Walk, London, SE11 5FF  
 Tel: 020 7820 0000 Fax: 020 7820 1400

Project: Old Swan House, Embankment, SW3  
 Drawing title: Proposed Lower Ground Floor Plan  
 Dwg No: 2326 GA 01 C  
 Scale: 1:50 Date: Aug 03

LF

EX DIR	HDC TP	CAC AD	CLU	AO AK
R.B. K.C.		10 DEC 2003		
PLANNING				
N	C	SW	SE	APP IO
		ARB	FPLN	DES FEES

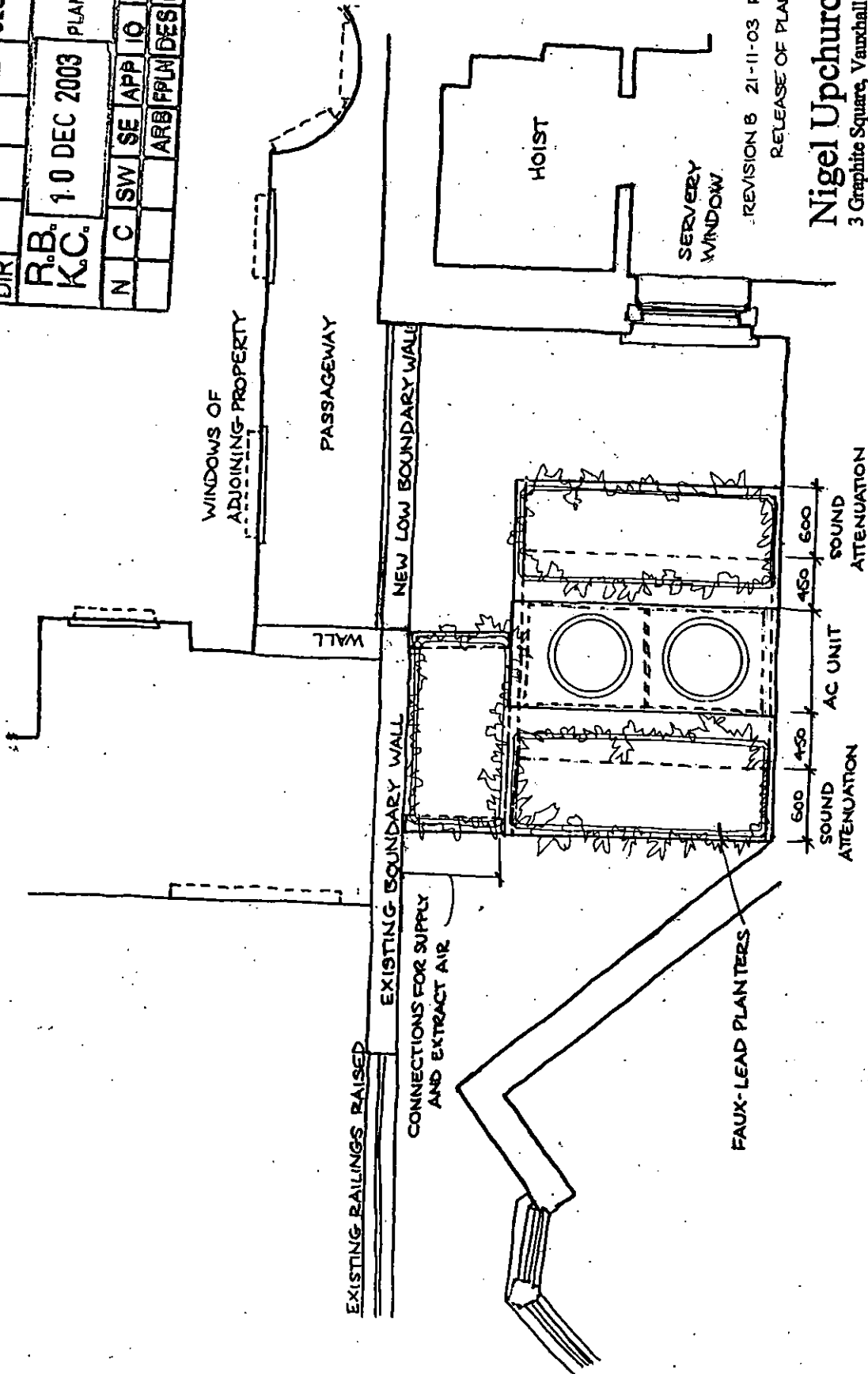


REVISION B 21-11-03 REVISED FOR PURPOSE OF  
RELEASE OF PLANNING CONDITIONS.

**Nigel Upchurch Associates**  
3 Graphite Square, Vaurchall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

Project: OLD SWAN HOUSE  
Drawing title: AC UNIT AT REAR, FIRST FLOOR  
VERSION III  
Dwg. No. (Sx) 2326/SK 46 B  
Scale 1:50 Date SEPT 2003

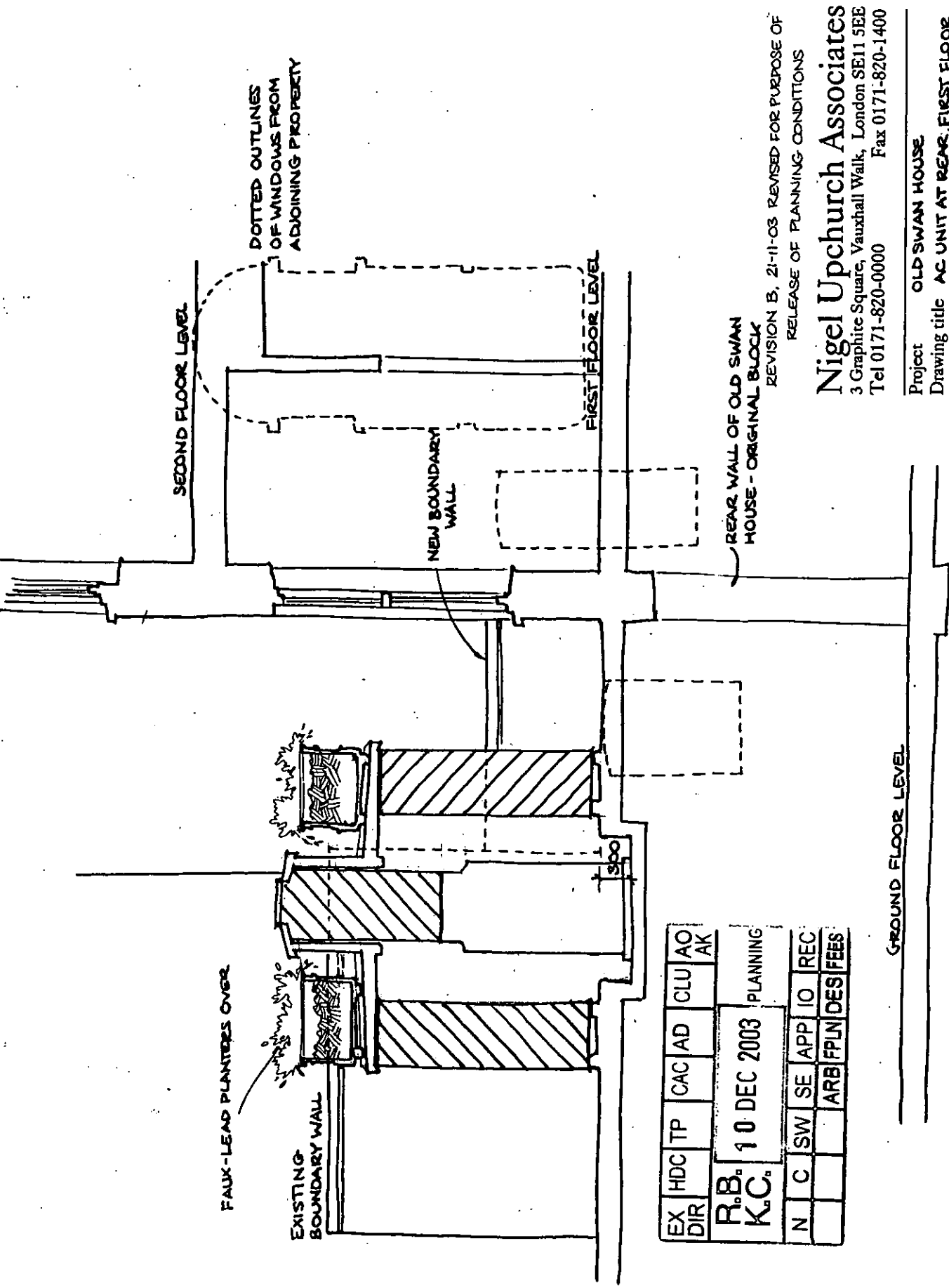
EX DIR	HDC TP	CAC AD	CLU AO	AK
R.B. K.C.		1.0 DEC 2003		PLANNING
N	C	SW	SE	APP
				IO
		ARB	FFM	DES
				FEE



REVISION B 21-11-03 REVISED FOR PURPOSE OF  
RELEASE OF PLANNING CONDITIONS

**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

Project: **OLD SUWAN HOUSE**  
Drawing title: **AC UNIT AT REAR, FIRST FLOOR**  
PLAN: **VERSION III**  
Dwg. No. (SK): **2326/SK 44 B**  
Scale: **1:50** Date: **SEPT 2003**



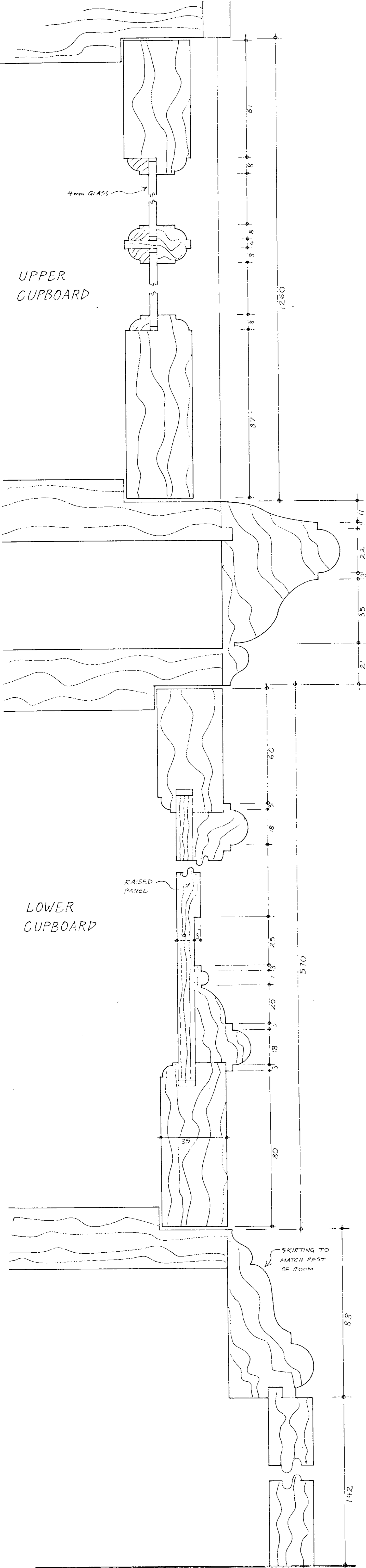
REVISION B, 21-11-03 REVISED FOR PURPOSE OF  
RELEASE OF PLANNING CONDITIONS

**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 0171-820-0000 Fax 0171-820-1400

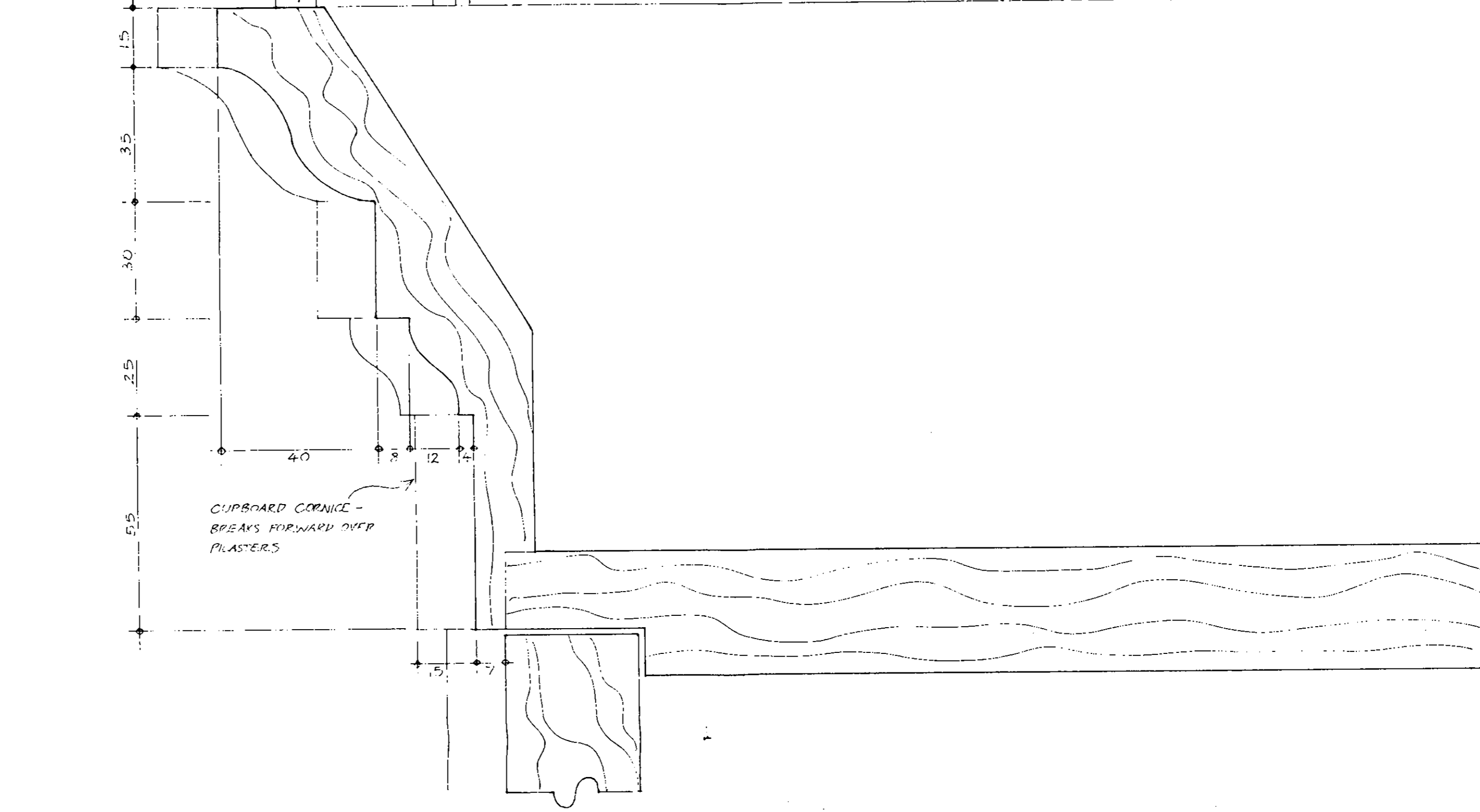
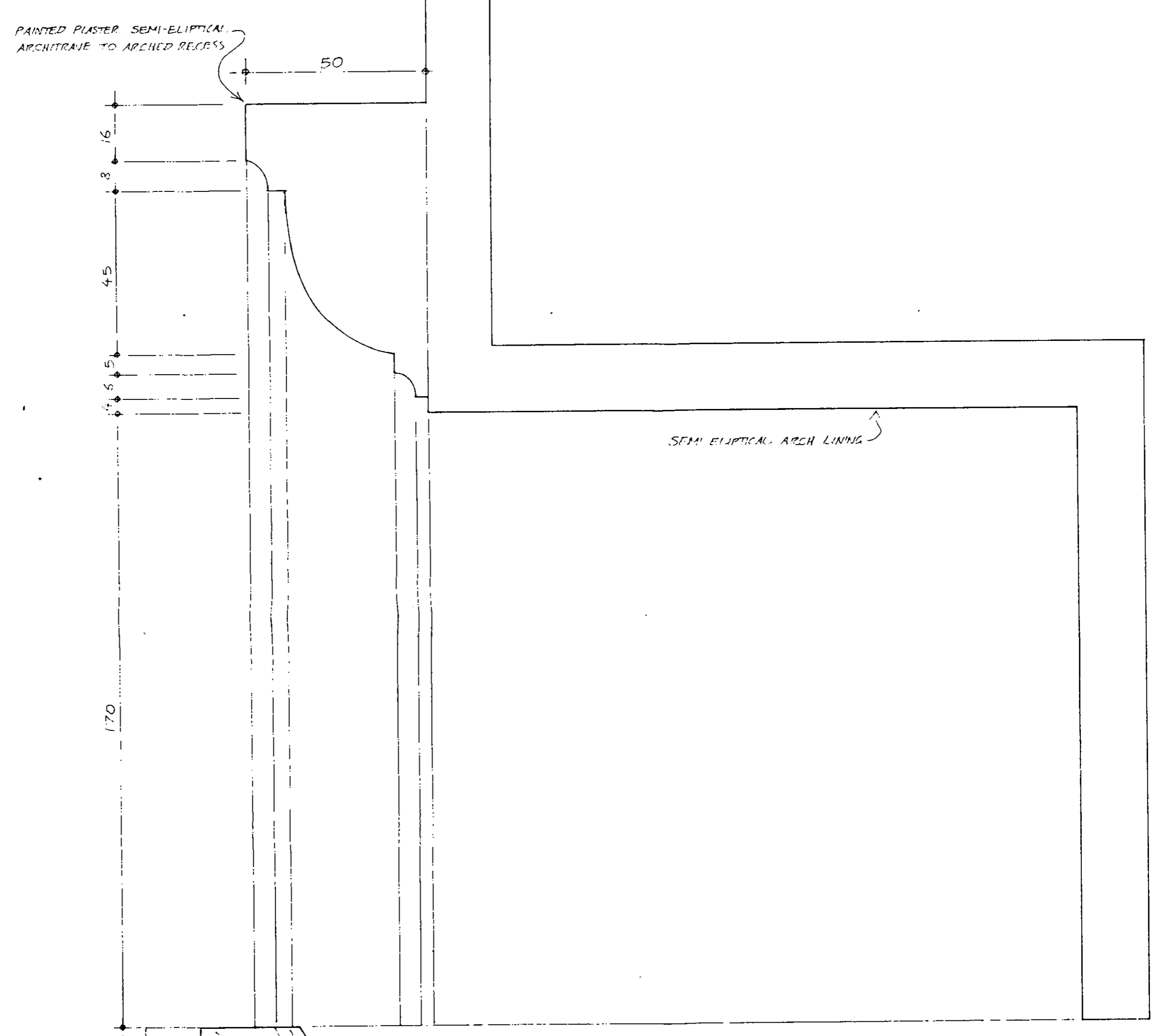
Project **OLD SWAN HOUSE**  
Drawing title **AC UNIT AT REAR, FIRST FLOOR**  
SECTION **VERSION III**  
Dwg. NO. (SK) **2326/SK 45 B**  
Scale **1:50** Date **SEPT 2003**

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B. K.C.		10 DEC 2003		PLANNING			
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

GROUND FLOOR LEVEL

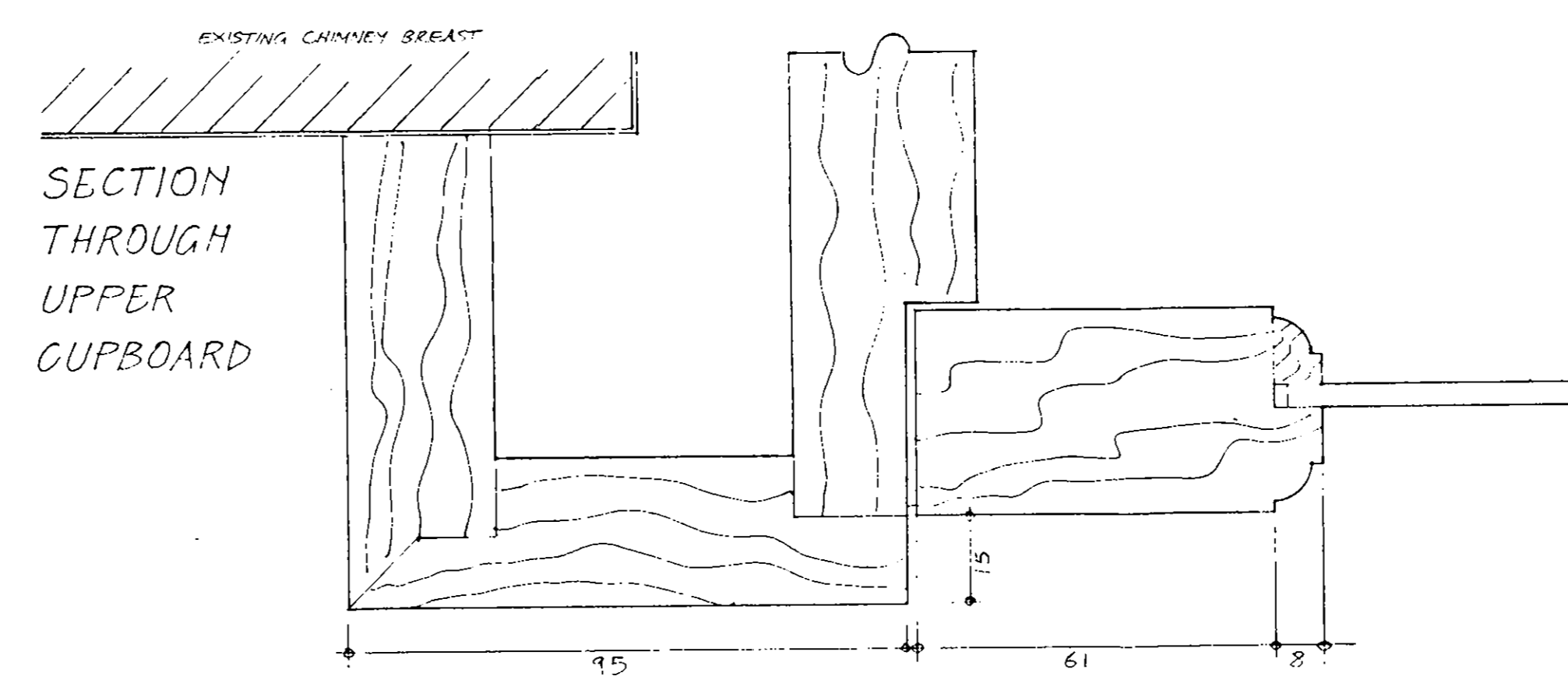


SECTION THROUGH  
ARCHED HEAD TO  
CUPBOARDS



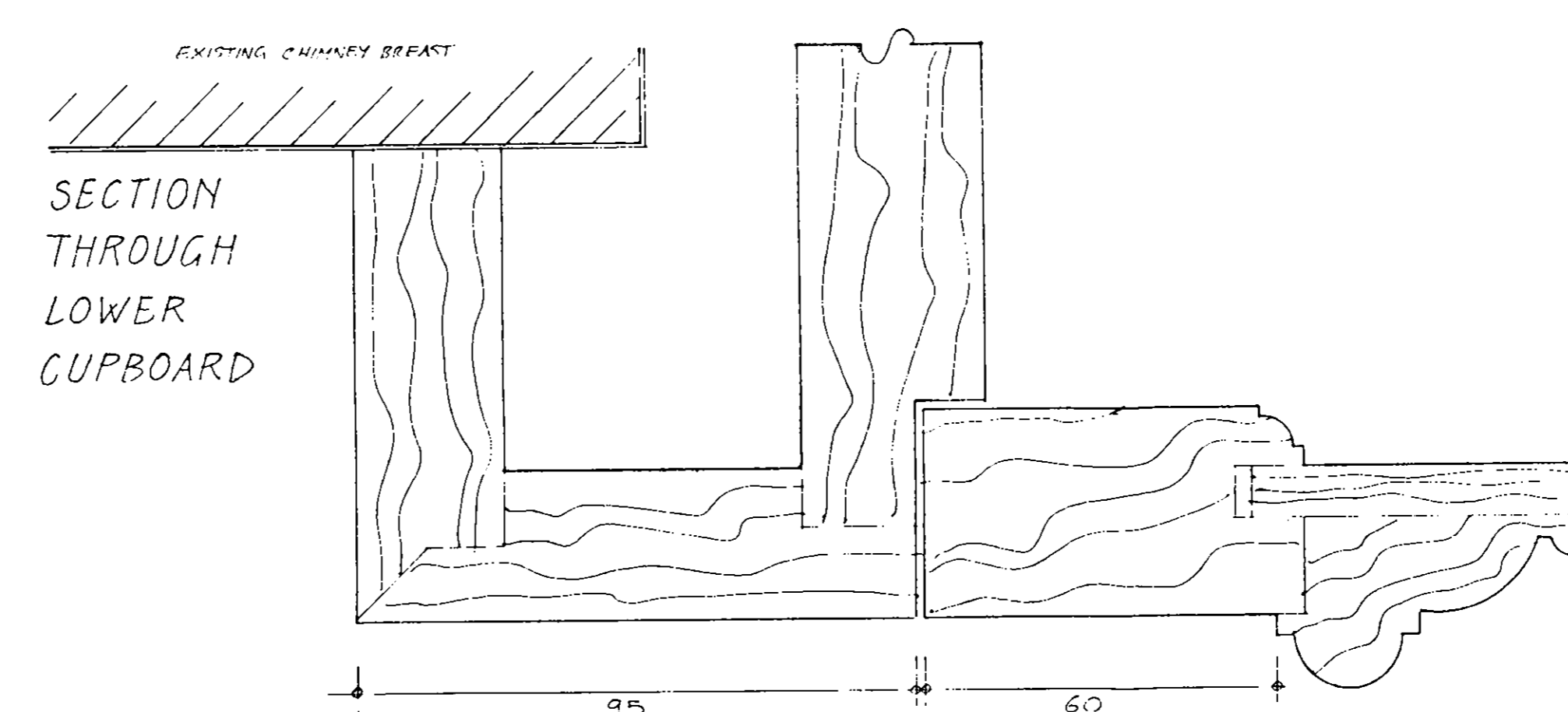
EXISTING CHIMNEY BREAST

SECTION  
THROUGH  
UPPER  
CUPBOARD



EXISTING CHIMNEY BREAST

SECTION  
THROUGH  
LOWER  
CUPBOARD



EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
				ARR	REP	DES	CEFF

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLASTERING CONDITIONS

Notes:

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No dimensions for setting out any part of the work are to be scaled from the drawing unless off full sized details and in this case figured dimensions are always to take preference.

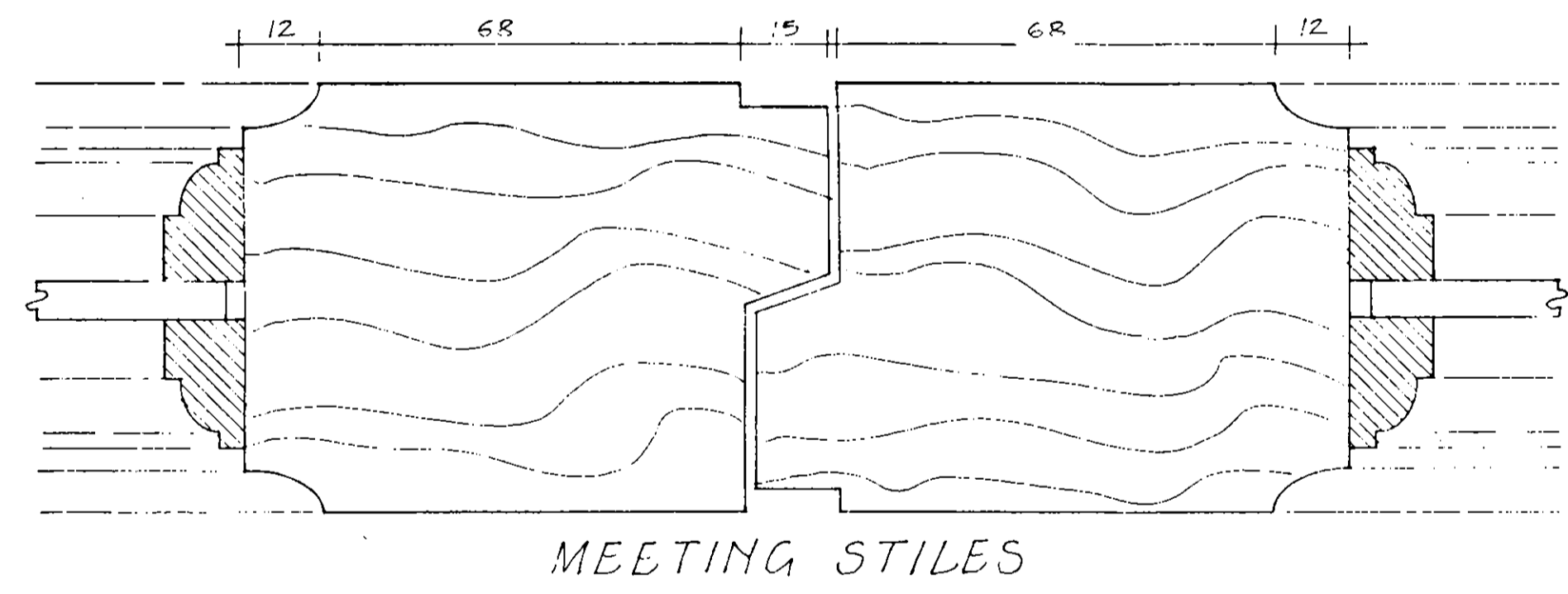
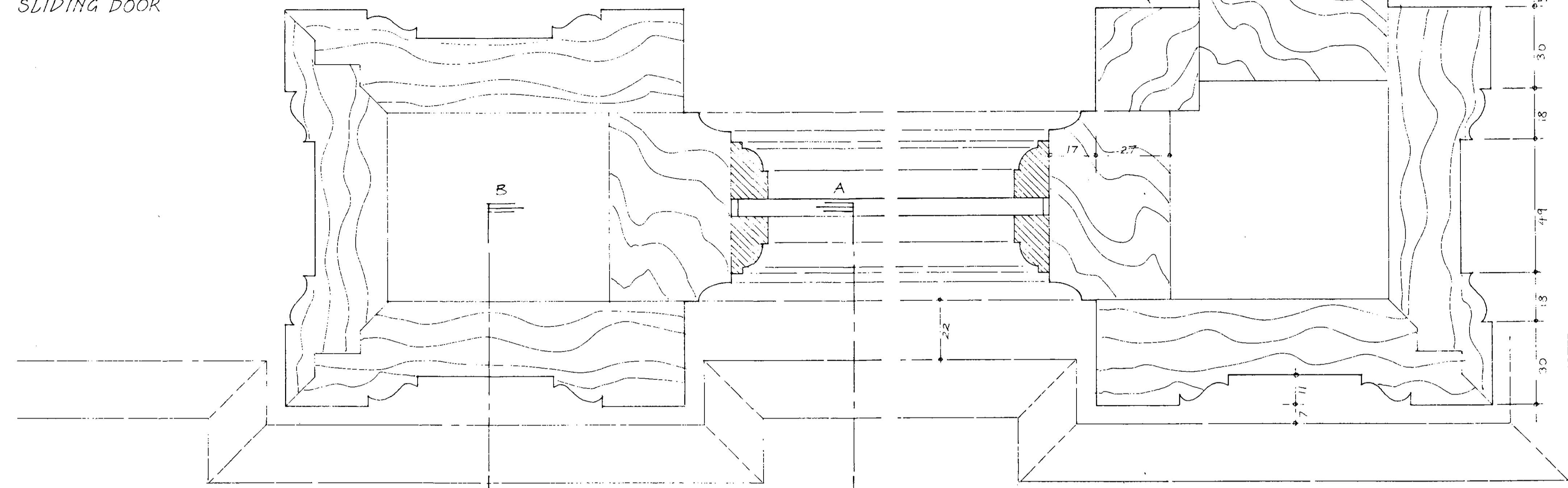
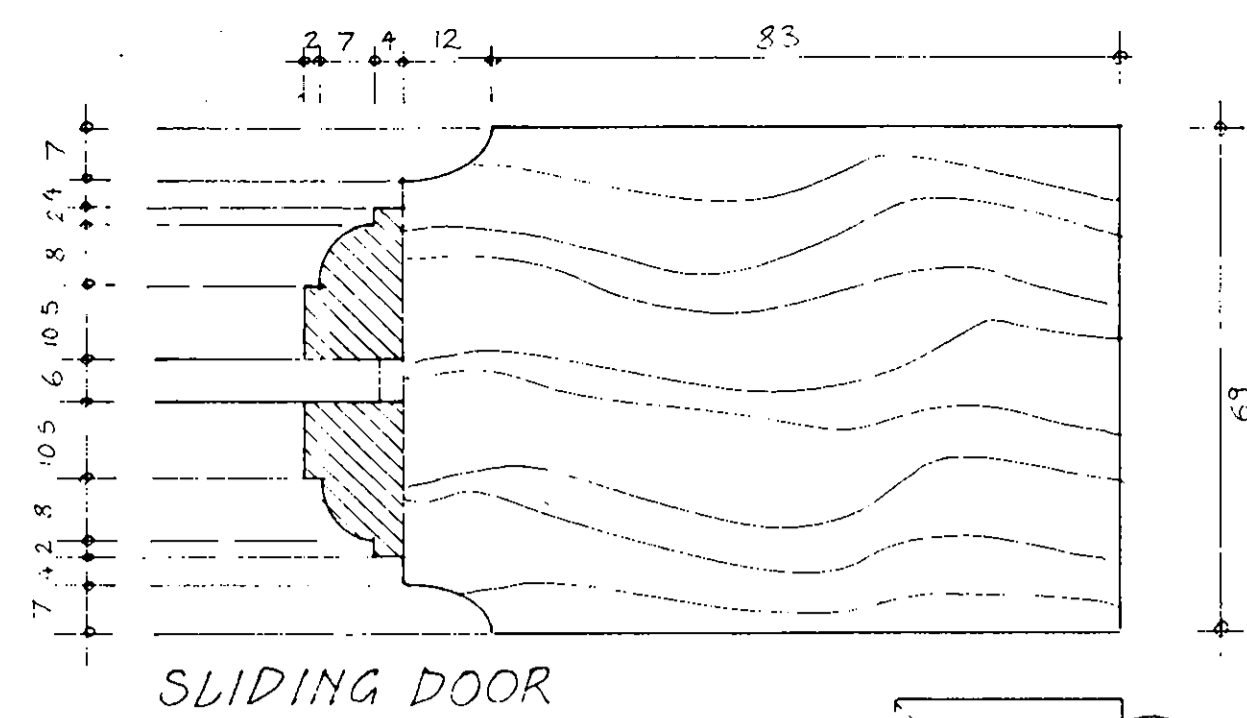
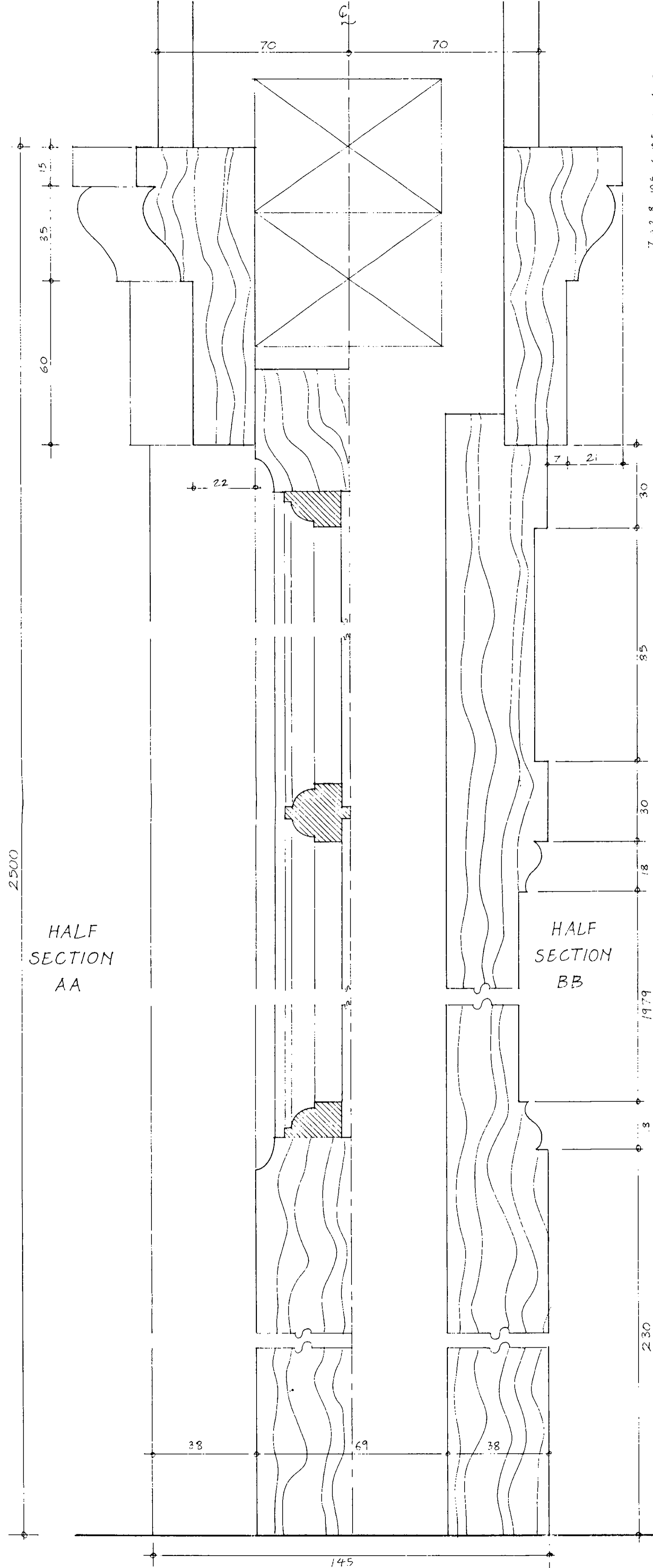
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**Nigel Upchurch Associates**  
 3 Grogg Lane, Vauxhall Walk, London SE11 5EF  
 Tel 020 7820 0090 Fax 020 7820 1400

Project: Old Swan House  
 Drawing title: Entrance Hall Cupboard details  
 Date No: 23/6/03 123 B  
 Scale: 1:1 Date: Oct 2003



6MM TOUGHENED GLASS  
BRONZE GLAZING BARS  
POLISHED HARDWOOD PILASTER

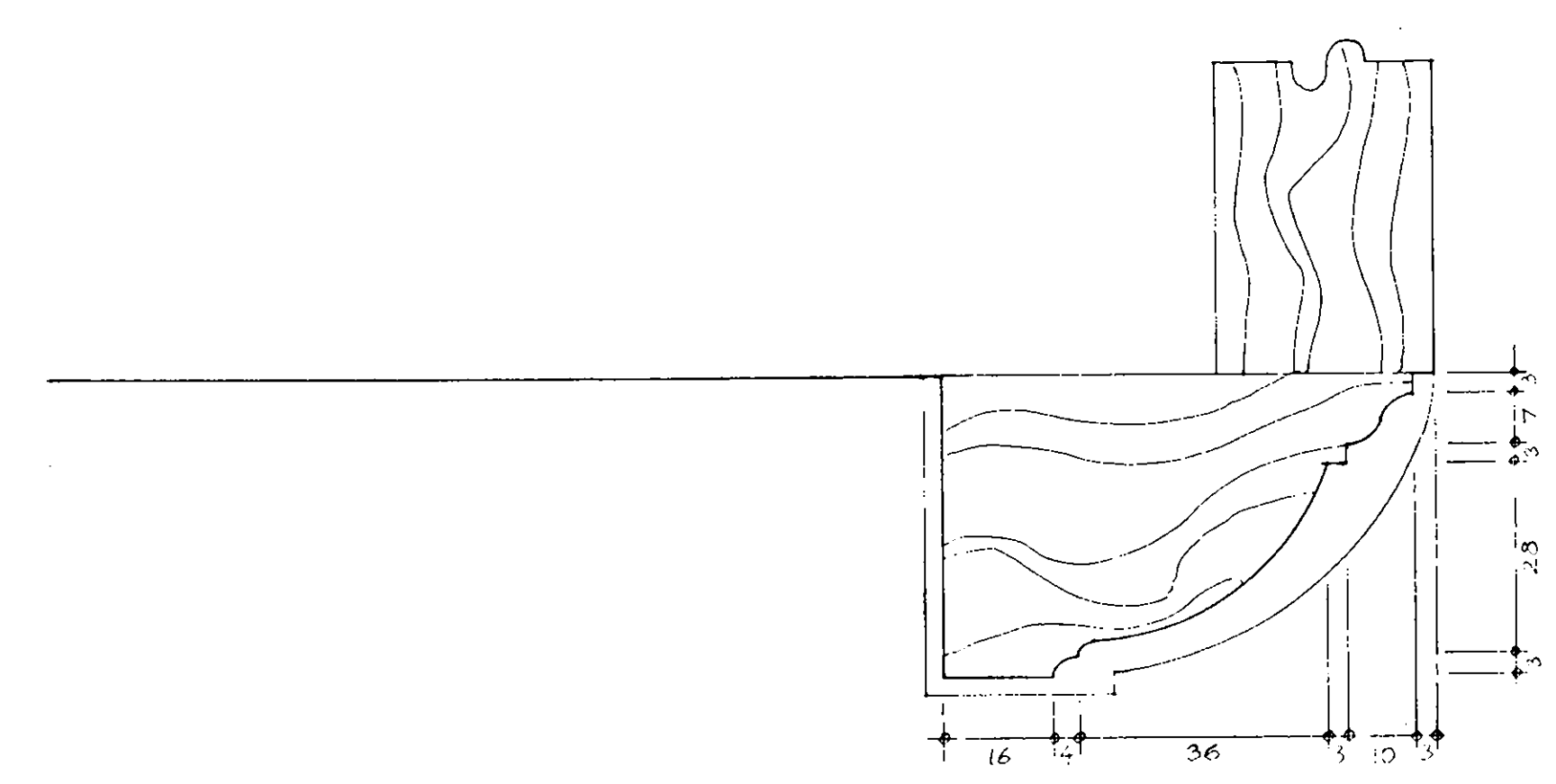
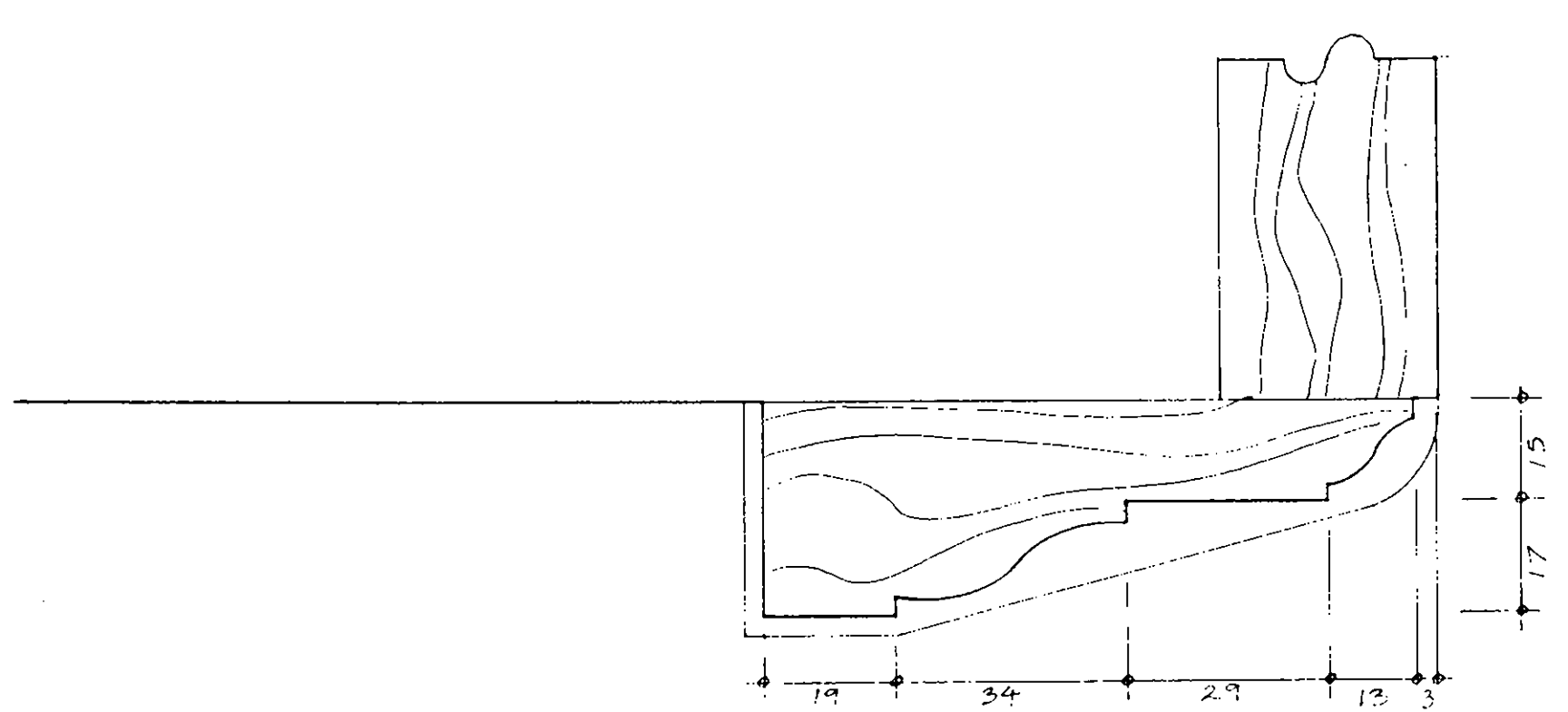
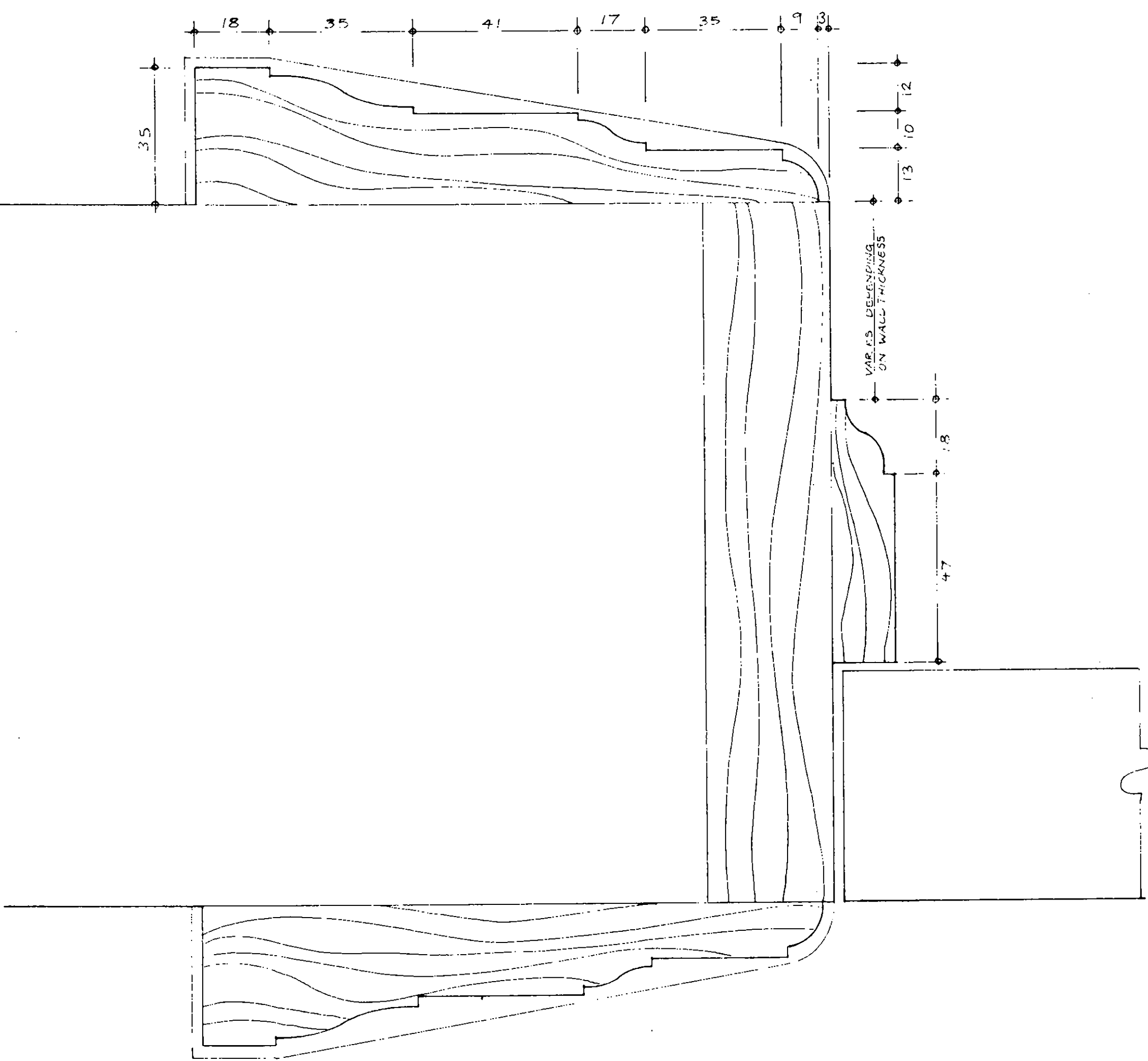
EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		10 DEC 2003		PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB	FPL	DES	FEE	

REVISION B 21-11-05 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

NOTES:  
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All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
3 Graphite Square, Vintry Walk, London SE11 5EE  
Tel 020 7820 0900 Fax 020 7820 1400

Project: Old Swan House  
Drawing title: Entrance Hall Glazed screen details  
Dwg. No: 2326/122/B  
Scale: 1:1 Date: Oct 2003



EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.						
K.C.	10 DEC 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FP	NDES	FEES

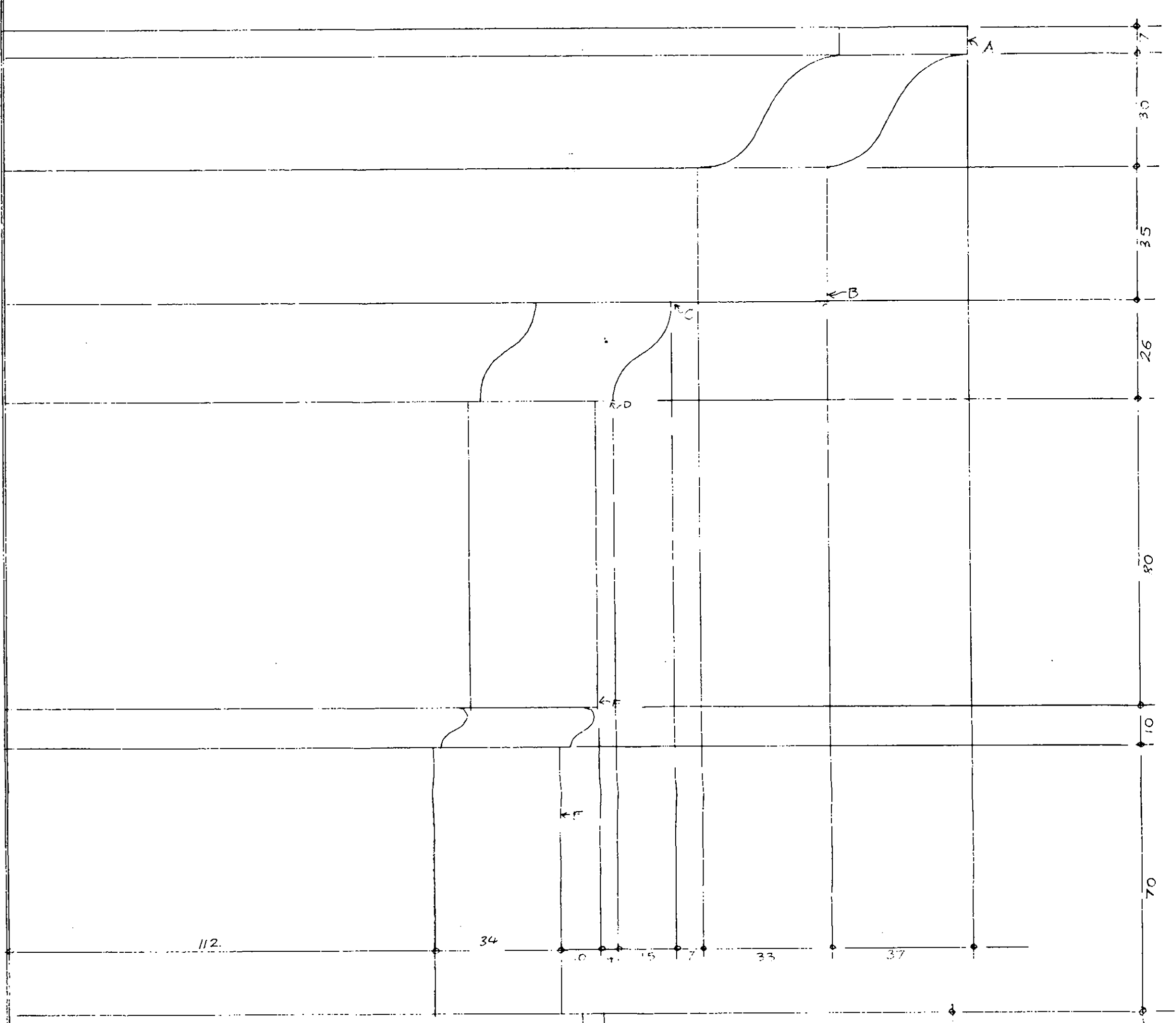
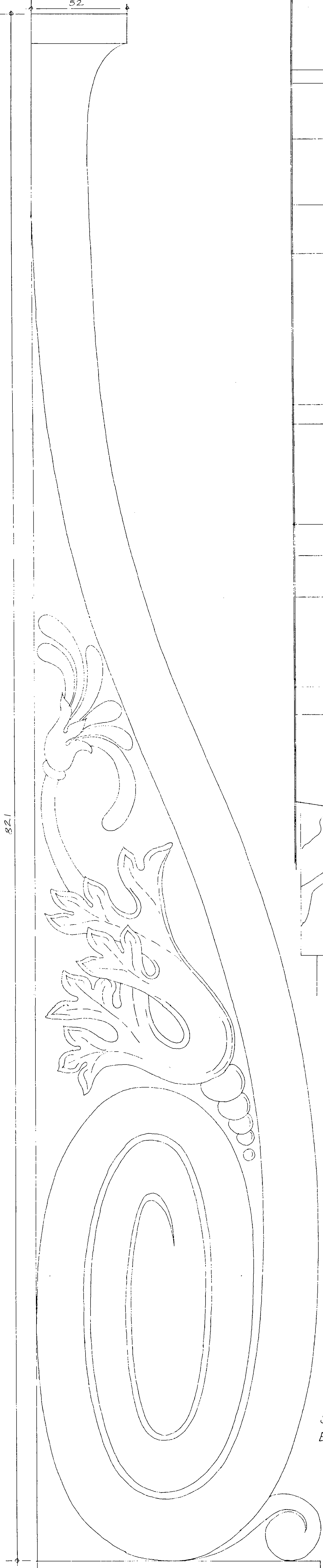
REVISION B: 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

Notes:

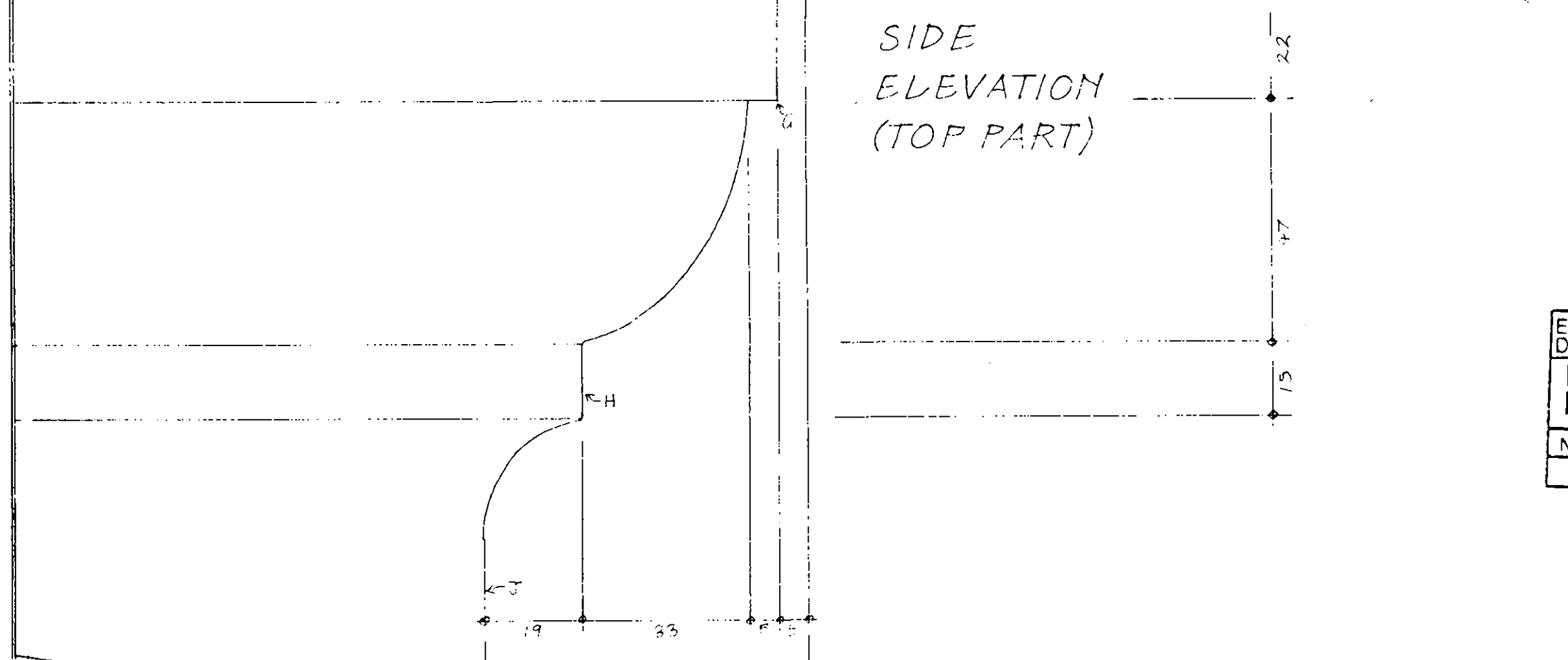
Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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**Nigel Upchurch Associates**  
 3 Goshute Square, Vauxhall Walk, London SE11 5JE  
 Tel: 020 7520 0000 Fax: 020 7520 1400

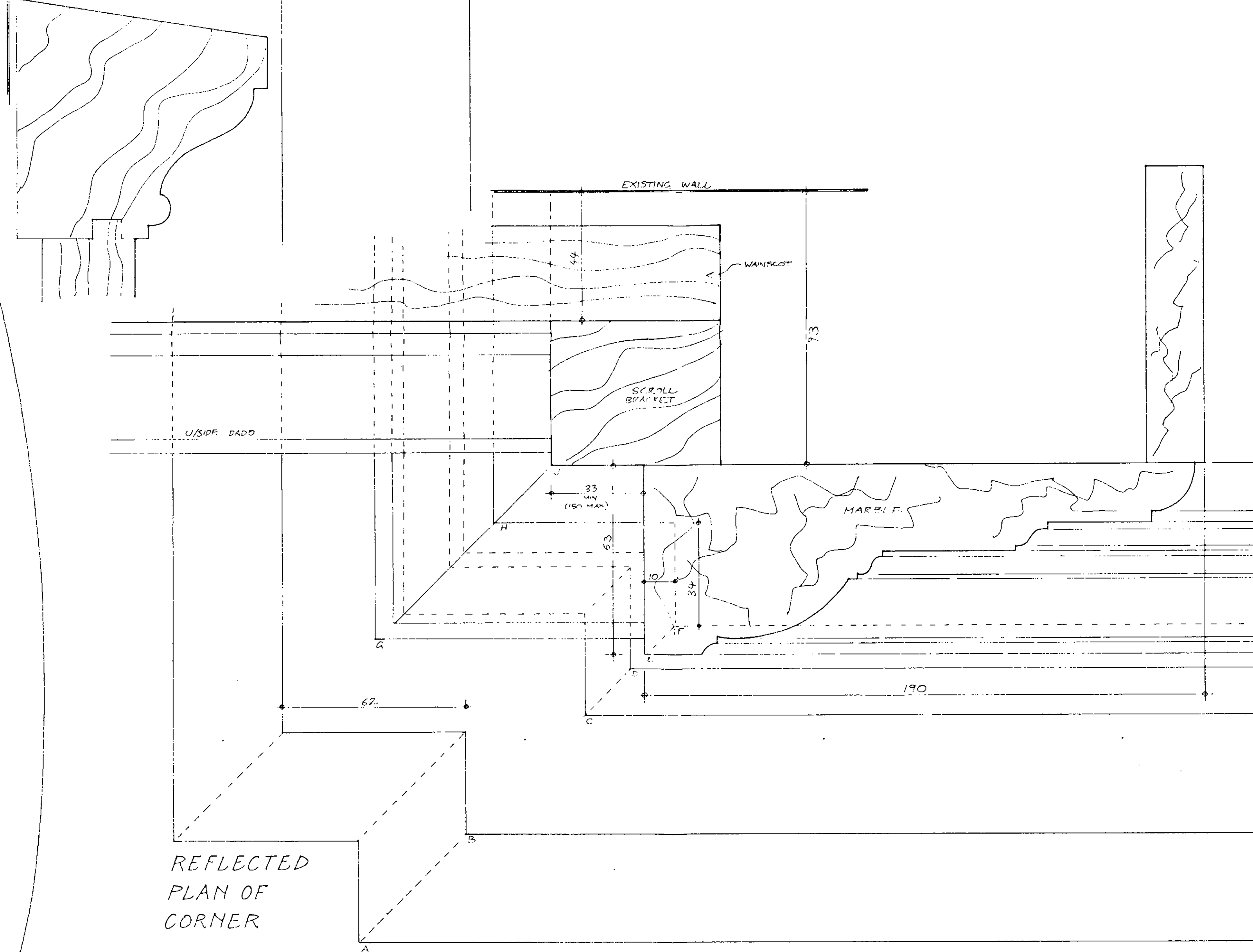
Project: Old Swan House  
 Drawing title: Standard Skirtings and Architraves  
 Dwg No: 2326/121 B  
 Scale: 1:1 Date: Oct 2003



SIDE  
ELEVATION  
(TOP PART)



EX DIR	HDC	TP	CAC	AD	CL	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	O	REC	
		ARB	PLN	DES	FEE		



REFLECTED  
PLAN OF  
CORNER

SCROLL  
ELEVATION

REVISION B: 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A: 17/11/01 - DIMENSIONS, ABFFP

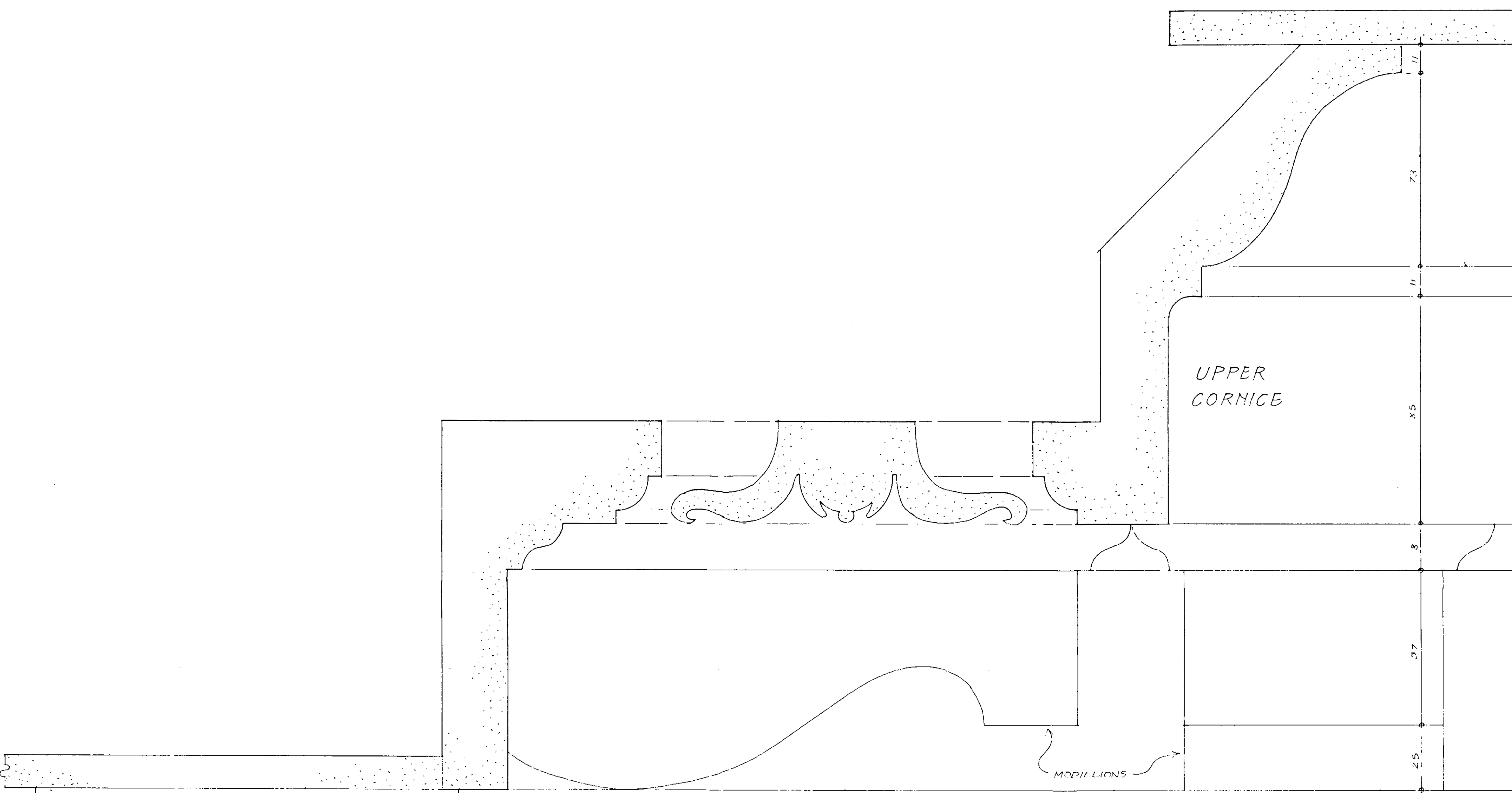
Notes:

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**Nigel Upchurch Associates**  
3 Granite Square, Aarshali Walk, London SE11 5EE  
Tel 020 7820 0000 Fax 020 7820 1400

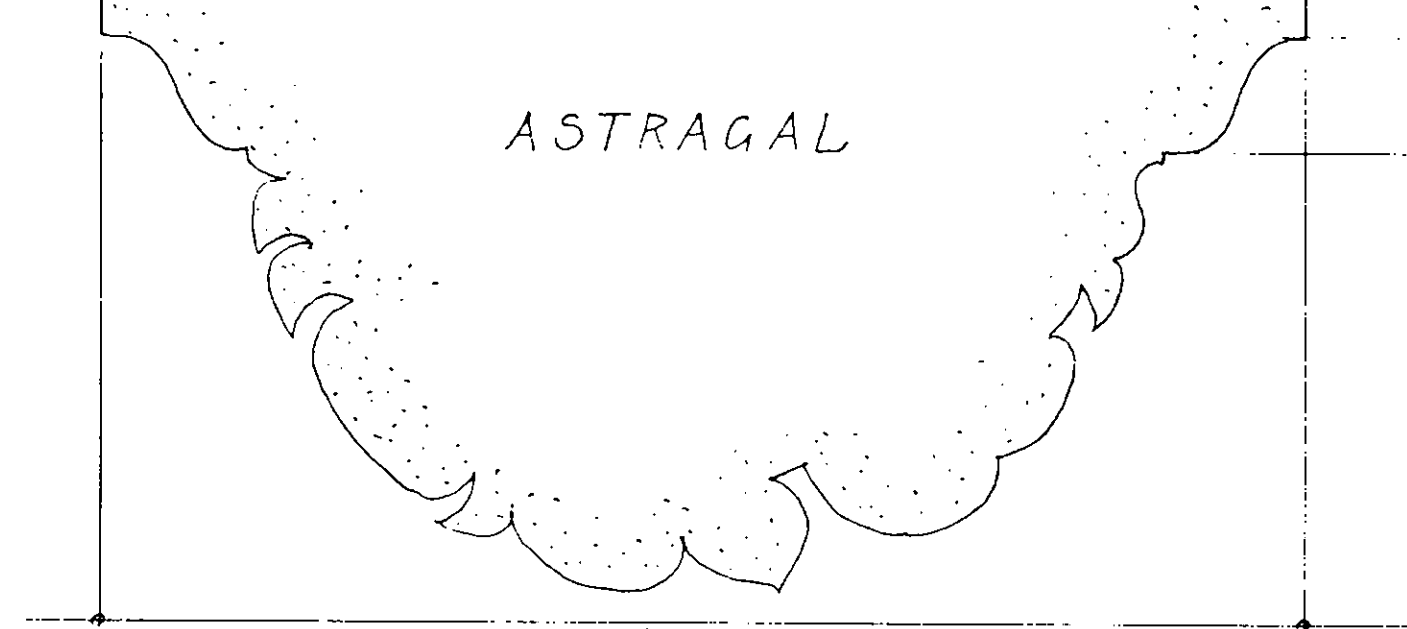
Project: Old Swan House  
Drawing title: Ballroom Details: Chimney Piece  
Dwg No: 2326/120 B  
Scale: 1:1 Date: Oct 2003



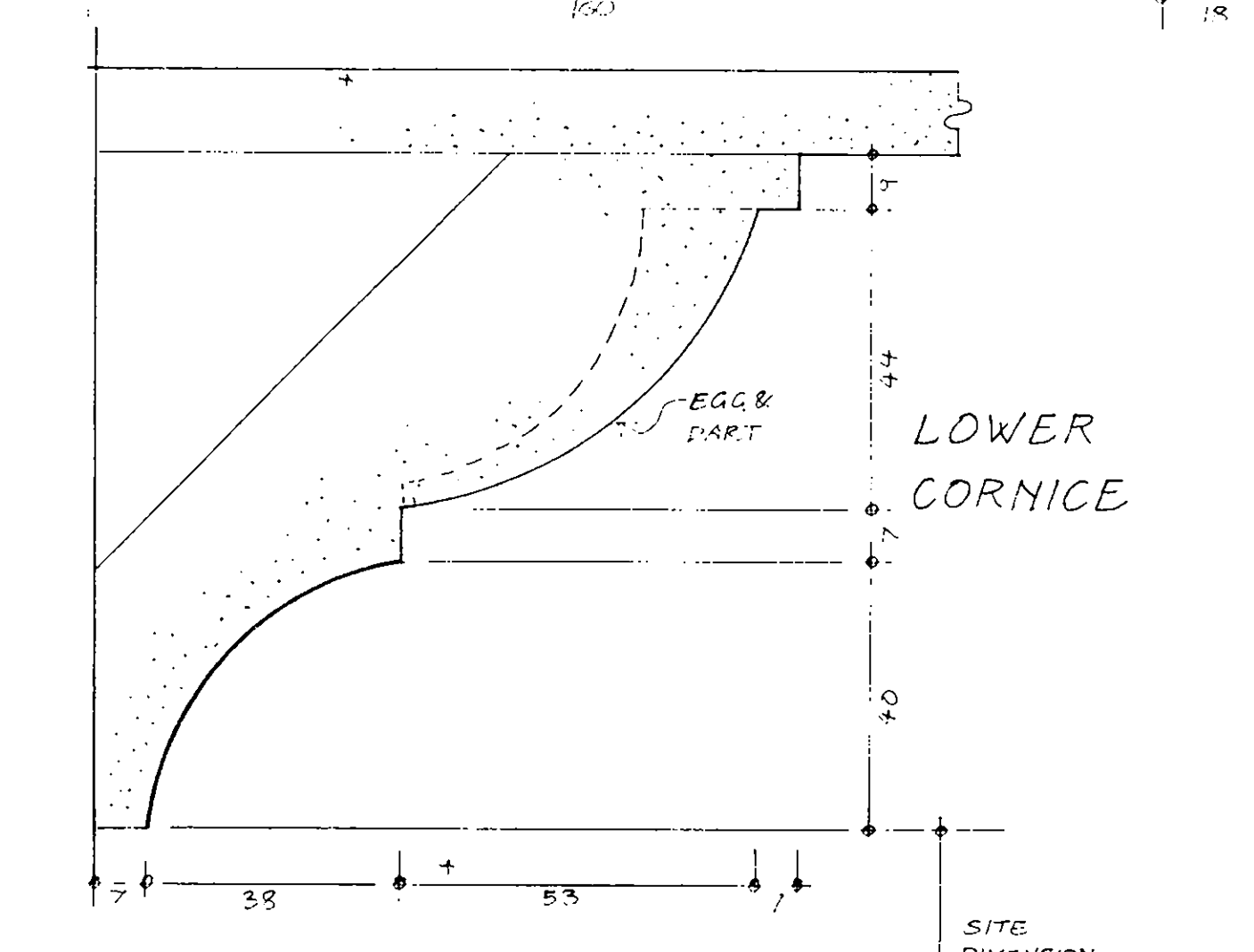


UPPER CORNICE

MODILLIONS



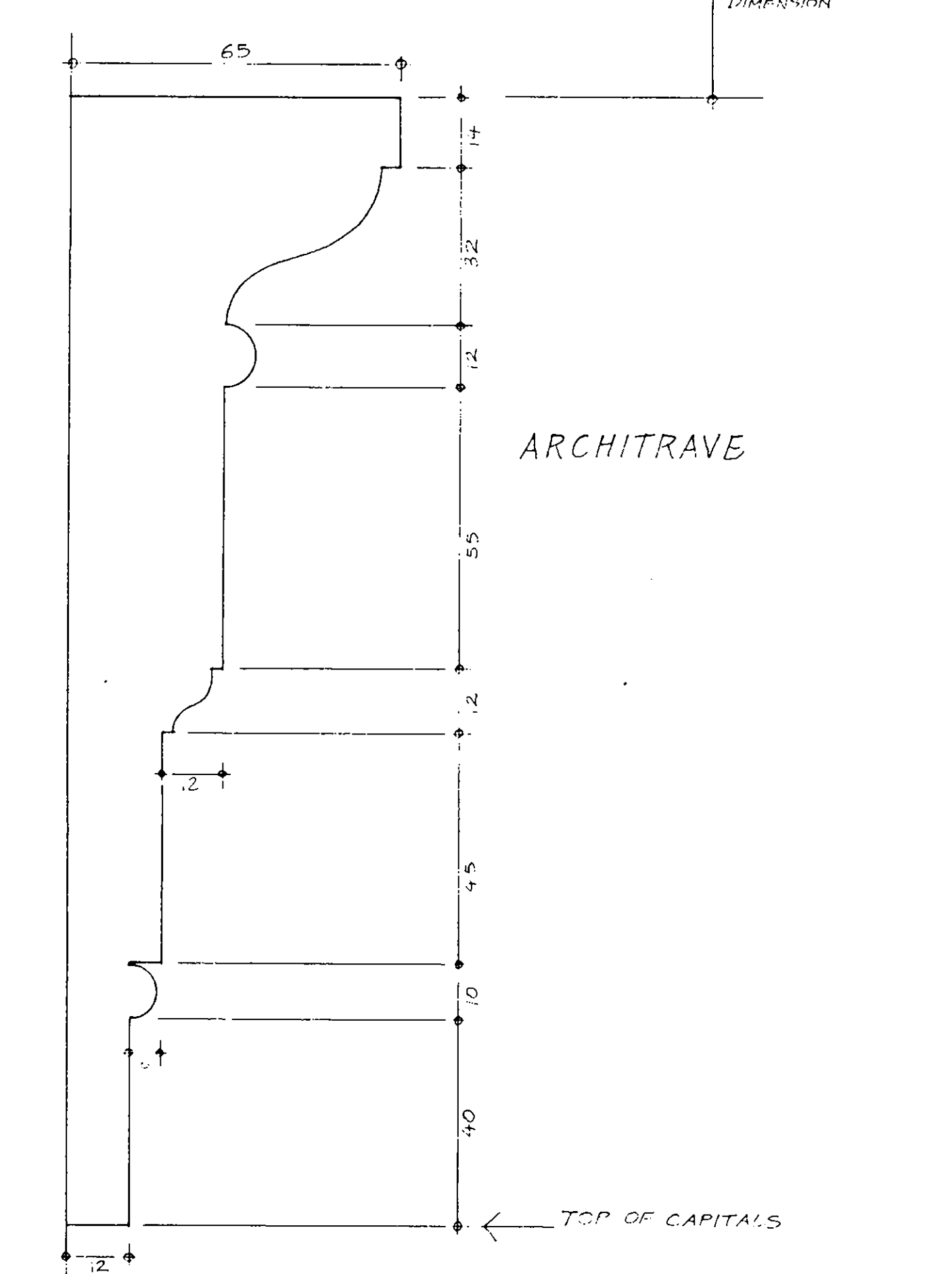
ASTRAGAL



LOWER CORNICE

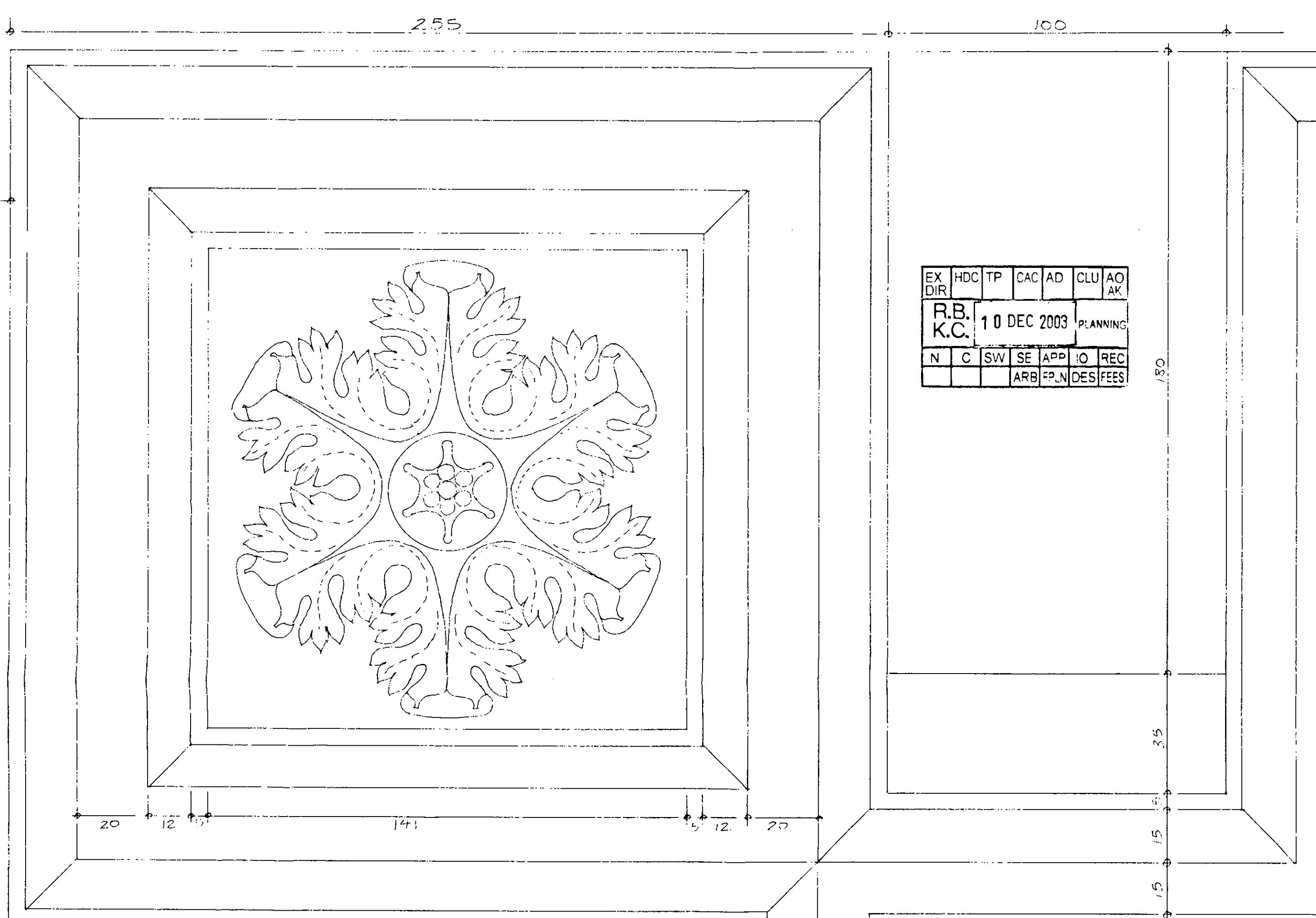
EGG & DART

SITE DIMENSION



ARCHITRAVE

TOP OF CAPITALS



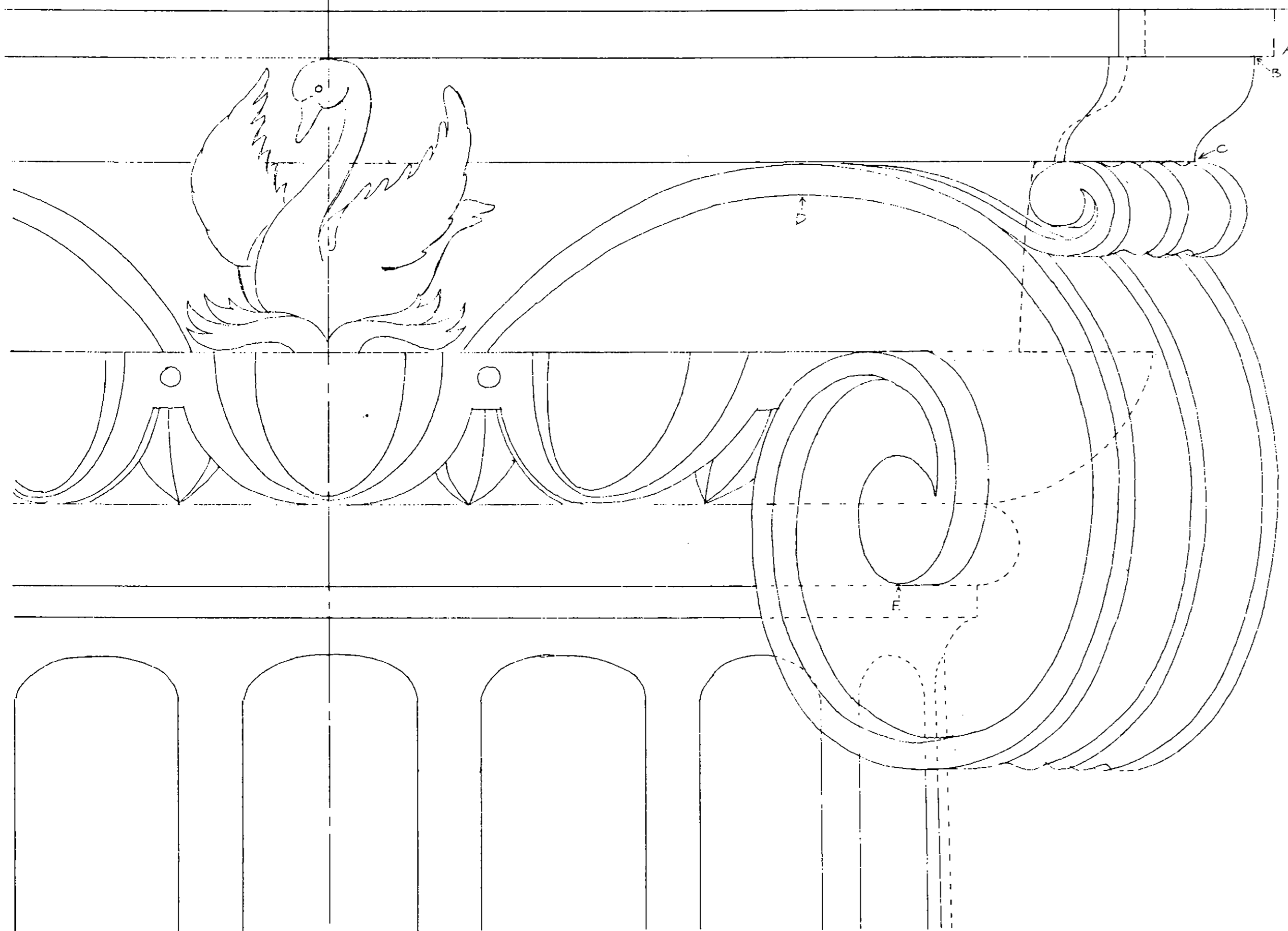
REFLECTED CEILING PLAN OF COFFERS & MODILLIONS

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
		ARB	FP	N	DES	FEES	

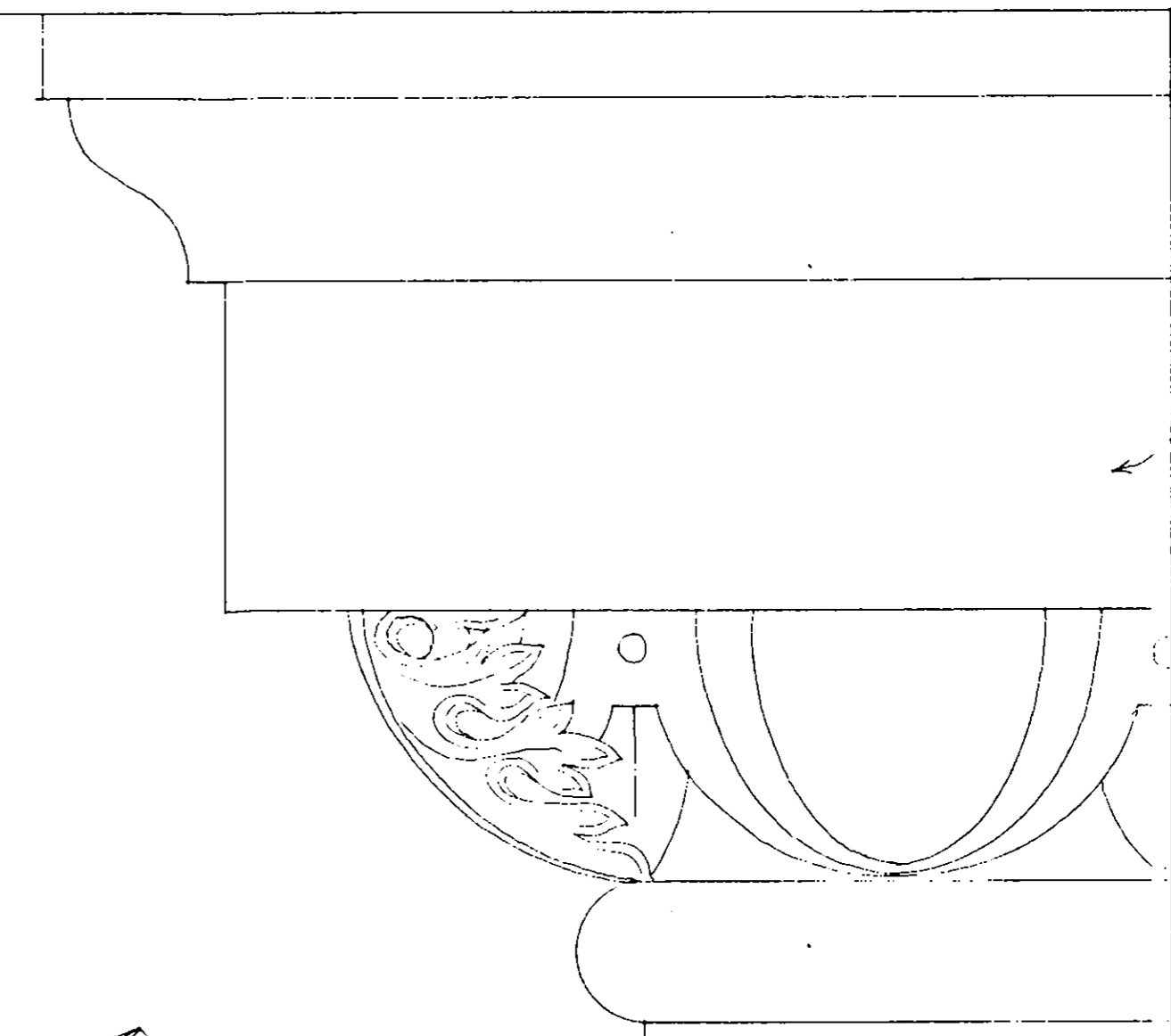
REVISION B - 21/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 17/11/03 - DIMENSIONS ADDED

Notes:  
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**Nigel Upchurch Associates**  
 3 Grapevine Square, Vauxhall Walk, London SE11 5EE  
 Tel: 020 7820 0000 Fax: 020 7820 1400  
 Project: Old Swan House  
 Drawing title: Ballroom Details: Enrichment  
 Dwg No: 2326/119B  
 Scale: 1:1 Date: Oct 2003

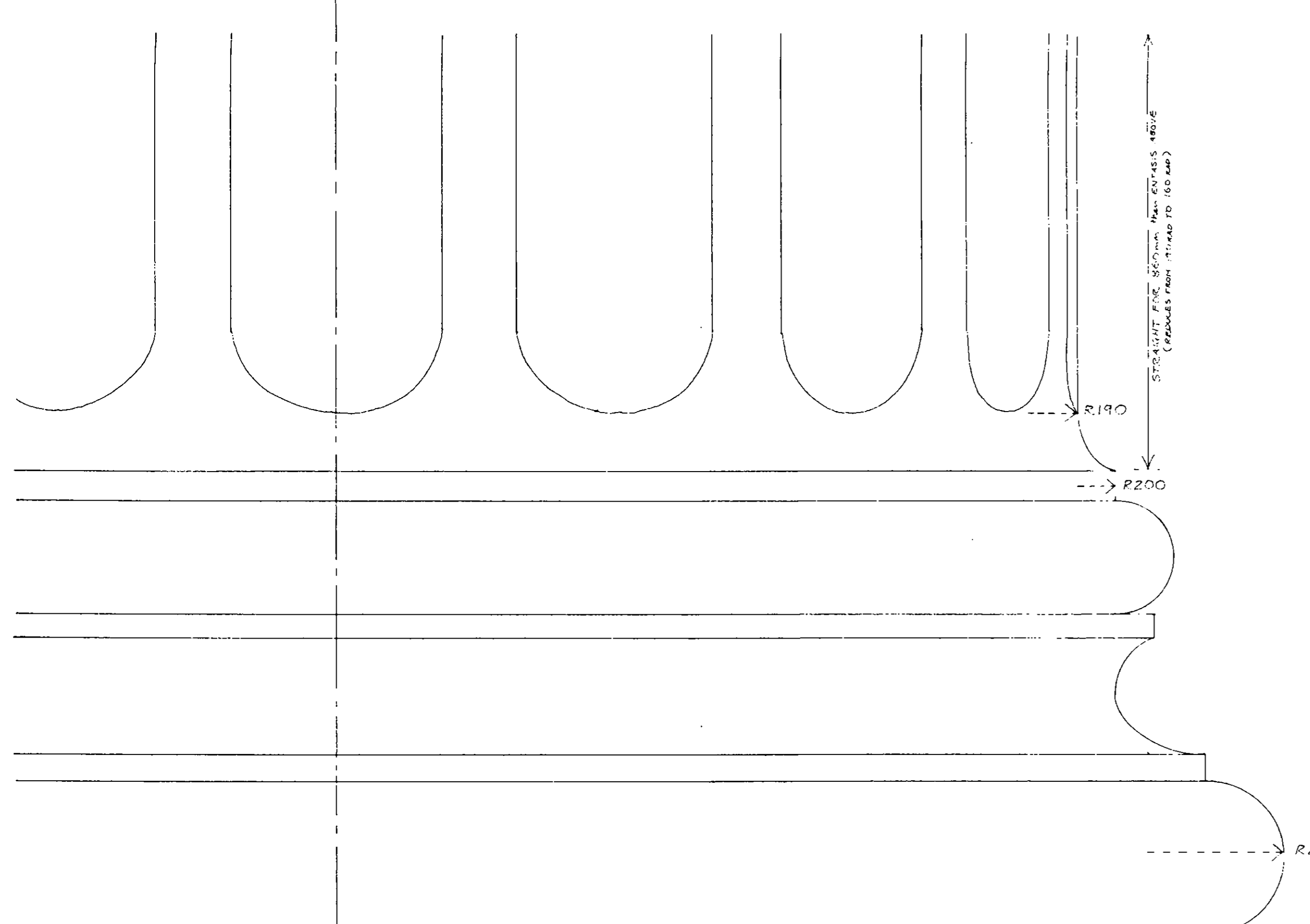


IONIC COLUMN CAPITAL



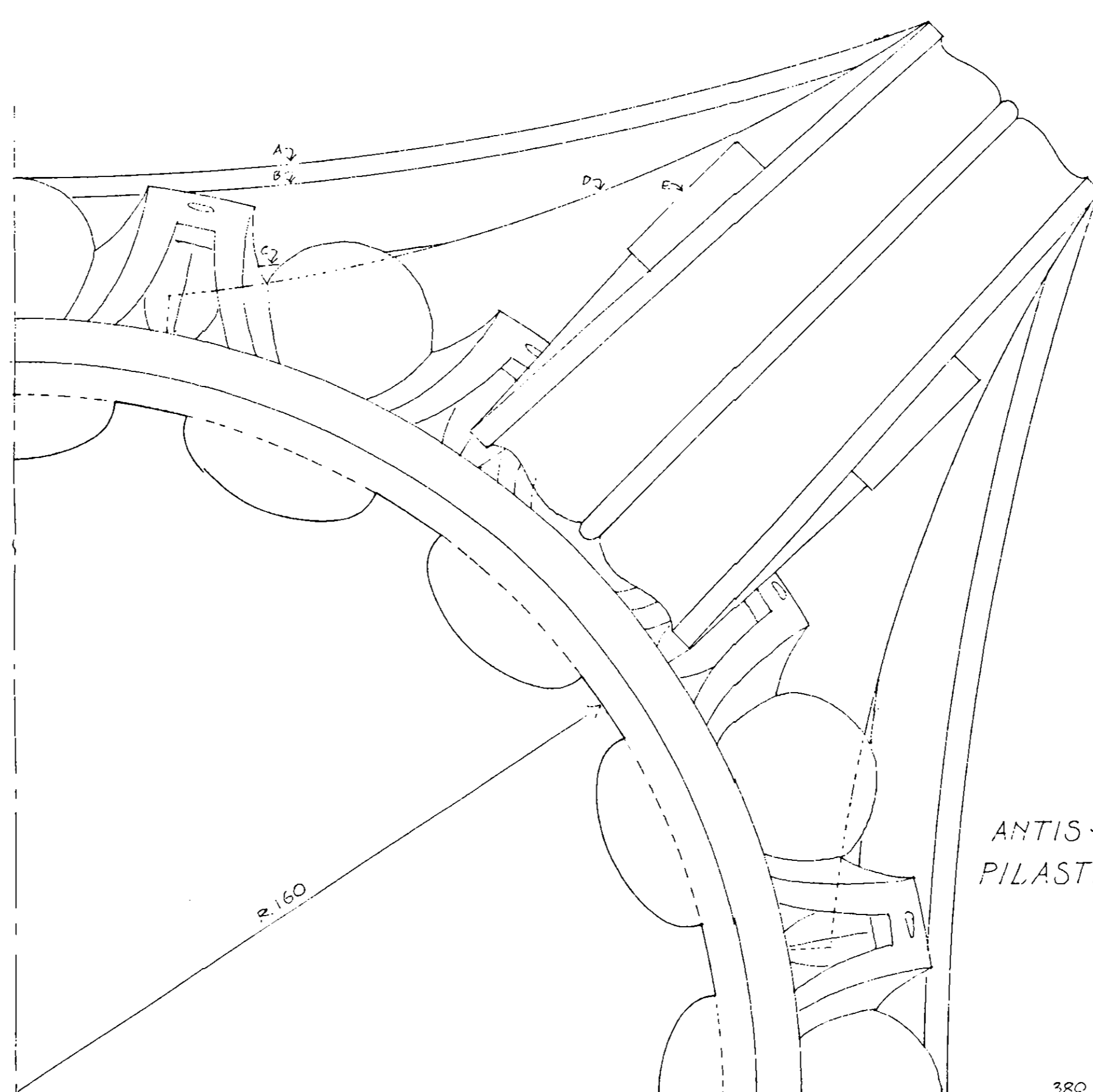
PILASTER CAPITAL

MOULDINGS MATCH & LINE UP WITH IONIC CAPITALS

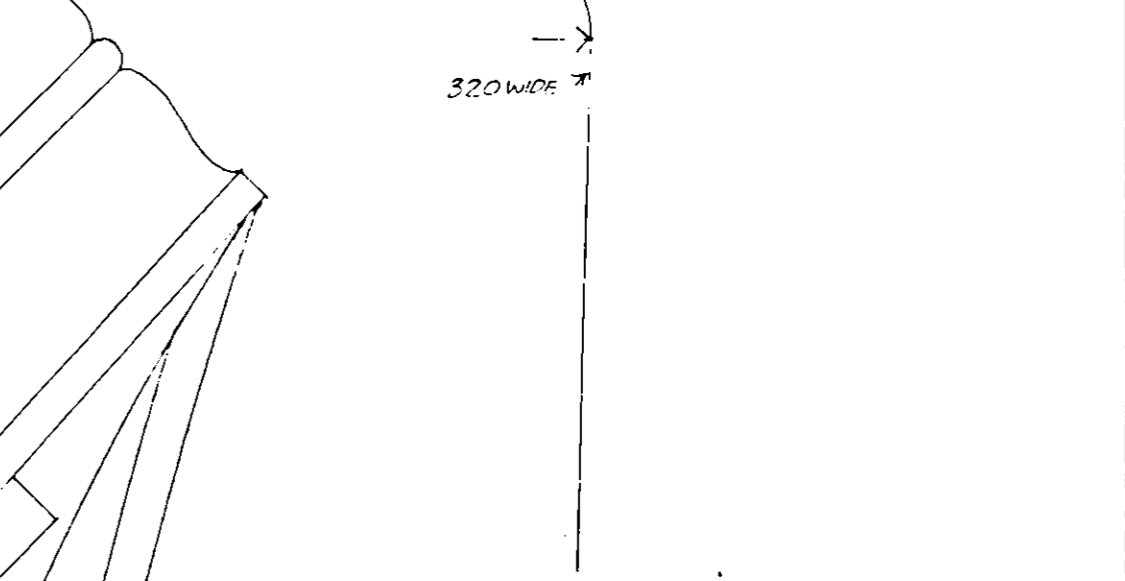


496 SQUARE BASE

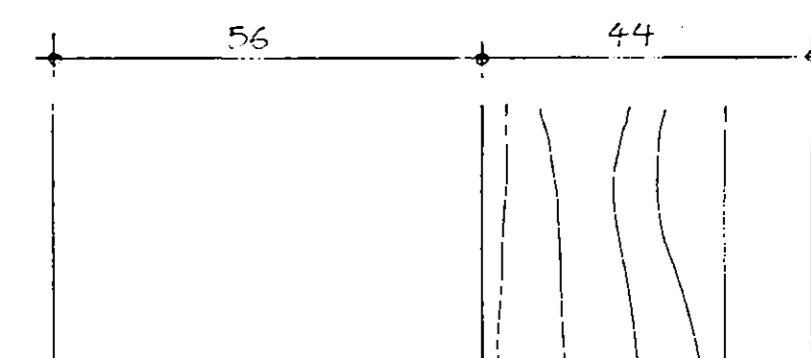
IONIC COLUMN BASE



QUARTER REFLECTED PLAN OF IONIC CAPITAL



ANTIPILASTER



WAINSCOT

SKIRTING CONTINUES AROUND PILASTER

EX DIR	HDC	TP	PA	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	O	REC	
		ARB	EPLN	DES	FEE		

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

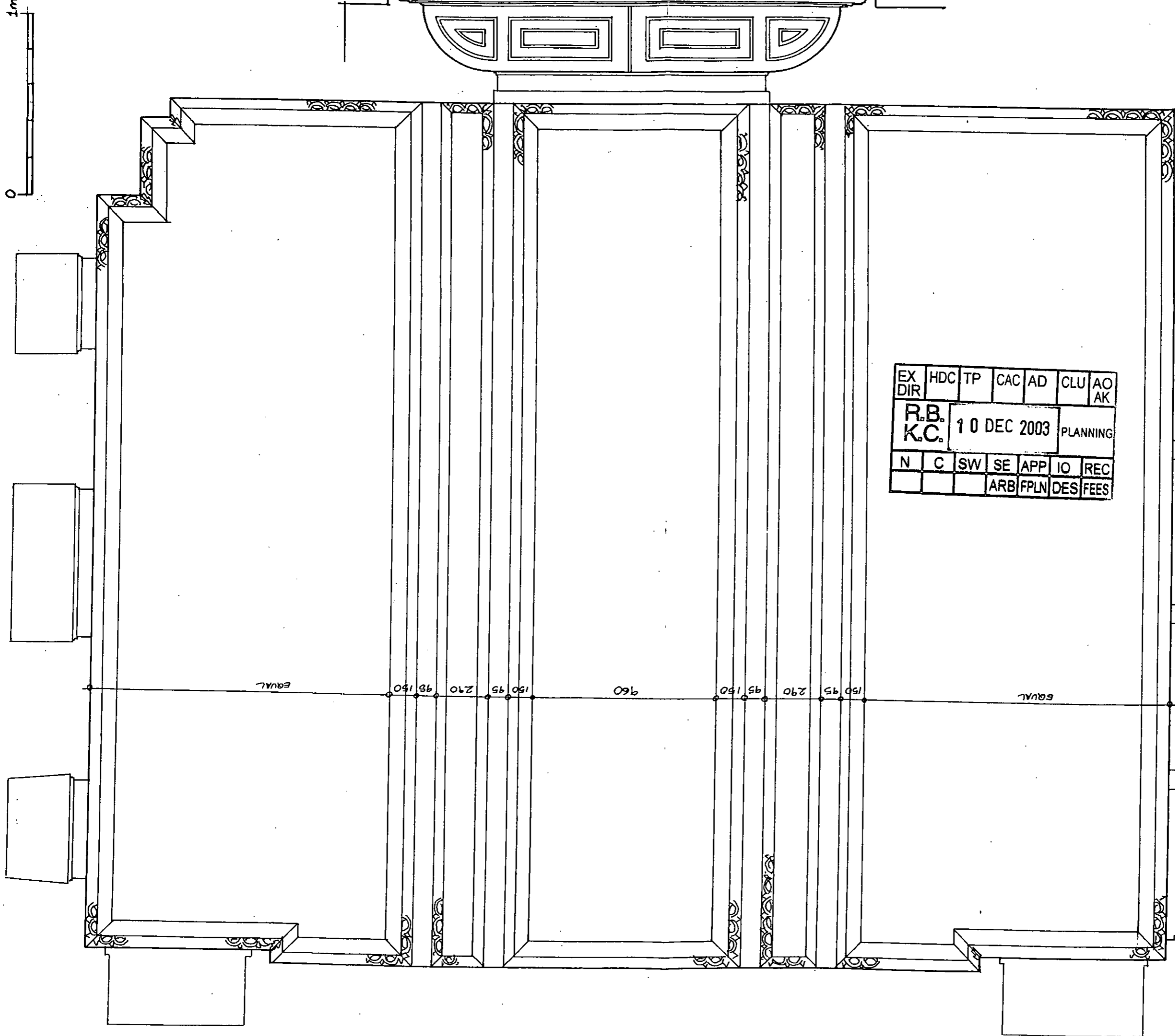
Notes:

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- All dimensions are to be checked on site.

**Nigel Upchurch Associates**  
 3 Grenville Square, Vauxhall Walk, London SE11 5EP  
 Tel: 020 7820 0000 Fax: 020 7820 1400

Project: Old Sunn House  
 Drawing title: Ballroom Details: Ionic Columns & Antipilasters  
 Dwg No: 2326/118 B  
 Scale: 1:1 Date: Oct 2003

2.880



EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	10 DEC 2003				PLANNING	
K.C.	N	C	SW	SE	APP	IO REC
			ARB	FPLN	DES	FEEES

All dimensions to be checked on site

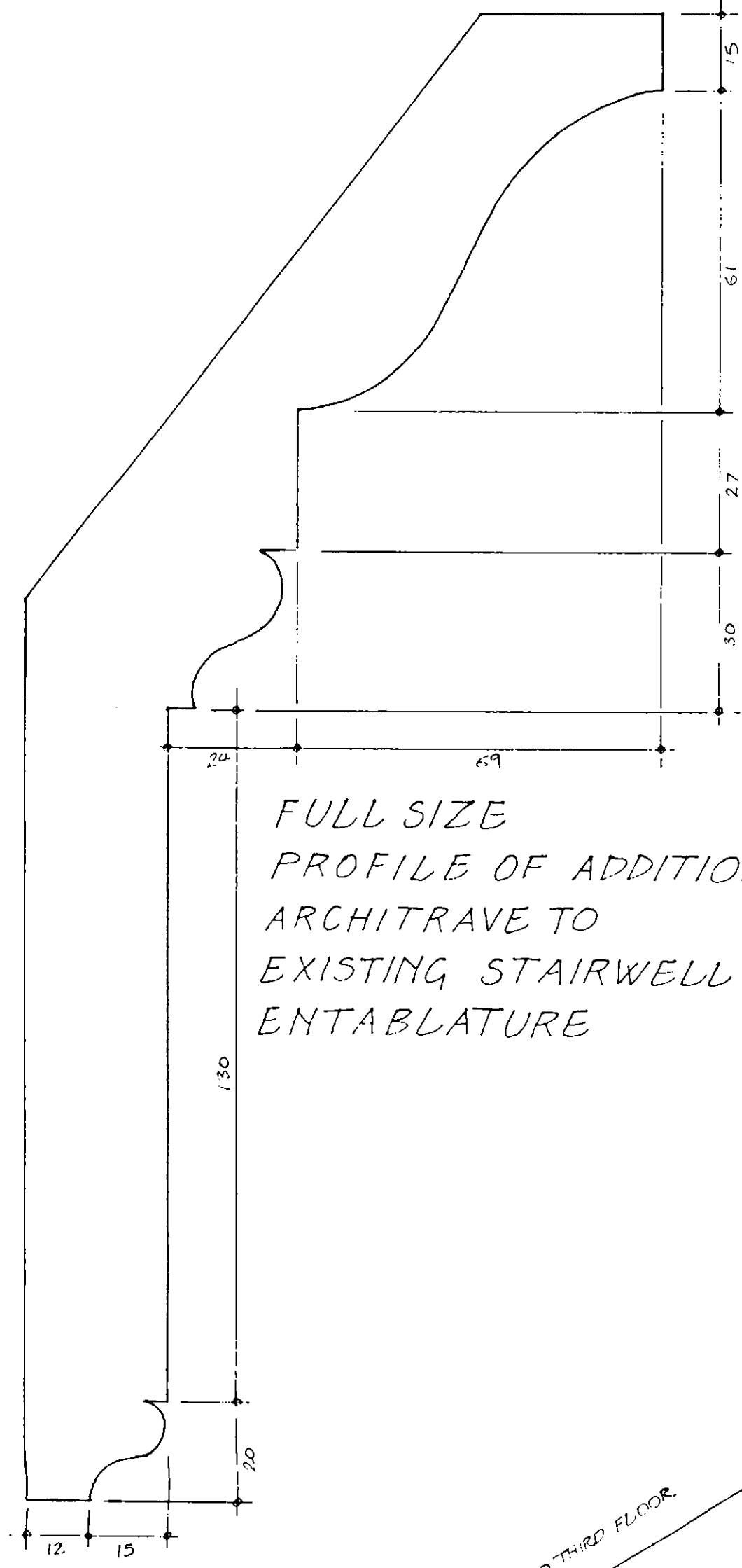
**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 020-7820-0000 Fax 020-7820-1400

Project Old Swan House, Embankment, SW3  
 Drawing title REFLECTED CEILING PLAN-LIBRARY.  
 Drg. No. 2326/117 'B  
 Scale 1:20

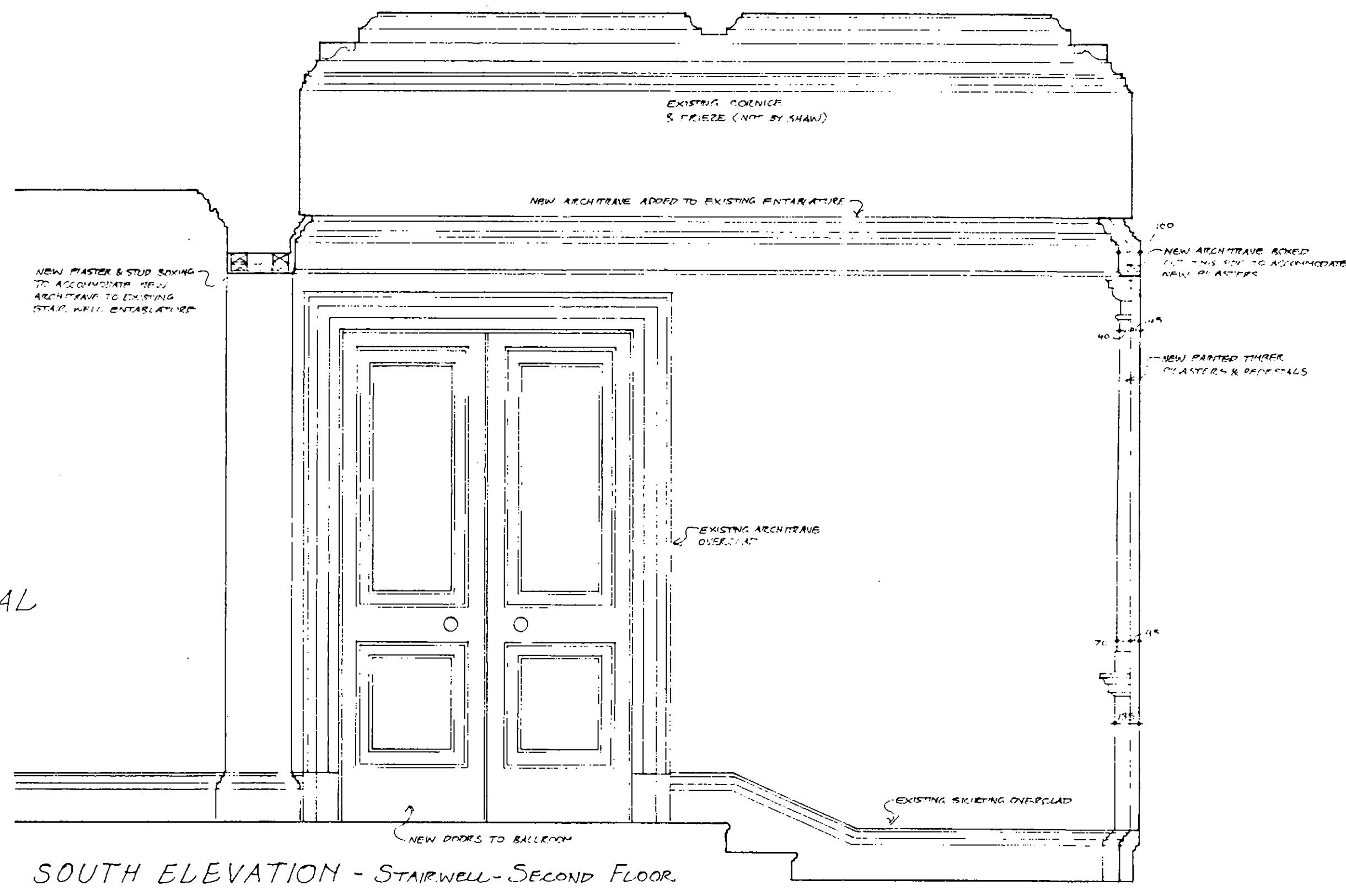
Date: Oct 03

REVISION A: 17/11/03 DIMENSIONS ADDED.

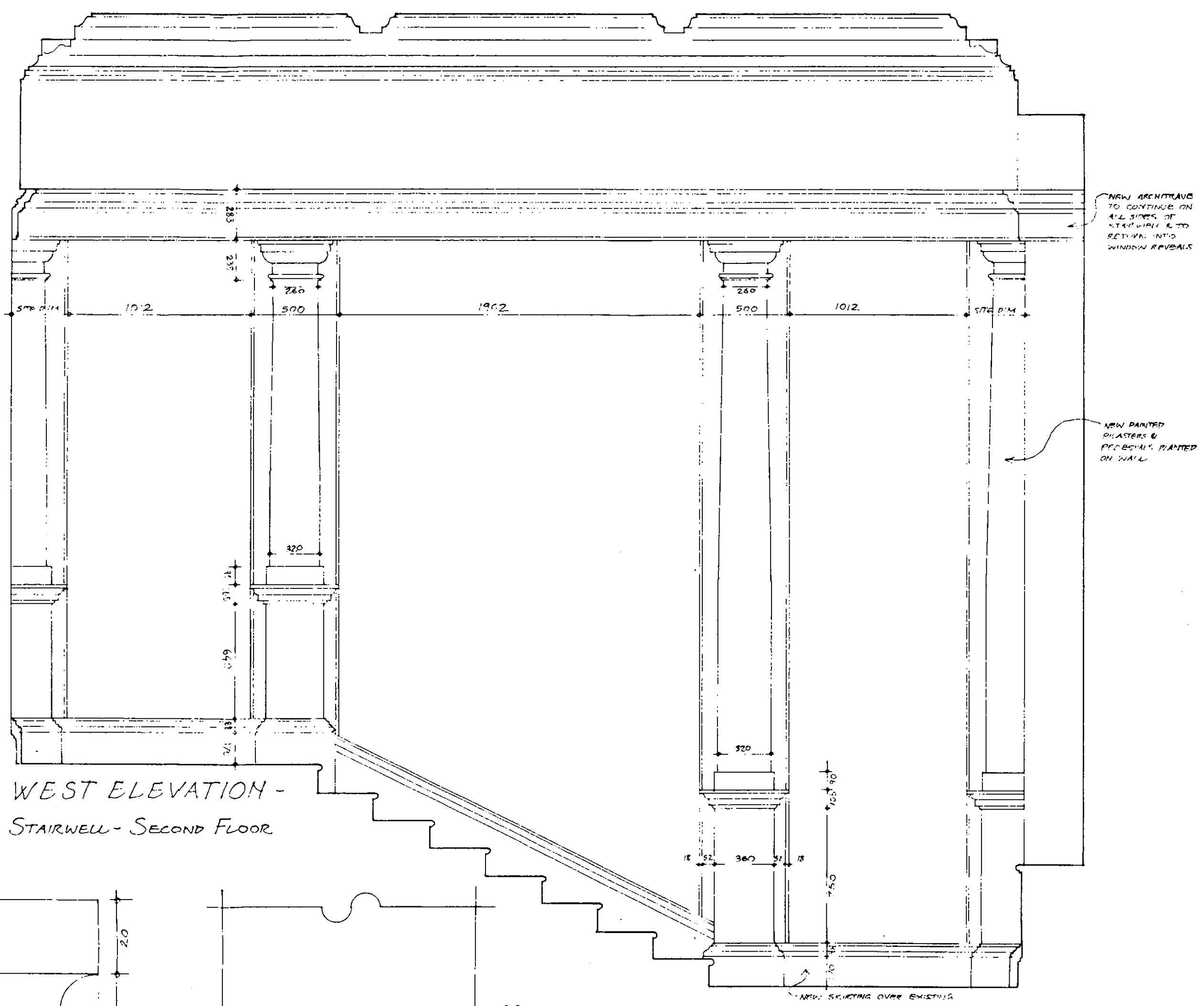
REVISION B: 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS.



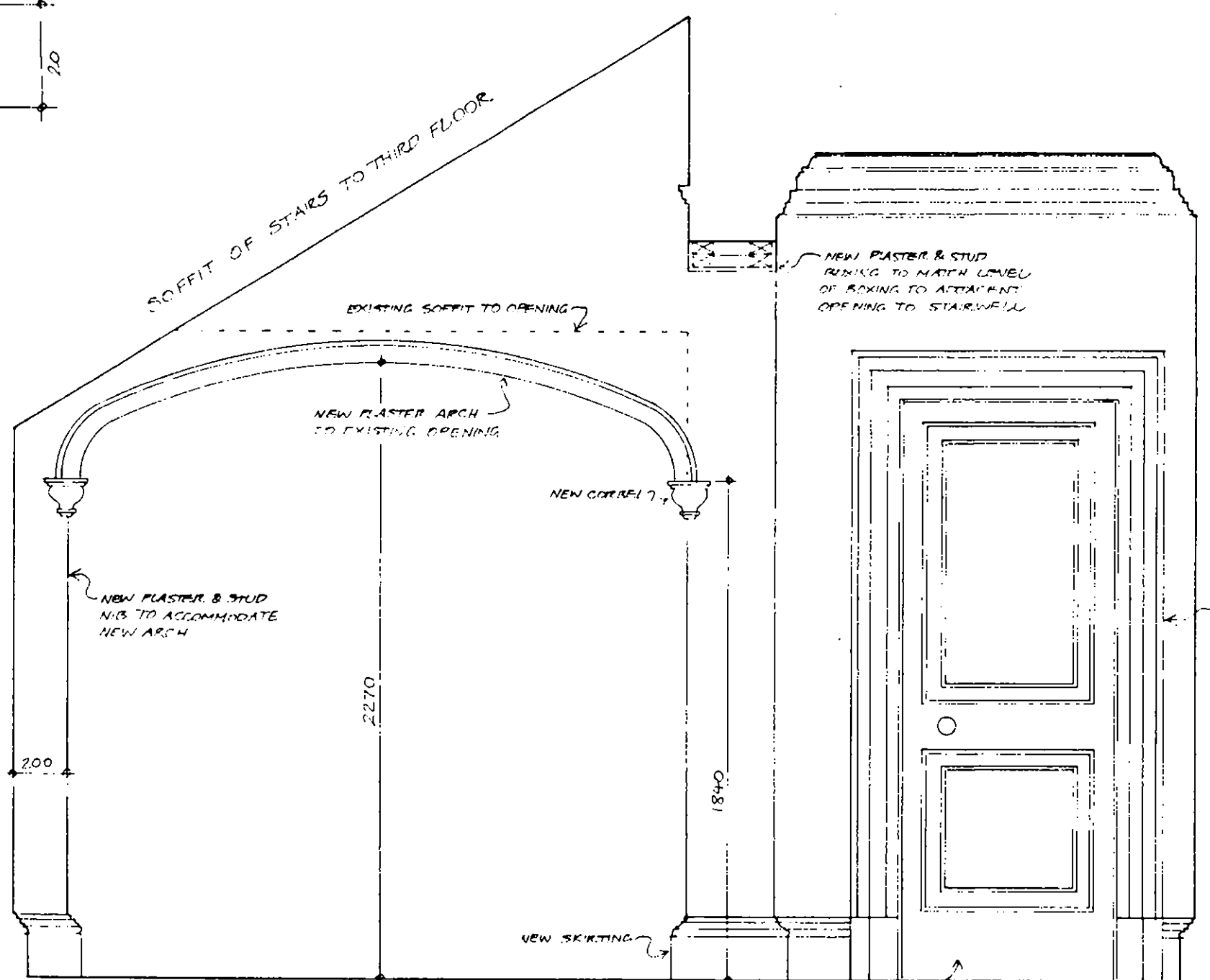
FULL SIZE  
PROFILE OF ADDITIONAL  
ARCHITRAVE TO  
EXISTING STAIRWELL  
ENTABLATURE



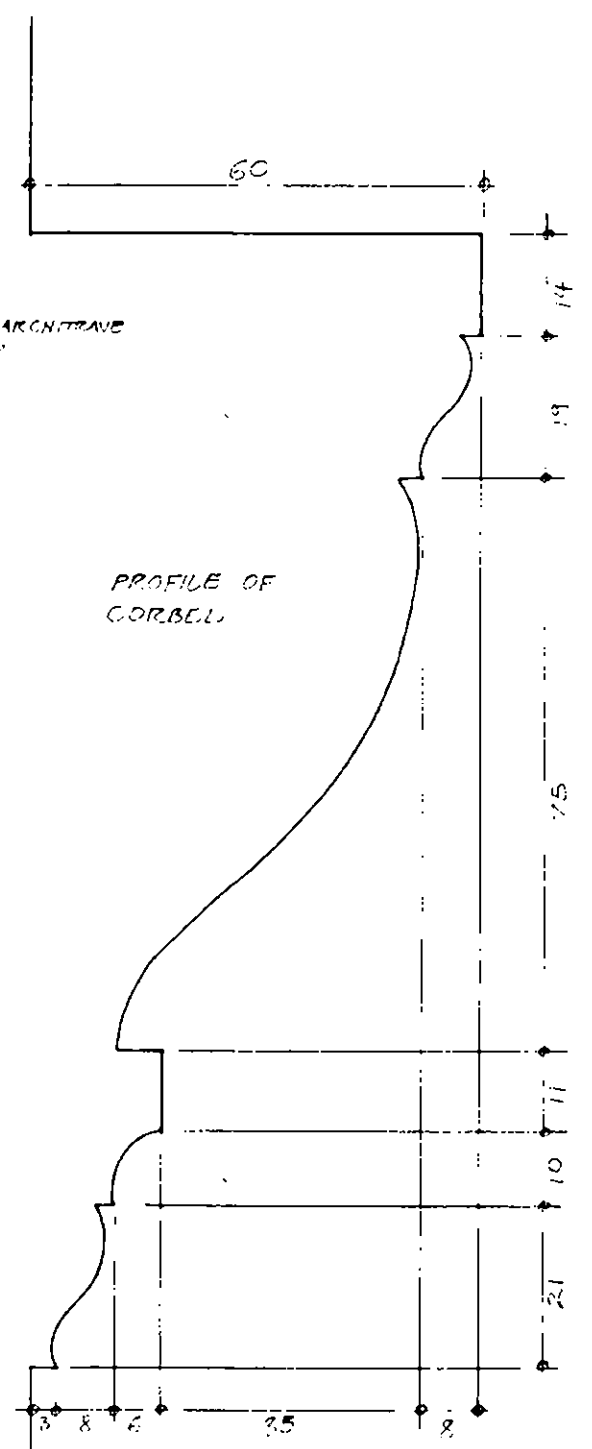
SOUTH ELEVATION - STAIRWELL - SECOND FLOOR



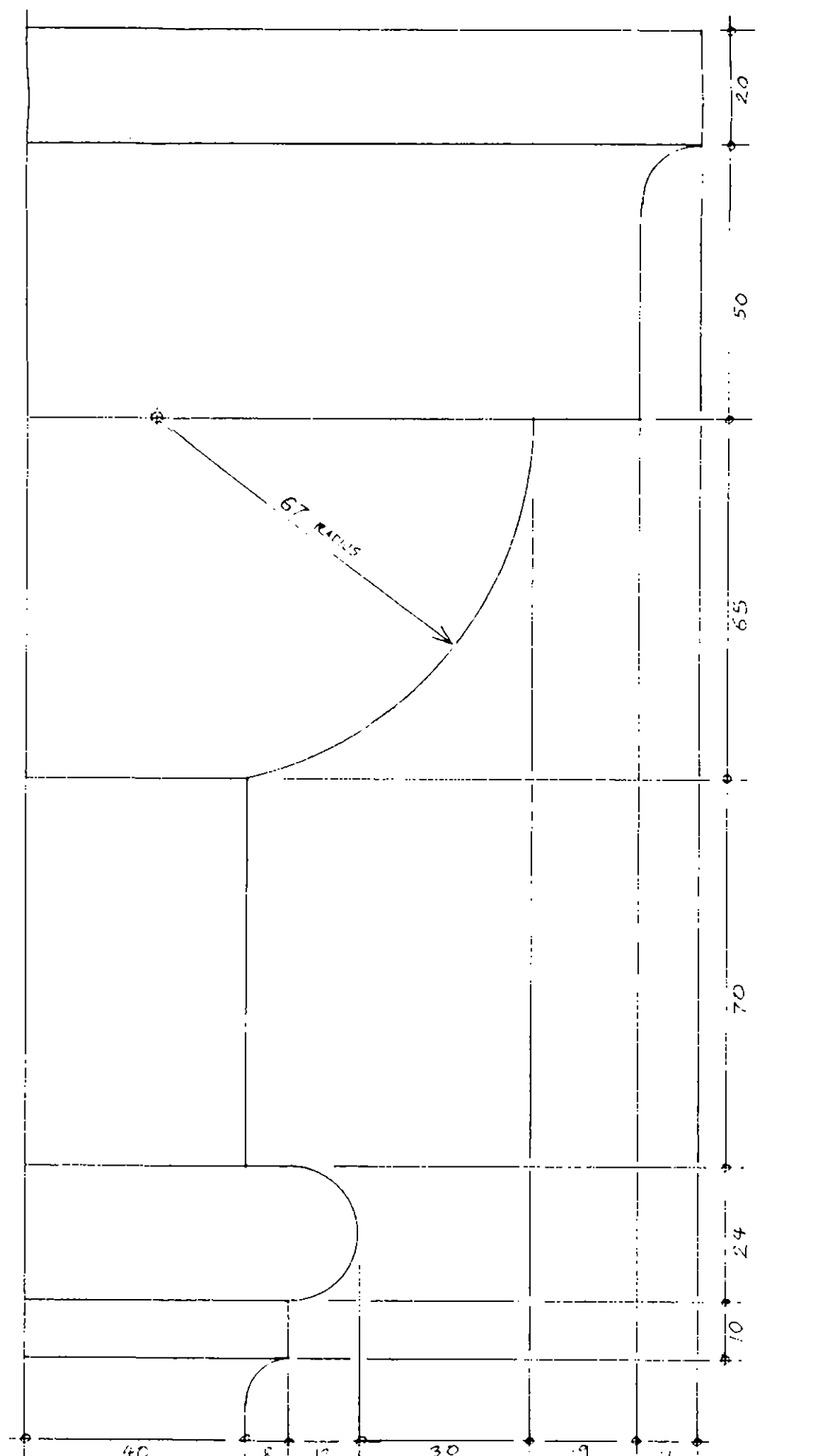
WEST ELEVATION -  
STAIRWELL - SECOND FLOOR



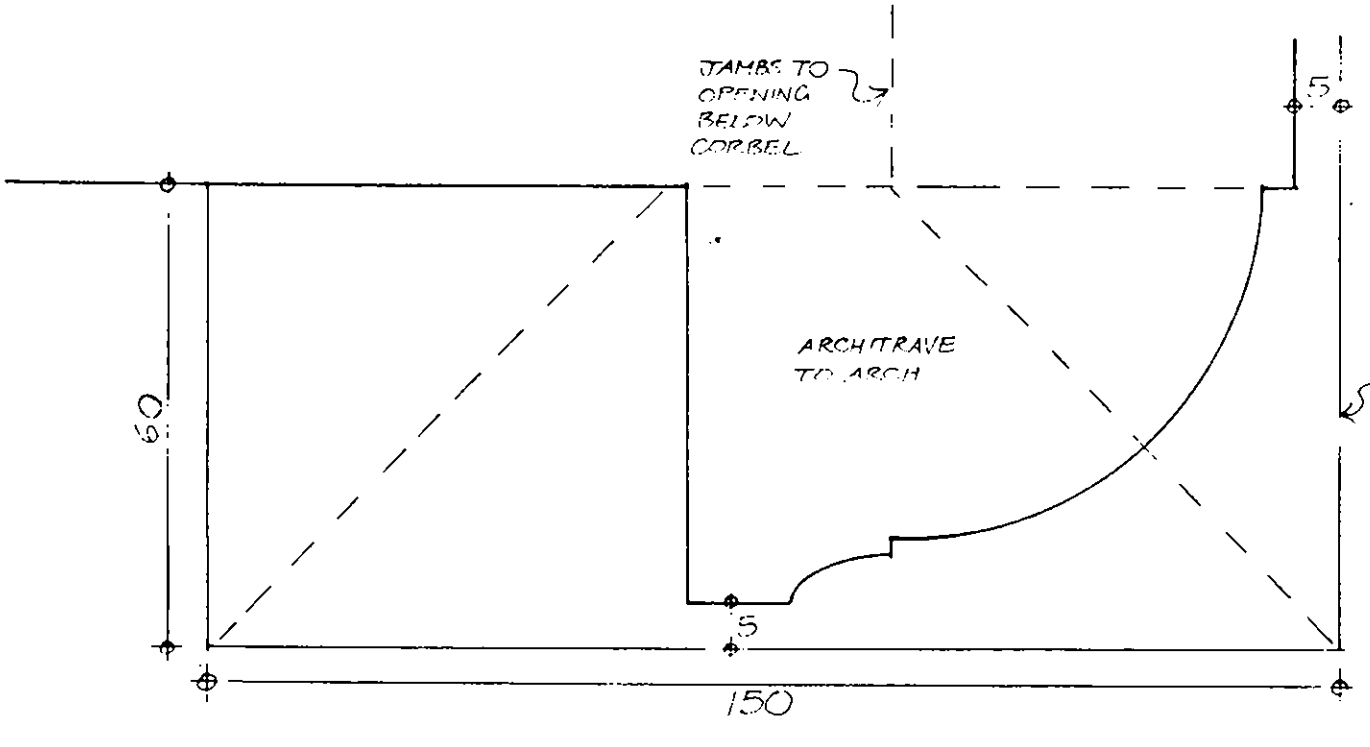
EAST ELEVATION - SECOND FLOOR LANDING



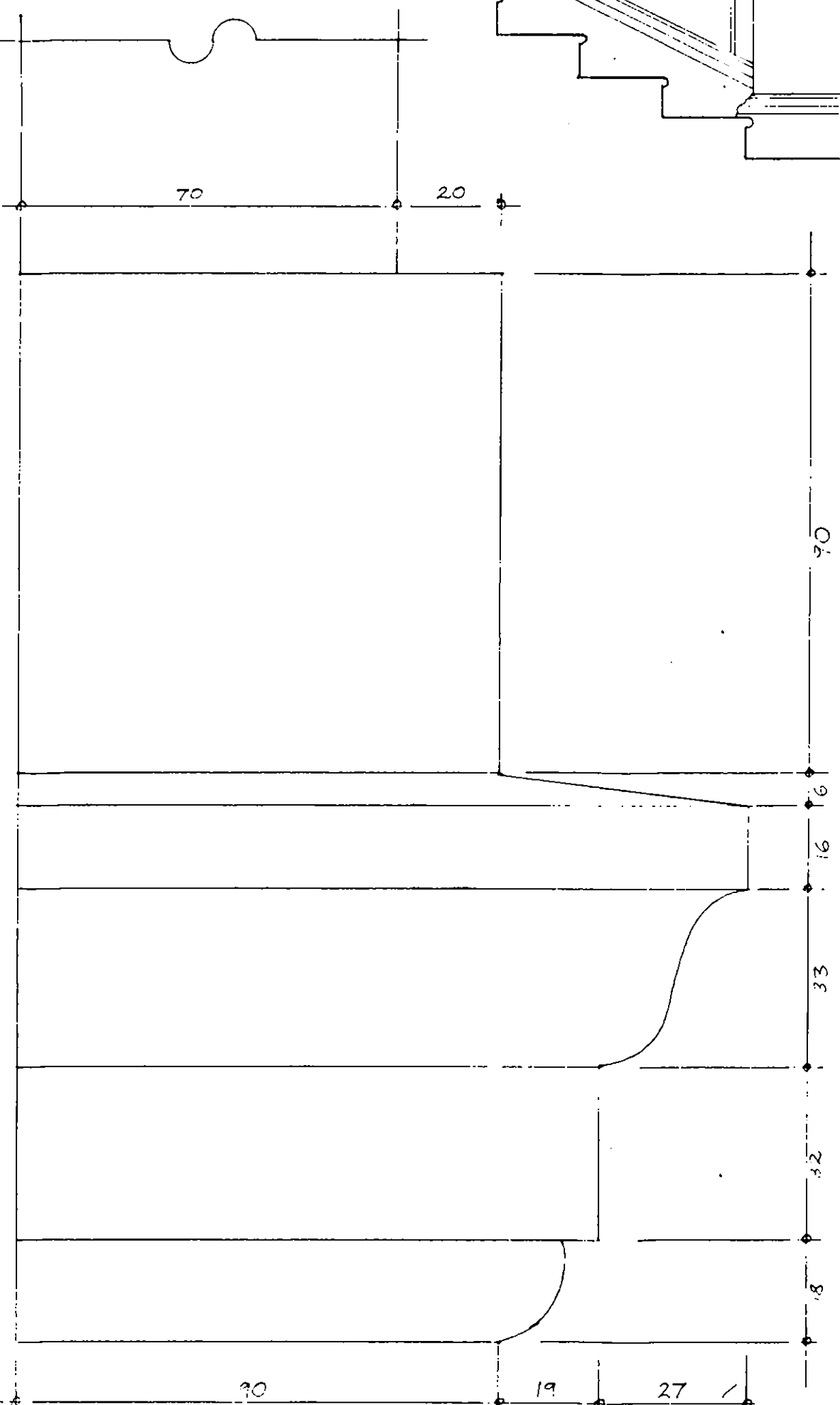
PROFILE OF  
CORBEL



FULL SIZE  
SIDE ELEVATION  
OF PILASTER CAPITAL



FULL SIZE  
ARCH ARCHITRAVE  
DETAIL



FULL SIZE  
PEDESTAL  
CAPPING

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.							
K.C.	10 DEC 2003			PLANNING			
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEES	

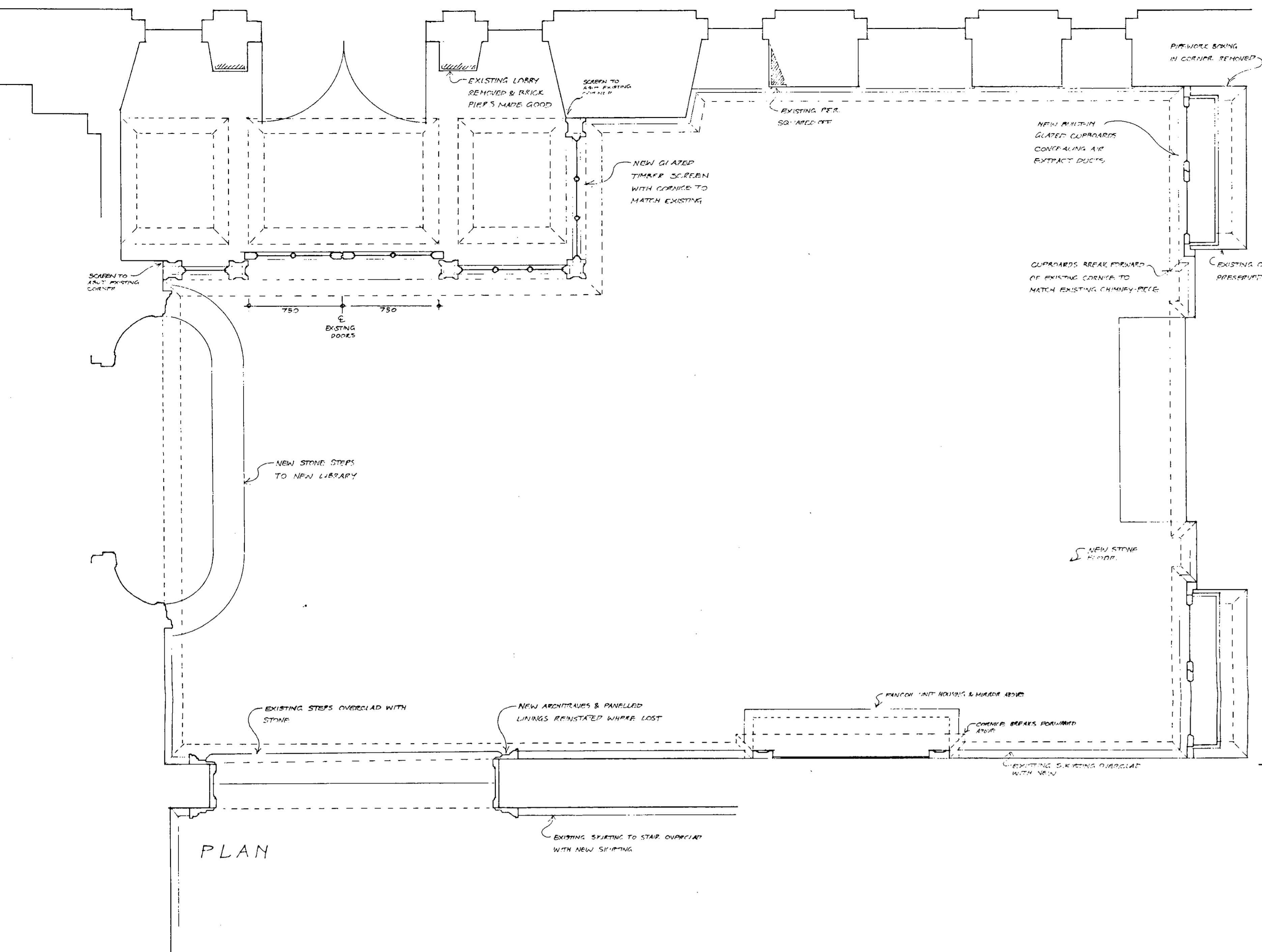
REVISION B - 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A - 18-11-03 - APPROVED FOR PLANNING APPLICATION

Notes:

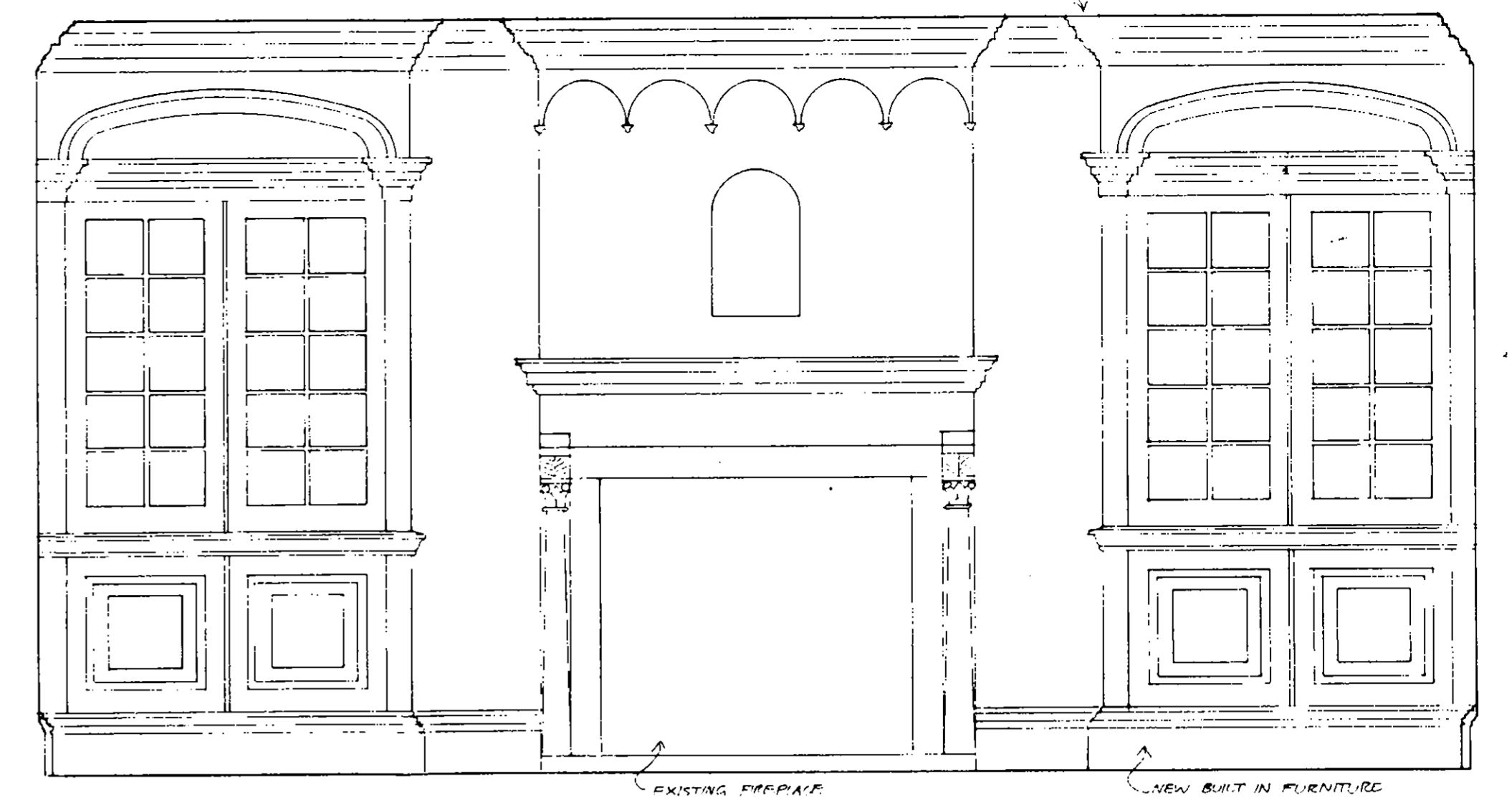
Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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**Nigel Upchurch Associates**  
3 Grange Square, Vauxhall Walk, London SE11 5FE  
Tel 020 7820 0800 Fax 020 7820 1400

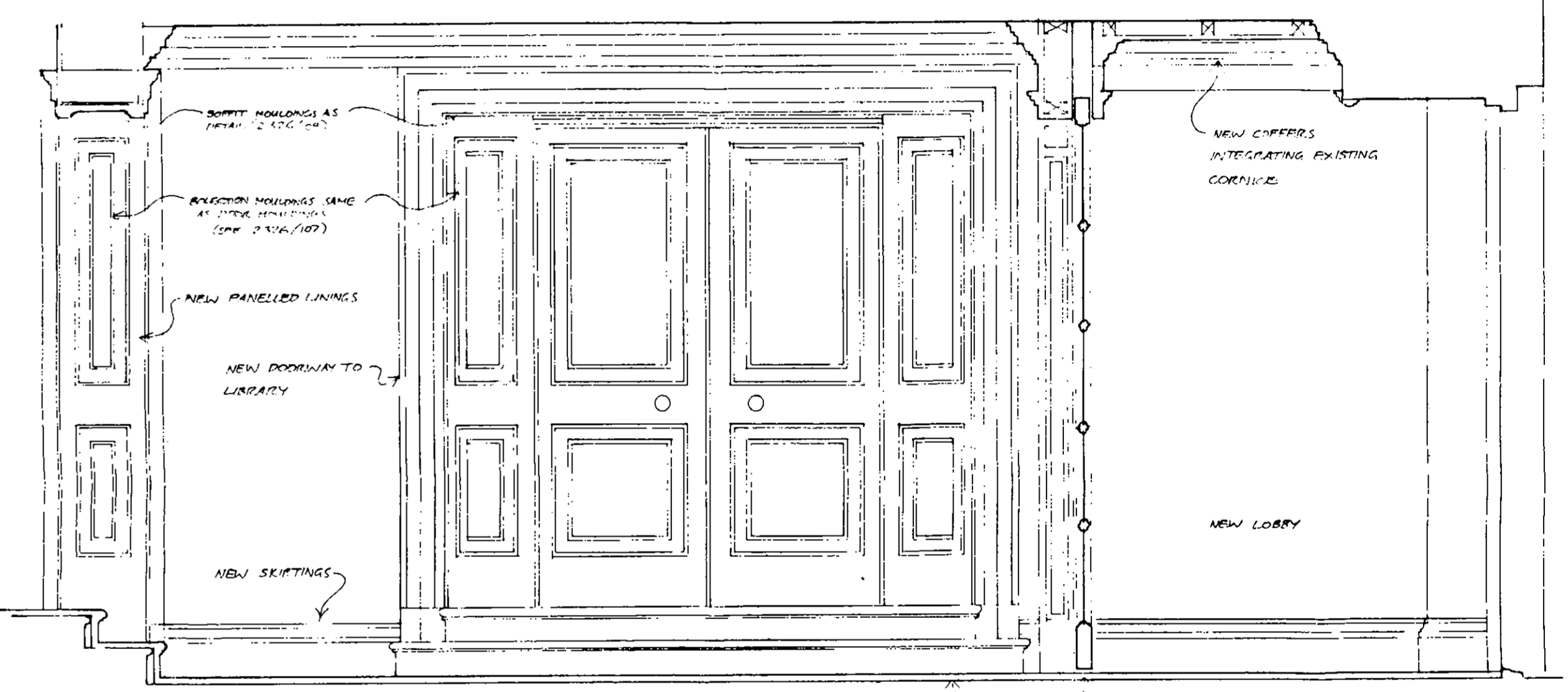
Project: Old Swan House  
Drawing title: Pilasters & Arch to stairwell & 2nd floor landing  
Dwg No: 2326/116 B  
Scale: 1:20 & 1:1 Date: Sept 2003



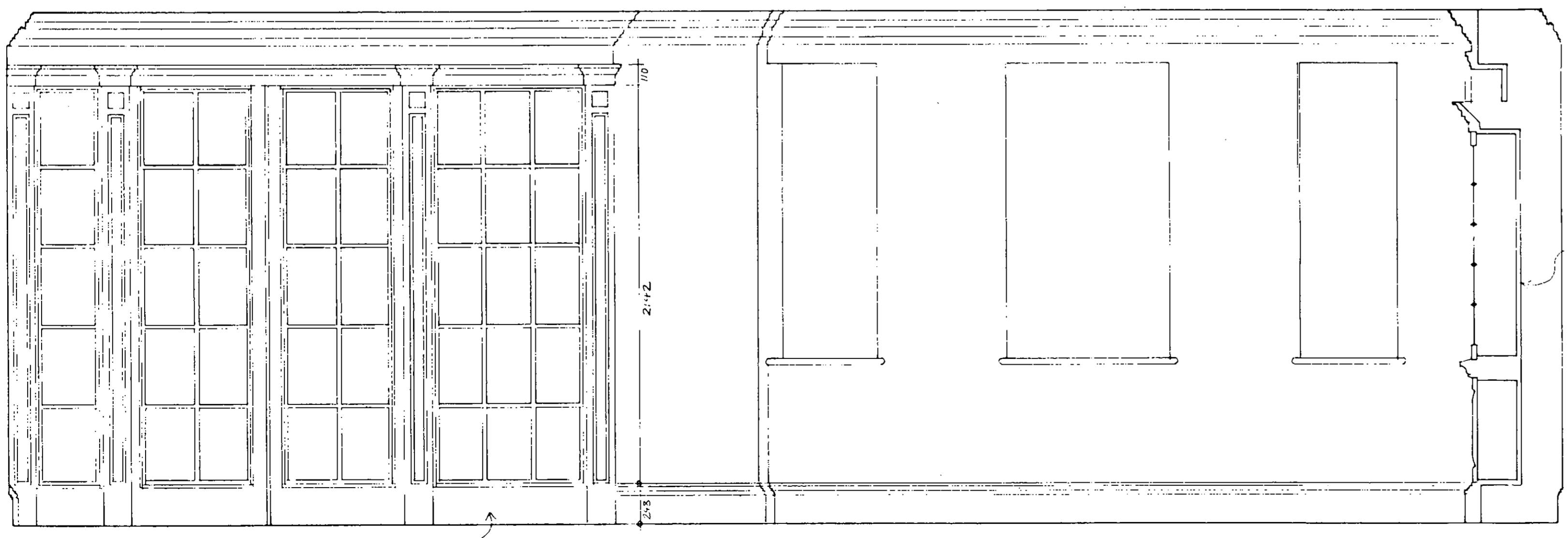
PLAN



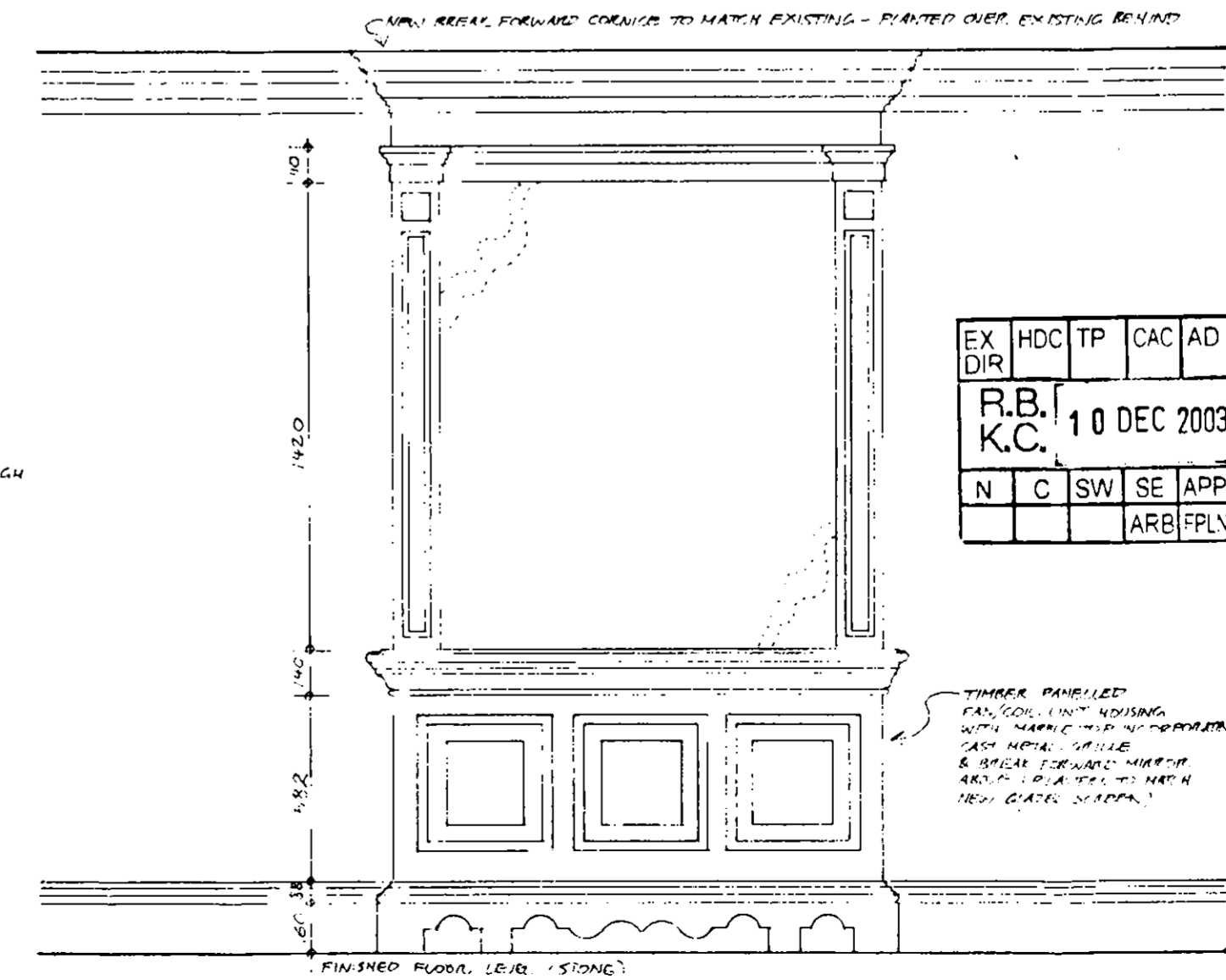
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



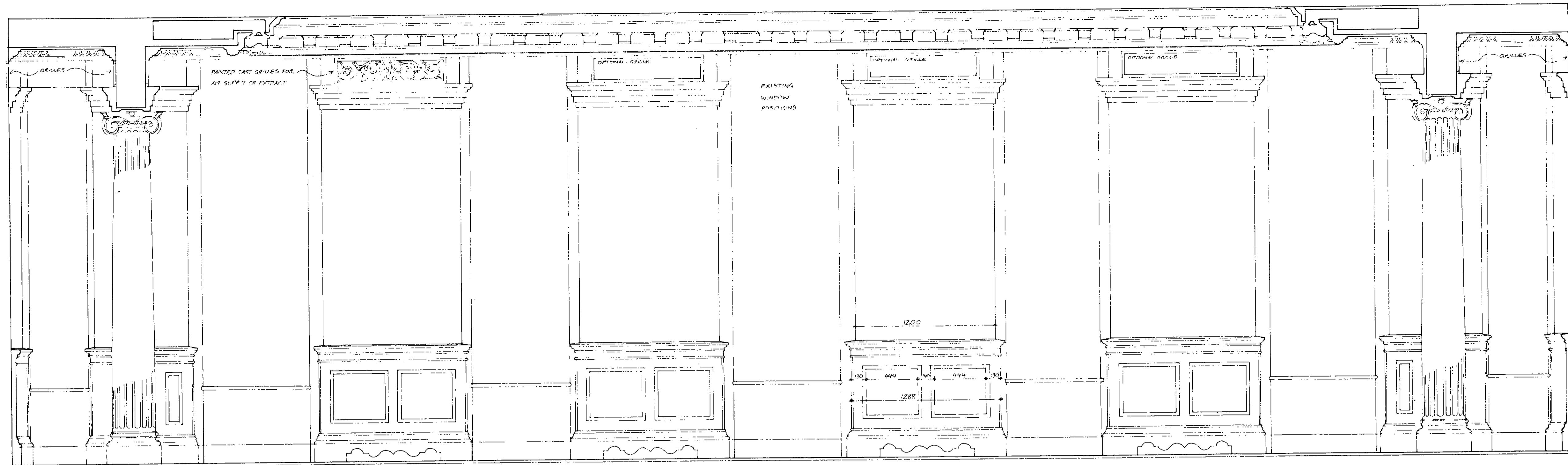
PART NORTH ELEVATION

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B. 10 DEC 2003 PLANNING						
N	C	SW	SE	APP	O	REC
ARB/FPL/DES/FEES						

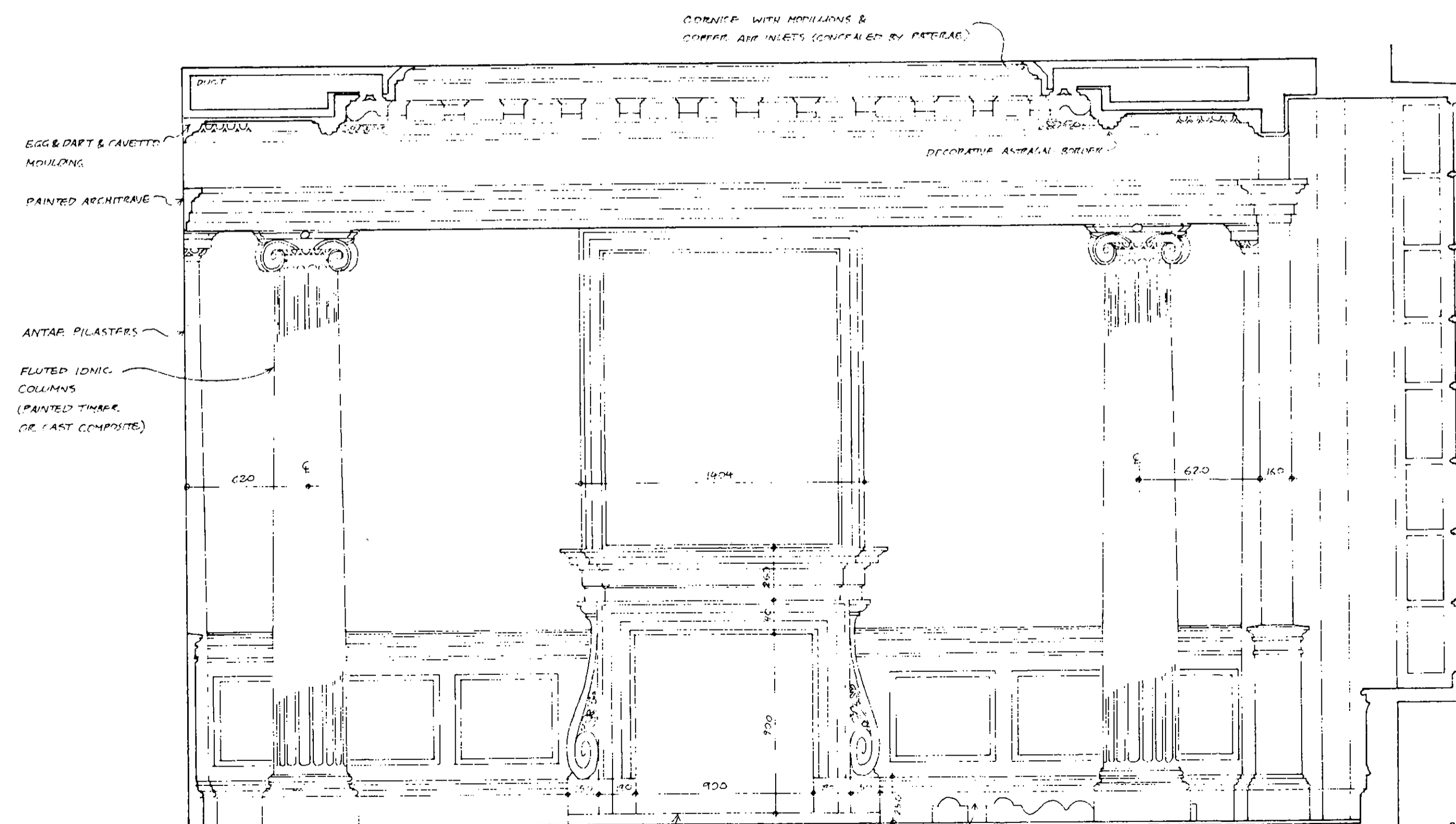
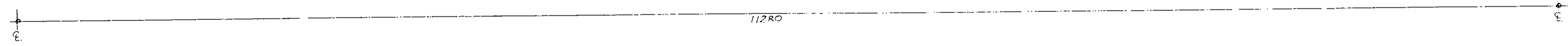
REVISION B - 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 18-11-03 LATEST DIMENSIONS AND DET

**Notes:**  
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**Nigel Upchurch Associates**  
 3 Coombe Square, Vauxhall Walk, London SE11 5EE  
 Tel: 020 7420 0000 Fax: 020 7420 1400  
 Project: Old Swan House  
 Drawing title: Entrance Hall - plans and elevation  
 Drawn: 23/06/11 S.B.  
 Scale: 1:20 Date: Oct 2003



SOUTH ELEVATION



EAST ELEVATION

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003		PLANNING			
N	C	SW	SE	APP	IO	REC	
		ARB	PLN	DES	FEE		

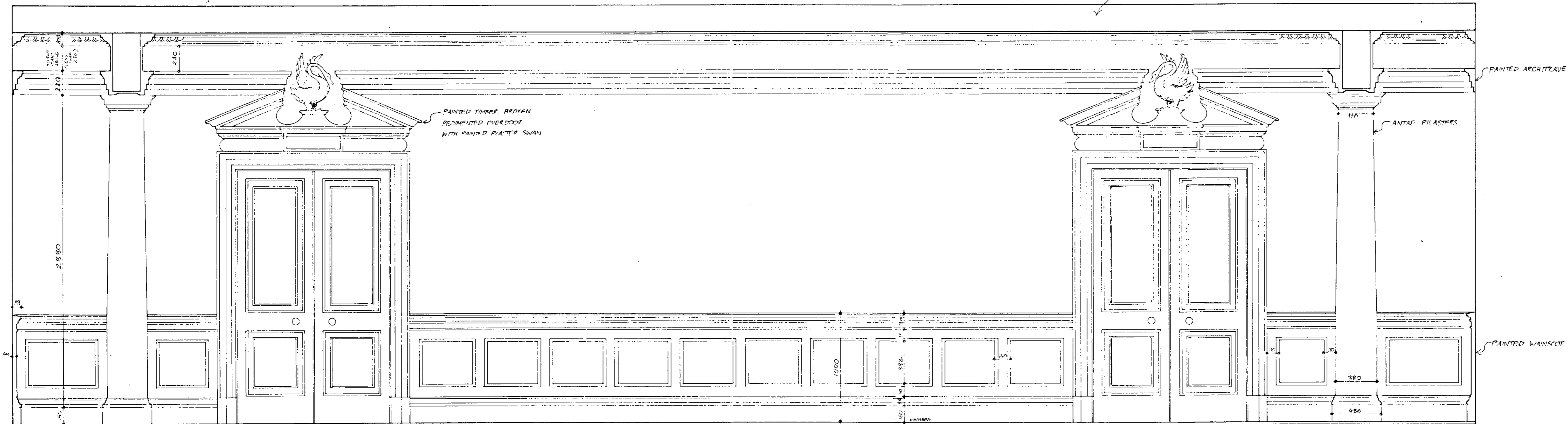
REVISION B - 21.11.03 REVISED FOR THE PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A - 17.11.03 DIMENSIONS ADDED

NOTES:

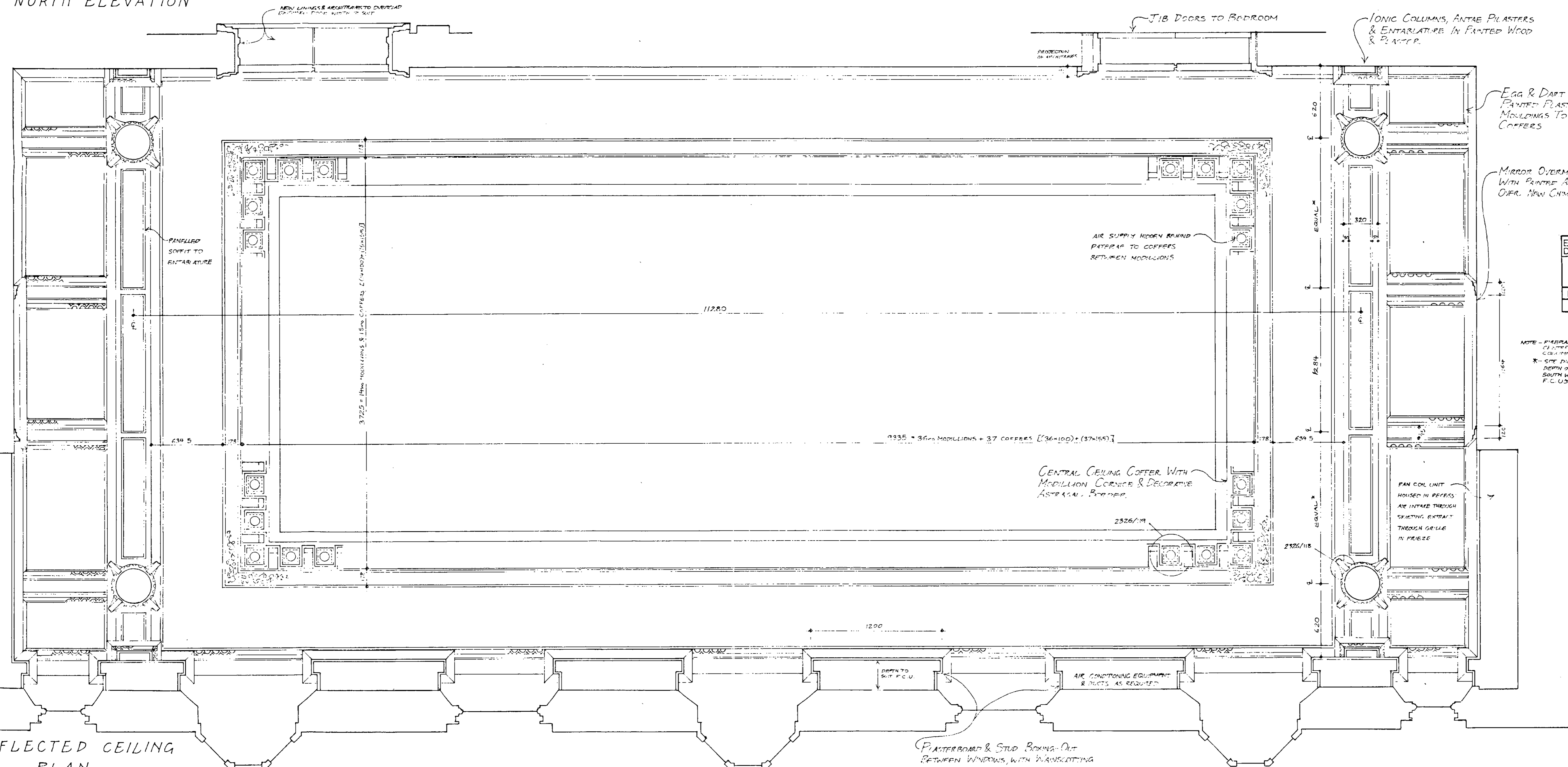
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**Nigel Upchurch Associates**  
 3 Cranborne Square, Vauxhall Walk, London SE11 5FF  
 Tel 020 7520 0000 Fax 020 7520 1400  
 Project: Old Swan House  
 Drawing title: Ballroom - south and east elevations  
 Dig No: 2326/114 B  
 Scale: 1:20 Date: Sept 2003

DROPPED CEILING TO PERIMETER TO ACCOMMODATE NETWORK



NORTH ELEVATION



REFLECTED CEILING PLAN

EX DIR	HDC	TP	SAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
			ARB	PLN	DES	FEES	

NOTE - PARRASIS  
 \* SITE DIMENSION BASED ON  
 DEPTH OF RHYING OUT REQUIRED TO  
 SOUTH WAY TO ACCOMMODATE  
 F.C.U.S

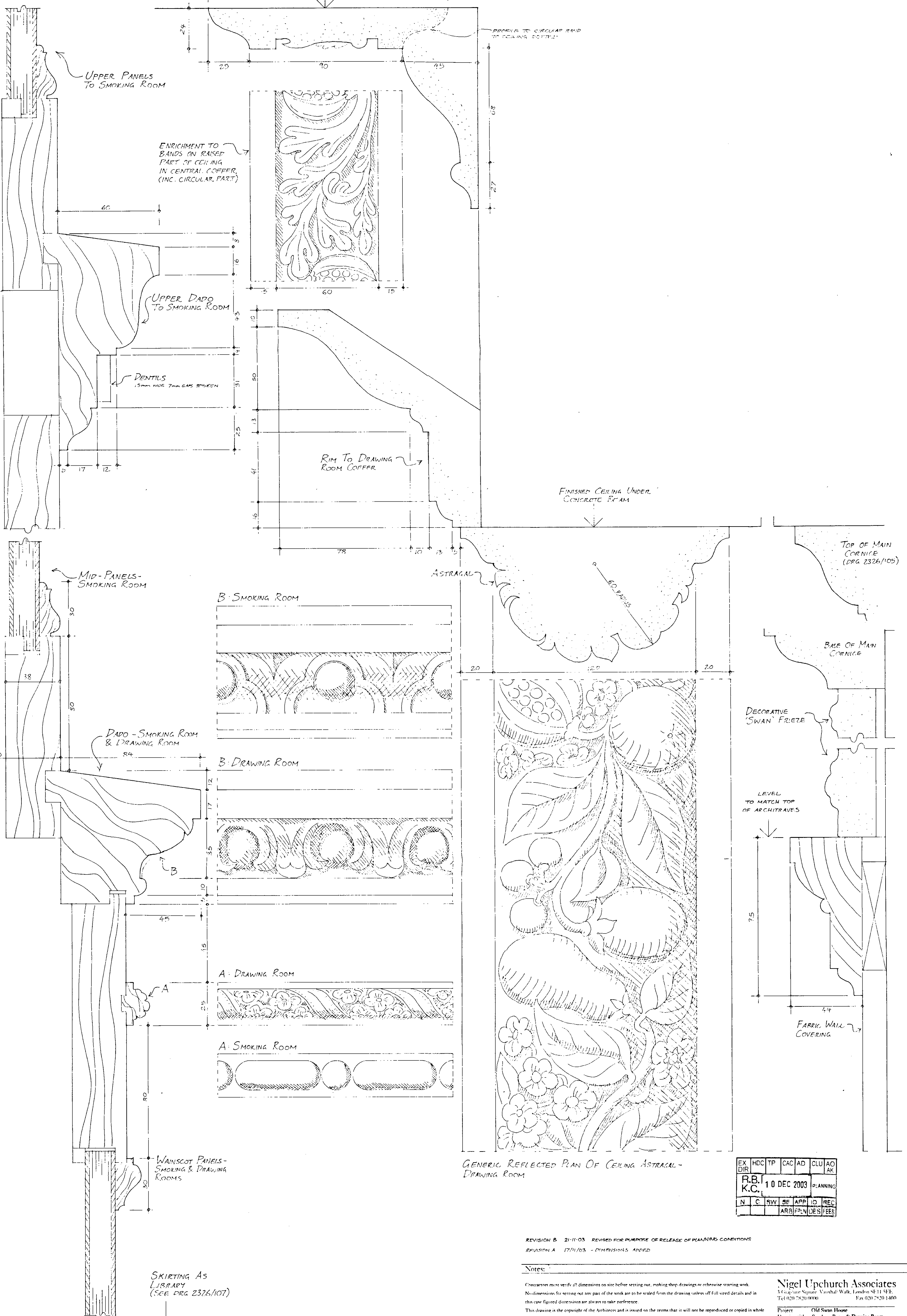
REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE  
 OF PLANNING CONDITIONS  
 REVISION A 17/11/03 - DIMENSIONS ADDED

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**Nigel Upchurch Associates**  
 3 Gungah Square, Vauxhall Walk, London SE11 5EE  
 Tel 020 7820 0000 Fax 020 7820 1400

Project: Old Swan House  
 Drawing title: Ballroom - reflected ceiling plan & north elevation  
 Draw No: 2326/113 B  
 Scale: 1:20 Date: Sept 2003

'RAISED CEILING' TO UNDERPANE OF JOISTS.



SKIRTING AS LIBRARY (SEE DRG 2326/107)

EX	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
		ARR	PLN	DES	FEES		

REVISION B 21/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 17/11/03 - DIMENSIONS ADDED

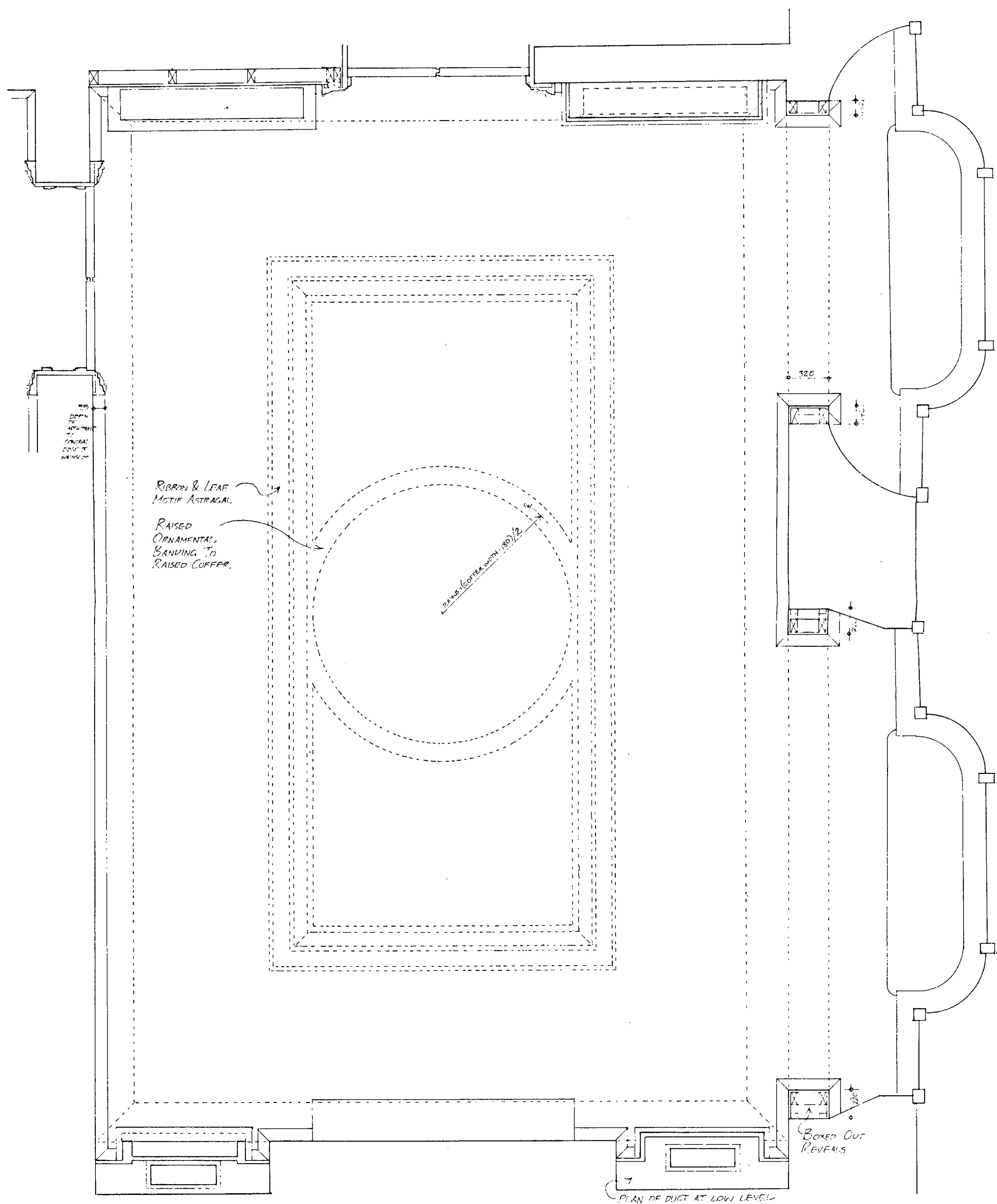
Notes:  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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**Nigel Upchurch Associates**  
 14 Langport Square, Vintria Walk, London SE11 4EE.  
 Tel: 020 7820 0000 Fax: 020 7820 1400

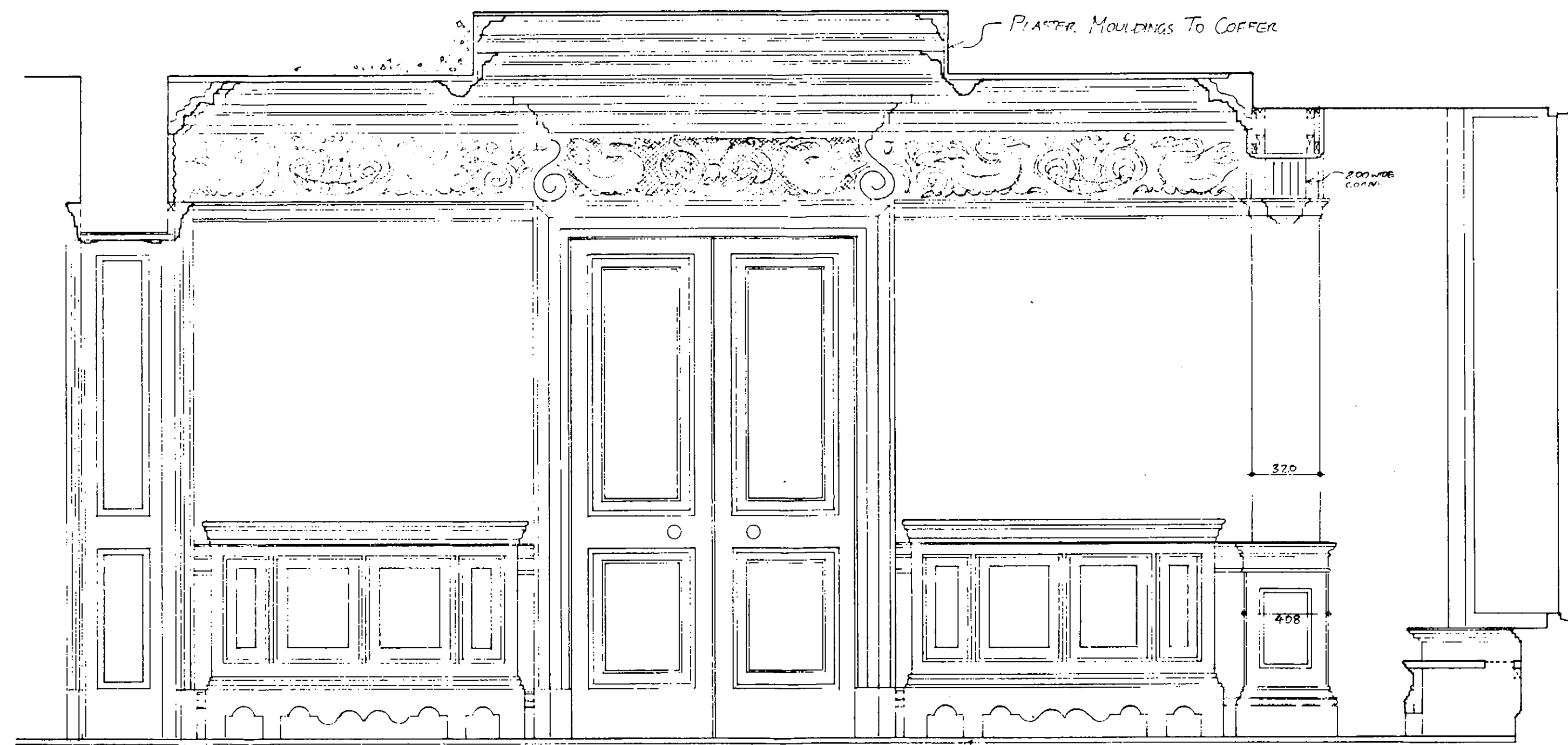
Project: Old Swan House  
 Drawing title: Smoking Room & Drawing Room  
 panelling and plasterwork details  
 Dwg No: 2326/112 B  
 Scale: 1:20 Date: Sept 2003



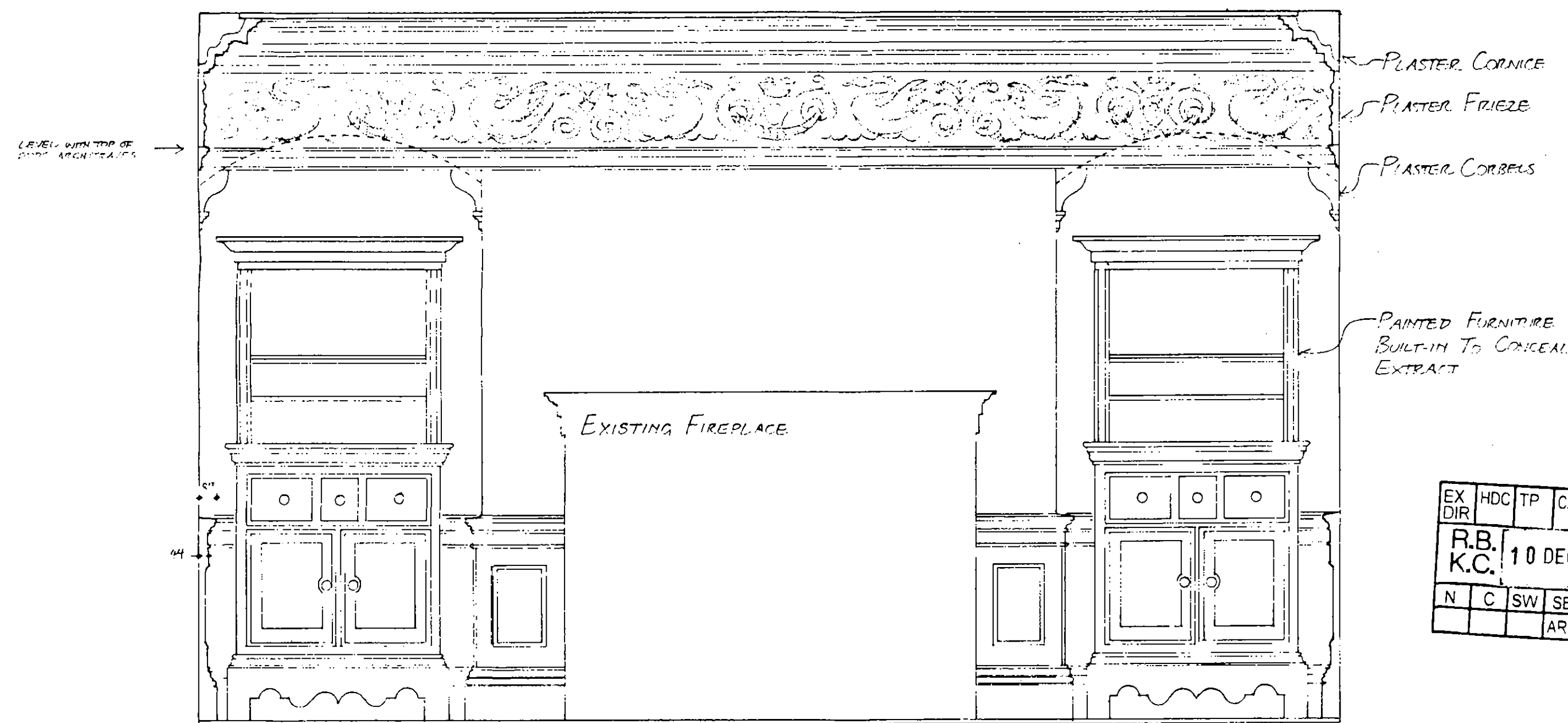




FLOOR PLAN  
(REFLECTED CEILING PLAN DOTTED)



EAST ELEVATION



WEST ELEVATION

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	10 DEC 2003	PLANNING			
N	C	SW	SE	APP	IO	REC
		ARB	FP	N	DES	FEE

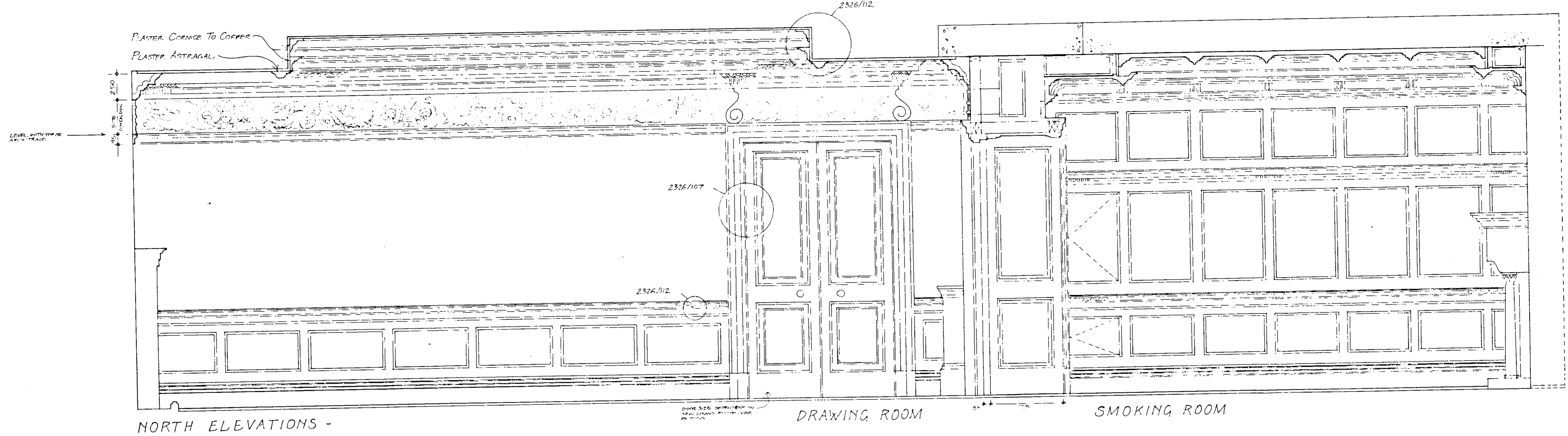
REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
REVISION A 18-11-03 - DIMENSIONS ADDED.

NOTES: DIMENSIONS OF BUILT-IN FURNITURE PENDING FINAL DUCT/F.C.U. SIZES.

Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work.  
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Nigel Upchurch Associates  
3 Grafton Square, Vauxhall Walk, London SE11 5EE  
Tel 020 7820 0890 Fax 020 7820 1400

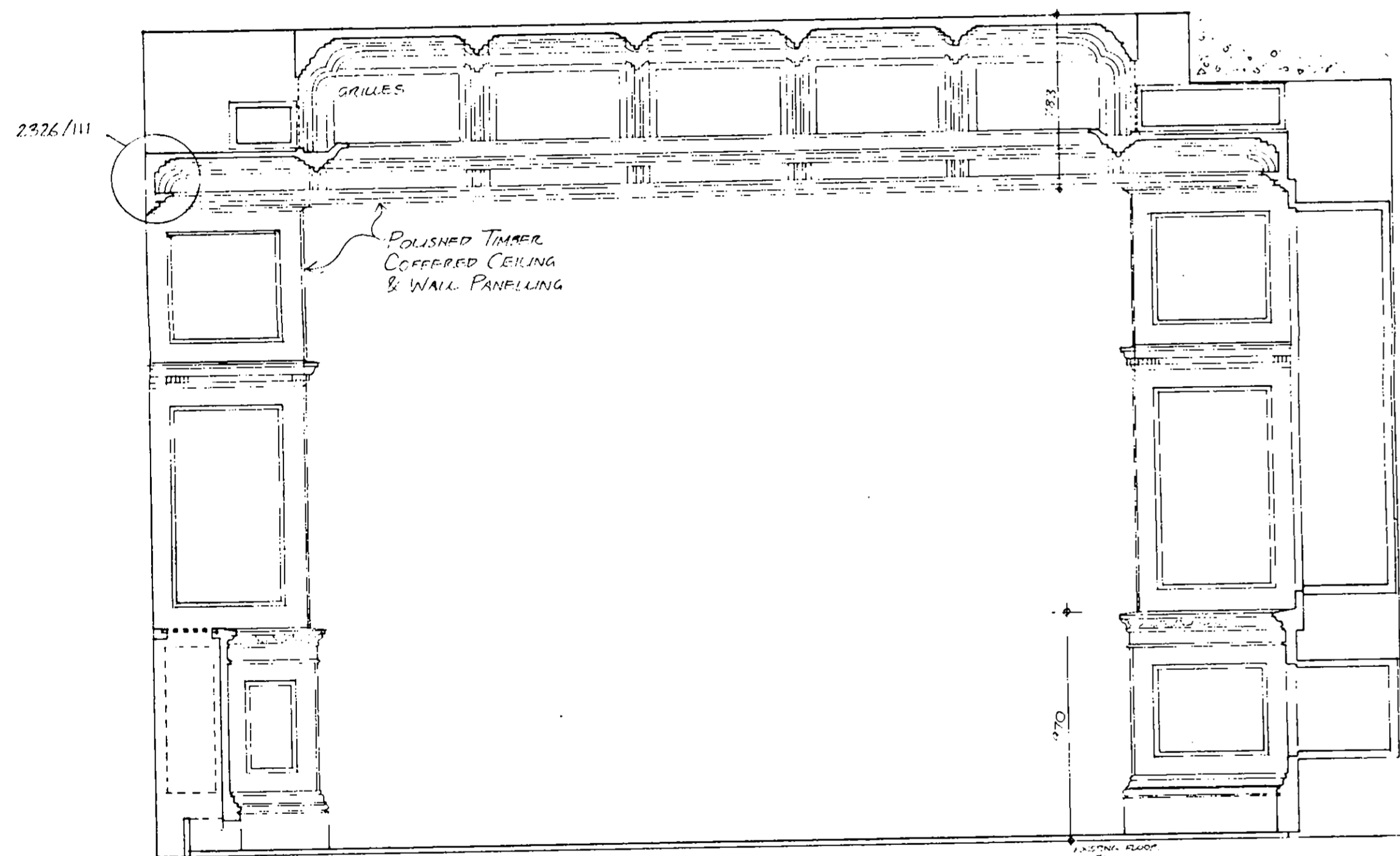
Project Old Swan Home  
Drawing title Drawing Room -  
East and West Elevations  
Dra No 2326/110 B  
Scale 1:20 Date Sept 2003



NORTH ELEVATIONS -

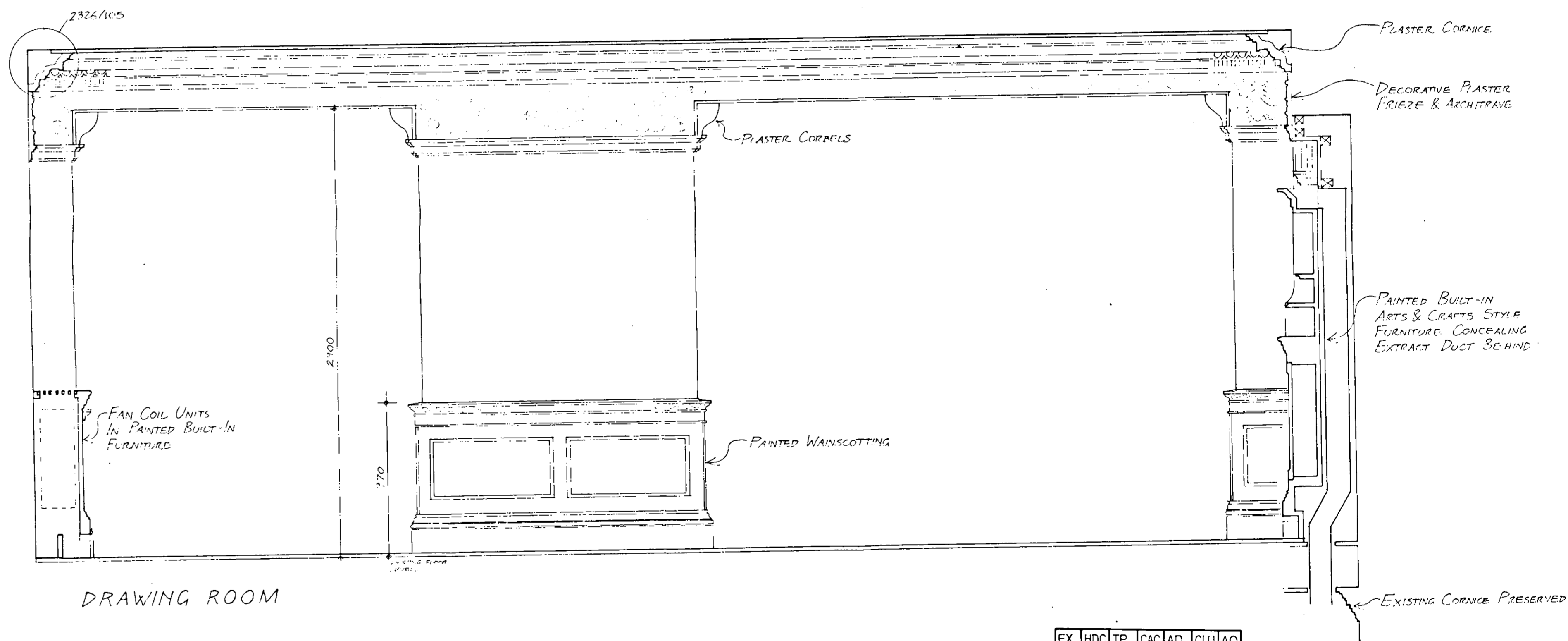
DRAWING ROOM

SMOKING ROOM



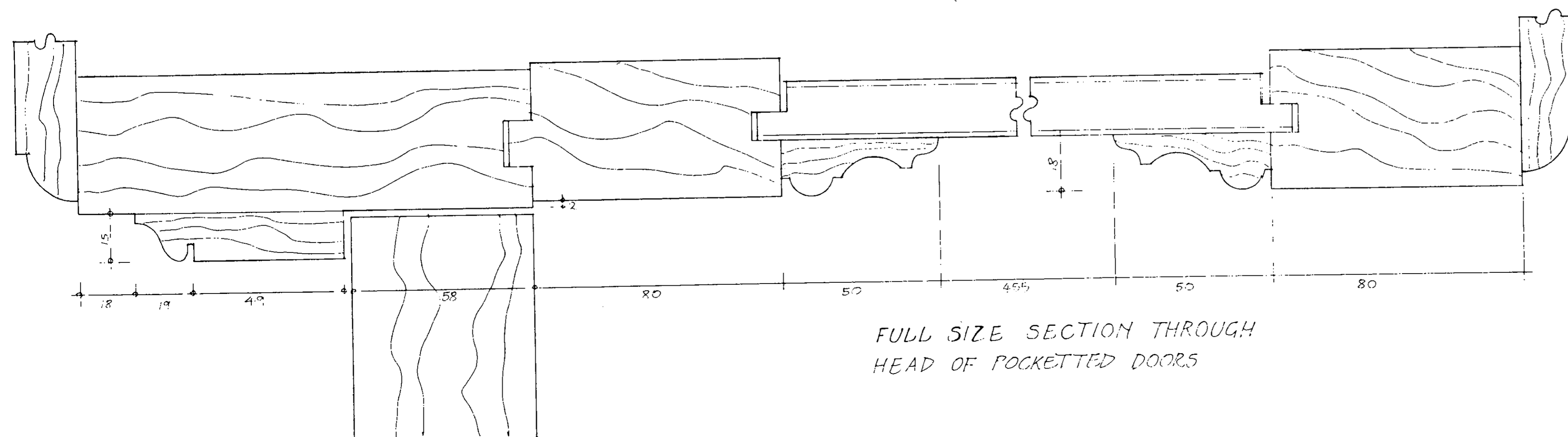
SOUTH ELEVATIONS -

SMOKING ROOM



DRAWING ROOM

EXISTING CORNICE PRESERVED



FULL SIZE SECTION THROUGH HEAD OF POCKETED DOORS

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B. K.C.						10 DEC 2003	
N						C	
SW						SE	
APP						IO	
REC						ARB	
FP						N	
DES						FEES	

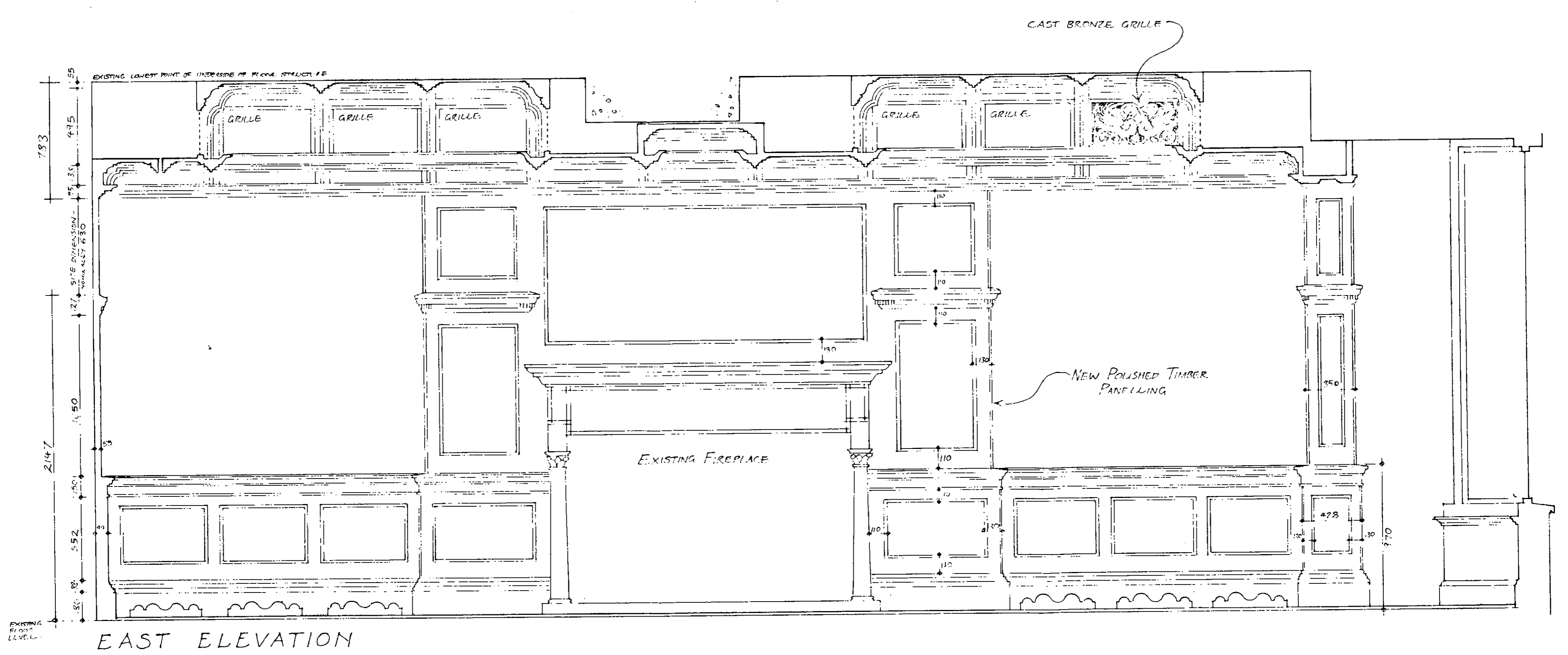
REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 18-11-03 DIMENSIONS & DETAIL ADDED

Notes:

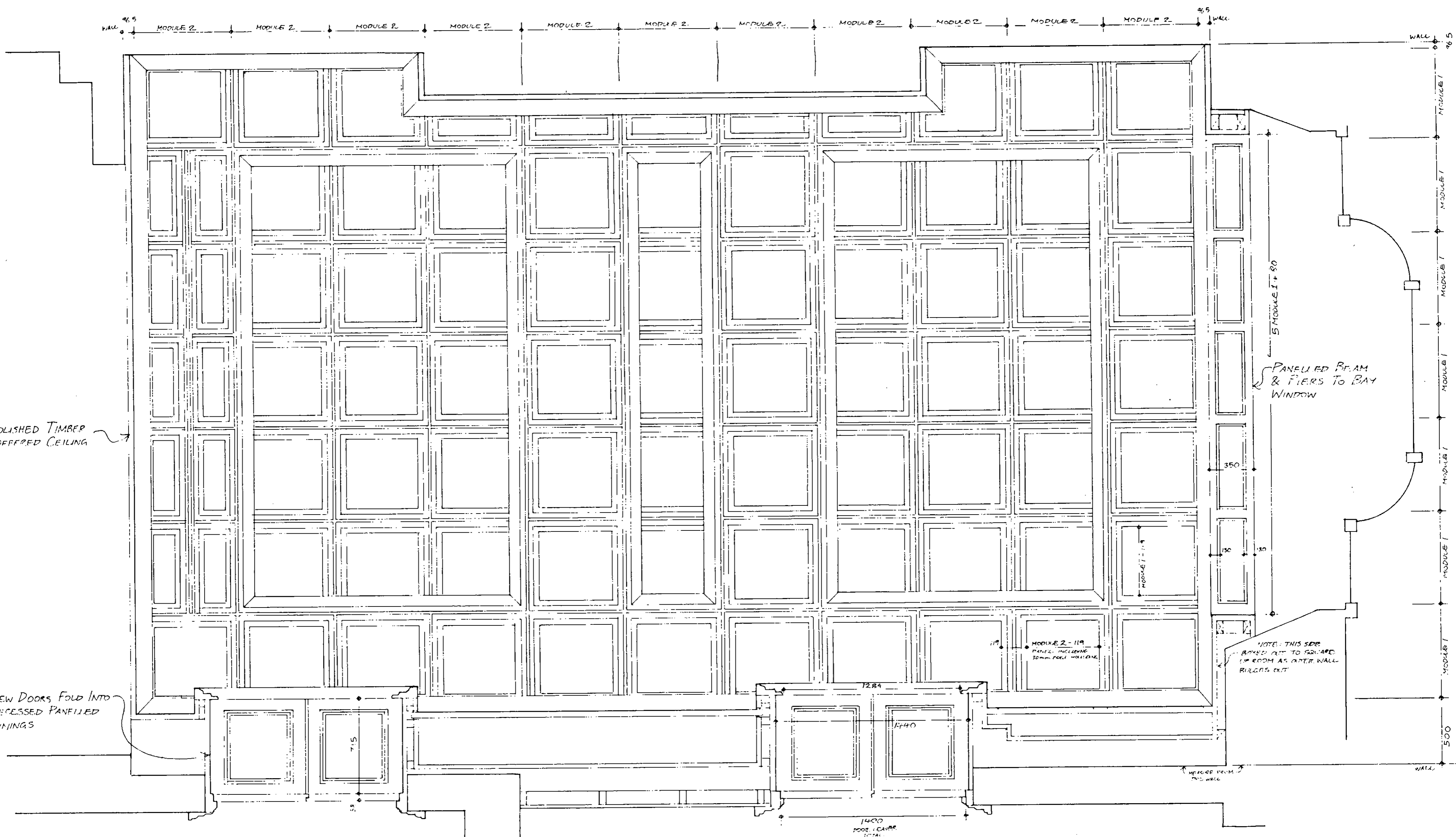
Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from the drawing unless full sized details and in this case figured dimensions are always to take preference.  
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**Nigel Upchurch Associates**  
 3 Grosvenor Square, Vauxhall Walk, London SE11 5FE  
 Tel 020 7820 0000 Fax 020 7820 1400

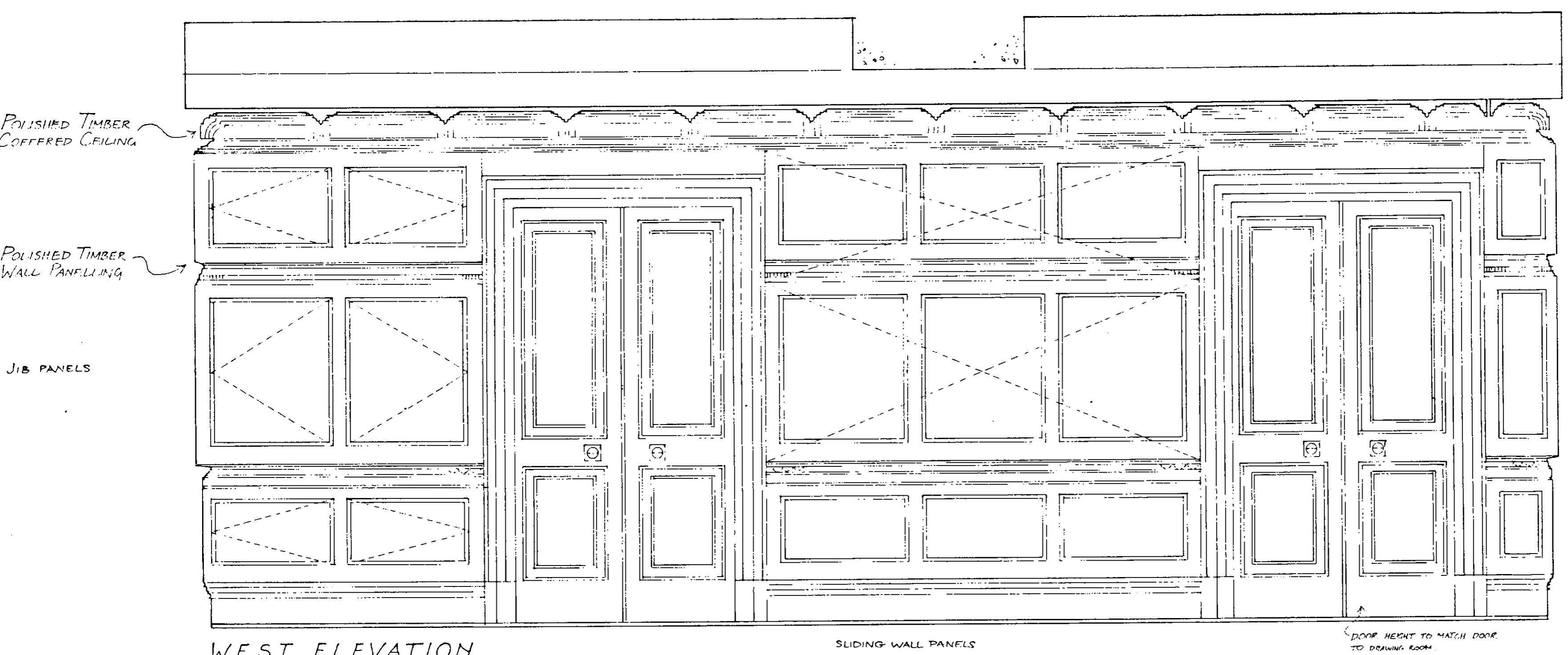
Project: Old Swan House  
 Drawing title: Smoking Room & Drawing Room - North and South Elevations  
 Dwg. No: 2326/109 B  
 Scale: 1:20 1/2 Date: Sept 2003



EAST ELEVATION



REFLECTED CEILING PLAN



WEST ELEVATION

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003			PLANNING		
N	C	SW	SE	APP	IO	REC	
		ARB	FFLV	DFS	FEES		

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 18/11/03 DIMENSIONS ADDED.

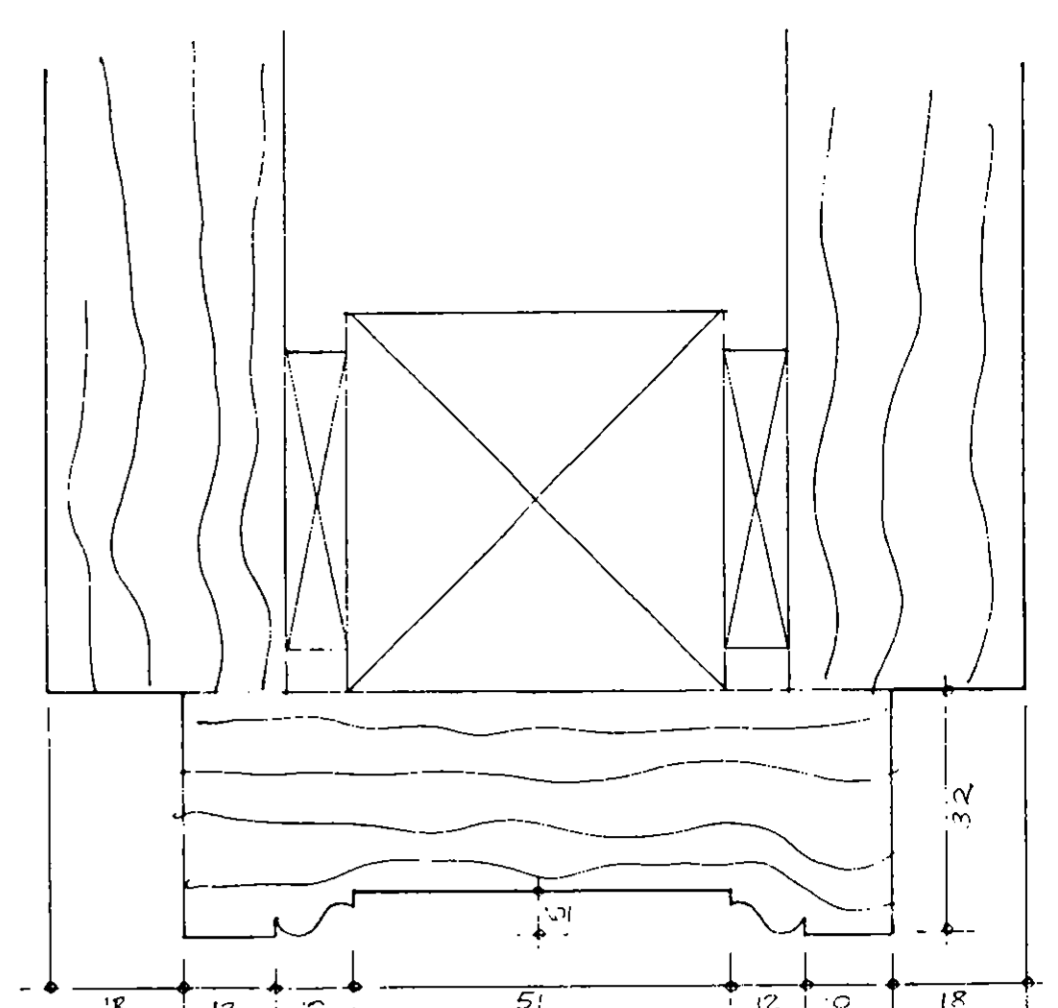
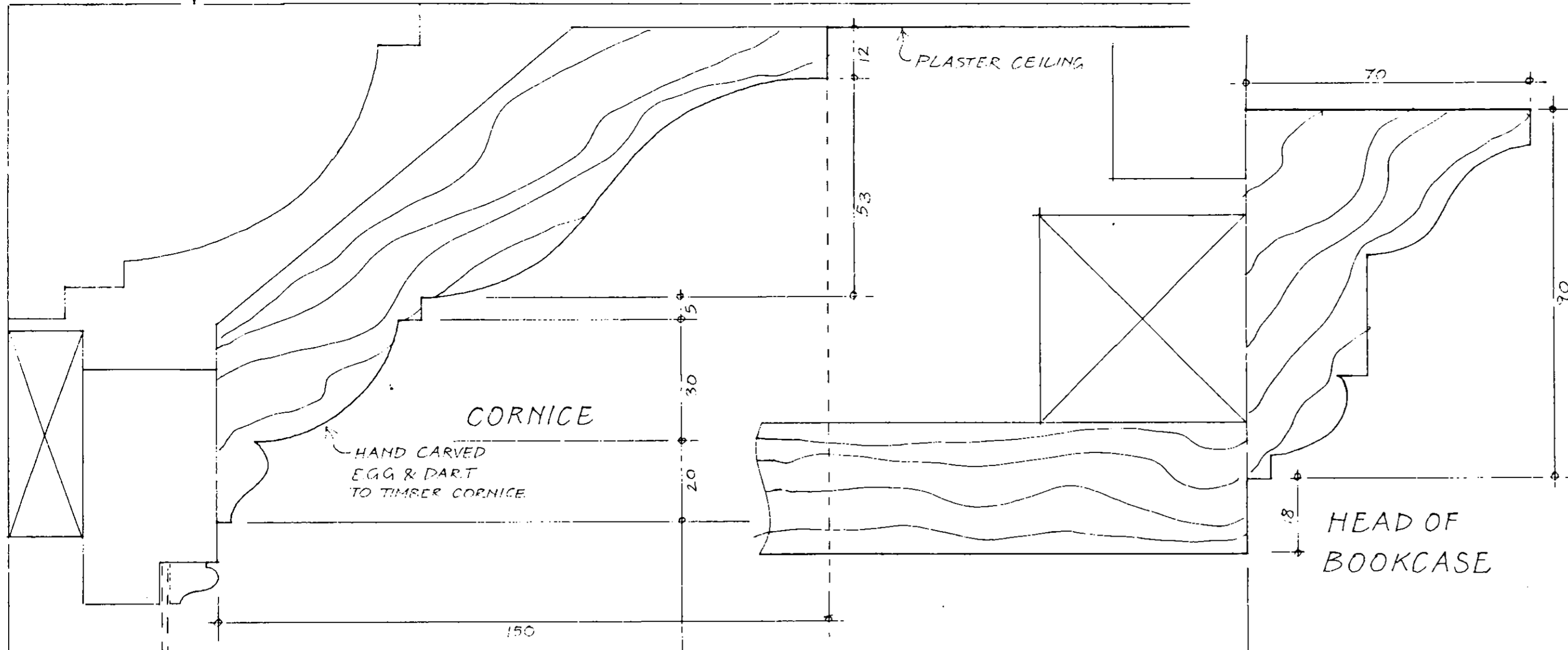
Notes:

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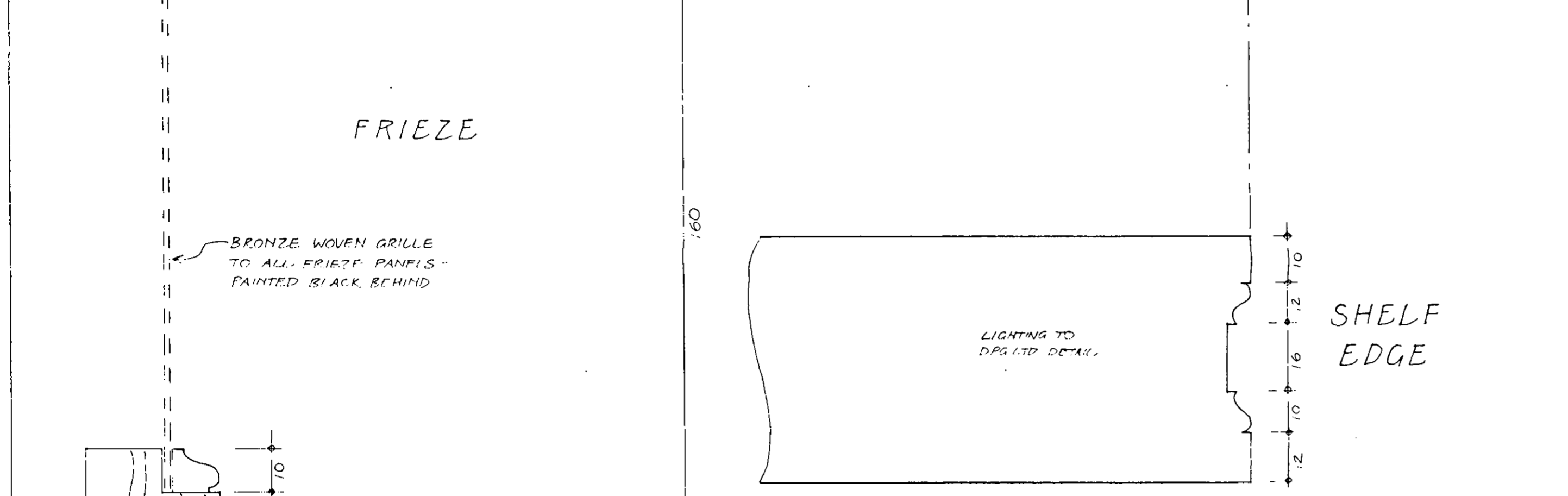
**Nigel Upchurch Associates**  
 3 Graduate Square, Vauxhall Walk, London SE11 5EE  
 Tel 020 7820 0000 Fax 020 7820 1400

Project Old Sun Home  
 Drawing title Smoking Room - reflected ceiling plan  
 Dwg No 2326/108.8  
 Scale 1:20 Date Sept 2003

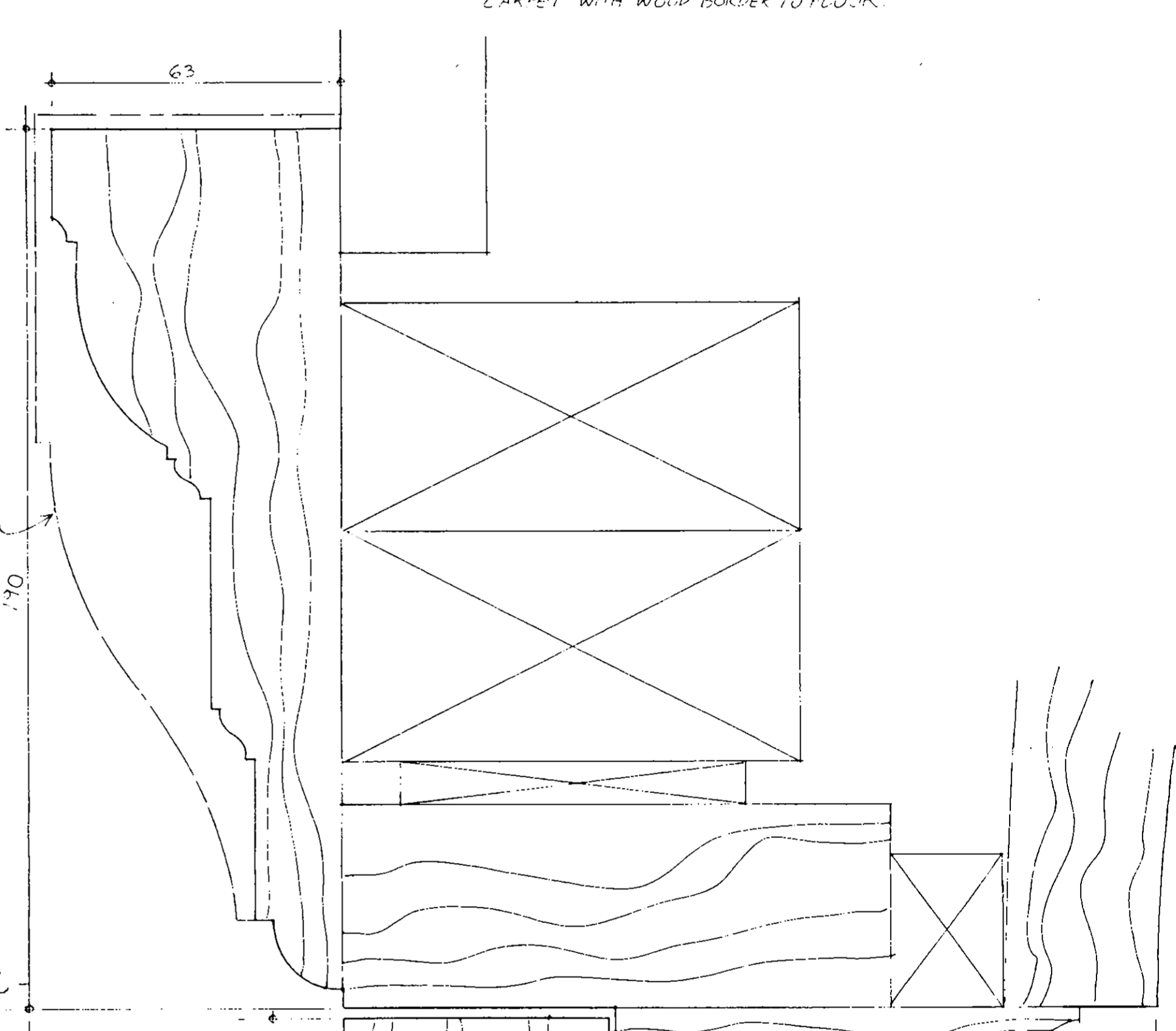
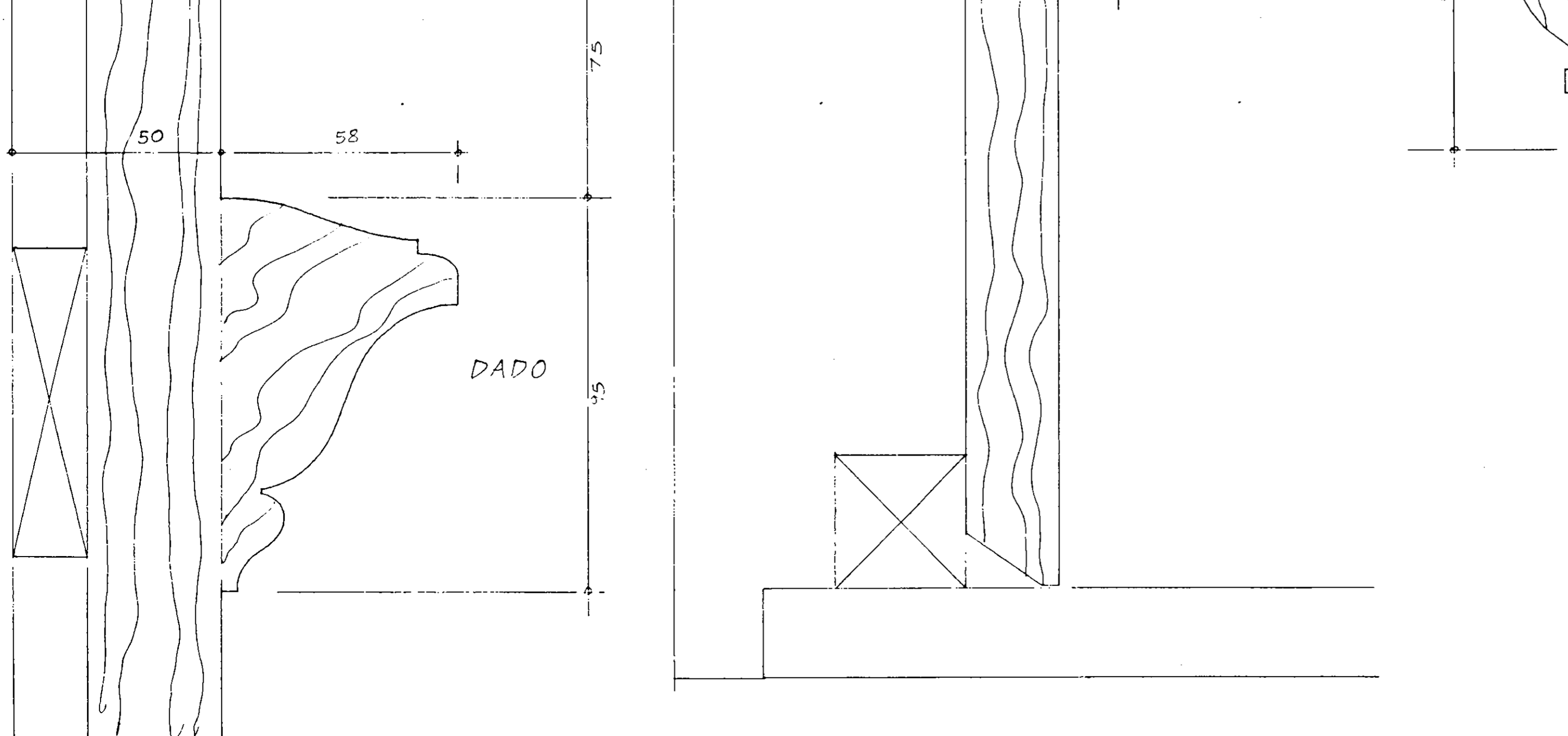
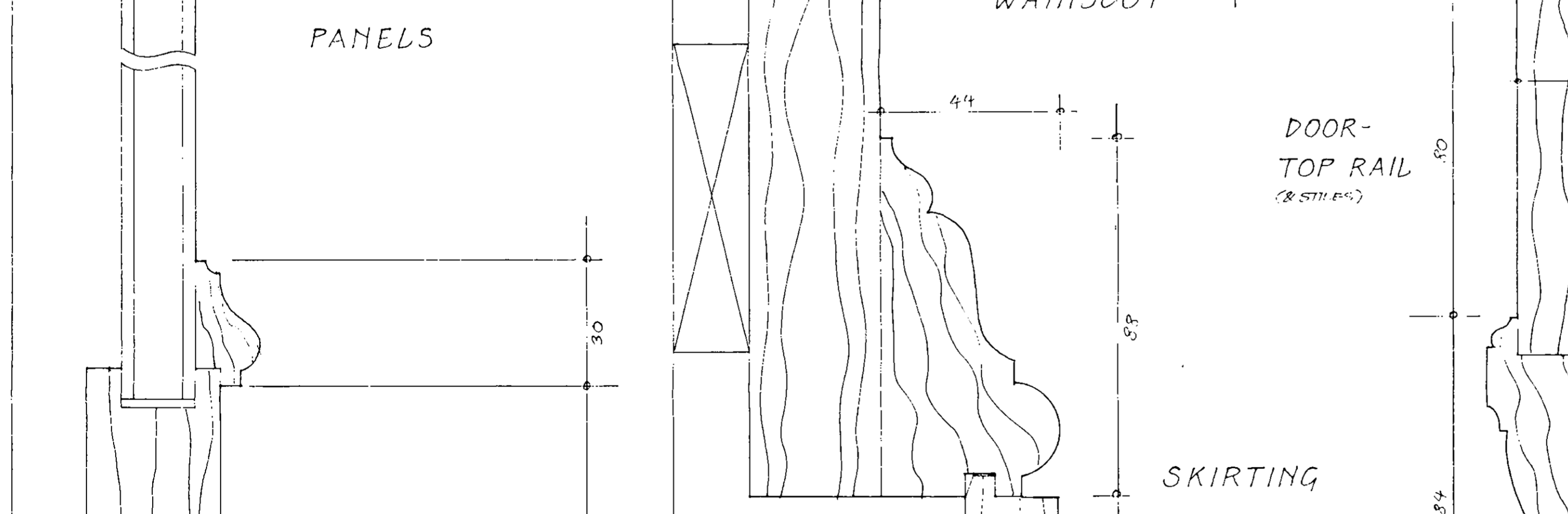
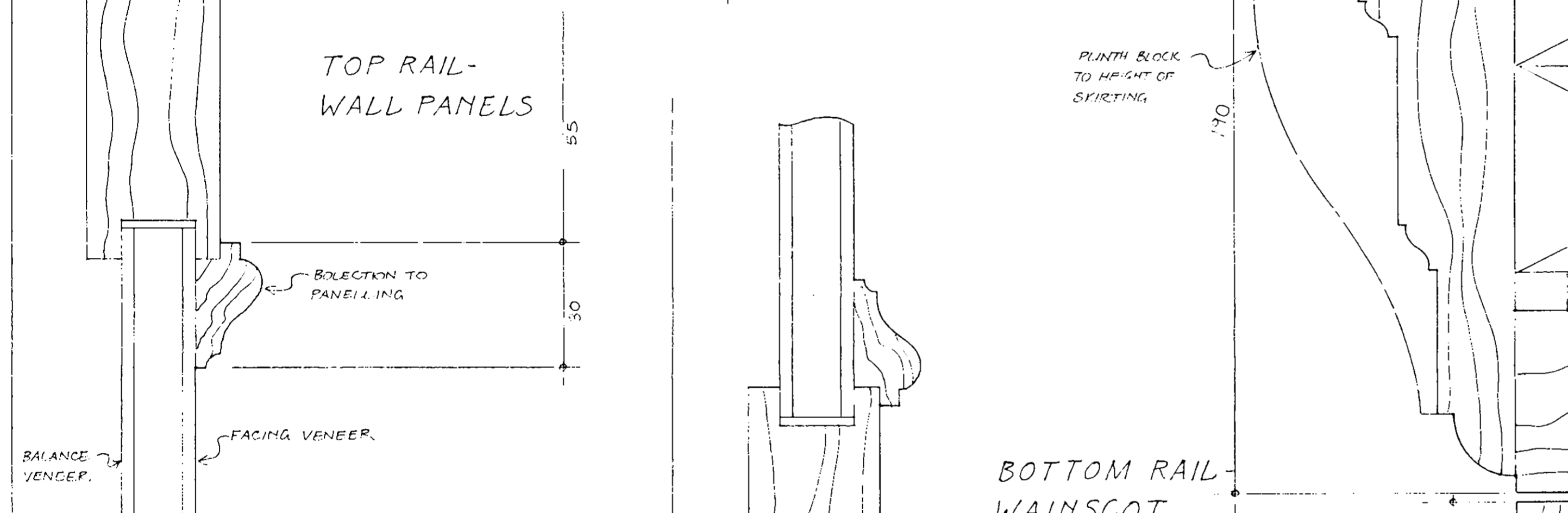
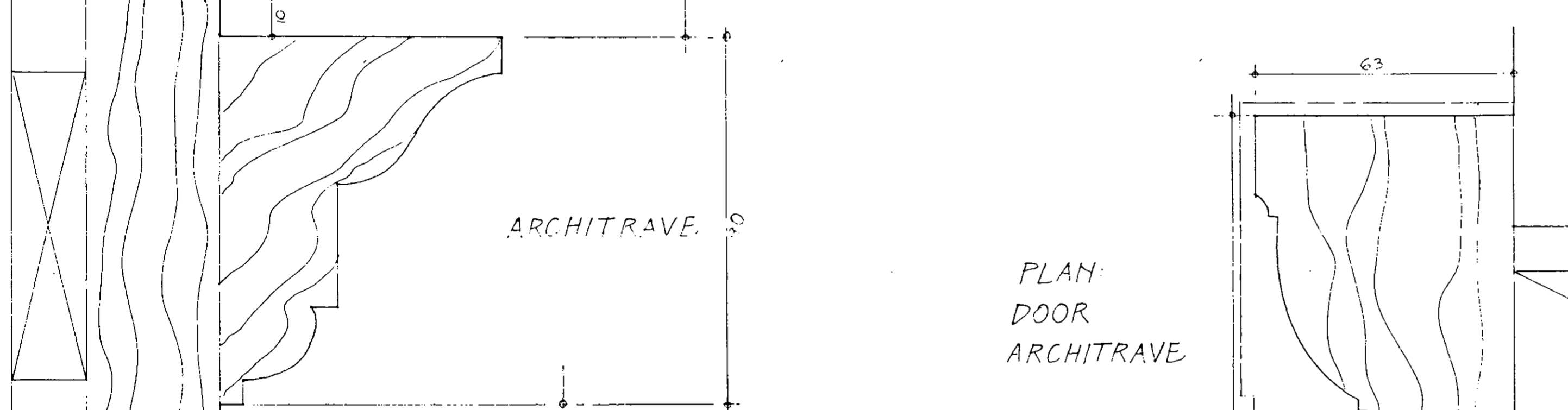
EXISTING CORNICE PRESERVED



PLAN SECTION - BOOKCASE MUNTIN



**GENERAL NOTES:**  
 ALL TIMBER PANELLING & LINED;  
 POLISHED FINISH - SPECIES CHERRY, LIGHT MAHOGANY OR OTHER TO APPROVAL.  
 HAND CARVED EGG & DART ENRICHMENT TO CORNICE PAINTED PLASTER CEILING.  
 CARPET WITH WOOD BORDER TO FLOOR.



EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B. 10 DEC 2003						PLANNING
N	C	SW	SE	APP	IO	REC
			ARB	FIN	DES	FEES

**BOLECTION**

REVISION B 21-11-03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

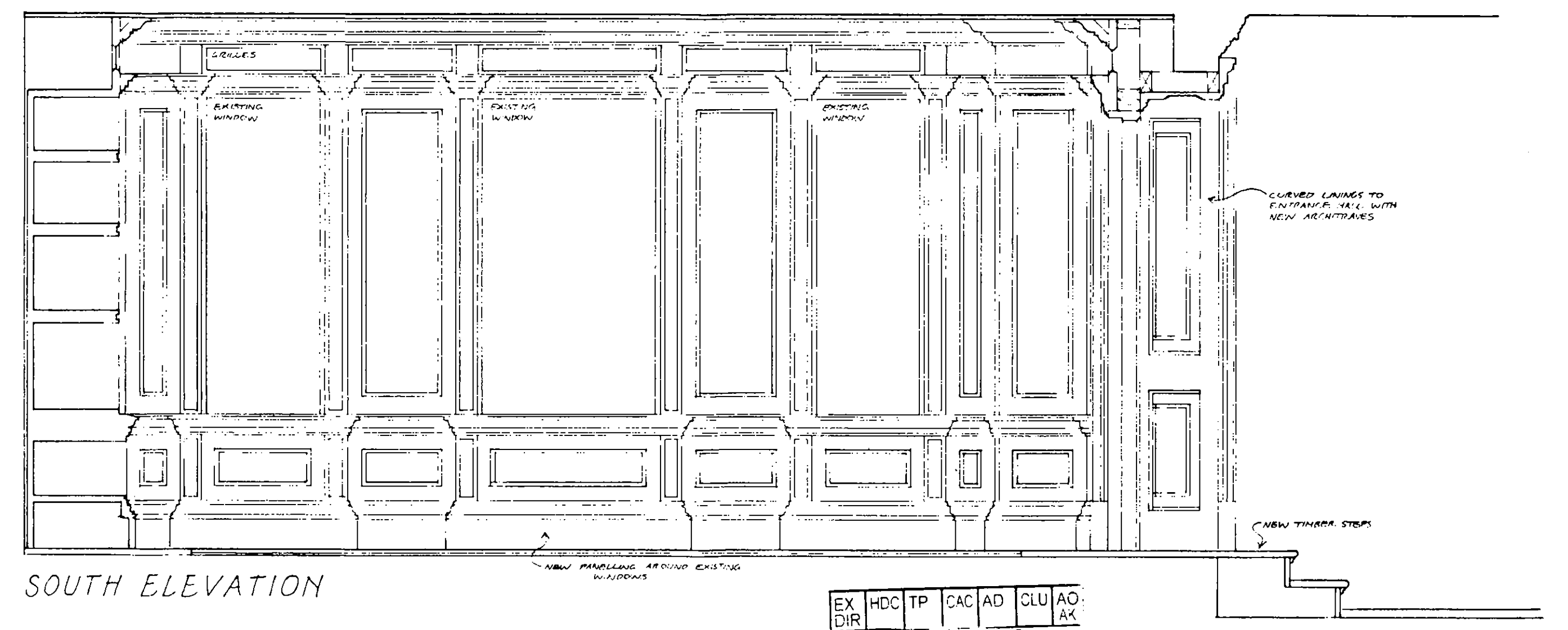
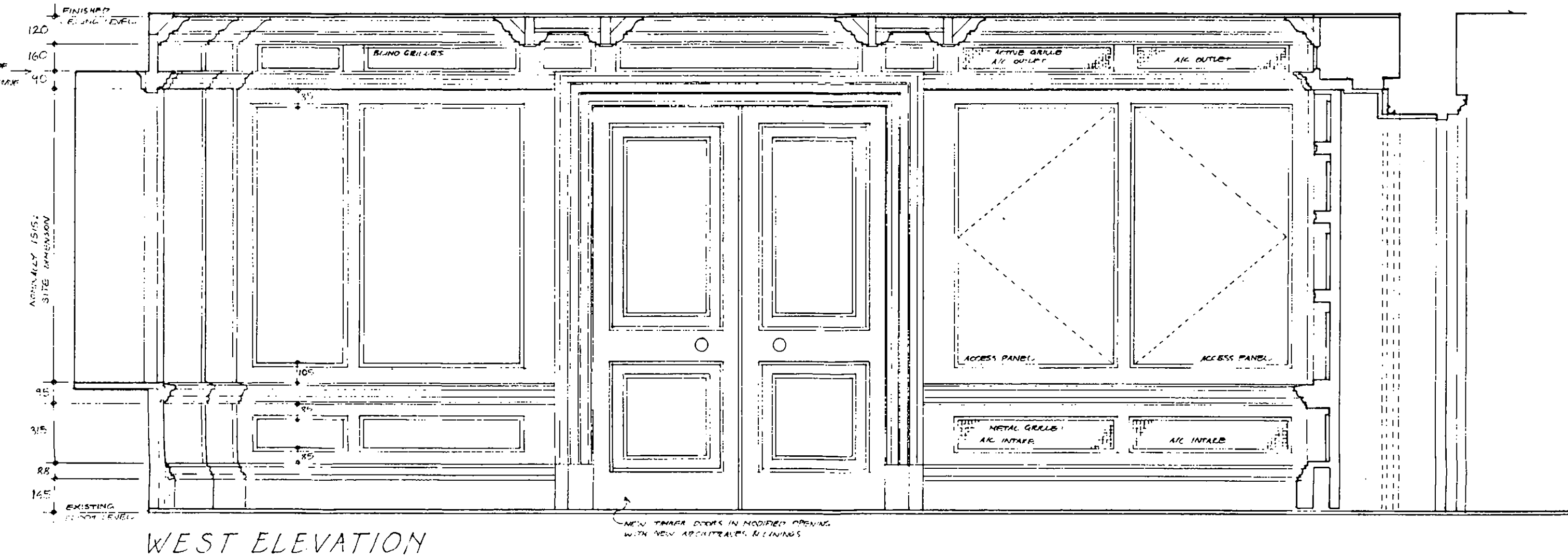
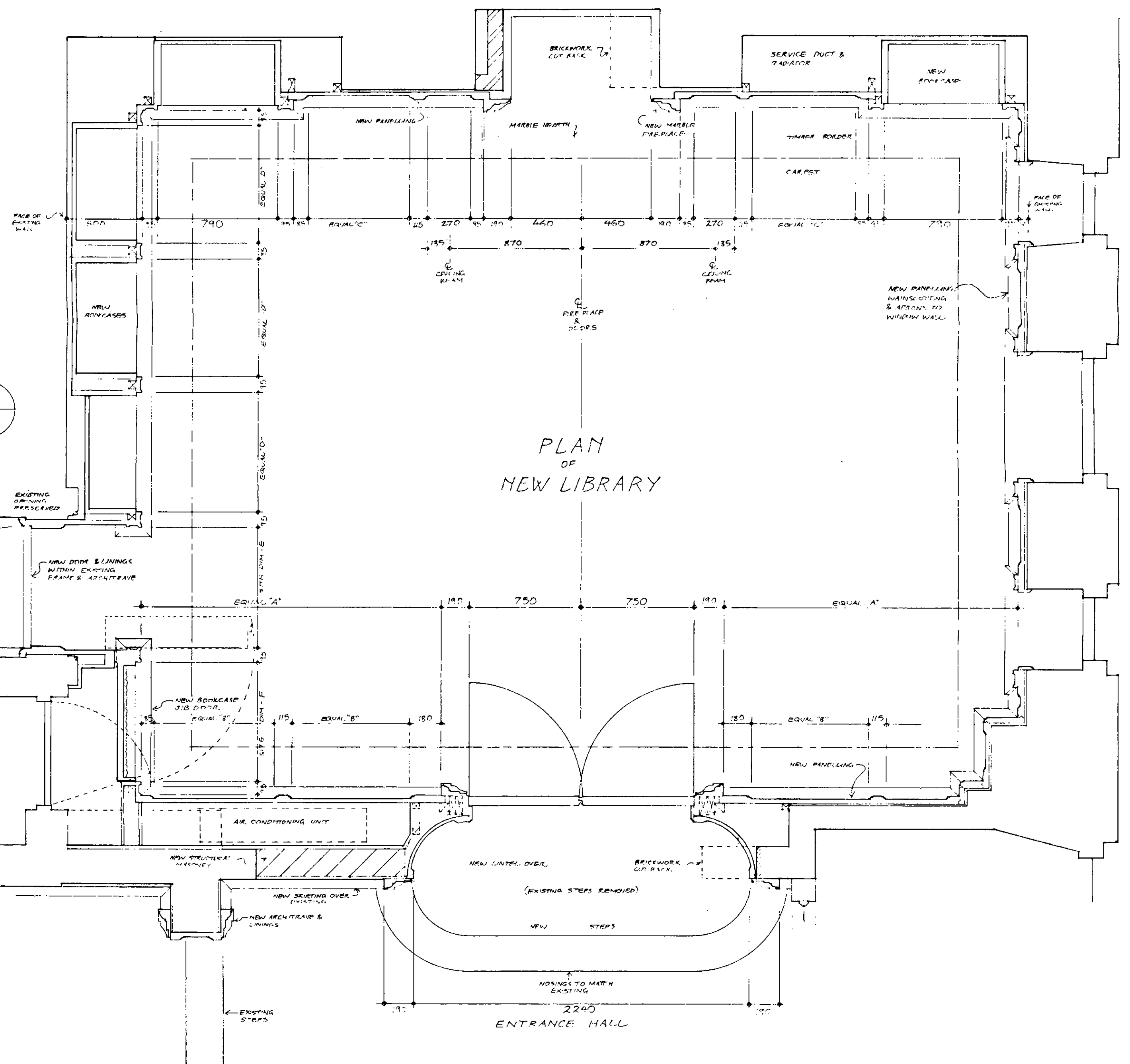
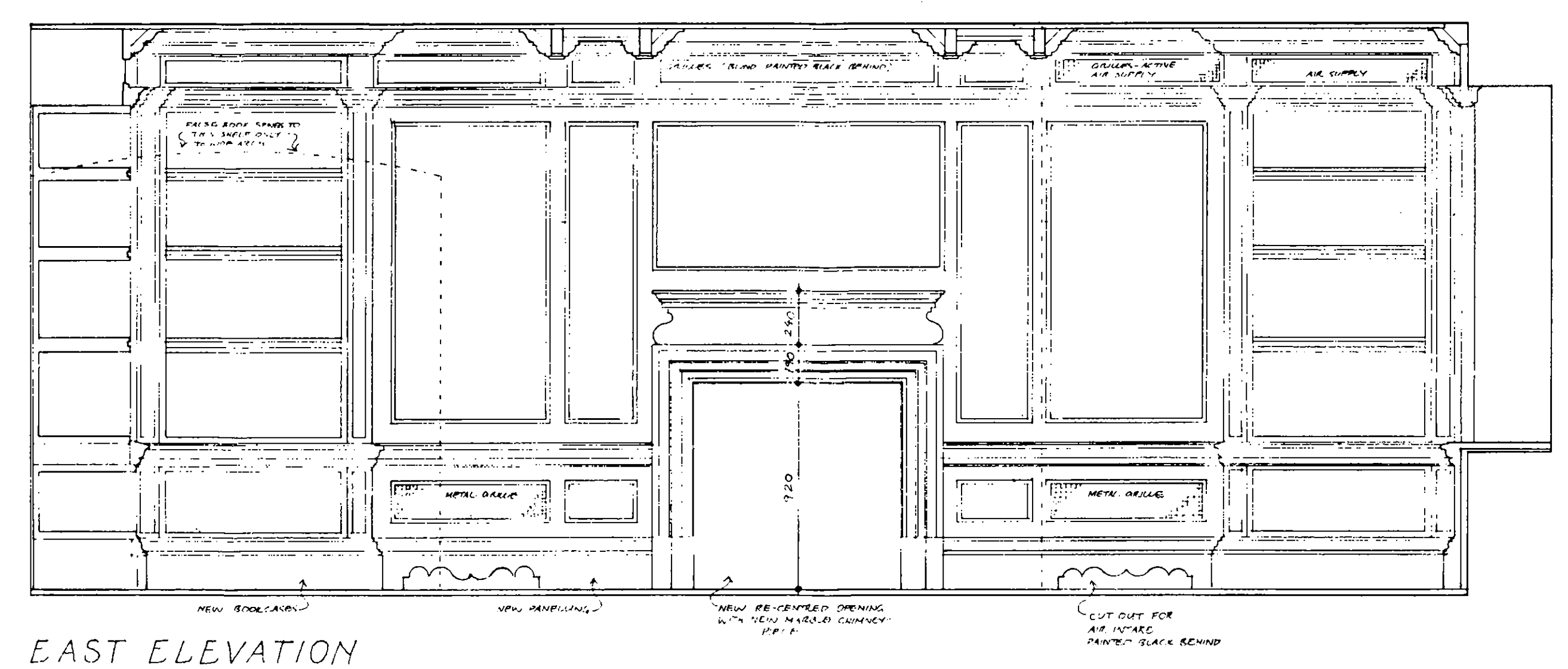
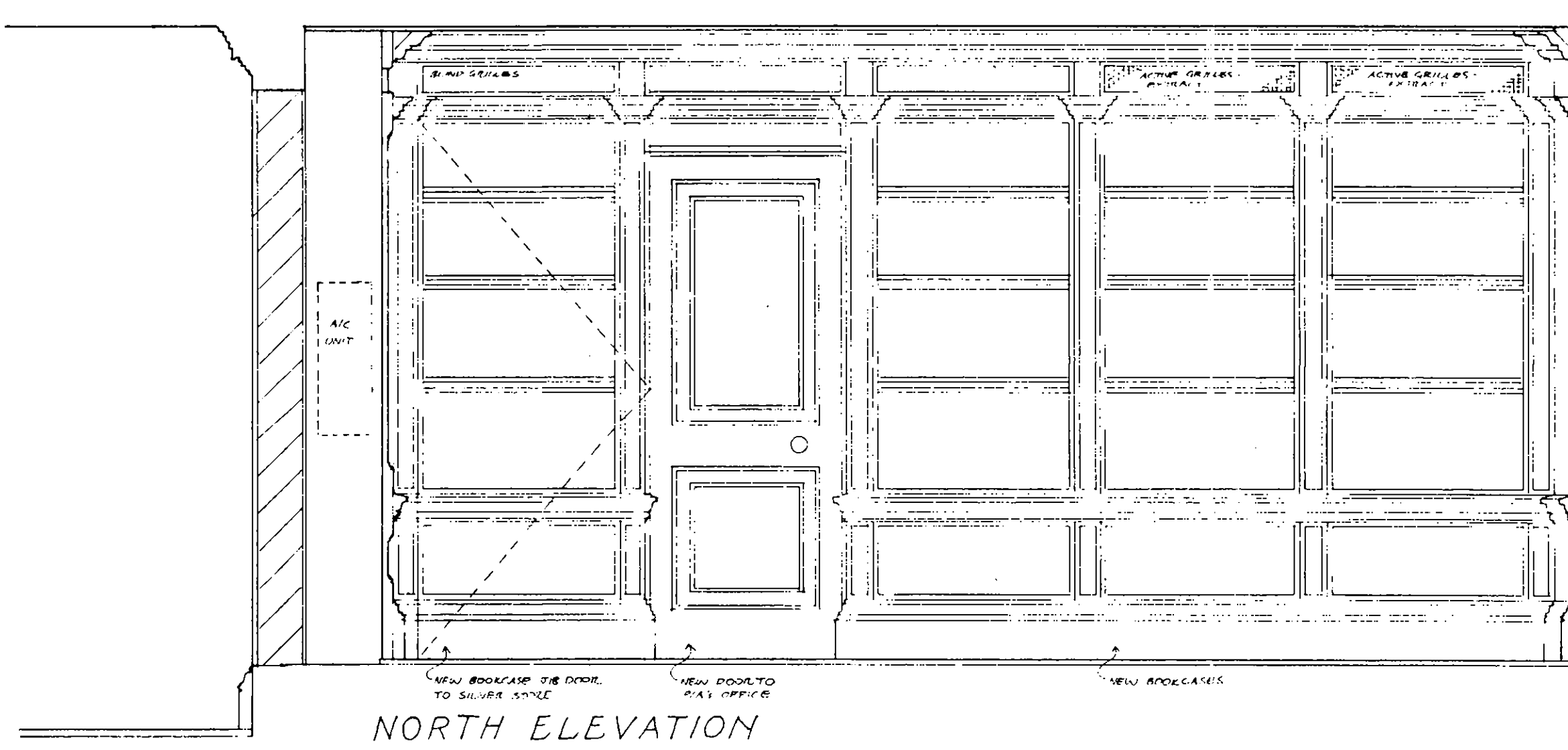
REVISION A 17/11/03 - DIMENSIONS ADDED

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**Nigel Upchurch Associates**  
 3 Grafton Square, Vauxhall Walk, London SE11 5EE  
 Tel: 020 7820 0000 Fax: 020 7820 1400  
 Project: Old Swan House  
 Drawing title: Full Size details Library Joinery  
 Dwg No: 2326/107B  
 Scale: FS Date: Sept 2003

**GENERAL NOTES:**

- WALLS - POLISHED TIMBER, CHERRY LIGHT HANGGANY OR OTHER SPECIES TO APPROVAL
- CEILING - PAINTED PLASTER WITH TWO POLISHED TIMBER BEAMS
- FLOOR - CARPET WITH POLISHED TIMBER BORDER
- CHIMNEY PIECE - MARBLE
- GRILLES - BRONZE / ANTIQUE BRASS MESH / LATTICE



EX DIR	HDC	TP	CAC	AD	CU	AO	AX
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	O	REC	
				ARB	PLN	DES	FEE

- A = ROOM LENGTH = 2400 / 2
- B = (A - 350) / 2
- C = A - 245
- D = EQUAL DIVISIONS - 100mm SAID AS 5mm DIM E
- E = 400mm TO 500mm BUILT UP - NOMINALLY 750mm
- F = 500mm TO 600mm BUILT UP - NOMINALLY 750mm
- G = 500mm TO 600mm BUILT UP - NOMINALLY 750mm

REVISION B 21.11.03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS  
 REVISION A 17.11.03 - DIMENSIONS ADDED

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**Nigel Upchurch Associates**  
 3 Grafton Square, Vauxhall Walk, London SE11 5FE  
 Tel: 020 7820 0000 Fax: 020 7820 1400  
 Project Old Swan House  
 Drawing title Library Plans and Elevations  
 Draw No 2329/106  
 Scale 1:20 Date Sept 2003

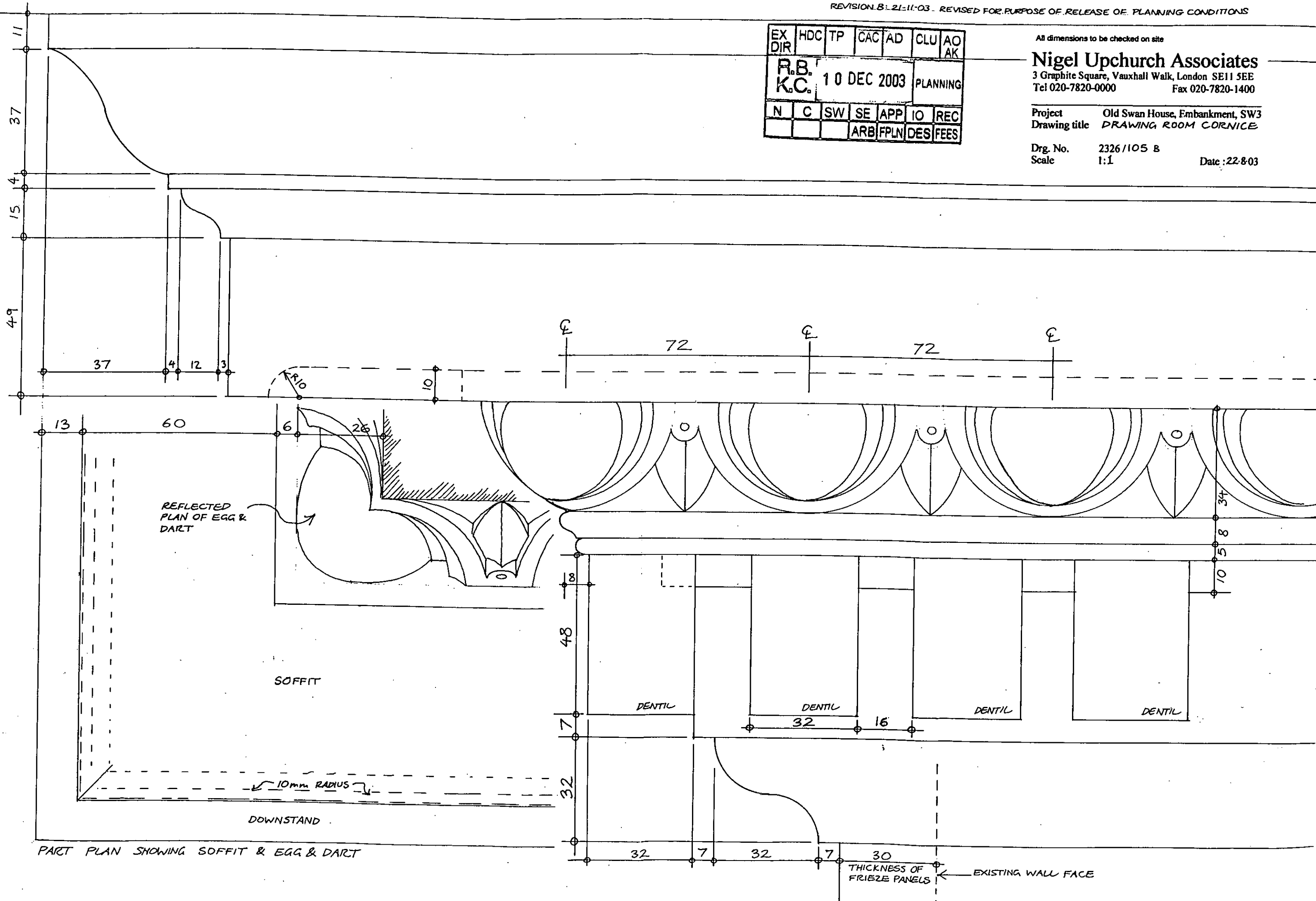
EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		10 DEC 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB		FPLN	DES	FEE

All dimensions to be checked on site

**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 020-7820-0000 Fax 020-7820-1400

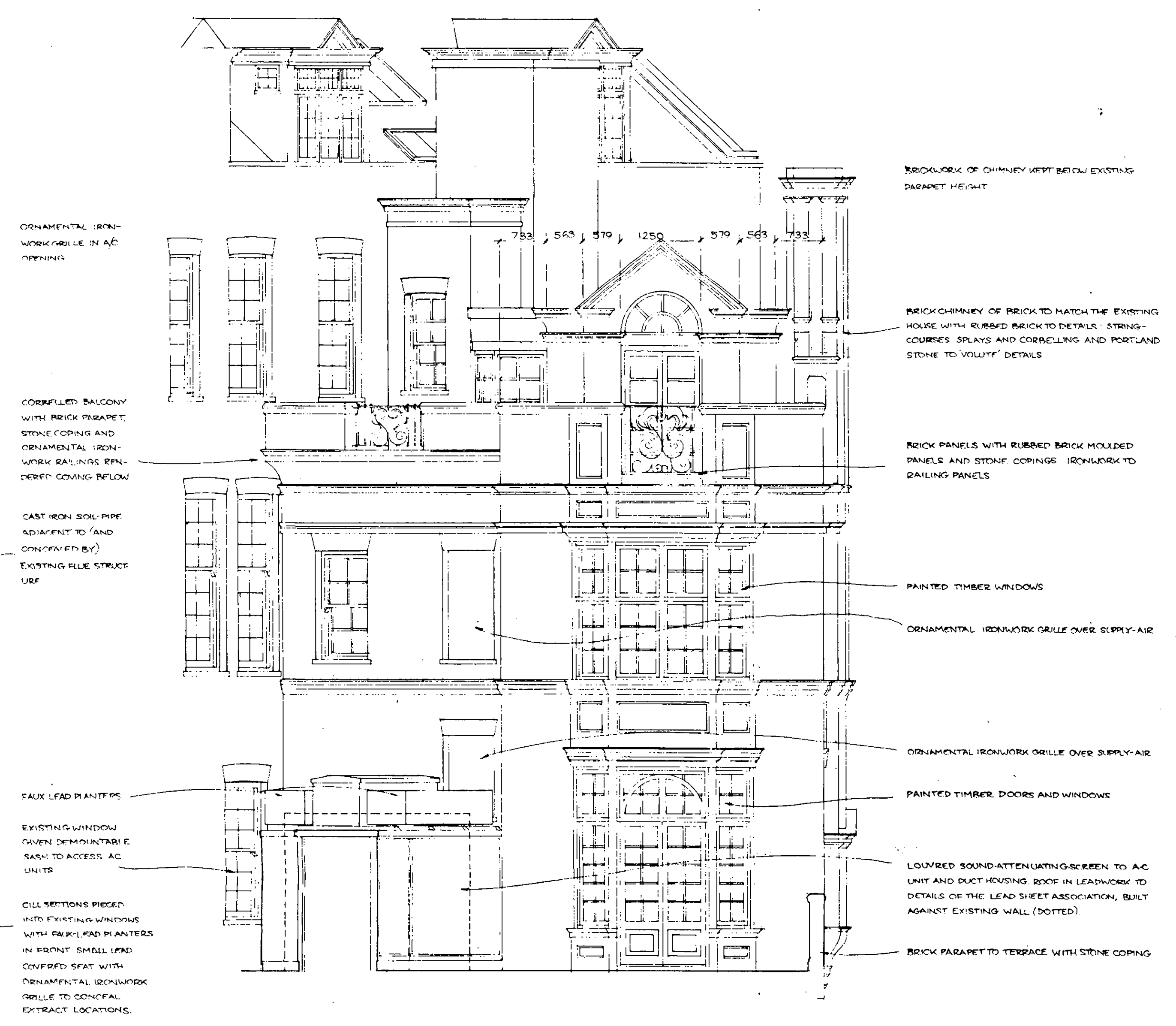
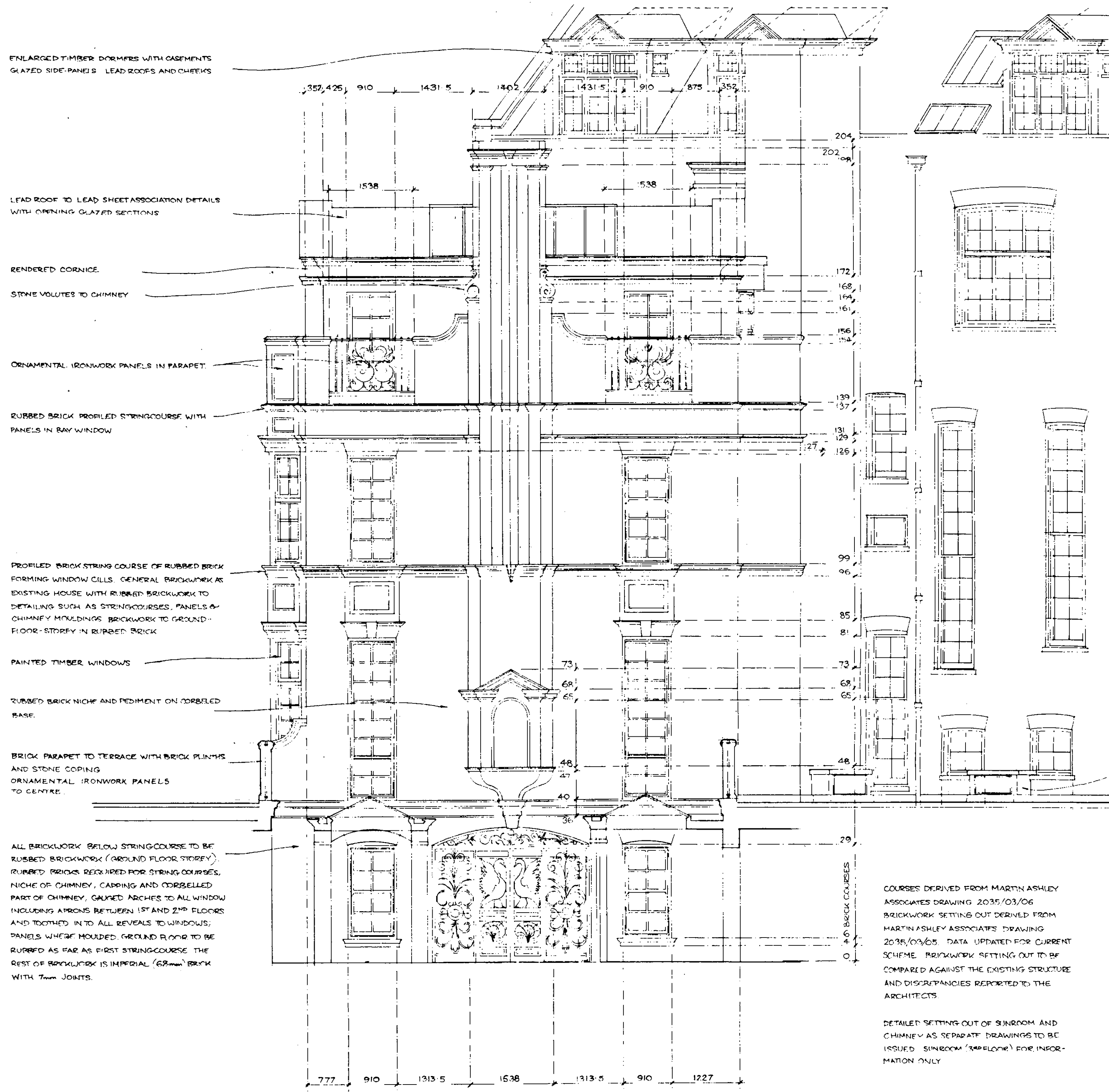
Project Old Swan House, Embankment, SW3  
 Drawing title DRAWING ROOM CORNICE

Drg. No. 2326/105 B  
 Scale 1:1 Date: 22-8-03



PART PLAN SHOWING SOFFIT & EGG & DART

THICKNESS OF FRIEZE PANELS ← EXISTING WALL FACE



COURSES DERIVED FROM MARTIN ASHLEY ASSOCIATES DRAWING 2035/03/06 BRICKWORK SETTING OUT DERIVED FROM MARTIN ASHLEY ASSOCIATES DRAWING 2035/09/05. DATA UPDATED FOR CURRENT SCHEME. BRICKWORK SETTING OUT TO BE COMPARED AGAINST THE EXISTING STRUCTURE AND DISCREPANCIES REPORTED TO THE ARCHITECTS.

DETAILED SETTING OUT OF SINKROOM AND CHIMNEY AS SEPARATE DRAWINGS TO BE ISSUED. SINKROOM (SCALE) FOR INFORMATION ONLY.

EX DIR	HDC	TP	CAC	AD	CLU	AO	AR
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	LO	REC	
			ARB	FIN	DES	FEE	

(Formerly issued as 2326/sk38)

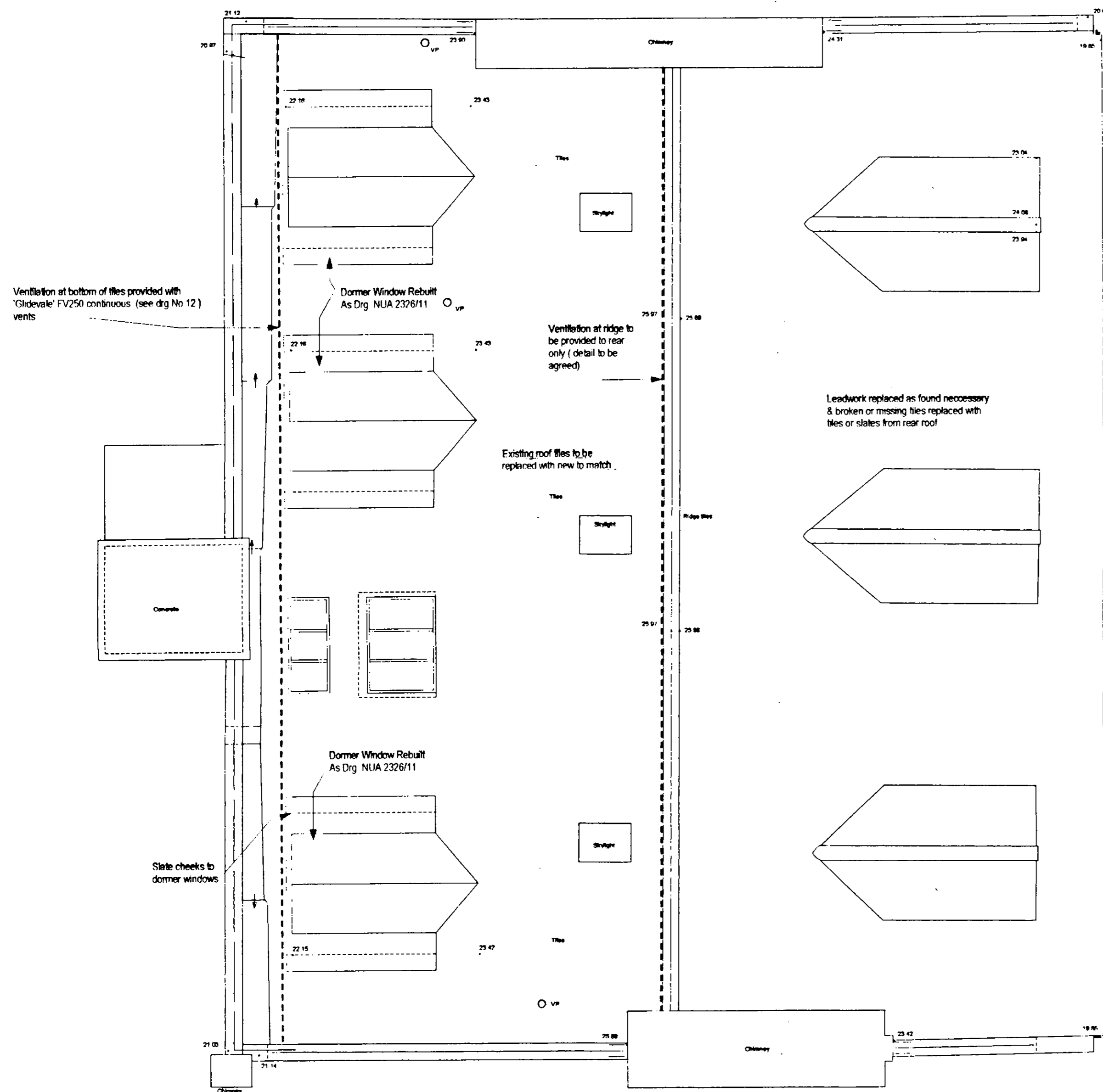
REVISION B 12/11/03 REVISED FOR PURPOSE OF RELEASE OF PLANNING CONDITIONS

Notes:  
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Nigel Upchurch Associates  
3 Gt. George Street, Vauxhall Walk, London SE11 5FE  
Tel 020 7820 0900 Fax 020 7820 1400  
Project: Old Swan House  
Drawing title: Proposed Rear elevation  
Dwg No: 2326/18 B  
Scale: 1:50 Date: Aug 2003

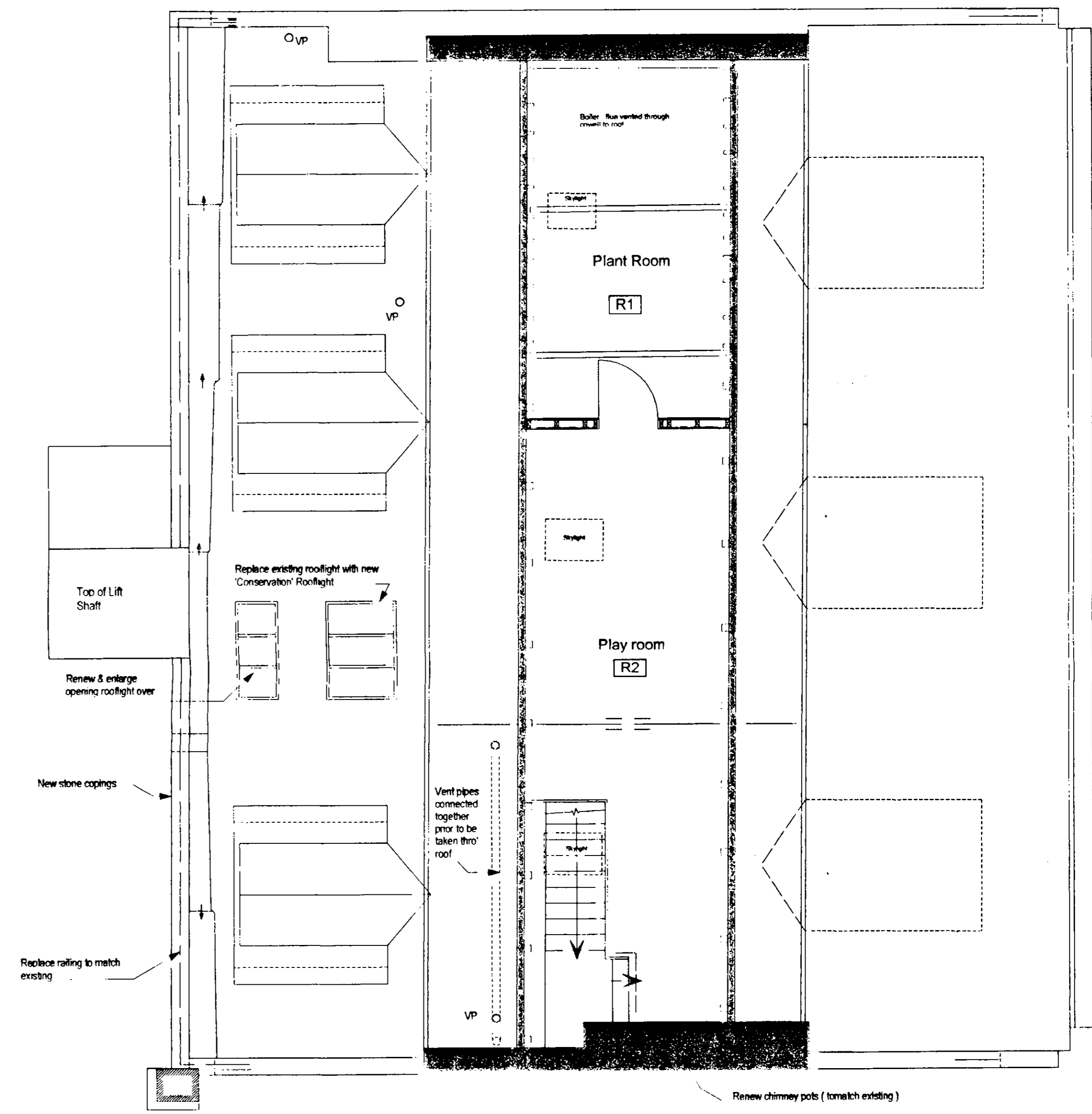
NOT FOR CONSTRUCTION





ROOF PLAN

Ventilation at bottom of files provided with "Glidevale" FV250 continuous (see drg No 12) vents (Subject to confirmation on site following inspection)



ATTIC PLAN

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	K.C.	10 DEC 2003	PLANNING				
N	C	SW	SE	APP	IO	REC	
				ARB	FPN	DES	FEES

**NOTES**  
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All dimensions to be checked on site

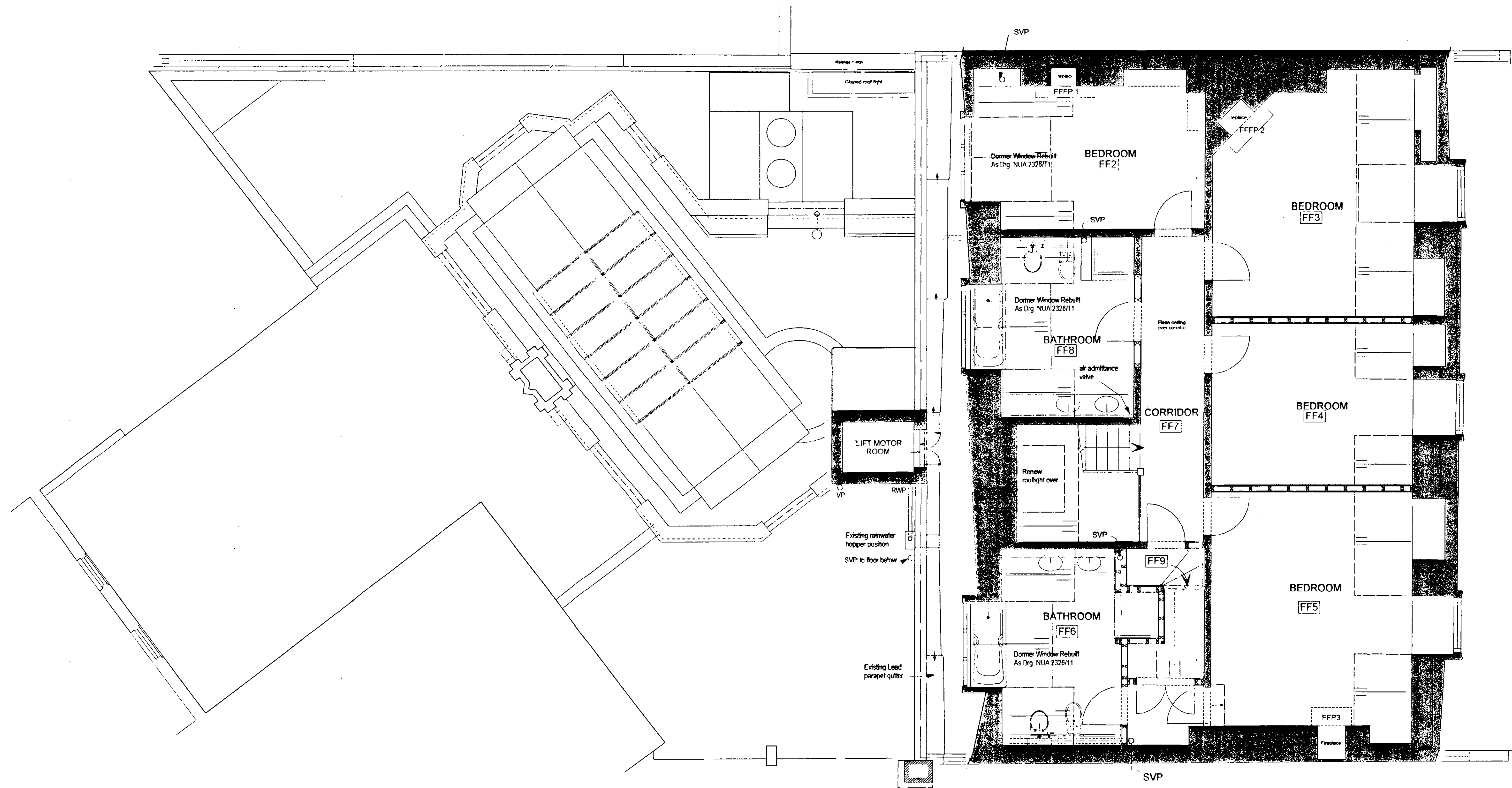
**Nigel Upchurch Associates**  
3 Graphite Square, Vauxhall Walk, London SE11 5EE  
Tel 020-7820-0000 Fax 020-7820-1400

REV 'C' Minor amendments following site meeting on 7-10-03 8-10-03

REV 'B' Roof plan added, additional notes & references added 6-10-03

Project Old Swan House, Embankment, SW3  
Drawing title Proposed Attic & Roof Plans  
Dwg No 2326-GJA-07-C  
Scale 1:50 Date Aug 03

Old Swan House - Attic & Roof Plans



For Bathroom Layouts see separate Drawings

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		10 DEC 2003		PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB		PLN	DES	FEES

**NOTES**

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All dimensions to be checked on site

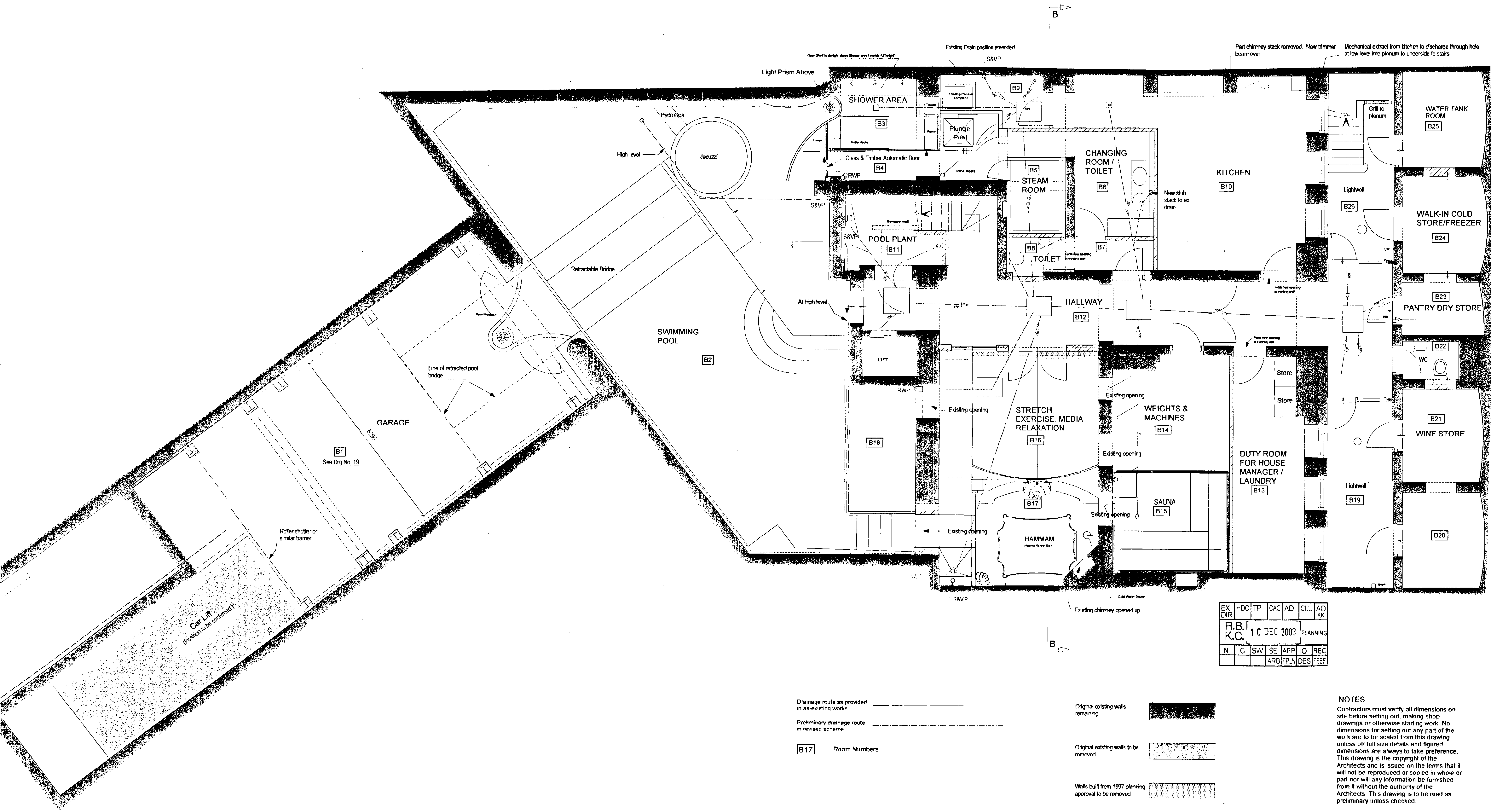
**Nigel Upchurch Associates**  
 4 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 020 7820 4000 Fax 020 7820 1400

REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

Project Old Swan House, Embankment, SW3  
 Drawing title Proposed Fourth Floor Plan  
 Dwg No 2326 GA 19-C  
 Scale 1:50 Date Aug 03

# Old Swan House - Fourth Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings



EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.							
K.C.	10 DEC 2003				PLANNING		
N	C	SW	SE	APP	IO	REC	
			ARB	FP	N	DES	FEES

Drainage route as provided in as-existing works ————  
 Preliminary drainage route in revised scheme - - - - -

B17 Room Numbers

Original existing walls remaining [shaded pattern]  
 Original existing walls to be removed [stippled pattern]  
 Walls built from 1997 planning approval to be removed [cross-hatched pattern]

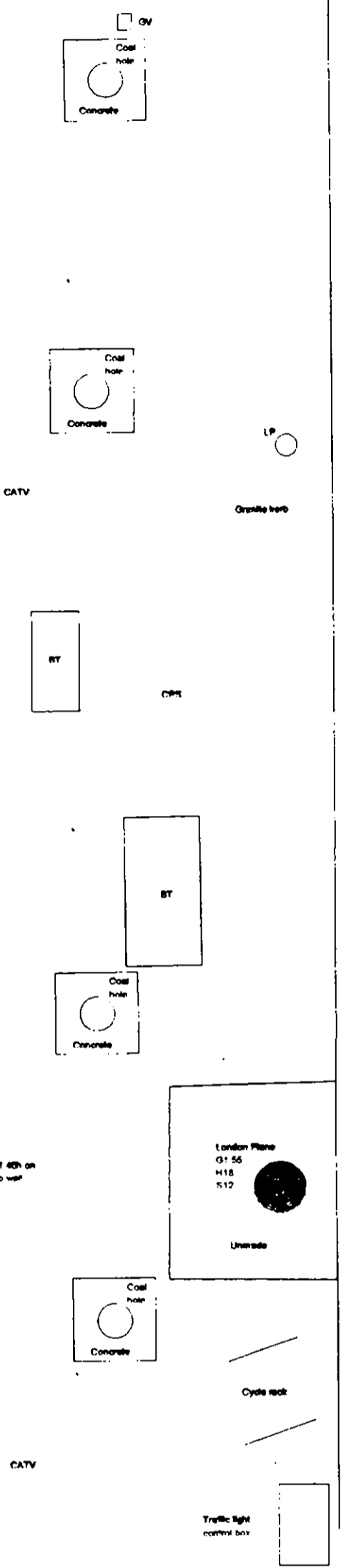
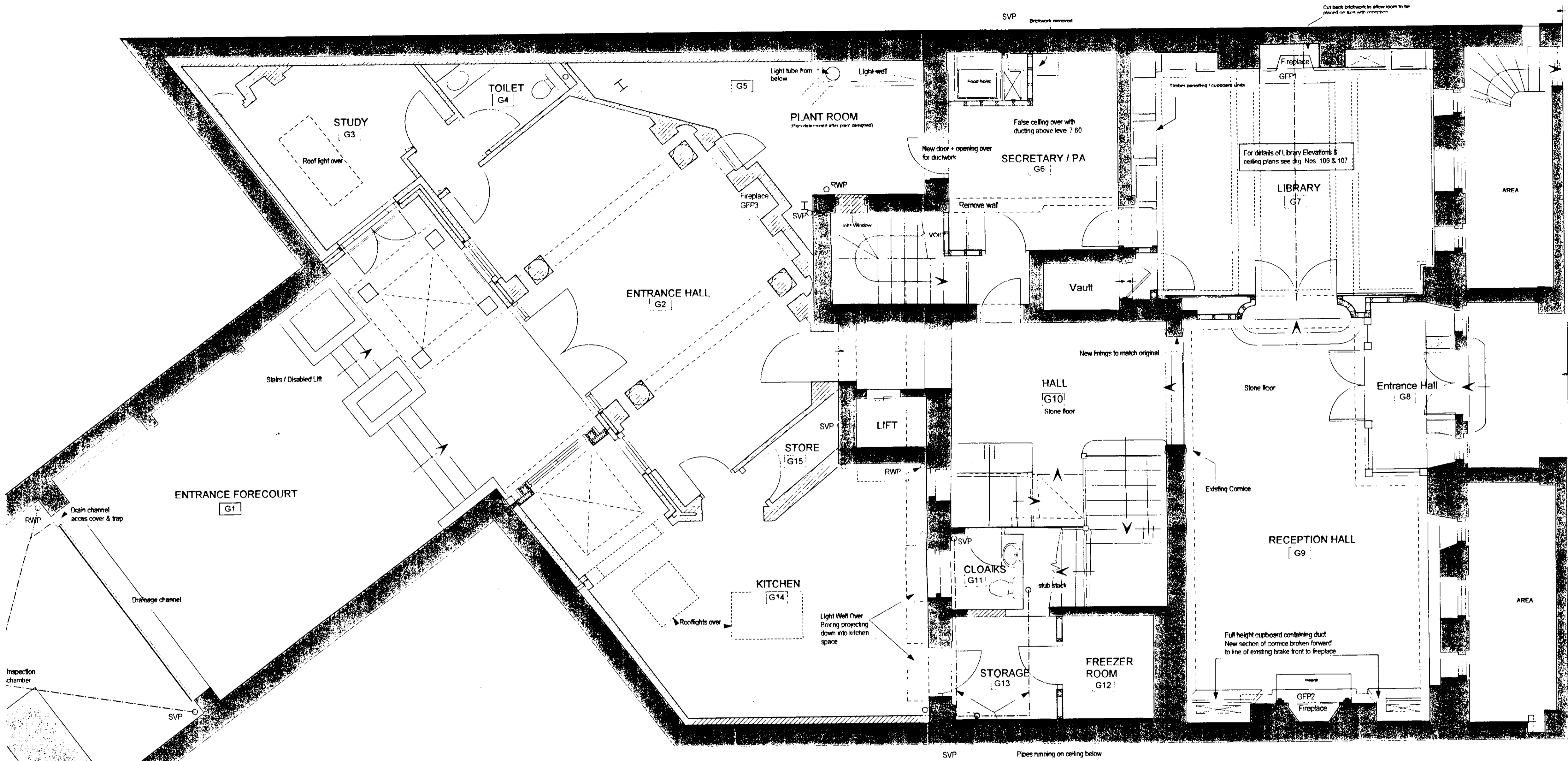
**NOTES**  
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# Old Swan House - Lower Ground Floor

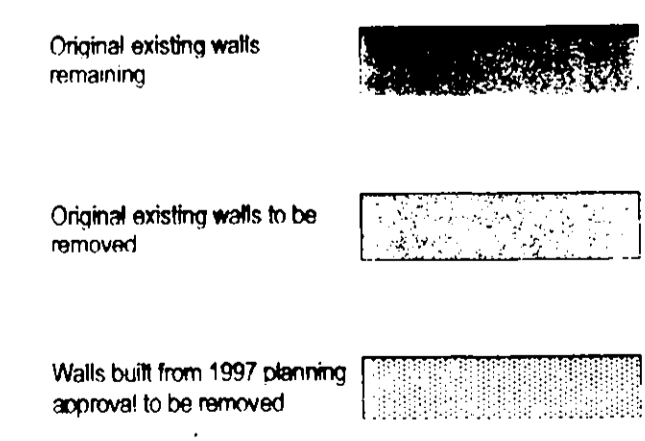
For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 8-10-03

All dimensions to be checked on site  
**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London, SE11 5FE  
 Tel: 020 7820 0000 Fax: 020 7820 1400  
 Project: Old Swan House, Embankment, SW3  
 Drawing title: Proposed Lower Ground Floor Plan  
 Dwg No: 2326 - GA - 01 C  
 Scale: 1:50 Date: Aug 03



EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
P.B. K.C. 10 DEC 2003							PLANNING
N	C	SW	SE	APP	IO	REC	
				ARB	FP	N	DES
							FEE



**NOTES**  
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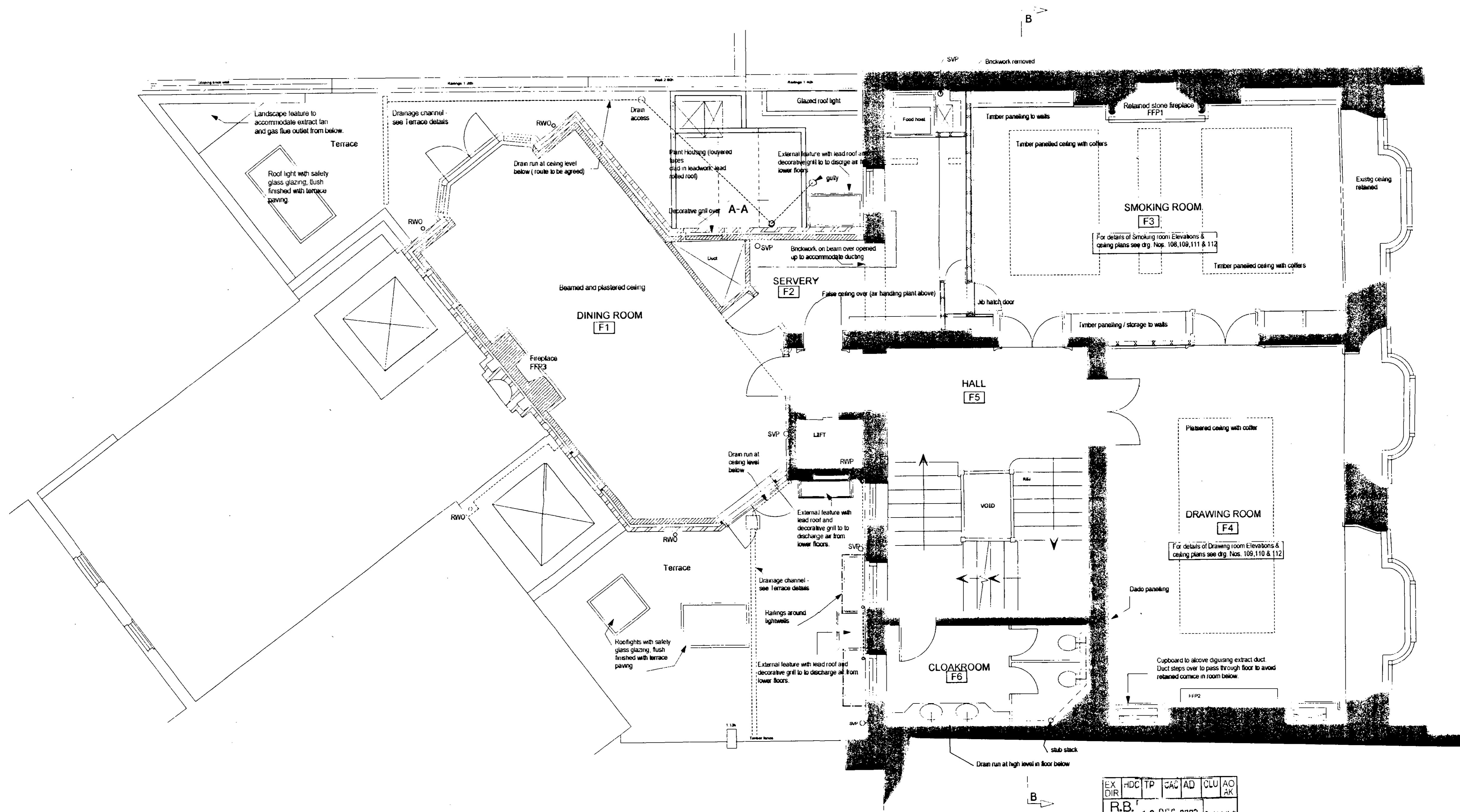
All dimensions to be checked on site  
**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London, SE11 5EF  
 Tel: 020-7820-0000 Fax: 020-7820-1400

# Old Swan House - Ground Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

REV C - Minor amendments following site meeting on 7.10.03 6-10-03  
 REV B - Room Names & No added and waste pipes shown additional notes added & general updates as agreed with Planning 6-10-03

Project: Old Swan House, Embankment, SW3  
 Drawing title: Proposed Ground Floor Plan  
 Dwg No: 2326 GA 02 C  
 Scale: 1:50 Date: Aug 03



EX	HDC	TP	CAO	AD	CLU	AO	
DIR						AK	
R.B.						10 DEC 2003	PLANNING
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

**NOTES**  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from this drawing unless off full size details and figured dimensions are always to take preference. This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will any information be furnished from it without the authority of the Architects. This drawing is to be read as preliminary unless checked.

All dimensions to be checked on site

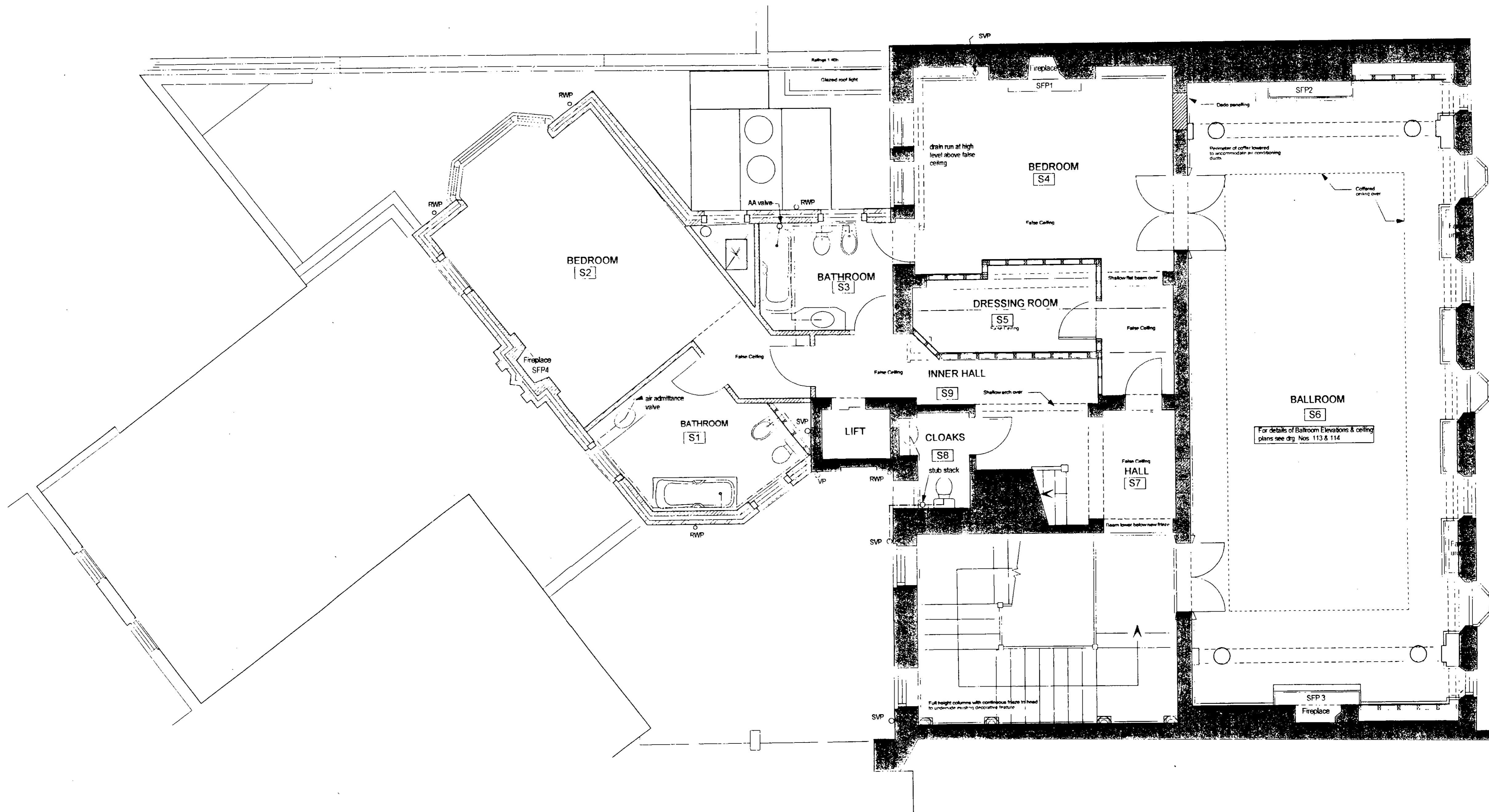
**Nigel Upchurch Associates**  
 3 Graphite Square, Vauxhall Walk, London, SE11 5EE  
 Tel 020-7820-0000 Fax 020-7820-1400

REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03  
 REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added, & general updates as agreed with Planning 6-10-03

Project Old Swan House, Embankment, SW3  
 Drawing title Proposed First Floor Plan  
 Dwg. No. 2326 - GA - 03 C  
 Scale 1:50 Date 7 Aug 03

# Old Swan House - First Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings



EX	MEC	TP	CAC	AD	CLU	AO	AK
R.B.							
K.C.	10 DEC 2003	PLANNING					
N	C	SW	SE	APP	IO	REC	
			ARB	FP	DES	FEE	

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All dimensions to be checked on site

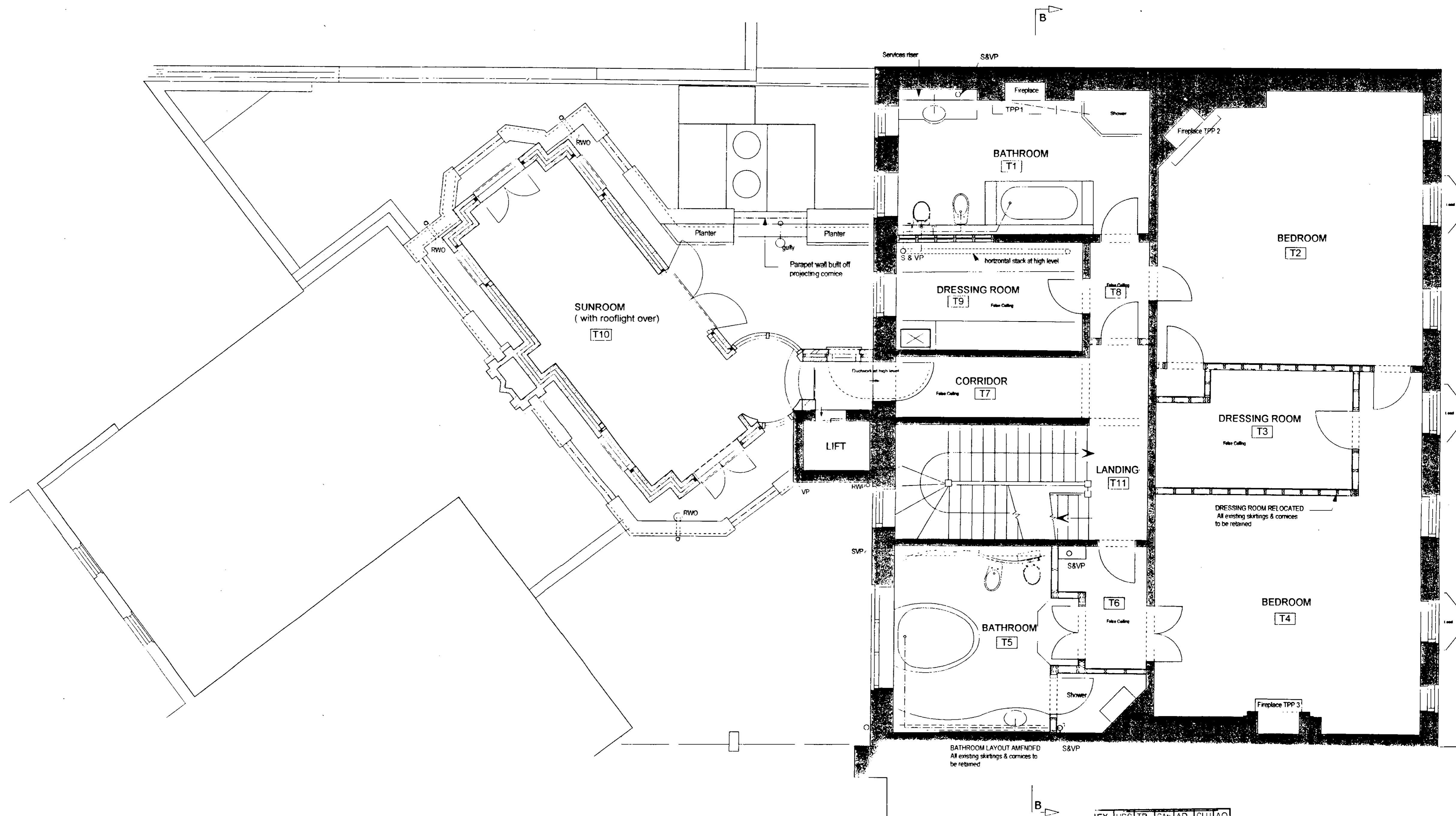
**Nigel Upchurch Associates**  
 4 Graphite Square, Vauxhall Walk, London SE11 5EE  
 Tel 020-7820-4000 Fax 020-7820-1400

REV C: Minor amendments following site meeting on 7-10-03 8-10-03  
 REV S: Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

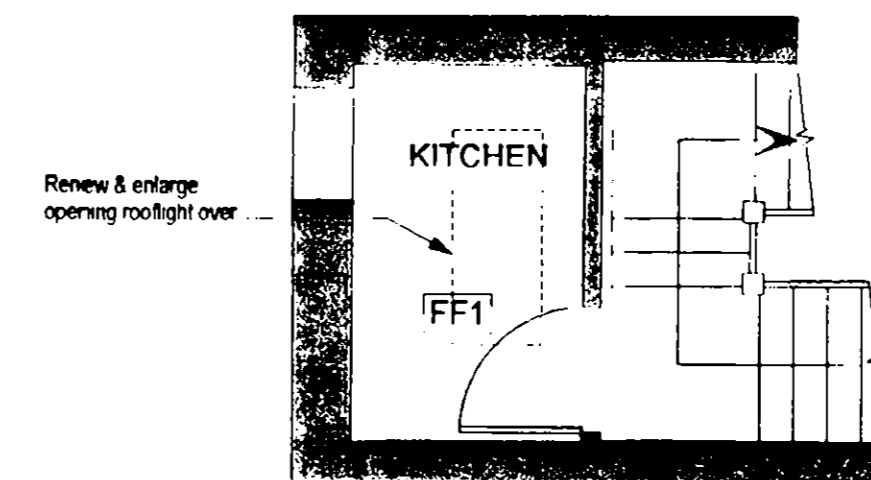
Project: Old Swan House, Embankment SW3  
 Drawing title: Proposed Second Floor Plan  
 Dwg No: 2326 - GA - 01 C  
 Scale: 1:50 Date: Aug 03

# Old Swan House - Second Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings



EX	DIR	HTC	TP	CA	AD	CLU	AO	AK
R.B.	K.C.	10	DEC	2003	PLANNING			
N	C	SW	SE	APP	IO	REC		
			ARB	FPLN	DES	FEES		



**NOTES**  
 Contractors must verify all dimensions on site before setting out, making shop drawings or otherwise starting work. No dimensions for setting out any part of the work are to be scaled from this drawing unless off full size details and figured dimensions are always to take preference. This drawing is the copyright of the Architects and is issued on the terms that it will not be reproduced or copied in whole or part nor will any information be furnished from it without the authority of the Architects. This drawing is to be read as preliminary unless checked.

All dimensions to be checked on site

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REV 'C' - Minor amendments following site meeting on 7-10-03 8-10-03

REV 'B' - Room Names & Nos added, soil & waste pipes shown, additional notes added & general updates as agreed with Planning 6-10-03

Project: Old Swan House, Embankment, SW1  
 Drawing title: Proposed Third Floor Plan  
 Dwg. No: 2326/GA/105 C  
 Scale: 1:50 Date: Aug 03

# Old Swan House - Third Floor

For Setting Out of Joinery of Principal Rooms refer to Referenced Drawings

INSET BETWEEN THIRD AND FOURTH FLOORS