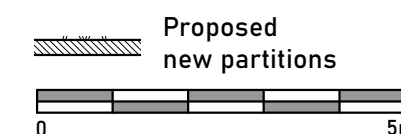


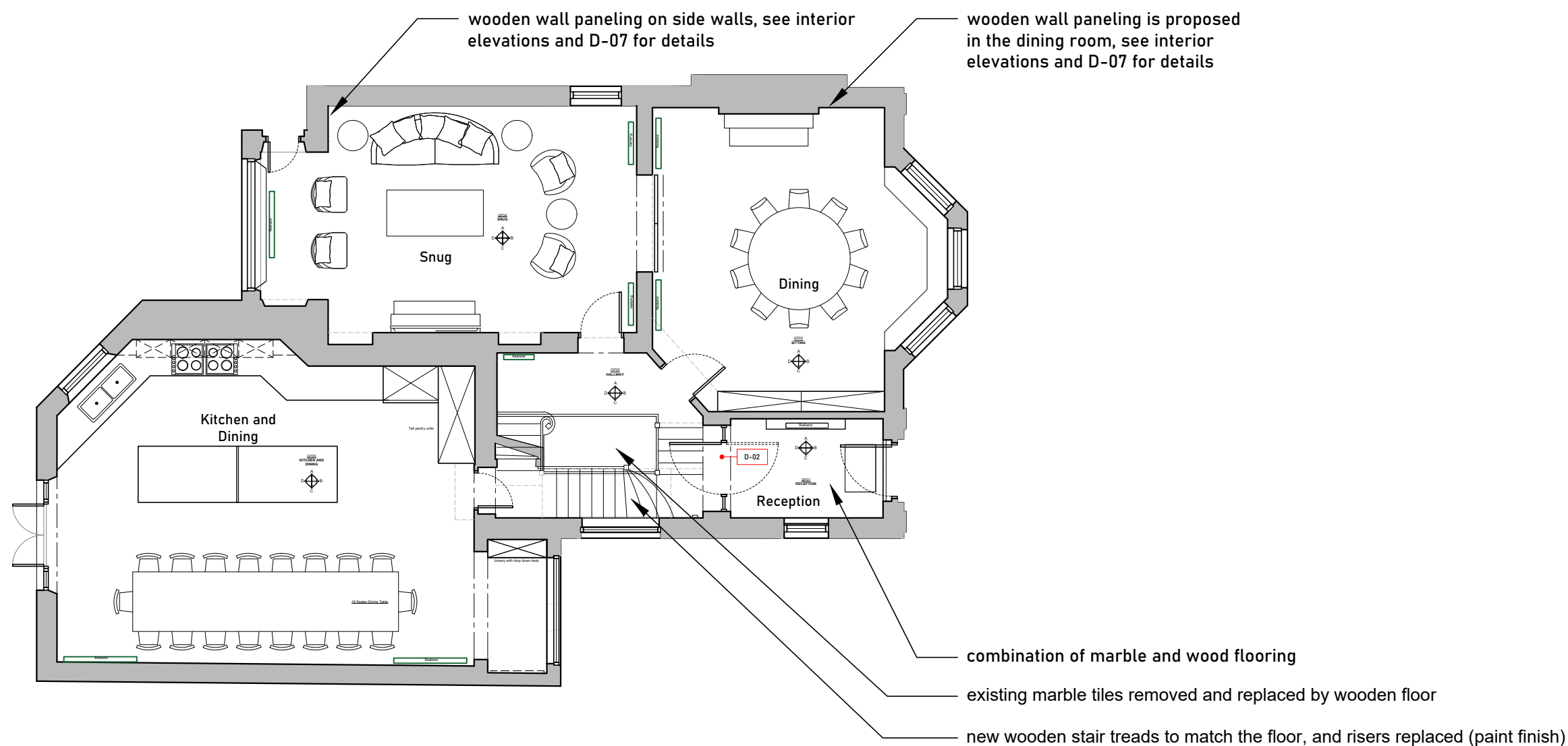
3.2 Proposed Layouts


The aim of the proposed layouts is rationalise the layout and create rooms suitable for the family that will occupy the building, with the minimal changes to the existing fabric. The proposed layouts and design are shown in the following pages.

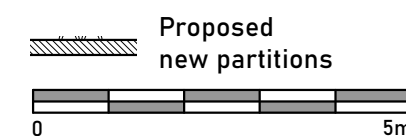


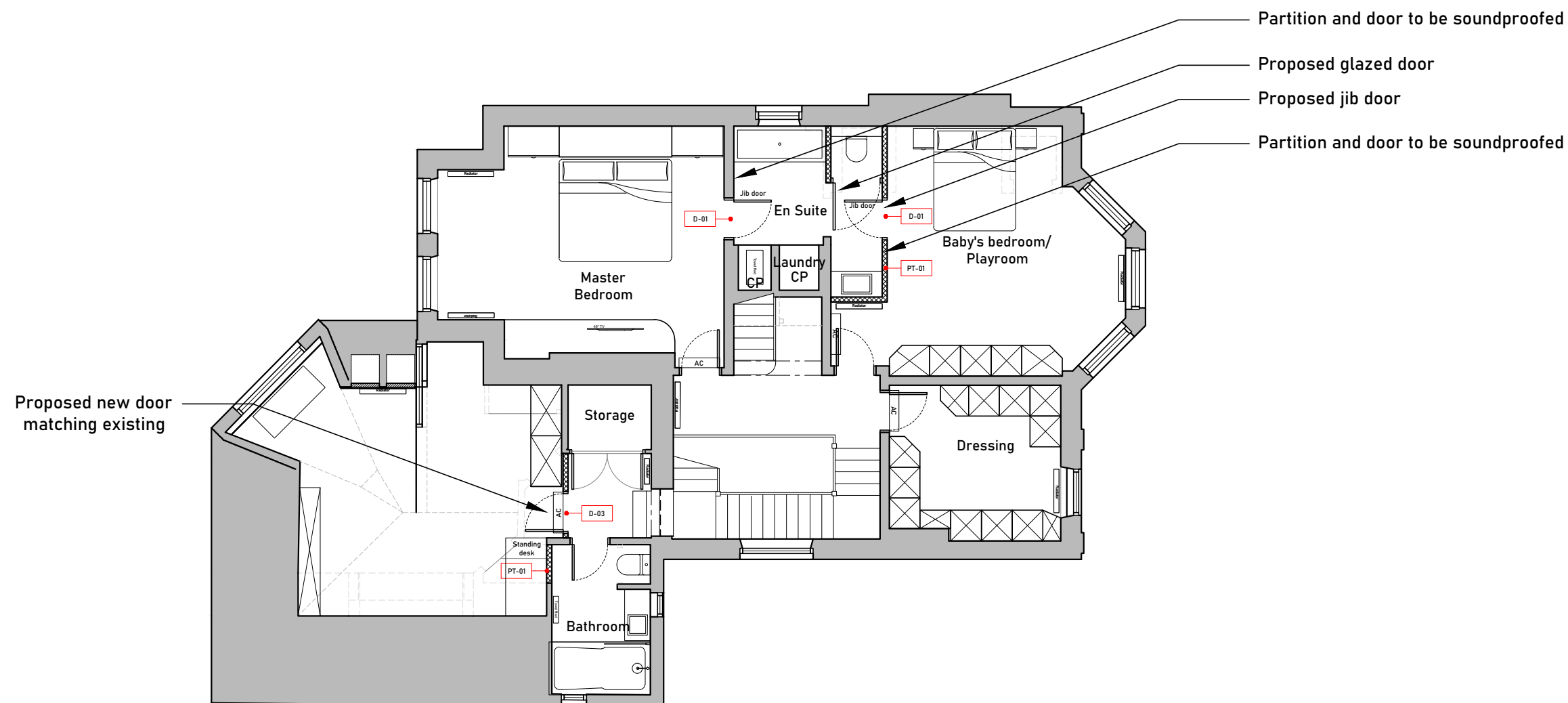
Proposed Lower Ground Floor Plan
Scale 1:100 @ A3




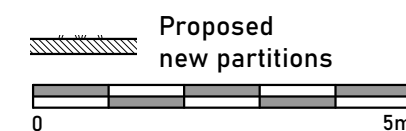


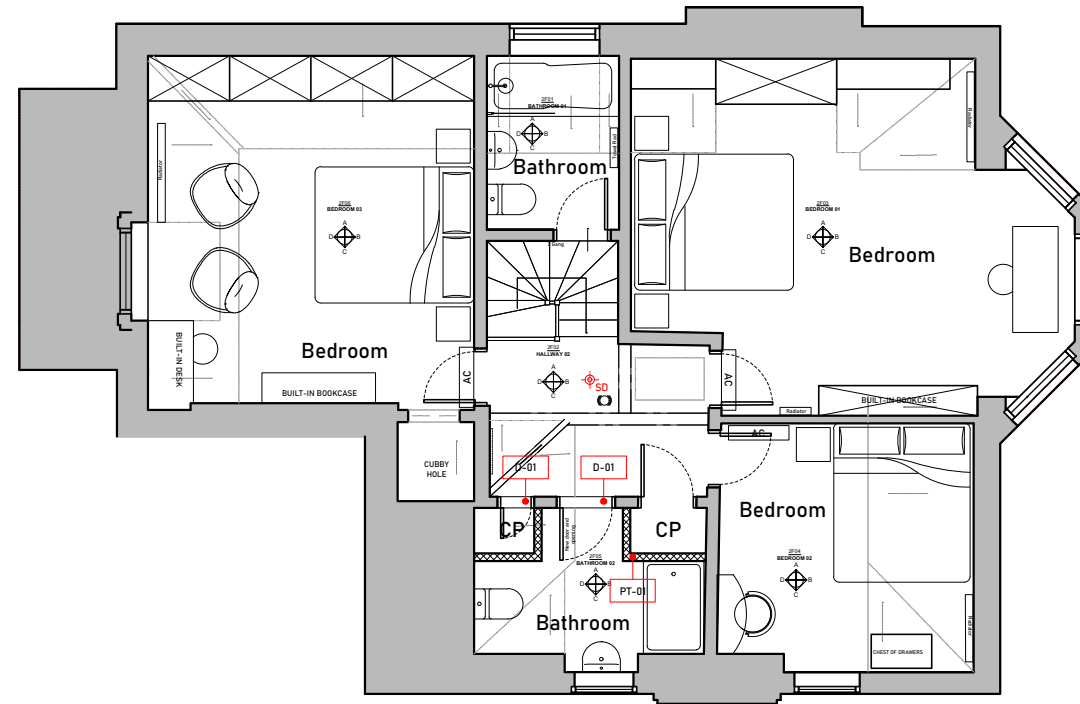
 **Proposed Ground Floor Plan**
Scale 1:100 @ A3



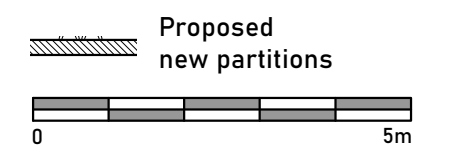


 **Proposed First Floor Plan**
Scale 1:100 @ A3

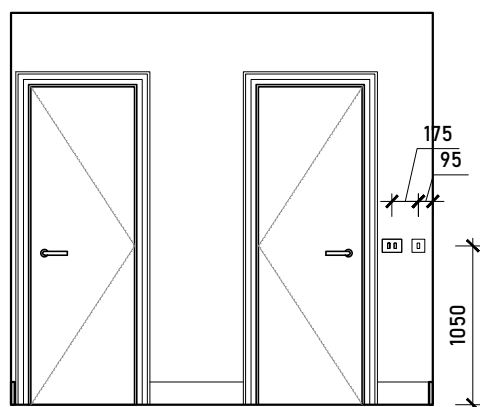




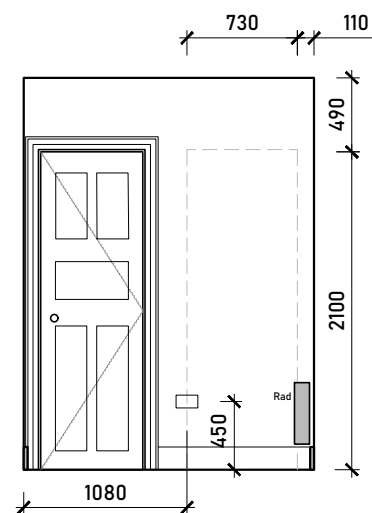
Proposed Second Floor Plan
Scale 1:100 @ A3



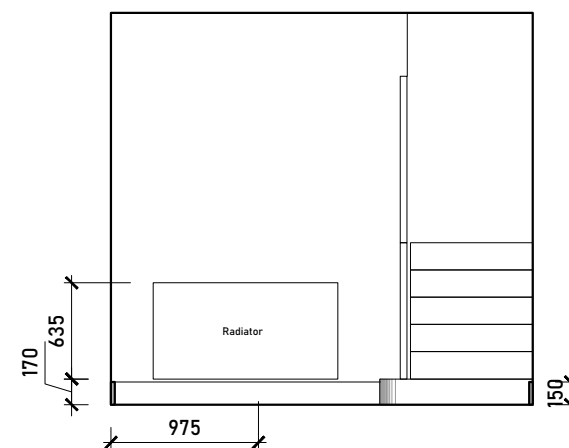
3.3 Proposed Interior Elevations_Lower Ground Floor



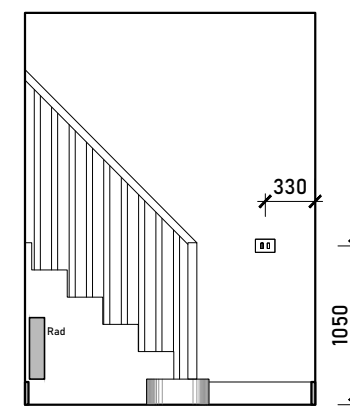
Internal Elevation A



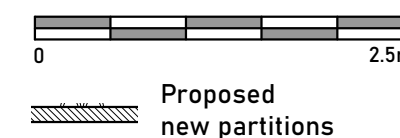
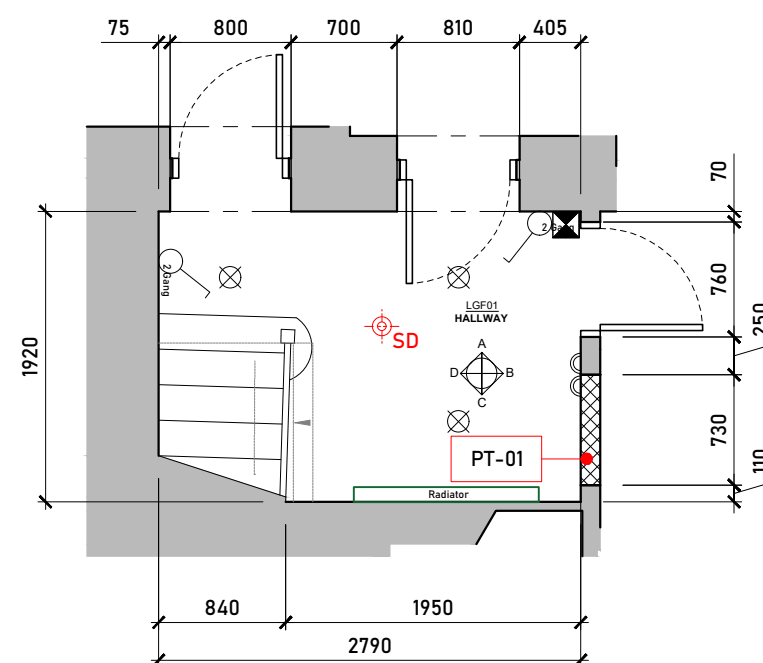
Internal Elevation B



Internal Elevation C



Internal Elevation D



1458

1700

well light

well light

Bookcase design
TBC

AC

1065

450

1:50

Technical drawing of a window unit. The drawing shows a central window with multiple panes, flanked by side panels. Dimensions are provided in millimeters (mm):

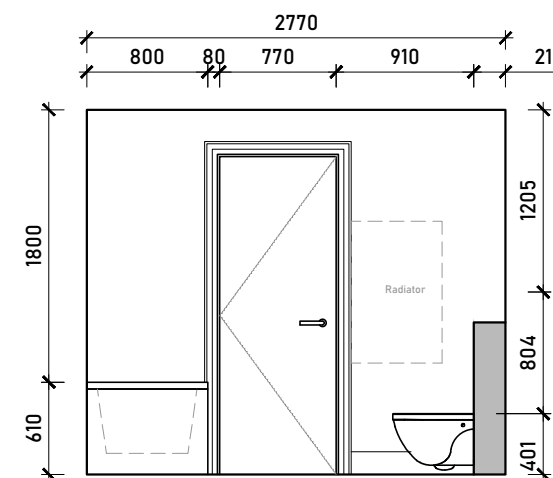
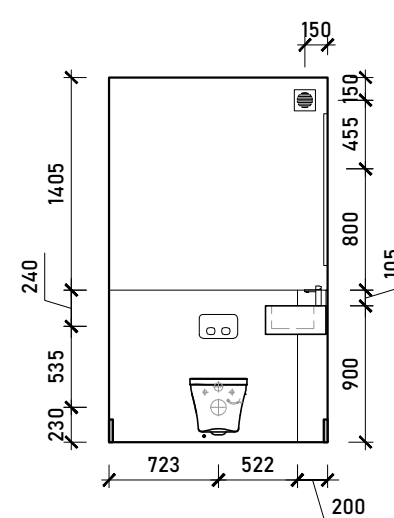
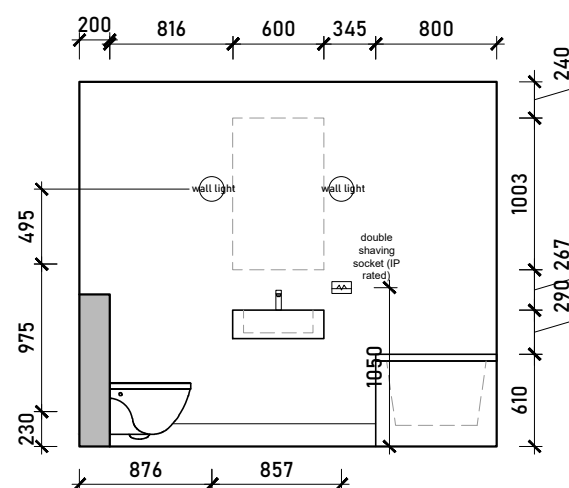
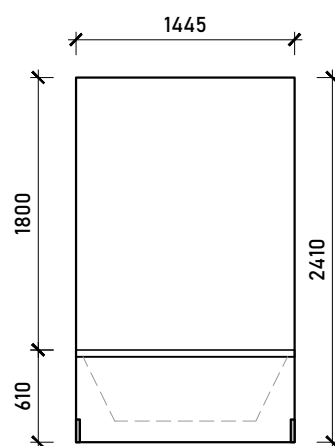
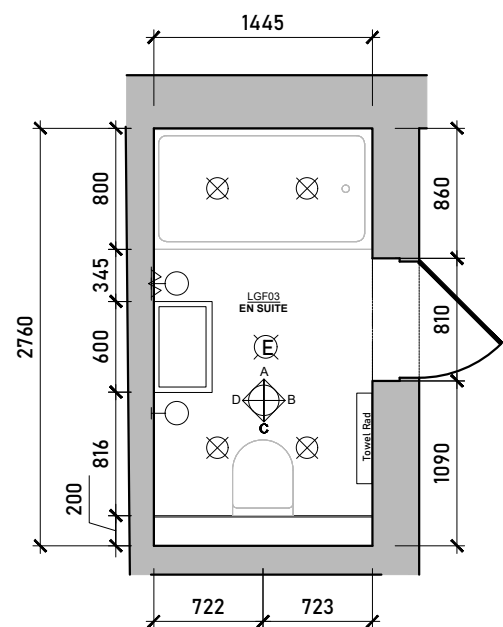
- Overall width: 2930 mm
- Left side panel width: 870 mm
- Right side panel width: 880 mm
- Overall height: 2140 mm
- Top frame height: 190 mm
- Bottom frame height: 260 mm
- Side panel height: 150 mm

Note: TV Joinery design TBC

Architectural elevation drawing of a room wall. The drawing includes the following dimensions and labels:

- Overall Dimensions:**
 - Top width: 251 (left overhang) and 820 (main section).
 - Left height: 490 (top section) and 1950 (main section).
 - Bottom width: 1243 (left section), 300 (TV unit), 150 (gap), 1789 (main section), 651 (right section), and 745 (right overhang).
 - Right height: 1700 (main section) and 150 (bottom section).
- Labels and Features:**
 - AC:** Air conditioning unit above the door.
 - Door:** A door with a handle and a lock, located 150 units from the right edge of the door frame.
 - TV Joinery design TBC:** A low-profile unit with four small square openings, located 1050 units from the left edge of the wall.
 - Radiator:** A rectangular unit located 1700 units from the left edge of the wall.
 - Wall light:** A circular light fixture located 1700 units from the left edge of the wall.

[illegible]

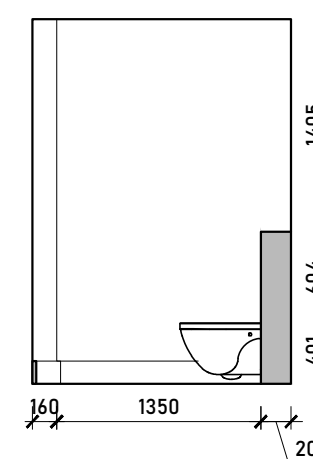
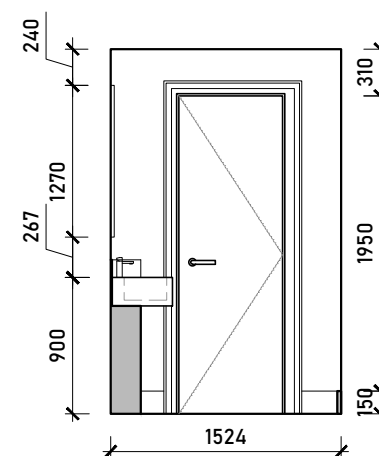
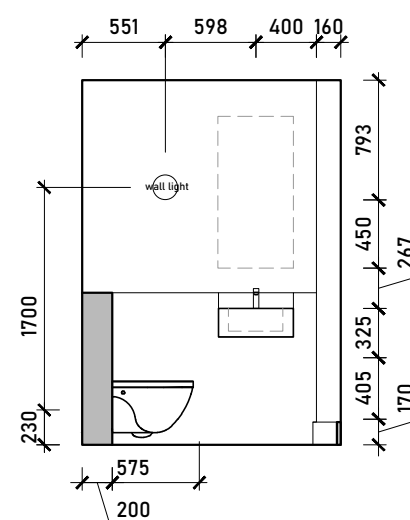
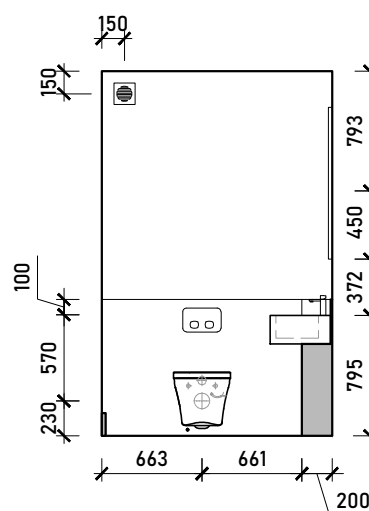
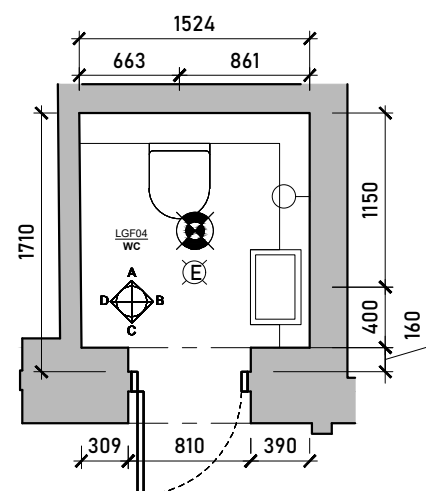


Internal Elevation A

Internal Elevation B

Internal Elevation C

Internal Elevation D

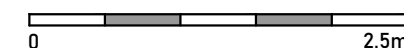


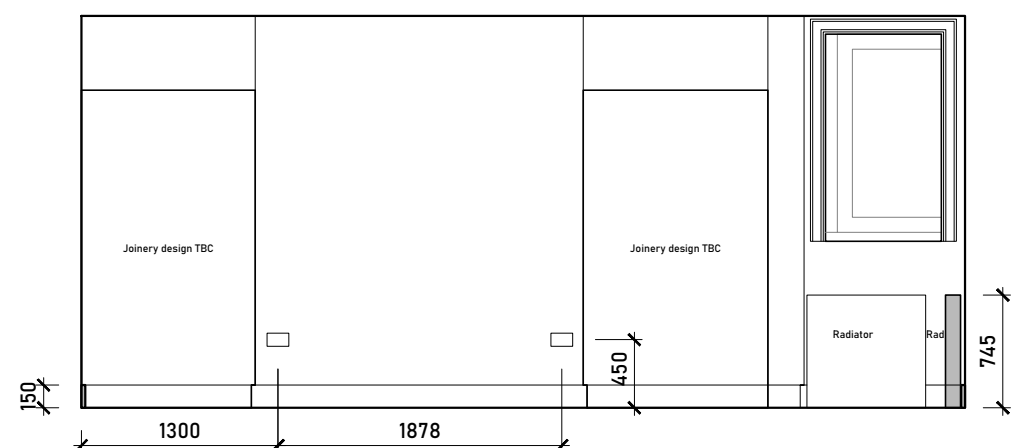
Internal Elevation A

Internal Elevation B

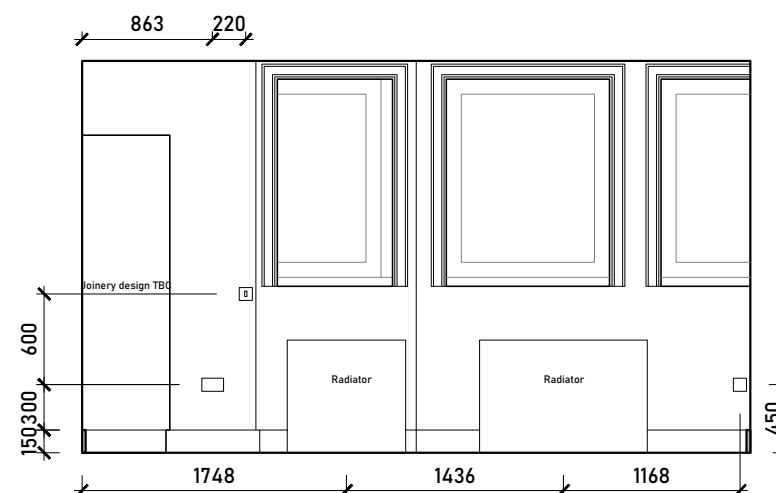
Internal Elevation C

Internal Elevation D

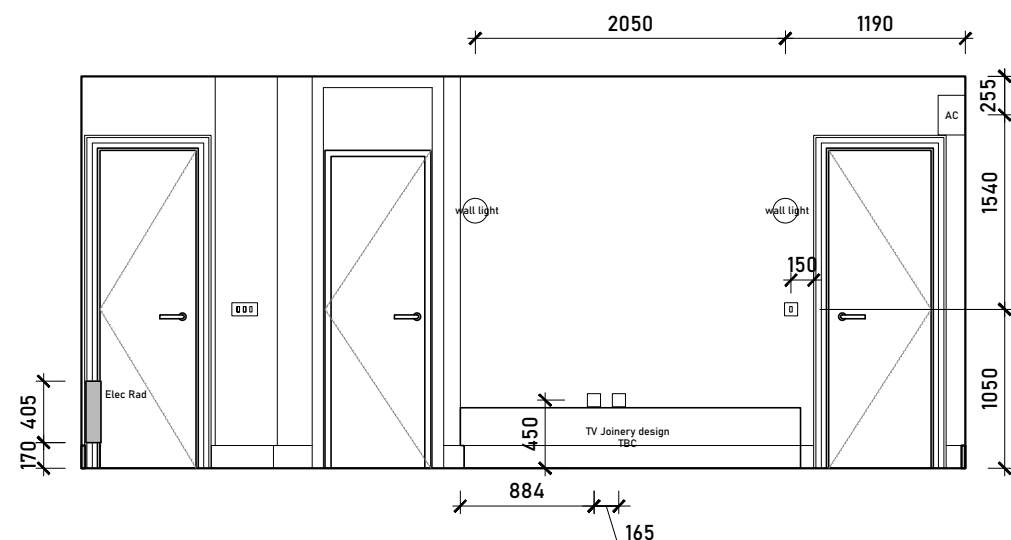




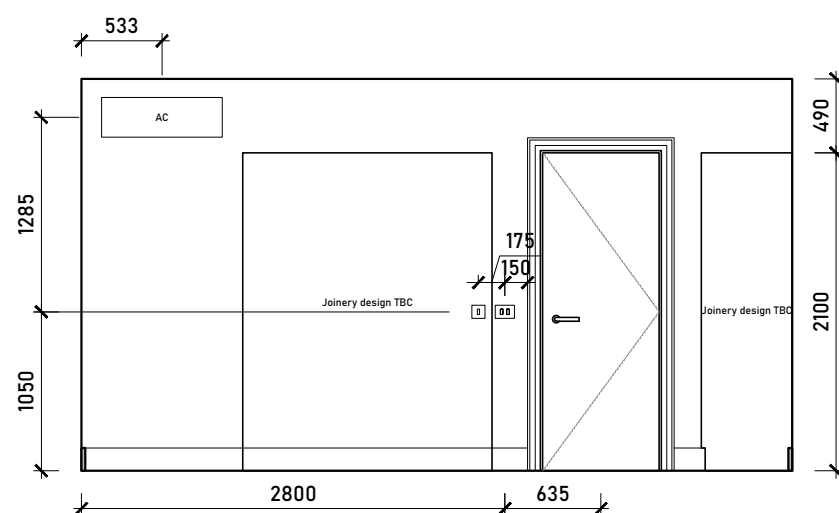
Internal Elevation A



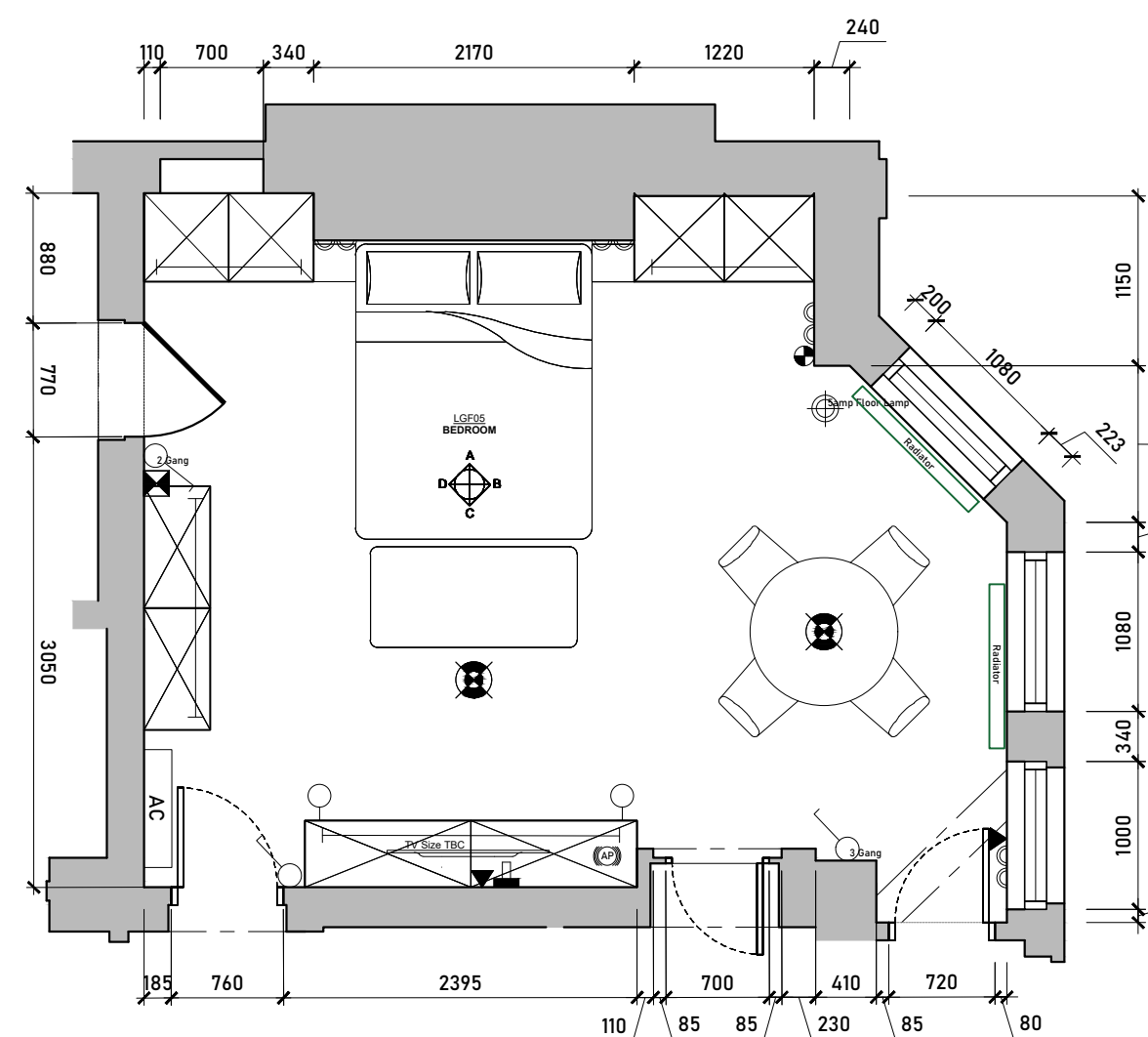
Internal Elevation B



Internal Elevation C



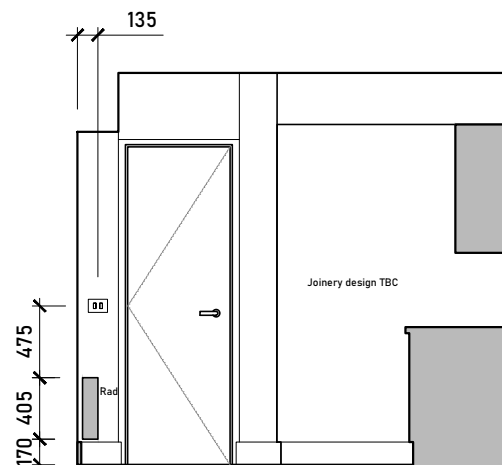
Internal Elevation D



Proposed Bedroom Floorplan

Scale 1:50 @ A3





The diagram shows a rectangular room with a total width of 245 and a total depth of 600. The room is divided into several sections:

- A large rectangular area on the left, shaded grey, representing a wall or partition.
- A large rectangular area on the right, labeled "Joinery design TBC".
- A smaller rectangular area in the bottom right corner, labeled "245" and "600", representing a doorway or entrance.
- A small rectangular area in the bottom left corner, labeled "245", representing a doorway or entrance.
- A small rectangular area in the bottom right corner, labeled "600", representing a doorway or entrance.

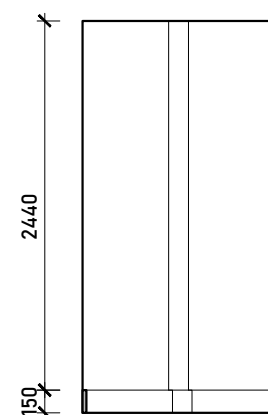
Technical drawing of a door and window assembly. The drawing shows a side elevation of a wall with a door and a window. The door is on the right, and the window is on the left. The dimensions are as follows:

- Door width: 380
- Window width: 950
- Door height: 2140
- Window height: 450

Technical drawing of a door and window assembly. The drawing shows a side elevation of a wall with two doors and a window. The total width is 1800. The dimensions are as follows:

- Top dimensions (from left to right): 109, 986, 75, 280, 730, 292, 676, 112, 18.
- Left side dimensions (from bottom to top): 170, 405, 475.
- Bottom dimension: 1800.
- Internal dimensions (from left to right): 109, 986, 75, 280, 730, 292, 676, 112.
- Labels: "Radiator" is located below the window.
- Door handles: Indicated by arrows pointing right.
- Window: Indicated by a dashed rectangle.

Technical drawing of the LGF-10 STORAGE unit showing dimensions and mounting points. The unit is a rectangular box with a central white panel labeled "LGF-10 STORAGE". The overall dimensions are 1300 mm in width and 880 mm in height. The mounting points are indicated by four circles labeled A, B, C, and D, arranged in a diamond pattern. The distance between the mounting points is 570 mm horizontally and 360 mm vertically. The unit is shown with a top view and a side view, with dimensions in millimeters.

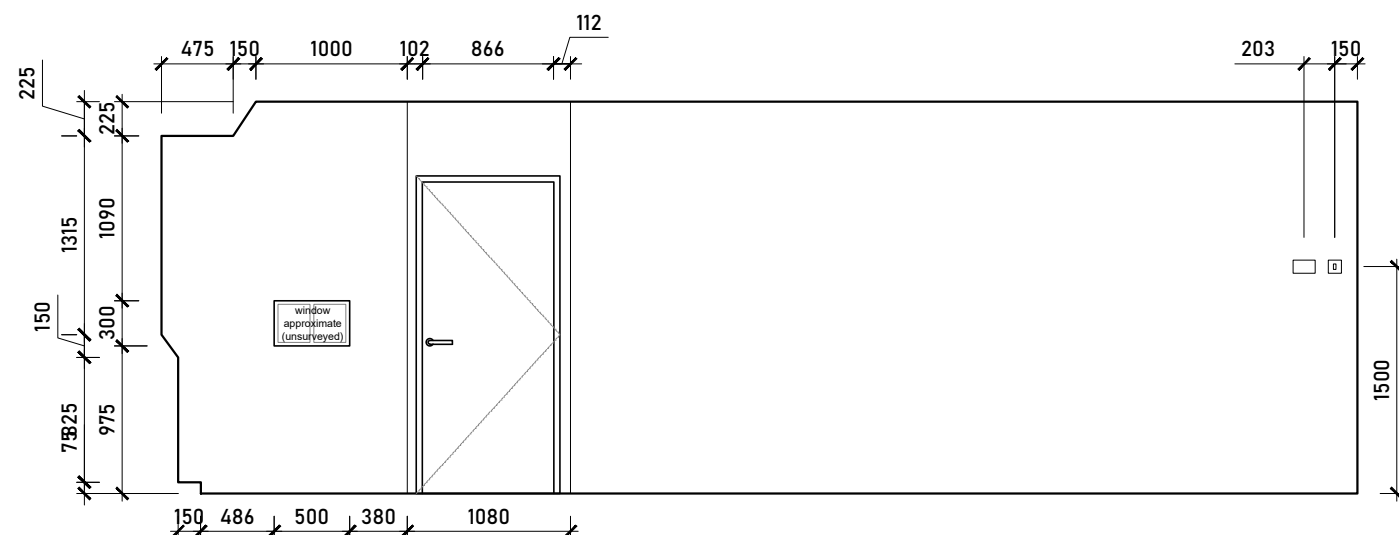


Technical drawing of a door. The door is shown in a side view, featuring a handle and a lock mechanism. A dimension line on the right indicates a height of 2100 units.

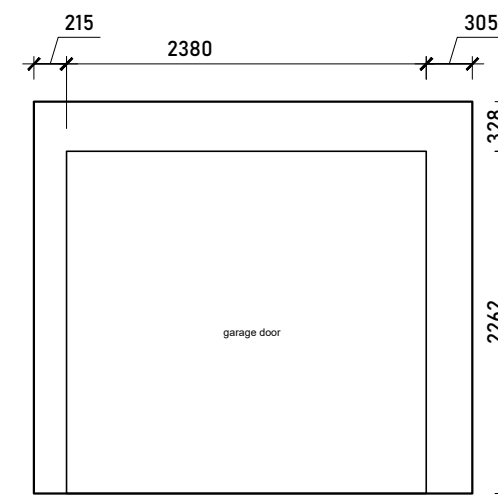
Figure 1 is a schematic diagram of a rectangular room. The top edge is divided into three segments by tick marks, labeled 310, 420, and 540. On the right wall, there is a rectangular feature labeled "window approximate (unsurveyed)". At the bottom left corner, there is a scale bar labeled 150.

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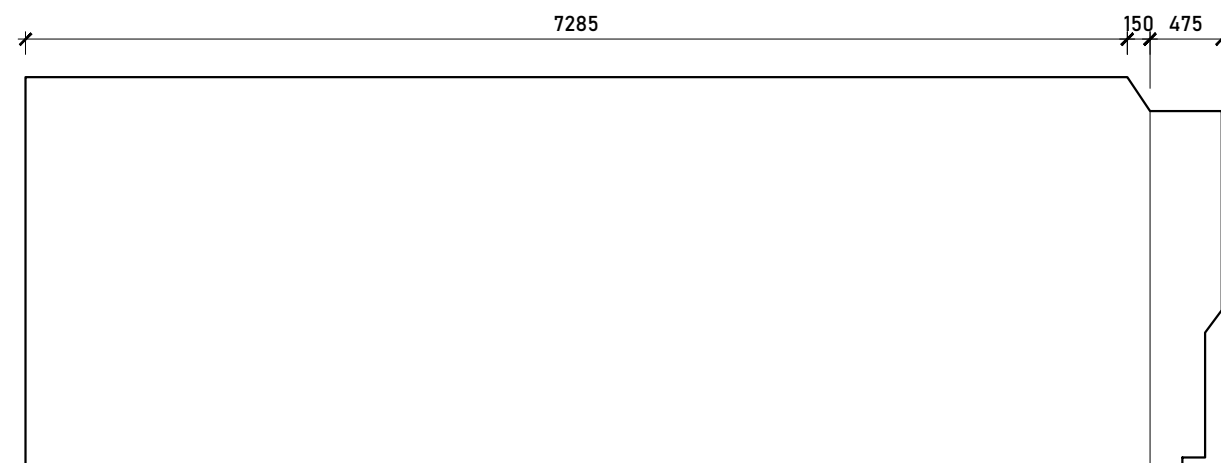
54



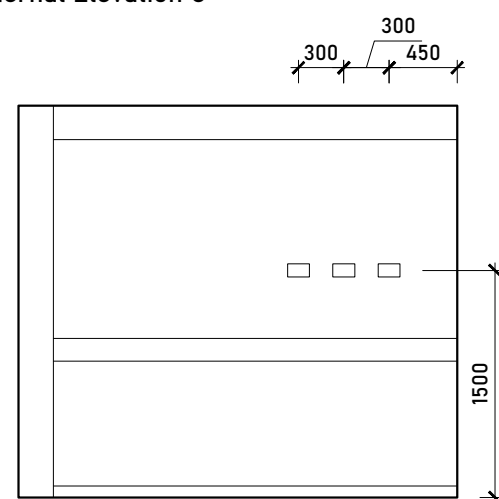
Internal Elevation A



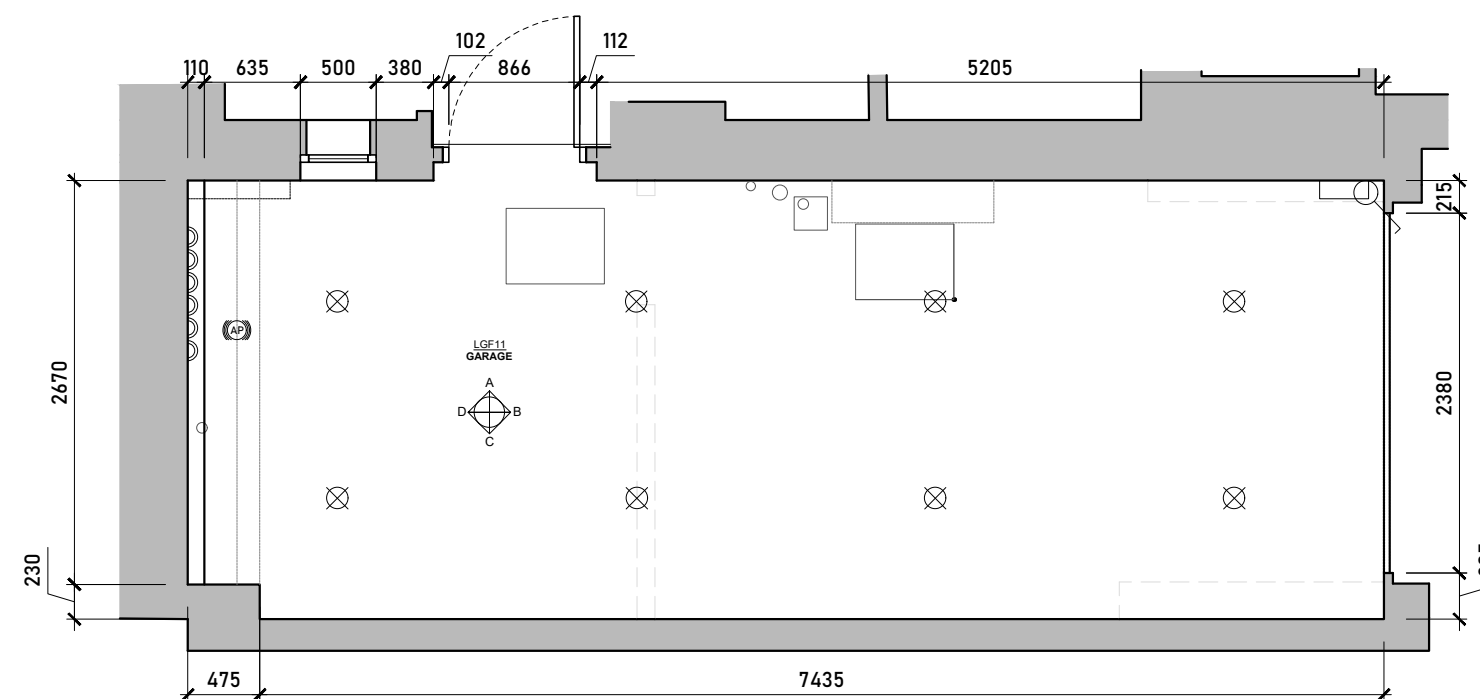
Internal Elevation B



Internal Elevation C



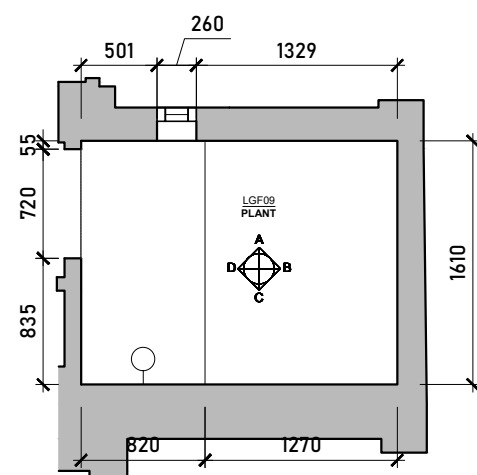
Internal Elevation D



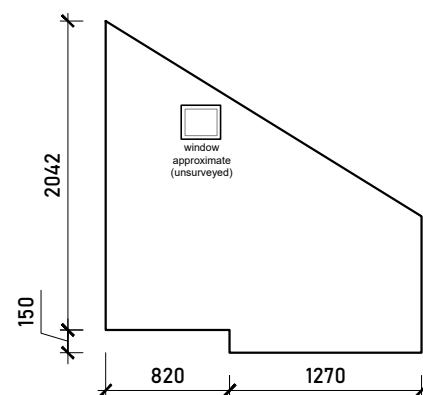
Proposed Garage Floorplan

Scale 1:50 @ A3

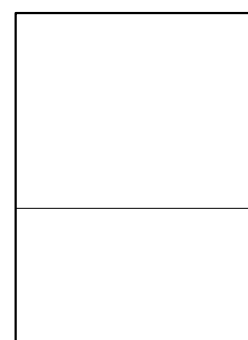




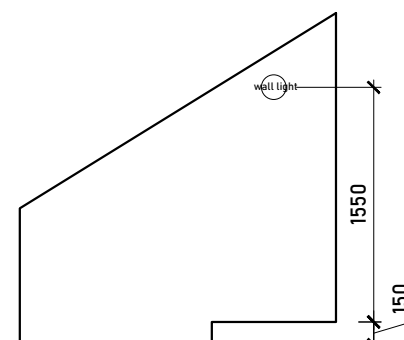
Internal Elevation A



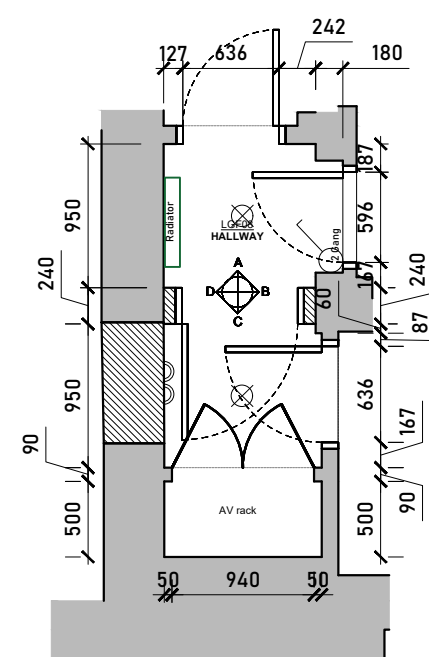
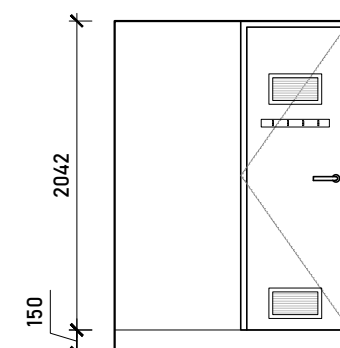
Internal Elevation B



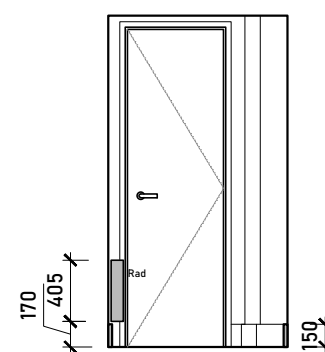
Internal Elevation C



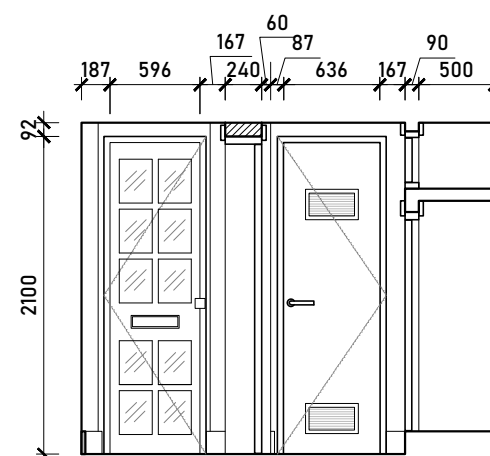
Internal Elevation D



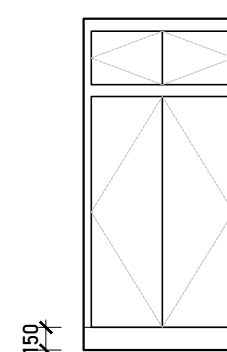
Internal Elevation A



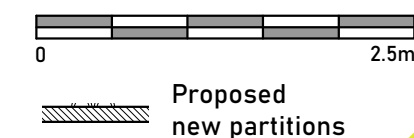
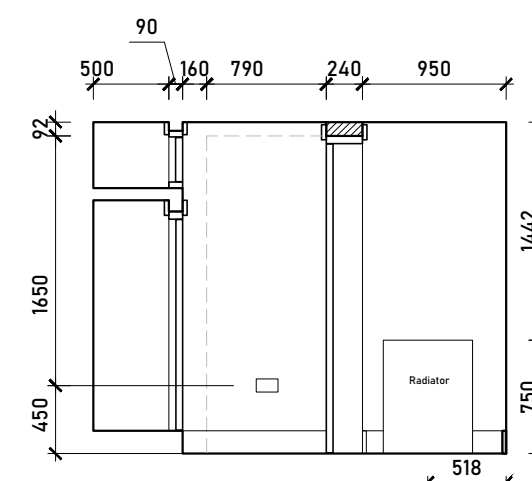
Internal Elevation B

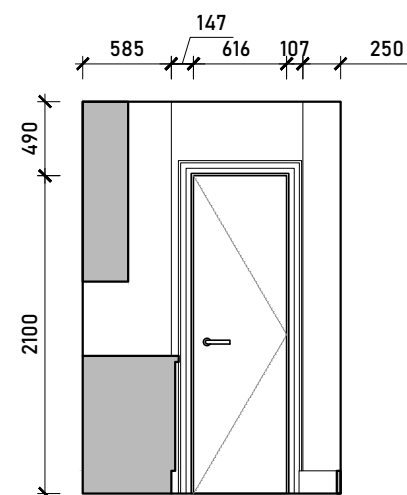


Internal Elevation C

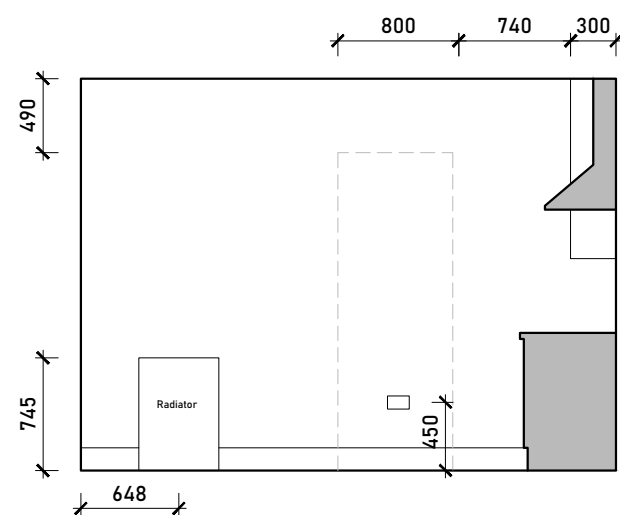


Internal Elevation D

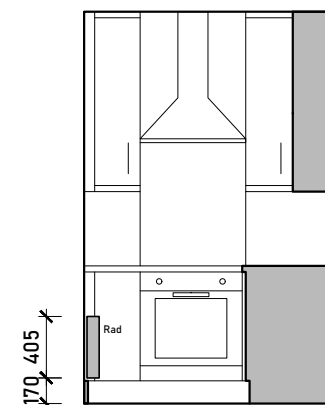




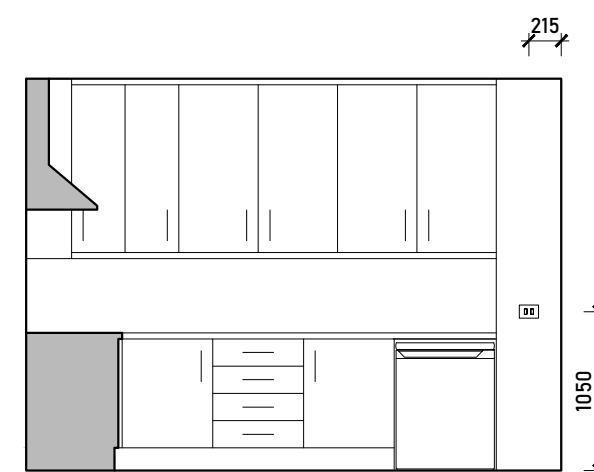
Internal Elevation A



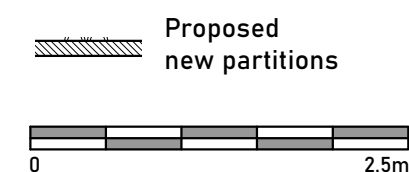
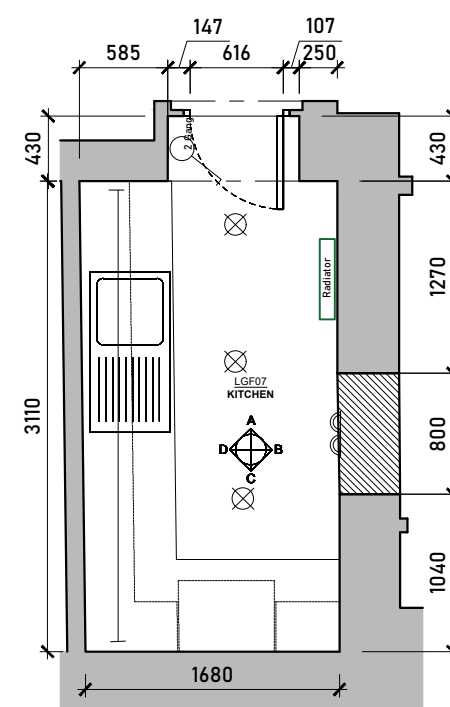
Internal Elevation B



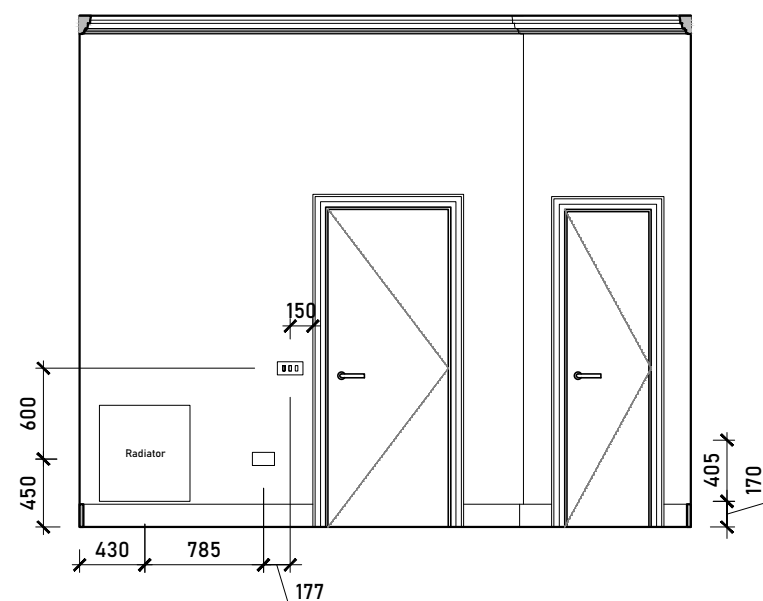
Internal Elevation C



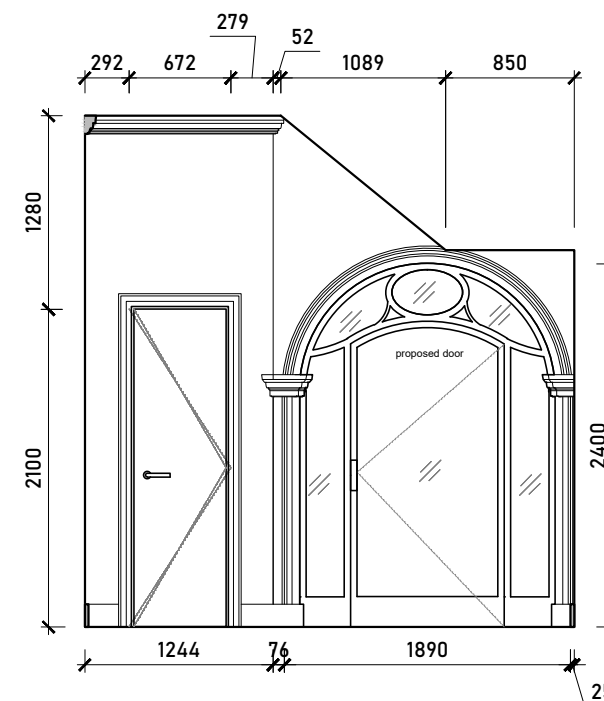
Internal Elevation D



3.4 Proposed Interior Elevations_Ground Floor

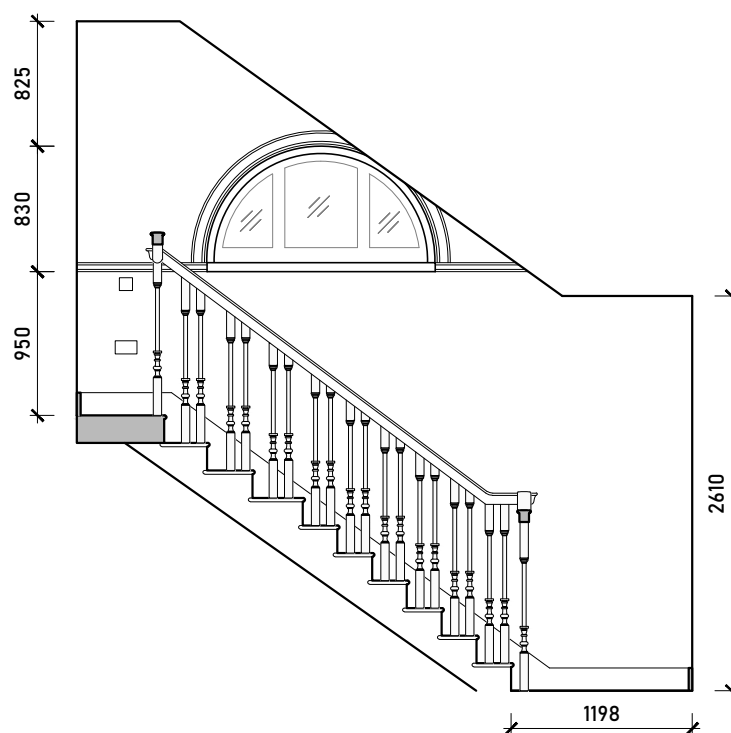


Internal Elevation A

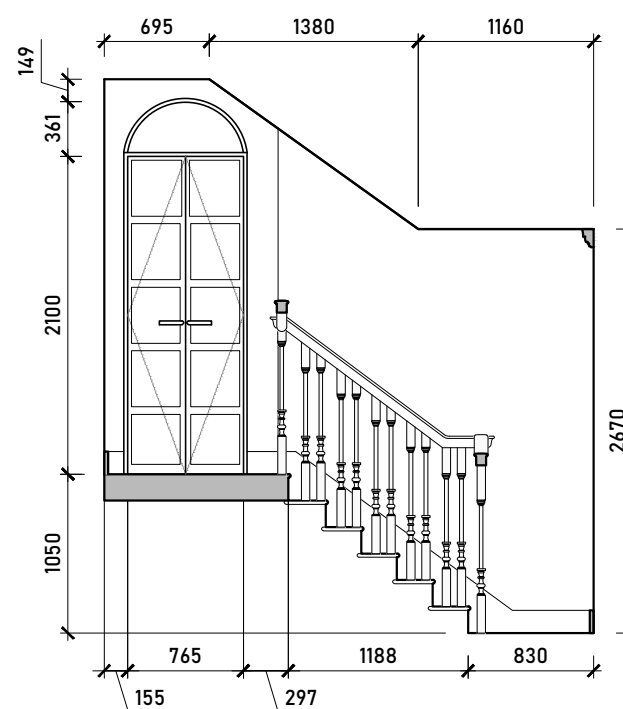


Internal Elevation B

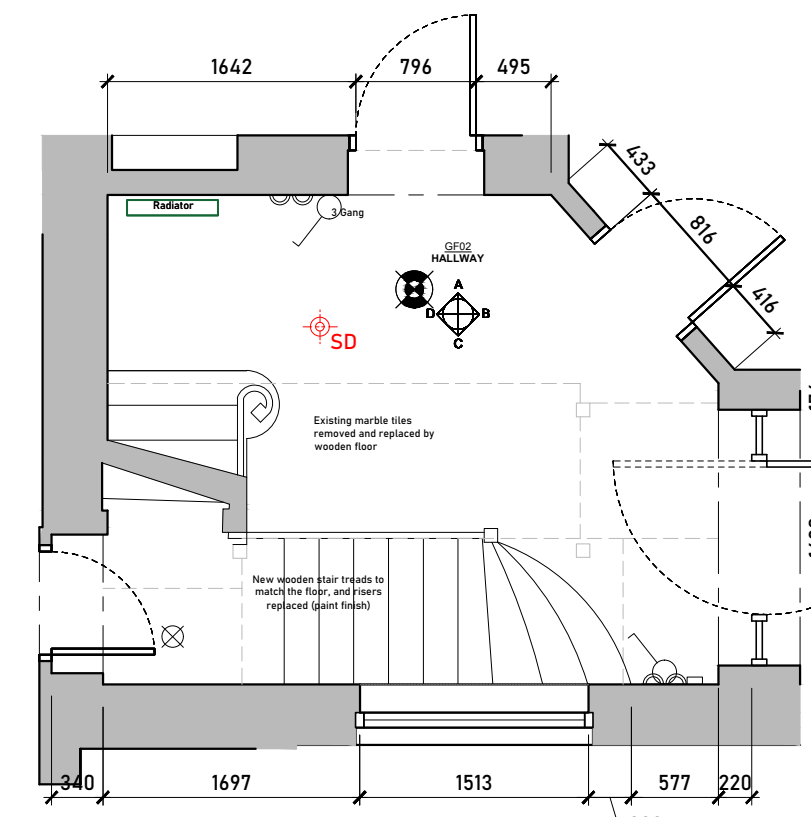
The proposed metal frame de-mountable glazed door D-01 details are shown separately under 'DETAILS' section



Internal Elevation C

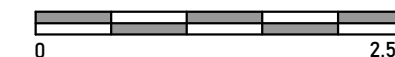


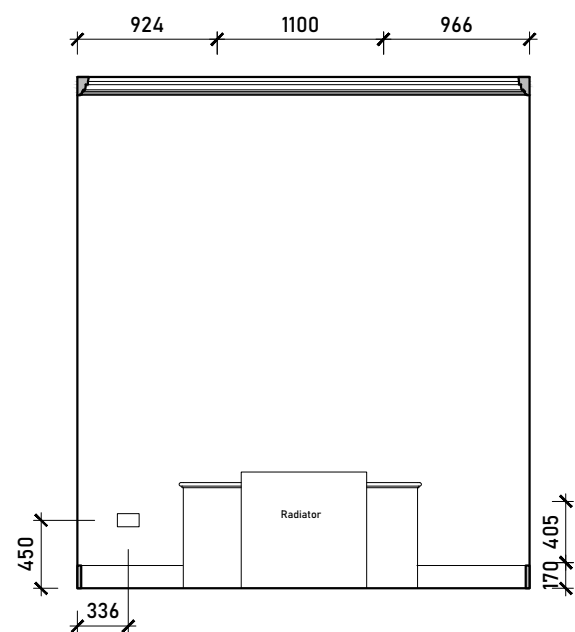
Internal Elevation D



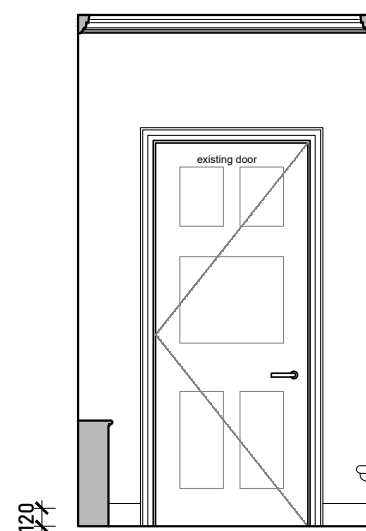
Proposed Hallway Floorplan

Scale 1:50 @ A3

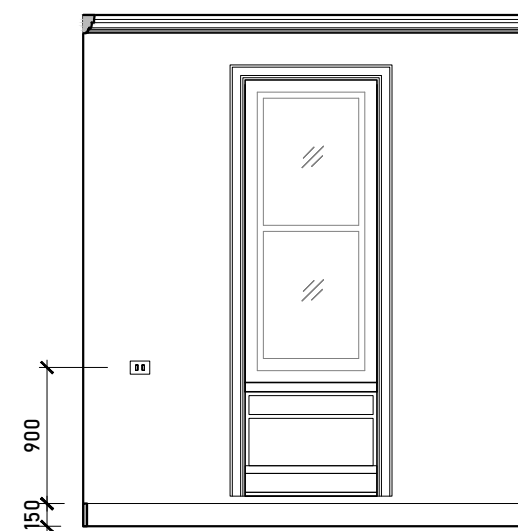




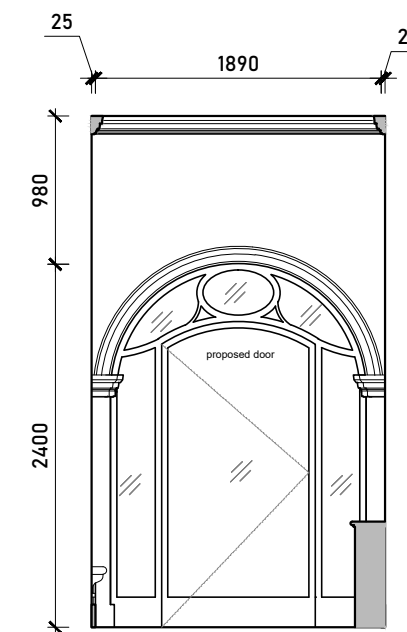
Internal Elevation A



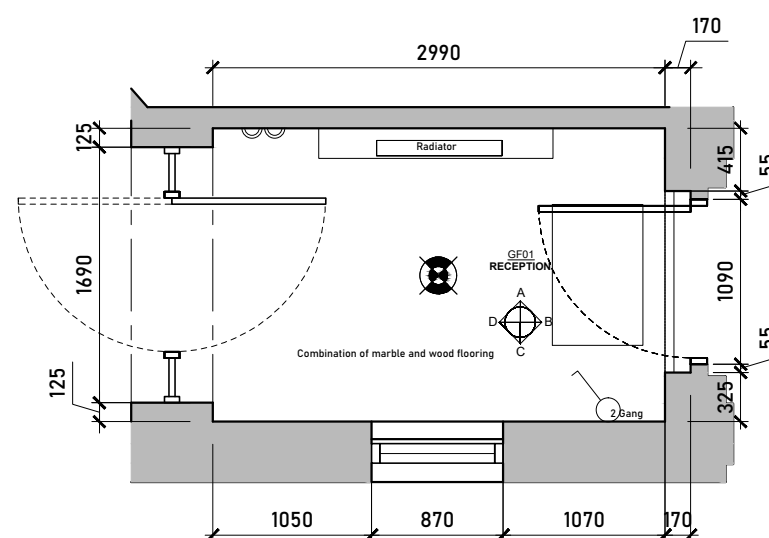
Internal Elevation B



Internal Elevation C

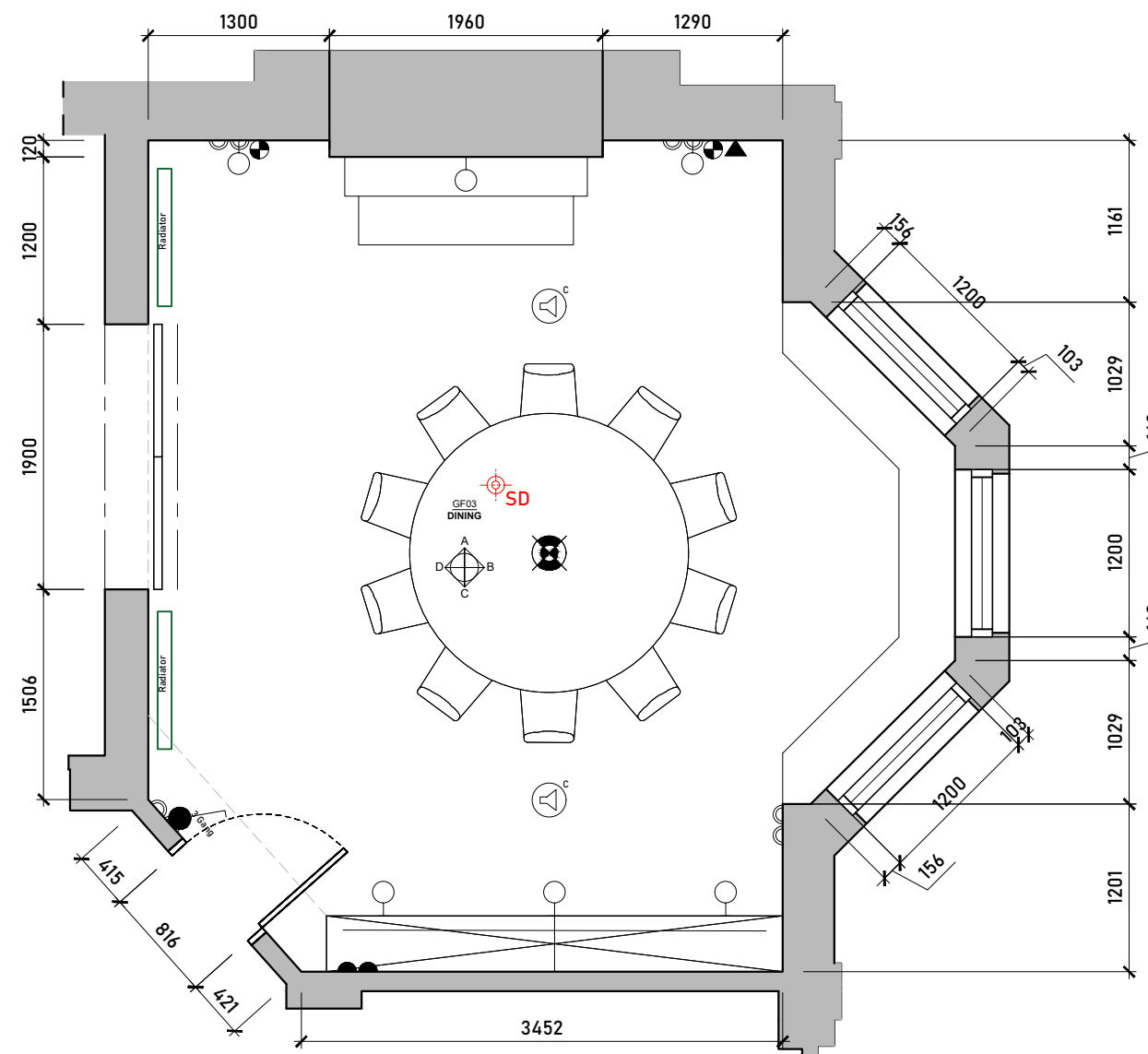


Internal Elevation D



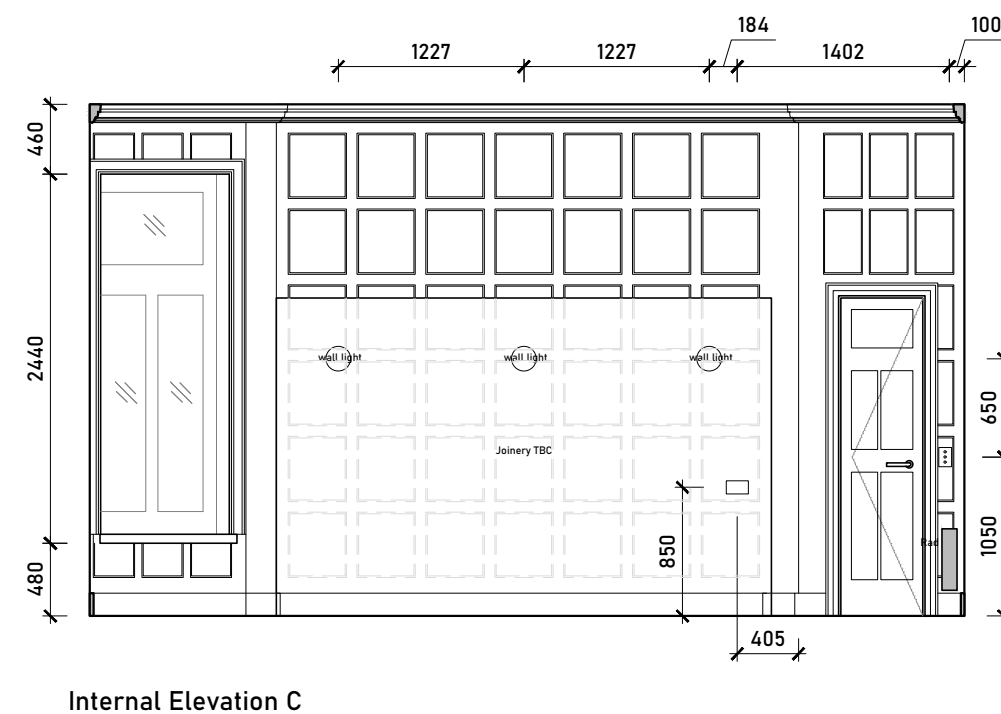
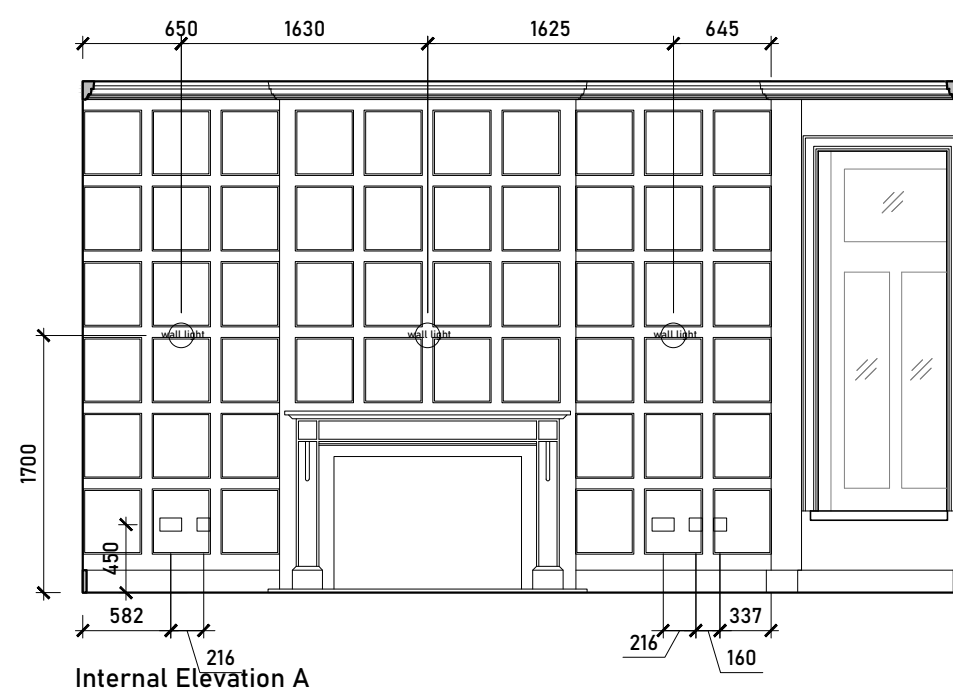
Proposed Reception Floorplan
Scale 1:50 @ A3



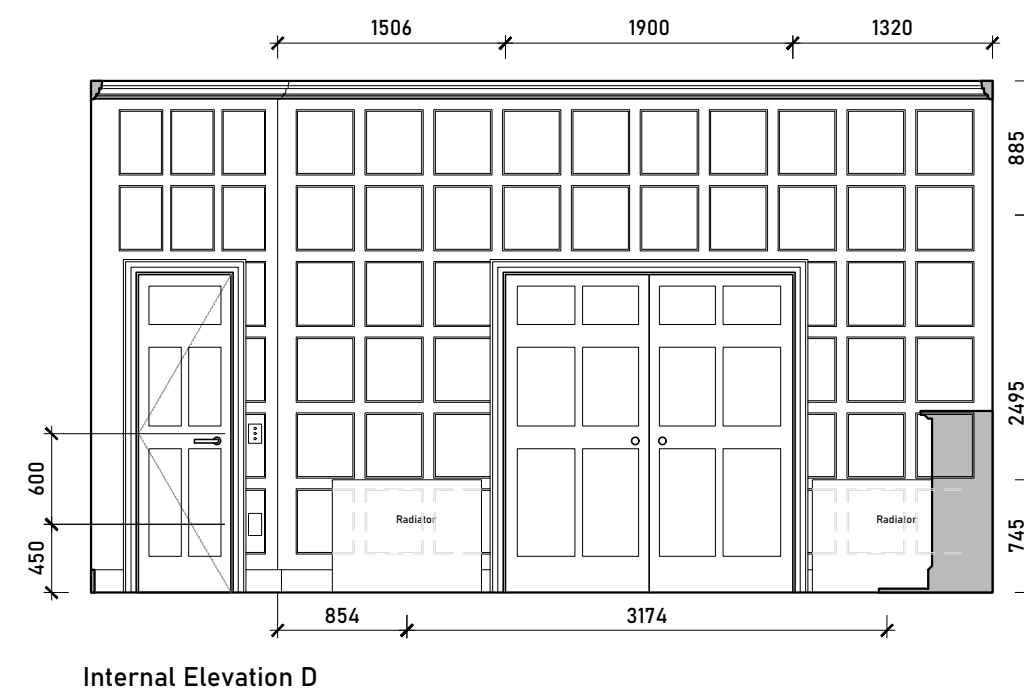


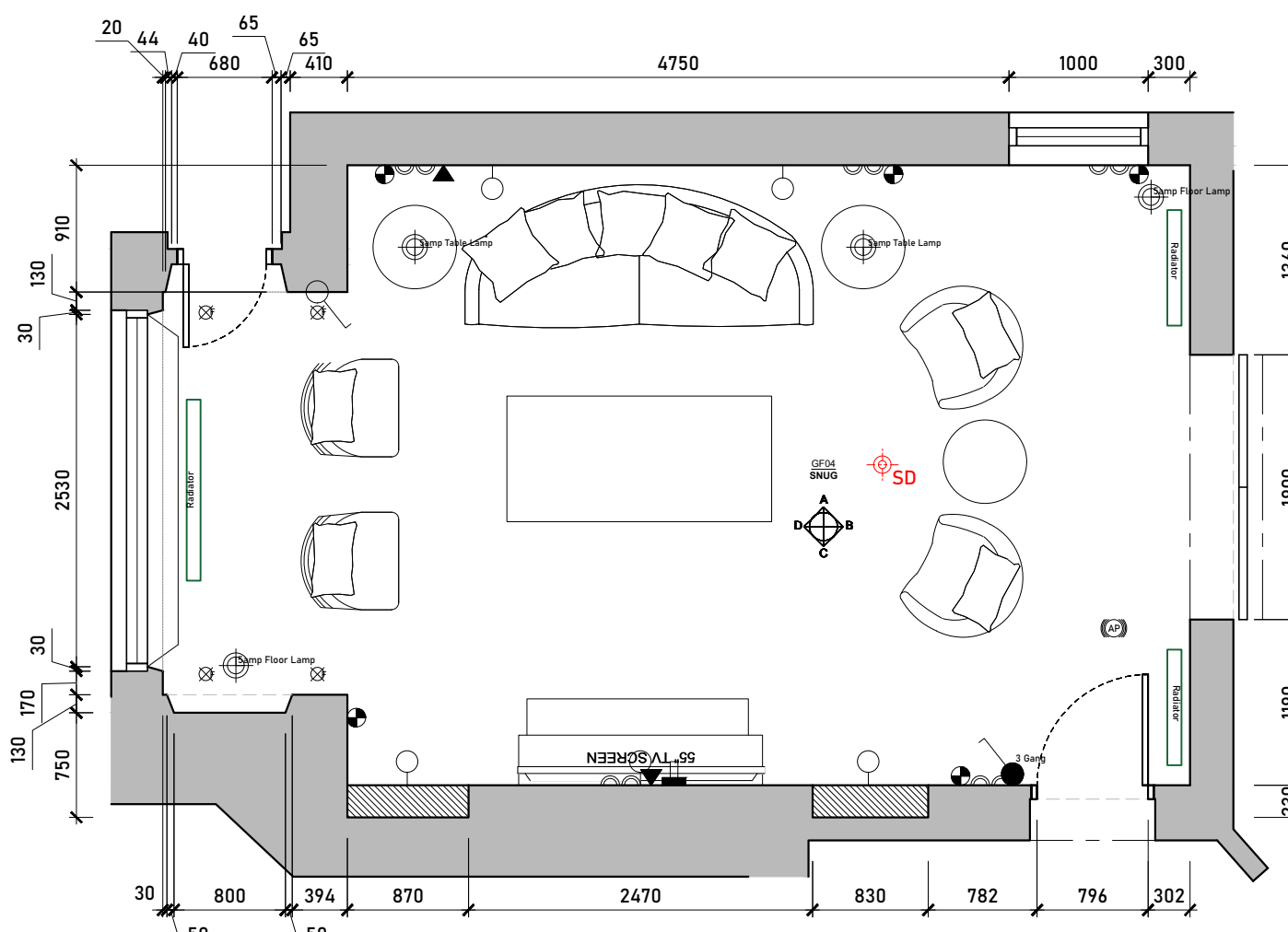
Proposed Dining Room Floorplan
Scale 1:50 @ A3





The proposed wooden wall panelling details are shown separately under 'DETAILS' section





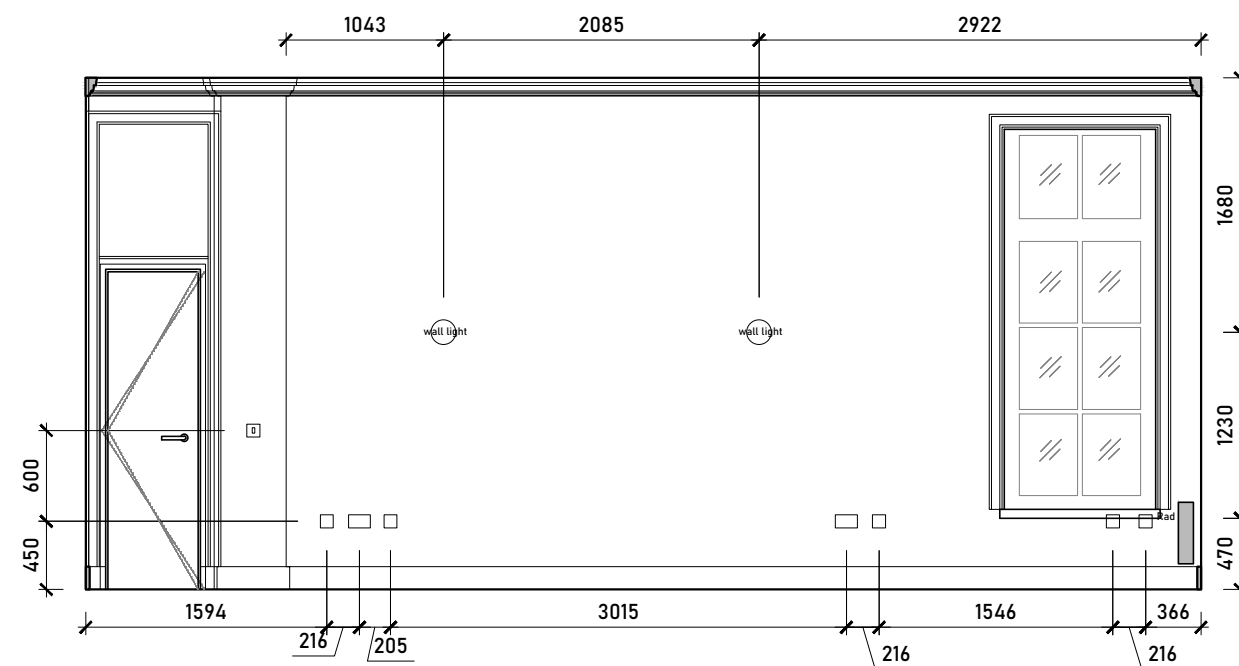
Proposed Snug Floorplan

Scale 1:50 @ A3

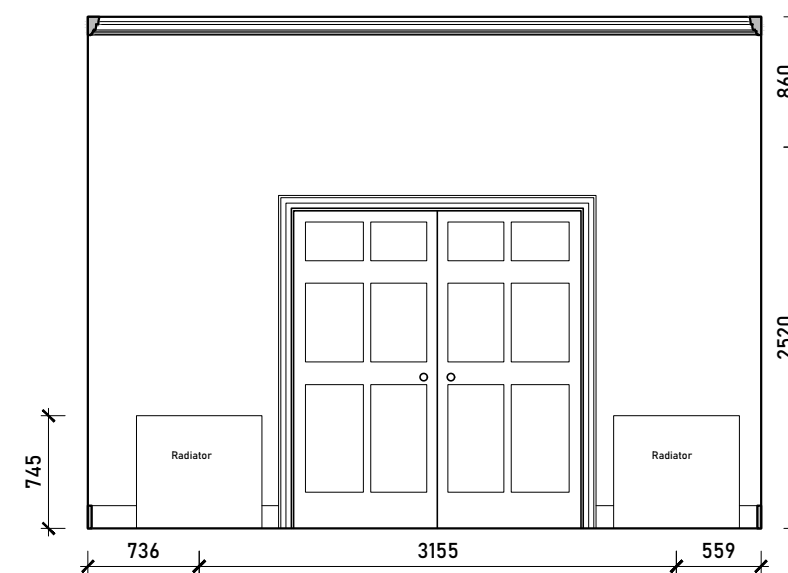


Proposed
new partitions

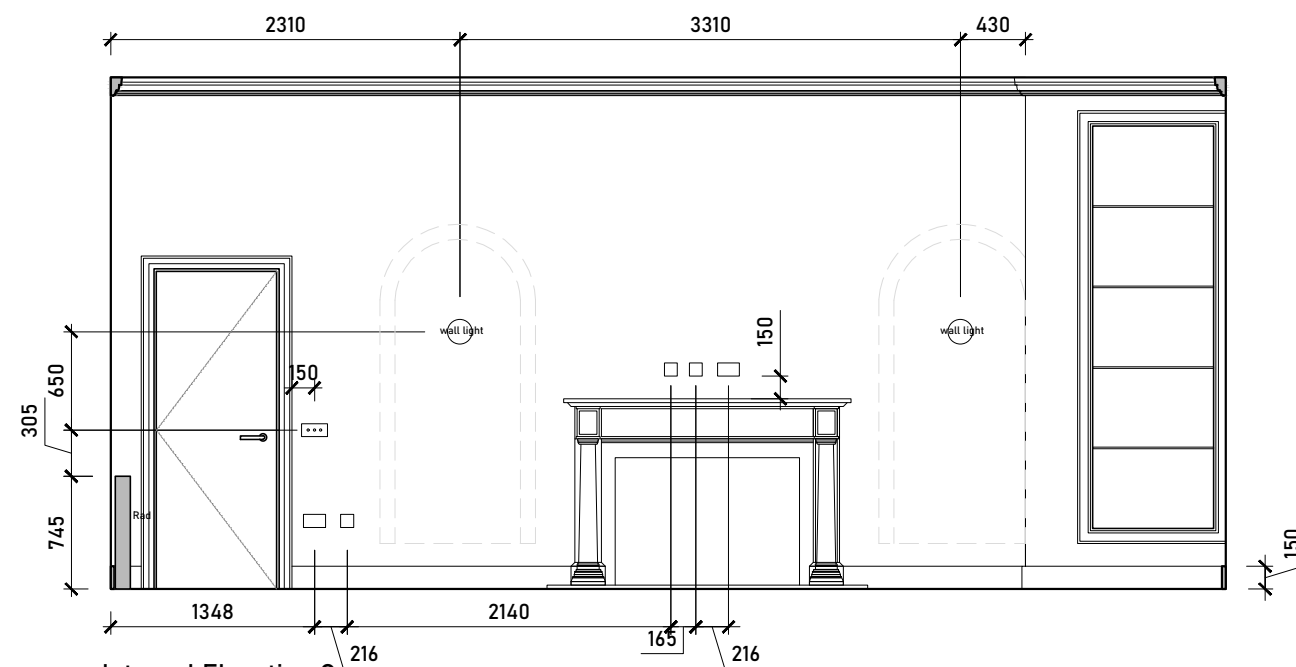




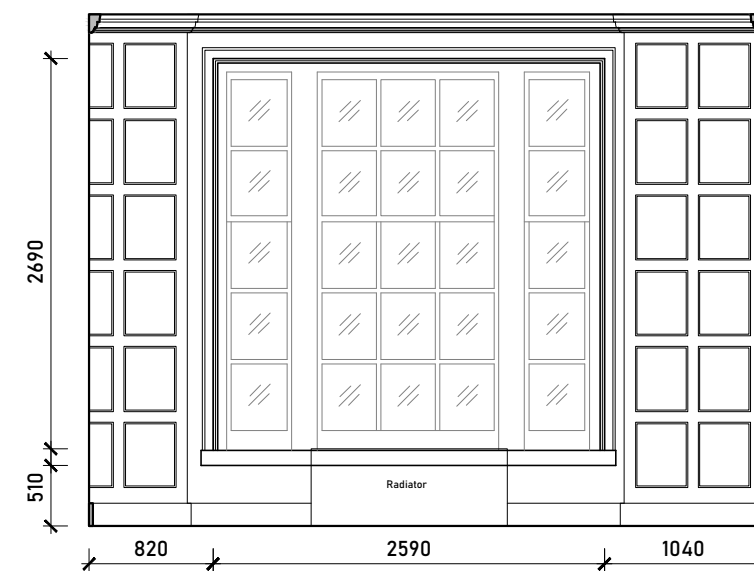
Internal Elevation A



Internal Elevation B

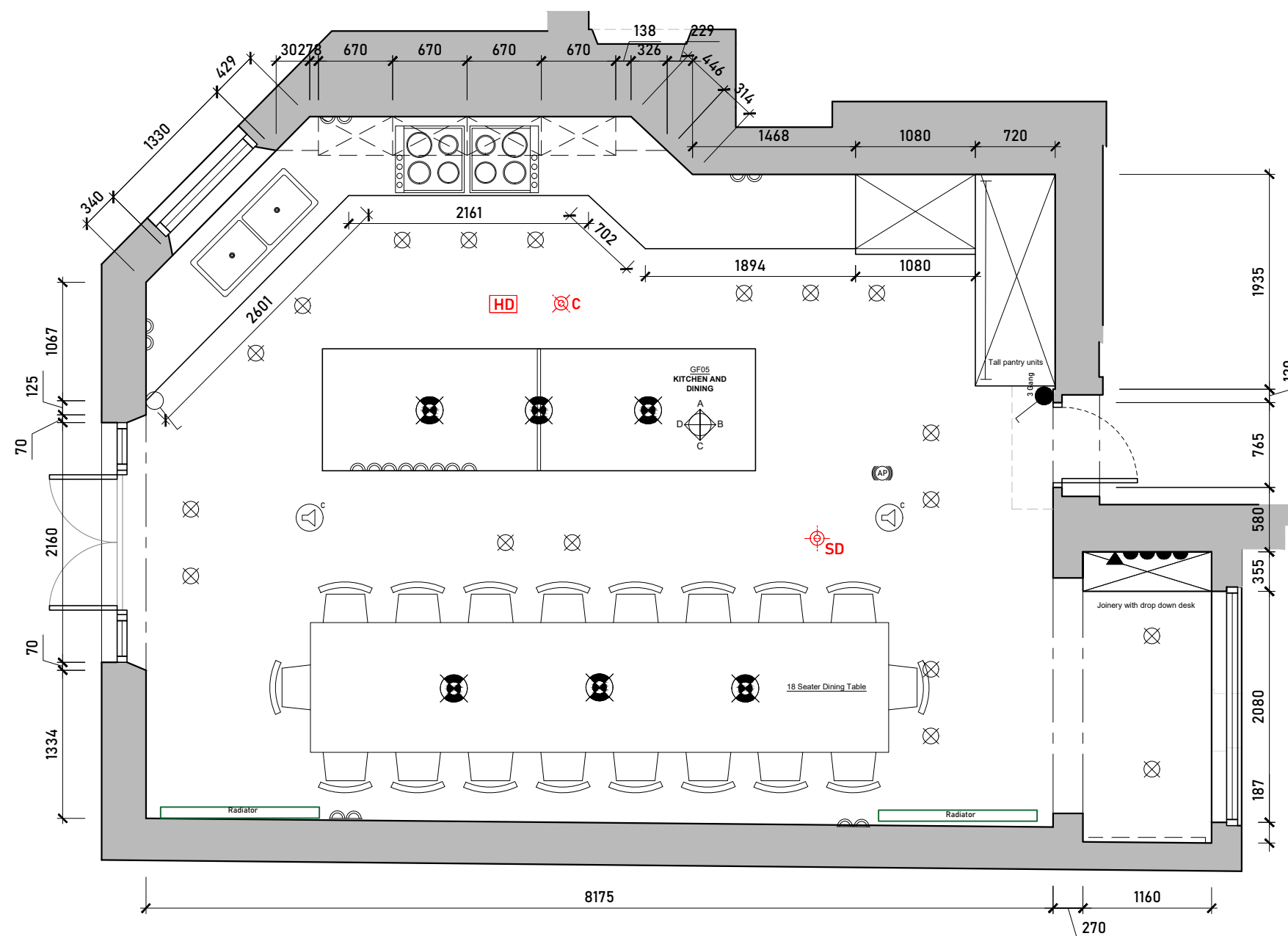


Internal Elevation C



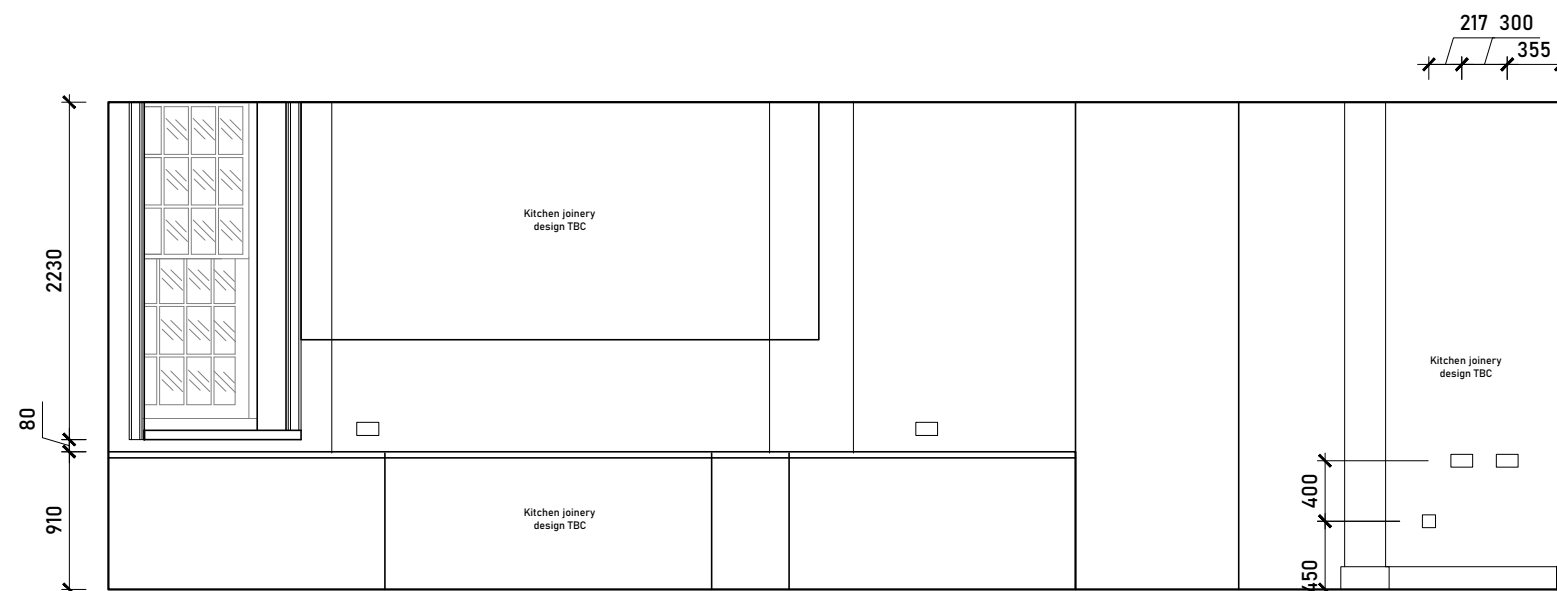
Internal Elevation D



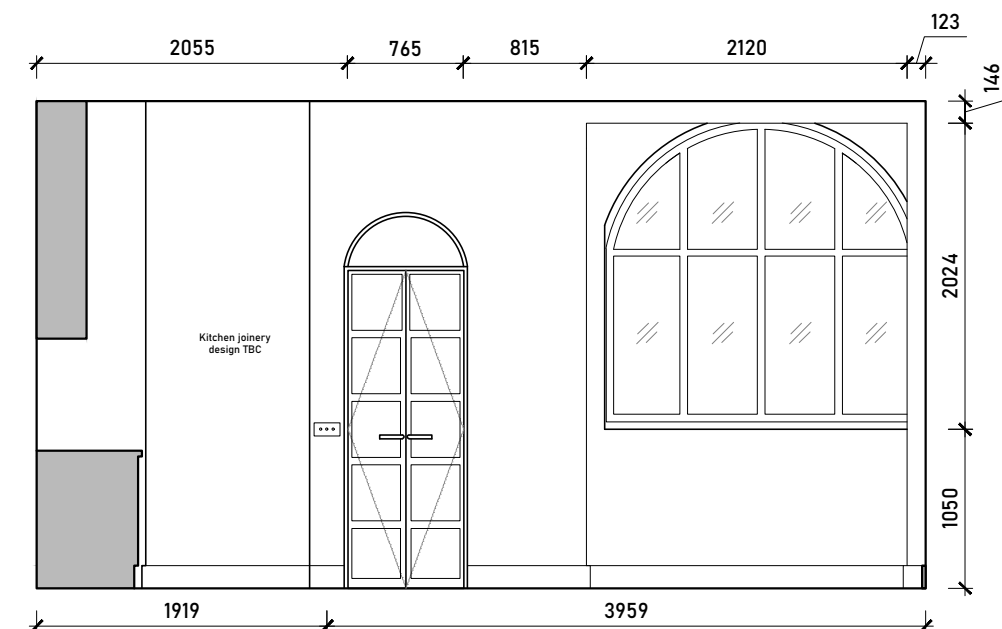


Proposed Kitchen Floorplan
Scale 1:50 @ A3

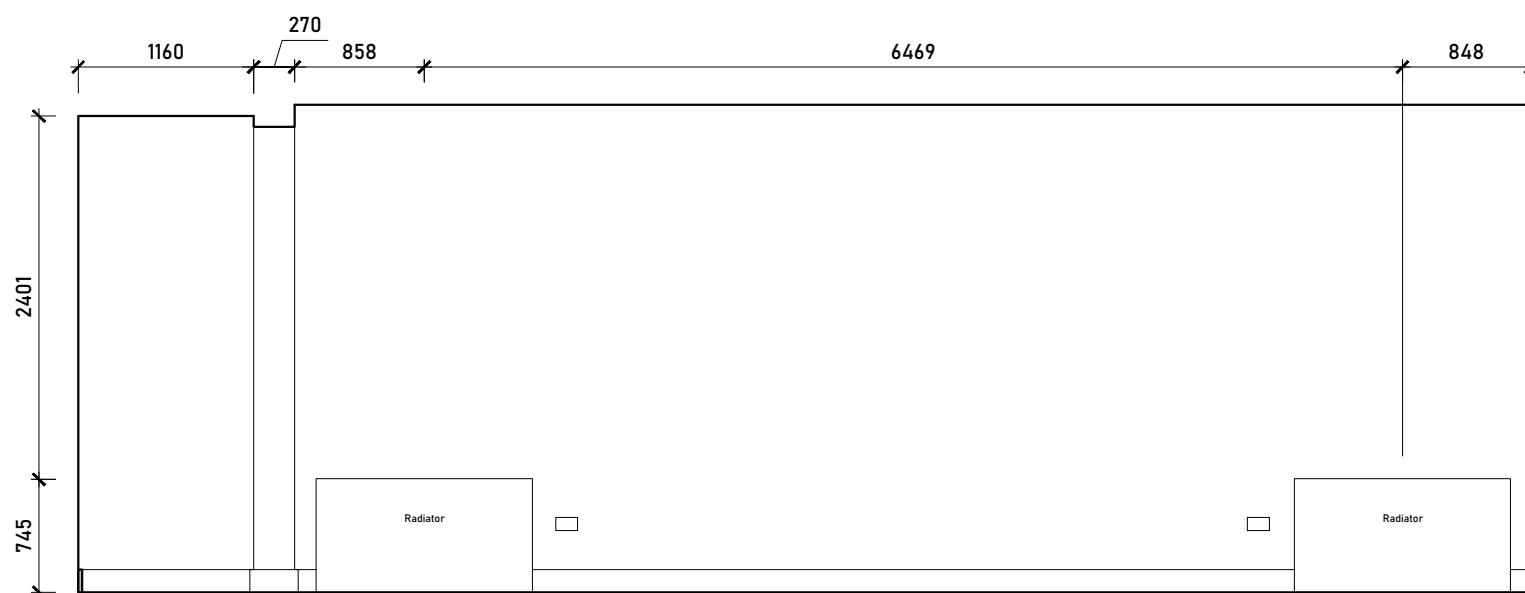




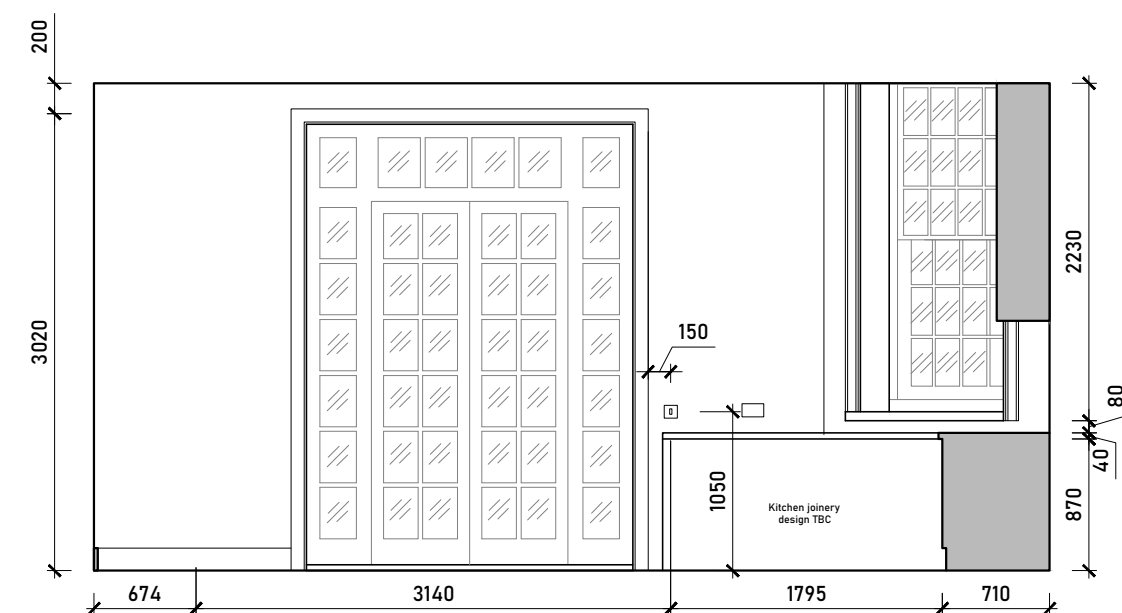
Internal Elevation A



Internal Elevation B



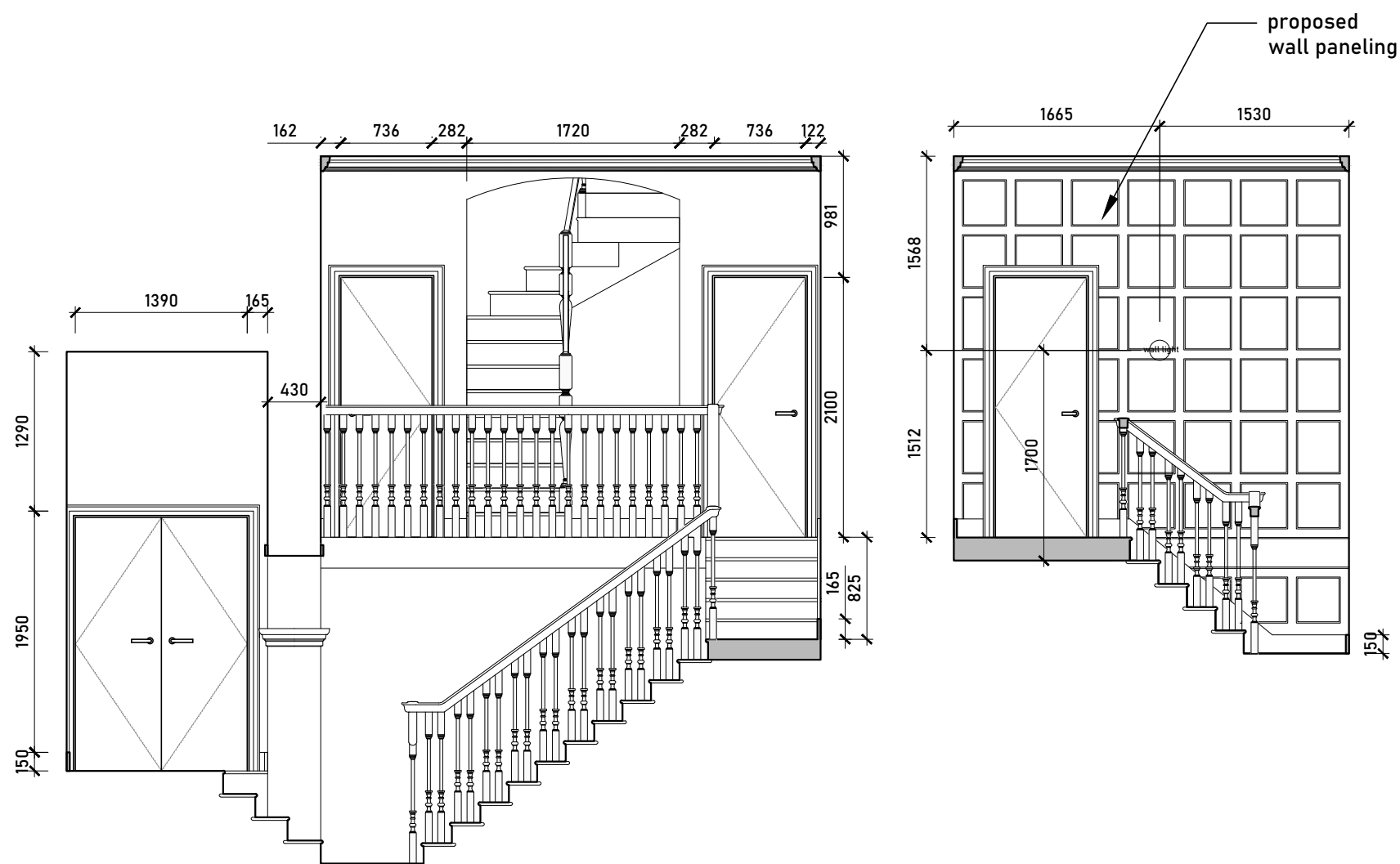
Internal Elevation C



Internal Elevation D

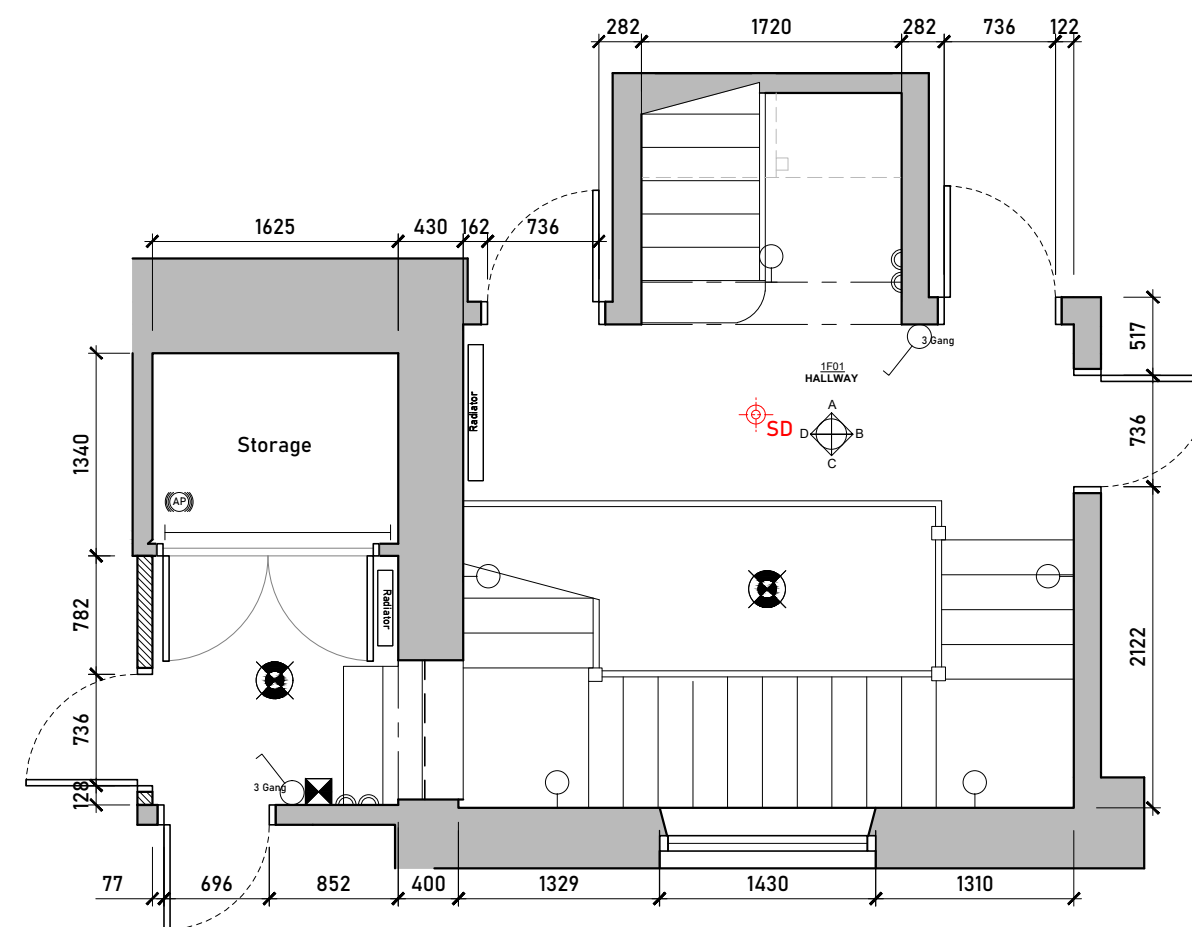


3.5 Proposed Interior Elevations_First Floor



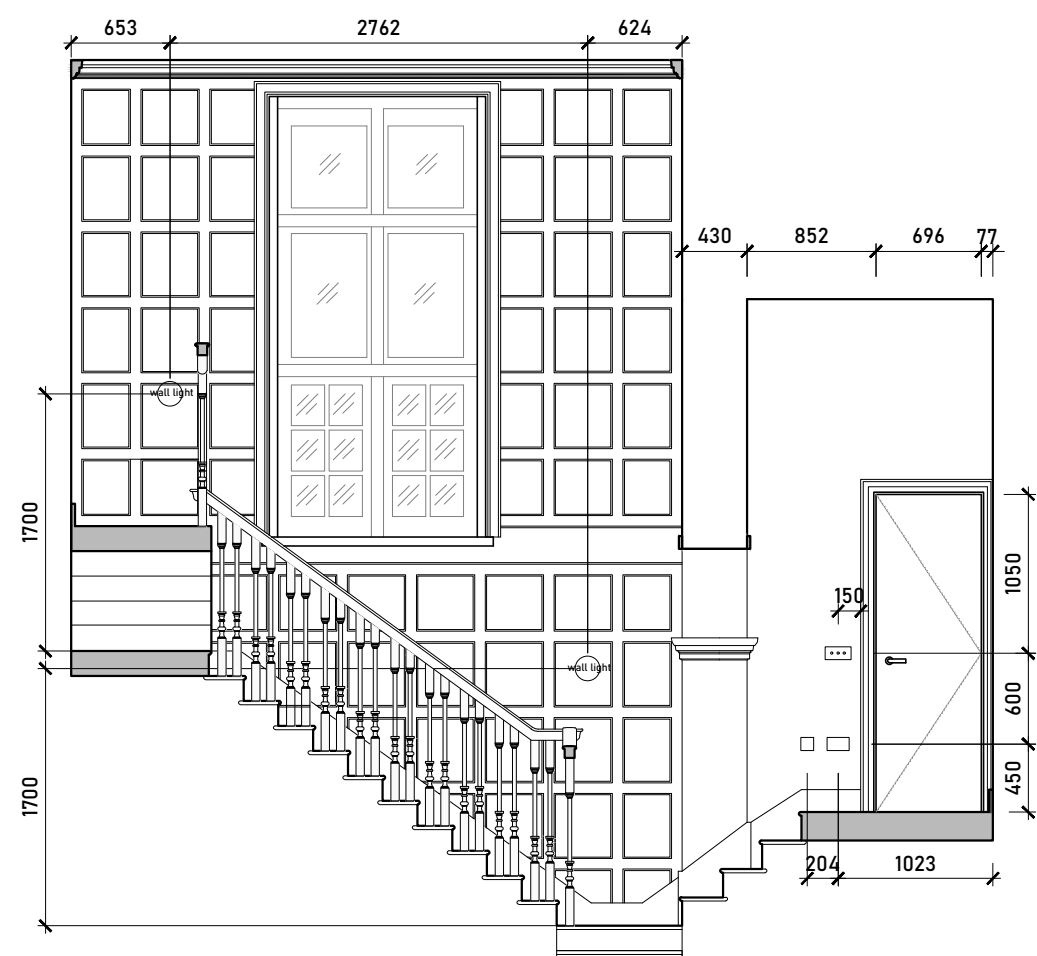
Internal Elevation A

Internal Elevation C

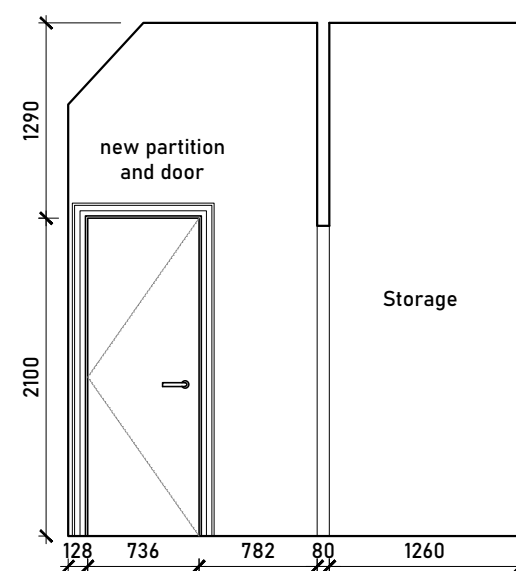


Proposed Hallway Floorplan
Scale 1:50 @ A3

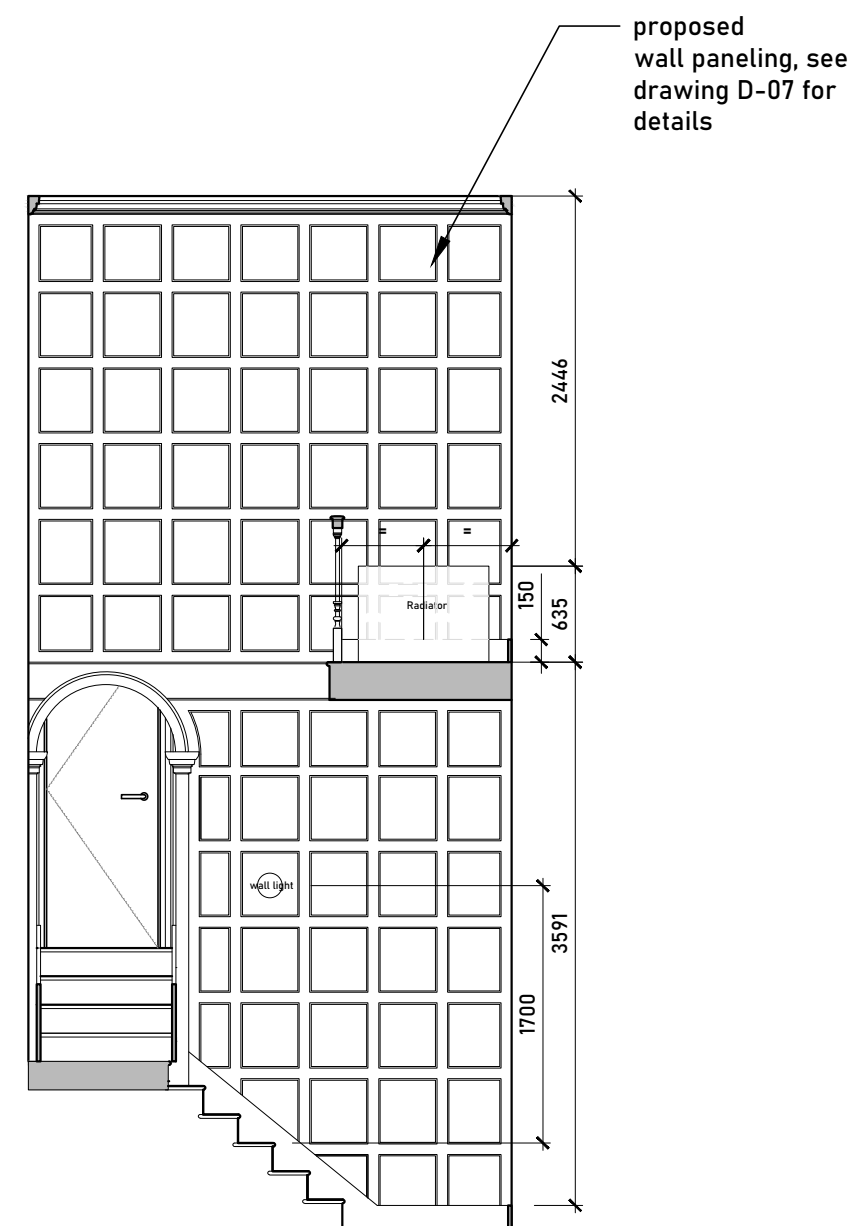




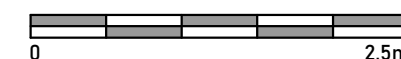
Internal Elevation B

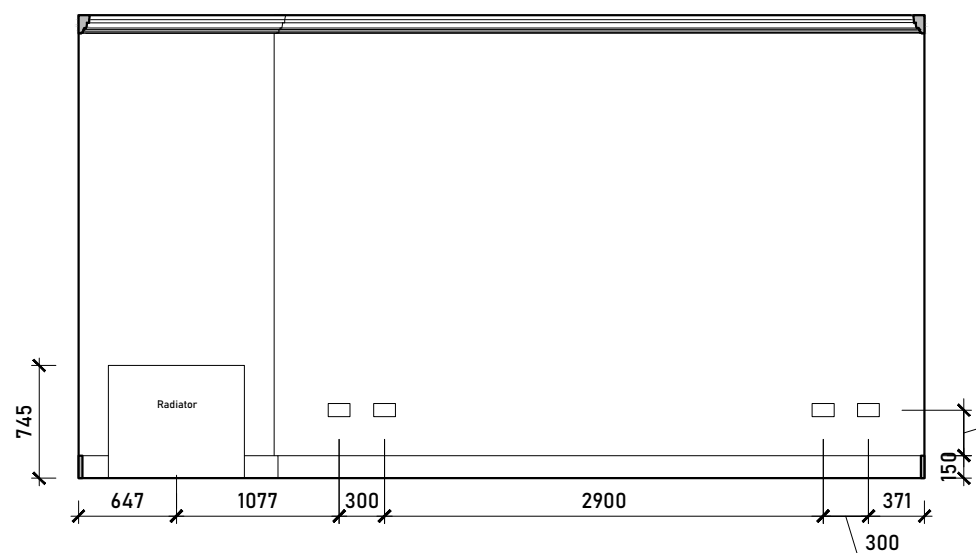


Internal Elevation D_01

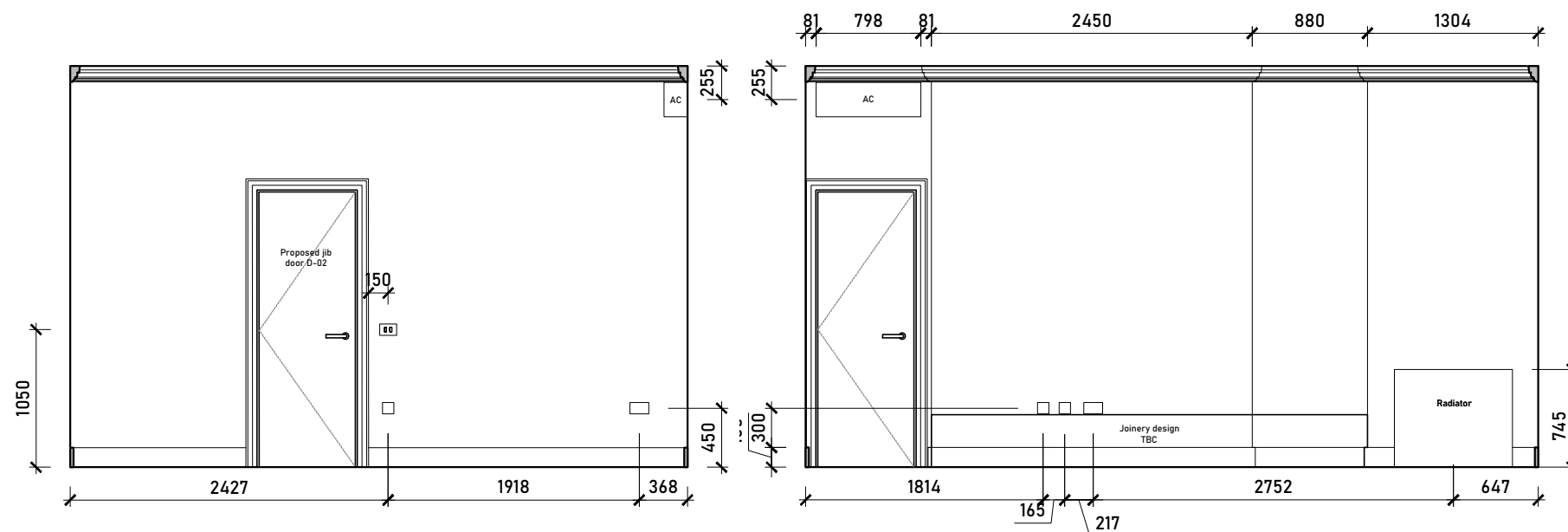


Internal Elevation D_02



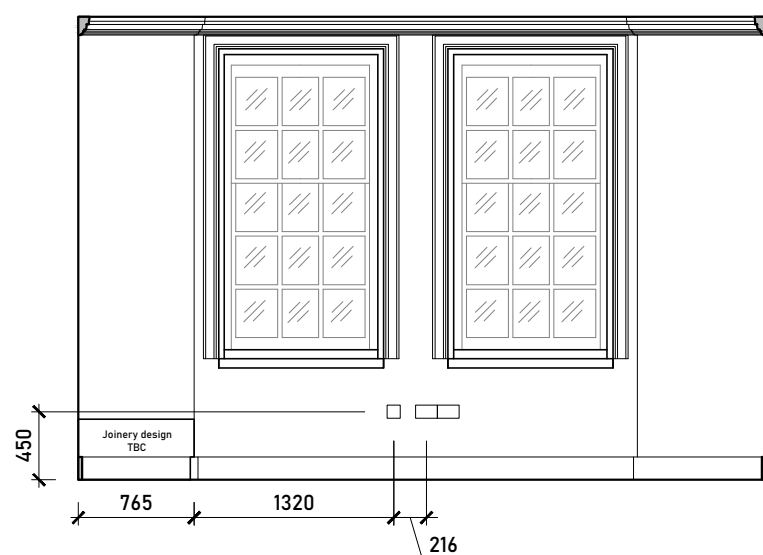


Internal Elevation A

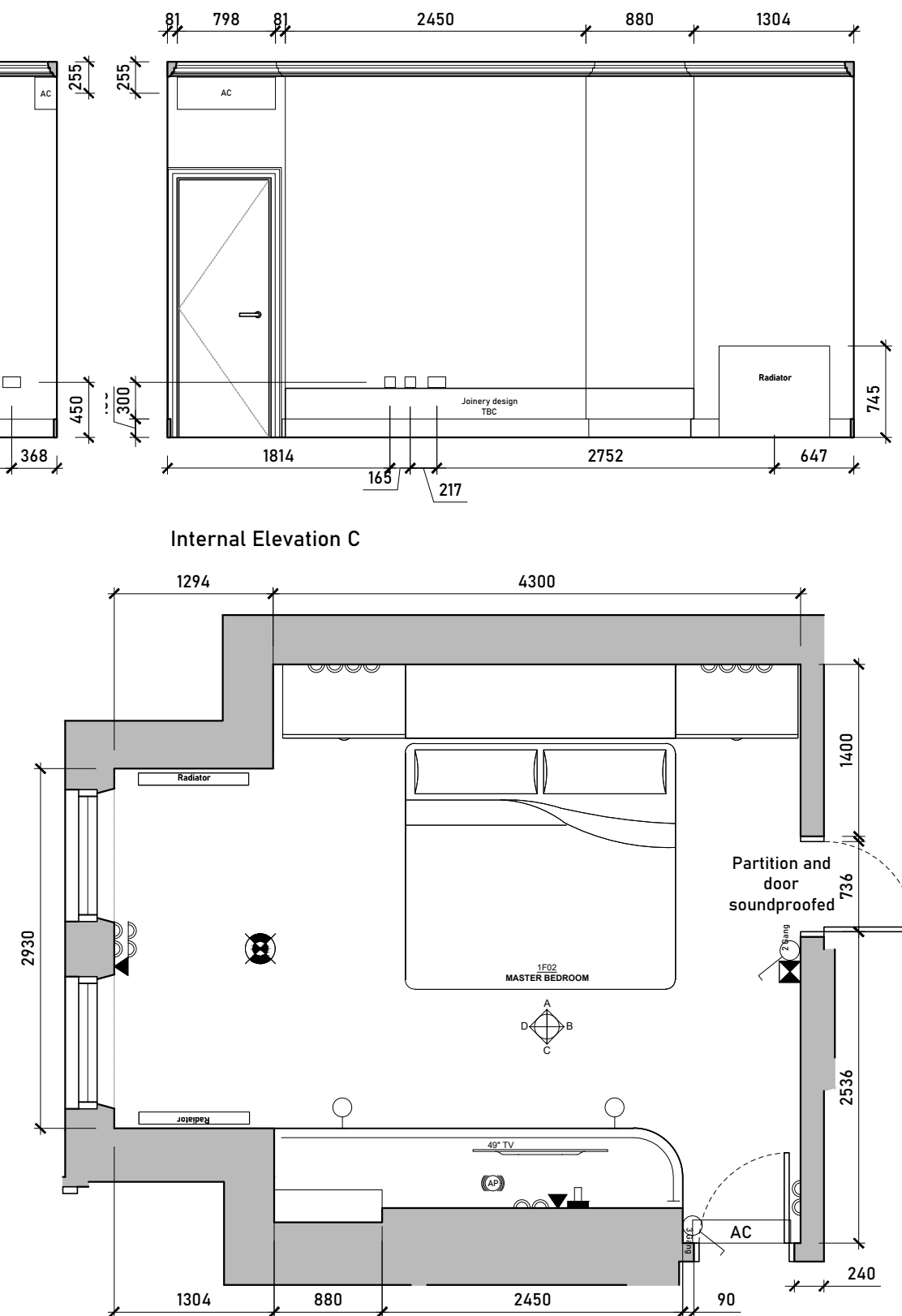


Internal Elevation B

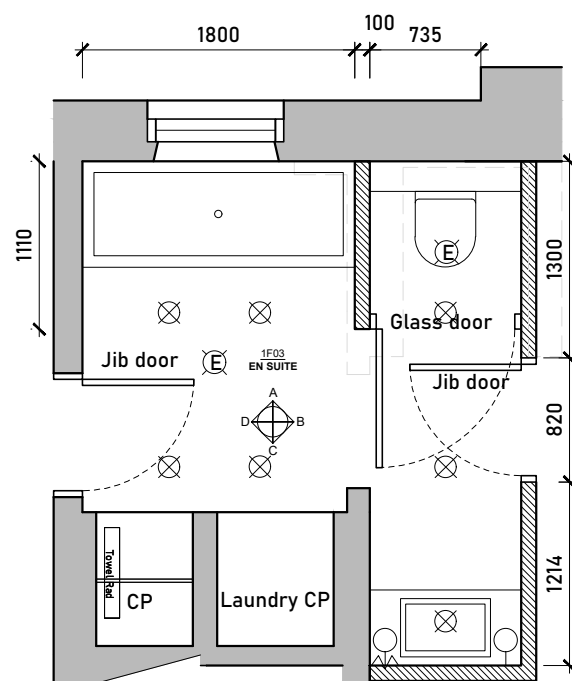
The proposed jib door D-02 details are shown separately under 'DETAILS' section



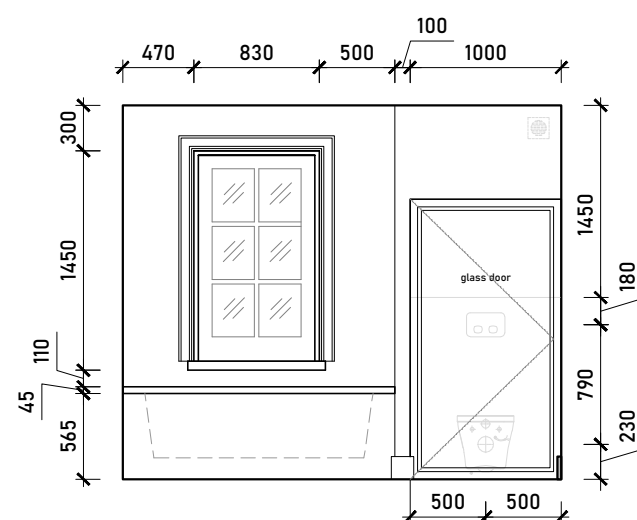
Internal Elevation D



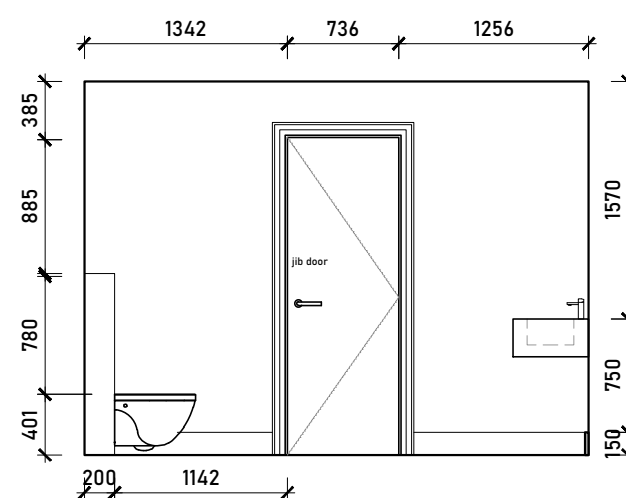
Proposed Master Bedroom Floorplan
Scale 1:50 @ A3



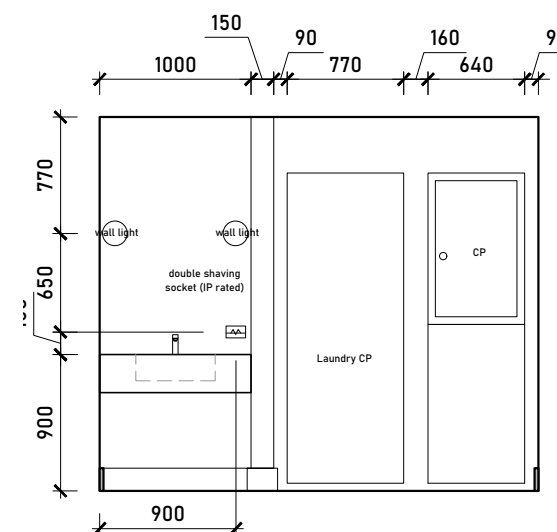
Internal Elevation A



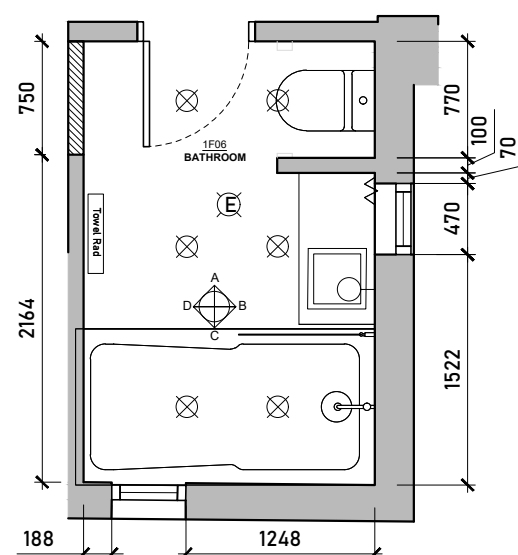
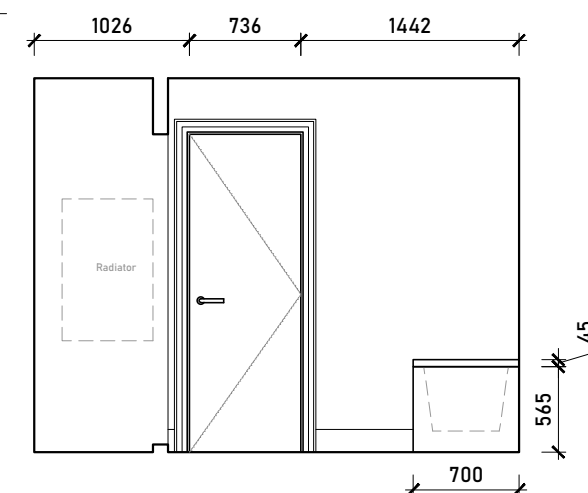
Internal Elevation B



Internal Elevation C



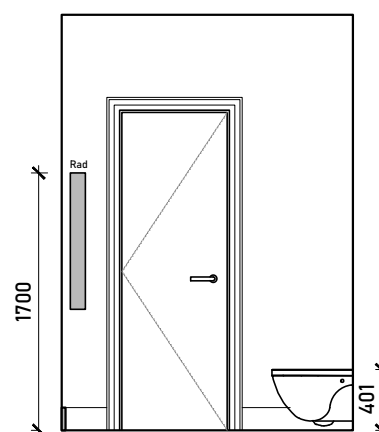
Internal Elevation D



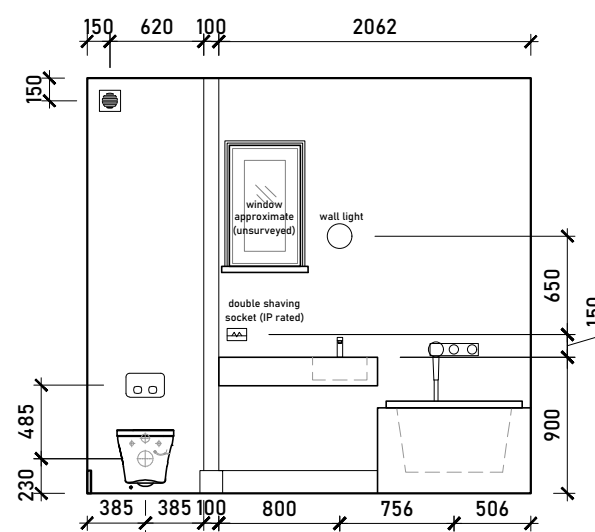
Proposed Bathroom Floorplan

Scale 1:50 @ A3

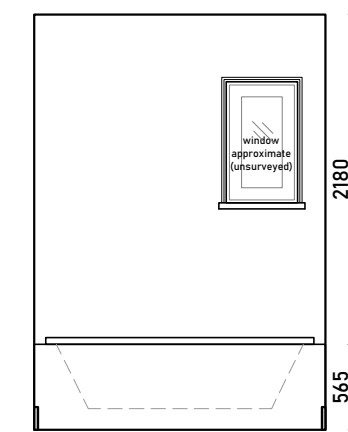
Internal Elevation A



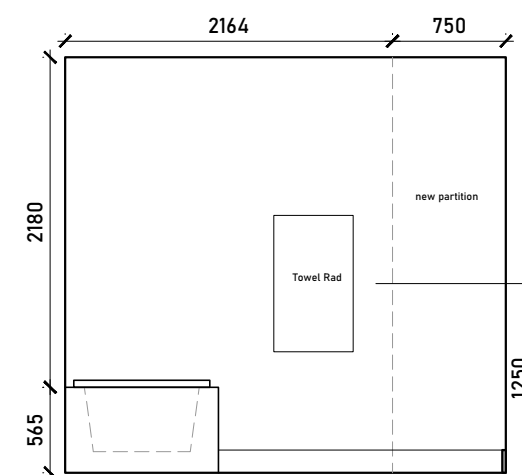
Internal Elevation B

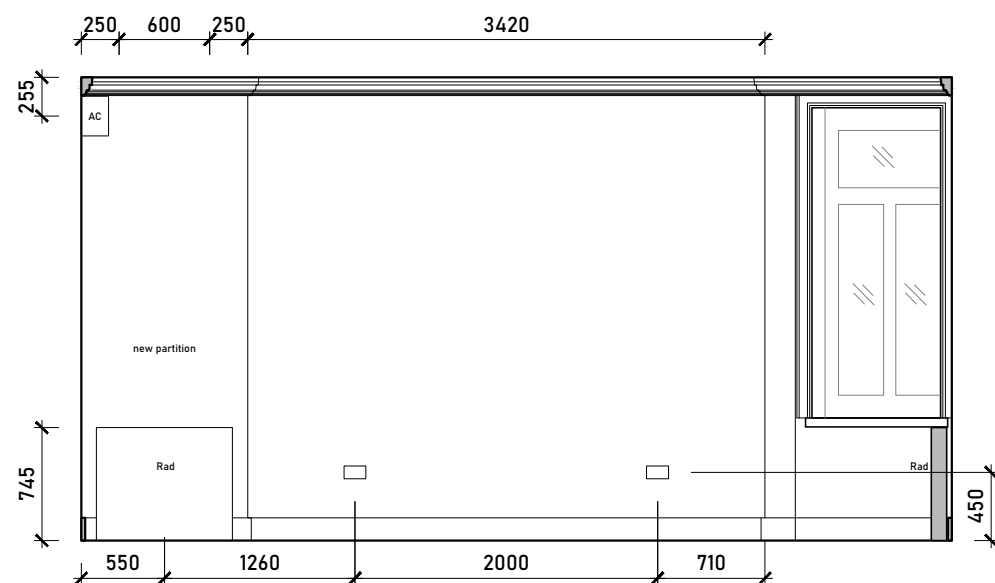


Internal Elevation C

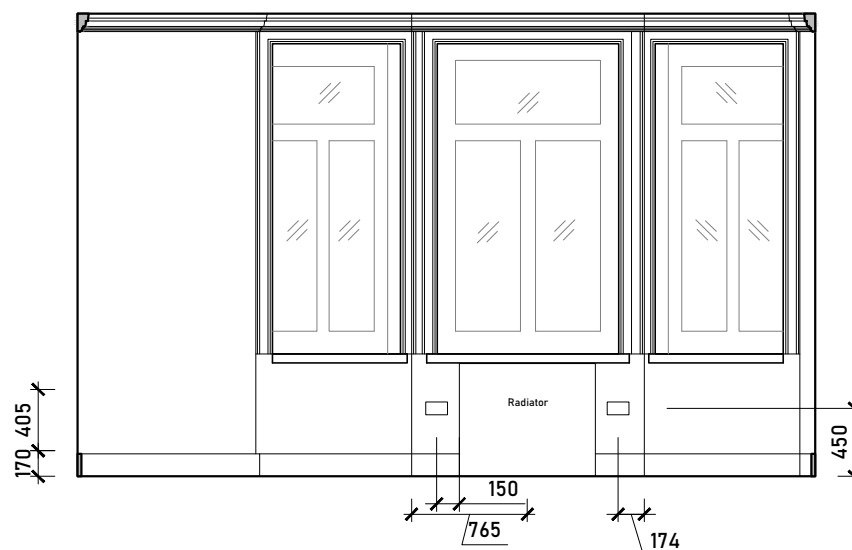


Internal Elevation D

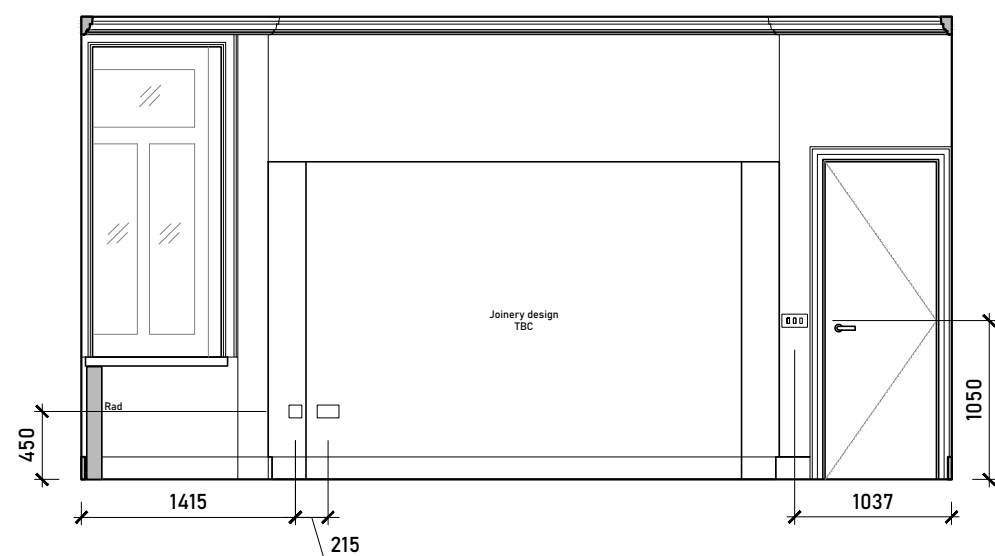




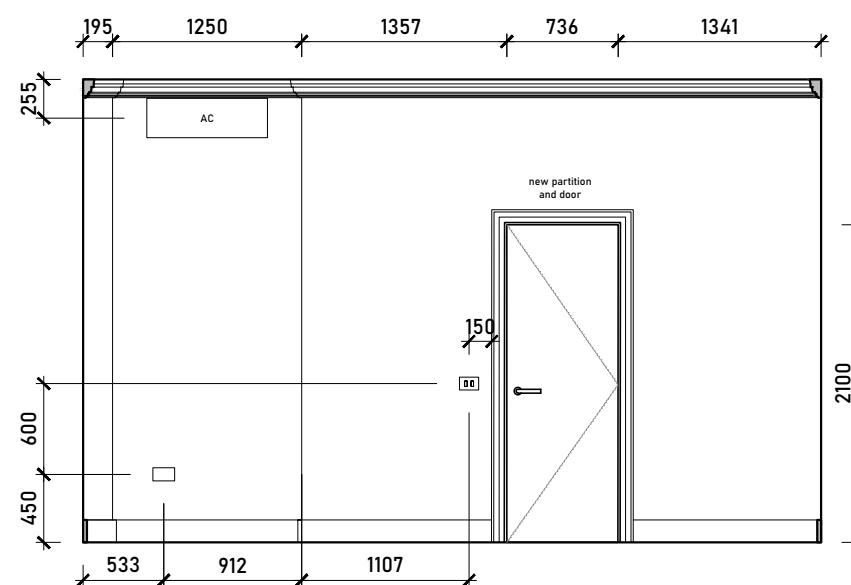
Internal Elevation A



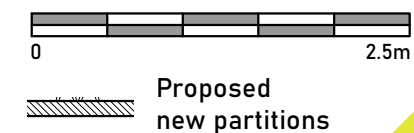
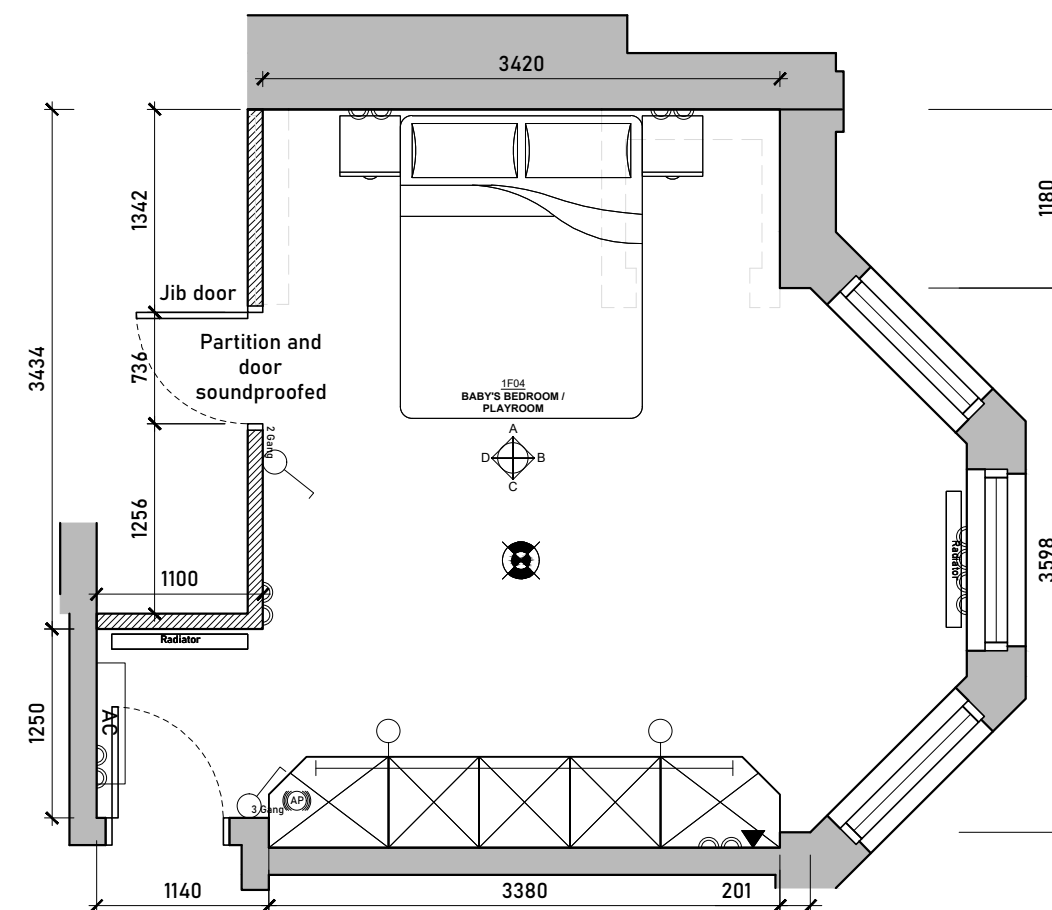
Internal Elevation B

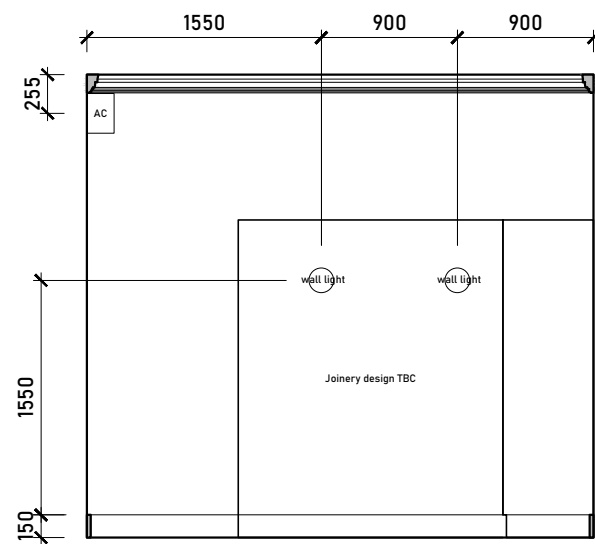


Internal Elevation C

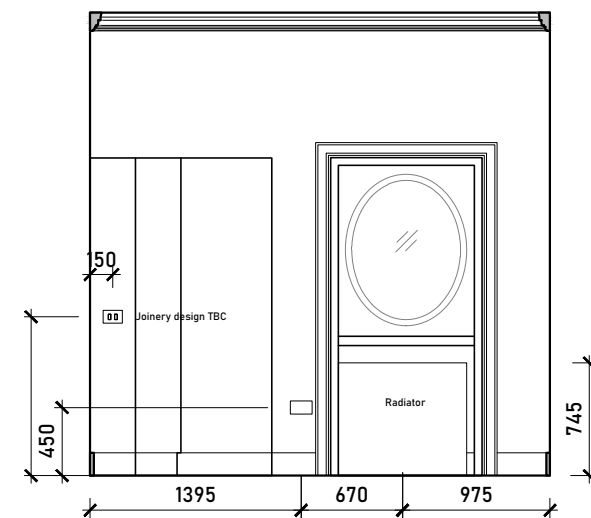


Internal Elevation D

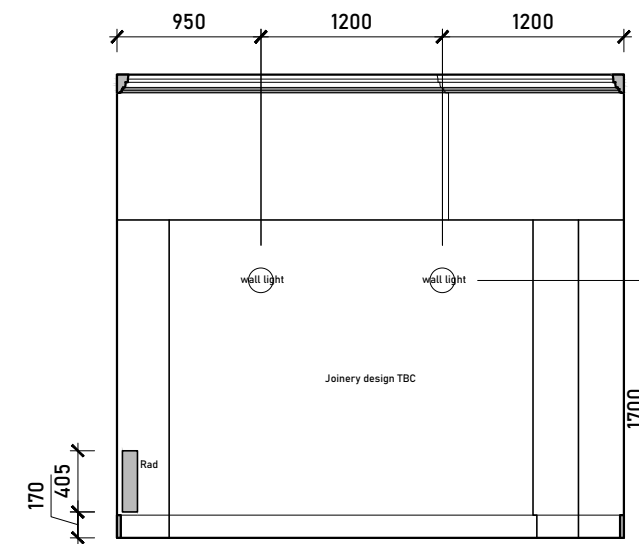




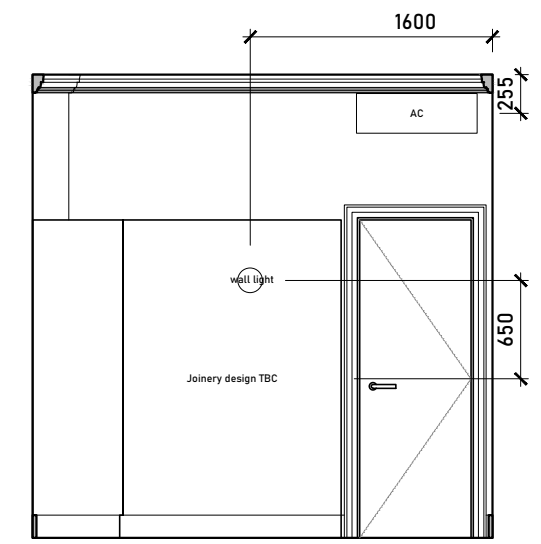
Internal Elevation A



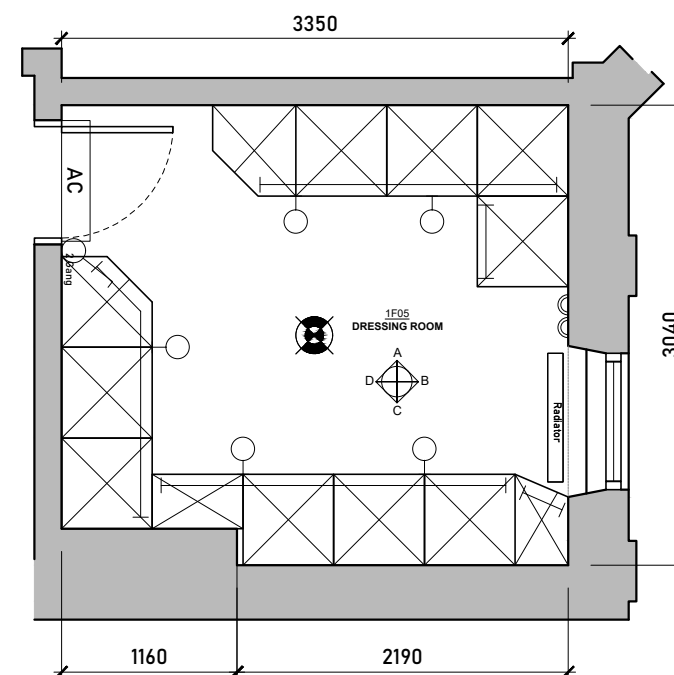
Internal Elevation B

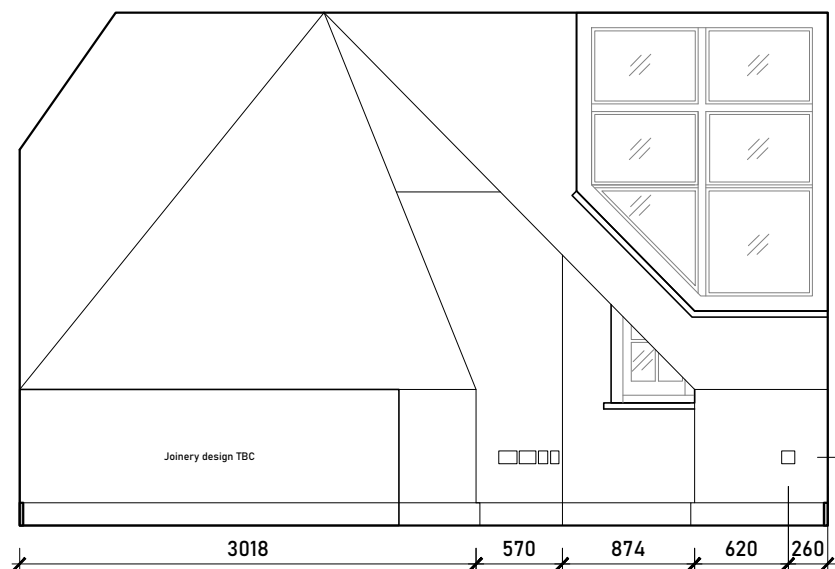


Internal Elevation C

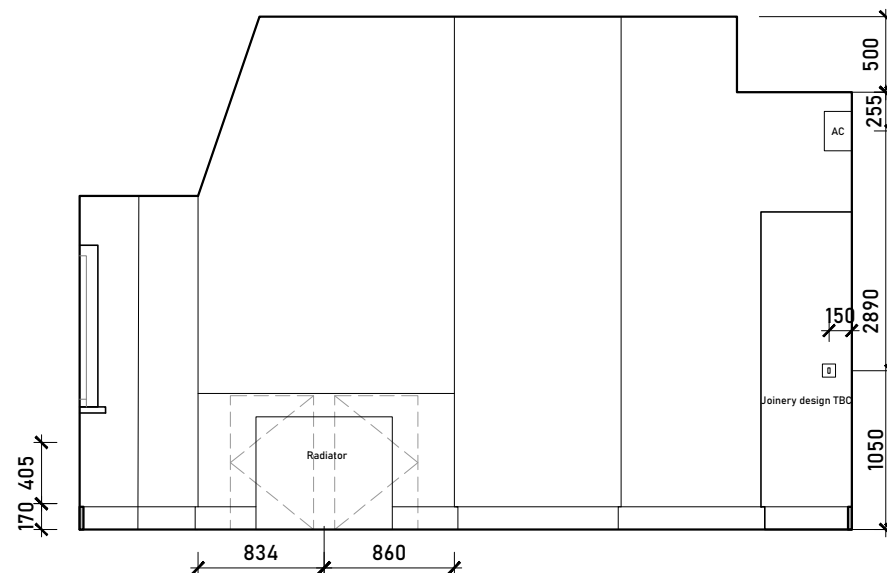


Internal Elevation D

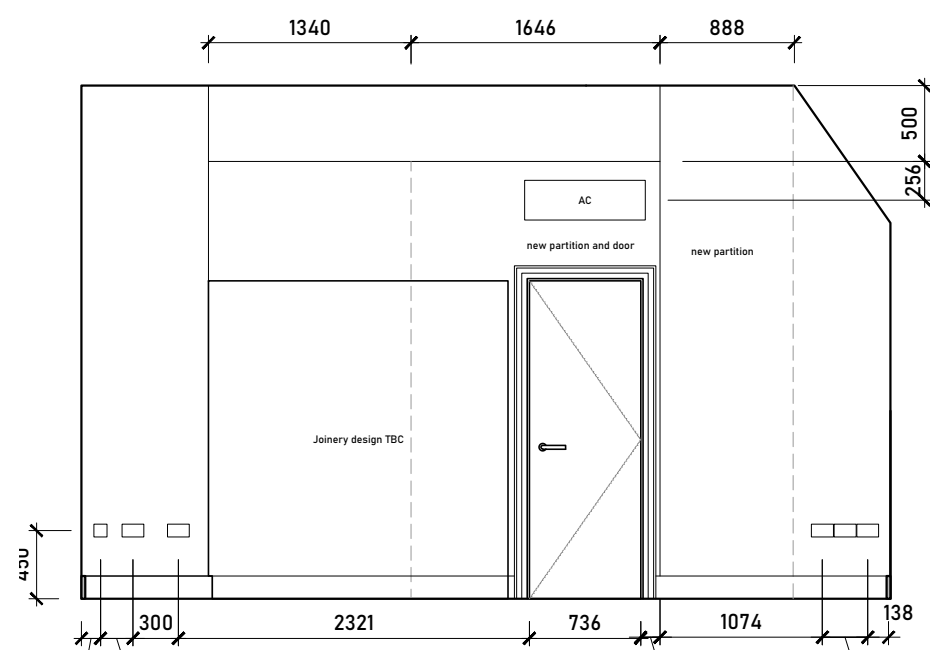




Internal Elevation A

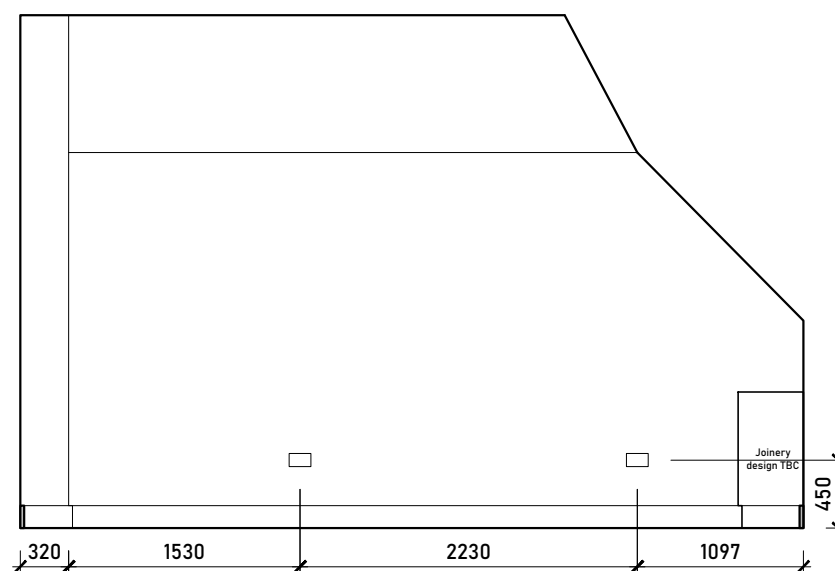


Internal Elevation B

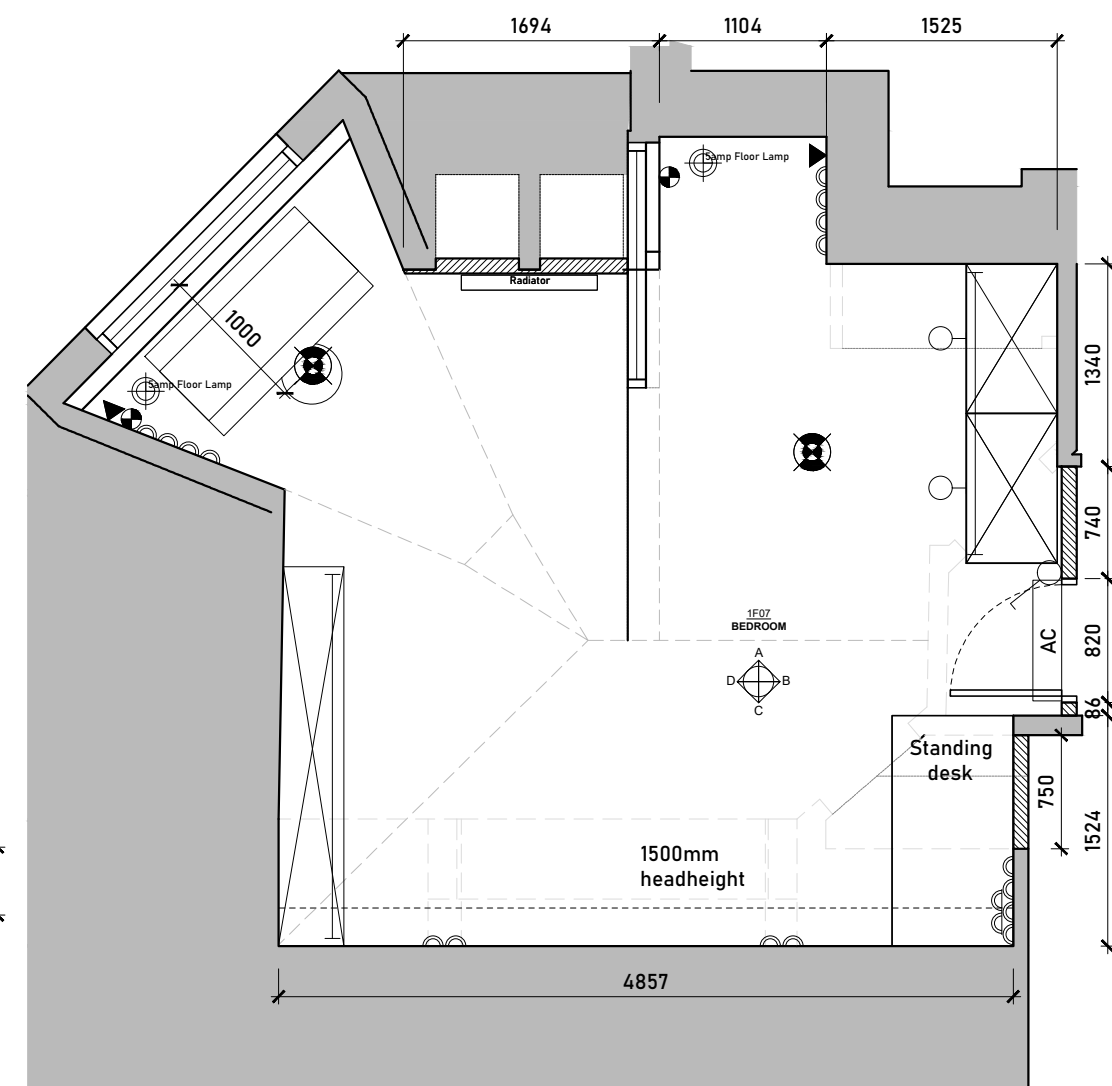


Internal Elevation C

The proposed door matching existing D-03 details are shown separately under 'DETAILS' section



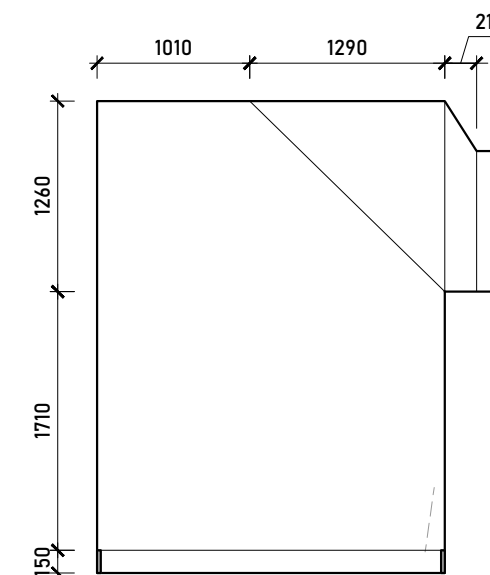
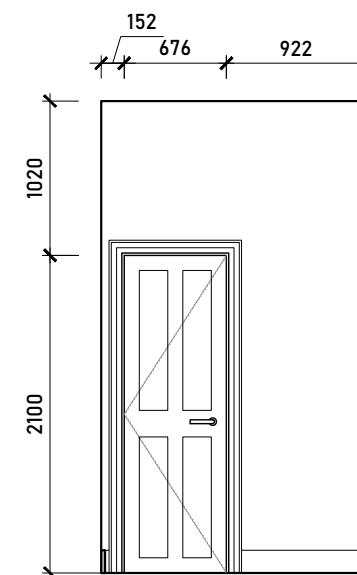
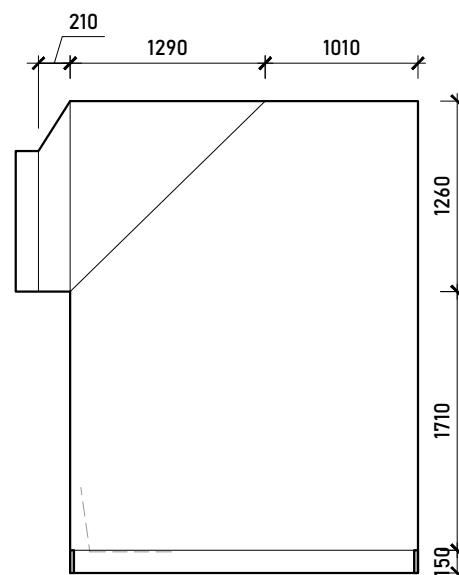
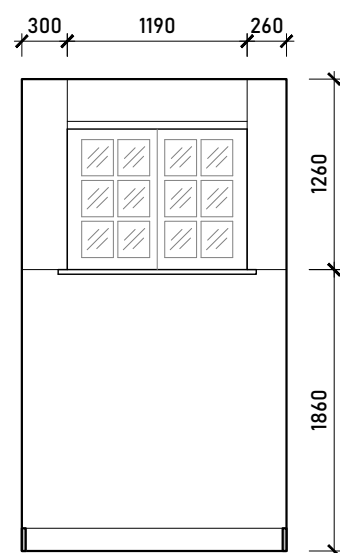
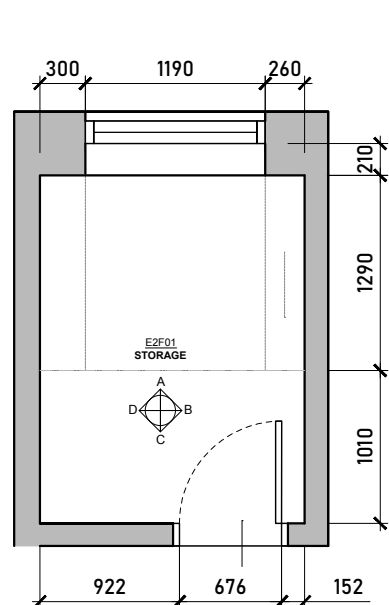
Internal Elevation D



Proposed new partitions



3.6 Proposed Interior Elevations_Second Floor

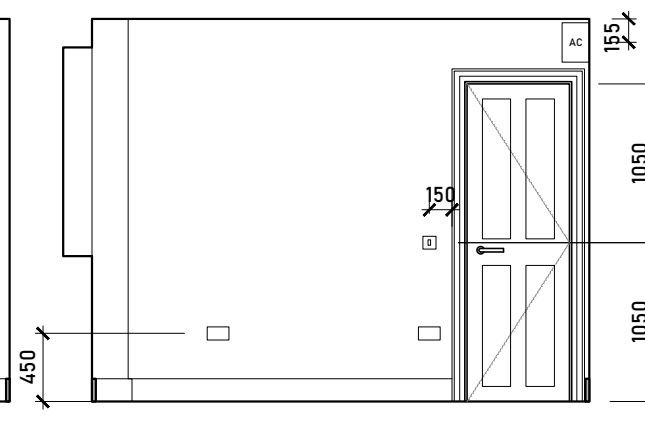
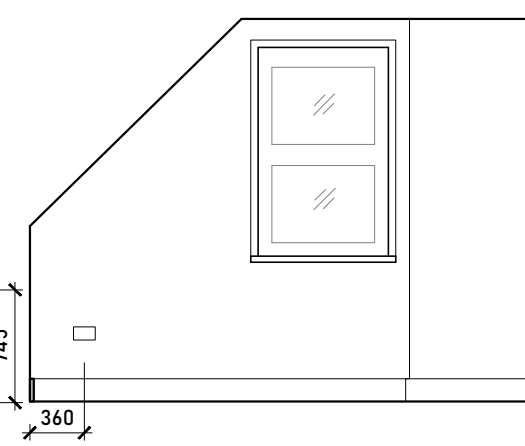
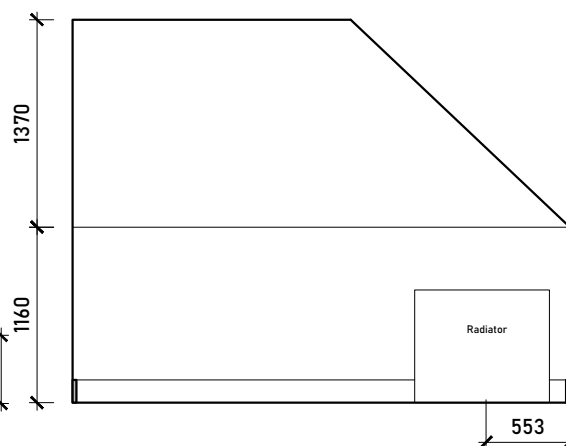
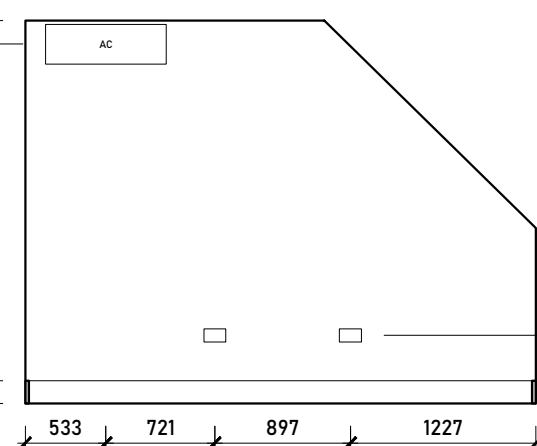
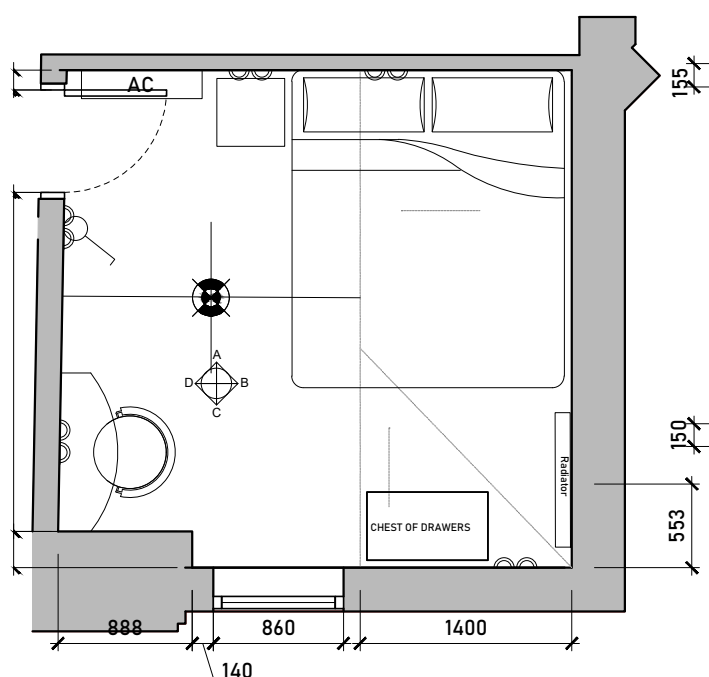


Internal Elevation A

Internal Elevation B

Internal Elevation C

Internal Elevation D

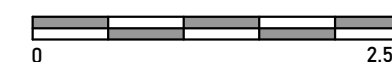


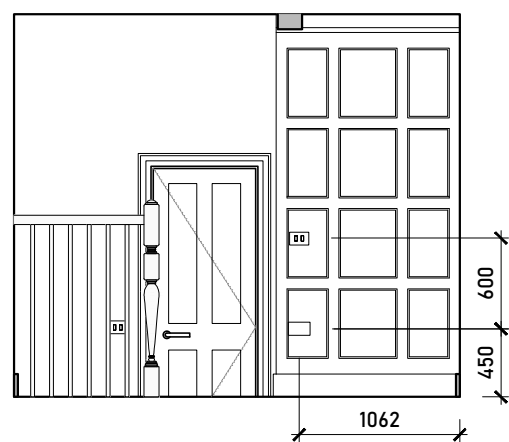
Internal Elevation A

Internal Elevation B

Internal Elevation C

Internal Elevation D

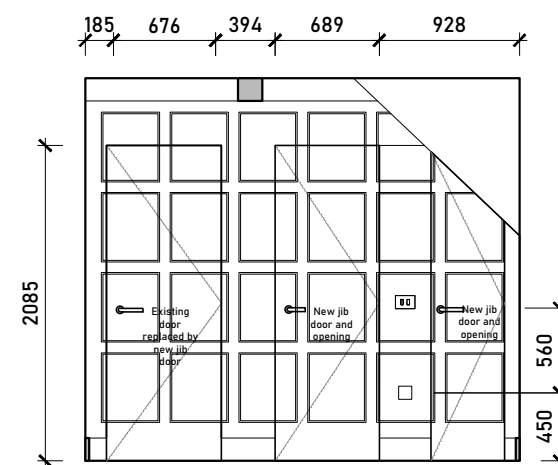




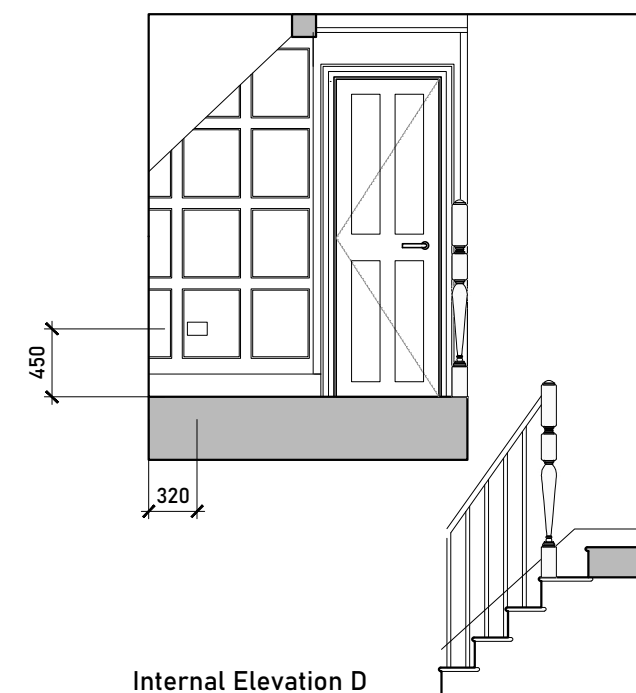
Internal Elevation A



Internal Elevation B



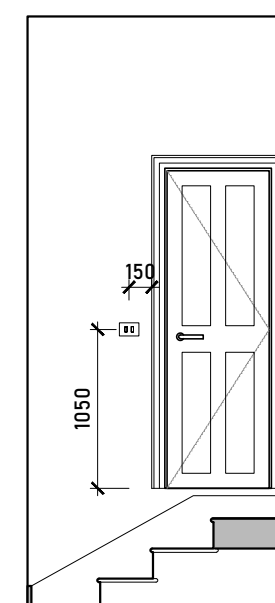
Internal Elevation C



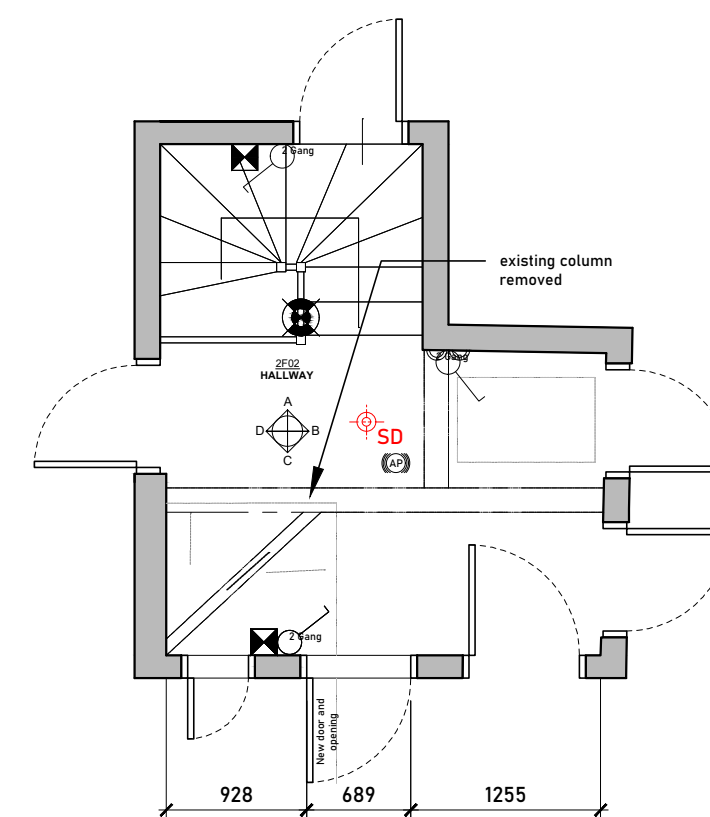
Internal Elevation D



Precedent images of proposed wood panelling
Proposed paelling details are shown under the 'DETAIL' section



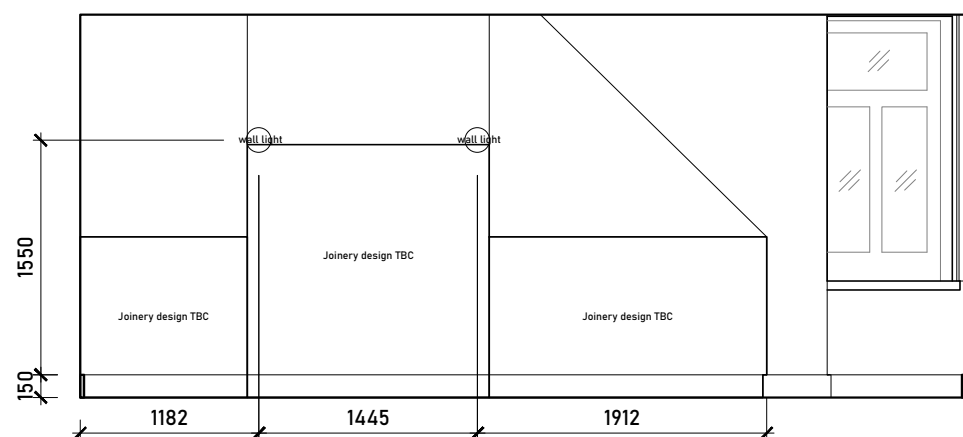
Internal Elevation A_02



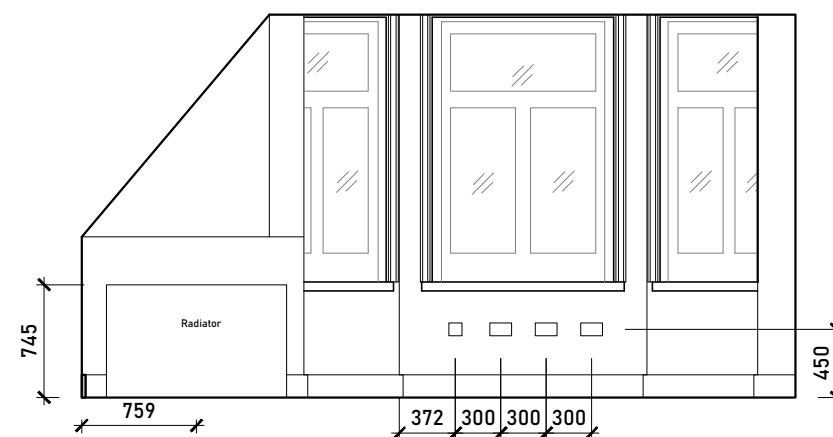
Proposed Hallway Floorplan

Scale 1:50 @ A3

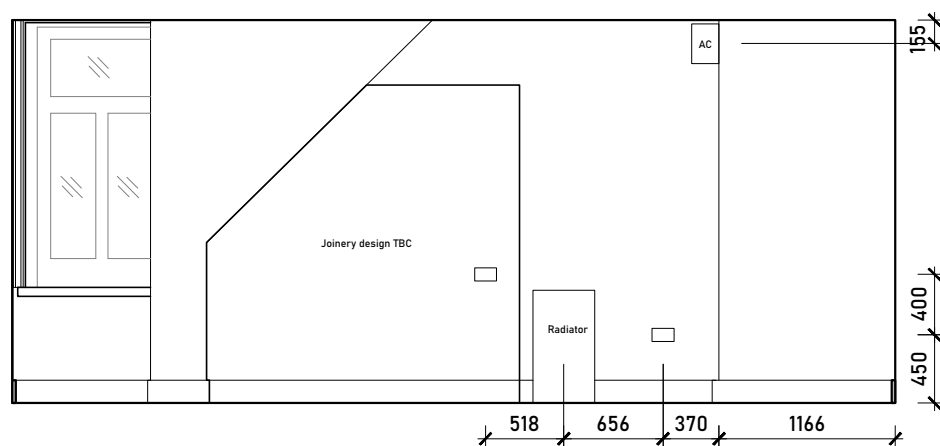




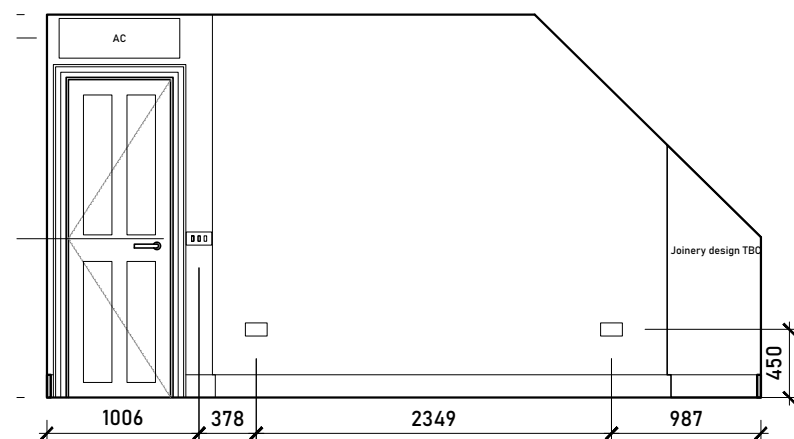
Internal Elevation A



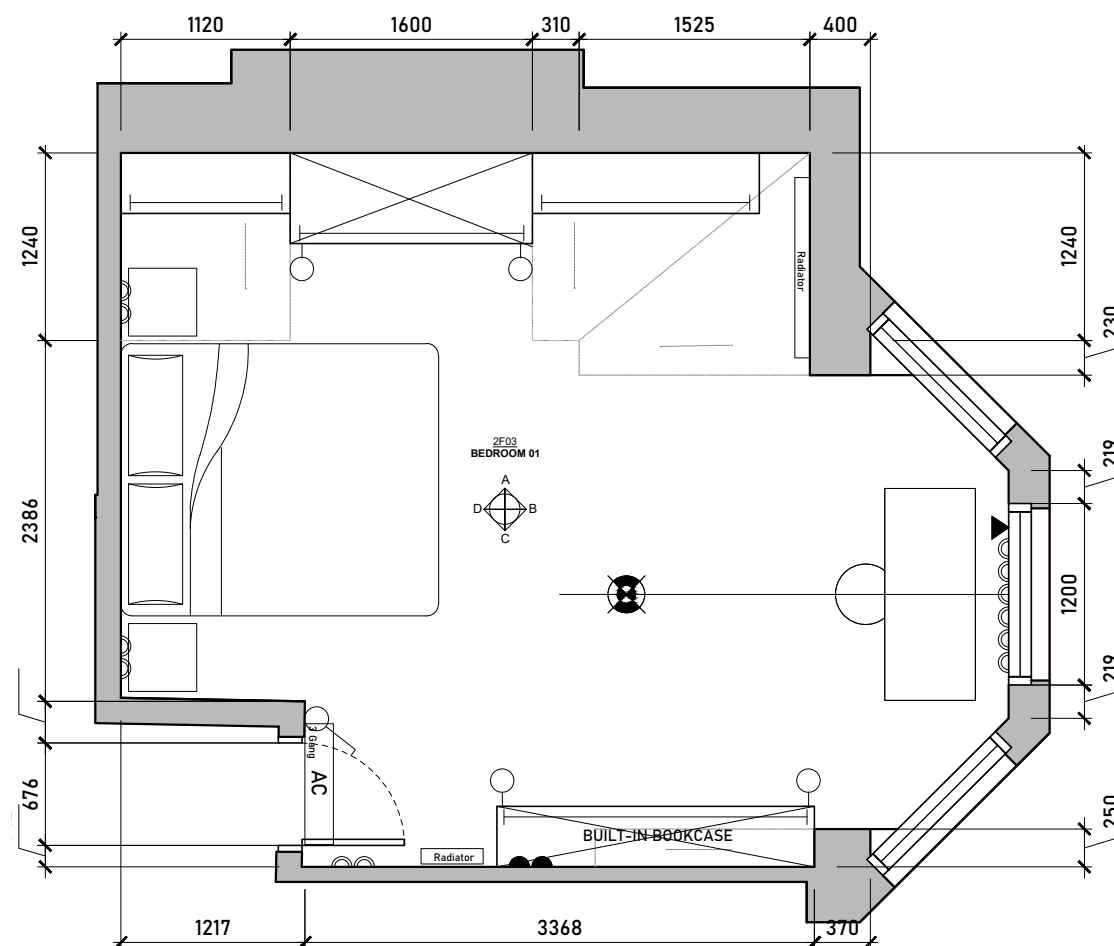
Internal Elevation B

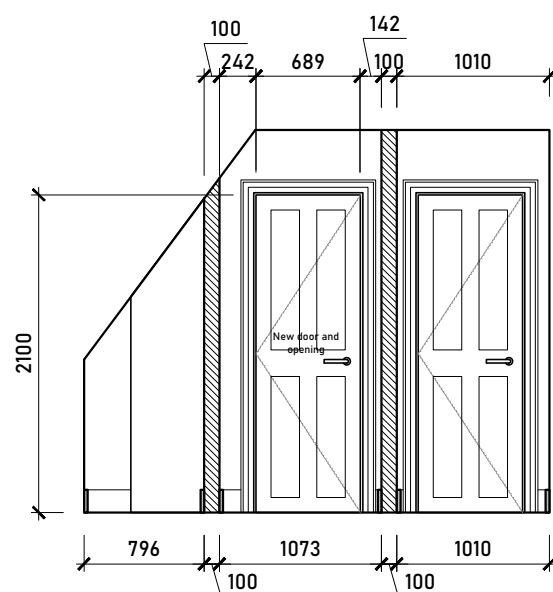


Internal Elevation C

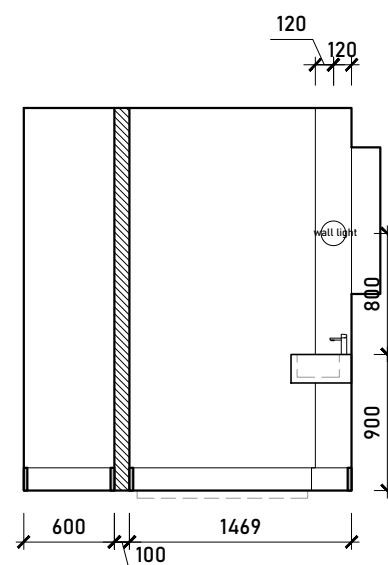


Internal Elevation D

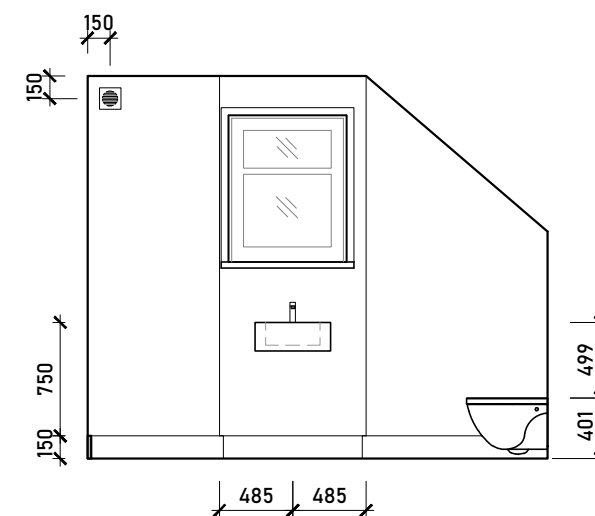




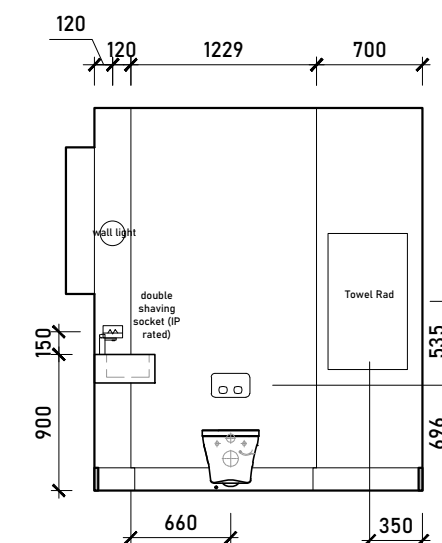
Internal Elevation A



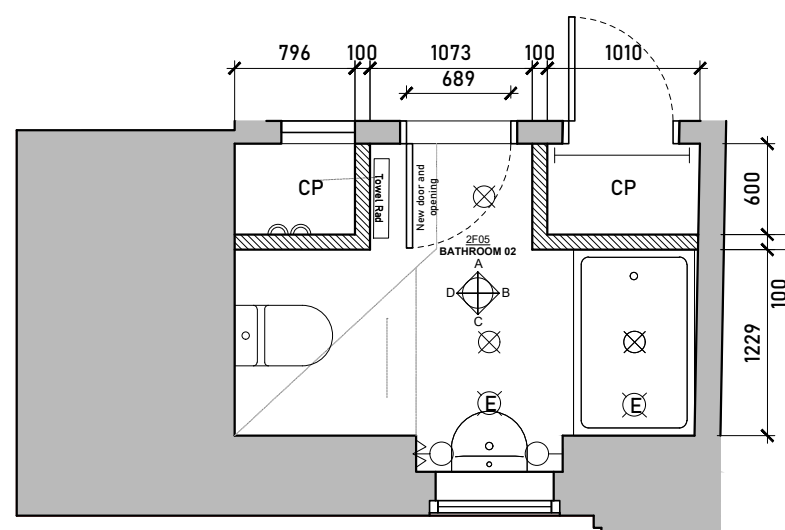
Internal Elevation B



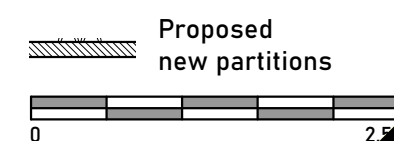
Internal Elevation C



Internal Elevation D



Proposed Bathroom Floorplan
Scale 1:50 @ A3





Internal Elevation A



Internal Elevation B



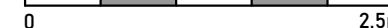
Internal Elevation C



Internal Elevation D



Scale 1:50 @ A3



4.0 APPEARANCE



4.1 Proposed interior concept

The proposed interior concept responds to the history of the house, and, where possible, uses matching materials and details.

The house will serve a family, therefore health and safety considerations influenced some design choices (especially around the staircases, the radiator and material choice).

Precedent images of the proposed interior style are shown on the right and below. High quality materials and details will be used.

DRESSING ROOM JOINERY



TV JOINERY



DINING ROOM JOINERY



FIREPLACE



SHAKER STYLE



Proposed radiator styles aesthetically match the historic style of the interior where practical. Cast iron radiators are used in most locations. However, around the staircases due to safety reasons (in case of tripping on the stair) a different style of radiators is proposed: a steel double column radiator. However, the dark antracite colour would match the rest of the interior.

TRADITIONAL VICTORIAN 3 COLUMN CAST IRON RADIATOR



STEEL DOUBLE COLUMN RADIATOR (AROUND STAIRS)



PROPOSED BATHROOM RADIATOR



PROPOSED GUEST BATHROOM RADIATOR



4.2 Proposed Floor Finishes



Lower Ground Floor_proposed floor finishes



Ground Floor_proposed floor finishes



1st Floor_proposed floor finishes



2nd Floor_proposed floor finishes

Proposed floor finishes



Proposed reception marble and timber flooring



Proposed black and white tile flooring



Proposed wood flooring (70 - 220mm), 20mm thick, up to 2.20m long aged timber floor)

4.3 Proposed ceiling treatment

The proposed ceiling treatment concept for kitchen and dining room is shown below. The ceiling treatment will complement the wooden painted wall panelling on the ground floor. The ceiling treatment will be carefully aligned with the panelling and match colour of other interior elements.

PROPOSED KITCHEN CEILING TREATMENT EXAMPLE



PROPOSED DINING ROOM CEILING TREATMENT EXAMPLE



5.0 PROPOSED DETAILS

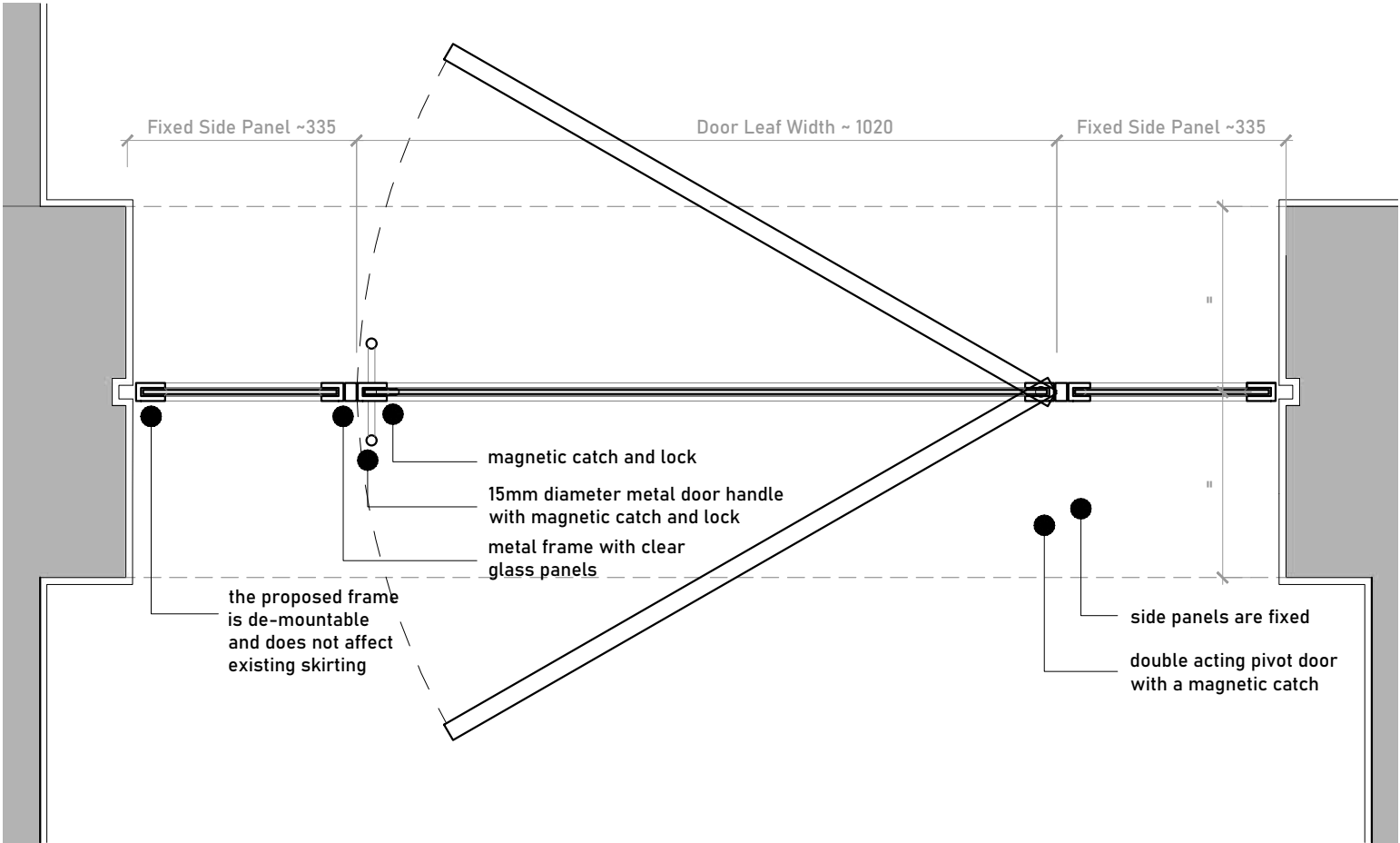
5.1 Proposed metal frame door D-01

The proposed metal frame glazed door will complement the entrance hallway aesthetically, as well as in terms of additional security. The proposed door is double acting, with magnet stop and a lock, and the design will be light and unimposing, however stylish and fitting in well with the historical character of the building.

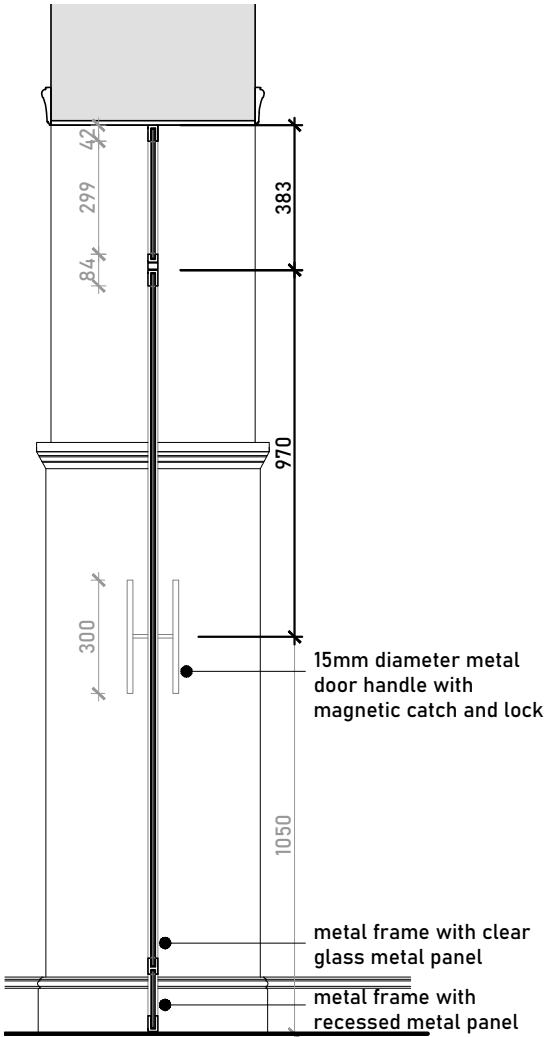
The door will be de-mountable, and will not affect the existing skirting, as there will be a gap between the wall and the proposed metal frame.



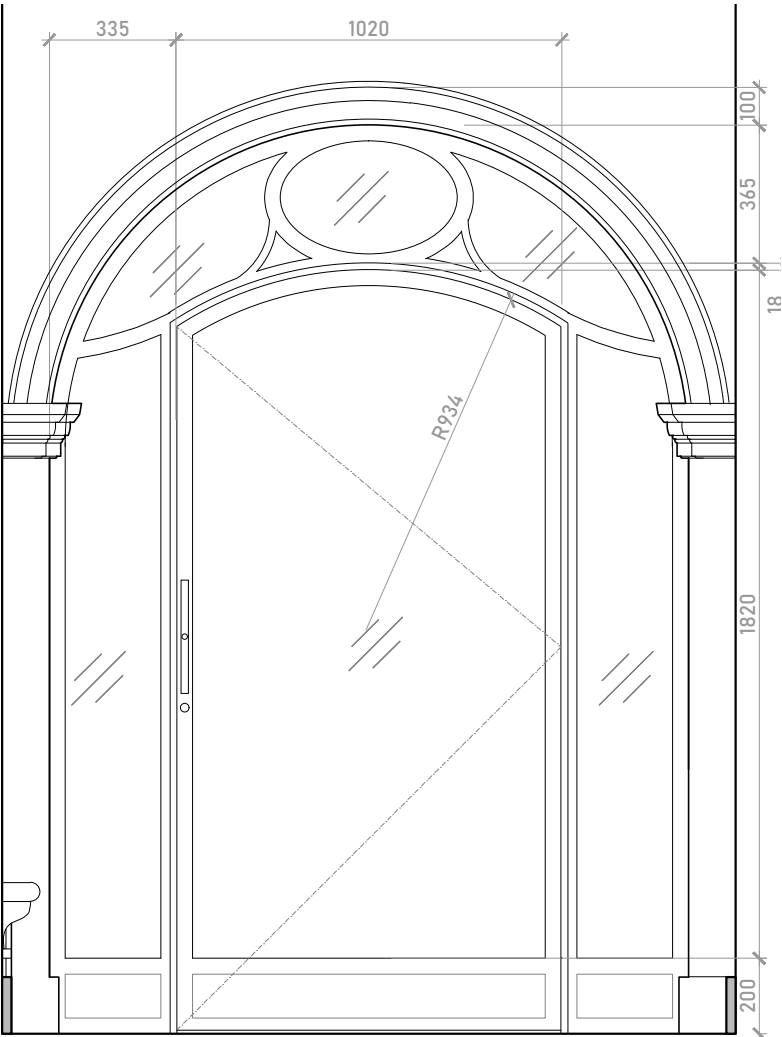
Precedent of the style of proposed door in a historical building



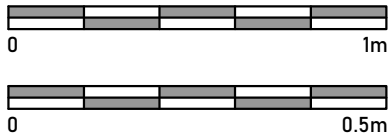
Proposed double action pivot door plan
Scale 1:10 @ A3



Proposed door section
Scale 1:20 @ A3



Proposed double action pivot door elevation
Scale 1:20 @ A3



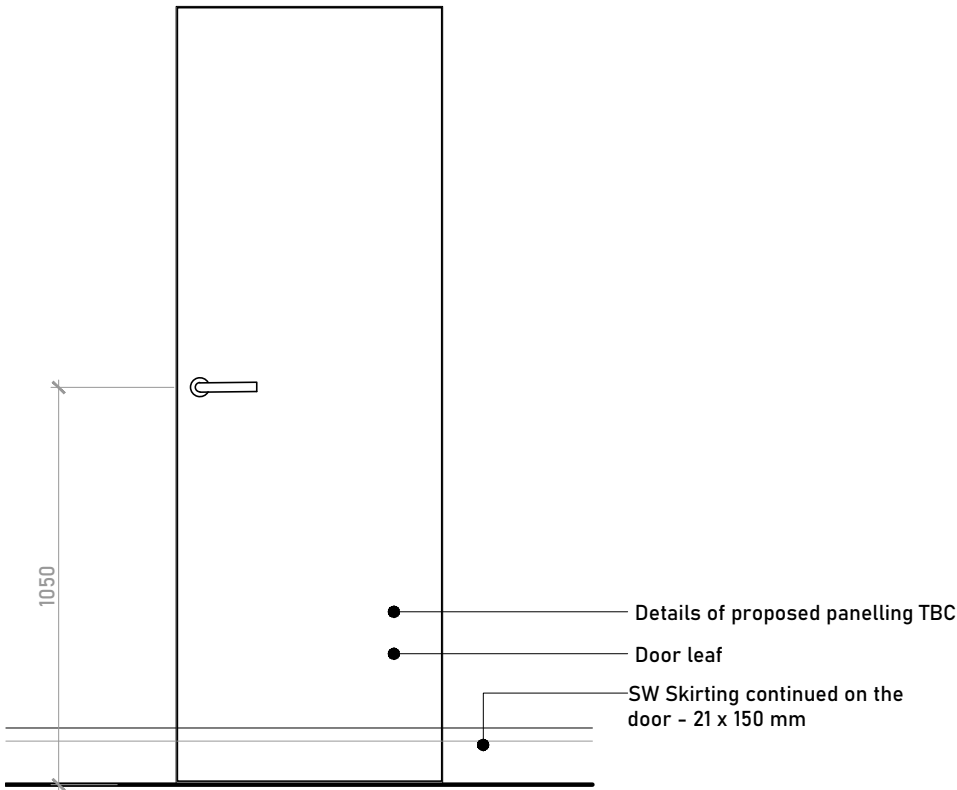
5.2 Proposed jib door D-02

The proposed jib doors are located on the first and second floors, and blend in with the painted wall, or with the wood panelling in the second floor hallway, however the design principle remains as shown below.

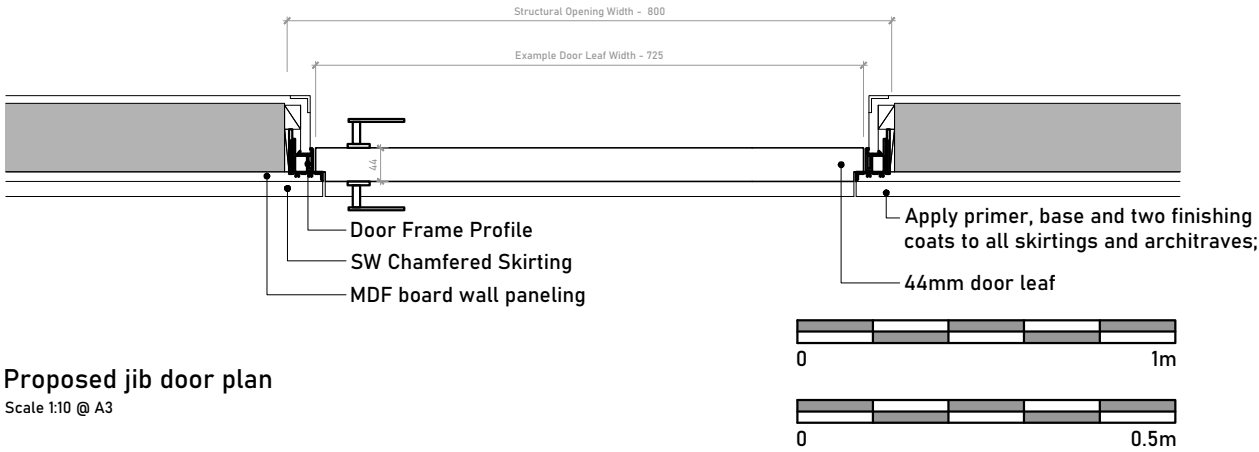
The door handle design will vary depending on the room and will be confirmed at a later stage.



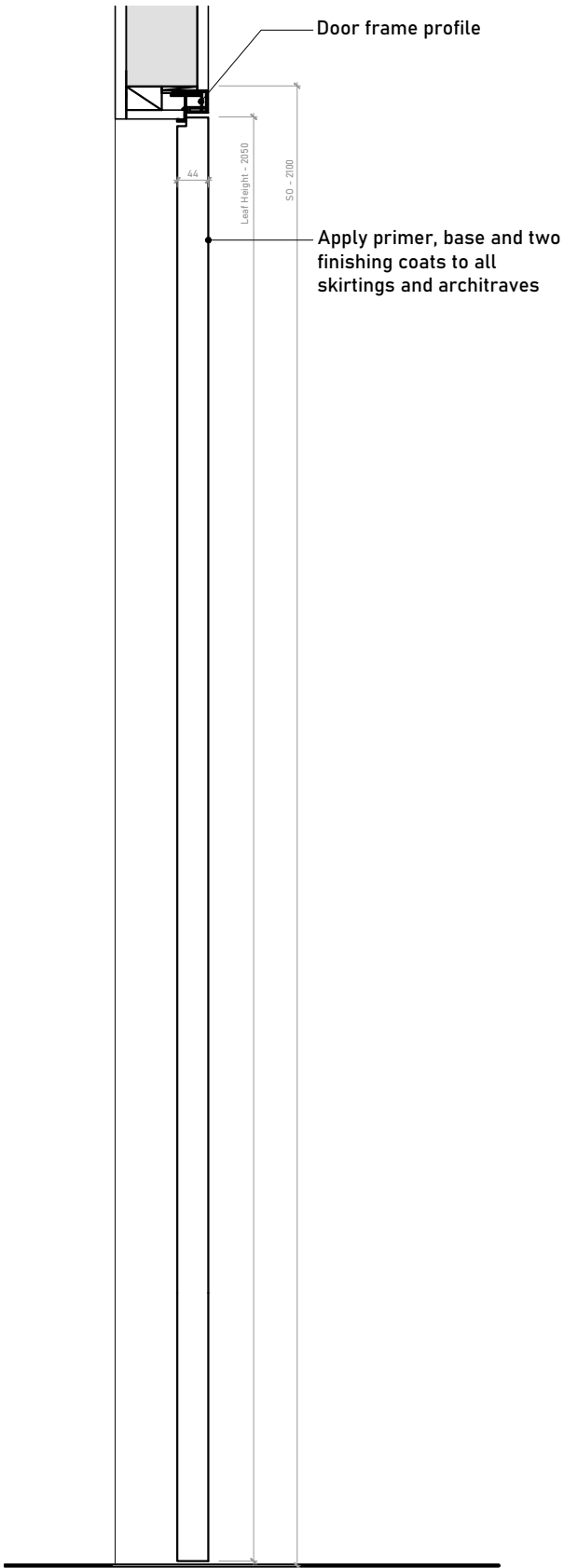
Example of a jib door with wooden panelling



Proposed jib door elevation
Scale 1:20 @ A3



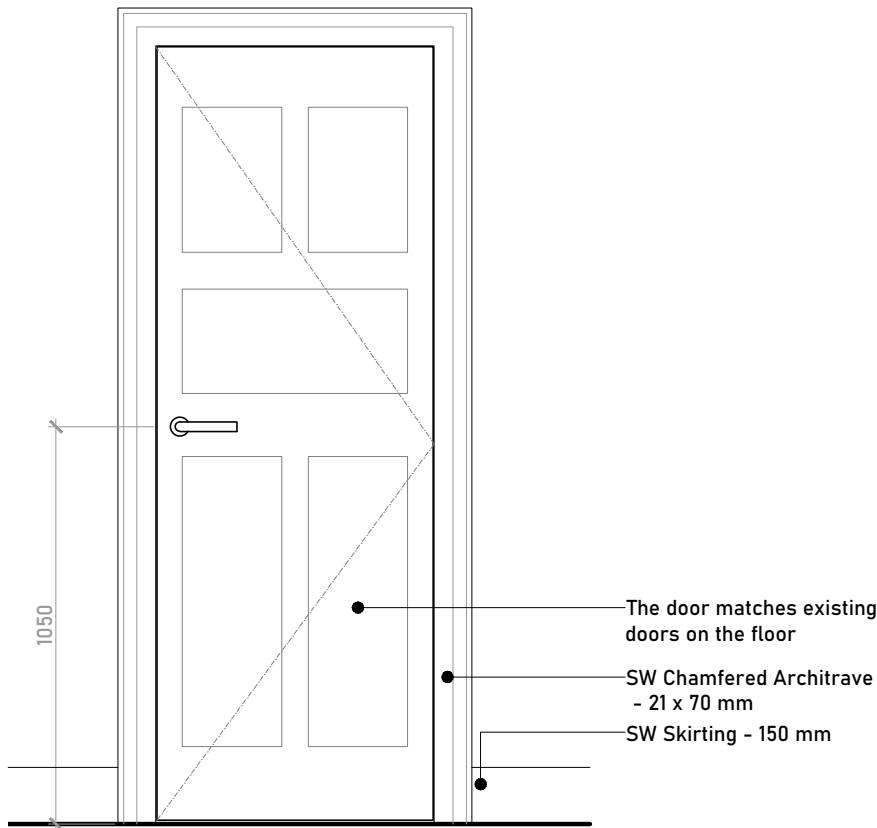
Proposed jib door plan
Scale 1:10 @ A3



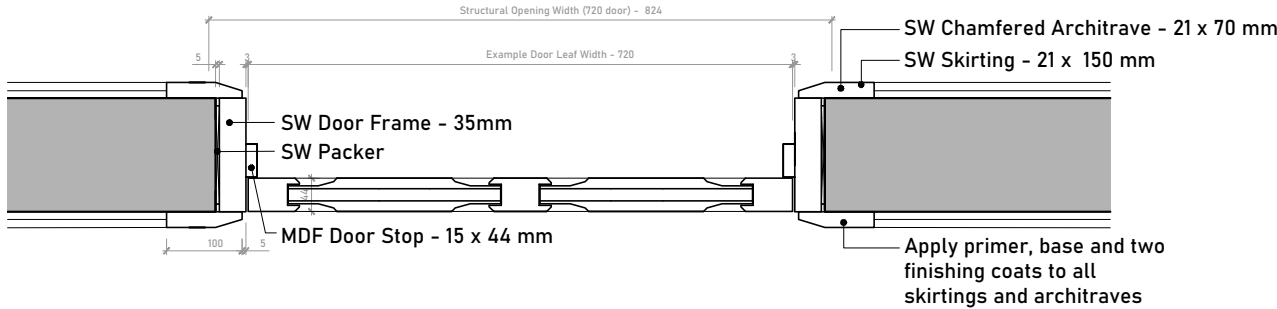
Proposed jib door section
Scale 1:10 @ A3

5.3 Proposed typical door D-03

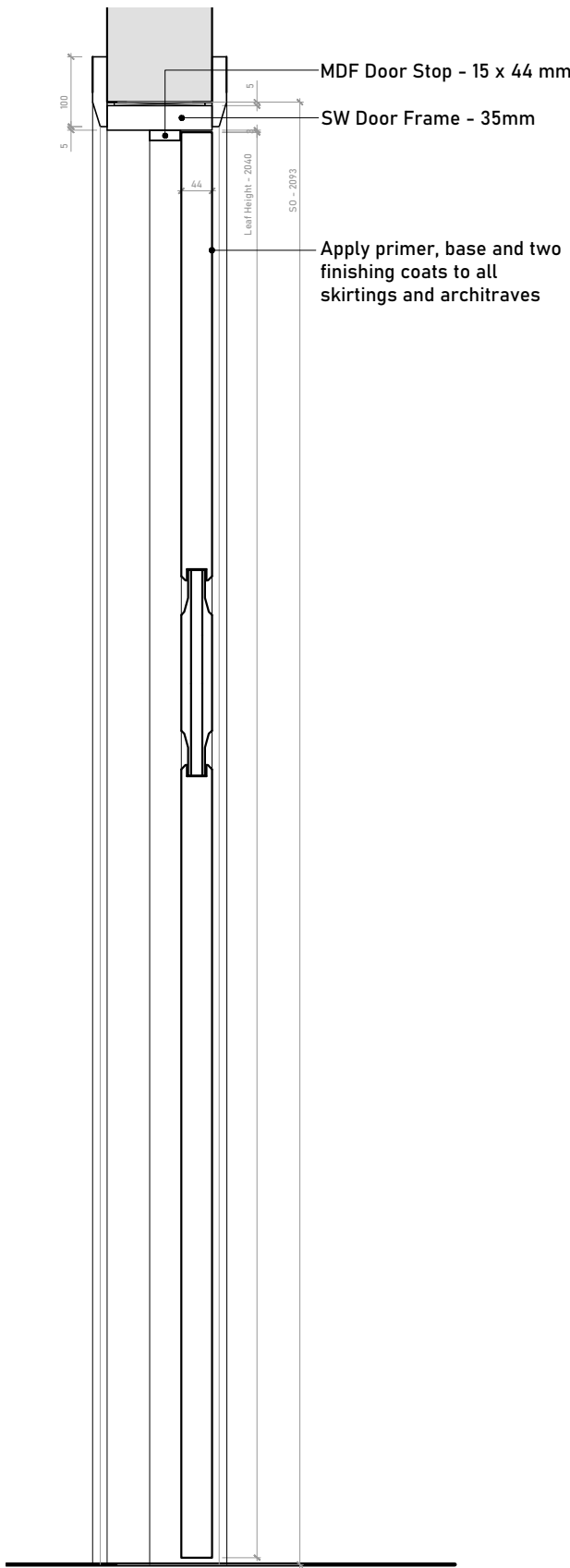
The proposed door matches the appearance of existing doors. The new door is proposed in the area where the new partition is created to rationalise the layout and create more usable space. The proposed door finish would be paint matching the walls.



Proposed door elevation
Scale 1:10 @ A3



Proposed door plan
Scale 1:10 @ A3



Proposed door section
Scale 1:10 @ A3

5.4 Proposed wall panelling

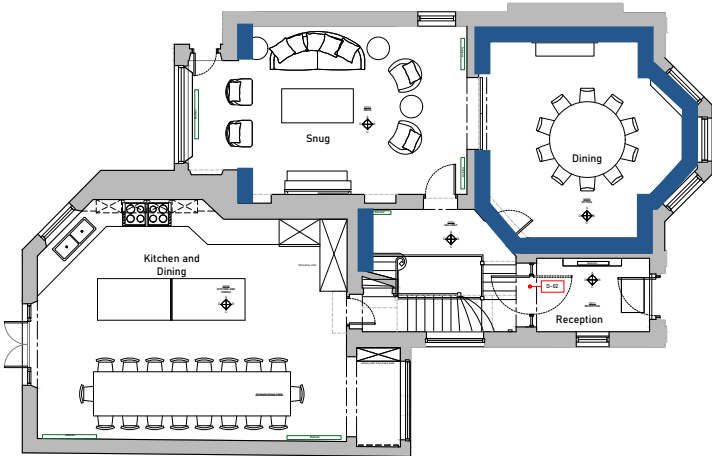
The interior design includes wooden wall panelling in keeping with the overall character of the house, and is inspired by the existing panelling pattern (photograph on the far right). The panelled walls are proposed in key areas:

- Sitting room
- Snug room
- Upper ground floor and 1st floor stair
- 2nd floor hallway.

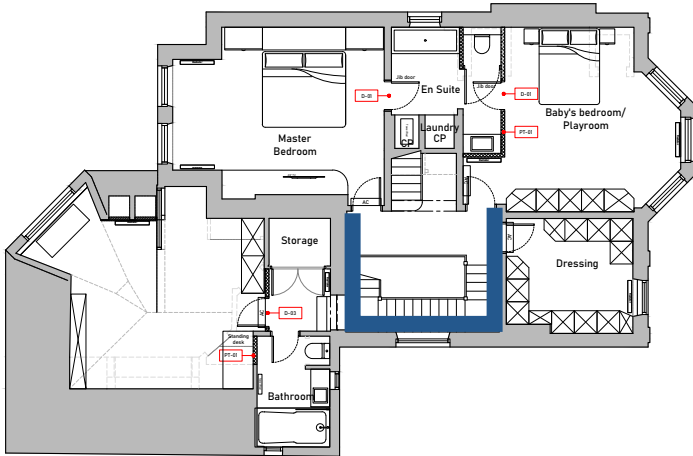
The wall panelling design and pattern is continuous throughout the building, however the finish is different on the second floor. The upper ground floor and staircase wall panelling is proposed painted, matching the wall colour, whereas the top floor is distinguished by darker wood panelling, matching the proposed floor. The new jib doors on the second floor will follow the panelling pattern.

The plans below show the extent of the proposed wall panelling in the house. The following pages show the proposed design and pattern.

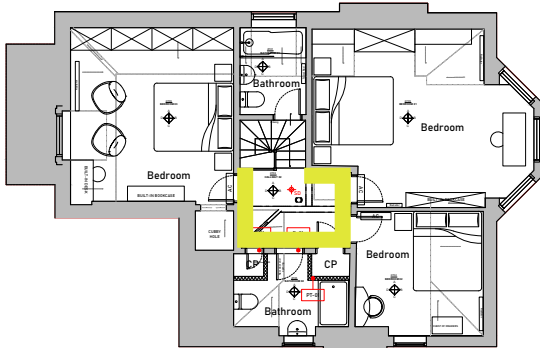
- Wooden panelling matching the floor
- Painted wood panelling matching the wall colour



Lower Ground Floor



1st Floor



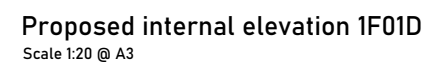
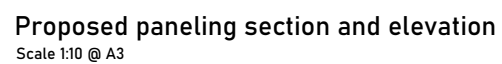
2nd Floor



Example of painted wall panelling



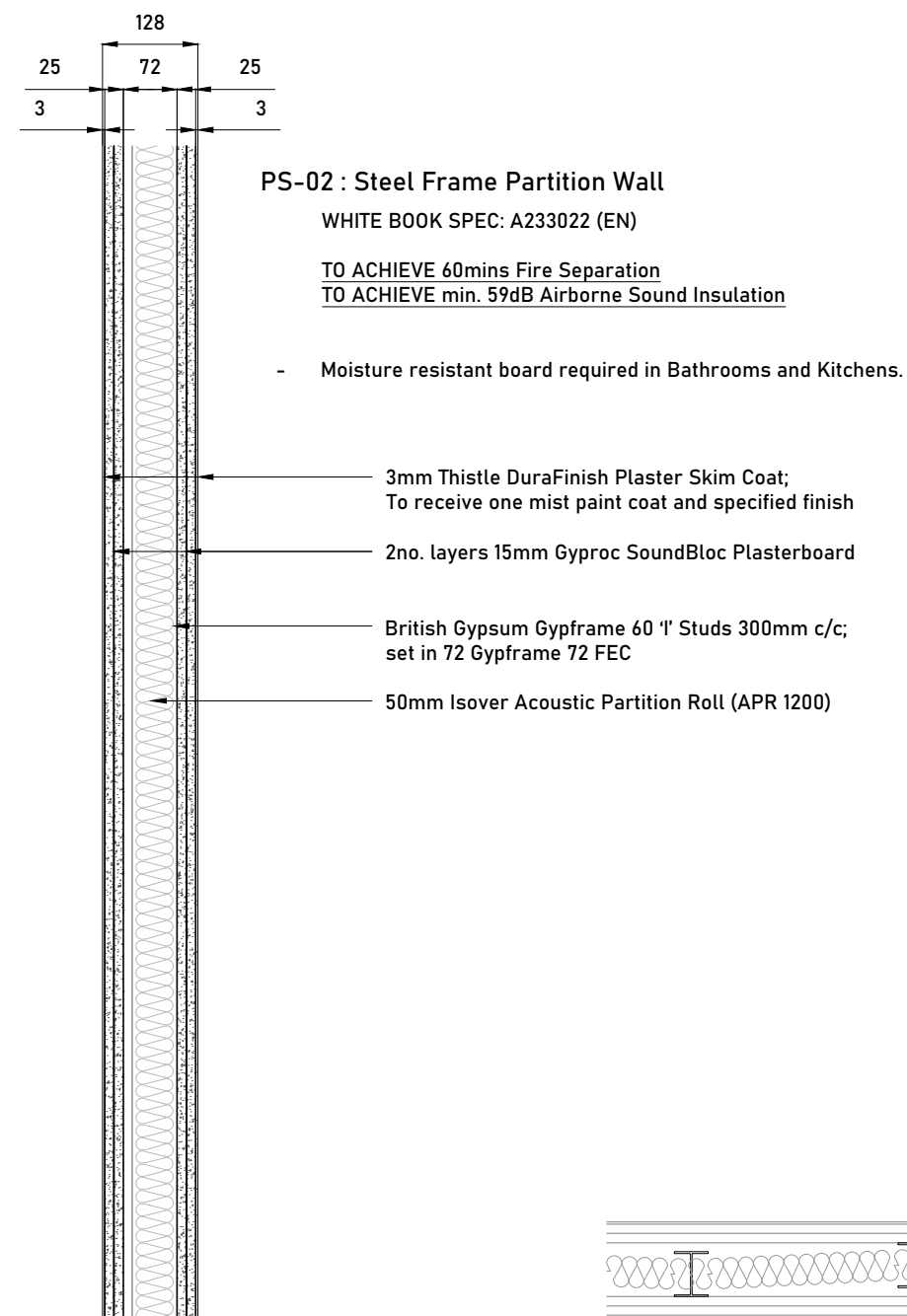
Photograph of existing wall panelling in the building on the existing sitting room (the proposed snug room), taken by Heritage Information Ltd



Views of 2nd floor hallway wall panelling

5.5 Proposed steel partition

We proposed new partitions, where required, to be made of steel frame, and finish would be matching existing where appropriate.

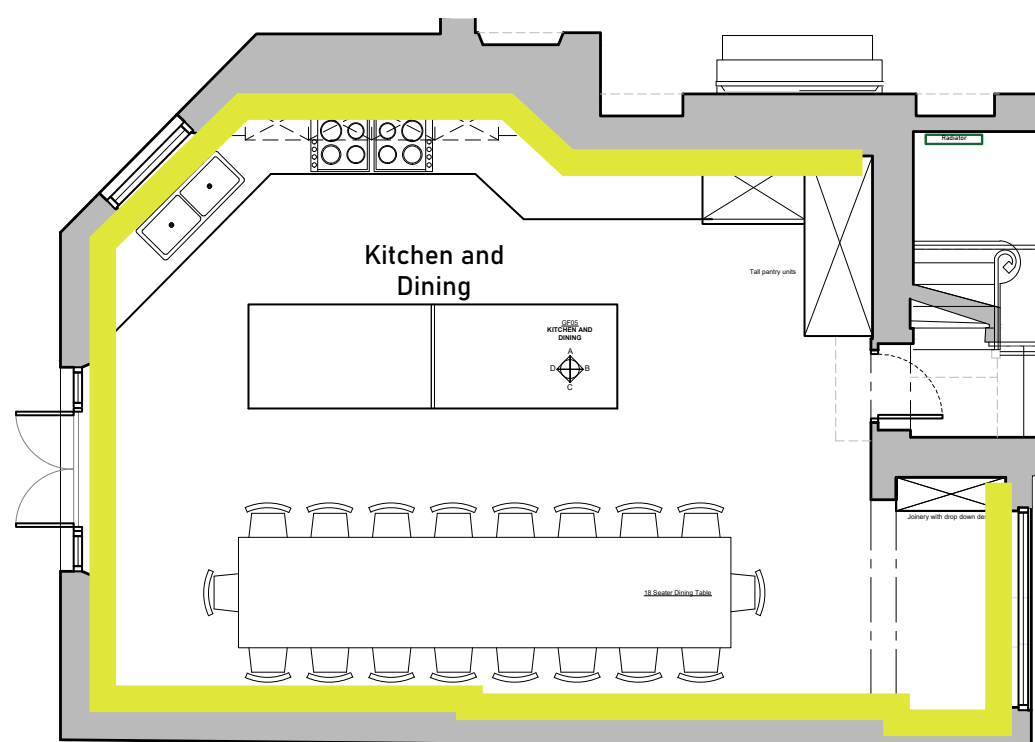


Proposed partition section and plan
 Scale 1:10 @ A3

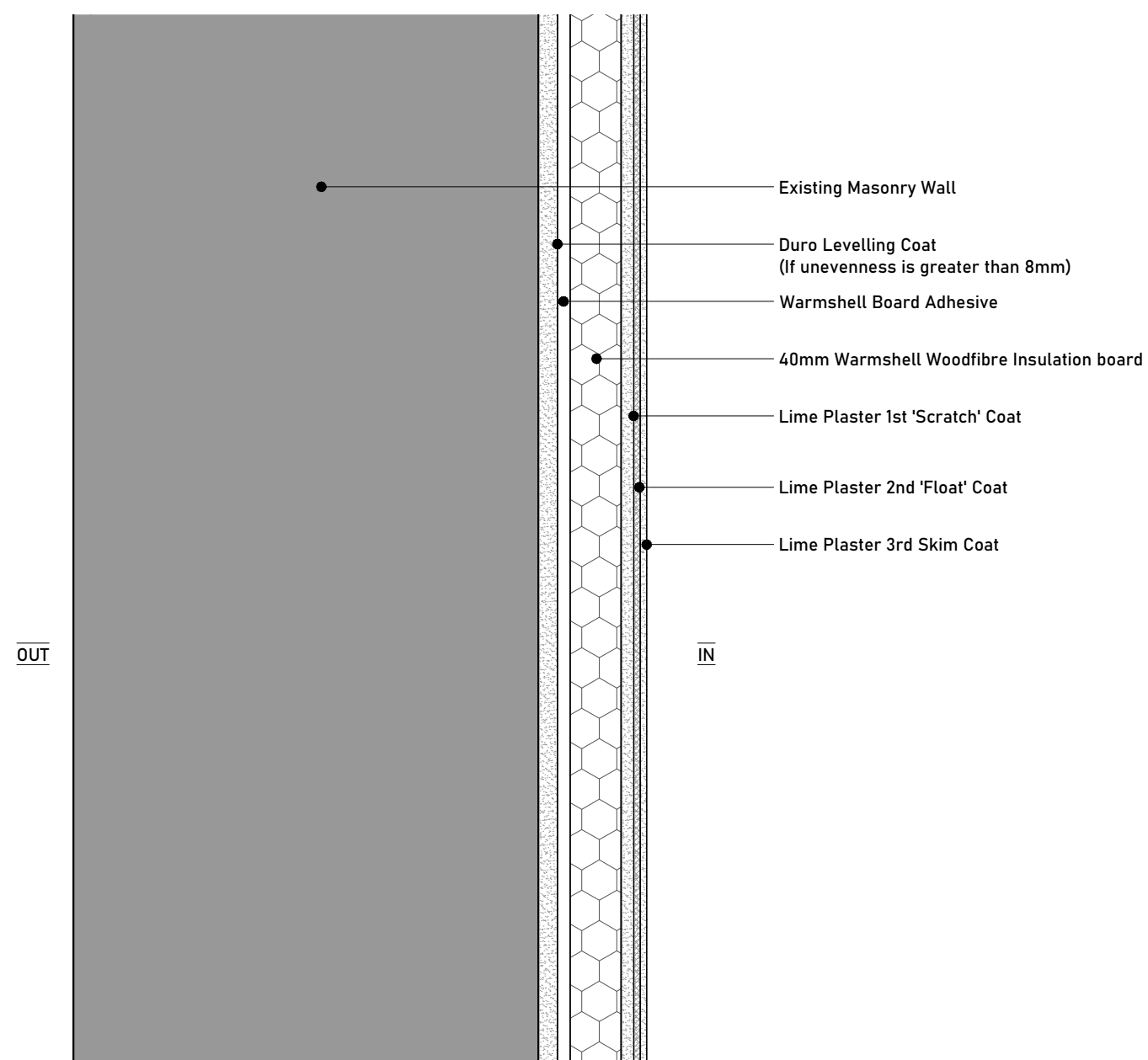


5.6 Proposed wall insulation

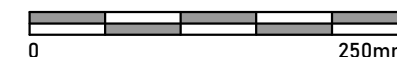
It is difficult to achieve the required temperatures inside the kitchen area by simply increasing the sizes of proposed radiators. Therefore, the room on the ground floor requires additional insulation to create comfortable and liveable environment inside. We propose using 40 mm Warmshell Woodfibre Insulation boards, with finishes to match the existing.



Extent of proposed additional insulation in the Kitchen and Dining room



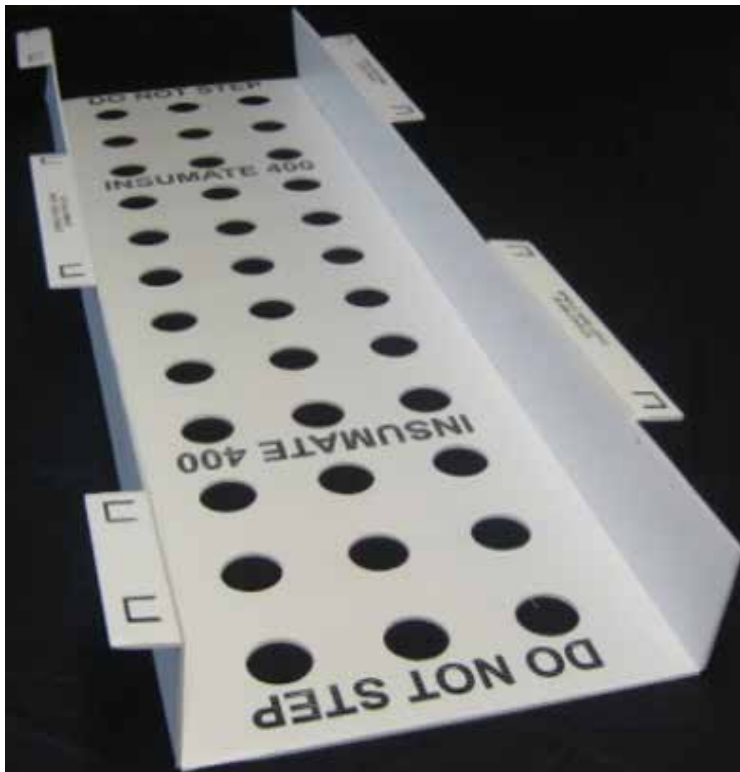
Proposed detail - existing wall with proposed insulation
Scale 1:5 @ A3



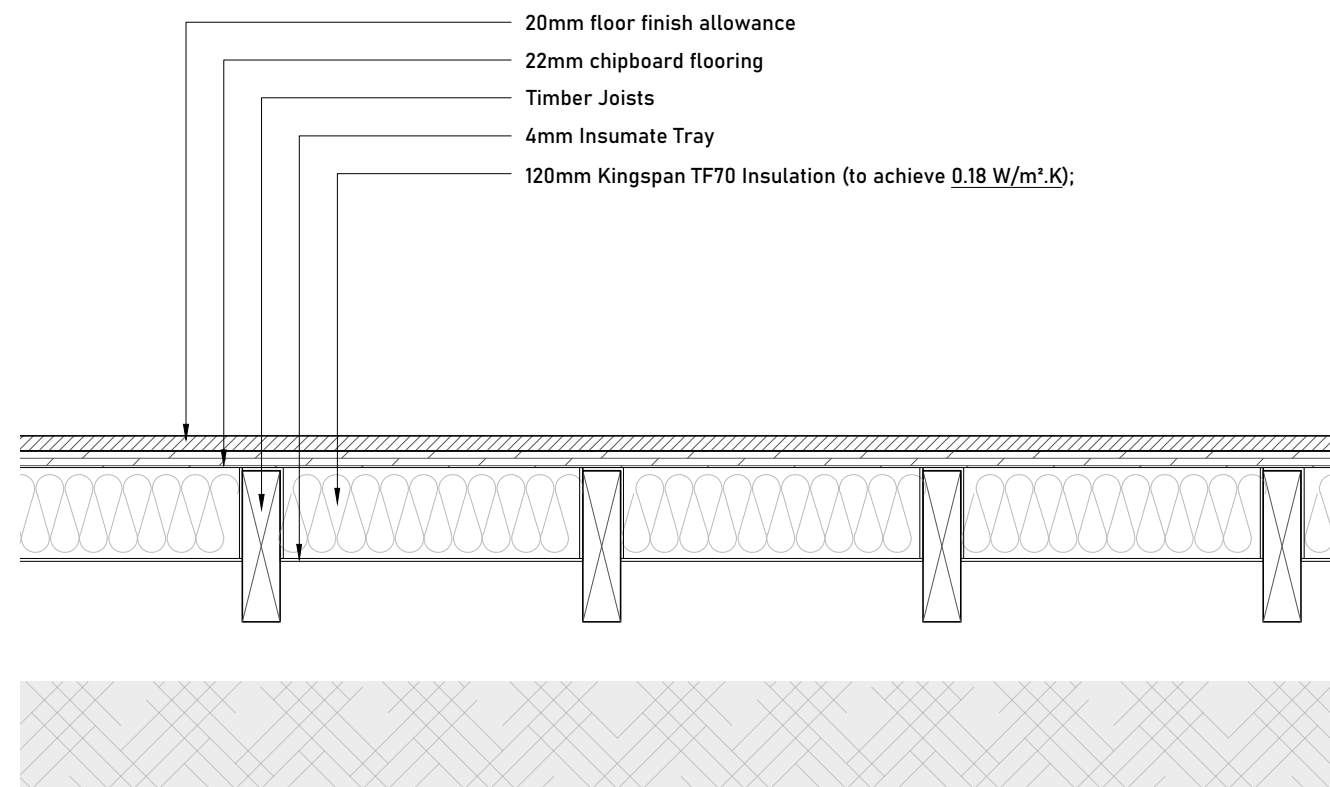
5.7 Proposed floor insulation

We propose additional insulation to lower ground floor to improve energy efficiency of the building. We propose to use the Insumate Trays, hung off the floor timber joists. This solution is easy to implement in an existing building from above the floor, and provides ventilation to the floor as well.

Below the details of the floor section are shown, as well as the proposed Insumate Tray that will hold the insulation in place.



Insumate tray



Suspended timber floor section 1:10 @A3



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