

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 'falled' 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 lightning 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. 2191-01/0320 - 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**

**M**  
**AA**  
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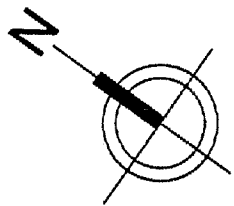
Client  
**HANLEY LIMITED**

Project  
**BEECHWOOD HOUSE  
RESTORATION AND IMPROVEMENTS**

Title  
**GROUND FLOOR PLAN  
AS PROPOSED**

Date	Aug 2008	Scale	1/100@A1
Checked By	VS	Drawn By	PC
Drawing Number	2191-01/01/02	Revision	LBC1

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Remove existing covered colonnade forming 1970's 'Ladies Entrance' retaining rendered back wall and fitting new precast coping to exposed to of wall. Path access retained to new door to Service wing.

G23 - Remove existing balustrade subdividing existing room G23. Form new full height plastered timber stud partition to sub-divide this existing space as indicated.

G2- Remove modern fibrous plaster niche at south end of Hall and form new services riser cupboard and new doorway through to Corridor G29.

G3- Remove existing modern glazed screen between Entrance Hall G2 and Reception Room G3. Infill with new timber stud wall and new set of double panelled doors (DG3) to match existing adjacent (DG2).

G3- Add two new fibrous plaster columns on line of existing beam forming edge of the main stairwell (S1).

Retain existing timber stair, replacing modern handrail and bronze balustrade with new cast iron balusters to a traditional Regency pattern.

G7 & G8 - Strip out existing washroom sanitaryware, marble counter tops and wall cladding. Replace with new sanitaryware to new layout.

Fit new panelled door (DG4) to match existing in existing opening between G4 and G9.

G18, G32-G34 - Remove existing secondary entrance corridor (G18) and construct new 2-storey 'Service Wing' extended east to same line and height as the existing Kitchen extension (G15) constructed in the 1970's.

G13 - Form new doorway between new House Manager's office (G12) to 'Back of House' area via new stair within former Bathroom (G13). Existing external stair becomes an enclosed internal stair rising from basement to existing ground floor level.

G15 - Remove existing dumb-waiter and enclosure from existing Kitchen (G15) and redundant external wall mounted chillers from south elevation.

Remove existing studwork partition lobby and Store (G16) from Kitchen and make good wall surfaces.

Existing Kitchen equipment, associated extract hoods and ductwork are to be removed.

G19, G21/A, G21, G22 - Remove existing 20 No. modern fibrous plaster columns from G22. Form new timber studwork and plaster partitions to re-define layouts to the main Reception Rooms G21 with reduced Lobby G22. New layouts to incorporate new down stand beams and columns as indicated within existing room structures.

G19 + G21 - Replace existing French doors DG20 + DG21/2 with lowered sills to allow level threshold between internal floor level and existing external step (as with DG22/1).

Remove existing modern glazed screens and double doors (DG19/2 + DG21/1); reduce openings to form new single panelled door and associated linings and architraves to match existing.

Remove existing modern glazed doors (DG9) from end of Corridor and fit new solid panelled door (DG19/1) to match existing in new door linings in SE corner of G19.

Form new single door to Garden by extending existing window opening (WG9/1) below sill down to floor level to fit new painted timber glazed door to detail.

0 1000 2000 5000 10 000mm