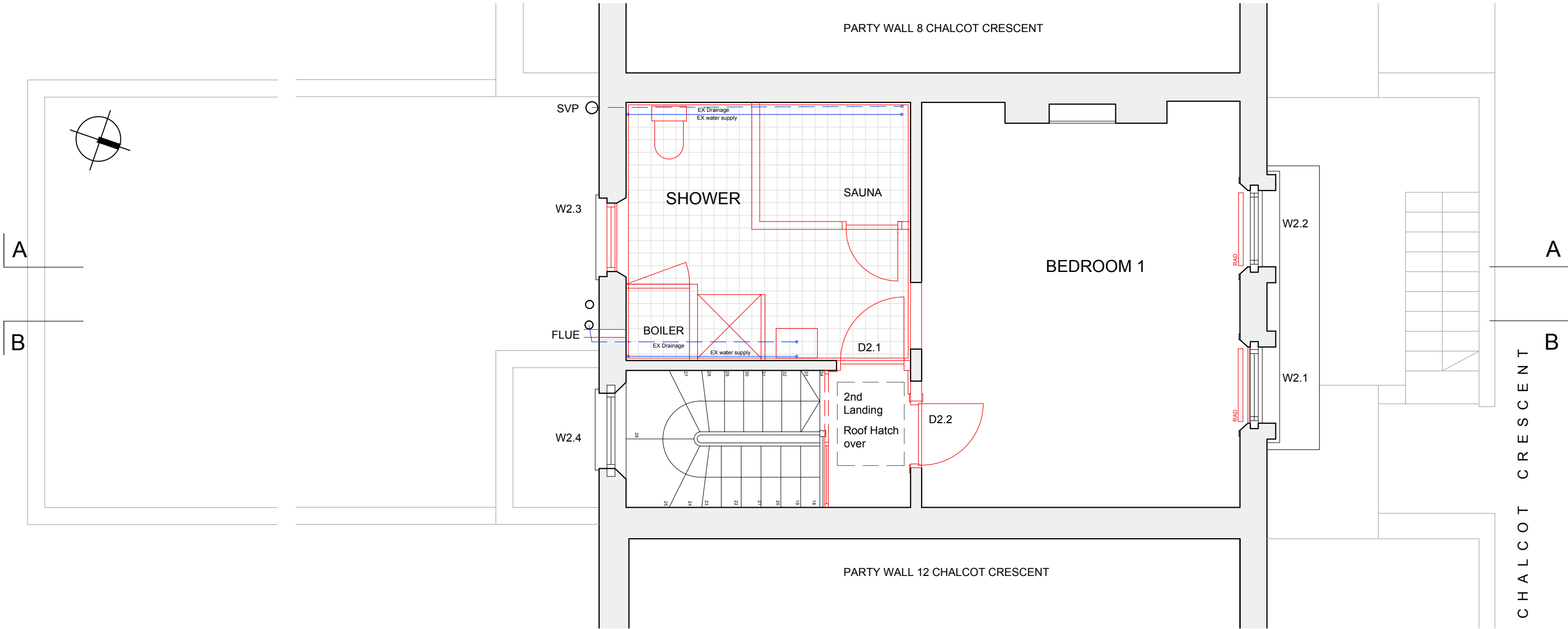


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ALL DIMENSIONS TO BE CHECKED ON SITE



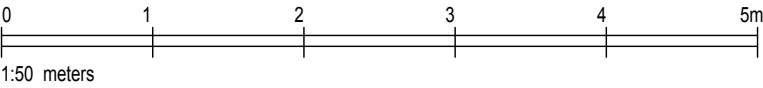
EXISTING SECOND FLOOR PLAN



ALTERATIONS

- Remove Sauna and internal timber boarding to walls and ceiling
- Remove all sanitary fittings & boiler cupboard
- Remove boiler flue and make good external brickwork
- Remove modern casement window W2.3, to be replaced with sash
- Remove existing secondary glazing to W2.1
- Remove modern door D2.1, opening to be in-filled
- Remove modern glazed screen on landing
- Remove D2.2 and adjust opening
- Form opening in bedroom partition, to re-use D2.2 for access to ensuite
- Remove unstable and damaged ceilings
- Remove radiators

REV A - 28.03.25 Following meeting with conservation officer
REV B - 16.04.25 Existing services runs to sanitaryware and sauna added

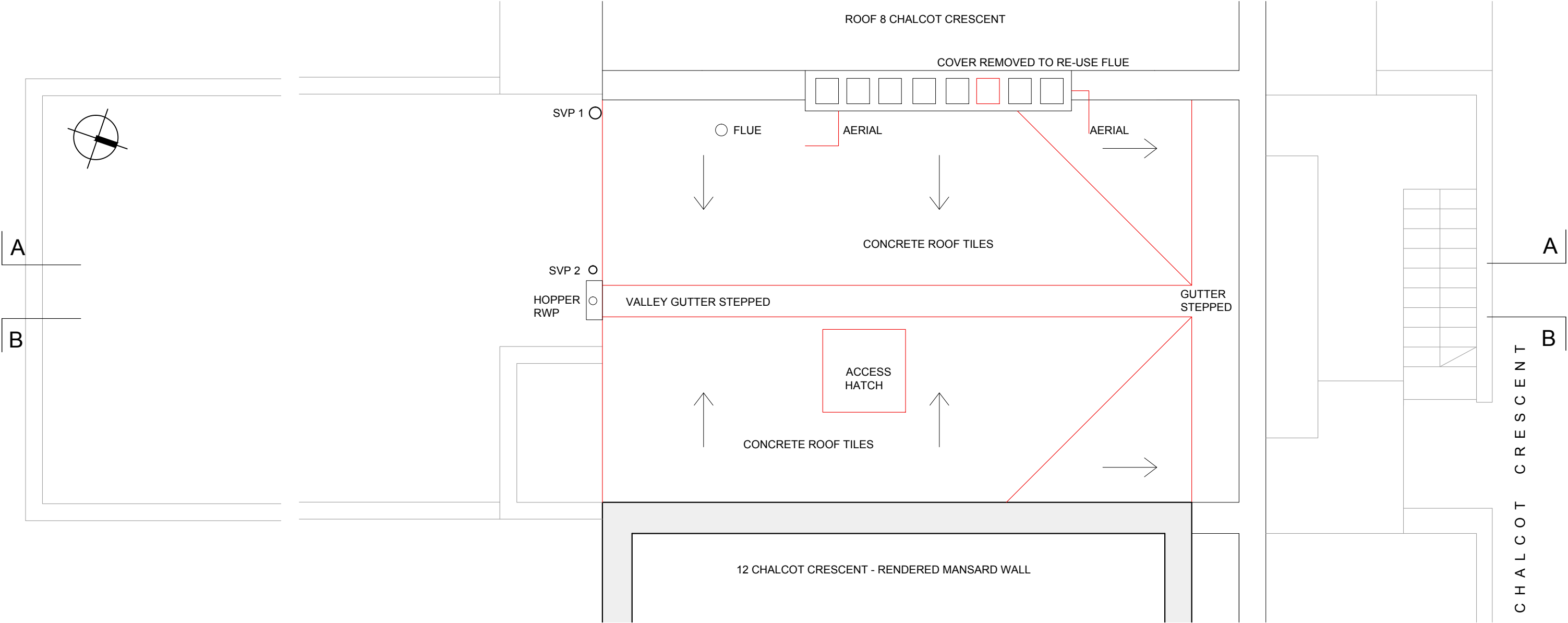


PLANNING/LBC

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
EXISTING SECOND	2502 P 04B	gabyhiggsarchitects@gmail.com 07590 990802	

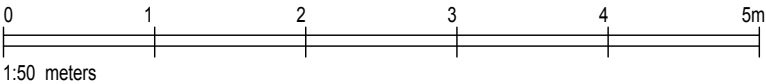
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ALTERATIONS

- ALTERATIONS
- Remove modern concrete roof tiles
 - Remove single membranes and lead flashings
 - Remove roof hatch
 - Remove redundant services



PLANNING/LBC

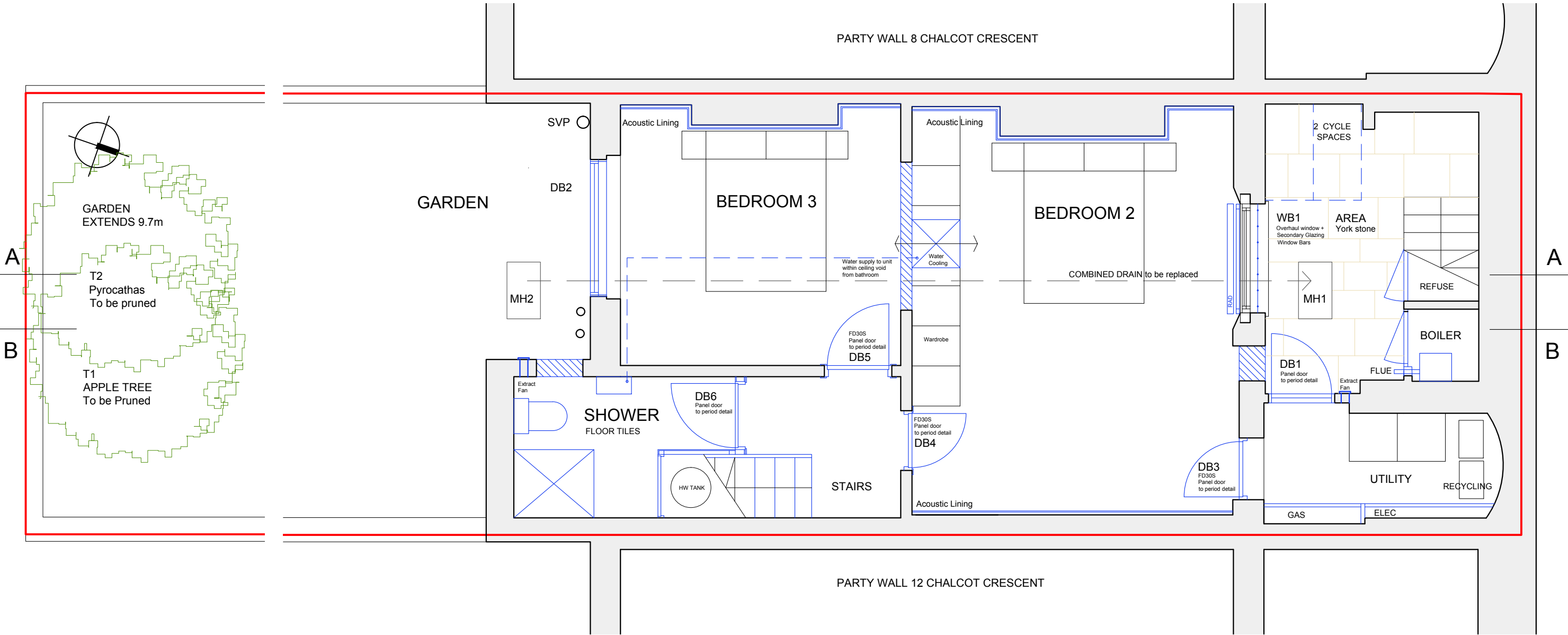
REV A - 14.04.25 One chimney pot for re-use of flue omitted

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
EXISTING ROOF	2502 P 05A	gabyhiggsarchitects@gmail.com 07590 990802	

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SITE BOUNDARY

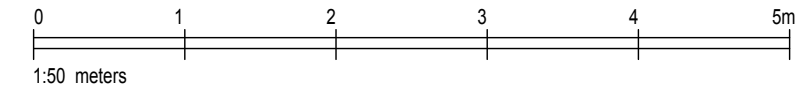


PROPOSALS

Ground slab and underground drainage replaced
Damp proofing to all walls and vault
Boiler relocated in cupboard under steps + flue
Under floor heating throughout
Comfort water cooling unit fitted internally

Infill with brickwork window openings WB3, WB4 and opening between rooms
New external doors DB1 and DB2
Secondary glazing to WB1+ external bars to period detail
Acoustic lining to bedrooms
DB3, DB4 and DB5 to be fire doors to period detail
Shower room re-planned to open up bottom of staircase
York stone to front area

REV A - 28.03.25 Following meeting with conservation officer
REV B - 4.04.25 Acoustic lining to party walls reduced in depth
Water supply for AC water cooler indicated within floor void over



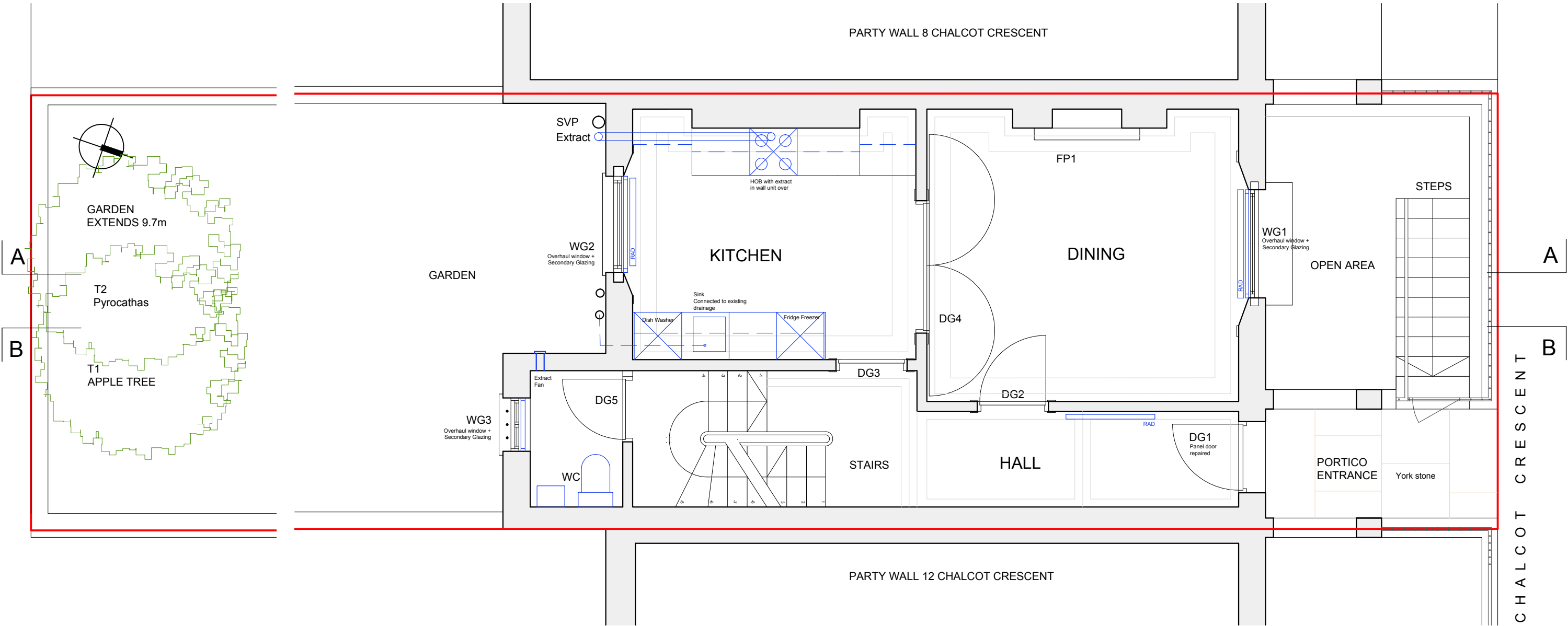
PLANNING/LBC

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PROPOSED LOWER GROUND	2502 P 11B	gabyhiggsarchitects@gmail.com 07590 990802	

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SITE BOUNDARY



PROPOSED GROUND FLOOR PLAN



PROPOSALS

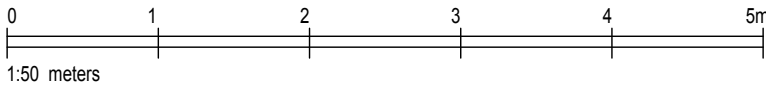
Relocate fireplace FP2 from rear bedroom to 1st floor
DG3 sealed shut
Kitchen fitted to rear room

Secondary glazing to WG1, WG2 & WG3

WC layout and new appliances
New radiators

External quarry tiles to be replaced with York stone

REV A - 28.03.25 Following meeting with conservation officer
REV B - 14.04.25 GF chimney breast to remain as existing
Kitchen designed to fit with existing joinery. Units scribed around skirtings
Extract concealed in wall unit with flue through wall units to rear wall
Wet areas located adjacent to existing water supply and external drainage

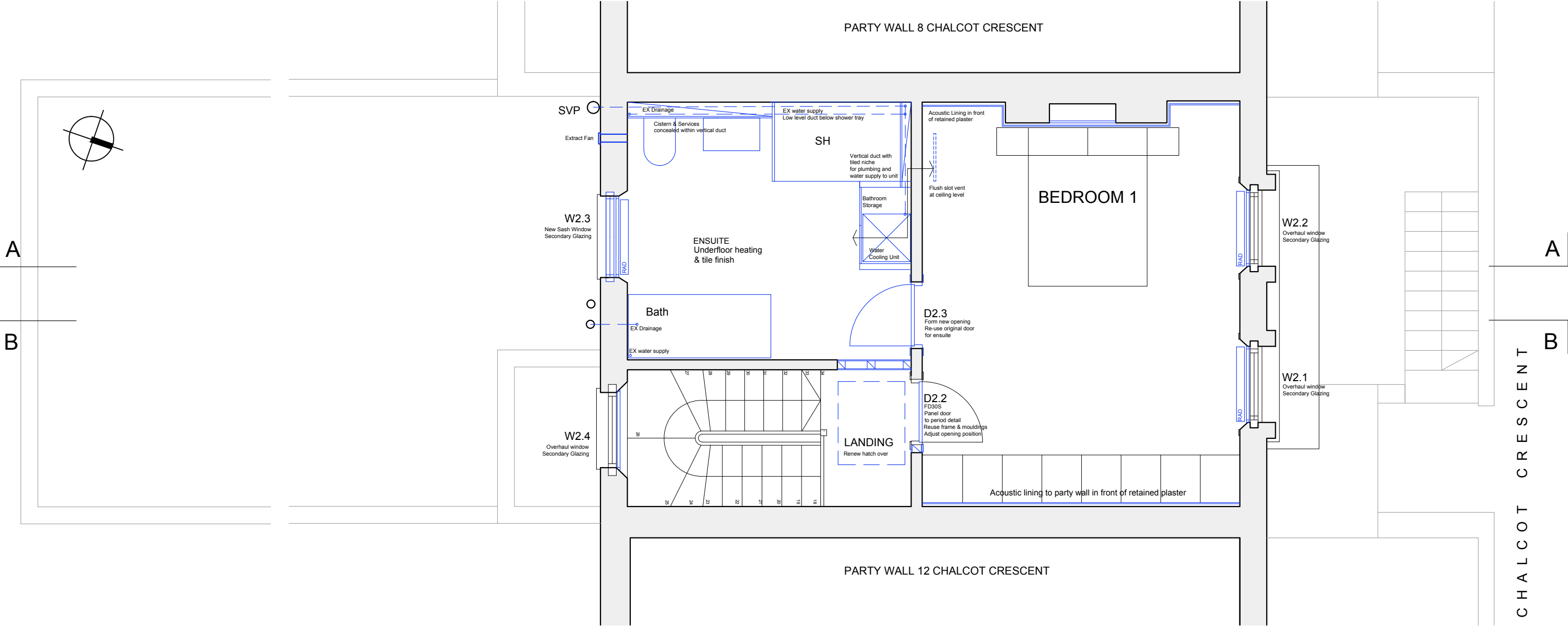


PLANNING/LBC

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PROPOSED GROUND	2502 P 12B	gabyhiggsarchitects@gmail.com 07590 990802	

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PROPOSED SECOND FLOOR PLAN

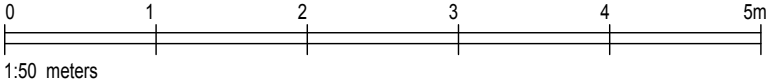


PROPOSALS

- Replace W2.3 with timber sash to match period detail
- All windows to have secondary glazing
- D2.2 opening adjusted for new FD30S fire door to match original. Frame and architraves retained
- D2.3 new opening to ensuite - reuse original door (D2.2)
- All joinery to match existing

- Ceilings replaced if beyond repair to traditional lath and plaster detail
- Party wall to bedroom lined with acoustic board on top of retained plaster
- Floors levelled - existing floor boards retained
- Bathroom to have under-floor heating with tile finish

- New radiators and appliances
- Comfort water cooling unit fitted internally.
- Minimal single slot flush vent at high level



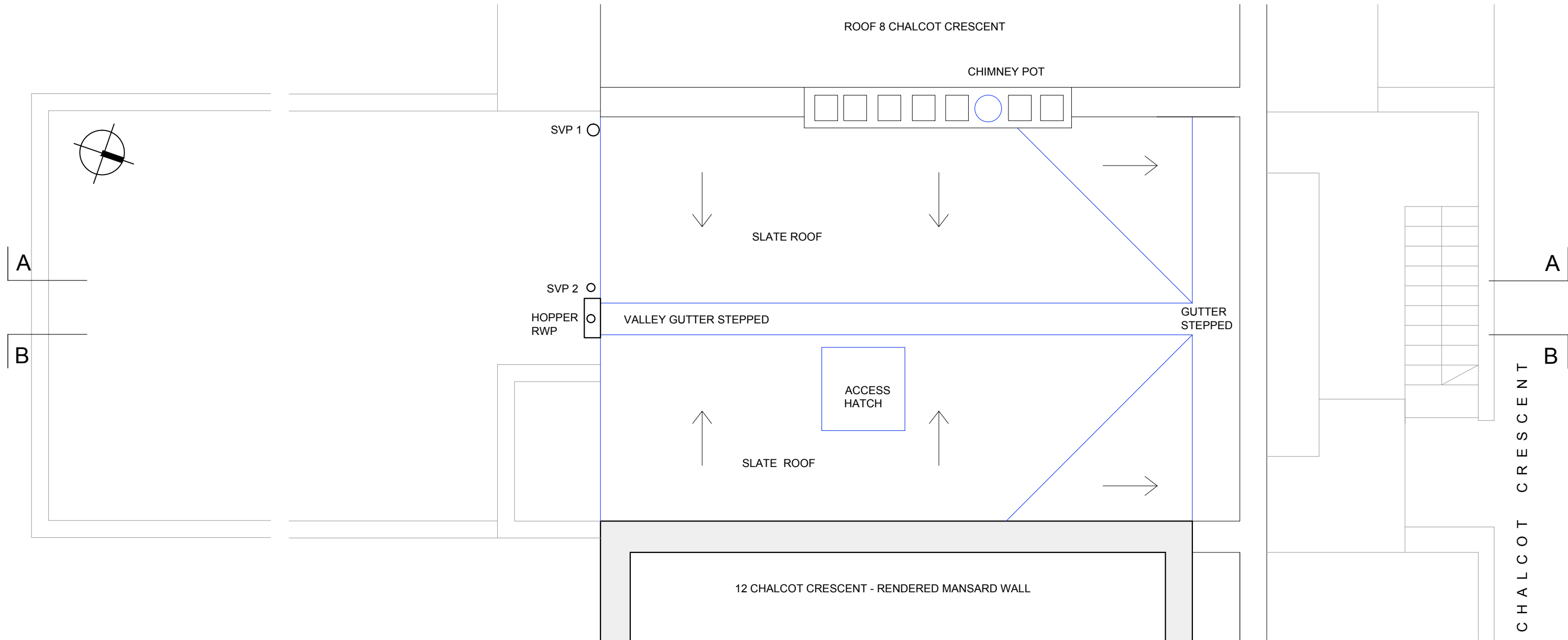
PLANNING/LBC

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PROPOSED SECOND	2502 P 14B	gabyhiggsarchitects@gmail.com 07590 990802	

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REV A - 28.03.25 Following meeting with conservation officer
REV B - 16.04.25 Acoustic insulation thickness confirmed to be 35mm gypframe + 15mm sound block. Services runs and ducts to sanitaryware and water cooling unit indicated

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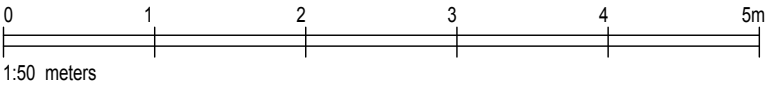


EXISTING ROOF PLAN

 PROPOSALS

ALTERATIONS

- Replace roof finish with Welsh slate
- renew stepped valley gutter and flashings in lead
- Insulated roof hatch
- Replace 2 no chimney pots for use as vents



PLANNING/LBC

REV A - 14.04.25 One chimney pot for re-use of flue omitted

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PROPOSED ROOF	2502 P 15A	gabyhiggsarchitects@gmail.com 07590 990802	

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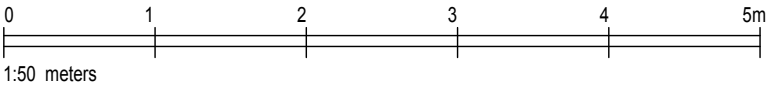
REV A - 28.03.25 Following meeting with conservation officer
REV B - 14.04.25 Kitchen black grille for extract added

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A3	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PR REAR ELEVATION	2502 P 17B	gabyhiggsarchitects@gmail.com 07590 990802	

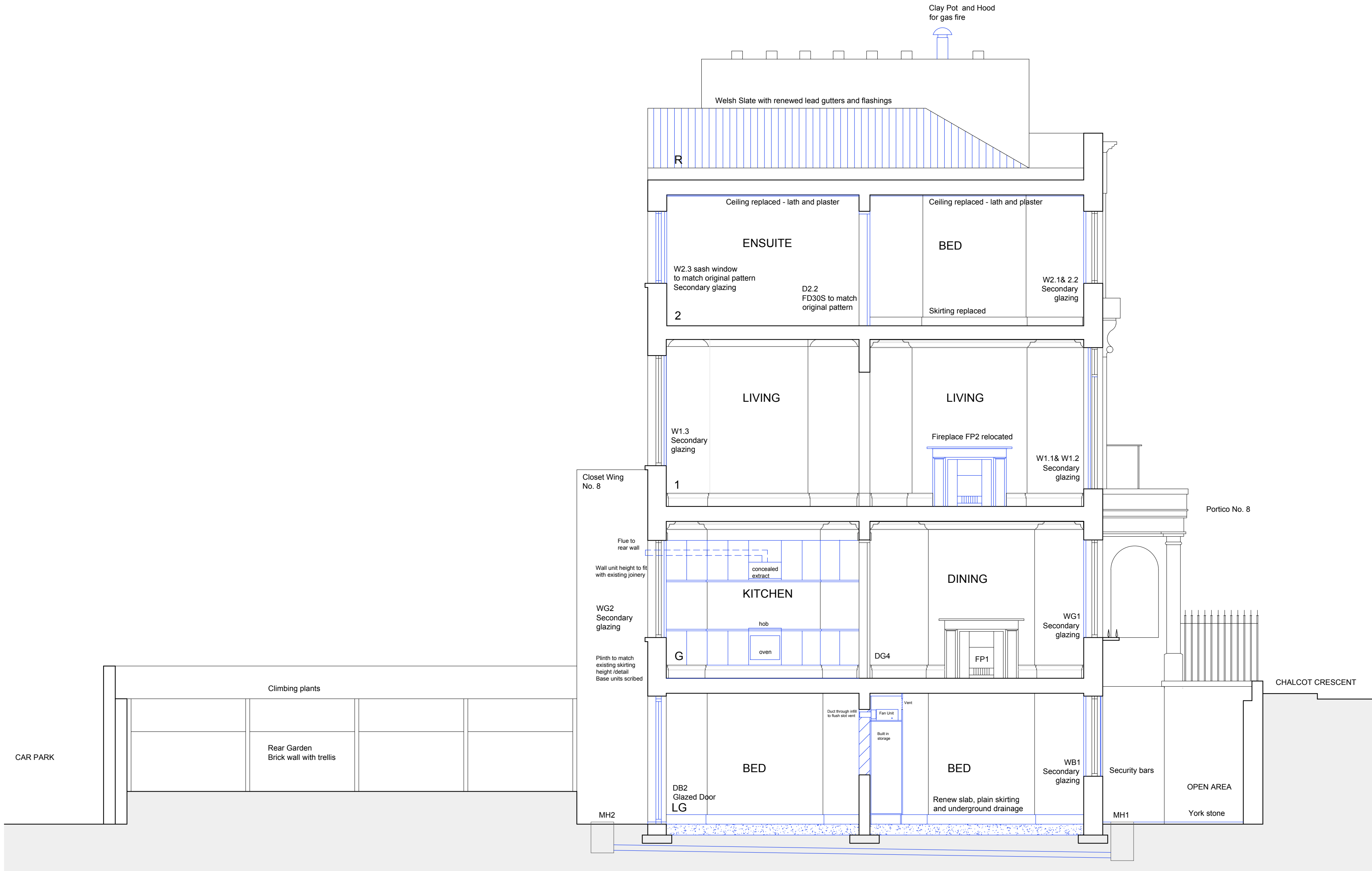
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PROPOSALS



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PROPOSED SECTION AA

PLANNING/LBC

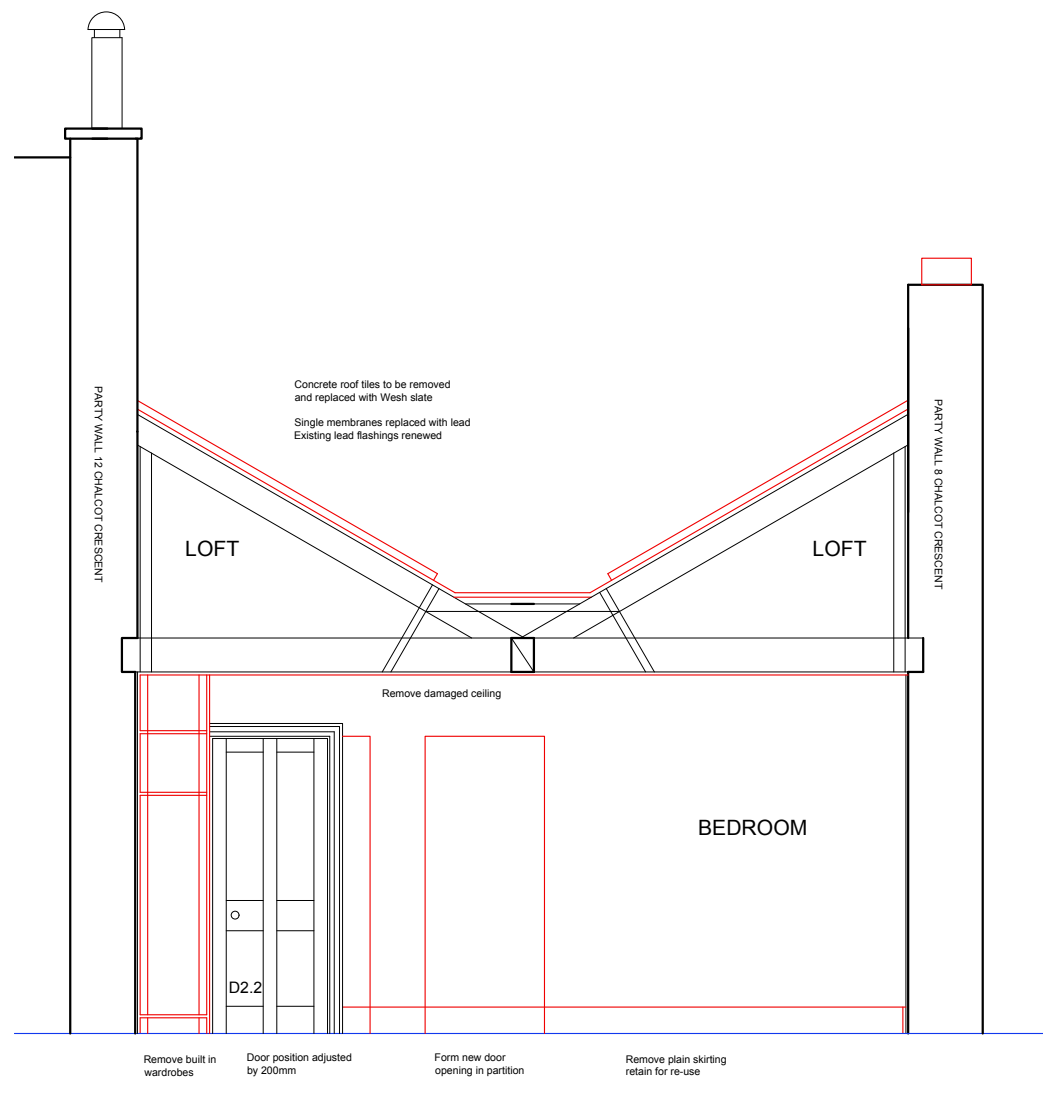


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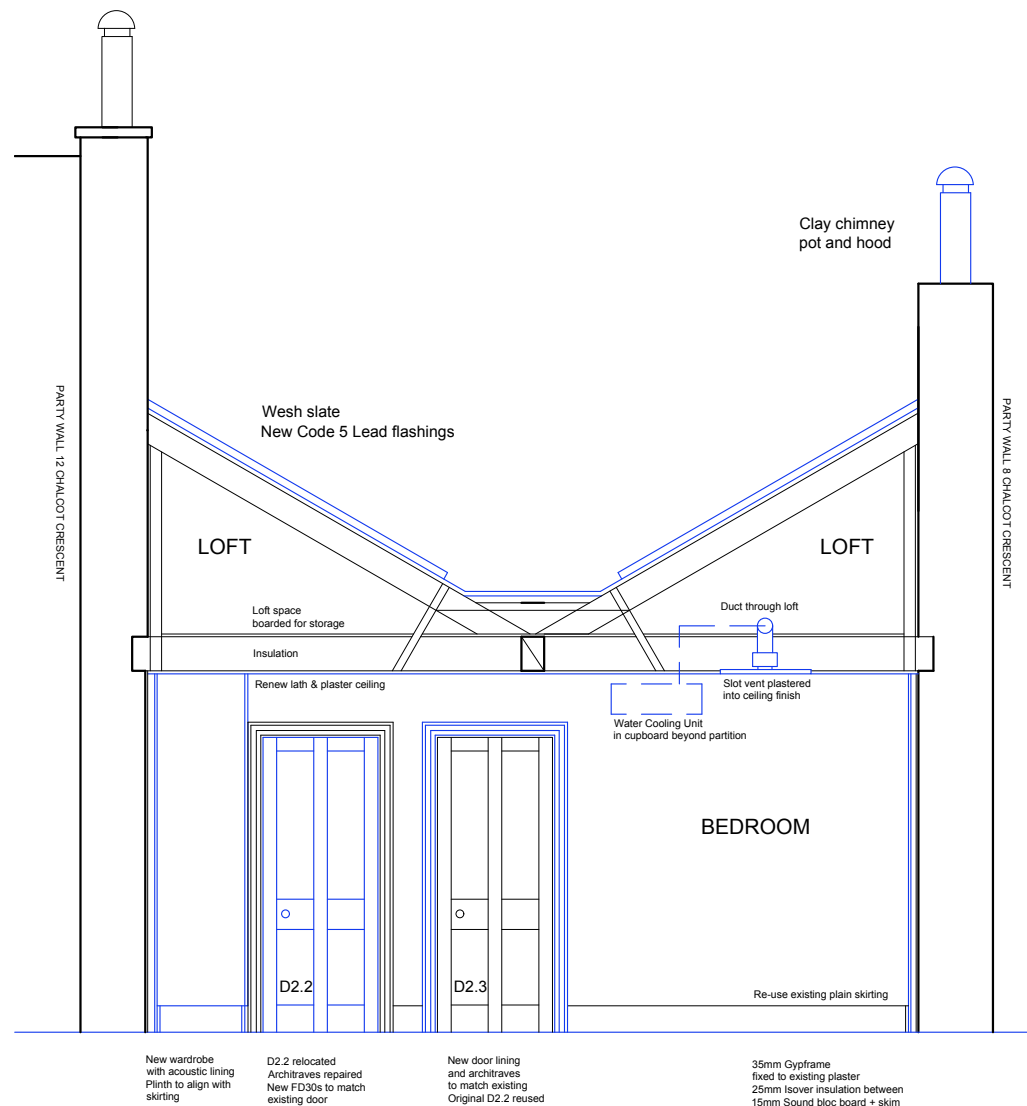
REV A - 28.03.25 Following meeting with conservation officer
REV B - 14.04.25 GF chimney breast remains as existing.
Kitchen designed to fit with existing joinery. Units scribed around skirtings.
Extract concealed in wall unit with flue through wall units to rear wall
Flue for future gas fire in living room to have clay chimney pot and hood
Comfort cooling installation at LG floor added

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 @ A2	MAR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
PR SECTION AA	2502 P 18B	gabyhiggsarchitects@gmail.com 07590 990802	

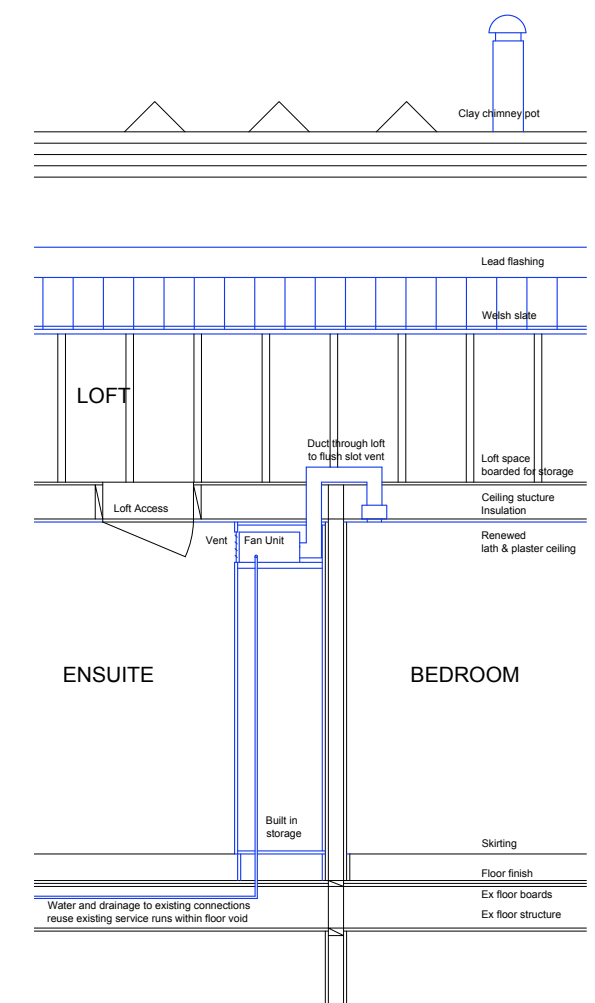
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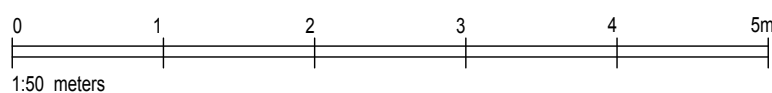
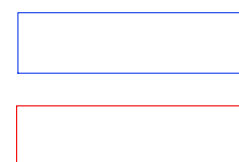
EXISTING BEDROOM ELEVATION



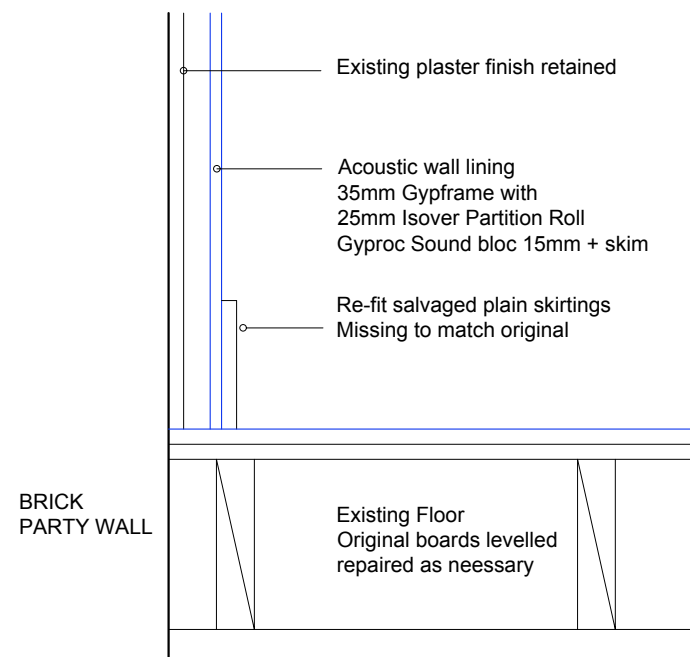
PROPOSED BEDROOM ELEVATION



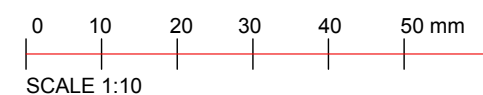
SECTION THRU COMFORT COOLING



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ACOUSTIC INSULATION TO BEDROOM
PARTY WALLS



PLANNING/LBC

CLIENT	PROJECT	SCALE	DATE
ELLISON	10 CHALCOT CR	1:50 & 1:10 @ A3	APR 25
DRAWING	DWG. No.	GABY HIGGS ARCHITECTS	
Ex & PR 2nd Floor Proposals	2502 P 20	gabyhiggsarchitects@gmail.com 07590 990802	

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