

REFURBISH AND REDECORATE ALL EXISTING WINDOWS/SILLS, FRAMES ETC TO THE REAR ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE.

GENERALLY TO ENTIRE FRONT AND REAR ELEVATIONS: EXISTING RENDERED SECTION TO THE WINDOW REVEALS TO BE MADE GOOD WHERE POSSIBLE AND PREPARED READY FOR NEW DECORATIONS. WHERE RENDER HAS DETERIORATED BEYOND REPAIR RENDER WILL NEED TO BE HACKED OFF AND REPLACED LIKE FOR LIKE WITH NEW DECORATIONS OVER.

REPOINTING WORKS WILL BE CARRIED OUT TO BOTH FRONT AND REAR ELEVATIONS AS NECESSARY

GENERALLY: EXISTING STAIRCASE HAS FALLEN AND SEPERATED FROM THE STRINGER AND CENTRAL HANDRAIL. THE STAIRS ALSO SLOPE IN VARIOUS DIRECTIONS. GENERAL REPAIR WORKS TO BE CARRIED OUT TO MAKE SAFE SPINDELS ON BALUSTRADE ETC. ALL WORKS TO BE COMPLETED MAINTAINING ALL ORIGINAL TIMBERWORKS WHERE POSSIBLE.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS WINDOWS/SILLS, FRAMES ETC TO THE REAR ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE. NON ORIGINAL SPLIT WINDOW TO FAMILY BATHROOM TO BE REPLACED WITH IN KEEPING SASH OF 8 OVER 8 TO MATCH EXISTING WINDOWS ON REAR ELEVATION.

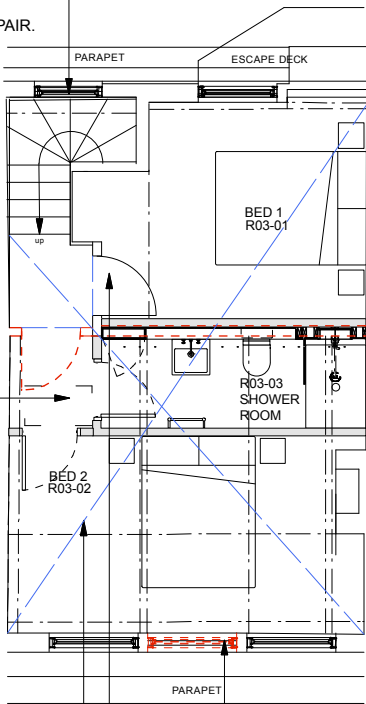
RE OPEN EXISTING OPENING. EVIDENCE OF THIS BEING PREVIOUSLY AN OPENING (SEE PHOTOGRAPH 3) NEW DOOR TO MATCH THAT OF EXISTING DOORS

NEW WINDOW TO BE 8 OVER 8 SASH TO MATCH EXISTING

GLAZED WINDOW IN SLIM METAL PROFILE

WINDOW, SILL AND FRAMES TO BE REMOVED AND REPLACED WITH ONES IN KEEPING 6 OVER 6 SASH EXISTING WINDOW NOT ORIGINAL AND BEYOND REPAIR.

CEILING LEVEL LOWERED TO BED 1 TO SIT BELOW CEILING/ROOF JOISTS, TO ALLOW LOFT STORAGE ABOVE BED 1 + SHOWER ROOM - ACCESS VIA HATCH.



EXISTING STUD PARTITION (SHOWN IN RED DASHED LINE) TO BE REMOVED. THIS WALL DUE TO ITS CONSTRUCTION IS NON ORIGINAL. THE MANSARD ROOF SECTION WAS ADDED LATER. (SEE PHOTOGRAPH 1)

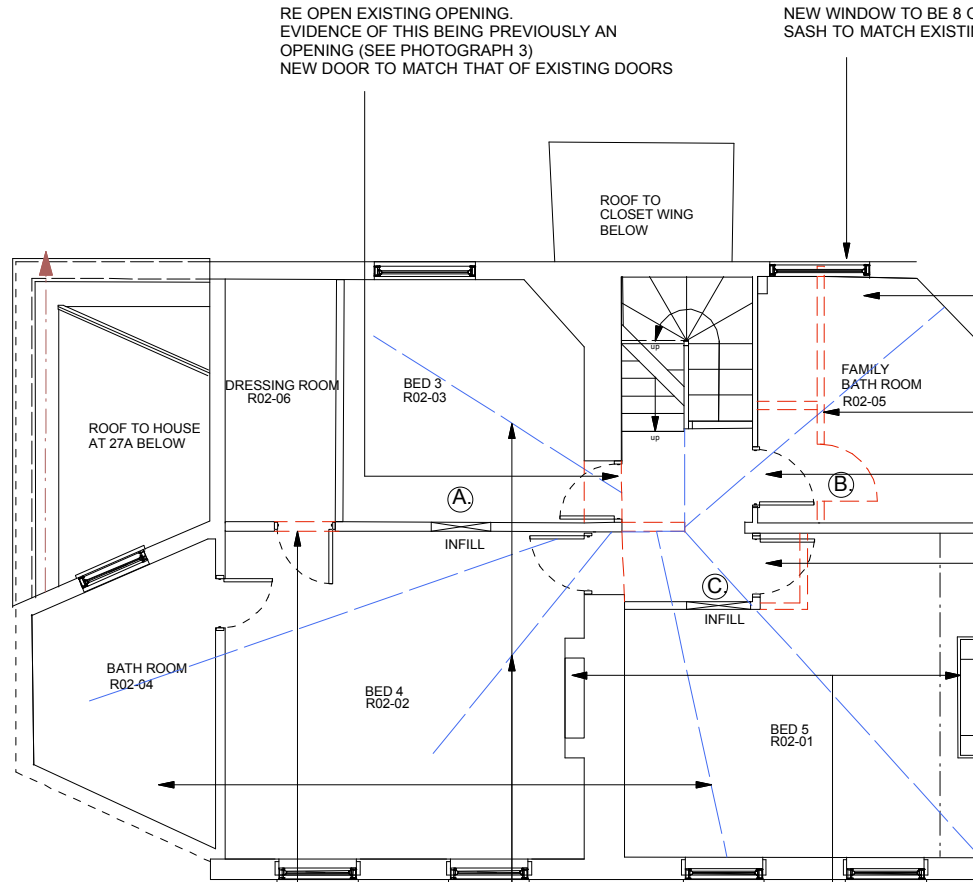
EXISTING NON ORIGINAL SASH WINDOW TO BE REMOVED AND INFILLED. WITH 2NO NEW SASHES ADDED AT EITHER SIDE TO PROVIDE SYMETRY AND BE MORE IN KEEPING WITH THE TERRACE DESIGN (SEE PHOTOGRAPH 2)

EXISTING FLOOR TO BE LEVELLED LOCALLY BY FIRING + FILLETS AND OVER BOARDING THE EXISTING FLOOR AND WITH THE USE OF UNDERLAY AND CARPET TO BEDROOMS.

3RD FLOOR

ROOF WORKS:

NON ORIGINAL MANSARD ROOF REQUIRES REFURBISHMENT + REPAIR WORKS TO STOP WATER INGRESS. SLATES AND LEADING ETC REQUIRES TO BE CHECKED TO ASERTAIN CAUSE. THE WORKS PERMITTED ARE TO INCLUDE SUCH REPAIR WORKS TO MAIN MANSARD ROOF AND PARAPETS, COPING STONES ETC TO FRONT AND REAR OF THE PROPERTY.



FORM NEW OPENING IN NON STRUCTURAL WALL. REUSE THE DOOR FROM OPENING AT A.

EXISTING FLOOR TO BE LEVELLED LOCALLY BY FIRING + FILLETS AND OVER BOARDING THE EXISTING FLOOR AND WITH THE USE OF UNDERLAY AND CARPET TO BEDROOMS.

EXISTING ORIGINAL FIREPLACES TO REMAIN. TO BE REFURBISHED AND STACKS LINED TO ALLOW FOR USE OF FIRE.

2ND FLOOR

SERVICES, ELECTRICAL AND CENTRAL HEATING WORKS :

THE PROPERTY IS IN NEED OF A FULL REWIRE. WATER TO THE TOP 2 FLOORS (EXISTING IN LEAD) AND CENTRAL HEATING AND SERVICES INSTALLATIONS. THEREFORE PERMISSIONS FOR PIPEWORK RISERS AND LATERAL PIPE RUNS TO BE AGREED. WHERE POSSIBLE THE EXISTING POSITIONS WILL BE MAINTAINED BUT THE EXPOSED PIPEWORK IN THE STAIRWELL AND OTHER AREAS WILL BE REQUIRED TO BE CONCEALED .

LOCALISED LEVELLING OF FLOOR. CONSISTING OF FIRING AND FILLETS OVER EXISTING FLOOR AND NEW FLOOR FINISH LAID OVER.

DASHED LINES INDICATE EXTENT OF WALLS TO BE REMOVED. ALL NON ORIGINAL.

REUSE EXISTING DOOR FROM B

REUSE EXISTING DOOR FROM C

LOCALISED LEVELLING OF FLOOR. CONSISTING OF LIFTING EXISTING BOARDS APPLYING FIRING AND FILLETS, + OVER BOARDING EXISTING JOISTS. THEN REFITTING EXISTING BOARDS OVER NEW LEVELLED SUB FLOOR.

EXISTING SILL REQUIRES REPLACING DUE TO PARTIAL CRACKING/DETERIORATION ALLOW TO REPLACE WITH LIKE FOR LIKE

EXISTING ORIGINAL FIREPLACE TO REMAIN. TO BE REFURBISHED AND STACKS LINED TO ALLOW FOR USE OF FIRE.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS AND INTERNAL SHUTTERS TO THE FRONT ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE.

MAINTAIN ALL EXISTING DOORS

1ST FLOOR



GENERAL NOTES

- 1.1 **REGULATIONS** - THE COMPLETE WORKS ARE TO CONFORM TO LOCAL COUNCIL REGULATIONS AND THE REQUIREMENTS LAID DOWN IN THE TENANTS GUIDELINES MANUAL IF APPLICABLE.
- 1.2 **HEALTH AND SAFETY** - THE COMPLETE WORKS ARE TO CONFORM TO LOCAL COUNCIL REGULATIONS AND BE CARRIED OUT IN SUCH A WAY AS TO MINIMISE HEALTH AND SAFETY HAZARDS.
- 1.3 **FIRE PROTECTION** - THE CONTRACTOR TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES.

- 1.4 **STRUCTURE** - TO ENGINEERS DETAILS AND LOCAL AUTHORITY REQUIREMENTS THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION.
- 1.5 **SERVICES** - TO ENGINEERS DETAILS AND LOCAL AUTHORITY REQUIREMENTS.
- 1.6 **TEMPORARY SERVICES** - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROVISION OF AND PAYMENT FOR ALL TEMPORARY SERVICES INCLUDING WATER, LIGHTING, ELECTRICITY AND TELEPHONES.

- 1.7 **CONTRACTOR DRAWINGS** - CONTRACTOR TO PROVIDE SETTING OUT AND ROD DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.

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- THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.
- ALL SERVICES TO LOCAL AUTHORITIES, BCO AND ENVIRONMENTAL HEALTH REQUIREMENTS AND TO SERVICE ENGINEERS DETAILS.
- ALL STRUCTURE TO STRUCTURAL ENGINEERS DETAILS AND LOCAL AUTHORITY AND BCO REQUIREMENTS.
- ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CURRENT BUILDING AND FIRE REGULATIONS.

CONTRACTOR SHALL COMPLY WITH:

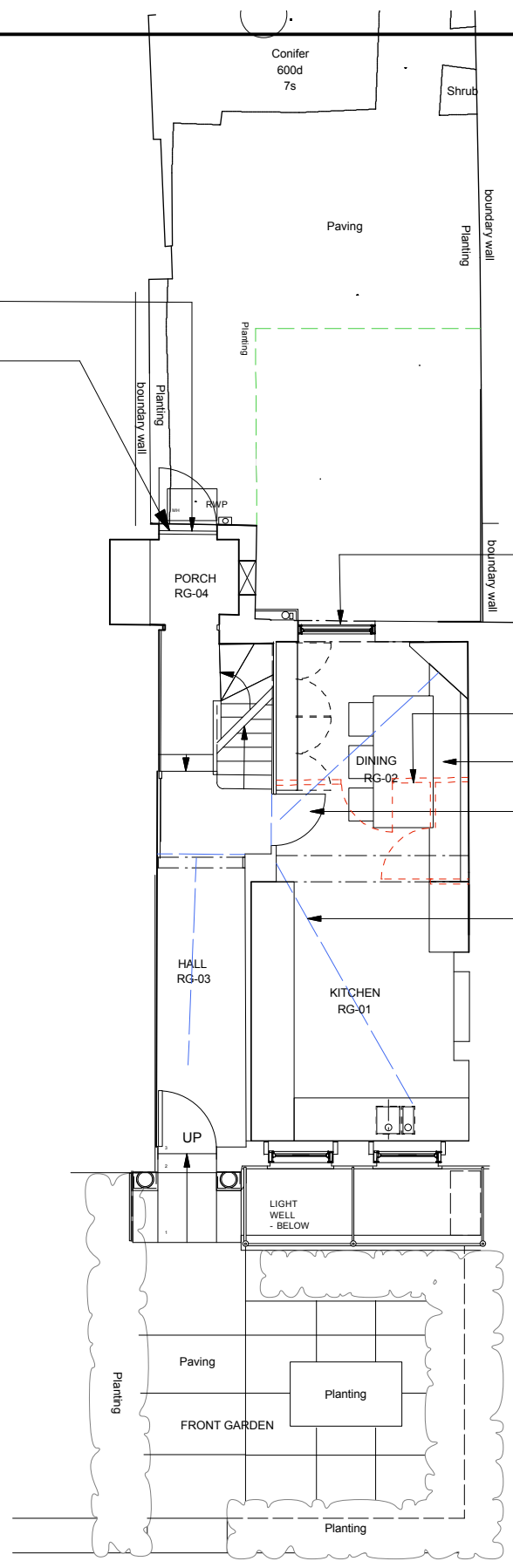
- THE CDM '94 + 2007 REGULATIONS
- FIRE PRECAUTIONS ACT 1971
- CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES AND BUILDINGS UNDERGOING REPAIR/REHABILITATION (WORKPLACE) REGULATIONS 1997
- HEALTH & SAFETY AT WORK REGULATIONS 1974 CODE OF WELFARE CONDITIONS AS OUTLINED IN THE NATIONAL WORKING RULE AGREEMENT FOR THE BUILDING INDUSTRY AND ANY STATUTORY RULES AND ORDERS RELATING TO THE PROVISION AND MAINTENANCE OF WELFARE AND SAFETY MEASURES AND APPLICABLE FOR ALL WORK PEOPLE EMPLOYED ON SITE.
- THE WORKPLACE (HEALTH, SAFETY AND WELFARE) REGULATIONS 1992
- THE CONSTRUCTION (HEALTH, SAFETY AND WELFARE) REGULATIONS 1996

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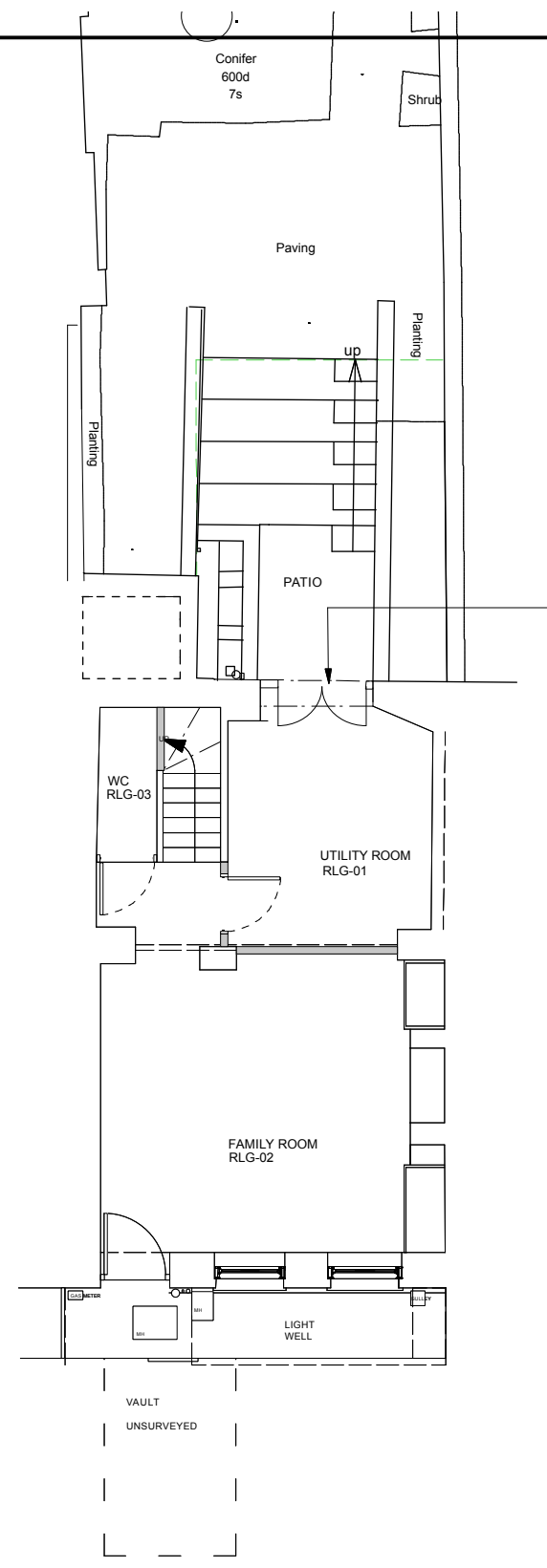
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C	07.01.2015	PLANNING APPLICATION
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		PRE - PLANNING APPLICATION ADVICE

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CLIENT	MR + MRS MANSOUR
PROJECT	GROVE TERRACE
DRAWING	PROPOSED GA - 3RD, 2ND + 1ST FLOORS
DRAWING NO	411-05 REV C
DATE	06.02.14
SCALE	1:100 AT A3



GROUND FLOOR



LOWER GRD FLOOR

EXISTING NON ORIGINAL WINDOW TO BE REMOVED. BRICKWORK BELOW TO BE REMOVED TO ALIGN WITH INTERNAL FLOOR LEVEL TO ALLOW FOR NEW FULL HEIGHT SASH UNDER EXISTING HEAD OF WINDOW. NEW 16 OVER 16 SASH WITH TOUGHENED GLASS TO BOTTOM SASH.

DASHED LINES INDICATE EXTENT OF WALLS TO BE REMOVED. ALL NON ORIGINAL.

NON ORIGINAL LOWERED CEILING TO BE REMOVED AND RAISED TO MATCH FRONT SECTION OF HOUSE CEILING HEIGHT WHERE POSSIBLE

GLAZED SECTION TO BE FITTED INTO PANELS OF EXISTING DOOR

LOCALISED LEVELLING OF FLOOR. CONSISTING OF FIRRING AND FILLETS AND OVER BOARDING THE XISTING FLOOR WITH NEW FLOOR FINISH LAID OVER.

EXISTING NON ORIGINAL DOORS TO BE REPLACED WITH NEW GLAZED DOORS WITH MULLIONS TO WORK WITH EXISTING ORIGINAL SASHES FRAMES.

GENERAL NOTES

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1.3 **FIRE PROTECTION** - THE CONTRACTOR TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES.

ALL MATERIALS ARE TO CONFORM TO LOCAL COUNCIL REQUIREMENTS.

ALL EXISTING FIRE PROTECTION TO BE MAINTAINED.

ALL SERVICES THAT PASS THROUGH FIRE PROTECTED CONSTRUCTION SHOULD BE FIRE STOPPED.

ALL PARTITIONS AND CEILINGS INSTALLED SHOULD PROVIDE THE REQUIRED FIRE SEPARATION BETWEEN COMPARTMENTS.

1.4 **STRUCTURE** - TO ENGINEER'S DETAILS AND LOCAL AUTHORITY REQUIREMENTS THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION.

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ALL SERVICES TO LOCAL AUTHORITIES, BCO AND ENVIRONMENTAL HEALTH REQUIREMENTS AND TO SERVICE ENGINEER'S DETAILS.

ALL STRUCTURE TO STRUCTURAL ENGINEER'S DETAILS AND LOCAL AUTHORITY AND BCO REQUIREMENTS.

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CURRENT BUILDING AND FIRE REGULATIONS.

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