18 ELLERDALE ROAD

New external cold water connection and tap to serve rear garden

Gutter and RWP outlet at edge of roof beneath decking indicated dotted

Falls from centre line of Sarnafil roof beneath decking indicated dotted

15mm toughened frameless glass balustrade to terrace (3no. sides)

Bespoke fabricated steel beam to 3 edges of extension to form primary structure. Allow for epoxy intumescent coating

Remove existing chimney breast - allow for new supporting structure within ceiling, to engineer's design

Falls from centre line of Sarnafil roof beneath decking indicated dotted

Balau hardwood timber decking to roof terrace. Note: to be laid upside down in line with client request

Loose storage area

Gutter and RWP outlet at edge of roof beneath decking indicated dottted

New closed-boarded 1800mm timber fence with gate

Reinstate existing external cold water connection and tap to front side of building

Allow for re-positioning of soil pipe

Allow for new roof over existing lightwell / coal chute to basement. Ventilation extract to side oof existing upstand.

Dotted line indicating the extents of possible future porch

Horizontal mesh barrier to lightwell in lieu of vertical balustrade. Specification TBC.

Copings to top of brick wall forming lightwell

New boiler flue to run up existing chimney stack and terminate on side face at high level

Limestone floor finish

New limestone external step

Existing neighbour's boundary wall to be retained.

New side porch extension in style of original building with brick facade

New glass spiral staircase by specialist sub-contractor Philip Watts Design

G1 2.7 sqm
G2 3.2 sqm
G3 23.9 sqm
G4 Sitting Room 29.1 sqm
G5 Study 19.2 sqm
G6 Cloakroom 5.2 sqm
G7 Archive / Store room 9.5 sqm
G8 Entrance Hall 5.3 sqm
G9 29.3 sqm
G10 Hall 8.4 sqm
B13 Staircase
EG1
EG2
IC1
MH6
GB1
GB2
GB3
GW1
GW2
GW3
GW4
GW5
GW6
GW7
GW8
GD1
GD2
GD3
GD4
GGD1
GGD2
GGD3
GGD4
RWP
SVP
BT

22B ELLERDALE ROAD

Notes:

N

0 1 2 5m

REV	DATE	STATUS
Original	21/10/11	For Planning

WILKINSON KING
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DRWG NO	SCALE	DATE
WK-1550-31	1:100 at A3 size	21/10/11

TITLE
Proposed: Ground Floor Plan

ALL DIMENSIONS TO BE CHECKED ON SITE.
THIS DRAWING IS COPY RIGHT