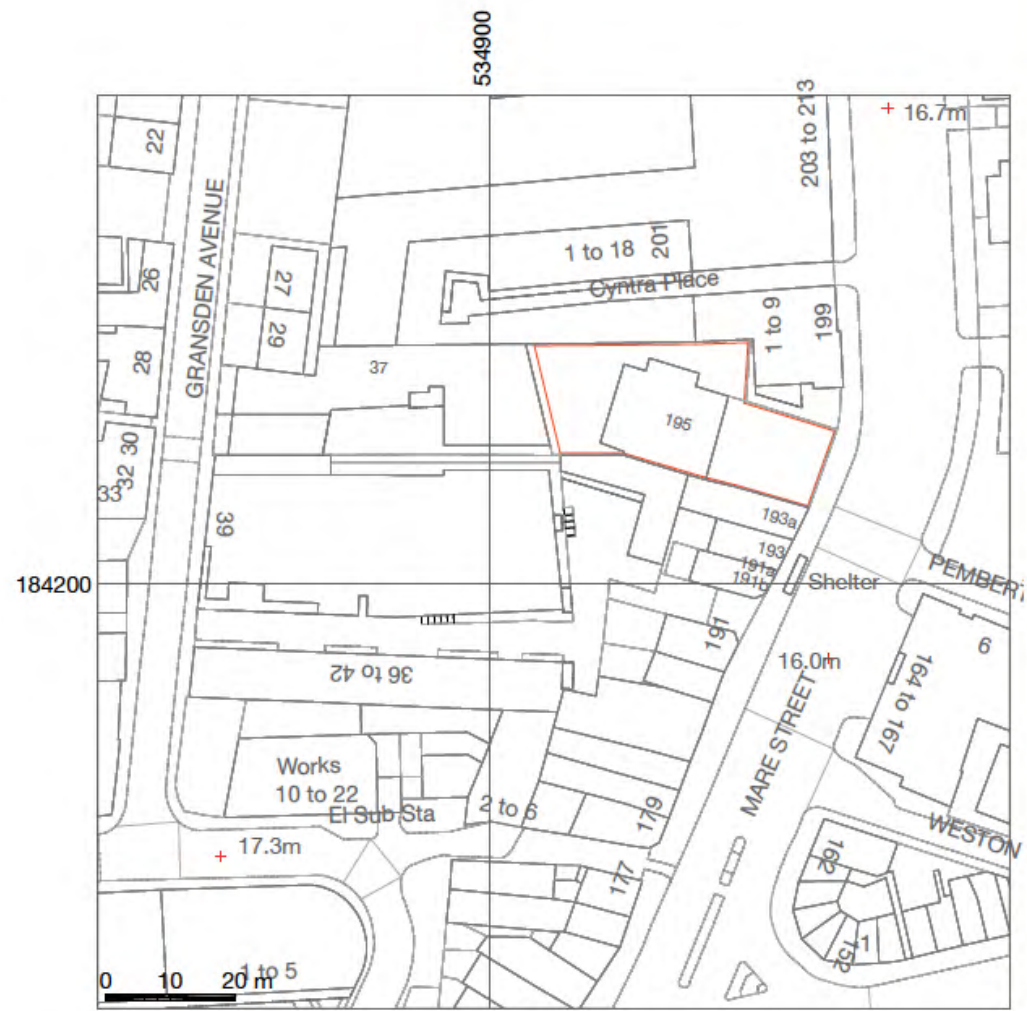


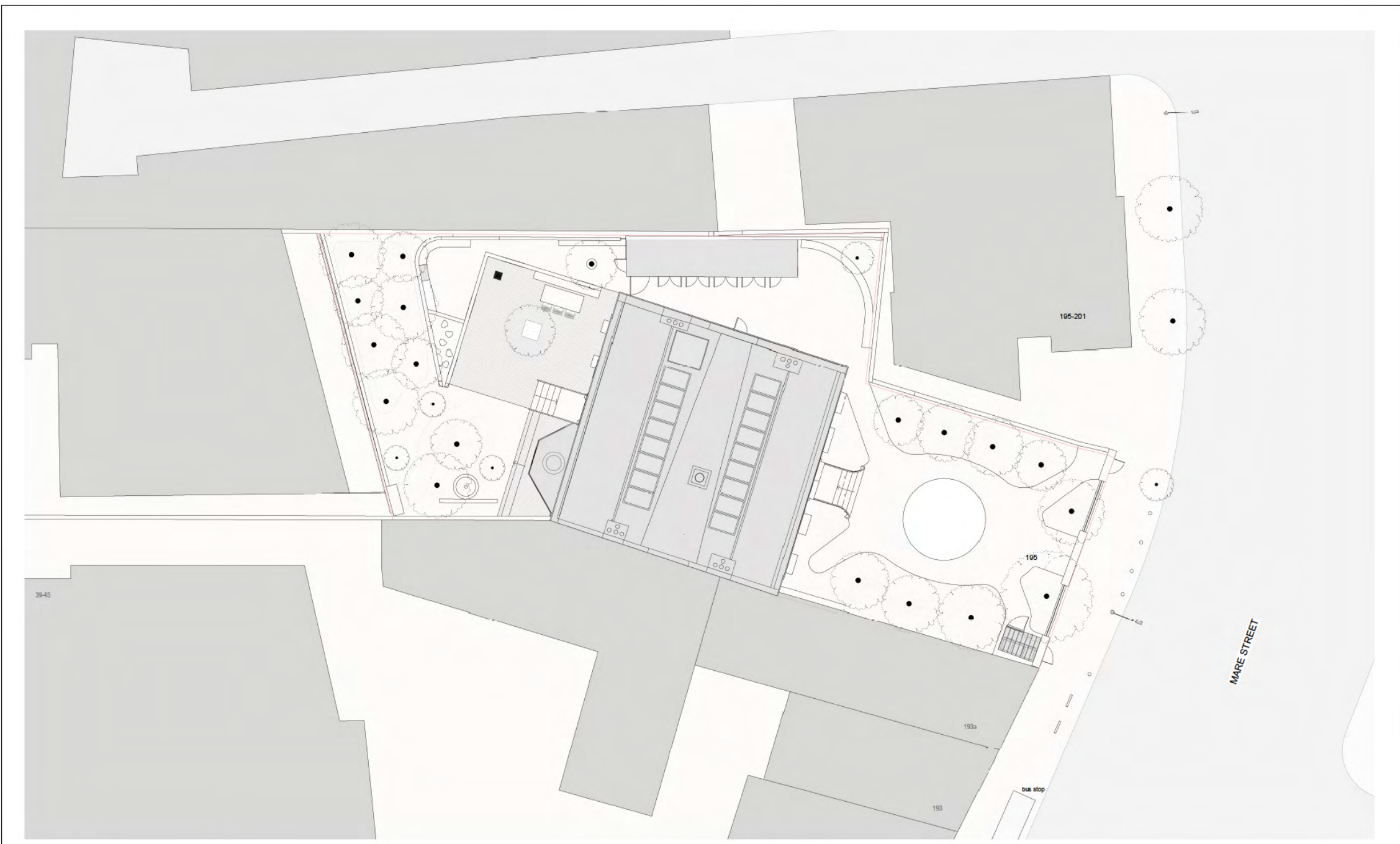
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195 Mare Street







Date	Revision	Issue	Notes
17/11/23	1	For Planning	

Notes:
 - Do not scale from drawings
 - All dimensions are in millimetres unless otherwise stated
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Scale 1:100

project title
 195 Mare Street

drawing title
 Site Plan - Proposed

scale status date of origin
 1:100@A1 For Planning 06/07/23

project origin code zone level type role design no revision
 126-LA-XX-RF- DR-A-0102 1

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External - Front (East)



1 Photographs of front garden, east and south facade showing existing condition 2 Existing east elevation by Rees Bolter Architects submitted as part of March 2023 planning consent



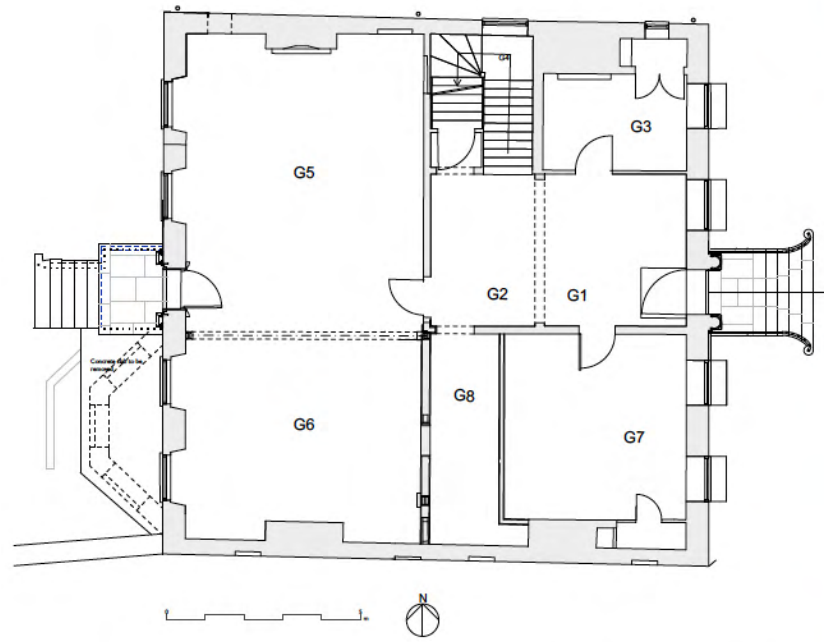


External - Rear (West)



1 Photographs of rear garden and facade showing existing condition and view from rear garden to adjoining falts to the west 2 Existing west elevation by Rees Bolter Architects submitted as part of March 2023 planning consent

Ground Floor



1 Photographs of ground floor showing existing condition 2 Existing ground floor plan



G2



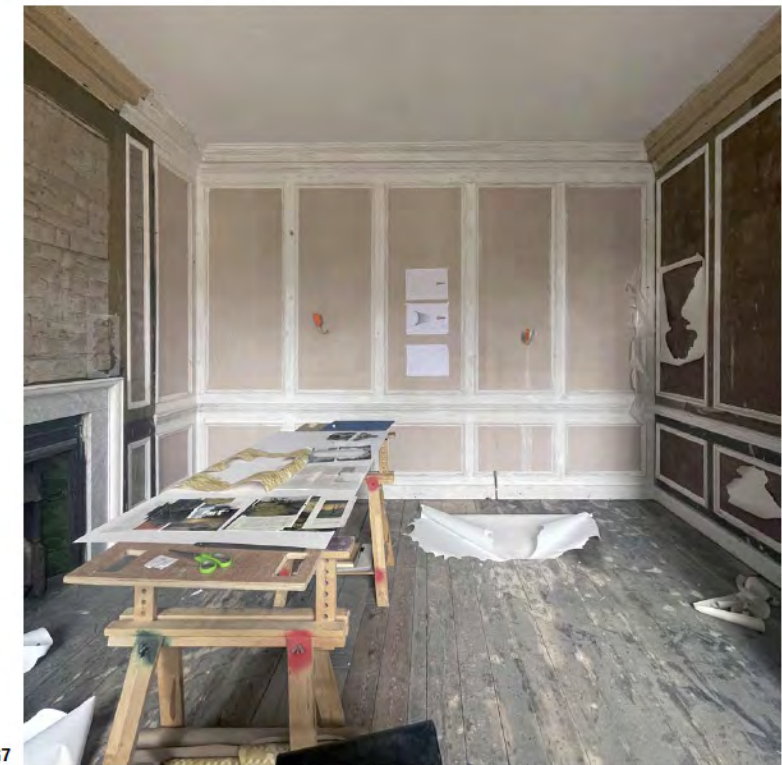
G2



G7



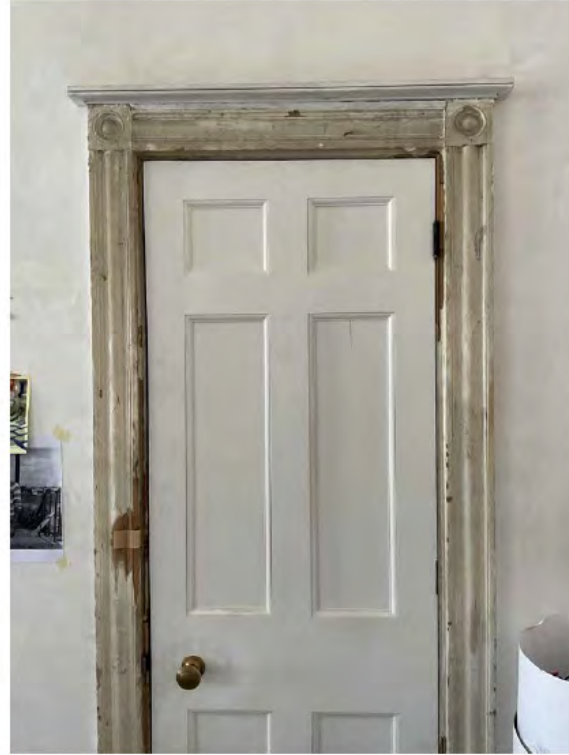
G5&6



G7



F2



F3



F1

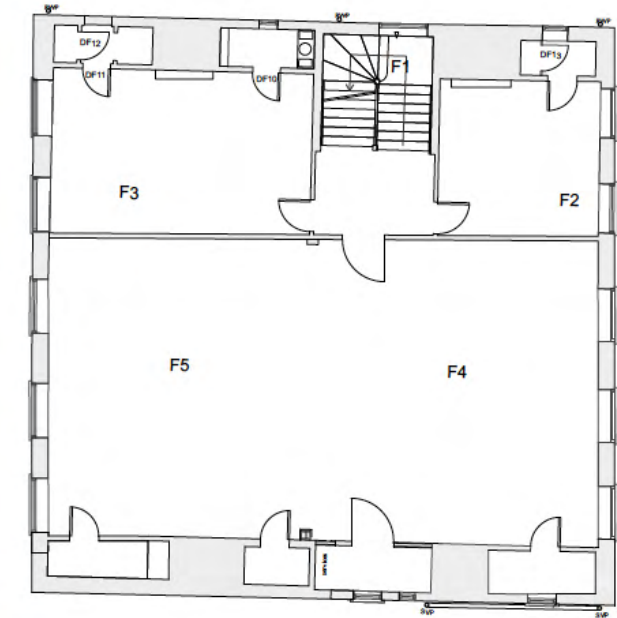


F5



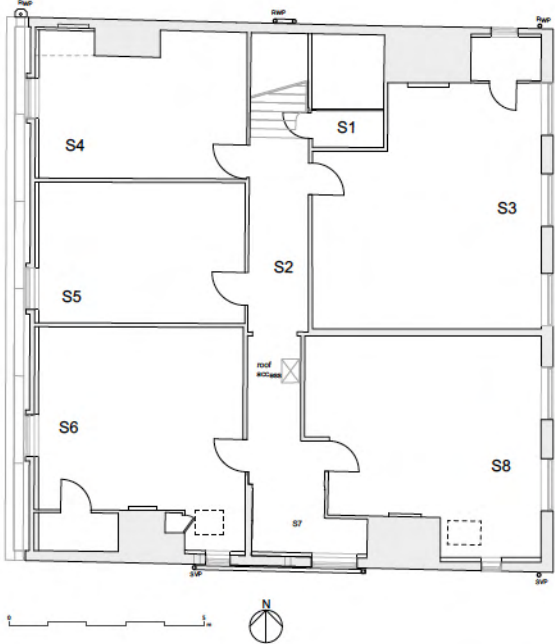
F4

First Floor



1 Photographs of first floor plan showing existing condition 2 Existing first floor plan

Second Floor



1 Photographs of second floor showing existing condition 2 Existing second floor plan



S2



S2



S4



S3



S6



B1



B1



B9

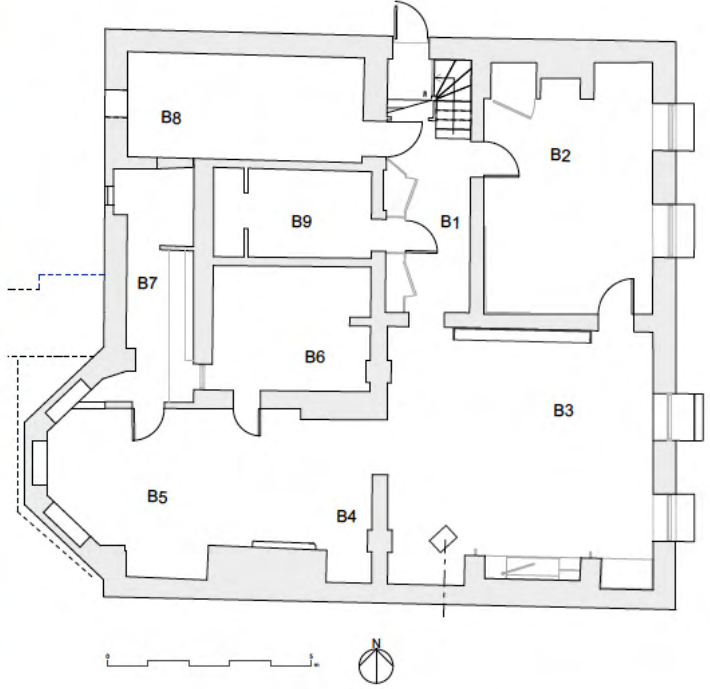


B5



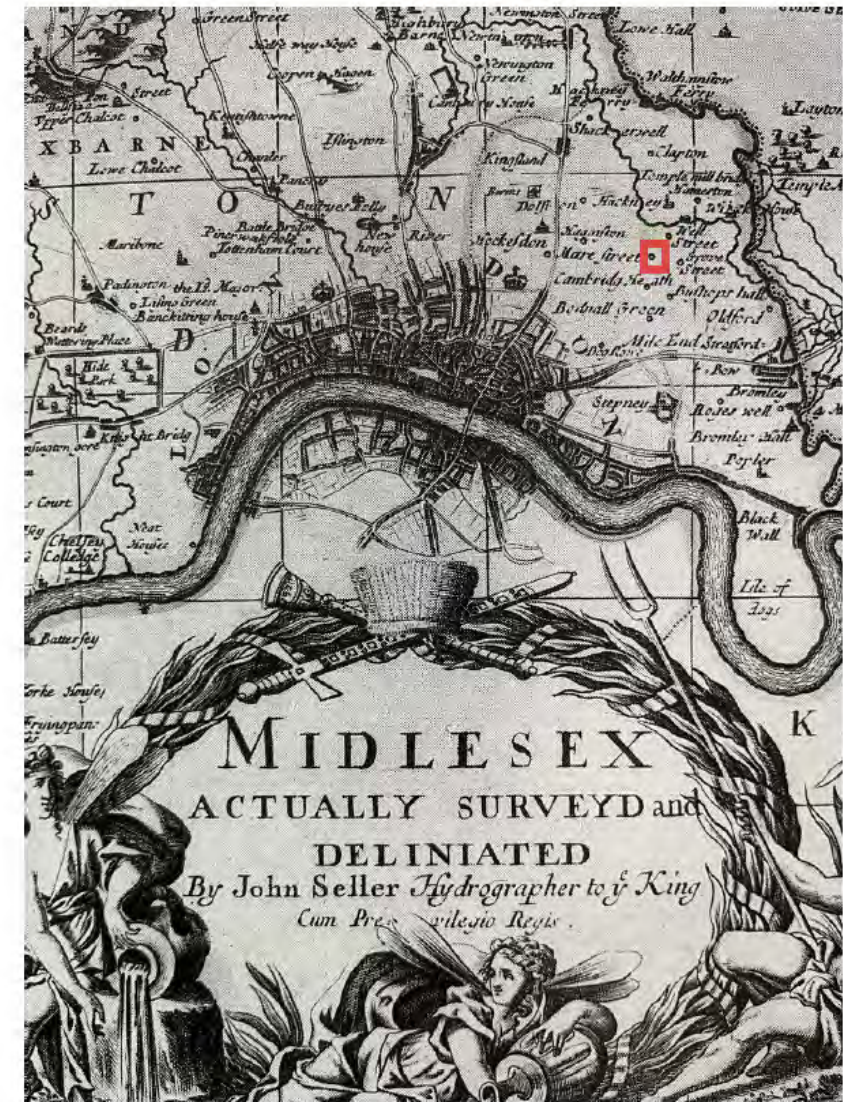
B3

Basement



1 Photographs of basement showing existing condition 2 Existing basement plan

1697	<p>House built for Abraham Dolins (1631-1706), city merchant from the Lowlands. Dolins was a member of the East India Company (see company record from 1671).</p> <p>His ancestor Antony Becku was a glass maker, who was granted the first monopoly on glass-making in England by Queen Elizabeth in 1567.</p> <p>Children: Daniel, Mary and Rebecca</p>
1706	<p>Sir Daniel Dolins (1679-1728), wealthy city merchant and justice of the peace, inherited house from father. Married to Margaret Cooke (1683-1740).</p> <p>See biographical info in Bolter, Hackney History article.</p> <p>Portraits of Sir Daniel and wife here. Children: Abraham, Daniel, Margaret</p>
1726	<p>Operation to remove cataracts performed by Sir William Cheselden, celebrated surgeon, on Abraham Dolins, age 13. May have taken place in the house?</p>
1728-1801	<p>Wife and children of Sir Daniel Dolins live in the house after his death.</p>
1801	<p>Margaret Dolins, last of the Dolins, dies. House sold to John Francis Blacke (1733-1809), wine merchant, originally from Berne. House remodelled around this time.</p>
1809	<p>House inherited by Thomas Wilson (1768-1852), married to Blacke's niece. Merchant who had worked in Grenada. Tory MP for City of London 1818-1826. They had seven children.</p> <p>Parliamentary history: https://www.historyofparliamentonline.org/volume/1820-1832/member/wilson-thomas-1767-1852</p> <p>Note Wilson 'declared himself hostile to any measure which should have for its object to set the slaves free at the expense of their masters'.</p> <p>Wilson "closed his shutters" in opposition to the 1832 Reform Act. He relented and lit lights in the front rooms when threatened by a mob coming up Mare Street. See story here: http://hackneyhistory.org/wp-content/uploads/2019/11/Terrier-4.pdf</p>
1860	<p>House sold to Elizabeth Fry Society. They moved the premises of the Elizabeth Fry Refuge for the Reformation of Women Prisoners (established 1849) from The Triangle.</p> <p>https://www.prisonhistory.org/2022/06/elizabeth-fry-refuge/</p>
1913	<p>House sold to Lansdowne Liberal and Radical Club, later the New Lansdowne Club, a working men's club.</p> <p>1920s - house extended to incorporate a large concert hall at the back of the building.</p>
1940	<p>Home Guard occupied the house during the war.</p> <p>House damaged by bomb.</p>
2004	<p>New Lansdowne Club shuts.</p>
204-2022	<p>House bought by series of developers, including Vietnamese developer who proposed a Vietnamese community centre, which was never created.</p> <p>House squatted at various points. Squatters held community events, performed, parties. See info on Twitter.</p> <p>Description of the house during this time: https://www.lrb.co.uk/blog/2013/august/at-195-mare-street</p>



1 Site history timeline prepared by Elizabeth Prochaska 2 1733 map of Middlesex showing Mare Street highlighted

Conditional Planning and Listed Building Consent was granted in March 2023 - see LBC 20233/2027 and PP 2022_1943

Hackney

Hackney Council
Planning Services
1 Hillman Street
London E8 1DY
www.hackney.gov.uk
Hackney
Reference: 2022/2027

30-03-2023

Mr Jon Bolter
5b Canonbury Yard, 190a New North Road
London
N1 7BJ

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application Number: 2022/2027
Site Address: 195 Mare Street, Hackney, London, E8 3QE

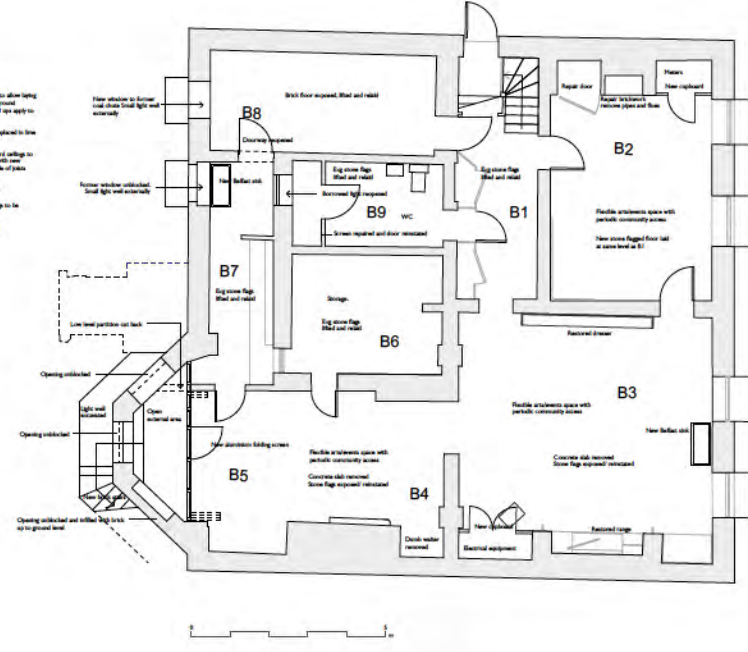
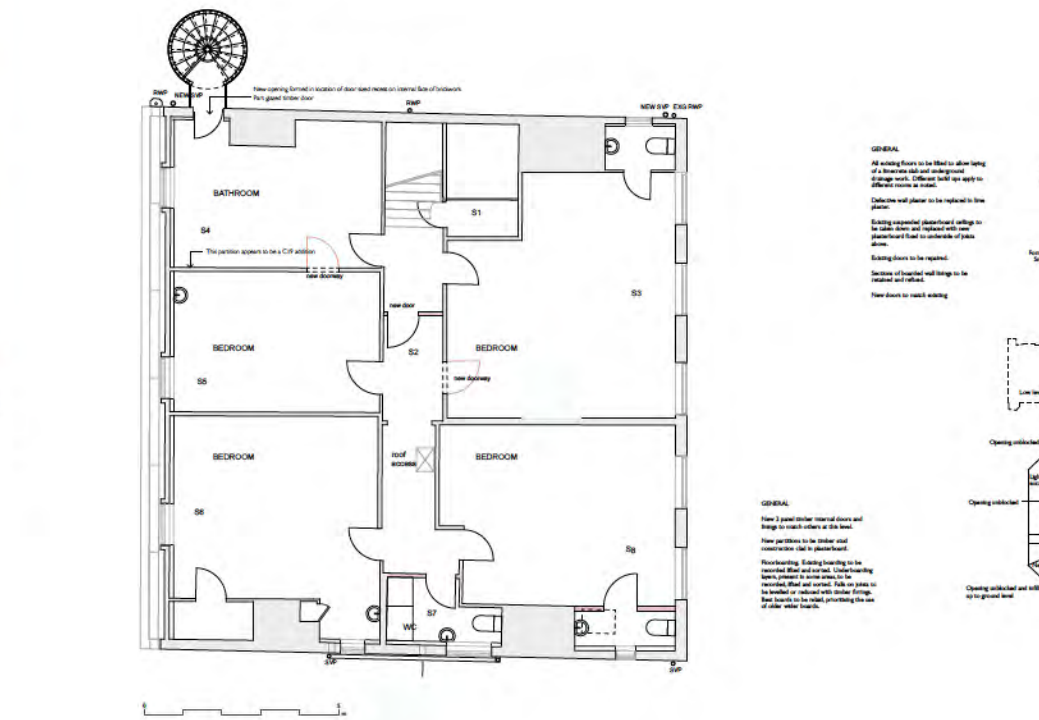
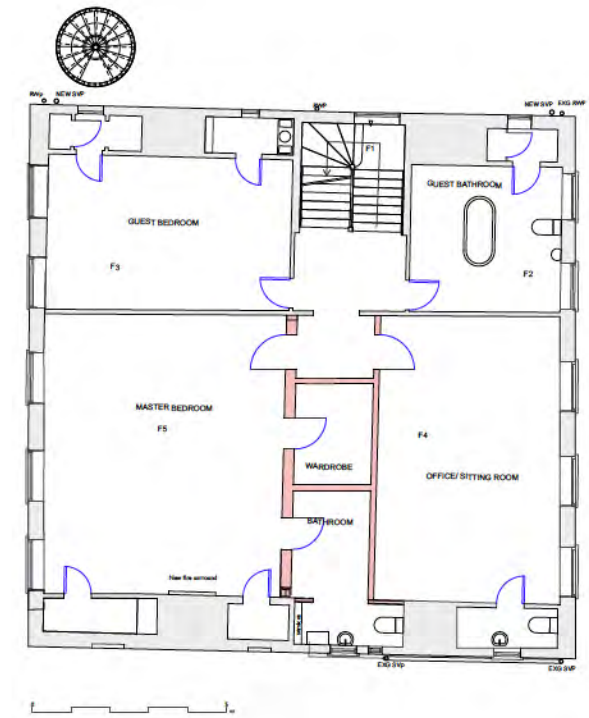
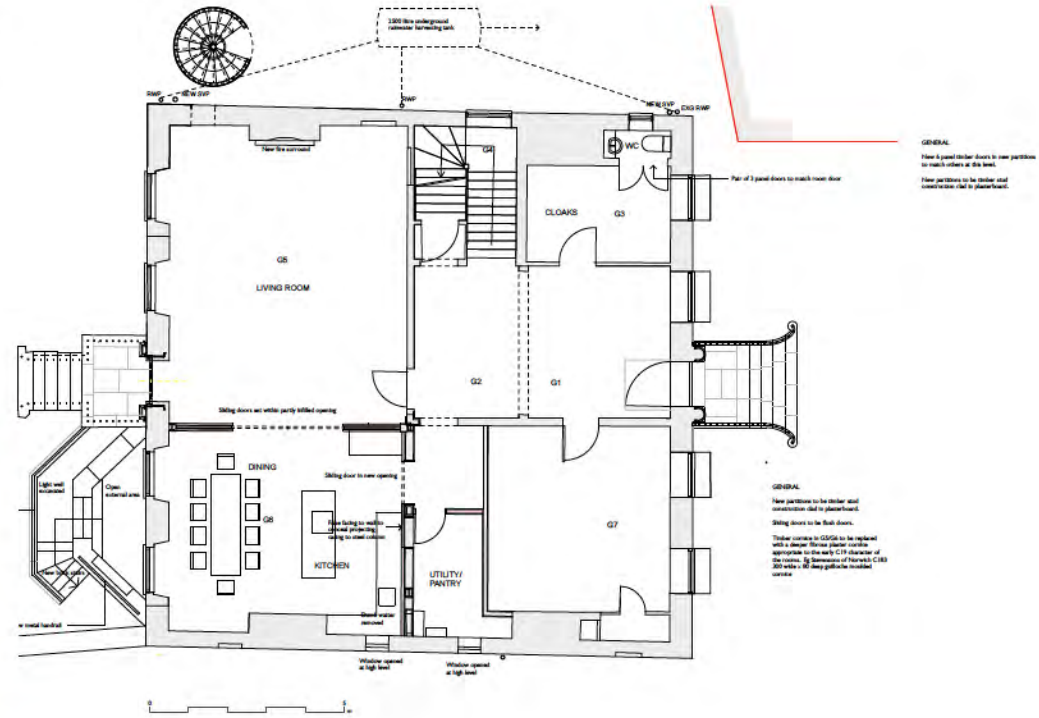
Development Description: Change of use to sui generis use, comprising single family dwelling on ground, first and second floors and community use with public access in the basement, including associated internal and external alterations, the erection of an escape stair and small outbuilding, landscaping and replacement of the front boundary gates and railings.

Thank you for your recent application for the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 1 Hillman Street, London, E8 1DY, by email to planning@hackney.gov.uk, or by phone to 020 8356 8062.

Yours sincerely
Natalie Broughton
Natalie Broughton
Head of Planning and Building Control
Climate, Homes and Economy

1 Consented ground floor plan by Rees Bolter Architects 2
Consented first floor plan by Rees Bolter Architects 3 Consented
ground second plan by Rees Bolter Architects 4 Consented
basement plan by Rees Bolter Architects 5 Notice of Listed
Building Consent granted March 2023





0 5 10 m



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0 5 10 m



3

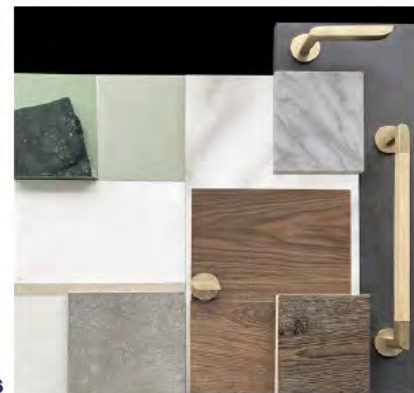


2



1

1 Entrance Hall collage view showing proposed painted treatment to low level panelling, with upper panelling left as found 2 Reference images: Vilhelm Hammershøi - Interior from the Home of the Artist 3 Music Room collage view showing proposed painted treatment to low level panelling, with upper panelling left as found with new beading and framing painted in chocolate brown 4 Entrance Hall collage view showing proposed painted treatment to low level panelling, with upper panelling left as found. Panelling beyond arch painted 5 Proposed new walnut lining shown next to existing panelling 6 Material Palette



6



5

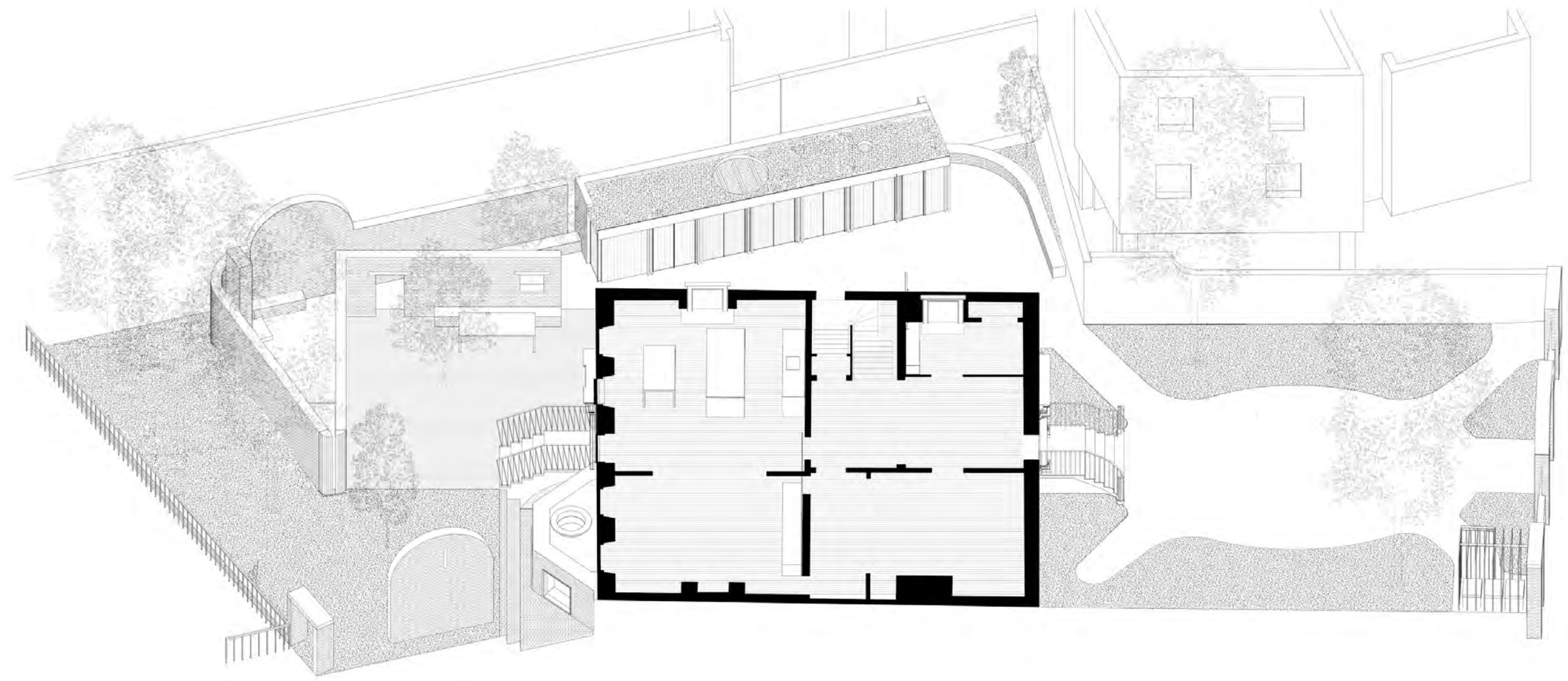
Historic Remnants

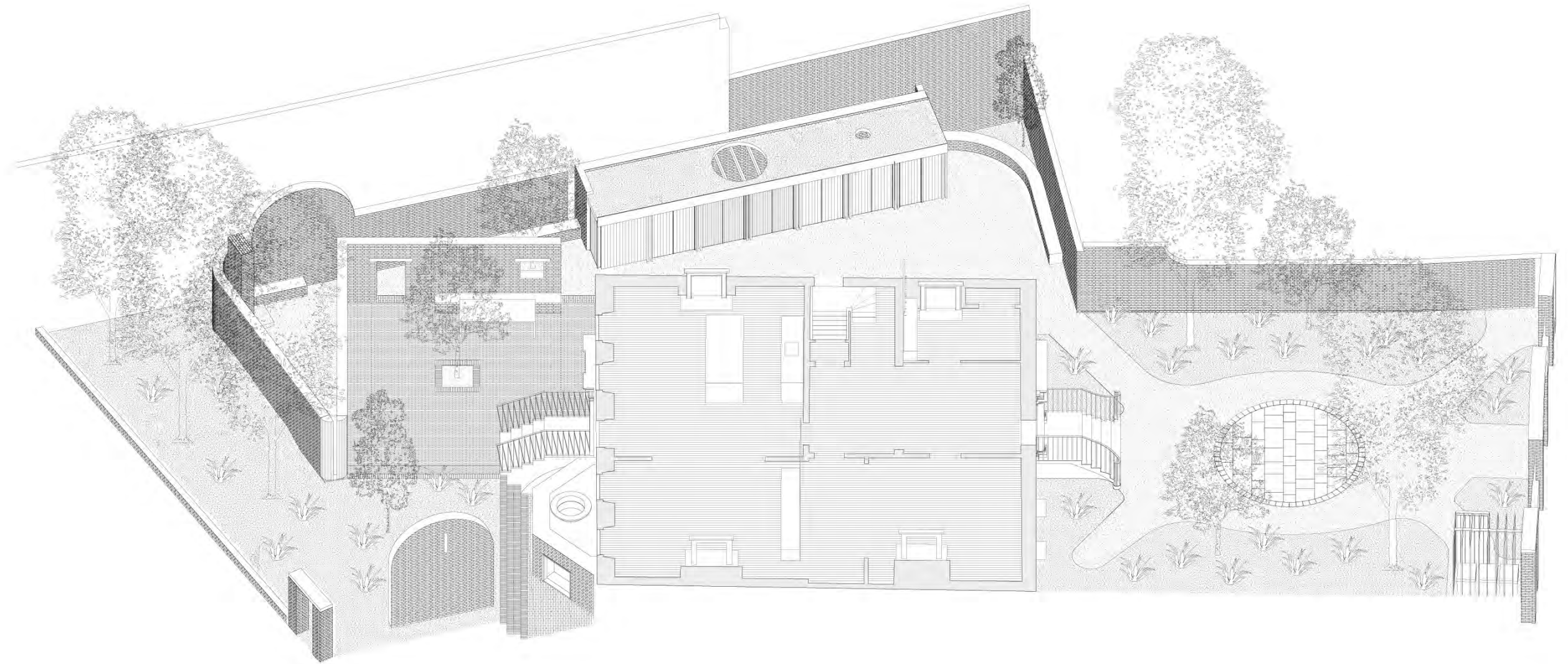
The most intact and complete panelling can be found in the entrance hall at ground floor. There are significant levels of lead in the paintwork in the house, which must be addressed (removed or sealed in) before it can be used as a dwelling. A lead-paint survey has been completed, with a report to follow, and specialist advice is being sought, which we will share in order to deal with the conditions when appropriate.

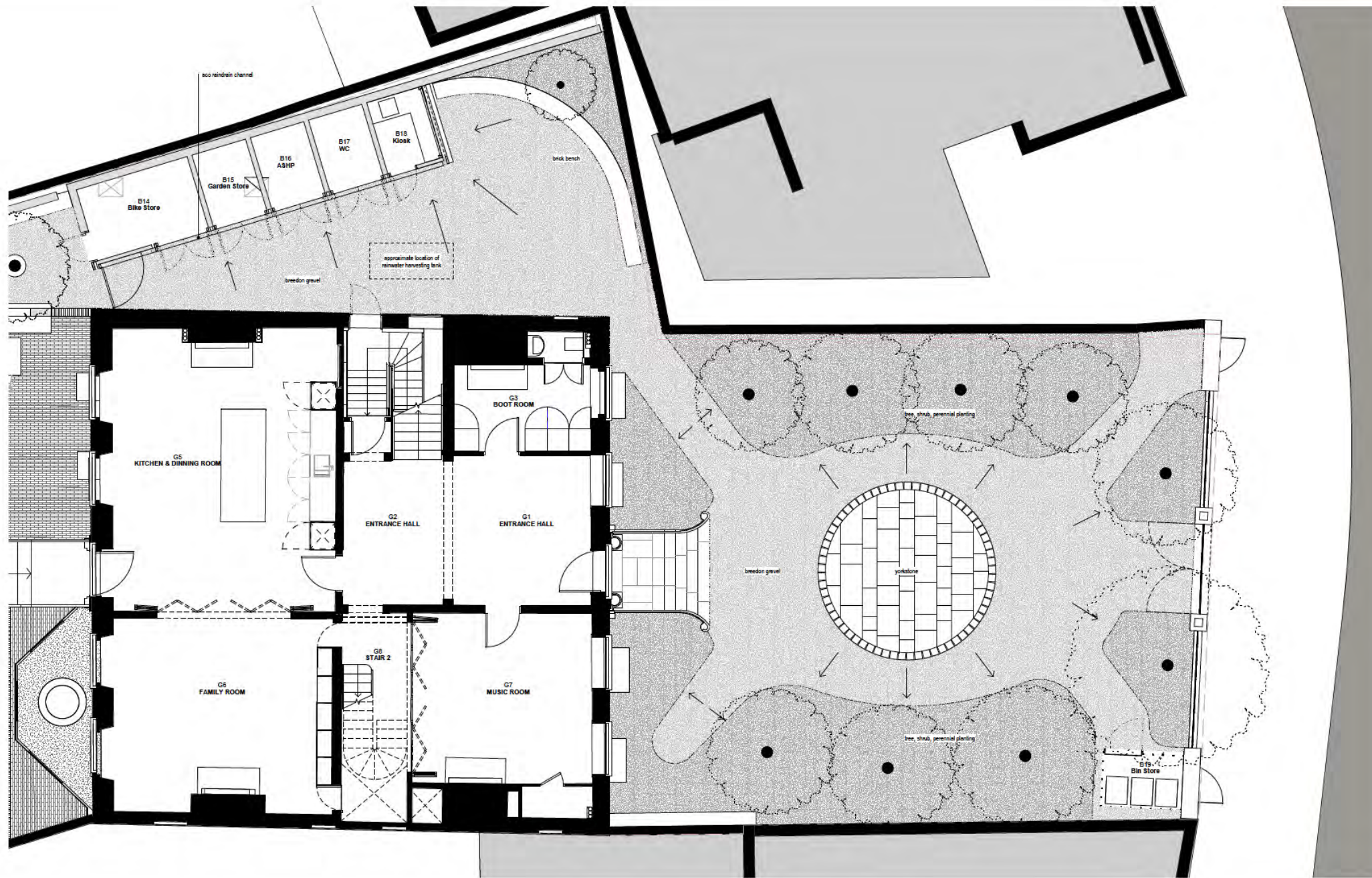
In the entrance hallway, our strategy is to paint the wainscotting, an area most susceptible to wear and tear, with Eggshell paint (RAL 9002), leaving the panelling above mostly as found, albeit sealed with a clear matte Envirograph layer (to seal and to retard the "surface spread of flame"). The painted wainscotting will extend to include the new replacement architraves and timber detailing forming the arch in the entrance hall. In the music room, accessed from the main entrance hall, the same strategy would apply to the wainscotting, whilst the new beading and frames to the upper level panelling will be painted in a chocolate brown. Floorboards would be retained where appropriate, and stained dark brown to homogenise the different timbers used with new areas of replacement boards (for example in the "newer" rear rooms).



4







Date	Revision	Issue
03/11/23	1	For costing of landscape
17/11/23	2	For Planning

Notes:

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Scale: 1:50

project title		195 Mare Street	
drawing title		Front & Side Garden Plan - Proposed	
code	status	date of origin	
1:50@A1	For Planning	10/05/23	
project code	sheet level	type	role
126-LA-XX-00-	DR-A-0305		
	revision		
	2		

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Thresholds and Layers

The Mare Street garden wall and gates are in a poor state and will need to be rebuilt in order to accommodate the new uses on site. Two smaller gateways sit to the edge of the street facade accommodating the day-to-day entrance to the house and arts centre (to the northern site boundary) and a bin store (to the south), with a central gateway topped with an archway. This will be formed from fine, pre-cast concrete as will the lintels above the two side gateways. These gateways house two new timber (painted, Tounge-in-Groove) outward opening doors. The brick piers at either side of the gates will accomodate door bells, letter boxes, etc., with lighting in the underside of the new concrete elements, along with illuminated signage. New brickwork will match the recently constructed southern boundary wall constructed in the rear garden, i.e. Weathered Furness Autumn Haze (NHL 3.5 mortar comprising 1 parts NHL 3.5 lime to 1 parts coarse sharp sand and 2 parts Leighton Buzzard sand).



1



2



3

1 1:25 model photograph showing proposed east faacde on Mare Street with new wall and gates **2&3** Views showing proposed new pre-cast concrete arch above the main entry gateway on Mare Street (day & night)





Thresholds and Layers

The house sits within a series of layers of walls and gateways, and we wish to exaggerate and to emphasise this layering in order to create a civic garden to Mare Street, with a more private garden to the rear. This duplicity is not absolute though, as the family will of course pass through and in-between each space, as it is their home. Repetition of elements, types and materials will help to unify the building and its landscape and artworks into a coherent whole. In unifying gardening and art, with conservation design and architecture we seek to combine ambiguously new and old elements. In sum, we are seeking to create a Gesamtkunstwerk; an atmosphere that is at once homely and civic, expressive of the twin characteristics of the house as dwelling and arts centre; and to create spaces that are capable of transformation in use into garden rooms for performances and dinners, both intimate and more public occasions. In maintaining the layers of historical fabric alongside new surfaces, we aim to create a coherent spatial experience that reveals the age of various parts of the house as one moves through it.

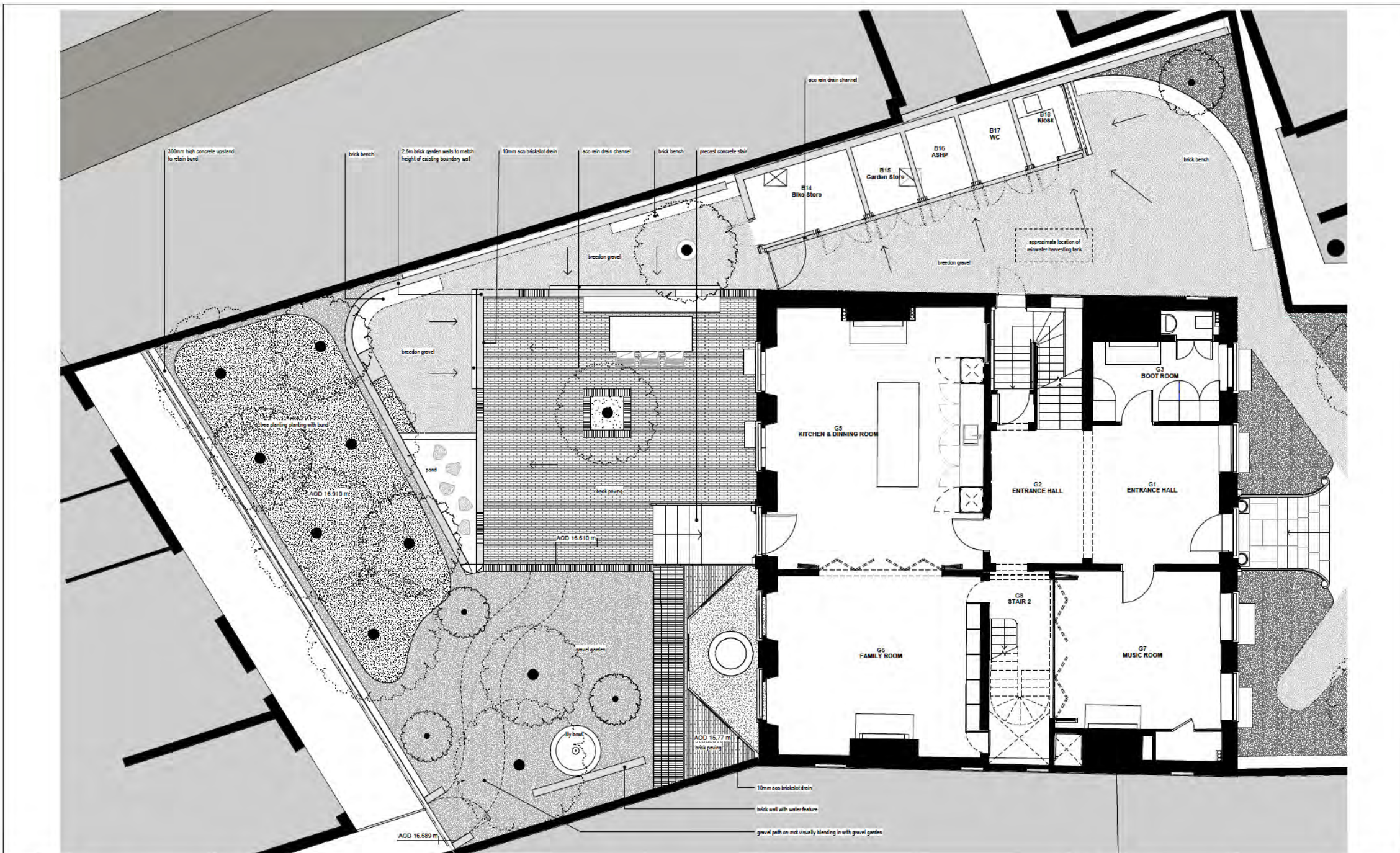


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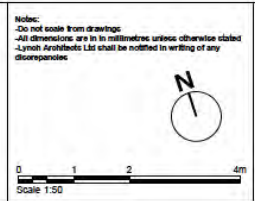
1 Existing view through the house from front garden 2 View showing the proposed new garden walls in the rear garden glimpsed through the entrance archway



Date	Revision	Issue
03/11/23	1	For costing of landscape
17/11/23	2	For Planning

Notes:

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project title
 195 Mare Street
 drawing title
 Rear & Side Garden Plan - Proposed

client
 1: 50@A1 For Planning

date of origin
 10/05/23

project origCode zone level type role desig no revision
 126-LA-XX-00- DR-A-0306 2

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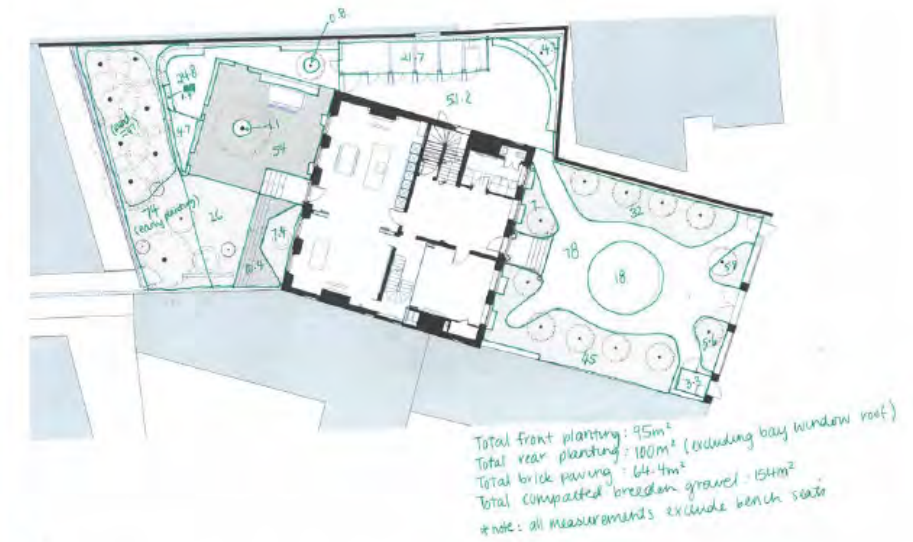


1

A permeable brick-paved courtyard sits beside the rear facade of the house, acting as a garden room. The stone lintels in the new brickwork garden walls will be made from re-used pieces of stone previously used on site. Other stone pieces will be re-used as stepping stones inside the shallow pond.

The specifications of the garden walls themselves will match the recently built boundary wall to the south, and the proposed new boundary walls and piers to Mare Street. This will unify the different parts of the garden and the elements within it not only in terms of height, but also in terms of material.

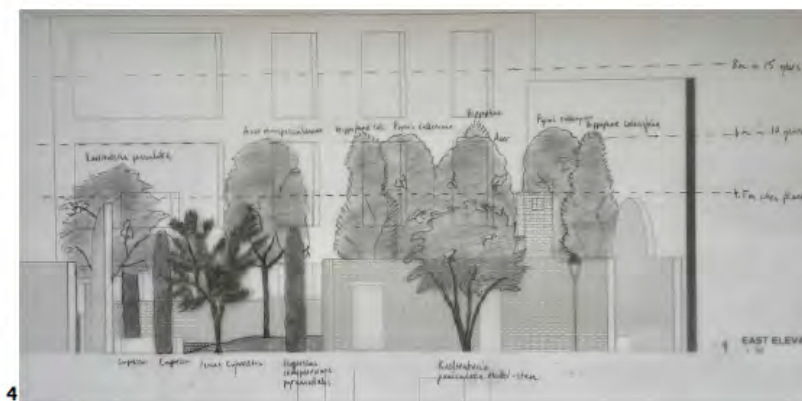
The majority of the external areas will be a fully permeable build up of imported soil with planting, with adjacent compacted gravel paths sloping towards and irrigating these planted areas. The brick terrace will be permeable paving.



3



2



1 Collage view looking west from the back door 2 Sketches of proposed rear garden walls 2.6m tall 3 Sketch plan of the proposed gardens 4 Elevation drawing of proposed rear garden walls, looking west, showing semi-mature trees planted at the boundary line with the neighbouring apartments benefitting the outlook from both sides



Fragments and Memory

We know that previously the rear of the house was filled with various structures over the course of its life - wash houses, privvies, and most recently a concert hall. We have taken inspiration from this and propose to create a memory garden made up of fragments of imaginary older structures, a new ruin. The existing, badly damaged and cut stone steps to the rear of the house will be replaced with a new pre-cast concrete stair connecting the rear of the house to the garden. The stone steps will be re-used as lintels over the openings in the brick walls. A water feature in front of the southern boundary wall will provide gentle background noise via water falling from a spout into a water bowl, adding a layer of oral privacy.



1 Collage view looking south 2 Model photograph of proposed rear garden looking south

Thresholds and Layers

A brick chimney is proposed as part of the garden walls. This is primarily an ornamental element suggesting previous uses. It could occasionally be used as a barbecue.



1



2

1 Collage view looking south from within the layers of new brick walls with an "ornamental/ruined" brick fireplace on the right 2 Collage view looking north - dusk



Analogical Types - A Barchessa

To the north of the house a third garden room will be created housing a timber wall building and planting. The timber structure accommodates a series of practical functions including a bike shed, a garden store, the airsource heatpump, an ambulant disabled WC and an external servery to enable the side and front gardens to be used for public events related to the arts centre housed in the lower ground floor. These sorts of Bar-like structures are typical of the grand houses which would have acted as the model for the creators of 195 Mare Street, whereby "barchessa" sit to the side of the main structure housing a variety of quotidian uses in a discrete manner. Often modest buildings, these service wings are characterised by repetitive structural bays that lend an air of quiet dignity.

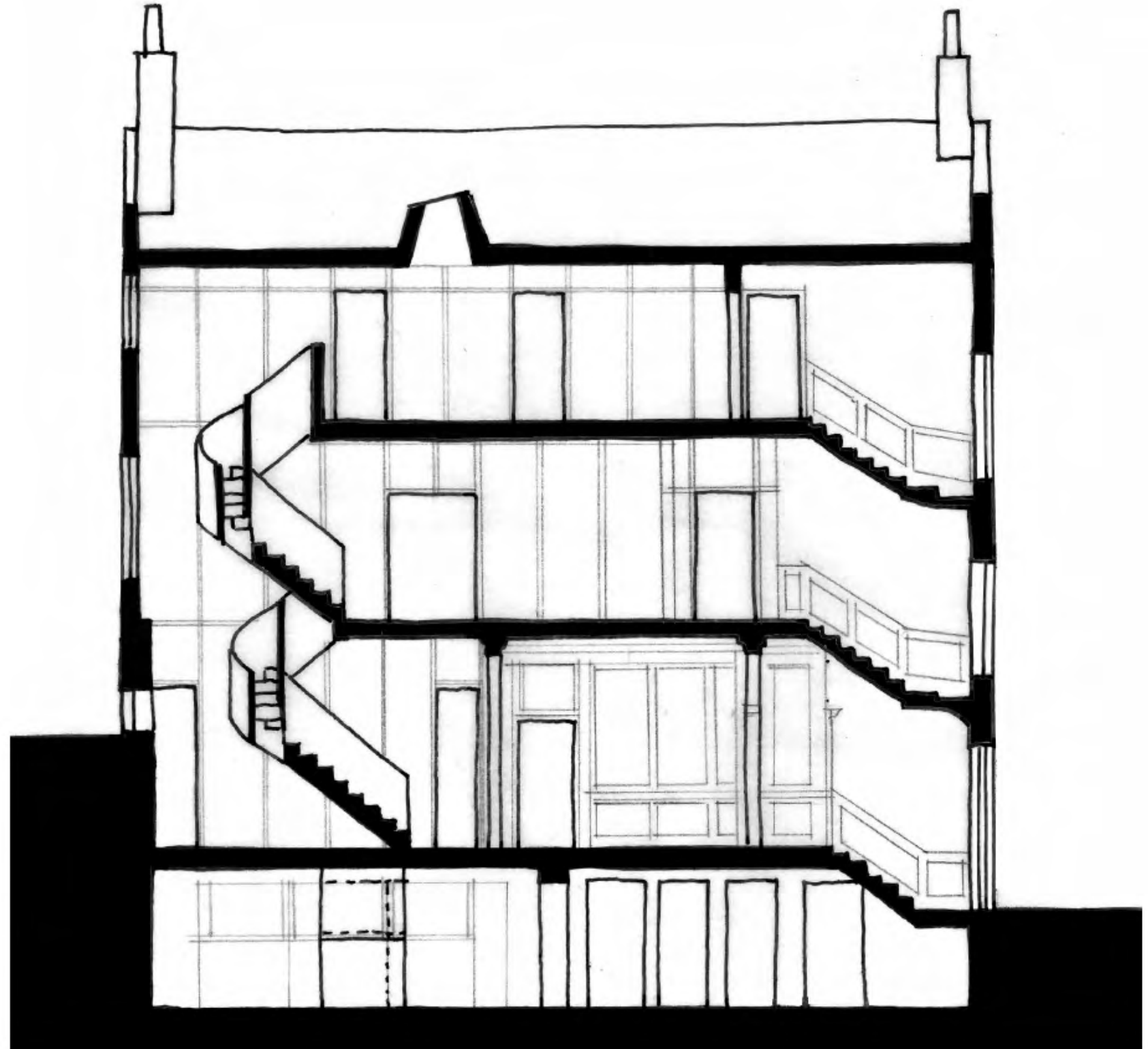
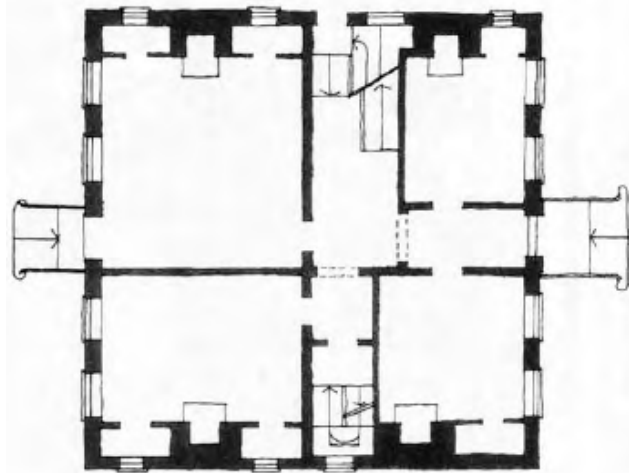
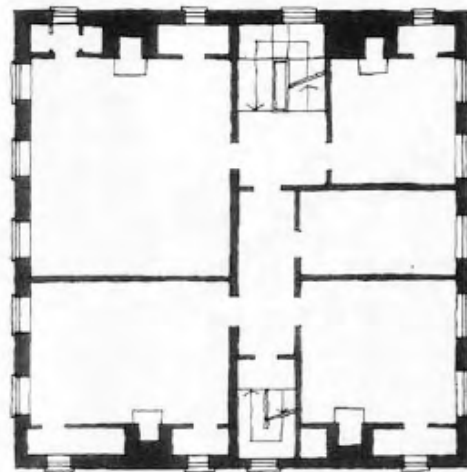
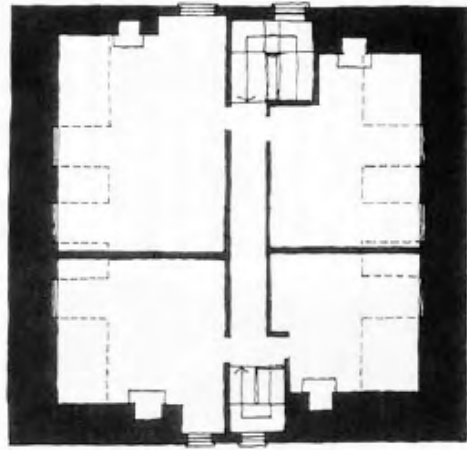


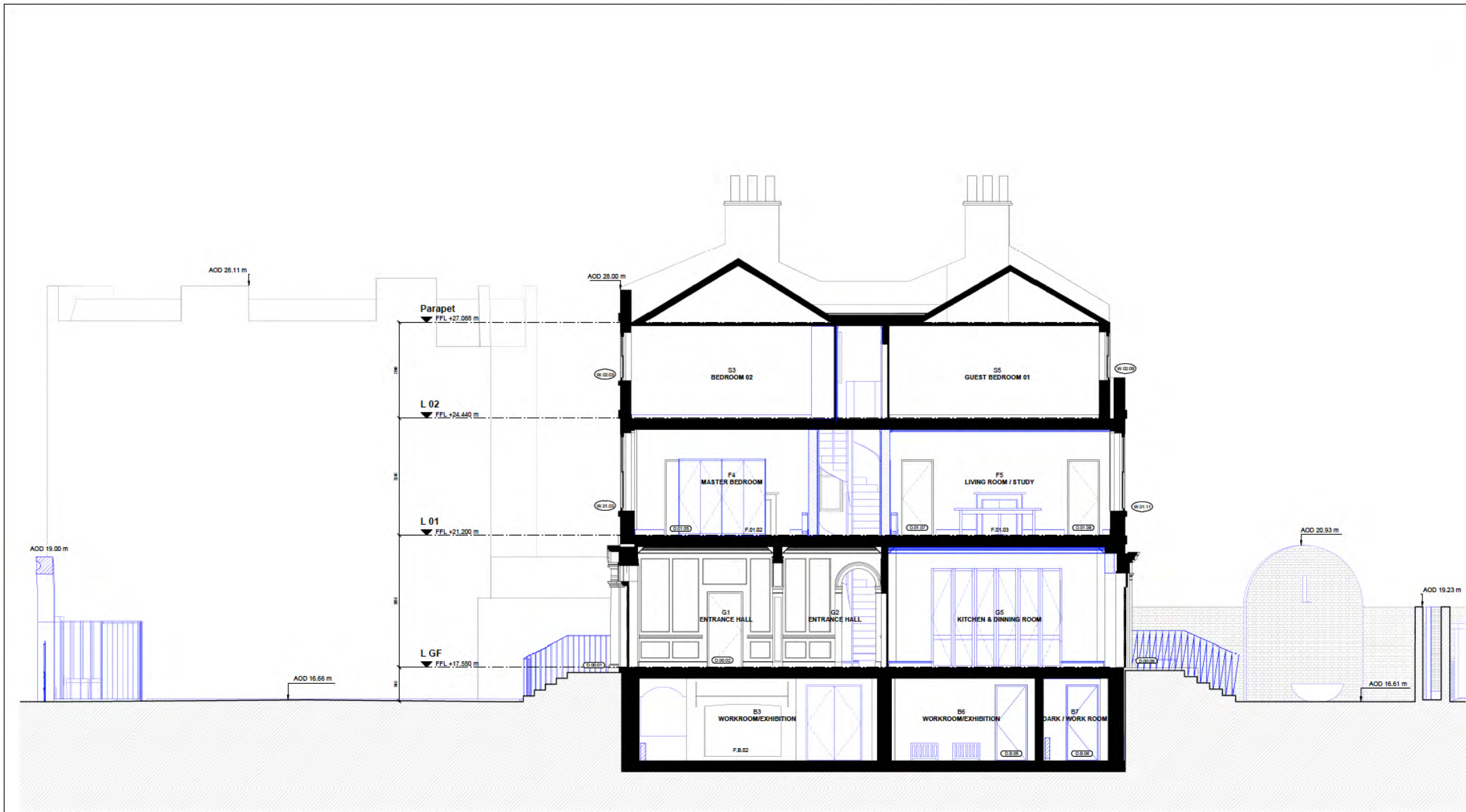
1 Collage view looking west with the house on the left and the proposed new timber garden structure on the right 2 Collage view looking east from the rear garden 3&4 Photographs of two barchessa in Italy: showing the bar-like structure in relation to the grand house that it serves and the simple yet dignified appearance that is typical of this typology



4

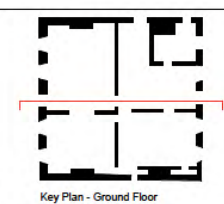
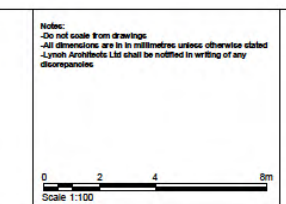
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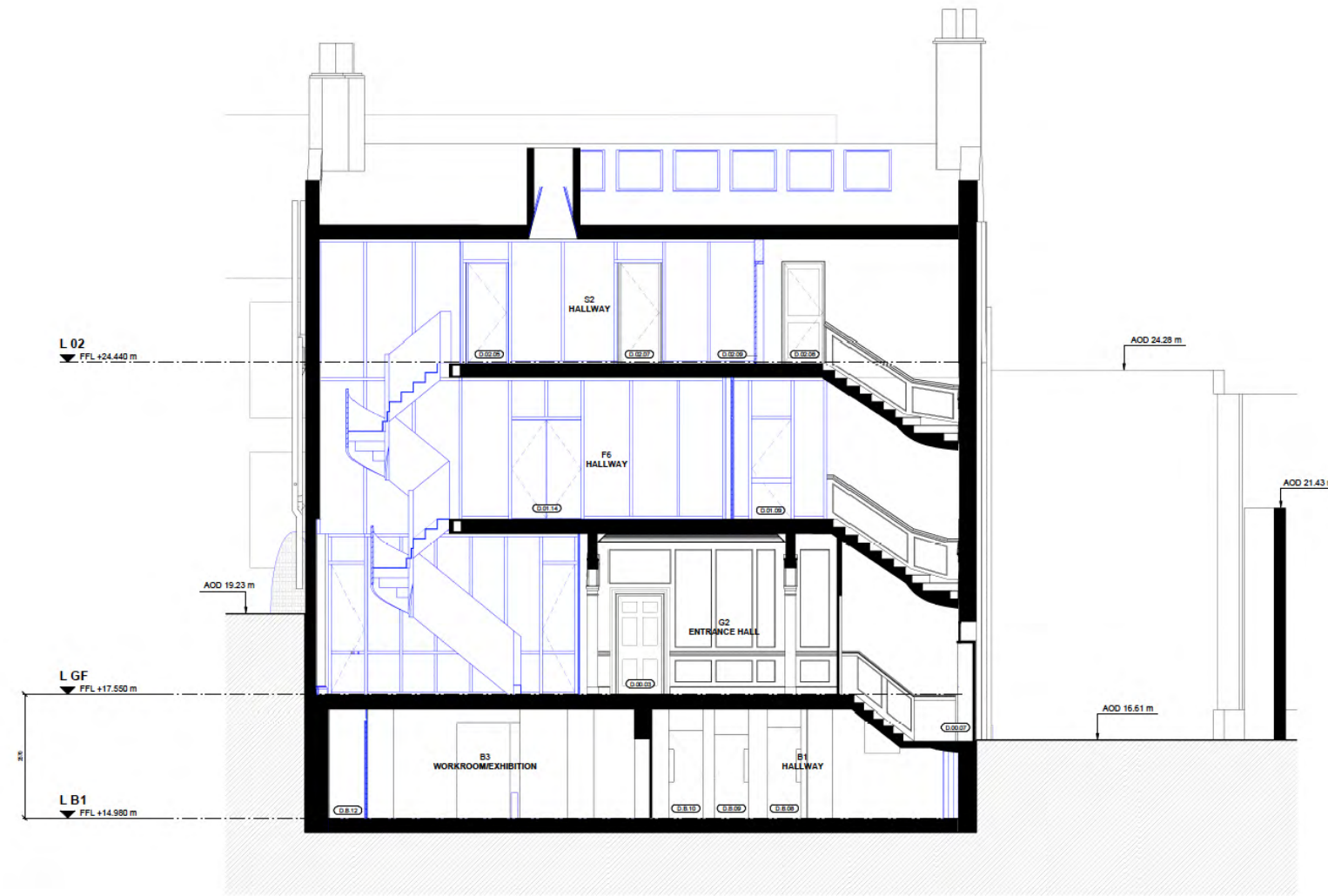
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10/05/23	1	Draft Issue	
17/11/23	2	For Planning	

Notes:
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project title
 195 Mare Street
 drawing title
 Section AA - Proposed
 code 1:50@A1
 status For Planning
 date of origin 06/07/23
 project code zone level type role des no
 126-LA-XX-XX- DR-A-0320
 revision 2

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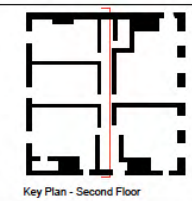


Date	Revision	Issue
10/05/23	1	Draft Issue
17/11/23	2	For Planning

Notes:

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 195 Mare Street

drawing title
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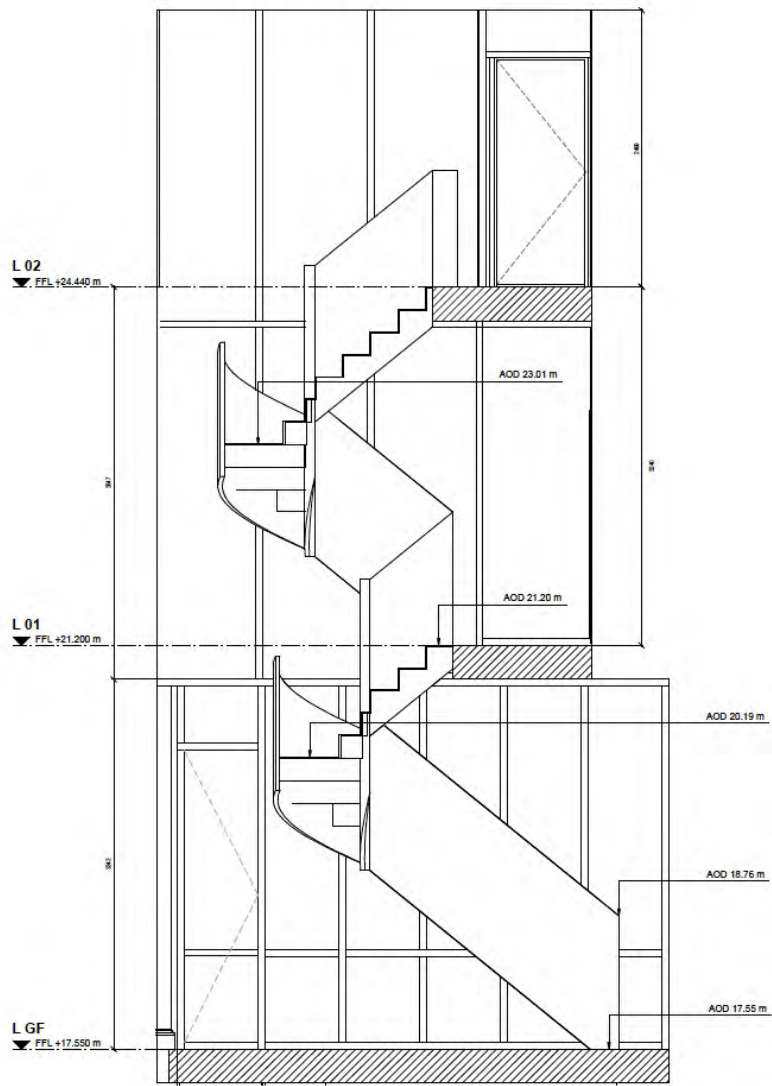
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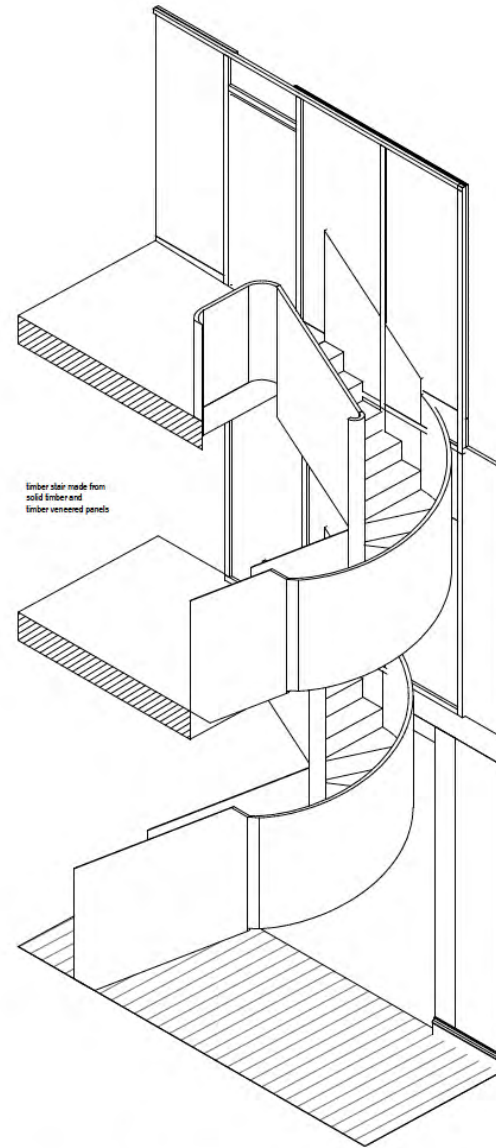
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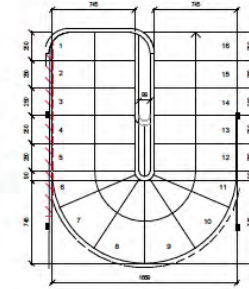
Lynch Architects Ltd
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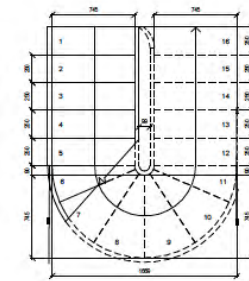
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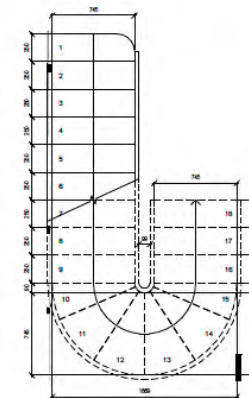
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5 STAIR 2 - SECOND FLOOR PLAN
1:25



4 STAIR 2 - FIRST FLOOR PLAN
1:25



3 STAIR 2 - GROUND FLOOR PLAN
1:25

Date	Revision	Issue	Notes
17/11/23	1	For Planning	

Notes:

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project title
195 Mare Street

drawing title
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scale
1:25@A1 For Planning

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For Planning

date of origin
11/03/23

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revision
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drawing title
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11/03/23

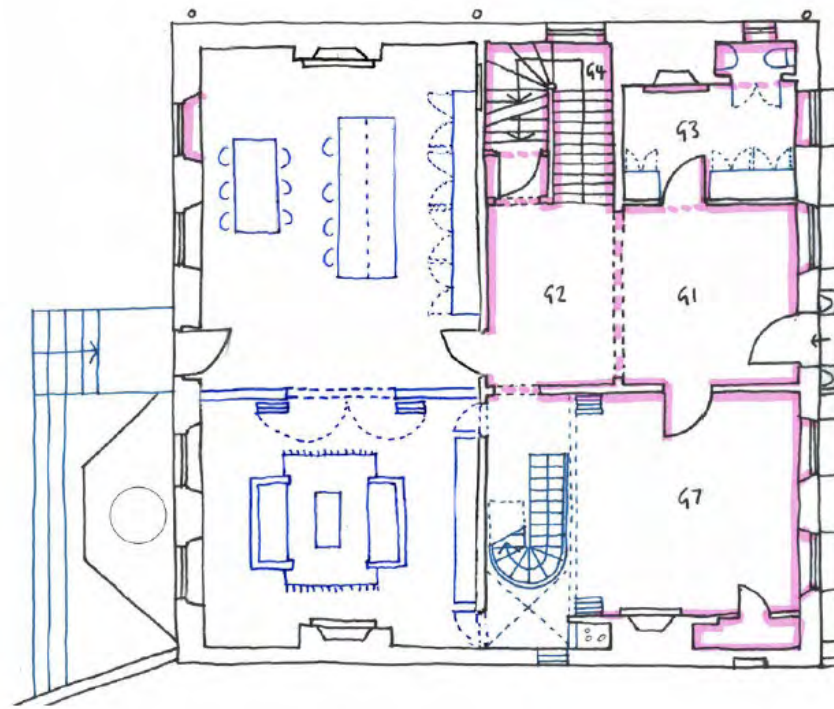
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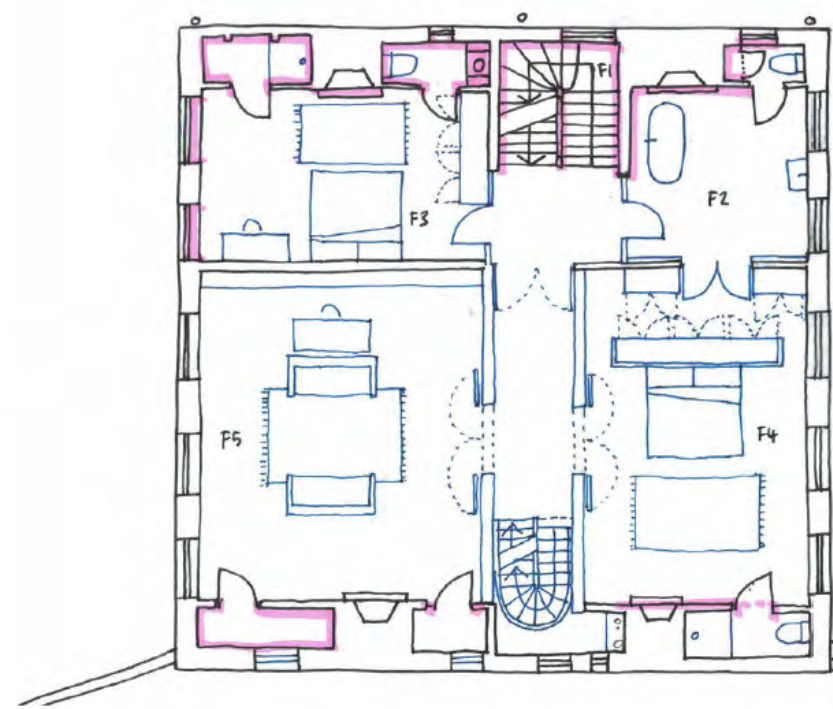
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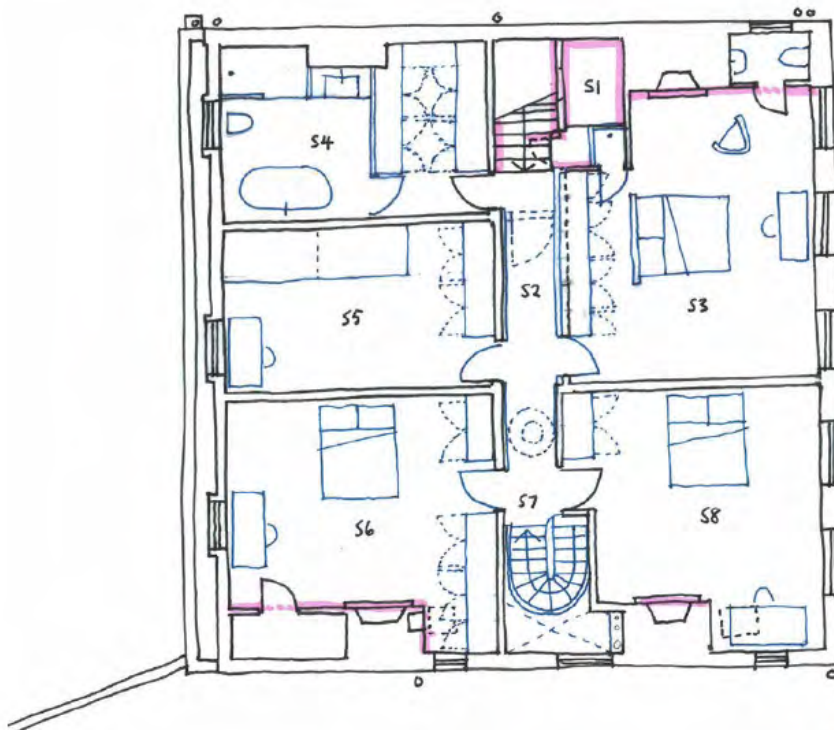
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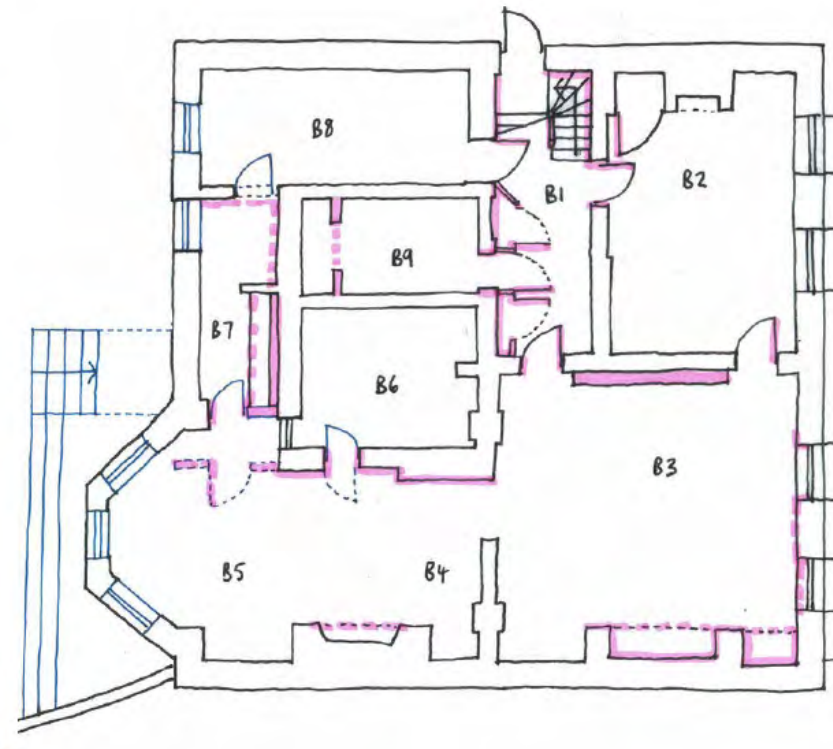
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2



3



4

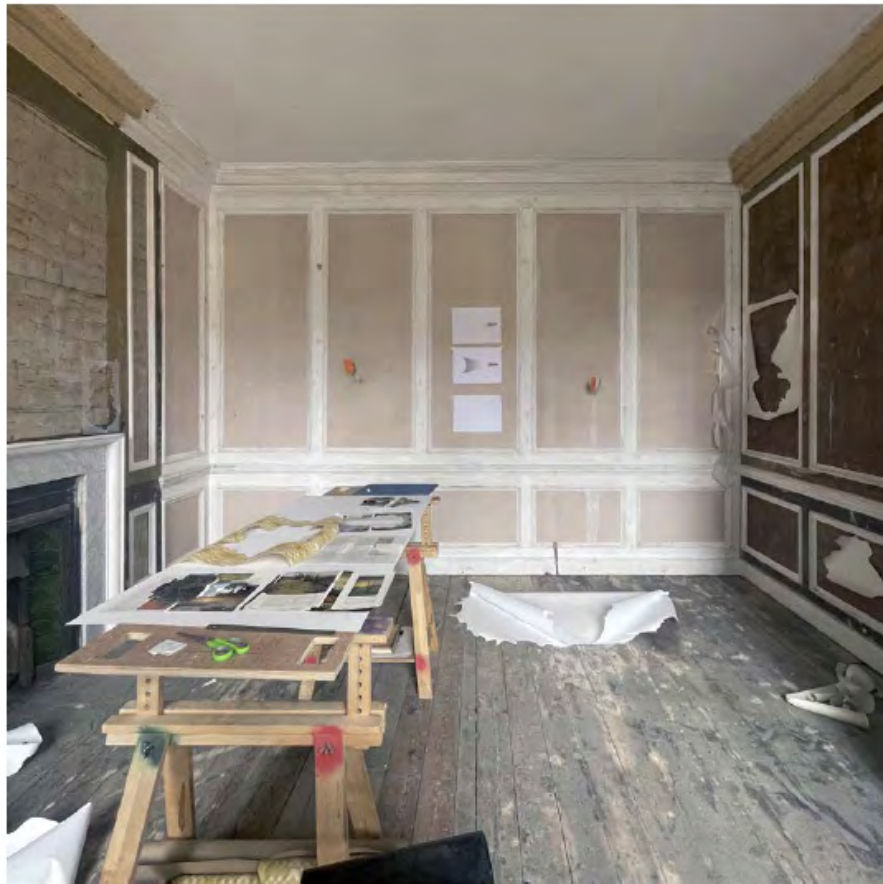


1



2

The recently installed partition at the rear of room G7, the music room, is replaced with a new folding timber partition that allows this room to be closed for separate use, or opened up to the new staircase with a connection to the living room beyond.



2



1





The blocked up fire place in the ground floor living room G6 will be opened up and provided with a sympathetic surround and mantelpiece.



1

2

The re-introduced first floor hallway will be lined with timber panelling into which doors to rooms are incorporated. The space is lit at both ends via windows within the existing stairwell to the north and the new stair to the south. The new panelling continues the historic principle with simplified contemporary detailing.



2



1



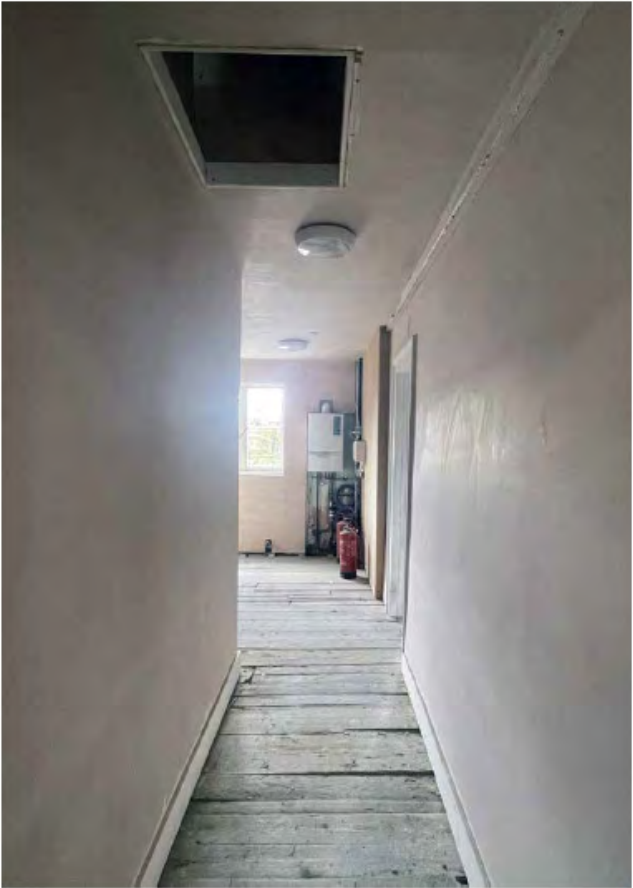
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The doors into master bedroom F4 and living room/study F5 can be folded back fully, providing a spatial experience of an enfilade, rather than a corridor plan.



2

The timber wall panelling will be continued within the second floor hallway, incorporating a remodelled skylight at the top of the new stair.



2



1

The west facing first floor room will become a study and living room, its fireplace completed with a sympathetic mantelpiece and utilised for air supply via MVHR – a strategy employed throughout the house.

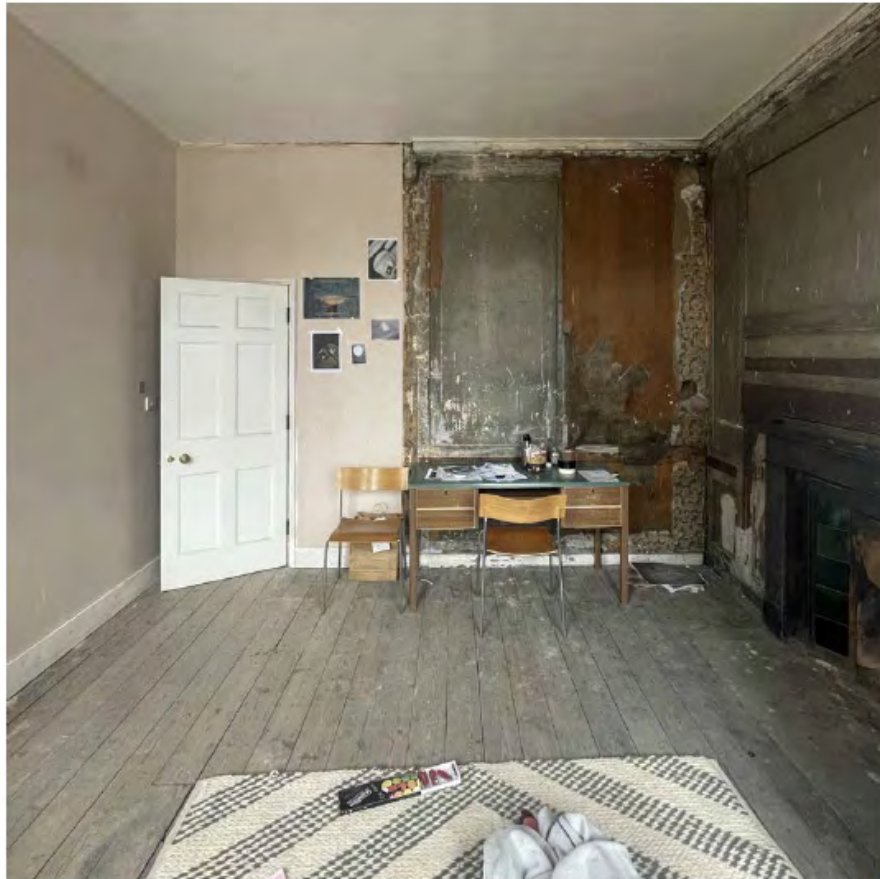


2



1

The existing historic fabric in the first floor room F2 is protected below a layer of clear glass and complemented by modern timber wall panelling. Sanitary ware is introduced sensitively to enable use as bathroom.



2



1

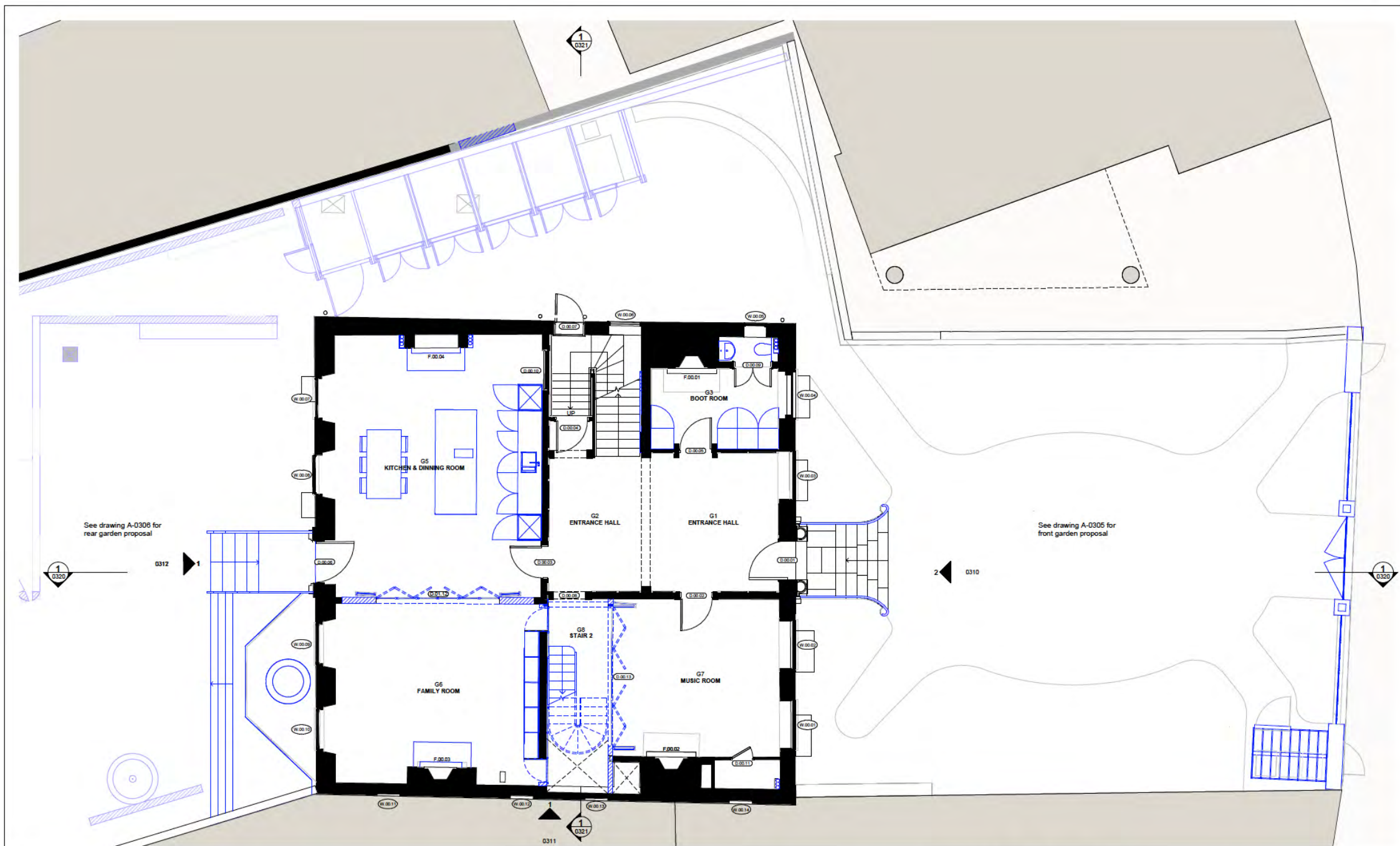
In the majority of basement rooms the existing concrete floor topping will be removed and replaced with re-claimed Yorkstone similar to the existing Yorkstone floor in B1, B7 and B9. External walls will be thermally insulated with breathable insulated plaster. These fabric improvements, together with good heating via radiators and ventilation will address the existing damp conditions and help create habitable rooms for community art use. Historic features such as the cooking range will be kept and restored.



2



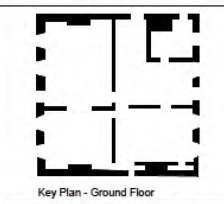
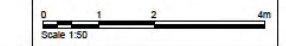
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Date	Revision	Issue
10/09/23	1	Draft Issue
17/11/23	2	For Planning

Notes:

Notes:
 - Do not scale from drawings
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project title
 195 Mare Street

drawing title
 Ground Floor Plan - Proposed

scale
 1:50@A1 For Planning

status
 For Planning

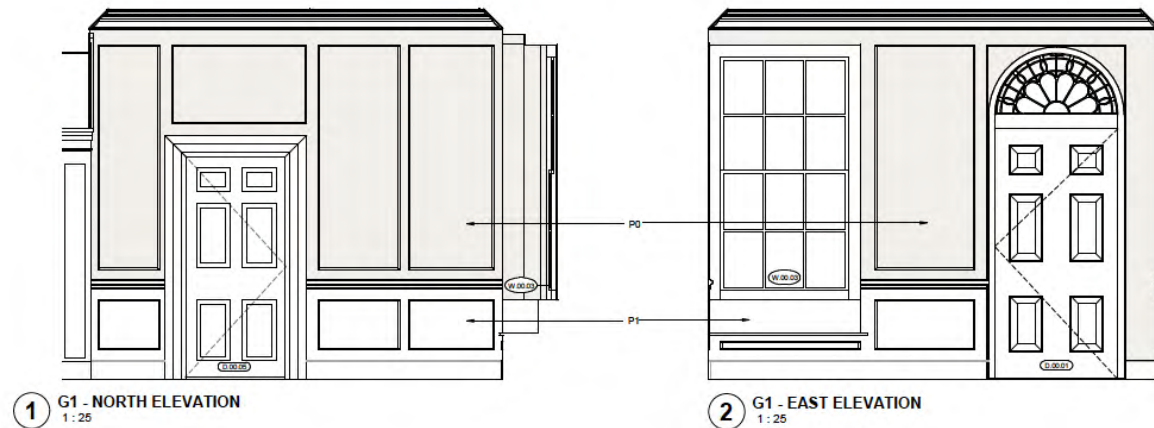
date of origin
 06/07/23

project code zone level type role des no
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revision
 2

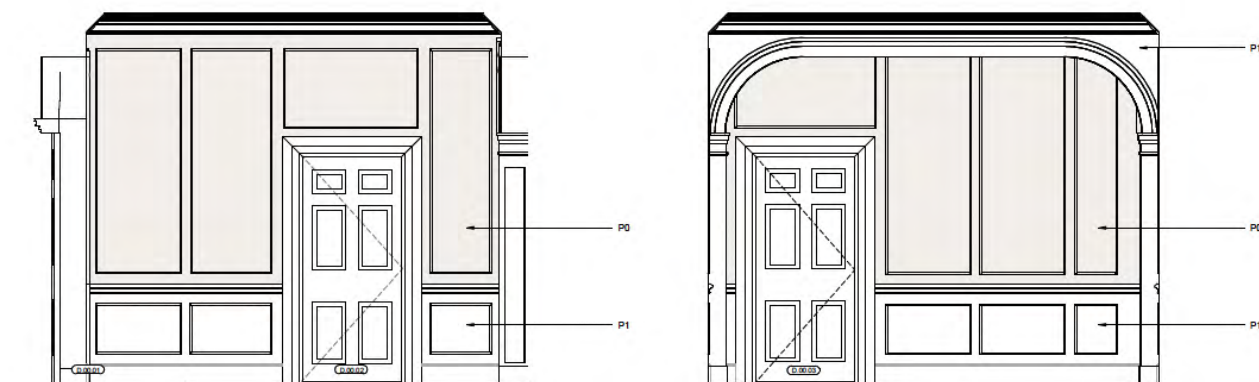
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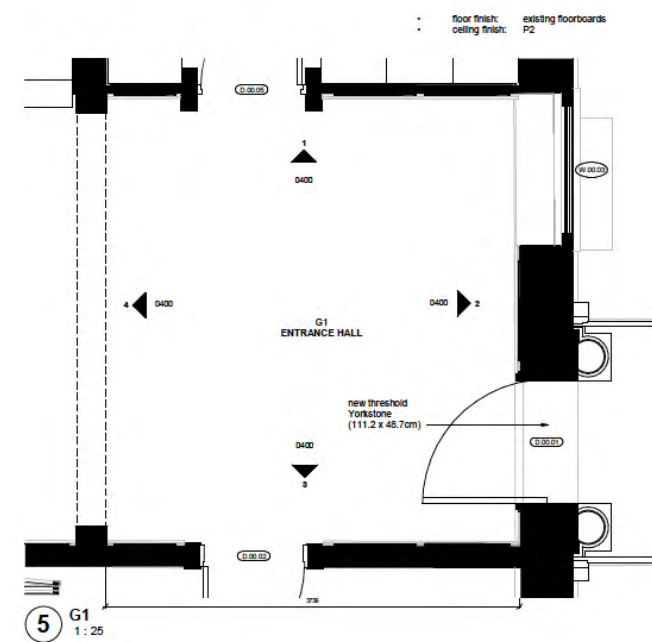
1 G1 - NORTH ELEVATION
1:25

2 G1 - EAST ELEVATION
1:25



3 G1 - SOUTH ELEVATION
1:25

4 G1 - WEST ELEVATION
1:25



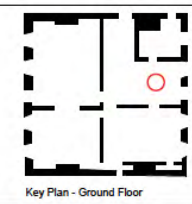
5 G1
1:25

Date	Revision	Issue
17/11/23	1	For Planning

Notes:
 P0 Timber surfaces left as existing (clear fire treatment tbc.)
 P1 Timber surfaces - Eggshell paint
 P2 Matt emulsion paint on plasterboard

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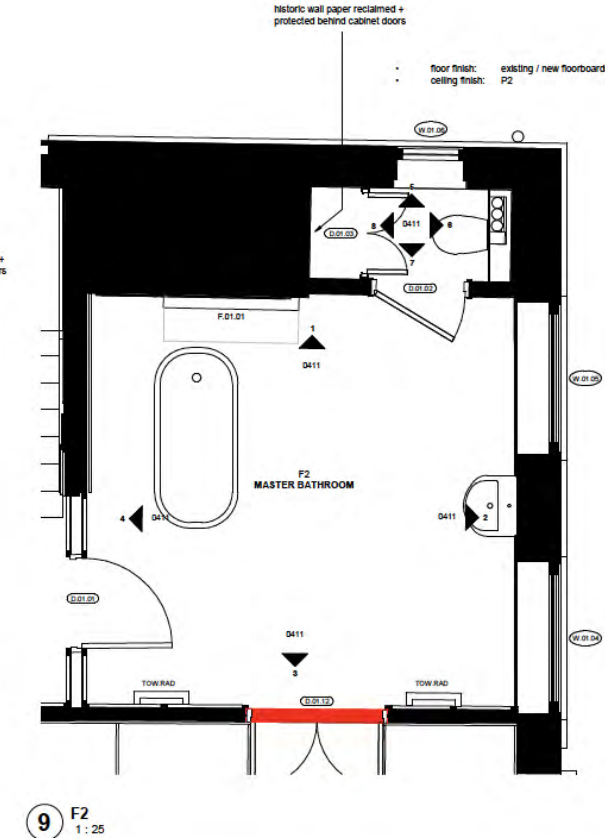
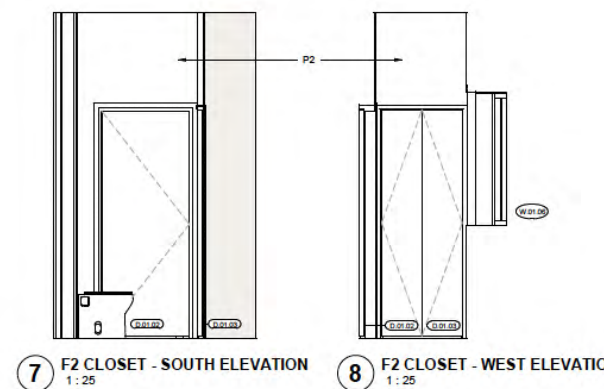
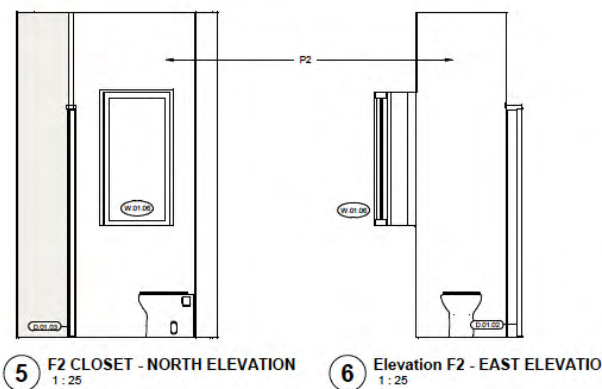
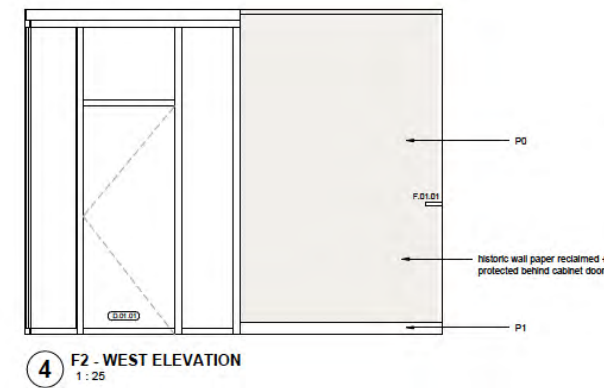
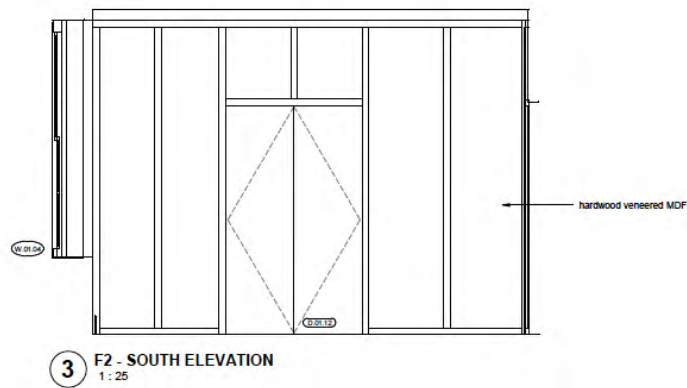
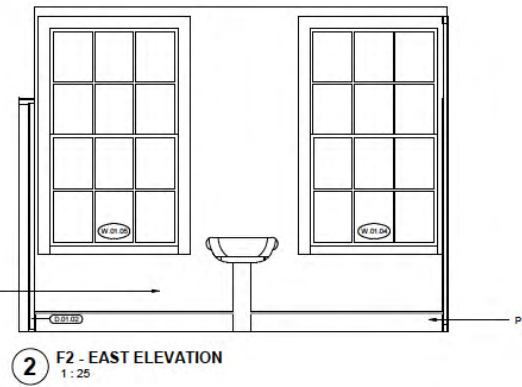
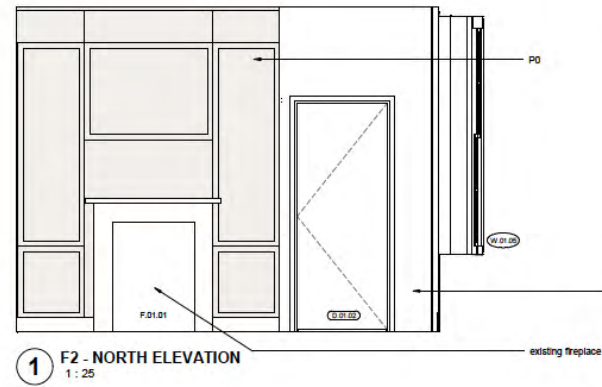
0 0.5m 1m 2m
 Scale 1:25



project title
 195 Mare Street
 drawing title
 Internal Elevations - G1
 scale 1:25@A1 status For Planning date of origin 05/19/23
 project code zone level type rate dreg no 126-LA-XX-00- DR-A-0400 revision 1

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 Planning No 101091 10/10/2010/00

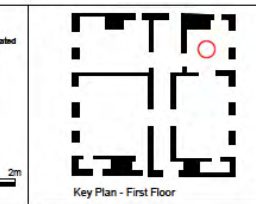


Date	Revision	Issue
17/11/23	1	For Planning

Notes:
 P0 Timber surfaces left as existing (clear fire treatment tbc.)
 P1 Timber surfaces - Eggshell paint
 P2 Matt emulsion paint on plasterboard

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Scale 1:25



project title
 195 Mare Street
 drawing title
 Internal Elevations - F2

scale 1:25@A1 status For Planning date of origin 05/22/23

project code zone level type role drawing no revision
 126-LA-XX-01- DR-A-0411 1

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Element U Value (W/(m²K))	Existing¹	Part L²	Target Values
Roof	2.5	0.16	0.15
Wall	2.11	0.3	0.32 ⁴
Floor (House to basement)	2.5	0.25	0.39
Window	5.8	-	1.9
Basement wall	2.5	-	0.64
Basement floor ³	2.5	-	2.5
Air permeability (ach)	1.5	-	0.15

¹ Predicted values for a building of this age ² Part L, Volume 1: Dwellings, Table 4.3. ³ Un-renovated, due to space limitations. ⁴ Will vary depending on the existing historic fabric.

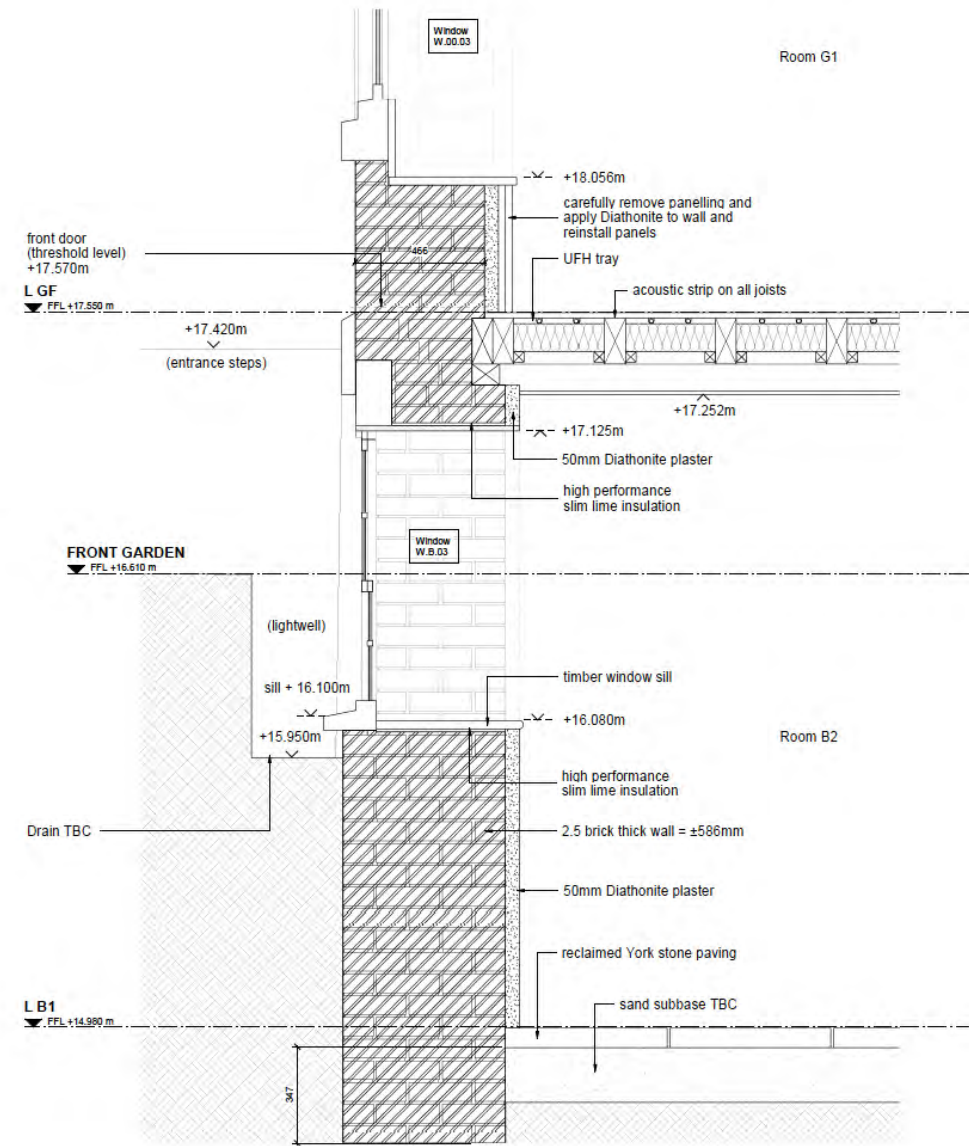
Stage	Yearly heating energy demand (MWhr/annum)	Reduction² (MWhr/annum)	Percent reduction² (%)
Existing	166	-	-
2021 Part L ¹	80	86	51.8
Improved	37	129	77.7

¹Where Part L does not specify a fabric parameter, the existing value has been used ² In relation to existing.

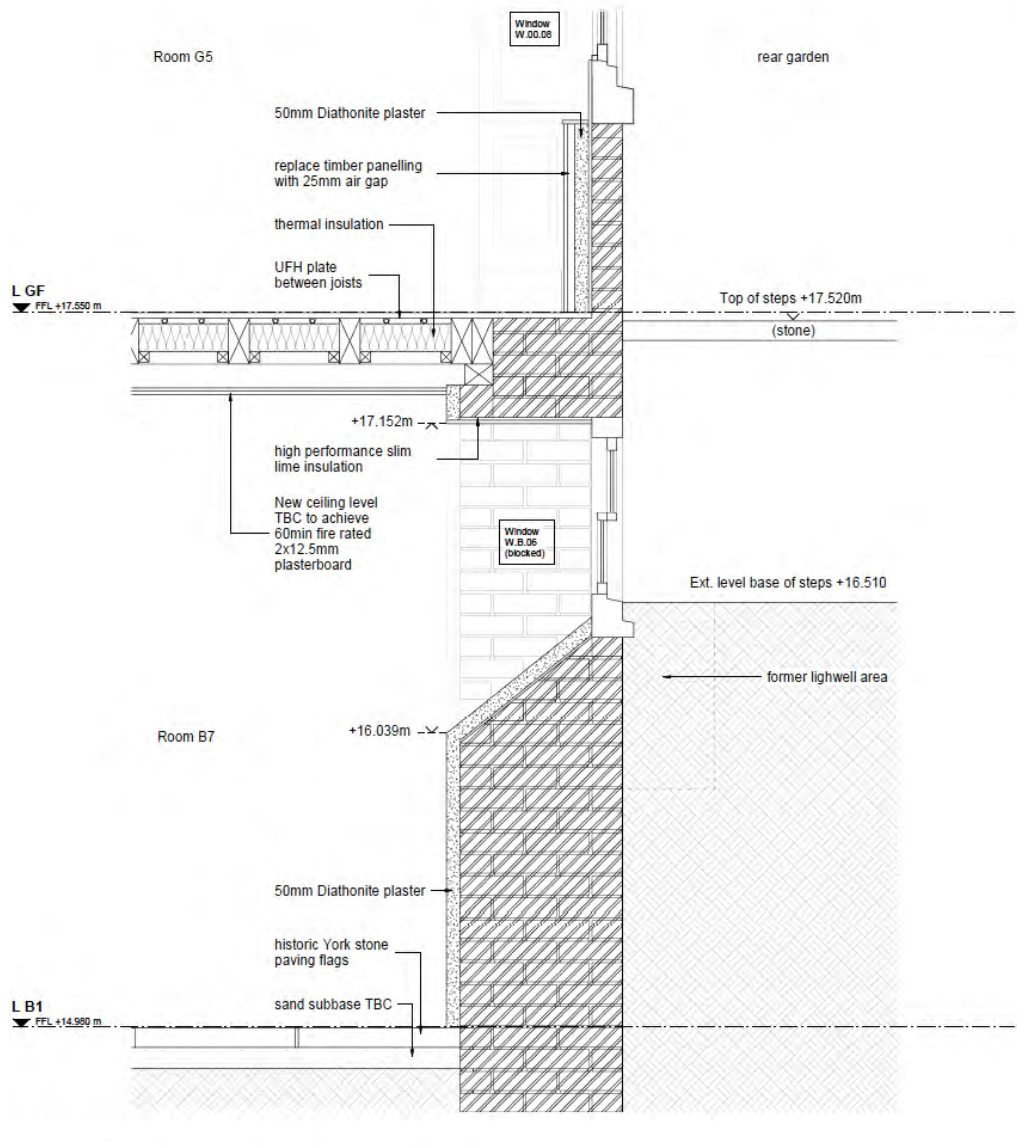
Stage	Yearly heating energy demand per m2 (kWhr/m²/annum)
Existing	267
2021 Part L ¹	129
Improved	60

¹Where Part L does not specify a fabric parameter, the existing value has been used.

Stage	Yearly heating energy demand (MWhr/annum)	Resultant yearly CO₂ emissions (Tonnes/annum)	CO₂ savings (%)
Existing ¹	166	33.7	-
2021 Part L ¹	80	16.2	52
Improved ²	37	3.0	91
¹ Heated with gas. ² Electrically heated with ASHP			



1 PROPOSED - Lower Ground/Ground (East Wall)
1:10

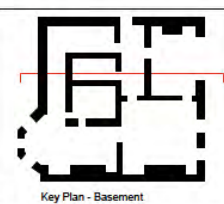
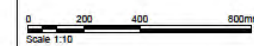


2 PROPOSED - Lower Ground/Ground (West Wall)
1:10

Date	Revision	Issue
17/11/23	1	For Planning

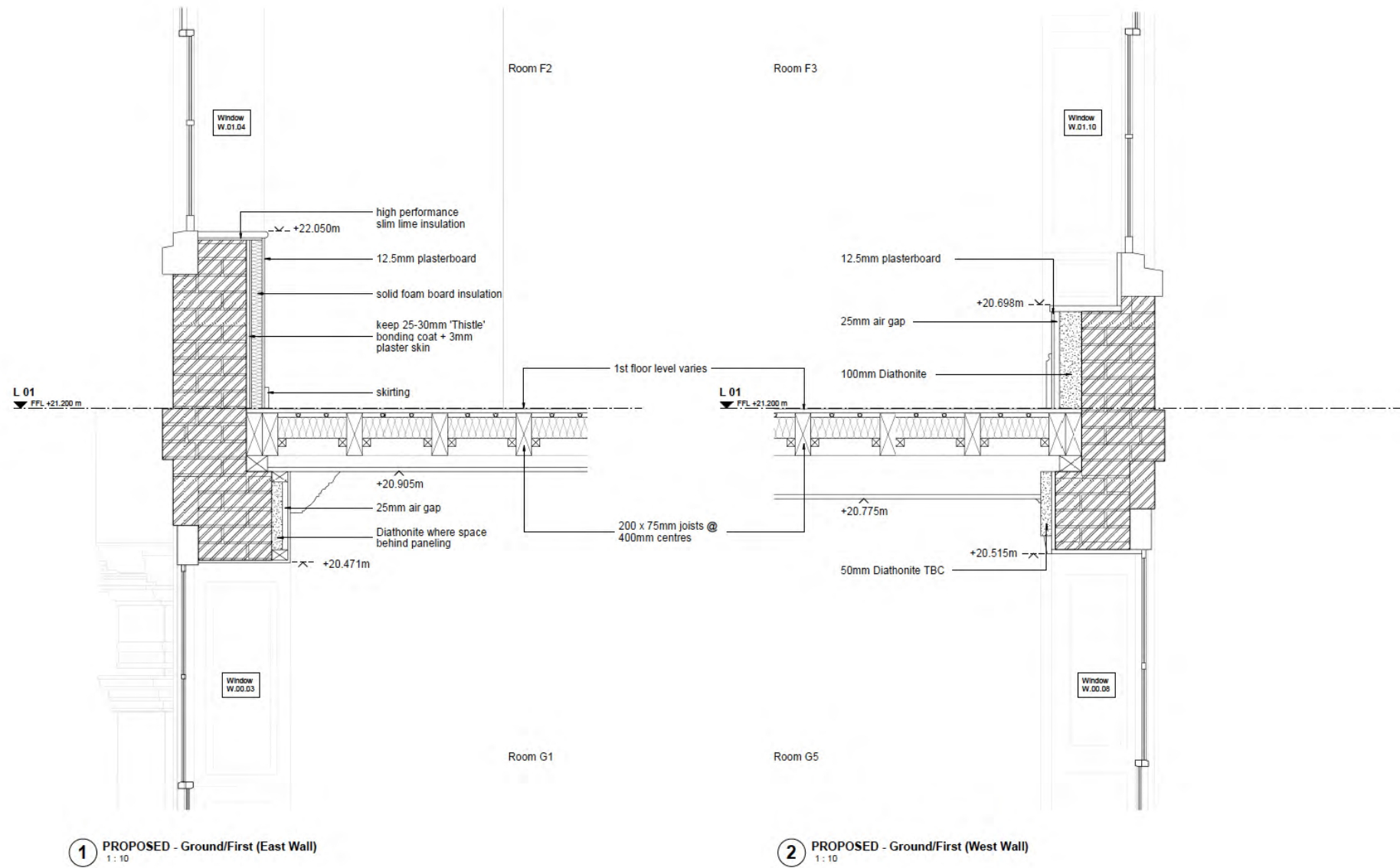
Notes:
These detail drawings are work in progress and will be further developed as more information about the existing fabric is obtained.

Notes:
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project title
195 Mare Street
drawing title
Section Details LG/GF Proposed
scale
1:10@A1 For Planning
date of origin
10/19/23
project code zone level type role derg no
126-LA-XX-XX- DR-A-0504
revision
1

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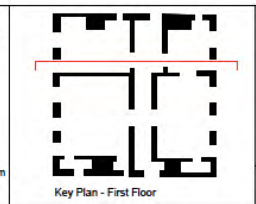
1 PROPOSED - Ground/First (East Wall)
1:10

2 PROPOSED - Ground/First (West Wall)
1:10

Date	Revision	Issue
17/11/23	1	For Planning

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project title
195 Mare Street

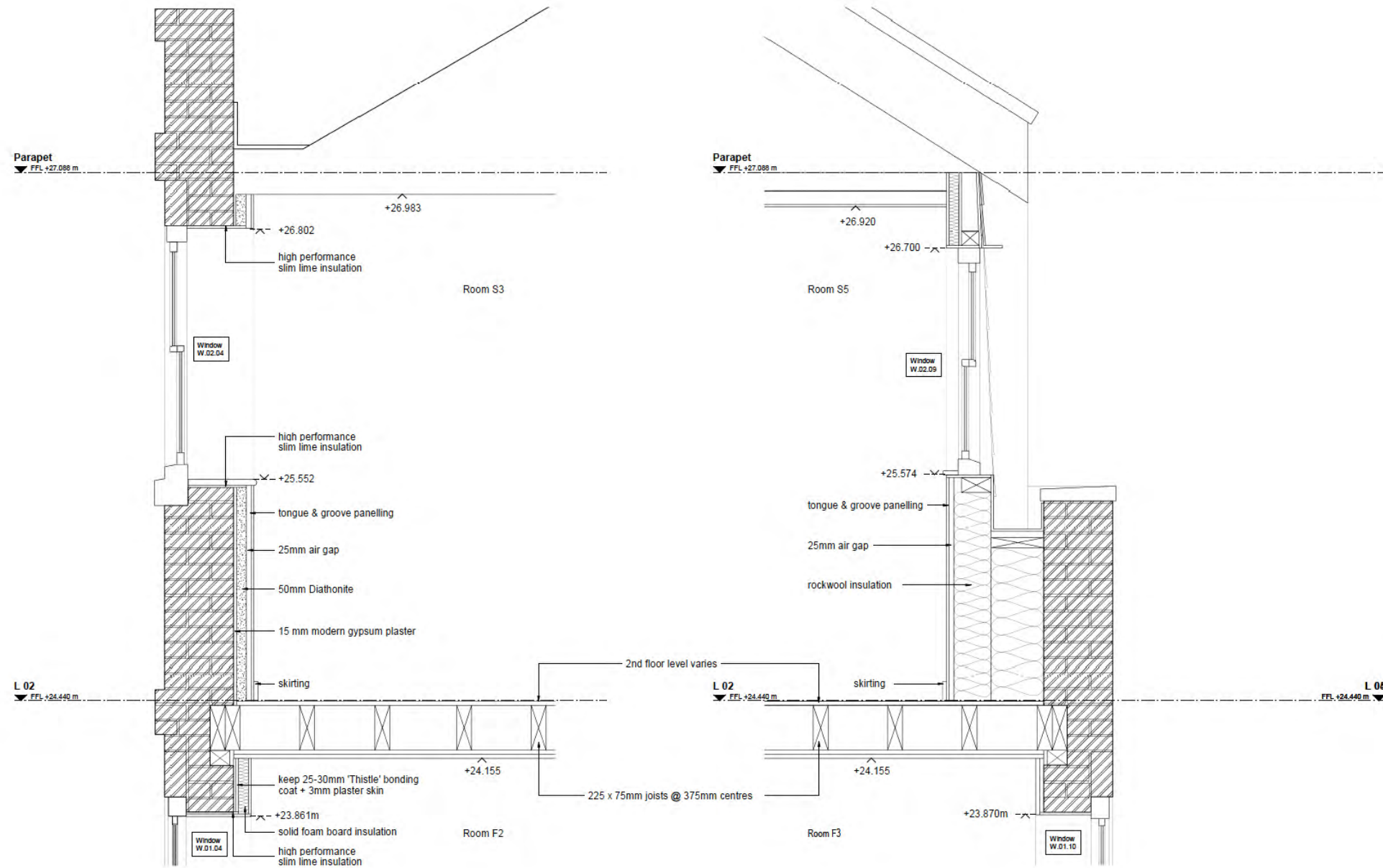
drawing title
Section Details GF/FF Proposed

scale 1:10@A1 For Planning status For Planning date of origin 10/15/23

project - origCode zone level type role dwg no revision
126-LA-XX-XX- DR-A-0505 1

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1 PROPOSED - First/Second (East Wall)
1:10

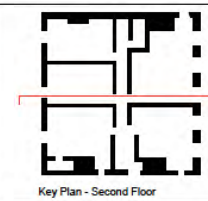
2 PROPOSED - First/Second (West Wall)
1:10

Date	Revision	Issue
17/11/23	1	For Planning

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Scale 1:10



project title 195 Mare Street			
drawing title Section Details FF/SF Proposed			
scale 1:10@A1	status For Planning	date of origin 10/15/23	
project code 126-LA-XX-XX-	zone level type role DR-A-0506	revision 1	

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