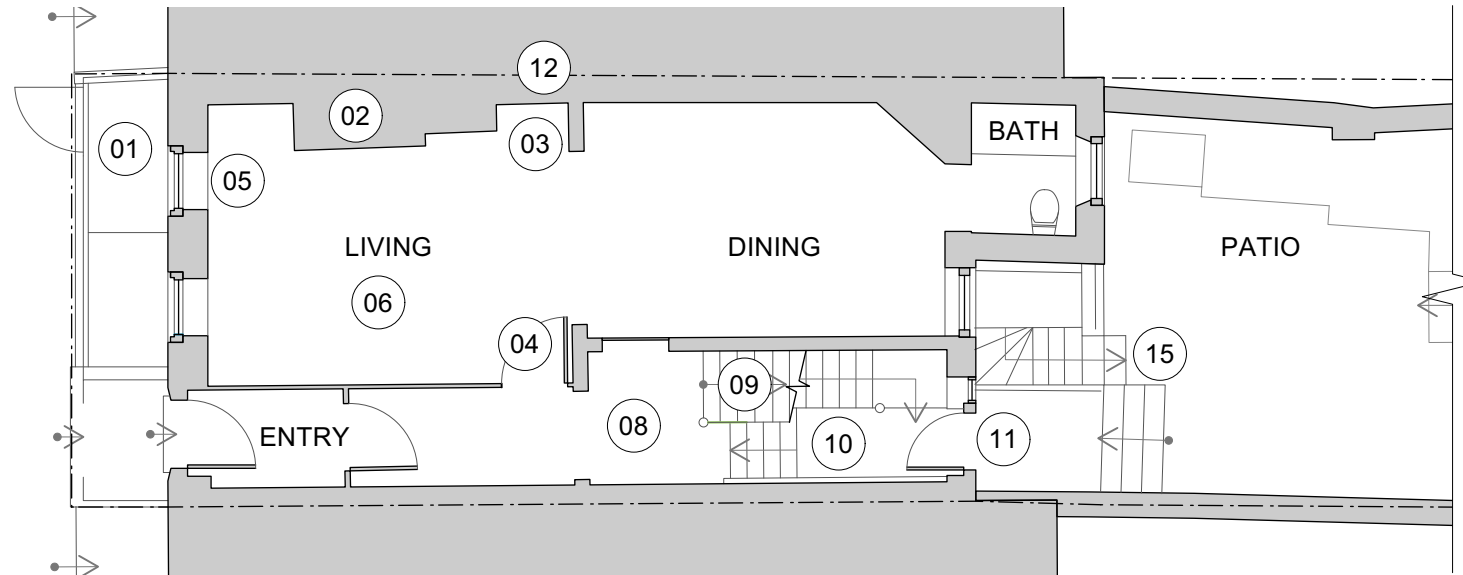


# EXISTING

## NOTES

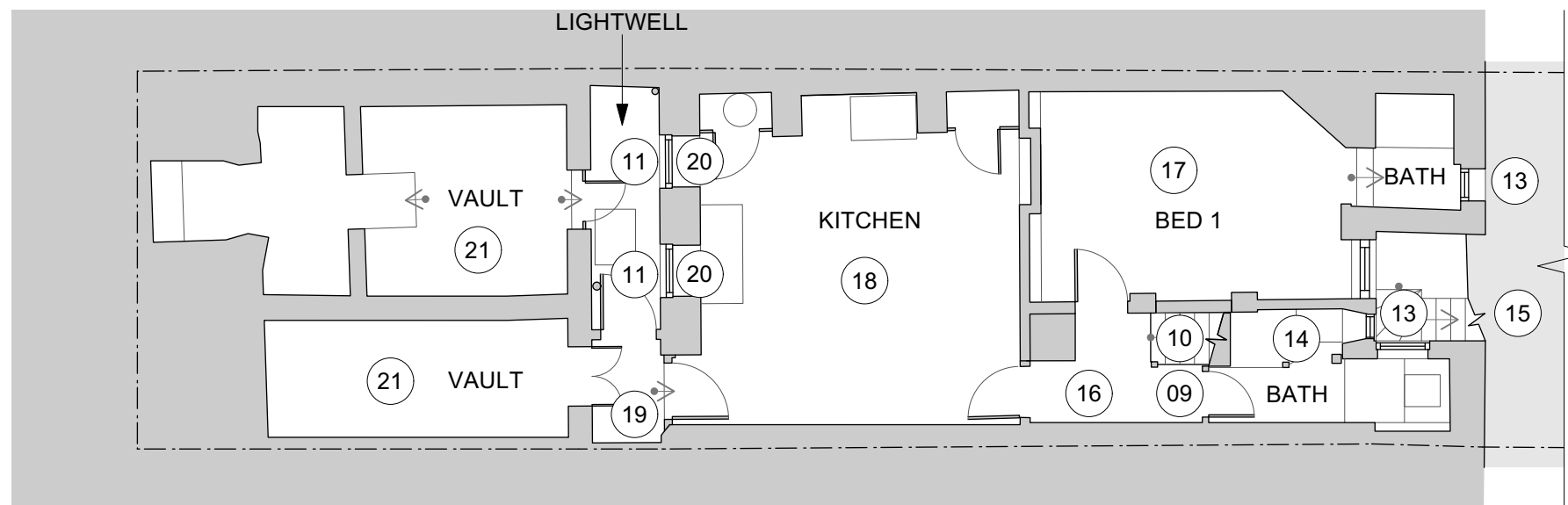
- 01 1960's concrete bin store
- 02 1940's tiled fireplace
- 03 Damage to timber wall paneling and floor (holes cut and paneling removed)
- 04 Damage to door (holes cut)
- 05 Cracked window panes
- 06 Disintegrating vinyl floor finish
- 07 Damage to floor
- 08 Patchwork plywood floor finish
- 09 Structural damage to staircase, including badly reinforced newel posts and balusters
- 10 Plastic stair nosing and vinyl floor
- 11 1960's metal bars installed over glazing
- 12 Exposed lead pipes



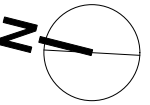
**G** Existing Ground Floor Plan  
Scale: 1:100

## ... NOTES CONTINUED

- 13 1960's UPVC windows
- 14 1960's bathroom with exposed stone ceiling and damp issues - unfit for purpose
- 15 Non original concrete stairs
- 16 Walls and cupboards with rustic style 1960's timber cladding
- 17 1960's fit out with inappropriate profiled mouldings and wood block floor
- 18 Early 19th century kitchen fit out with tiled floor, exposed services, damaged fittings
- 19 Exposed services and wiring
- 20 Non original timber windows
- 21 Coal cellar ceiling disintegrating - damp conditions unsuitable for use



**LG** Existing Lower Ground Floor Plan  
Scale: 1:100



No.	Date	By	Revision Notes
01	10.04.24	ZM	Submitted with Pre App
02	17.06.24	ZM	Submitted for Planning Permission

Note  
Although O.S. Coordinates may be shown on this plan the grid is to be treated as arbitrary. No scale factor has been applied to the survey therefore the any coordinates shown are not true O.S. Coordinates.  
All dimensions to be checked on site



Client  
Victor & Apolline Luggier

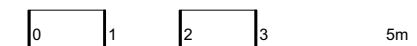
Project Title  
Church Row

Sheet Title  
Existing Floor Plans - Lower Ground & Ground

Drawn By ZM	Project ID 2309
Reviewed By GR	Scale 1:100

Date  
January 2024

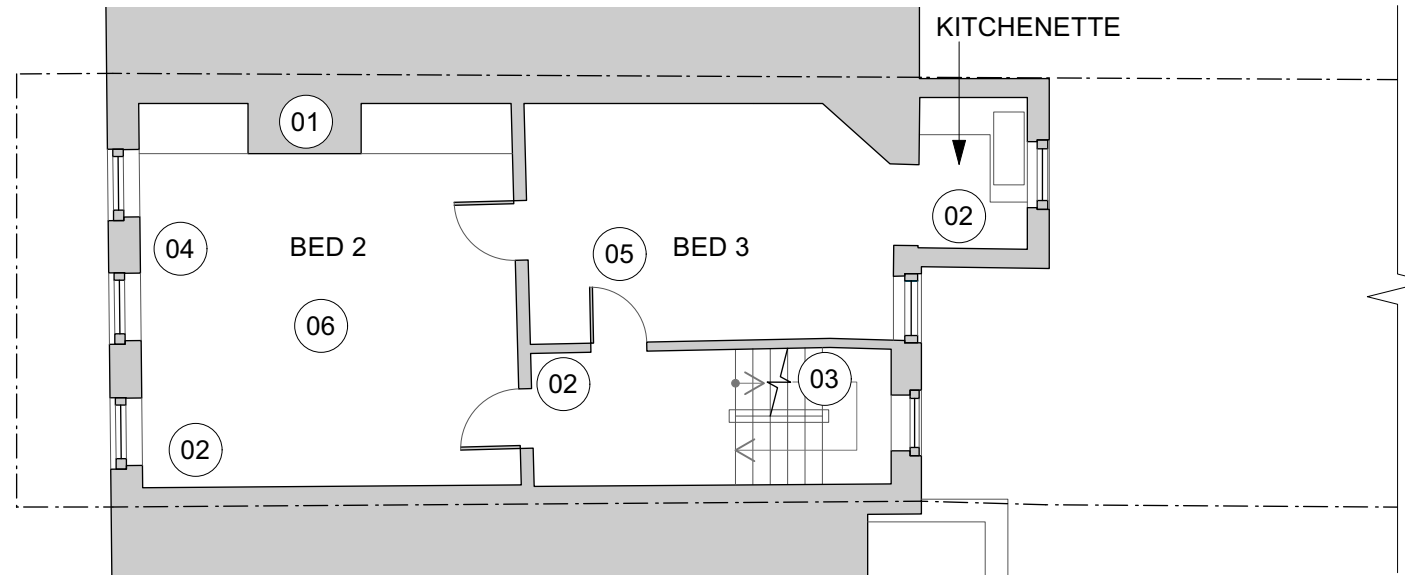
Sheet No.  
EX 01



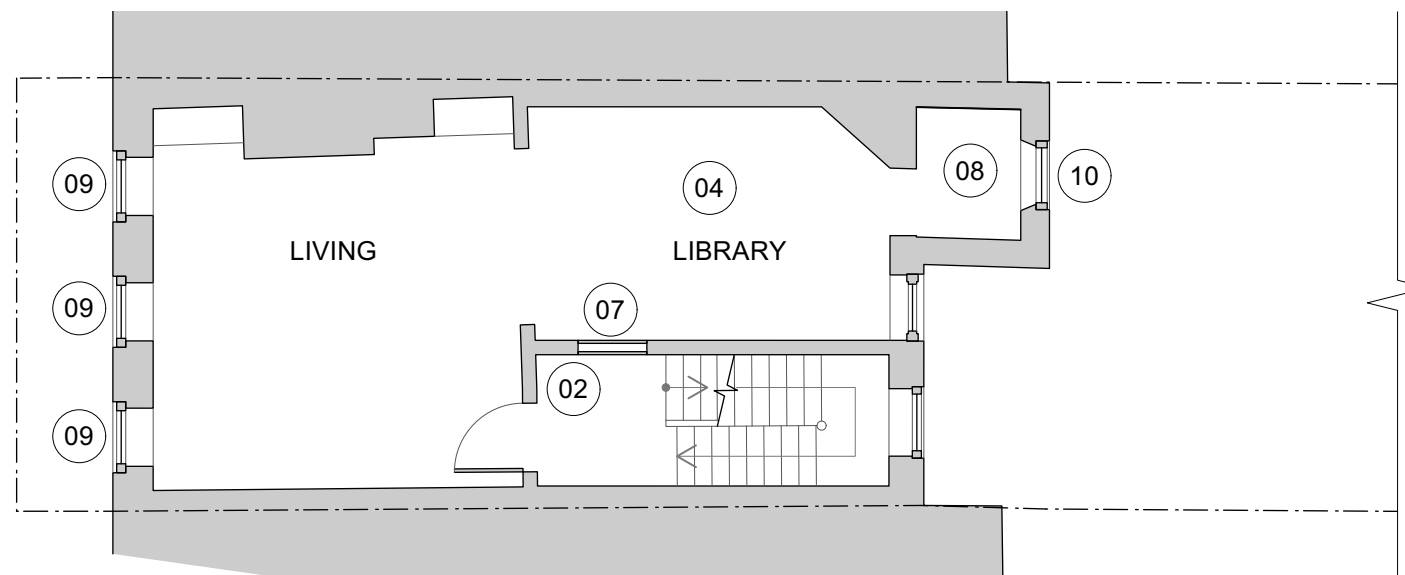
# EXISTING

## NOTES

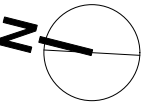
- 01 Fireplace blocked and decorated with 1950's tiles
- 02 Exposed fuseboxes, plumbing and electrical wiring
- 03 Surface mounted boxing obstructs head height on stair
- 04 Damage to timber panelling
- 05 Damage to door (holes cut)
- 06 Damage to ceiling
- 07 Blocked up doorway
- 08 Substantial water damage to ceiling
- 09 Sash windows painted shut
- 10 Rotten timber window frames



2 Existing Second Floor Plan  
Scale: 1:100



1 Existing First Floor Plan  
Scale: 1:100



No.	Date	By	Revision Notes
01	10.04.24	ZM	Submitted with Pre App
02	17.06.24	ZM	Submitted for Planning Permission

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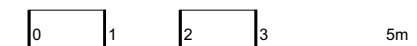
Client  
Victor & Apolline Luggier

Project Title  
Church Row

Sheet Title  
Existing Floor Plans -  
First & Second Floor

Drawn By ZM	Project ID 2309
Reviewed By GR	Scale 1:100

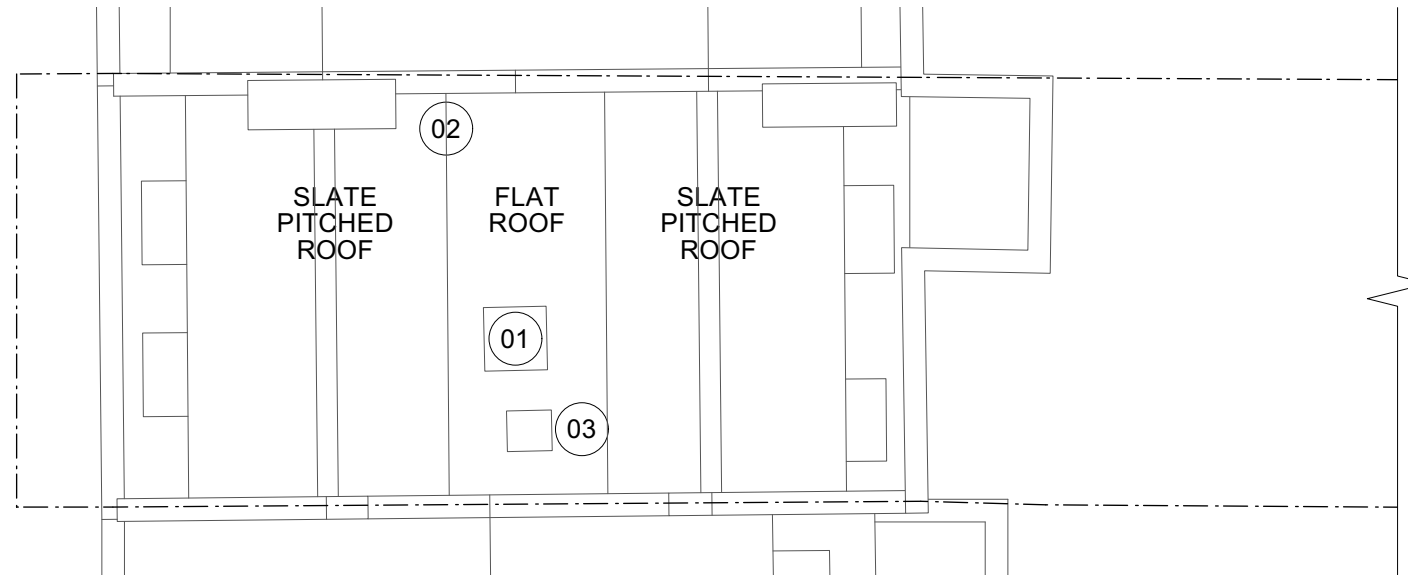
Date January 2024	Sheet No. EX 02
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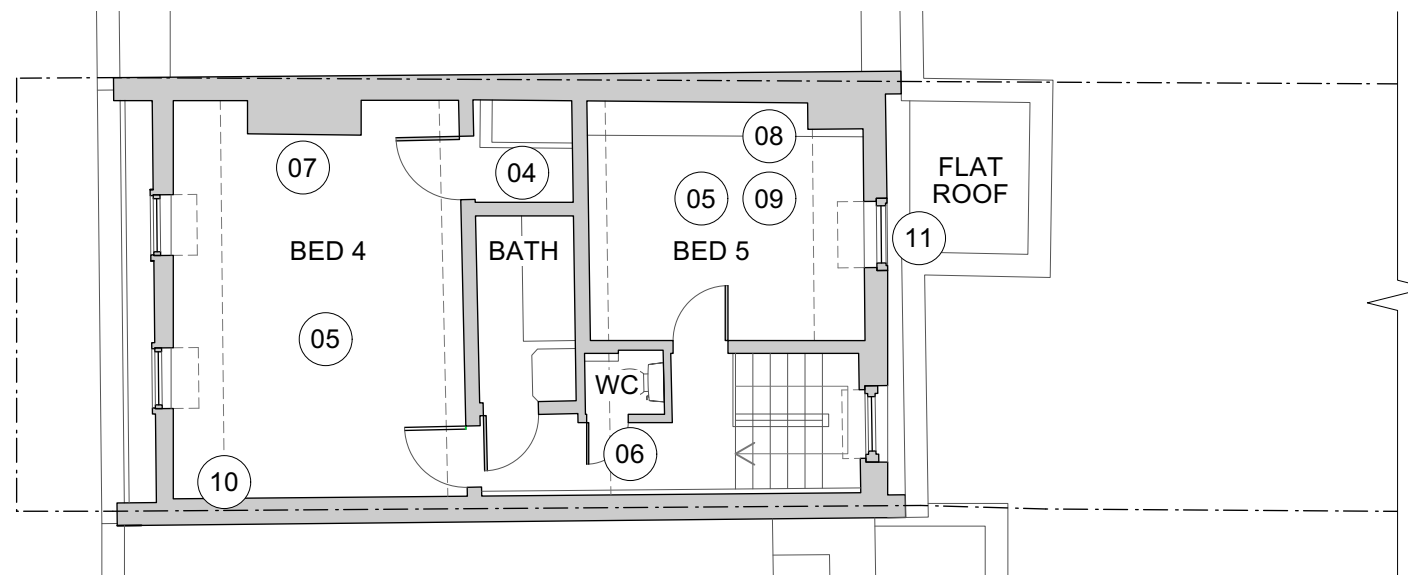
# EXISTING

## NOTES

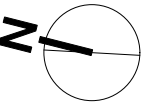
- 01 1960's plastic dome skylight
- 02 Satellite dish
- 03 Decaying timber roof access hatch
- 04 Water tank
- 05 Damaged, uneven floor throughout
- 06 WC space too small for use
- 07 1960's electric fire
- 08 1960's inbuilt wardrobe
- 09 Threadbare carpet floor finish
- 10 Water damage to party wall
- 11 1960's casement window



R Existing Roof Plan  
Scale: 1:100



3 Existing Third Floor Plan  
Scale: 1:100



No.	Date	By	Revision Notes
01	10.04.24	ZM	Submitted with Pre App
02	17.06.24	ZM	Submitted for Planning Permission

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All dimensions to be checked on site

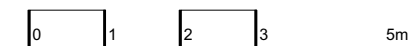
**rt Roberts & Treguer**  
© Roberts and Treguer Ltd

Client: Victor & Apolline Luggier

Project Title: Church Row

Sheet Title: Existing Floor Plans - Third Floor & Roof

Drawn By: ZM	Project ID: 2309
Reviewed By: GR	Scale: 1:100
Date: January 2024	Sheet No.: EX 03



# EXISTING

## NOTES

- 01 Non original timber windows
- 02 1960's metal bars over windows
- 03 1960's concrete bin store
- 04 Sash windows painted shut
- 05 Cracked window panes
- 06 1960's UPVC windows
- 07 1960's casement window
- 08 1960's infill brickwork
- 09 Pre 1960's infill brickwork
- 10 Non original concrete stairs
- 11 Asbestos pipework



1 Existing Front Elevation  
Scale: 1:100



2 Existing Rear Elevation  
Scale: 1:100

No.	Date	By	Revision Notes
01	10.04.24	ZM	Submitted with Pre App
02	17.06.24	ZM	Submitted for Planning Permission

Note  
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All dimensions to be checked on site



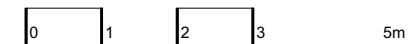
Client  
Victor & Apolline Luggar

Project Title  
Church Row

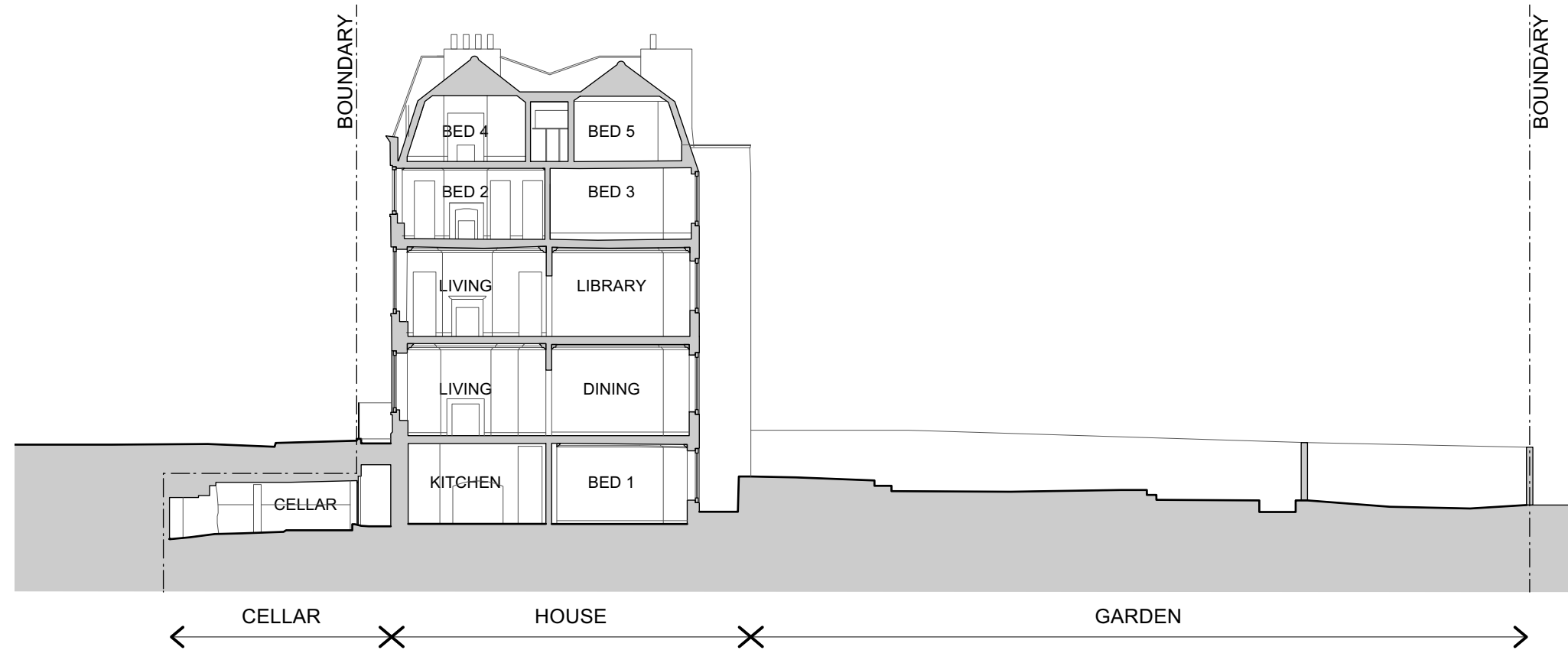
Sheet Title  
Existing Elevations

Drawn By ZM	Project ID 2309
Reviewed By GR	Scale 1:100

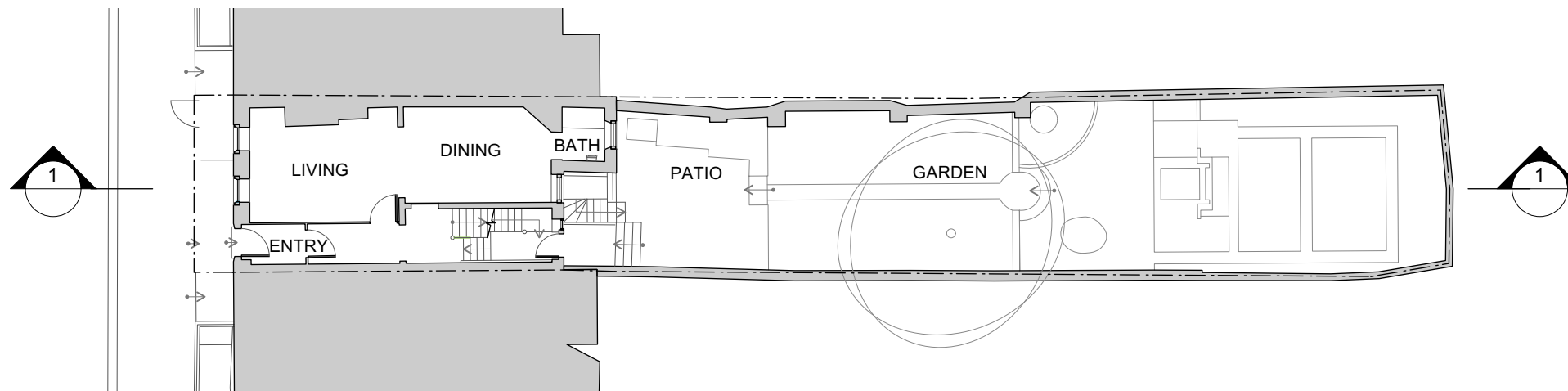
Date January 2024	Sheet No. EX 04
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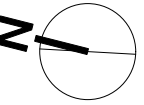
# EXISTING



1 Existing Site Section  
Scale: 1:200



2 Existing Site Plan (Ground Floor)  
Scale: 1:200



No.	Date	By	Revision Notes
01	10.04.24	ZM	Submitted with Pre App
02	17.06.24	ZM	Submitted for Planning Permission

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All dimensions to be checked on site



Client  
Victor & Apolline Luggar

Project Title  
Church Row

Sheet Title  
Existing Site Plan & Section

Drawn By ZM	Project ID 2309
Reviewed By GR	Scale 1:100

Date January 2024	Sheet No. EX 05
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