



- Notes
1. Do not scale from this drawing
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01	05.08.12	Project title changed. Works reduced to 0.22Ha (0.54 Acres)	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by
		drawing amendments	

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 Architecture Planning Landscape

Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
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project  
**Broomfield House Restoration Project**

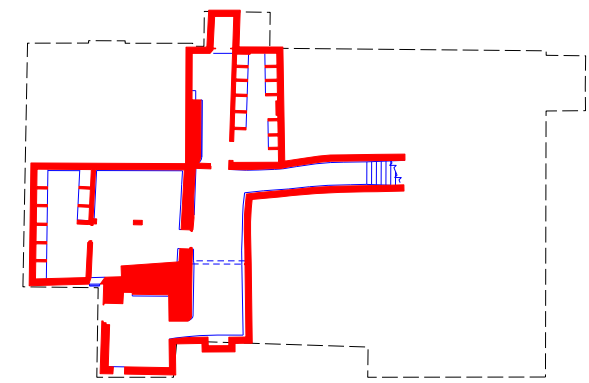
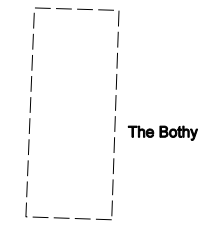
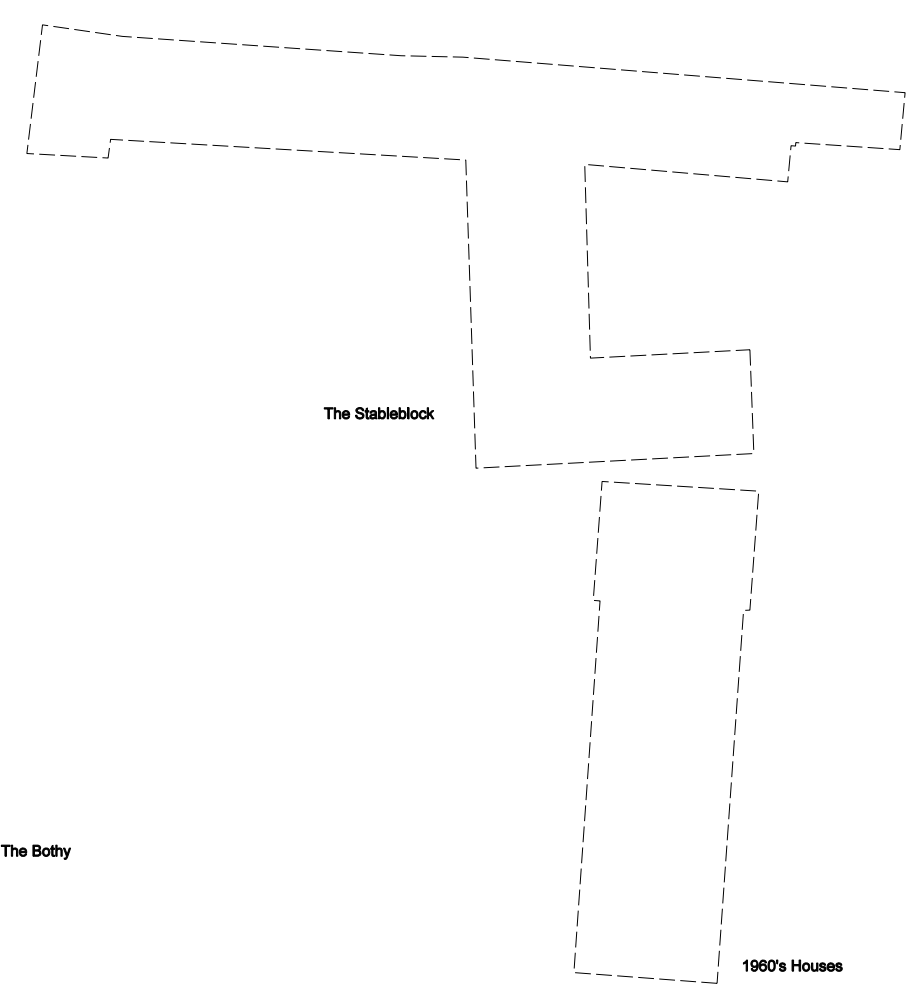
client  
**London Borough of Enfield**

drawing status	scale	size
<b>HLF Stage 1 Bid</b>	<b>1:1250</b>	<b>A1</b>
drawing	job no.	
<b>Site Location Plan</b>	<b>12078</b>	
drawing no.	rev.	
<b>001</b>	<b>01</b>	

er 100020449

notes

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Broomfield House

01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by

drawing amendments

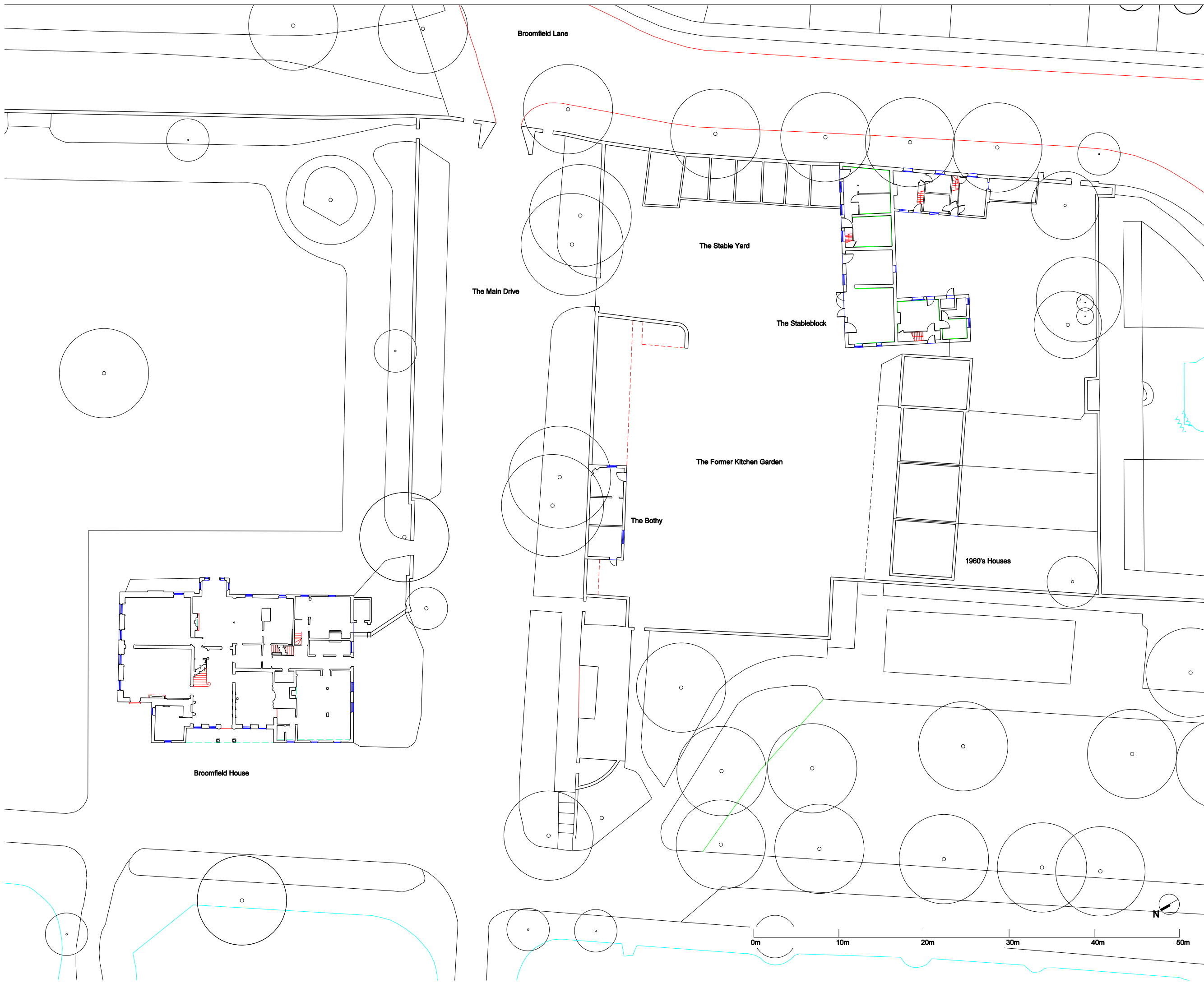
**Shepherd Epstein Hunter**  
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project	<b>Broomfield House Restoration Project</b>	
client	London Borough of Enfield	

drawing status	scale	size
<b>HLF Stage 1 Bid</b>	<b>1:200</b>	<b>A1</b>
drawing	job no.	
<b>Basement Plan As Existing</b>	<b>10094</b>	
	drawing no.	rev.
	<b>002</b>	<b>01</b>





**Notes**

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01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by
drawing amendments			

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 Architecture Planning Landscape

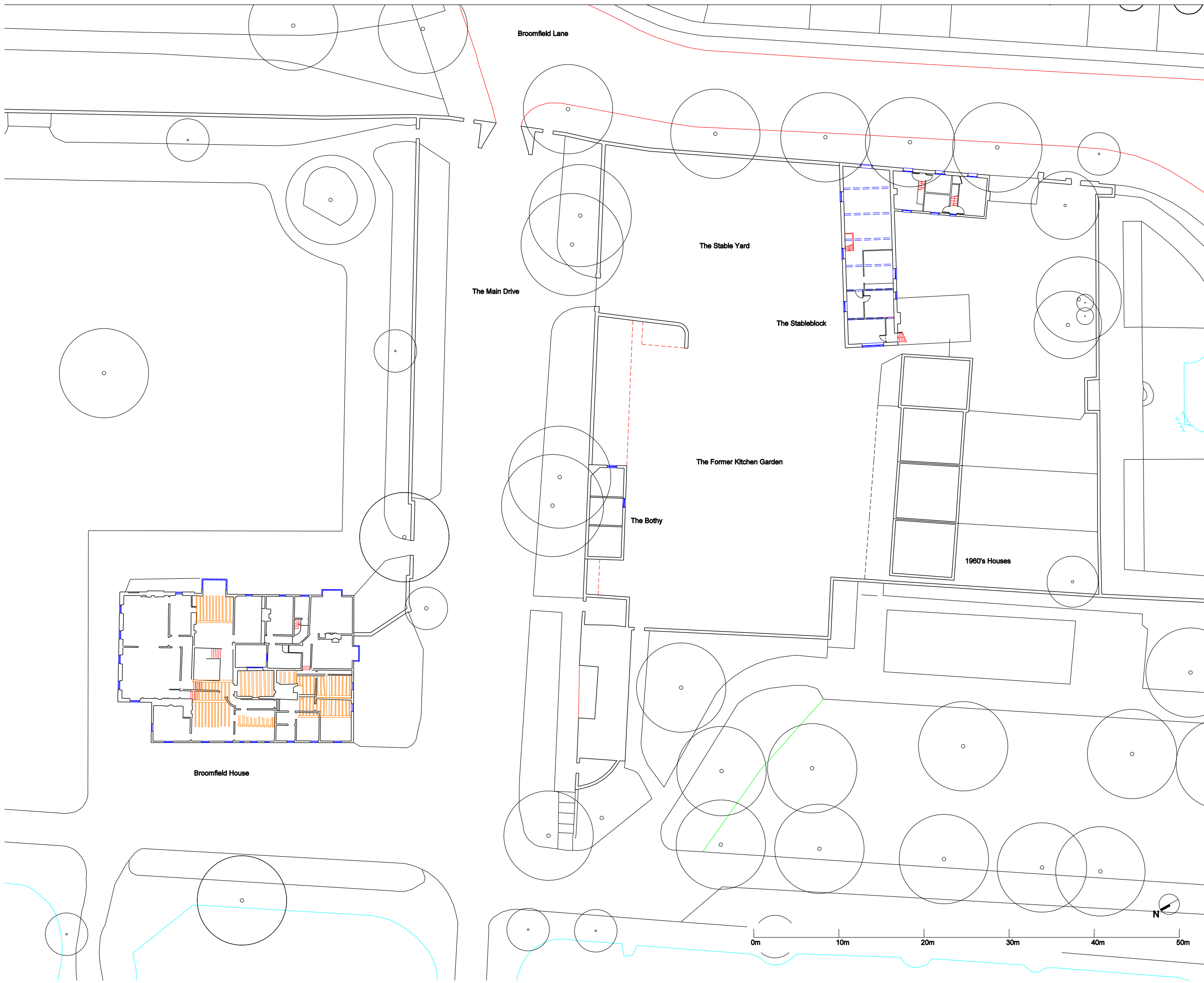
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
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**Project**  
 Broomfield House Restoration Project

**Client**  
 London Borough of Enfield

<b>drawing status</b>	<b>scale</b>	<b>size</b>
HLF Stage 1 Bid	1:200	A1
<b>drawing</b>	<b>job no.</b>	
Ground Floor Plan As Existing	12078	
<b>drawing no.</b>	<b>rev.</b>	
003	01	





**Notes**

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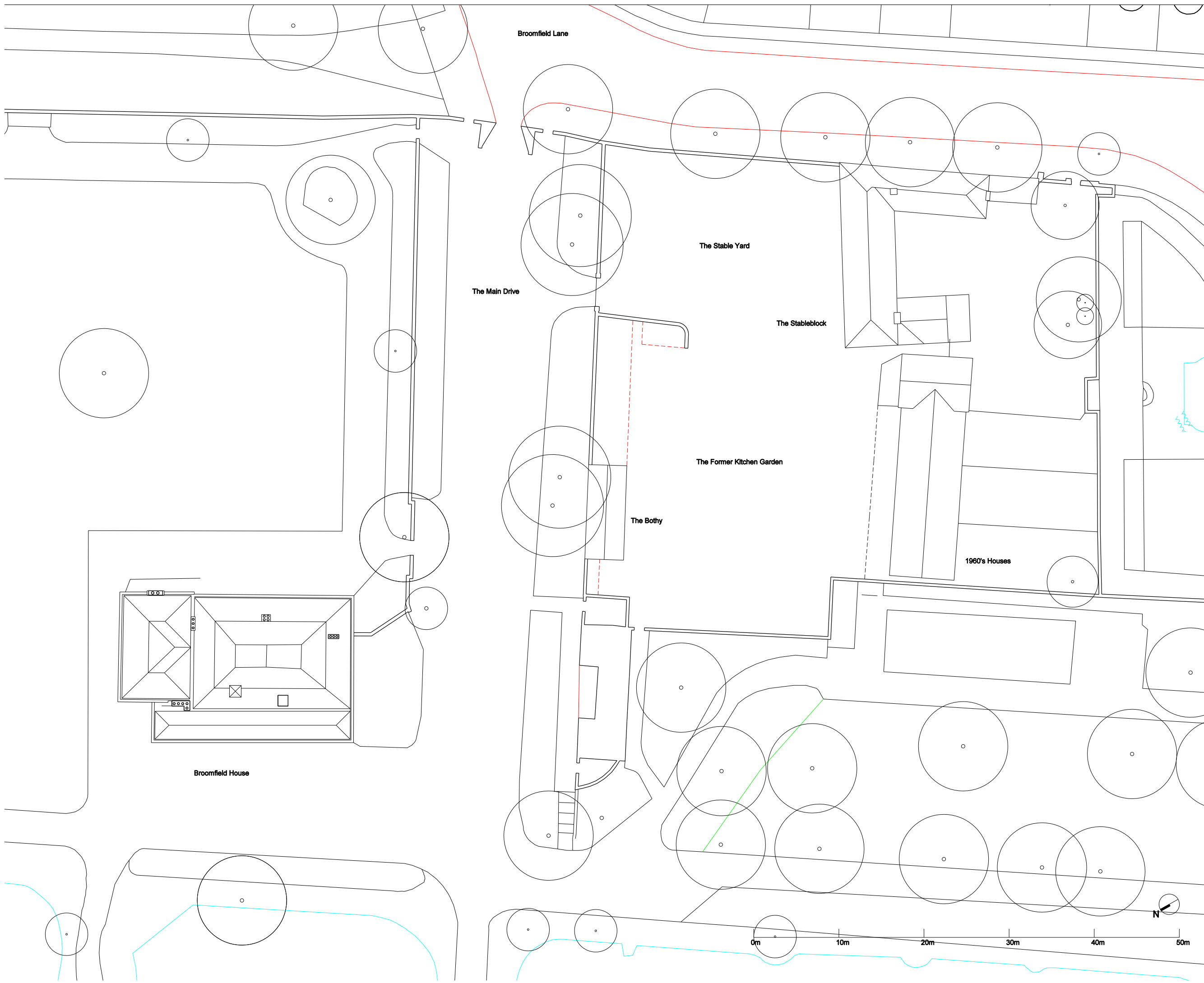
rev	date	description	by
01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
drawing amendments			

**Shepherd Epstein Hunter**  
Architecture Planning Landscape

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<b>project</b>	<b>Broomfield House Restoration Project</b>
<b>client</b>	<b>London Borough of Enfield</b>

<b>drawing status</b>	<b>HLF Stage 1 Bid</b>	<b>scale</b>	<b>1:200</b>	<b>size</b>	<b>A1</b>
<b>drawing</b>	<b>First Floor Plan</b>	<b>job no.</b>	<b>10094</b>	<b>drawing no.</b>	<b>004</b>
<b>As Existing</b>		<b>rev.</b>		<b>rev.</b>	<b>01</b>



**Notes**

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01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by
drawing amendments			

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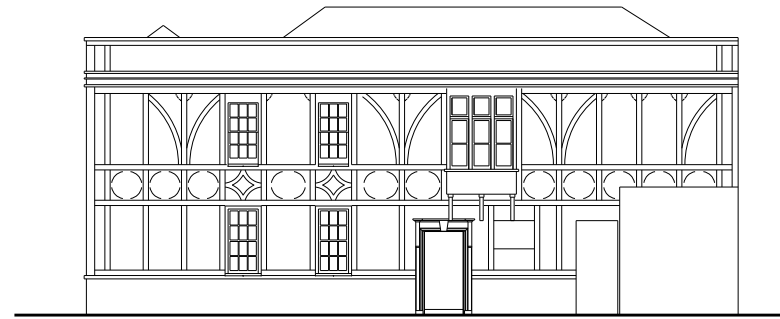
**Project**  
 Broomfield House Restoration Project

**Client**  
 London Borough of Enfield

<b>drawing status</b>	<b>scale</b>	<b>size</b>
HLF Stage 1 Bid	1:200	A1
<b>drawing</b>	<b>job no.</b>	
Roof Plan	12078	
<b>As Existing</b>	<b>drawing no.</b>	<b>rev.</b>
	005	01



West Elevation



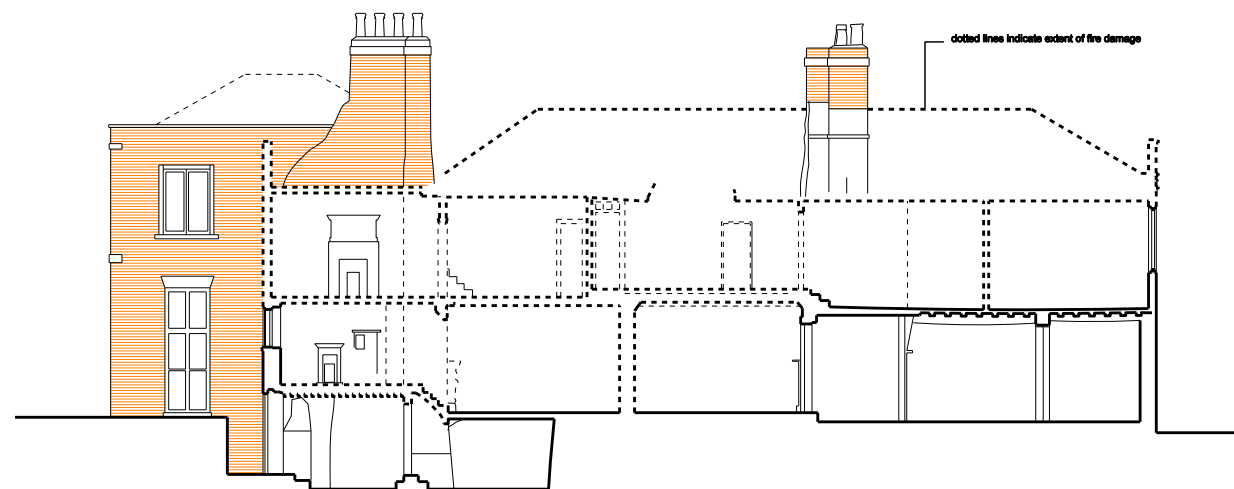
South Elevation



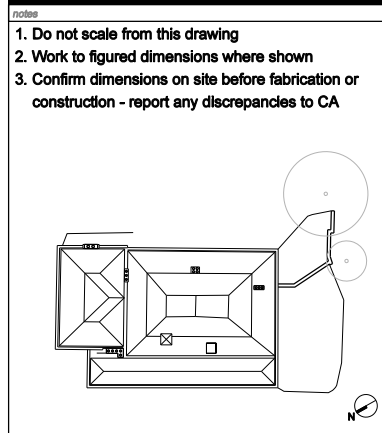
North Elevation



East Elevation



North South Section with approximate remains



- notes
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rev	date	description	by
01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
drawing amendments			

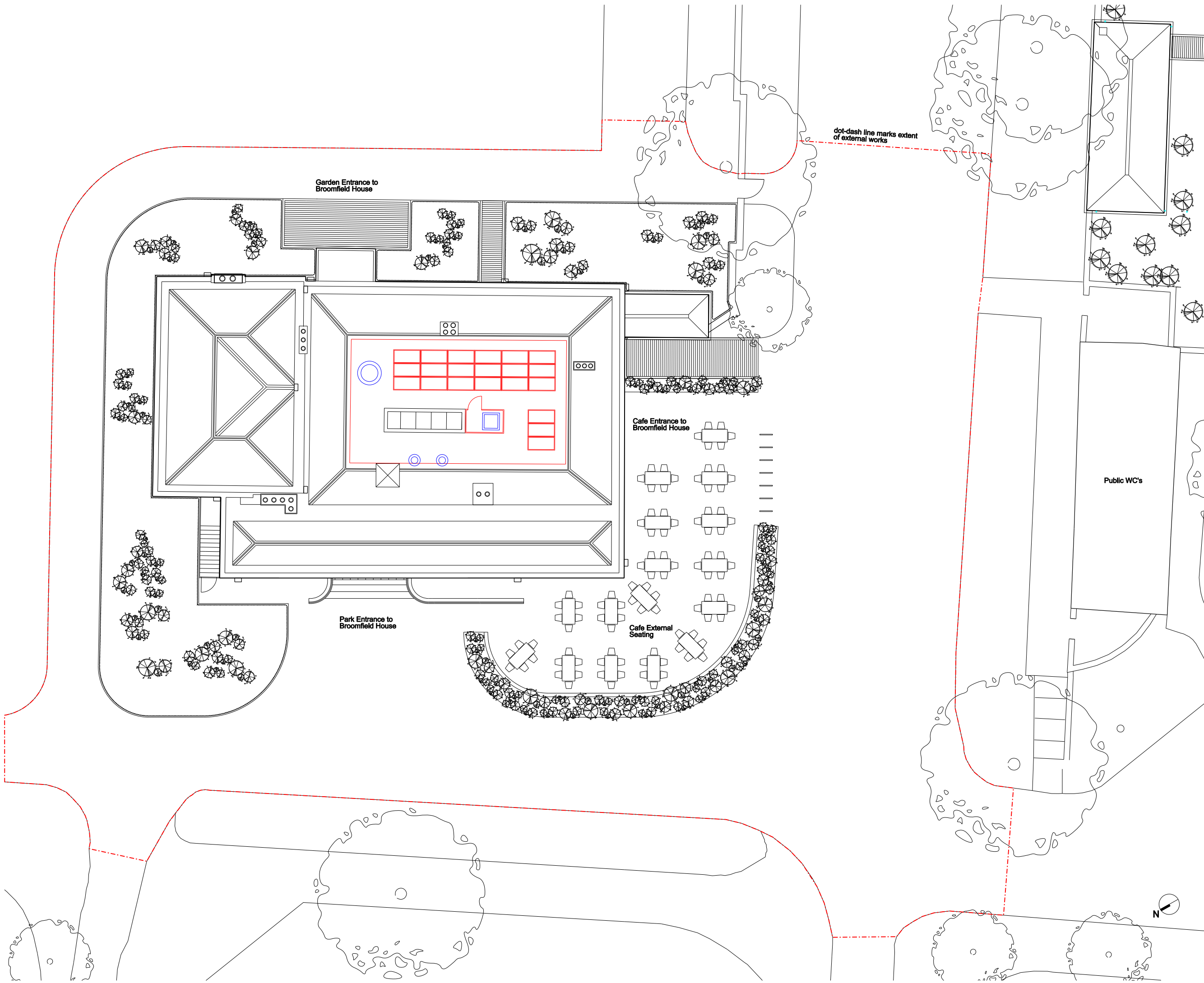
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project  
**Broomfield House Restoration Project**

client  
**London Borough of Enfield**

drawing status	scale	size
<b>HLF Stage 1 Bid</b>	<b>1:100</b>	<b>A1</b>
drawing	job no.	
<b>Broomfield House Elevations and Sections as Existing (before fire)</b>	<b>12078</b>	
drawing no.	rev.	
<b>006</b>	<b>01</b>	



dot-dash line marks extent of external works

**notes**

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rev	date	description	by
02	05.09.12	General amendments	MF
01	29.08.12	Drawing scale amended and layout amended	HB
00	25.07.12	Drawing originated	HB
drawing amendments			

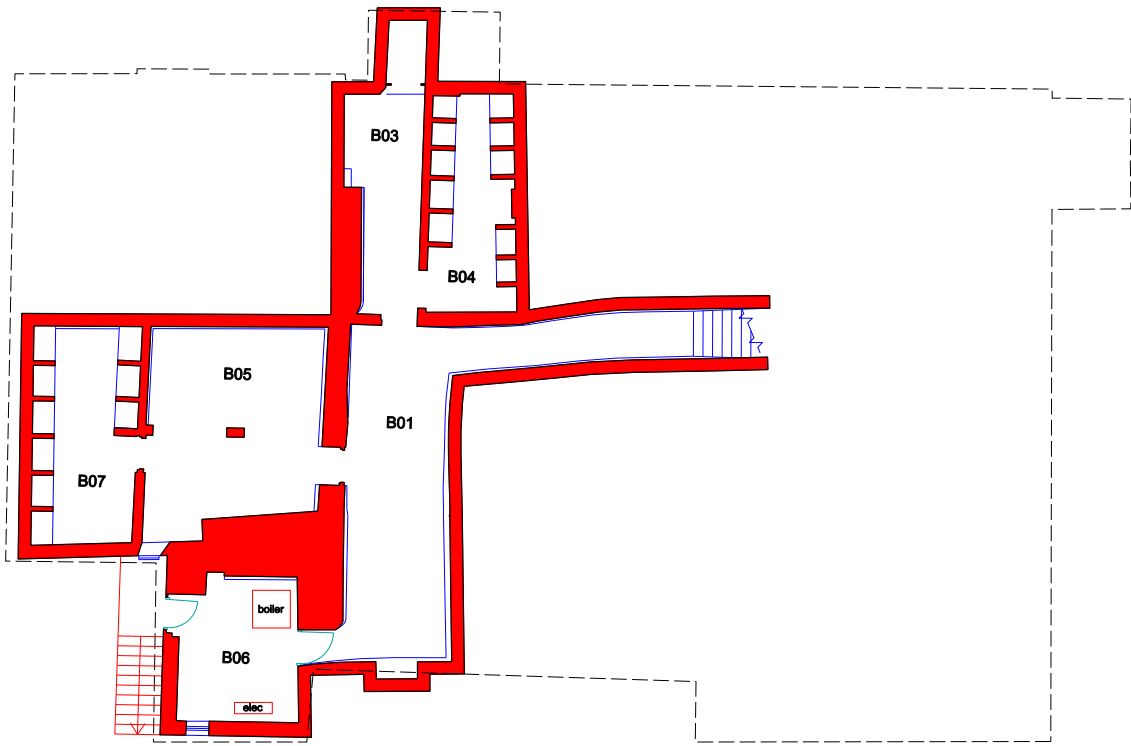
**Shepherd Epstein Hunter**  
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 tel: 020 7841 7500 fax: 020 7841 7575  
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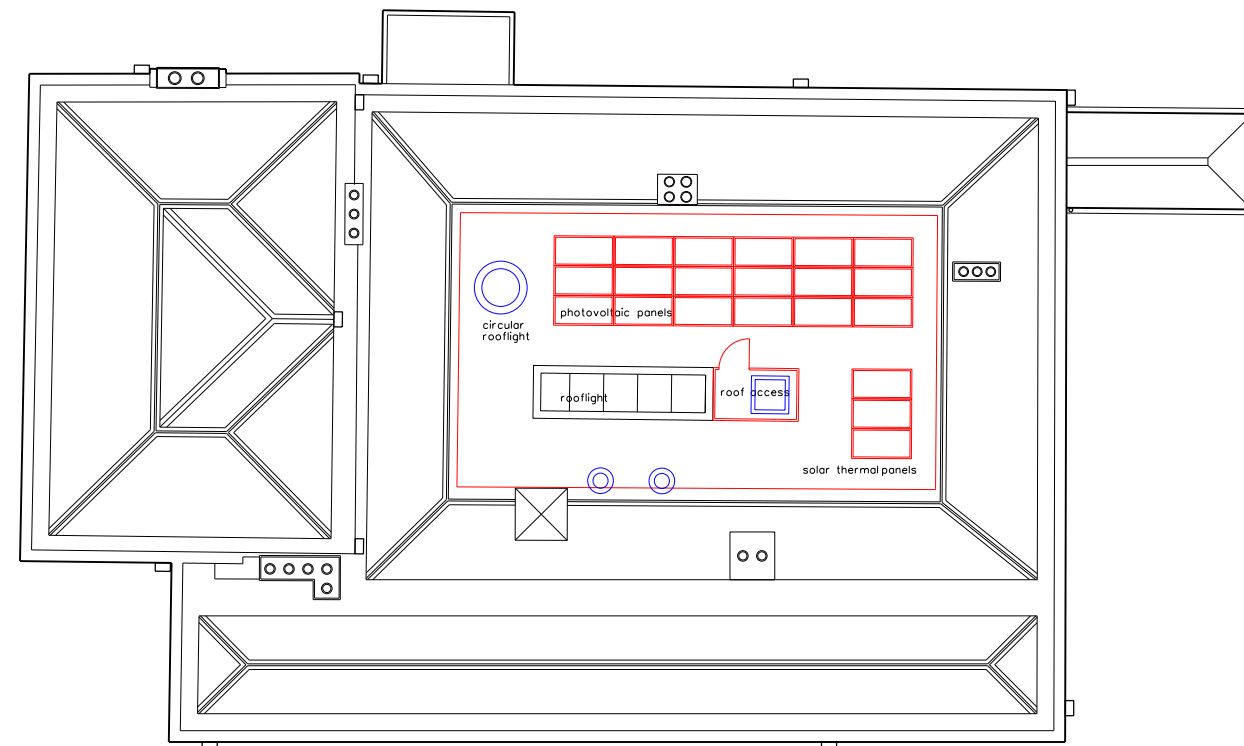
**project**  
 Broomfield House Restoration Project

**client**  
 London Borough of Enfield

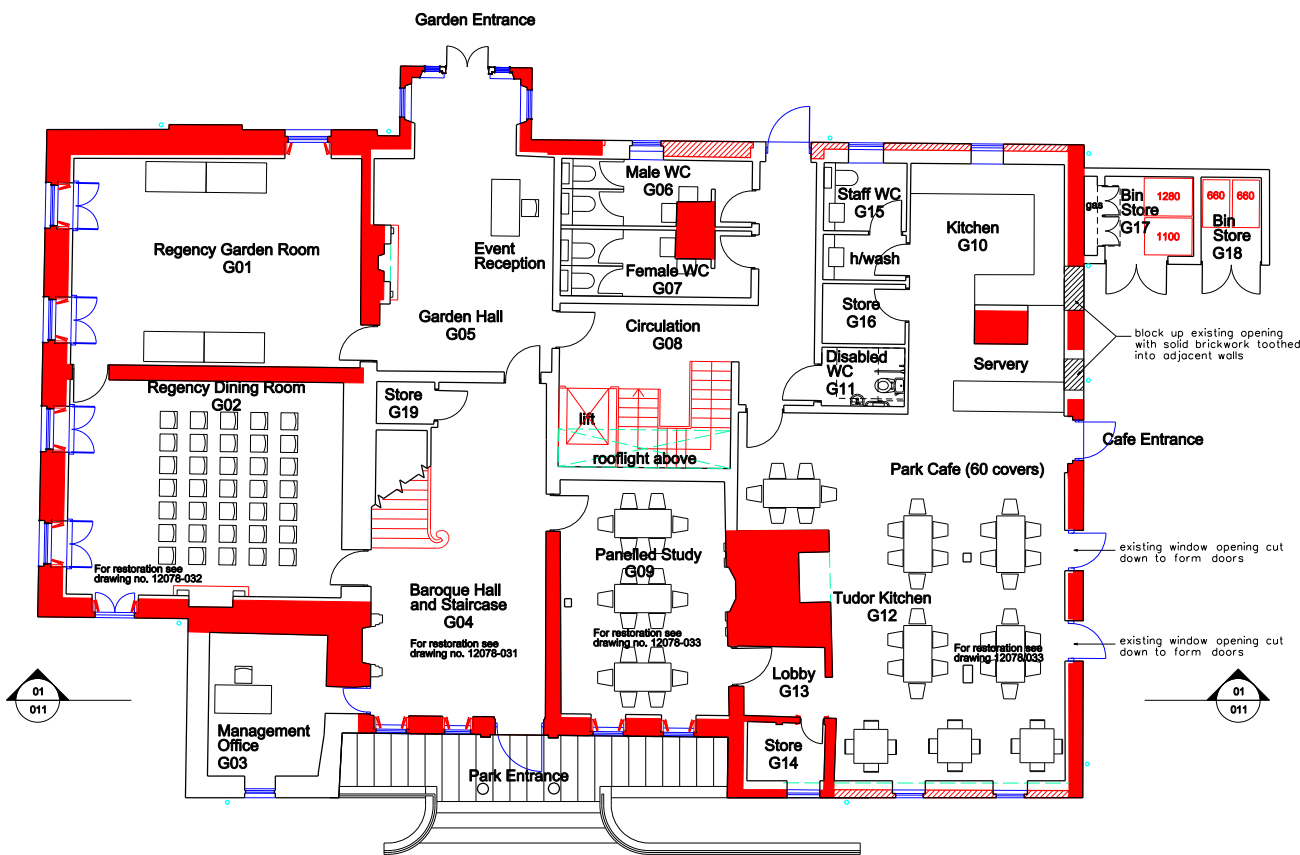
drawing status	scale	size
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<b>Site Plan as Proposed</b>	job no. 12078	
	drawing no. 009	rev. 02



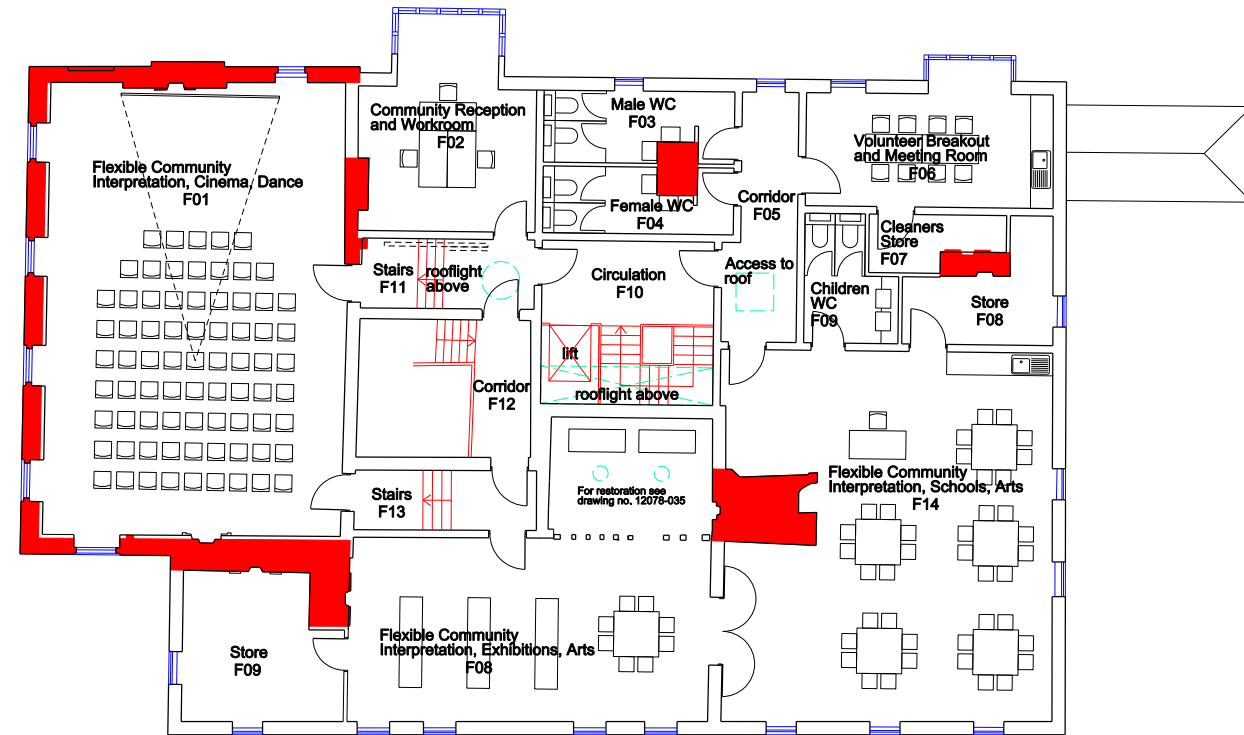
Basement Plan



Roof Plan



Ground Floor Plan



First Floor Plan

- notes
1. Do not scale from this drawing
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rev	date	description	by
02	05.09.12	Room numbers added	MF
01	29.08.12	Floor plans amended	HB
00	25.07.12	Drawing originated	HB
drawing amendments			

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project  
**Broomfield House Restoration Project**

client  
**London Borough of Enfield**

drawing status	scale	size
<b>HLF - Stage 1 Bid</b>	<b>1:100</b>	<b>A1</b>
drawing	job no.	
<b>Broomfield House Plans - as Proposed</b>	<b>12078</b>	
drawing no.	rev.	
<b>010</b>	<b>02</b>	

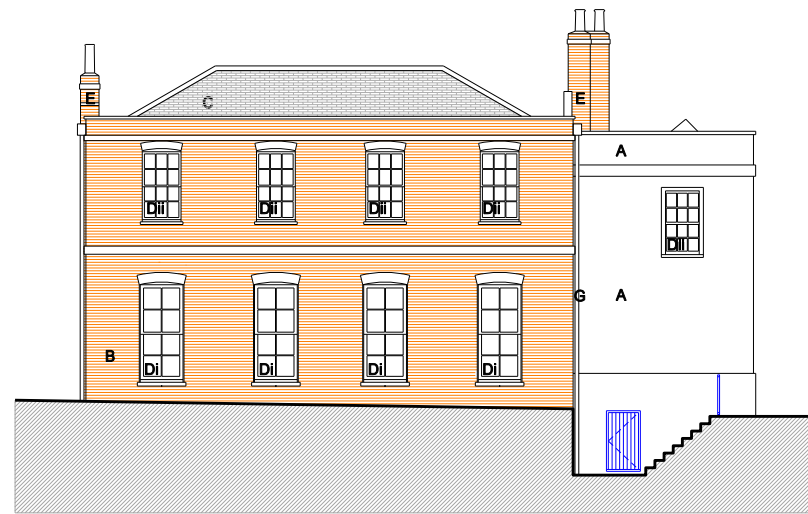




West Elevation



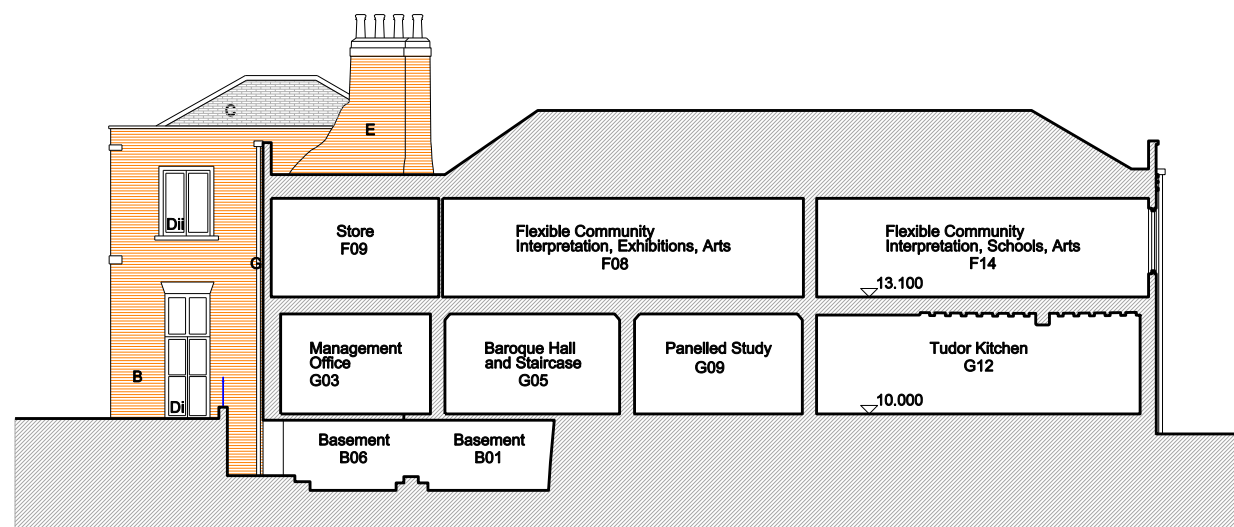
South Elevation



North Elevation

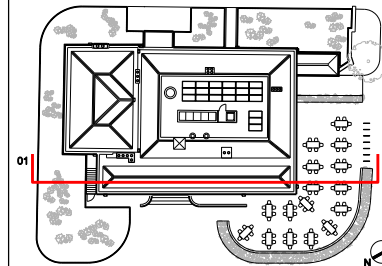


East Elevation



01\_North South Section

- notes
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- KEY TO FINISHES
- A Painted render finish
  - Ai Relief detail in painted render finish
  - B Repaired retained facing brickwork
  - C New natural slate with lead ridge and hips rolls
  - Di Existing painted softwood window/door - restore if possible, otherwise new painted softwood window/door to original details
  - DiI New painted softwood window/door to original details
  - E Existing chimney stack repaired with new clay pots and flaunching
  - F Bell tower restored / replicated
  - G Cast aluminium rainwater goods
  - H J New facing red multi stock brickwork
  - J New handmade clay tiles



rev	date	description	by
01	05.06.12	Project title changed. Door on East elevation added. Existing chimney in tiles added. Room names to section.	MF
00	25.07.12	Drawing originated	HB

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 tel: 020 7841 7500 fax: 020 7841 7575  
 email: architecture@seh.co.uk web: www.seh.co.uk

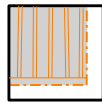
project  
**Broomfield House Restoration Project**

client  
 London Borough of Enfield

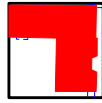
drawing status	scale	size
HLF Stage 1 Bid	1:100	A1
drawing	job no.	
Broomfield House Elevations and Sections as Proposed	12078	
drawing no.	rev.	
011	01	

- notes
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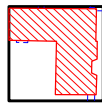
NOTES AND LEGEND



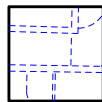
Surviving timber frame/floors within Historic Core to be retained:  
 • Survey and record surviving structure



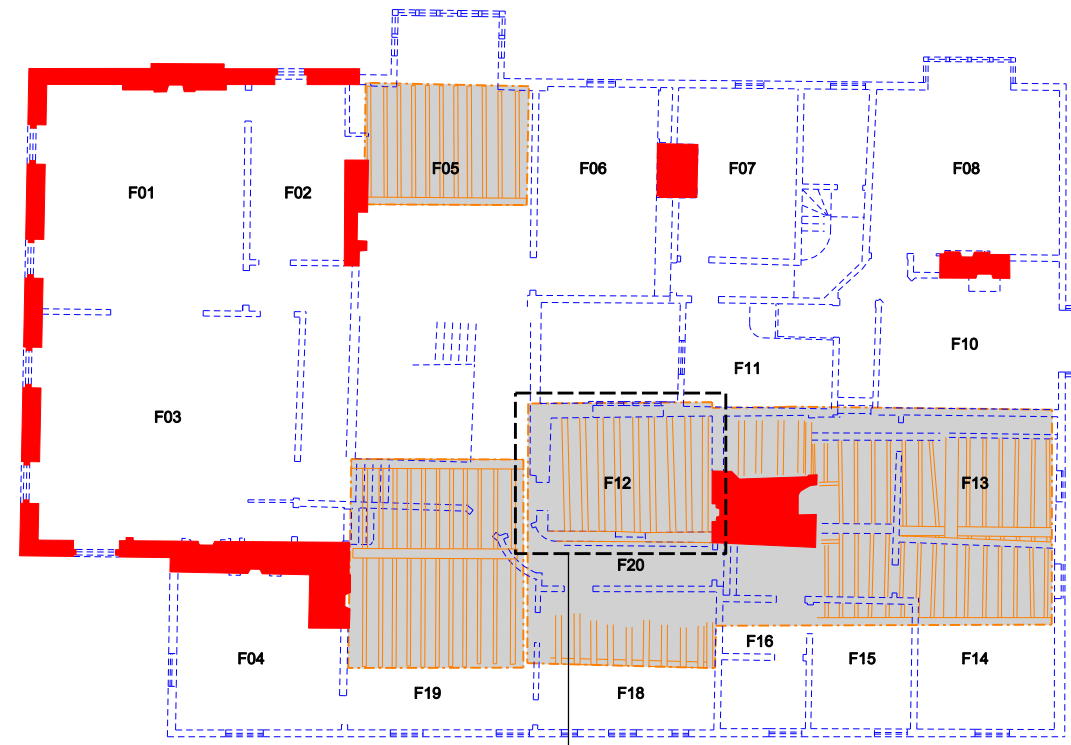
Existing masonry / brickwork to be retained (storey height):  
 • Survey and record existing structure



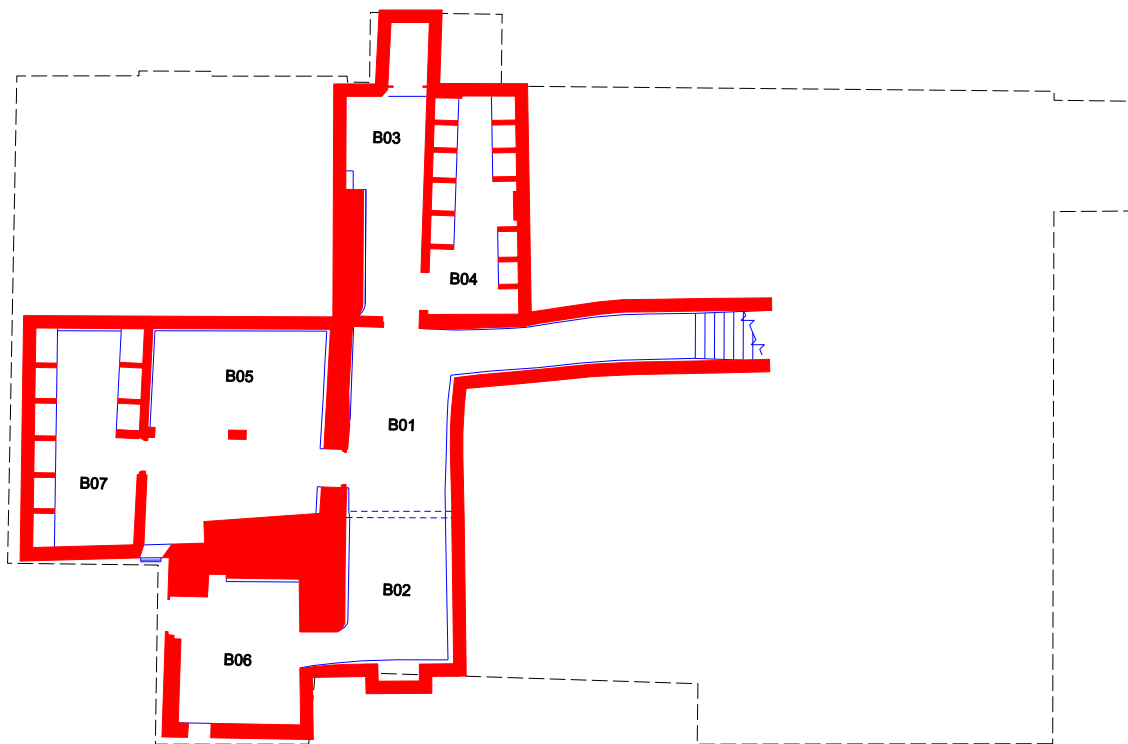
Existing masonry / brickwork to be retained (low (cill) level):  
 • Survey and record existing structure



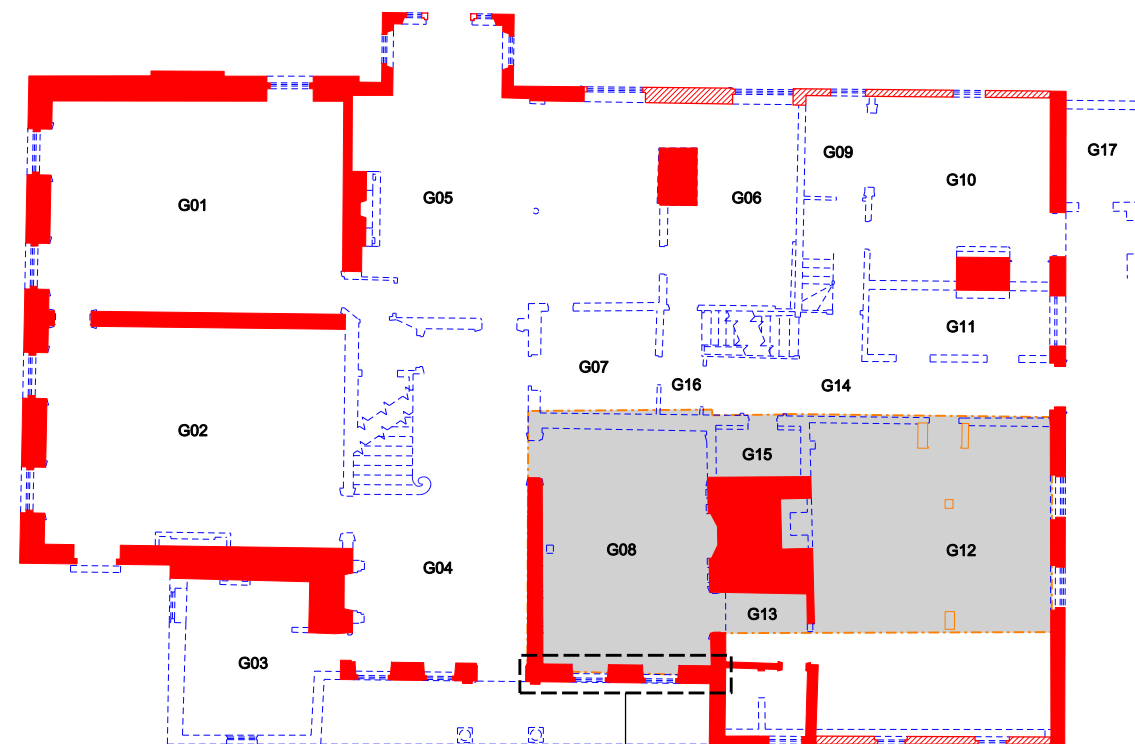
Fabric to be Removed:  
 • Carefully remove label and store all windows / doors / details capable of being repaired  
 • Carefully remove and record details of elements such as doors and frames, windows, skirtings, architraves and other mouldings  
 • Carefully remove existing fabric avoiding damage to retained fabric



First Floor Plan



Basement Plan



Ground Floor Plan



01	05.09.12	Project title changed. Existing chimney to toilets added.	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by
drawing amendments			

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 Architecture Planning Landscape

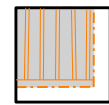
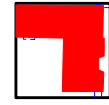
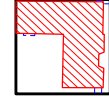
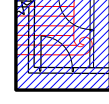
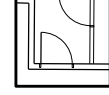
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
 tel: 020 7841 7500 fax: 020 7841 7575  
 email: architecture@seh.co.uk web: www.seh.co.uk

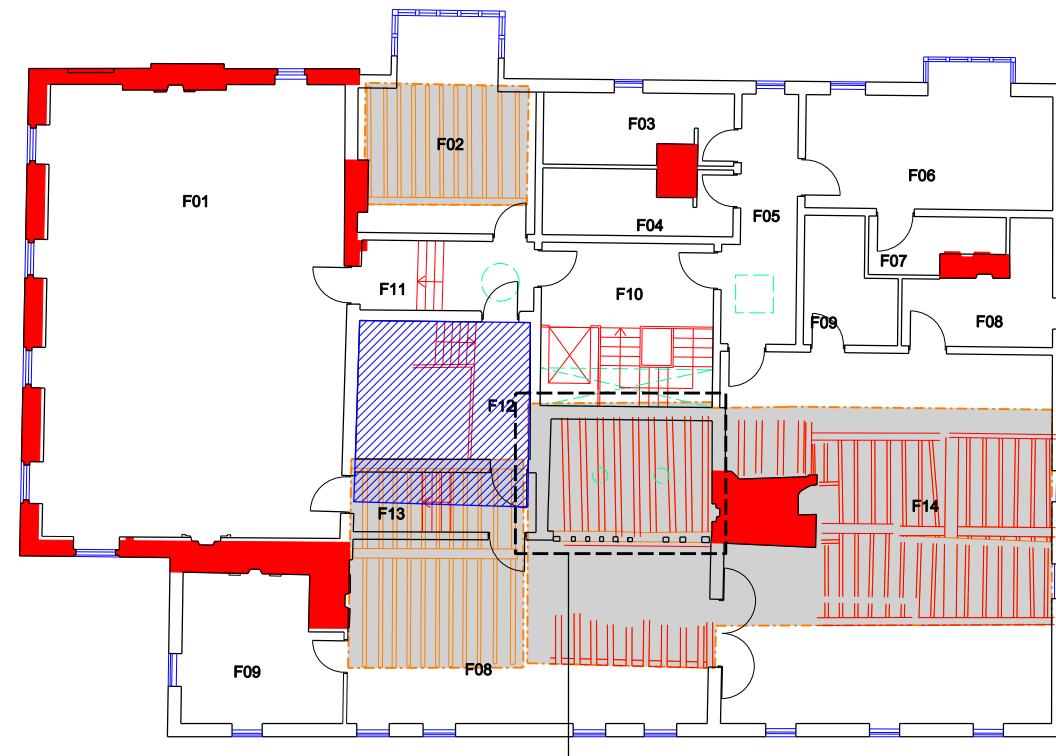
project  
**Broomfield House Restoration Project**  
 client  
 London Borough of Enfield

drawing status	scale	size
<b>HLF Stage 1 Bid</b>	<b>1:100</b>	<b>A1</b>
drawing	job no.	
<b>Broomfield House Plans - Conservation Demolition</b>	<b>12078</b>	
drawing no.	rev.	
<b>021</b>	<b>01</b>	

notes  
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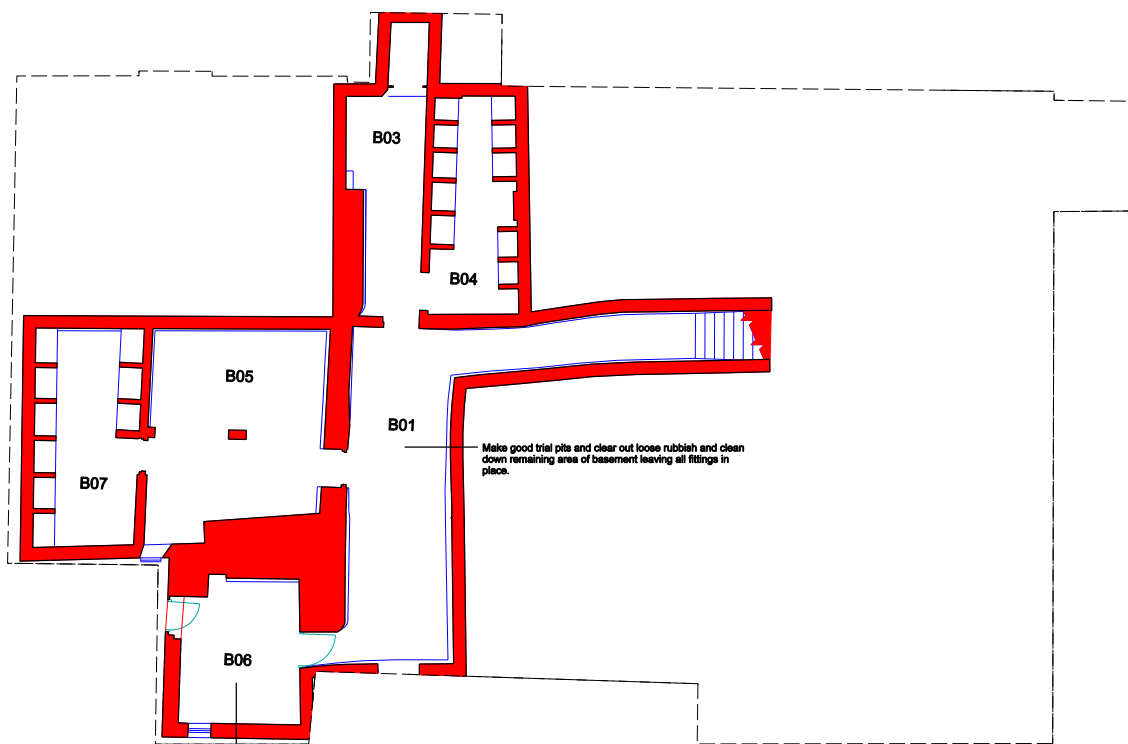
NOTES AND LEGEND

-  Surviving timber frame/floors within Historic Core to be retained:
  - Carefully take apart the timber frame as necessary to establish condition of surviving timbers.
  - Where existing timbers are missing or no longer structurally sound replace with new green oak timbers
  - Rebuild timber frame incorporating as much of the original structure as possible
-  Existing masonry / brickwork to be retained (storey height):
  - Stabilise brickwork by cutting out and replacing embedded timbers and damaged brickwork and re-pointing as necessary
-  Existing masonry / brickwork to be retained (low (cill) level):
  - Stabilise brickwork by cutting out and replacing embedded timbers and damaged brickwork and re-pointing as necessary
-  Reconstructed Hall + Staircase, Communal Room and Historic Core:
  - Survey and record details of the staircase and panelling currently stored in the containers in the stableyard
  - Reform G2 replicating or re-using elements of the original wherever possible
  - Re-construct the staircase and panelling to G4 (including upper level) using elements of the original where possible and provide a suitable background for the future restoration of the Lanscroon Murals
  - Reform G8 re-using elements of the original panelling wherever possible
  - Reform G12 replicating or re-using elements of the original wherever possible
-  New Building Fabric
  - Re-build externally to resemble appearance as 1820's incorporating as many repaired elements of fabric - windows / doors etc. as possible.
  - Rebuild internally to suit proposed layout



First Floor Plan

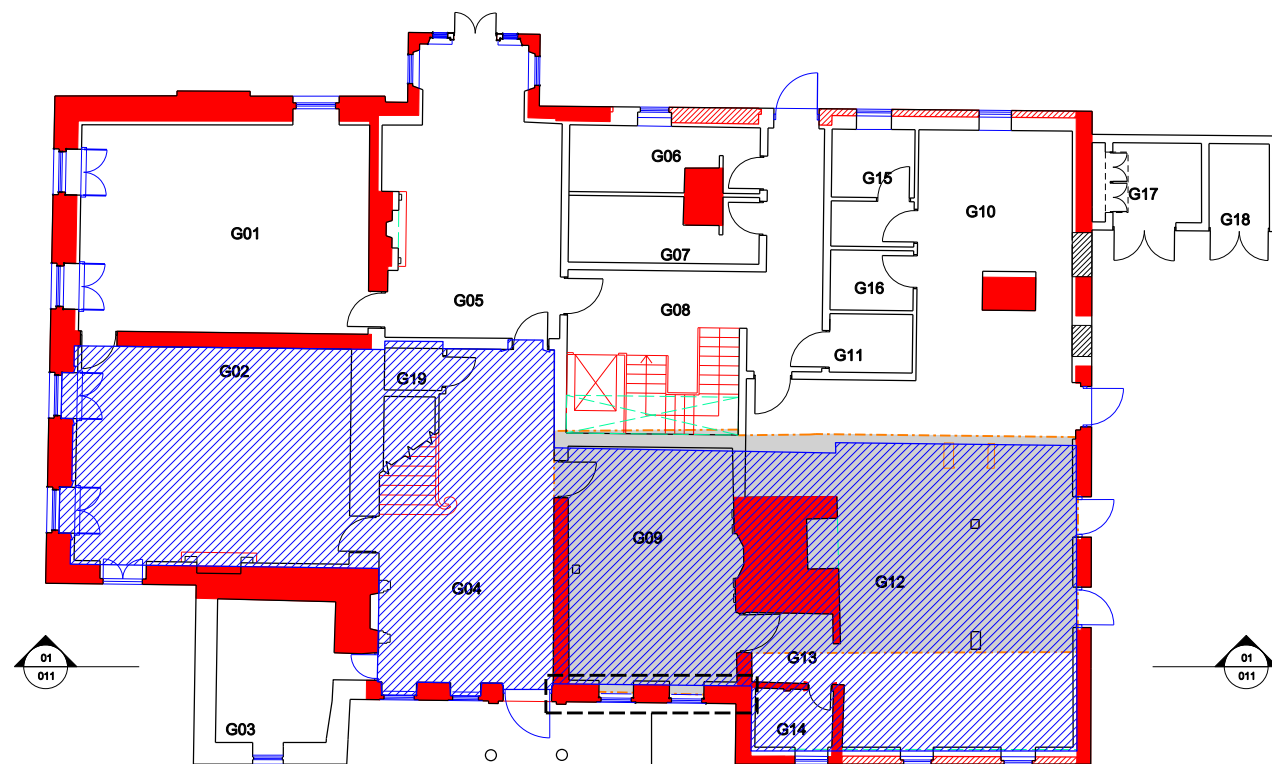
Carefully take apart the surviving timber frame to F12 and clean down as necessary to establish condition of framework. Restore decorative gable, intermediate frame, side stud wall and rafters using new green oak where existing is missing or un-sound



Basement Plan

Make good trial pits and clear out loose rubbish and clean down remaining area of basement leaving all fittings in place.

Reduce floor level to this part of basement and use for plant and boilers to Landlords and communal facilities



Ground Floor Plan

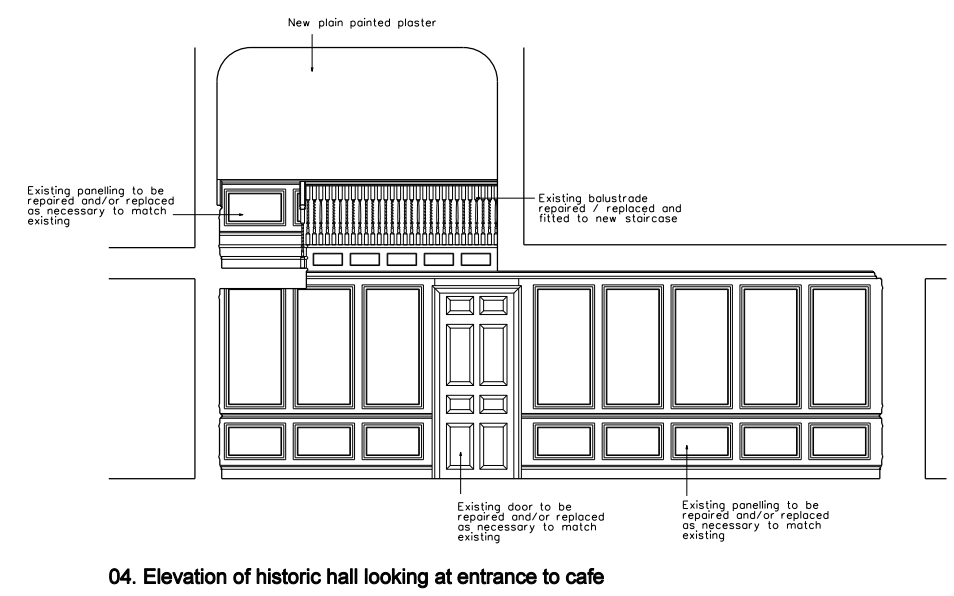
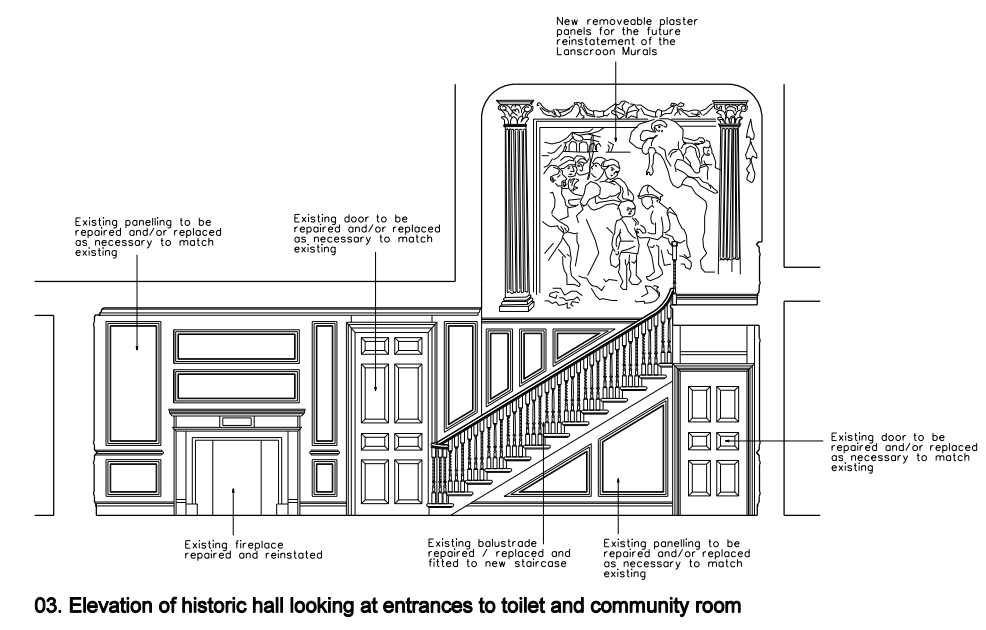
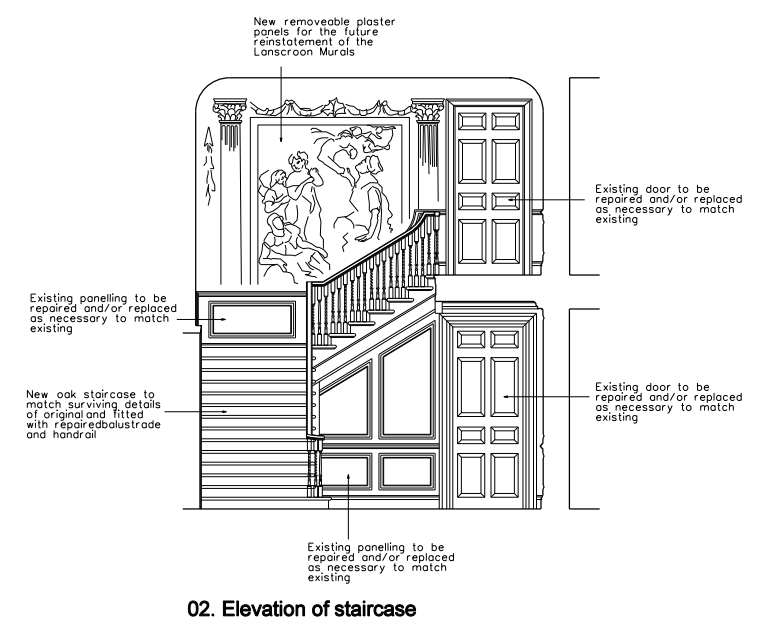
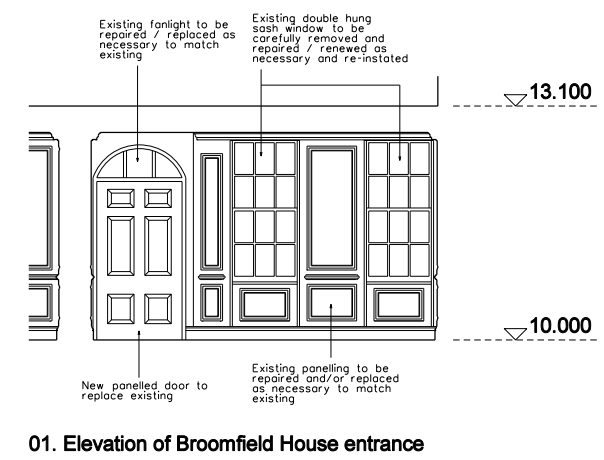
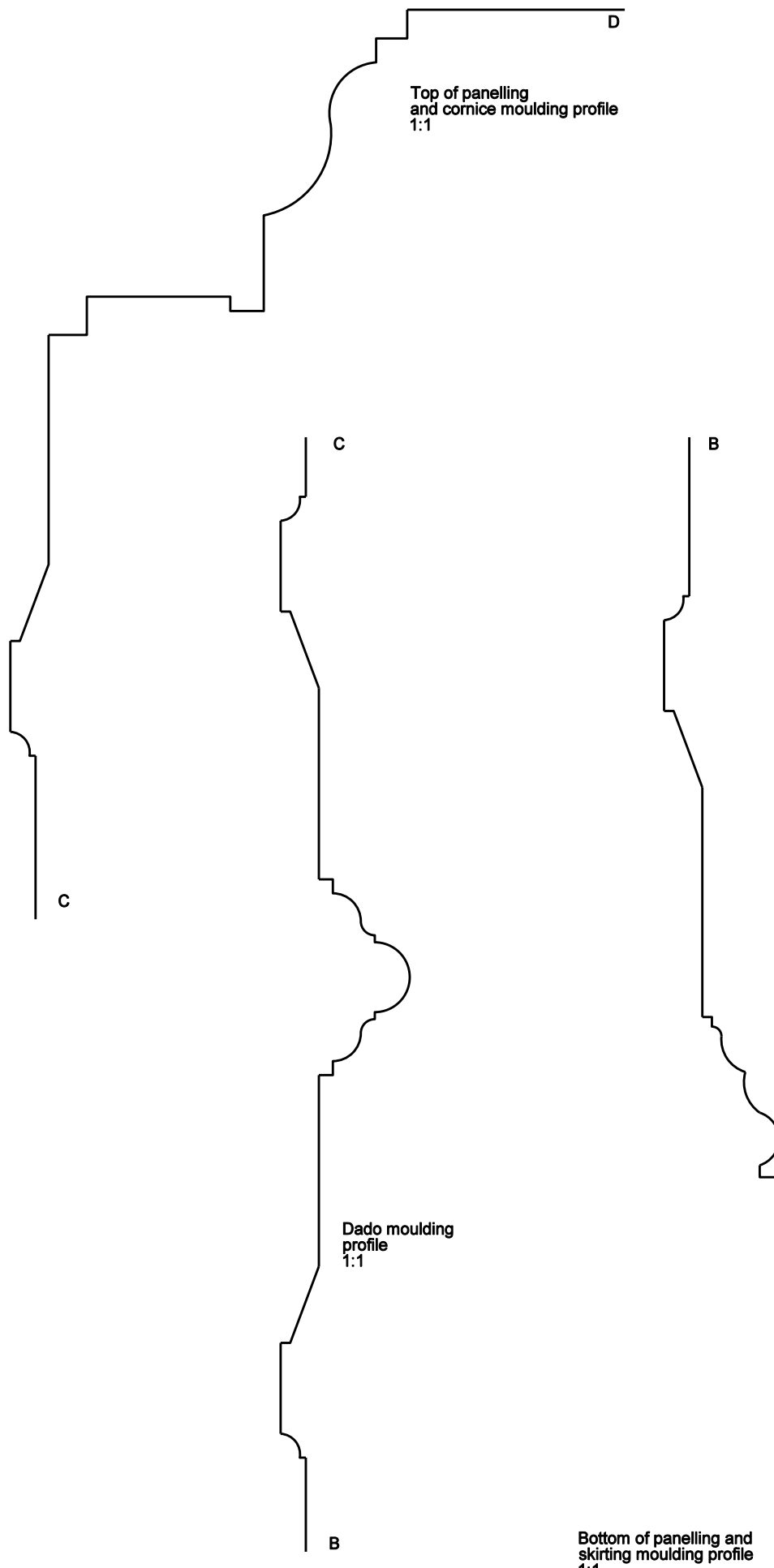
Clean down timber elements as necessary to establish condition. Restore timber wall frame using new green oak where existing is missing or un-sound

01	05.09.12	Project title changed. Existing chimney to toilets added.	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by
drawing amendments			

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project  
**Broomfield House Restoration Project**  
 client  
 London Borough of Enfield

drawing status	scale	size
<b>HLF Stage 1 Bid</b>	1:100	A1
drawing	job no.	
<b>Broomfield House Plans - Conservation Construction</b>	12078	
drawing no.	rev.	
022	01	



**notes**

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01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by

*drawing amendments*

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**project**  
 Broomfield House Restoration Project

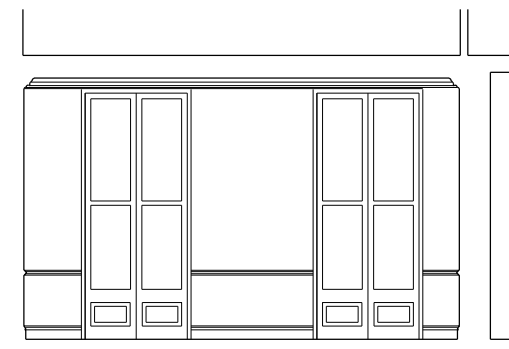
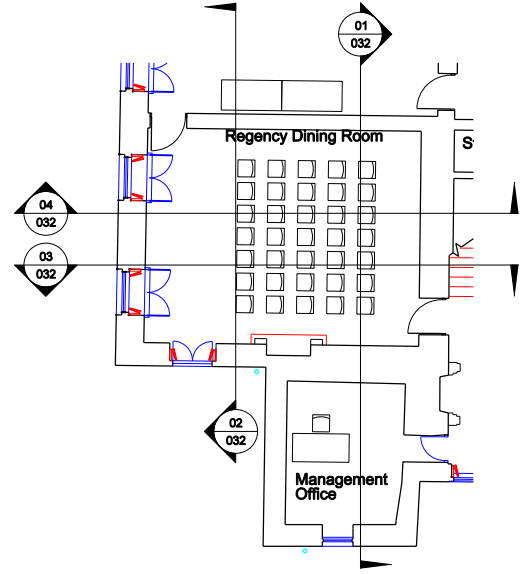
**client**  
 London Borough of Enfield

<b>drawing status</b>	<b>scale</b>	<b>size</b>
HLF Stage 1 Bid	1:50	A1
<b>drawing</b>	<b>job no.</b>	
Broomfield House Historic hall and staircase Internal elevations	12078	
	<b>drawing no.</b>	<b>rev.</b>
	031	01

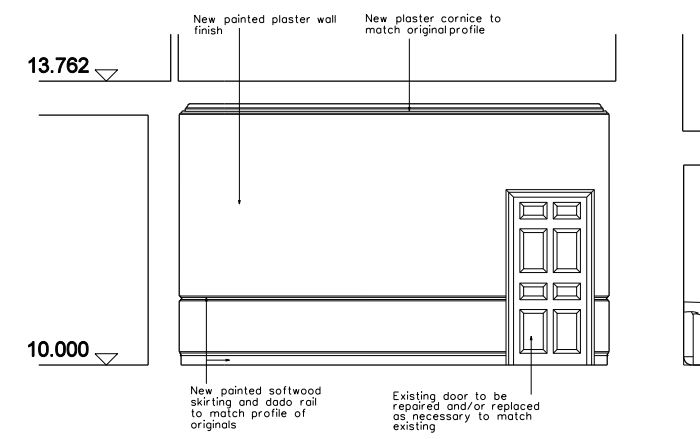


notes

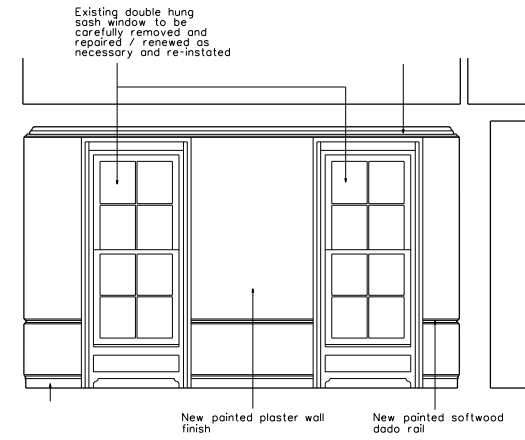
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3. Confirm dimensions on site before fabrication or construction - report any discrepancies to CA



Secondary glazing shut

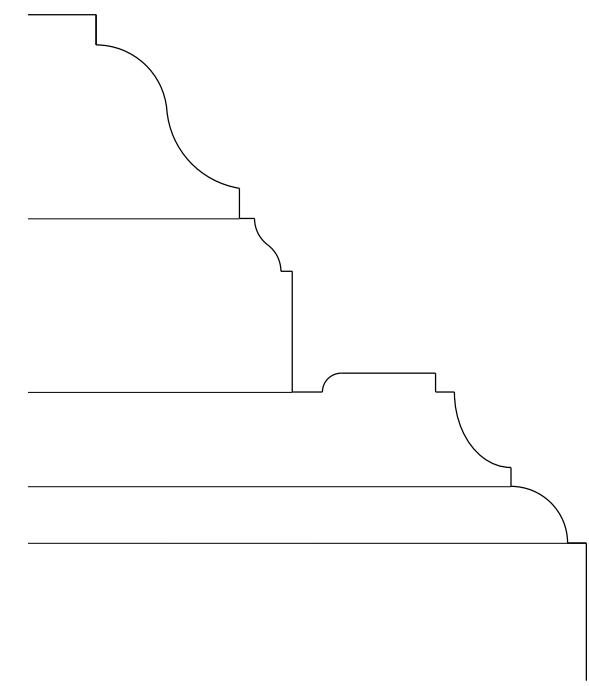


01. Elevation of community room south west wall

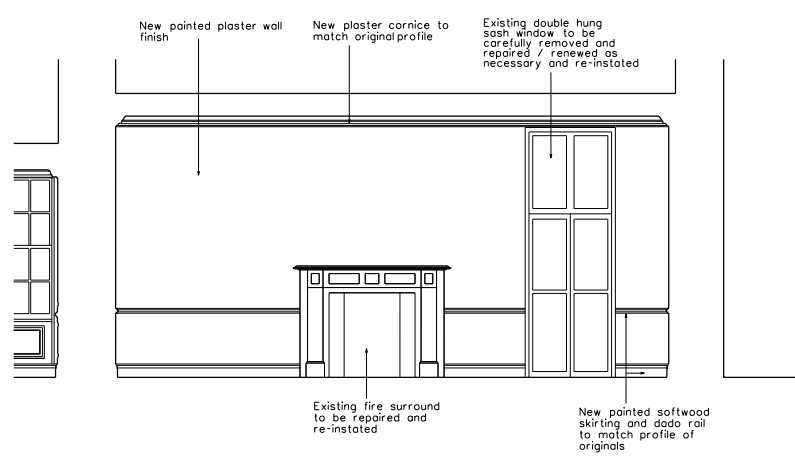


02. Section through community room north east wall (secondary glazing open)

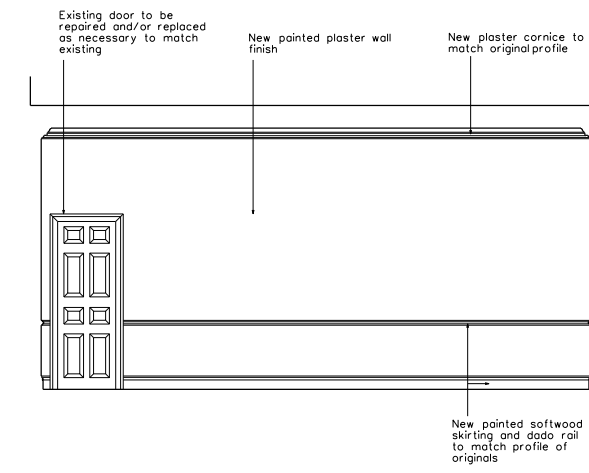
Regency Dining Room plan



Plaster cornice moulding profile 1:1



03. Elevation of community room north west wall



04. Elevation of community room south east wall

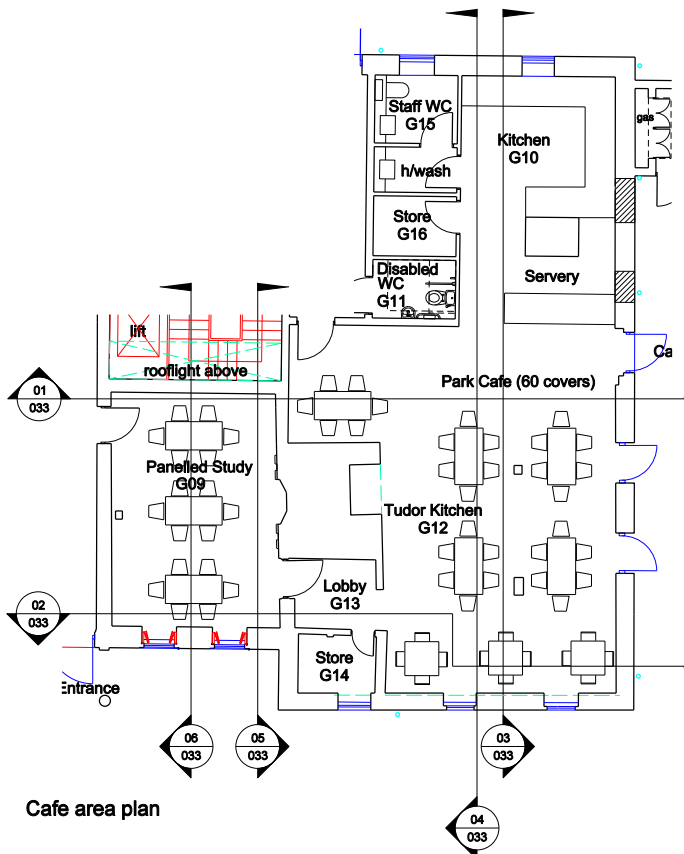
01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by

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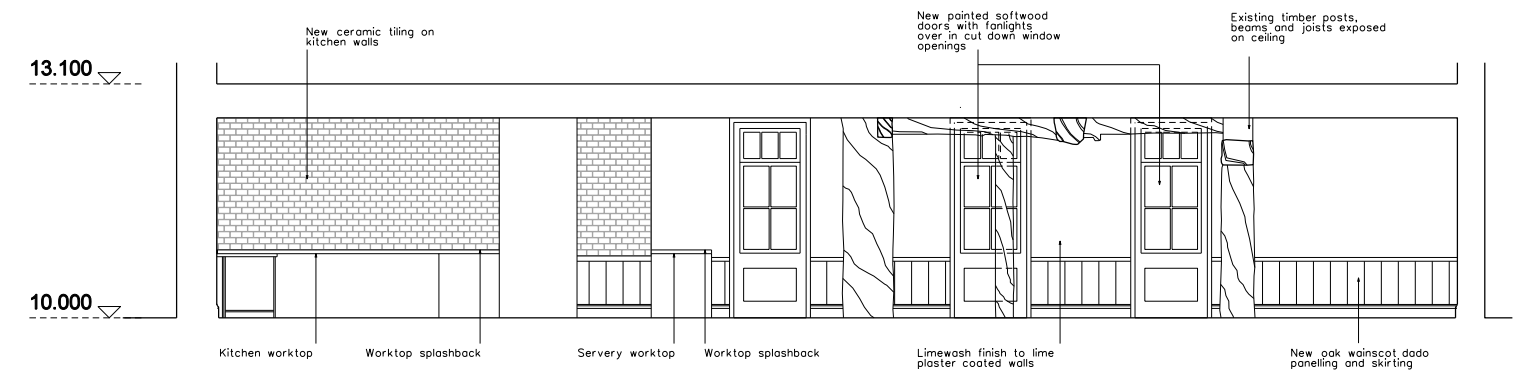
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk

project	<b>Broomfield House Restoration Project</b>
client	London Borough of Enfield

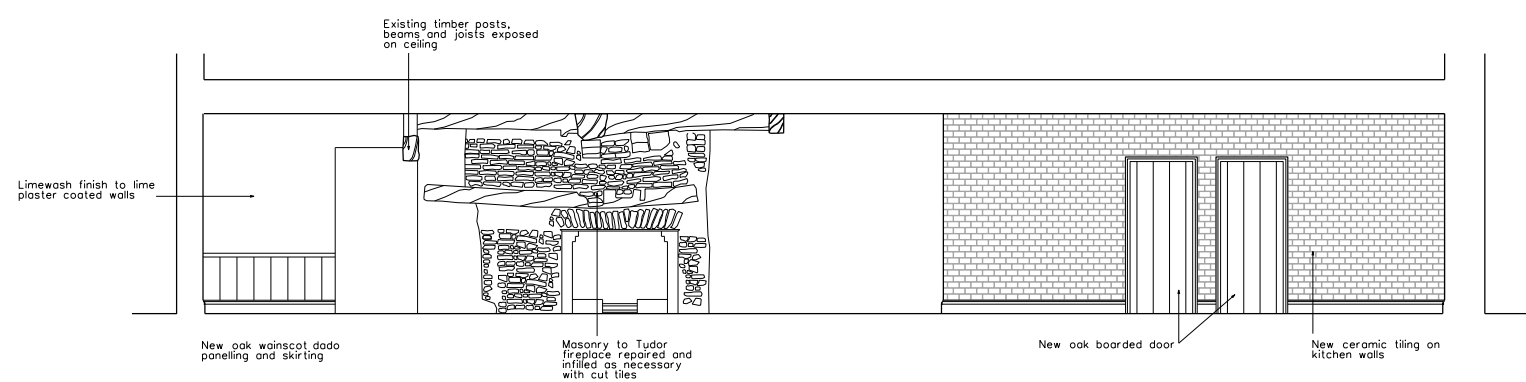
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drawing	Broomfield House Regency Dining Room Internal elevations	job no.	12078	drawing no.	032
		rev.		rev.	01



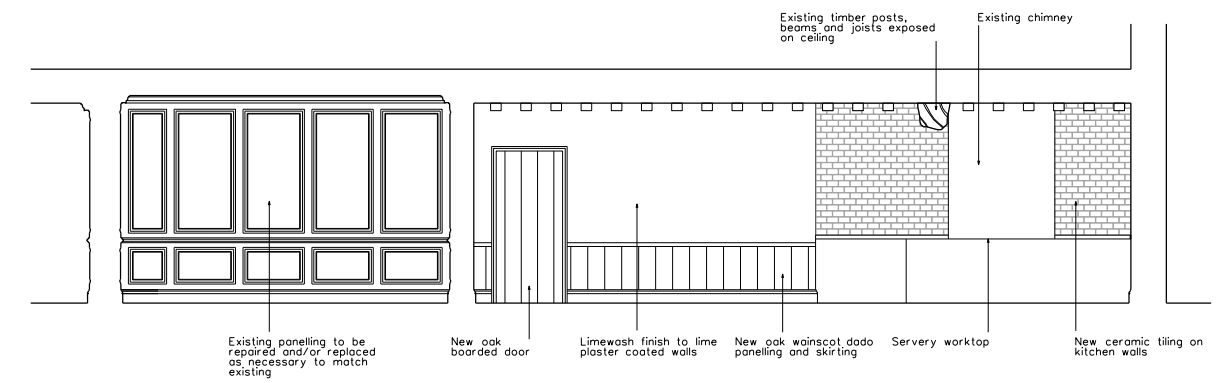
Cafe area plan



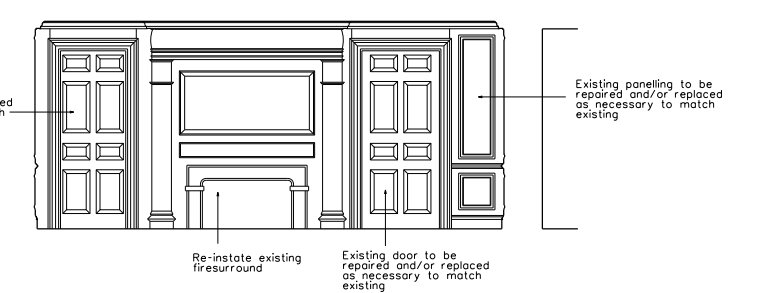
03. Elevation of cafe entrance



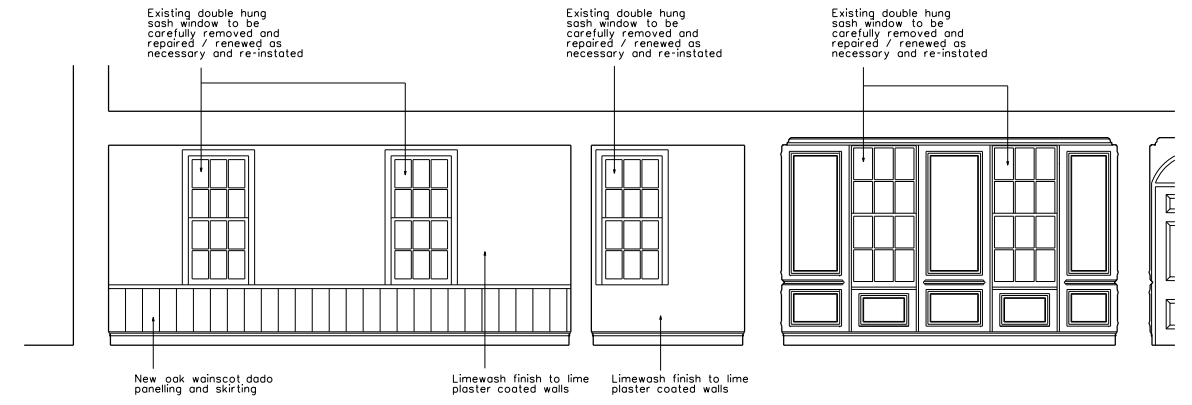
04. Elevation of Tudor fireplace



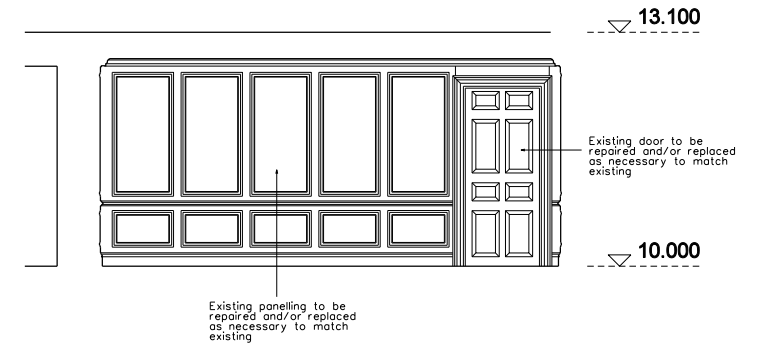
01. Elevation of panelled study and cafe servery in tudor kitchen to south east



05. Elevation of fireplace in panelled study



02. Elevation of cafe seating area to north west



06. Elevation of panelled study looking towards historic hall

- notes
1. Do not scale from this drawing
  2. Work to figured dimensions where shown
  3. Confirm dimensions on site before fabrication or construction - report any discrepancies to CA

01	05.06.12	Project title changed. Sections updated to show the changes on the plans	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by

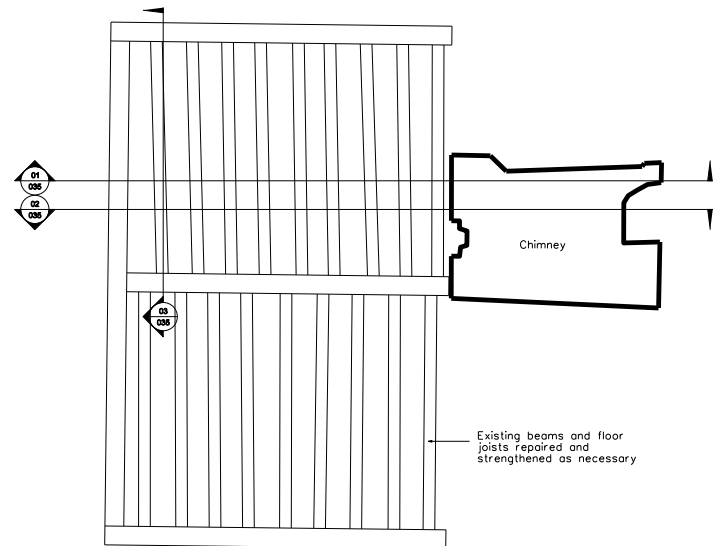
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 tel: 020 7841 7500 fax: 020 7841 7575  
 email: architecture@seh.co.uk web: www.seh.co.uk

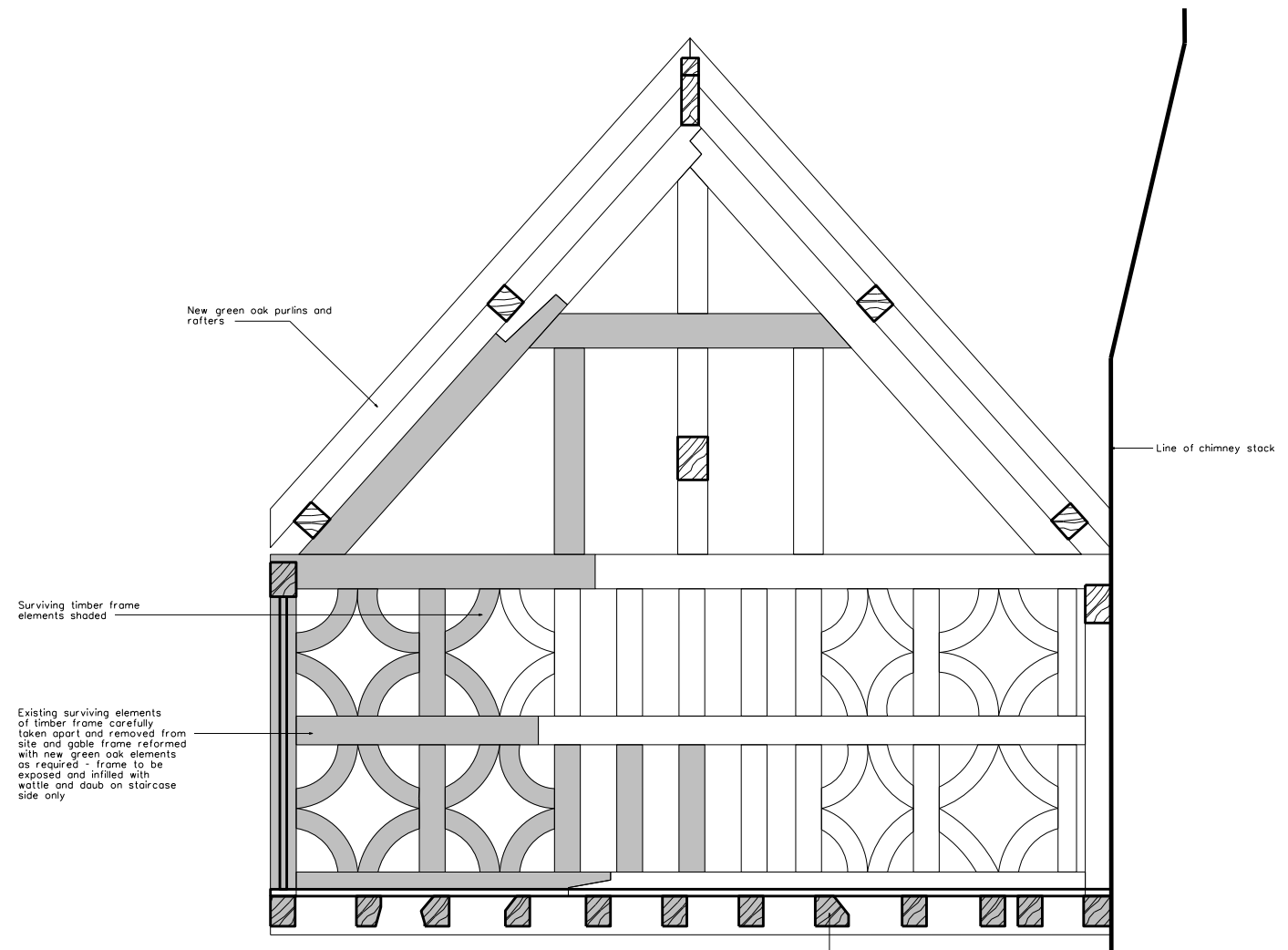
project  
**Broomfield House Restoration Project**

client  
**London Borough of Enfield**

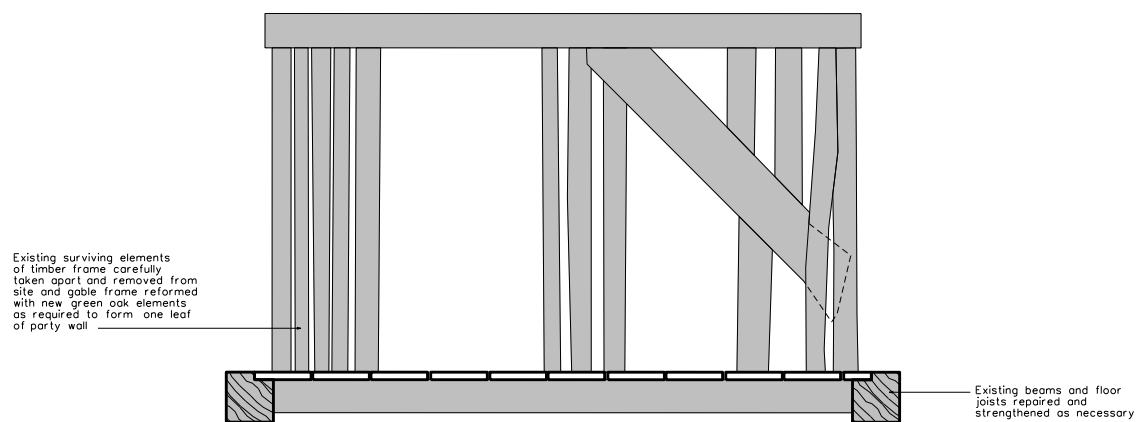
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drawing	job no.	
<b>Broomfield House Tudor Kitchen/Panelled Study Plan and internal elevations</b>	<b>12078</b>	
	drawing no.	rev.
	<b>033</b>	<b>01</b>



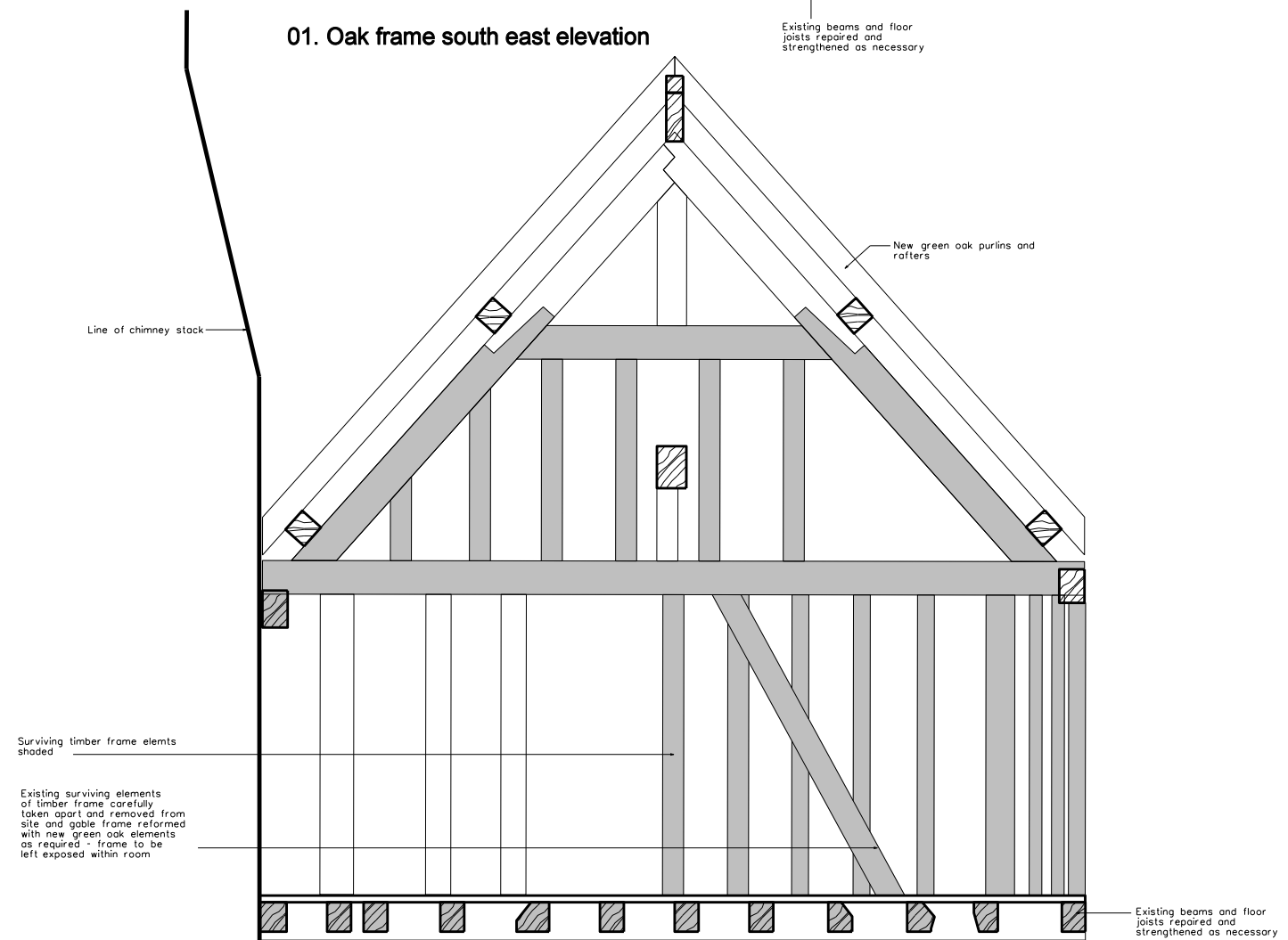
Oak frame plan 1:50



01. Oak frame south east elevation



03. Oak frame north east elevation



02. Oak frame north west elevation

**notes**

1. Do not scale from this drawing
2. Work to figured dimensions where shown
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■ surviving timber to be retained in restored frame

01	05.09.12	Project title changed	MF
00	25.07.12	Drawing originated	HB
rev	date	description	by

drawing amendments

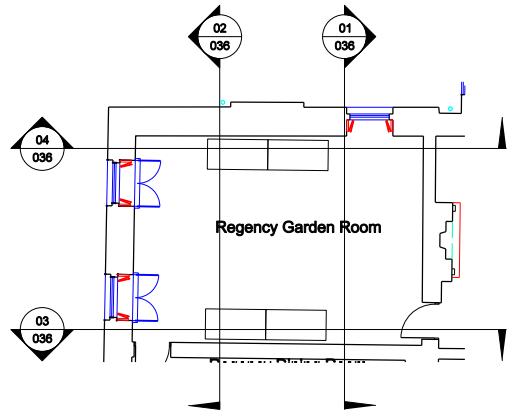
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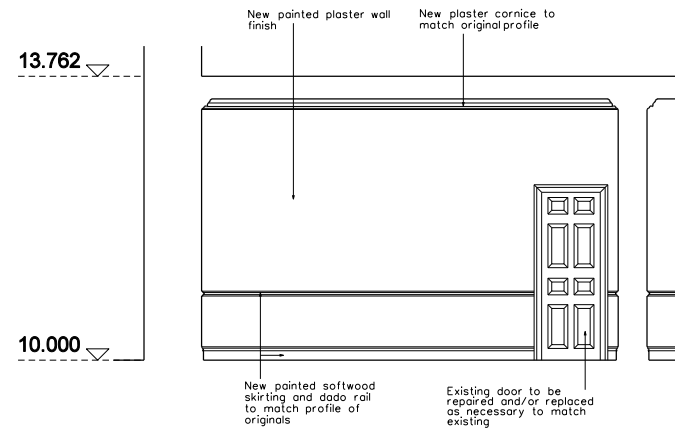
project  
**Broomfield House Restoration Project**

client  
**London Borough of Enfield**

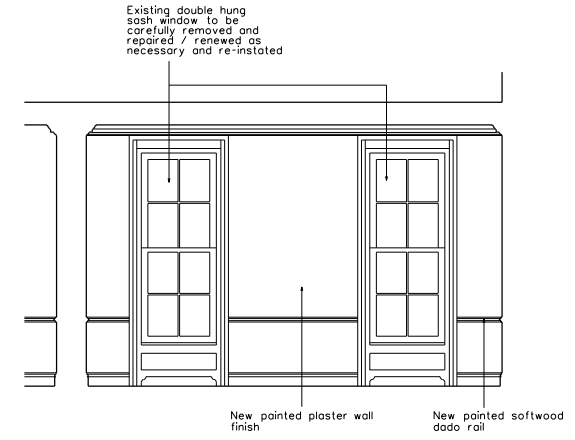
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	<b>035</b>	<b>01</b>



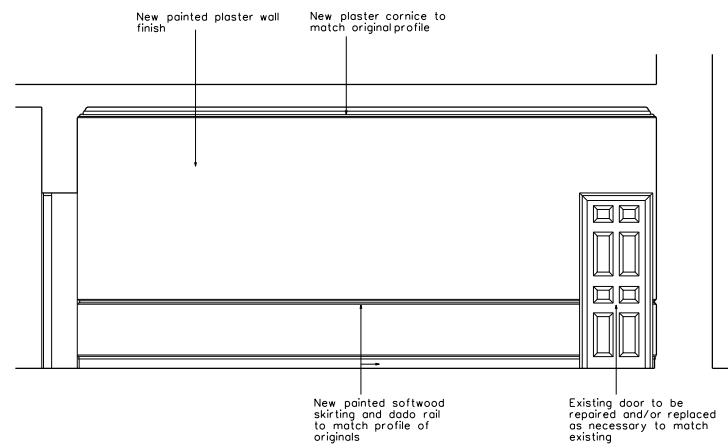
Regency Garden Room plan



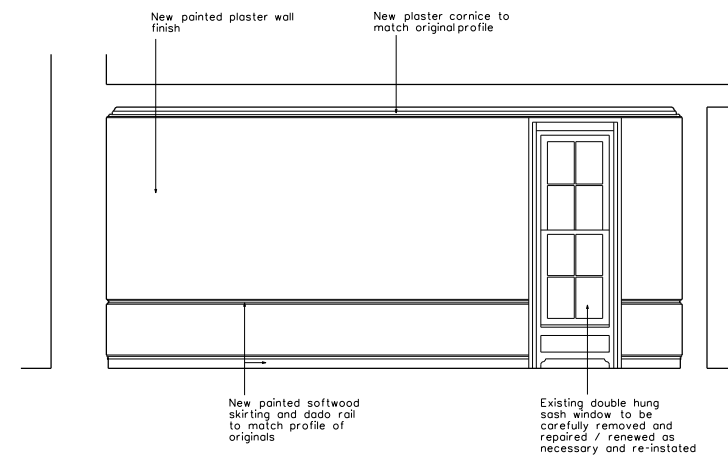
01. Elevation of south west wall



02. Elevation of north east wall (secondary glazing open)



03. Elevation of north west wall



04. Elevation of community room south east wall

- notes
1. Do not scale from this drawing
  2. Work to figured dimensions where shown
  3. Confirm dimensions on site before fabrication or construction - report any discrepancies to CA

00	05.09.12	Drawing originated	MF
rev	date	description	by
drawing amendments			

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project	Broomfield House Restoration Project		
client	London Borough of Enfield		

drawing status	scale	size
HLF Stage 1 Bid	1:50	A1
drawing	job no.	
Broomfield House Regency Garden Room Internal elevations	12078	
	drawing no.	rev.
	036	00