



Notes:

- Existing service to be retained otherwise noted on the plan. Existing routes will be reused in case of new services and any disruption to existing fabric will be limited to the absolute minimum.
- All existing doors, architrave and internal joinery are to be carefully overhauled and redecorated. Any new elements introduced to match the existing.
- All existing original and later addition cornices to be retained otherwise noted on the drawings. If repairs works are required, elements to be carefully overhauled and redecorated to match existing
- All cast metal rainwater goods and hoppers to be retained and refurbished. Any new or replacement items are to match the existing.
- All required repair works where required to be carried out to match existing, otherwise noted on the drawings.
- All internal and external floor finish to be retained and repaired where required to match existing otherwise noted on the drawings.
- All existing sash boxes in decay condition to be replaced to match existing as per approved drawings (Ref. 20202617L)
- All existing timber sash single glazing window to be replace with more energy efficient historical sympathetic ultra slim Hd10 thin double glazing. Bead details to match existing. Existing ironmongery to be retained refurbished and re-used
- Do not scale other than for Planning Application purposes

PROPOSED MAIN HOUSE LOWER GROUND FLOOR PLAN

3 Elm Row Planning



Scale 1:100

Scale: 1:100 @ A3
Drawing Number: 6444-1201 Rev 01 | August 2023 | Drawn By: JC