



As existing plans and elevations based on measured survey carried out by The Downland Partnership Limited in May 2008.

GENERAL NOTES:

- Proposed works to external fabric of the building are largely to essential repairs to windows, render and subsequent redecoration. Limited roof repairs to existing slate roofs and replacement of 'failed' asphalt parapet gutters and flat roof areas are being carried out to maintain a weather tight structure. No alterations to existing setting and landscaping of the House are proposed.
- Proposed improvements to the external fabric are noted on the drawings and principally involve the replacement of the secondary entrance corridor and store rooms at the east end of the House to provide new service accommodation for the existing Kitchen.
- Where repairs allow, the opportunity to improve details or provide essential new facilities will be taken with provision of a 'fall arrest' system and a more discrete lightening protection installation.
- Renewal of building services should allow the improvement of the external appearance by the removal of modern external drainage pipework, roof mounted ventilation ductwork and plastic trunking associated with the Chiller pipework.
- The existing heating and electrical installations have partially failed, need to be replaced and will be carefully stripped out throughout the building.
- Light fittings will be retained wherever appropriate to the character of the building interiors and will be refurbished as required.
- Existing modern fan coil radiator casings are being removed and replaced with new sympathetically designed joinery and furniture pieces.
- Existing service and drainage routes will be used wherever possible with a presumption of minimum intervention with the historic fabric in all instances.
- These proposals do not envisage any significant structural alterations to the existing fabric, with all new partitions being formed as non-load-bearing plaster and lath studwork partitions within existing internal spaces.
- Generally existing floor finishes (carpet on plywood) are being replaced with new hardwood or stone floors to give a more appropriate finish and appearance subject to approval of sample.
- All bathrooms will be provided with stone tile surfaces with under-floor heating which will overlay existing flooring (strengthened) where necessary.
- A number of the modern 'dropped' suspended plasterboard ceilings are being replaced (consequence of removal of internal services ductwork and pipe runs) and will be replaced with new fibrous plaster ceilings and cornices, reinstated closer to their original room height.
- Existing panelled door leafs, where no longer required are generally being re-used in alternative locations, while the modern glass door leaves will be discarded.
- Existing door linings will be retained, with a number of doors indicated for handing and re-hanging within existing openings.
- Modern architraves and pre-fabricated skirtings will generally be replaced with a more appropriately detailed timber section. Refer to details No. 2181-01/03/20 + 21.
- Modern replacement ironmongery will generally be replaced with better quality, historically appropriate fittings throughout to approved samples.
- Existing 'dated' and poor quality internal decorations are being renewed with an emphasis on paint schemes that reinforce the more relevant and significant 'Regency' character of the house.

Key:

- Existing wall
- Proposed walls and alterations
- Walls, doors & items to be removed
- Existing doors
- New doors

Rev.	Date	Reason For Issue	Chk

Status  
**LISTED BUILDING  
CONSENT**



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Client  
**HANLEY LIMITED**

Project  
**BEECHWOOD HOUSE  
RESTORATION AND IMPROVEMENTS**

Title  
**BASEMENT PLAN  
AS PROPOSED**

Date	Aug 2008	Scale	1/100@A1
Checked By	VS	Drawn By	PC
Drawing Number	2191-01/01/01		Revision
			LBC1

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