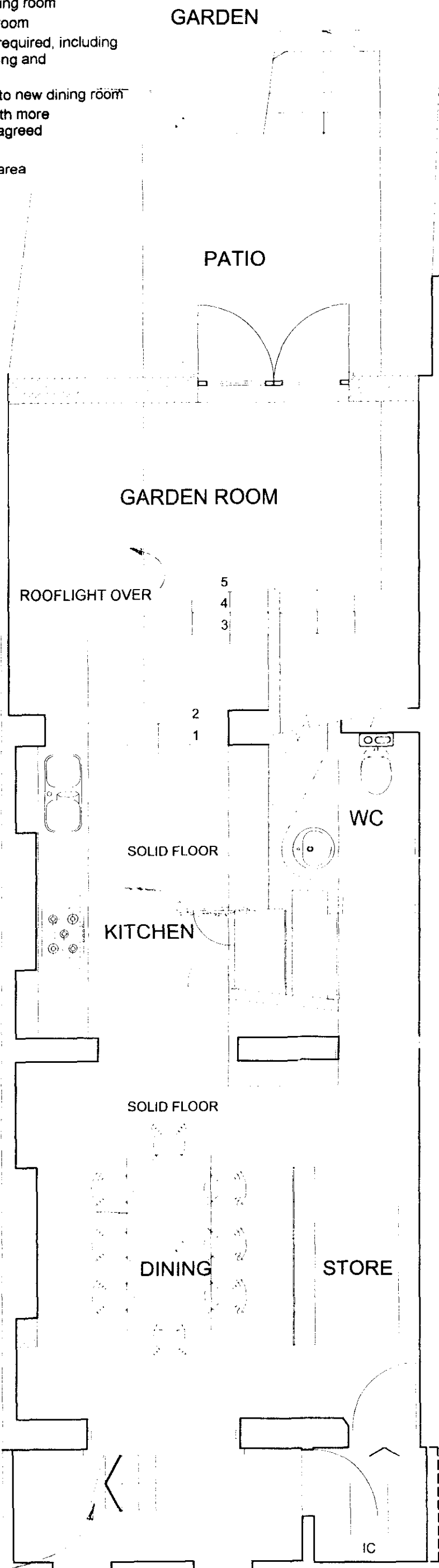


Basement

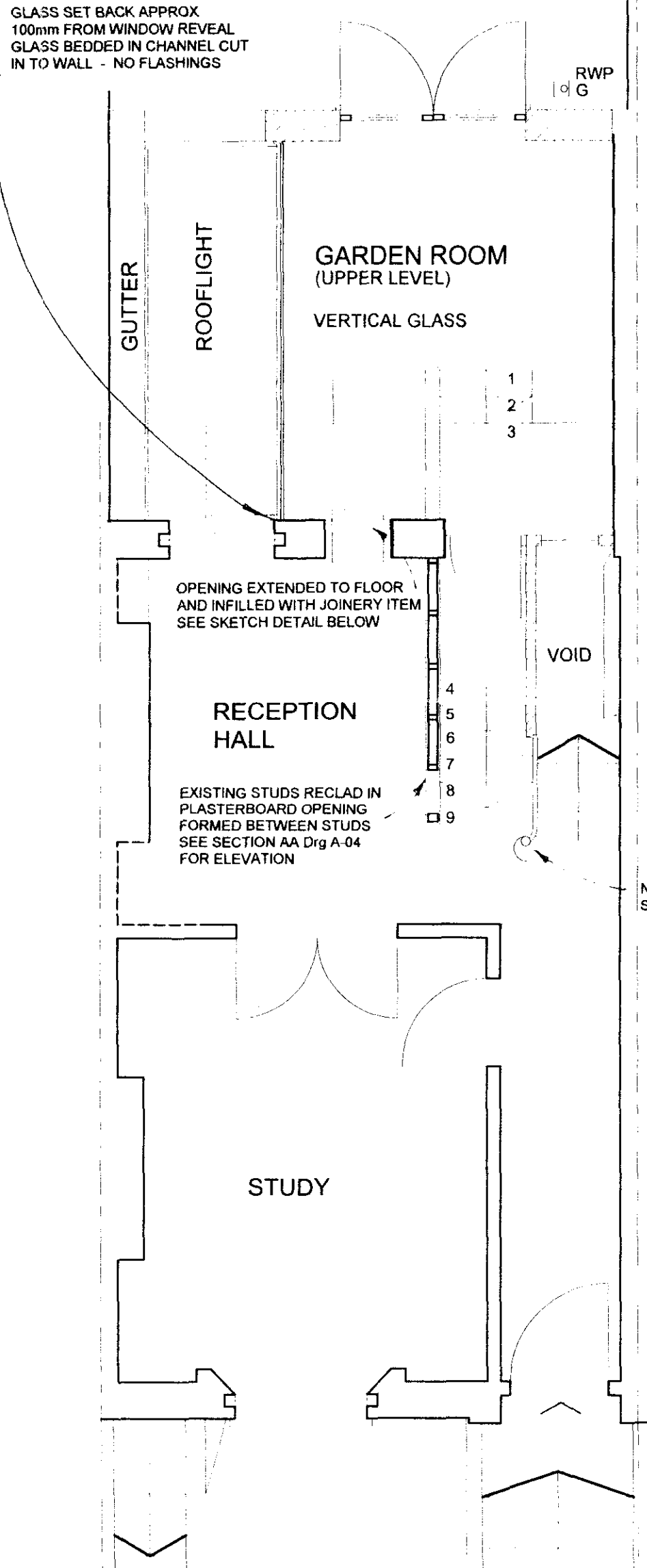
- No original features remaining
- Demolish rear extension, excavate as required for new rear extension across full width of house
- Remove existing kitchen window, extend opening width
- Remove existing bathroom and cupboards, reopen old opening adjacent to party wall
- Create new kitchen and WC as indicated on drawings
- Extend chimney breast to new dining room
- Create new storage within dining room
- Generally replace plasterwork as required, including upgrading ceiling to 1 hour fire rating and dampproofing as required
- Remove existing 1970's fireplace to new dining room
- Replace railings to stair to area with more sympathetic design, details to be agreed
- Replace dining room window
- Carry out dampproofing works to area



basement

Ground Floor

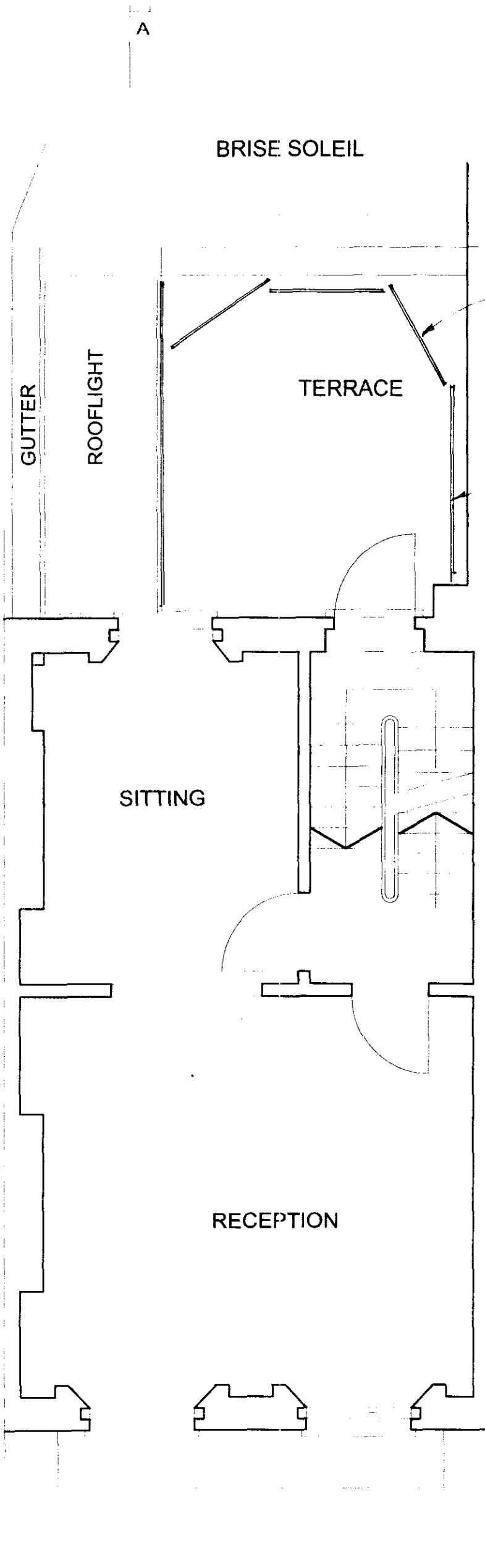
- Original doors to front room and central opening remain - to be retained & upgraded to fire doors by replacement of panels with supalux board
- Original front door - to be retained
- Original Cornice and rose to ceiling of front room and hallway - to be retained
- Original skirtings to front room - to be retained & repaired
- Original balustrade to stair - to be retained & repaired, with the exception of later newel at bottom to be replaced to match remaining balustrade
- Original windows - Front window to be retained, rear window to be removed and opening extended
- Create new stairs to Garden room
- Create new entrance area with coats cupboard and partition to gallery
- Create new window to high level of WC in basement
- Existing double height 1970's conservatory to be removed and replaced with lower garden room
- Generally replace plasterwork as required
- Extend opening between existing kitchen and conservatory to floor, infill with joinery



ground

First floor

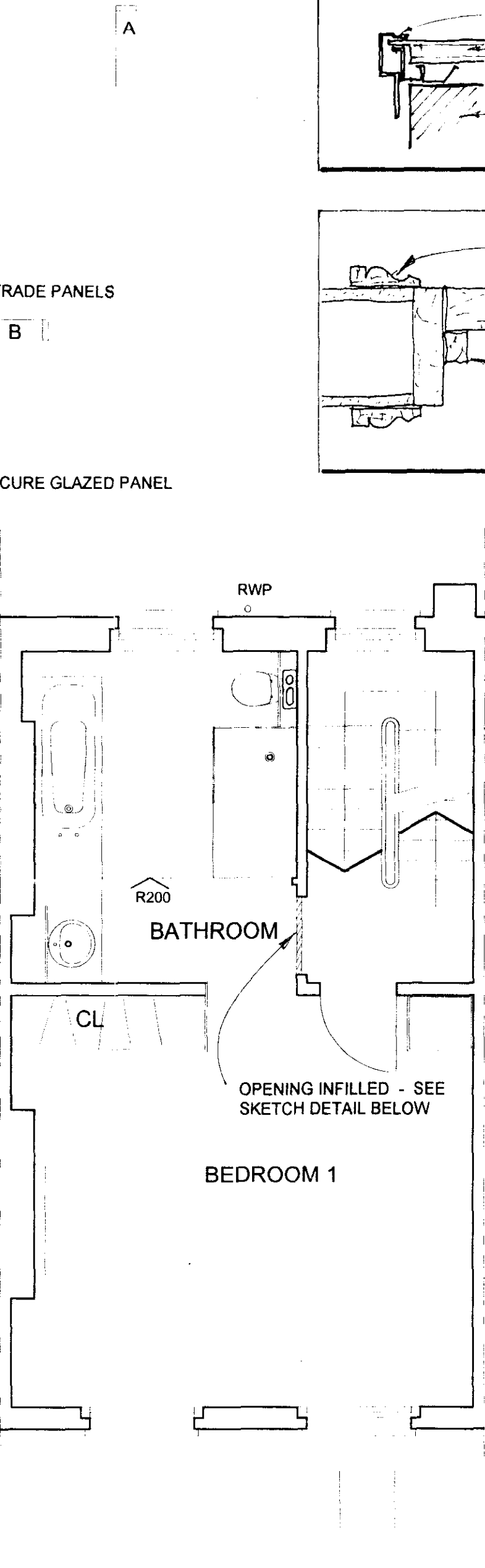
- Original Cornice and roses to ceilings - to be retained
- Original doors to front room and rear rooms remain - to be retained & upgraded to fire doors by replacement of panels with supalux board
- Original windows - to be retained
- 1970's Fireplace and bookcases etc to be removed
- New fireplace to be provided to front room, new bookcases to be provided to rear room
- Existing unprotected opening from stairs to conservatory to be replaced by door to terrace, sympathetic to other windows in the elevation
- Generally replace plasterwork as required
- Original skirtings - to be retained & repaired



first

Second floor

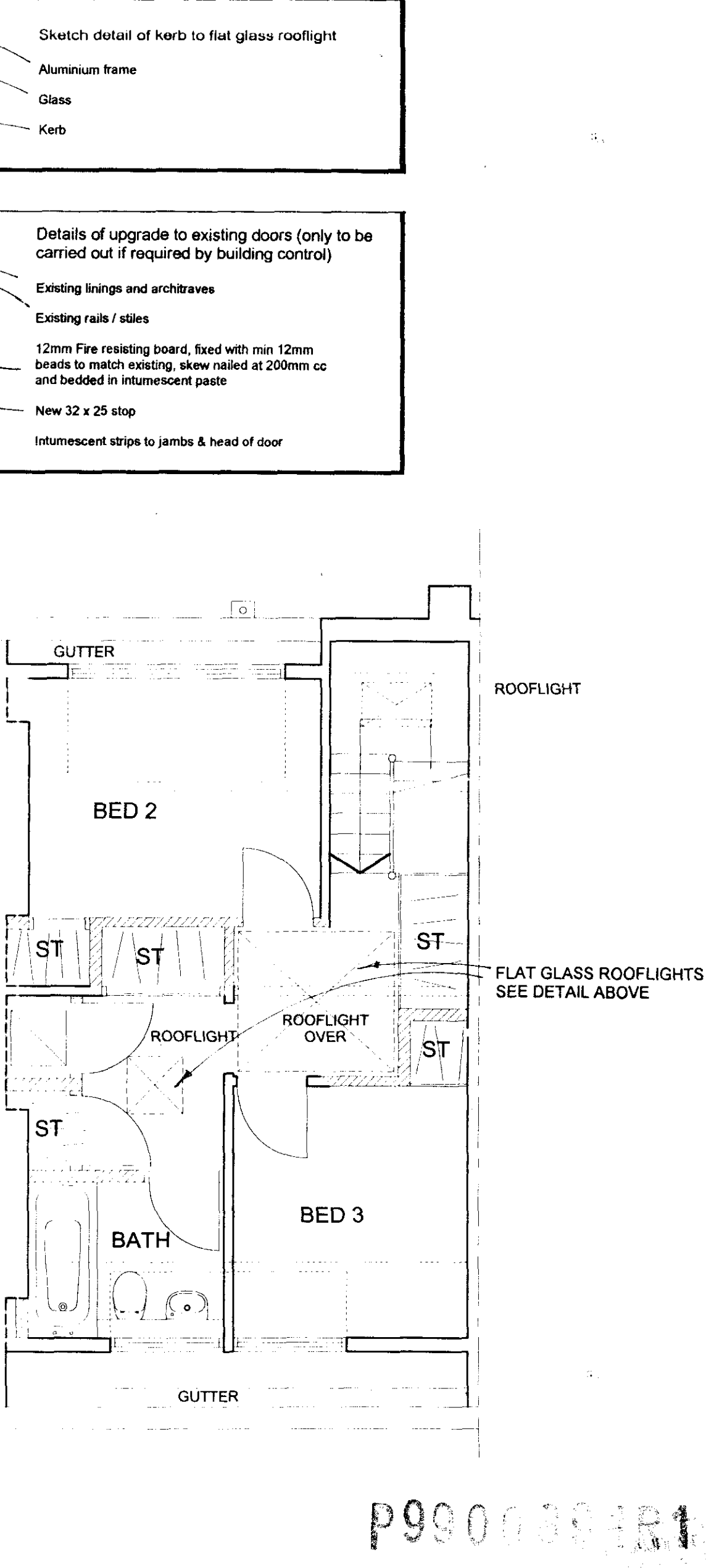
- Original windows - to be retained
- Original doors to front room - to be retained & upgraded to fire door by replacement of panels with supalux board
- Original fireplace to front room retained
- Original opening to back room (no door), opening to be infilled
- Generally replace plasterwork as required, including upgrading ceiling to 1 hour fire rating
- Install cupboards to front room
- Form new opening through spine wall to bathroom
- Provide new bathroom including raised floor



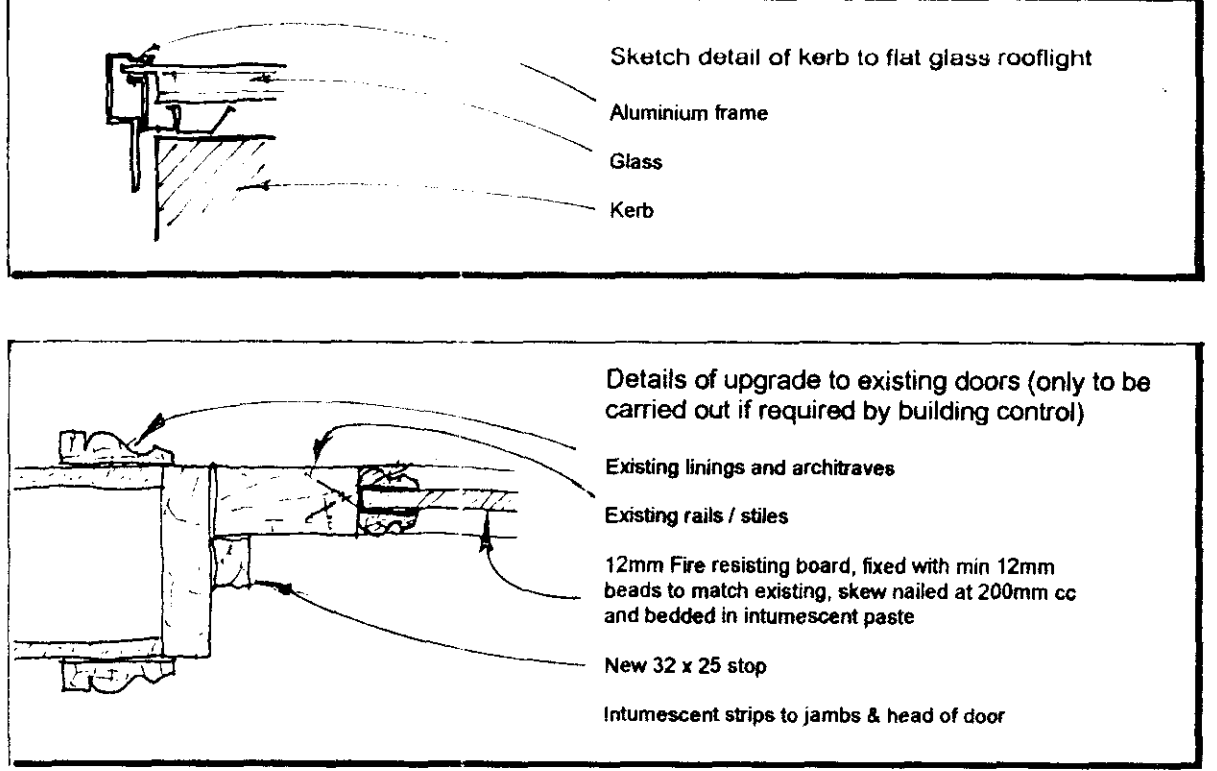
second

Third floor

- No original features
- Provide new layout as drawings
- Provide new & extend existing rooflights as indicated on drawing
- Carry out work to existing central open gutter running beneath floor to ensure animal proof
- Carry out remedial work as required to roof
- Generally replace plasterwork as required



third



New walls indicated hatched  
PROPOSED PLANS  
SCALE 1:50 @ A1

