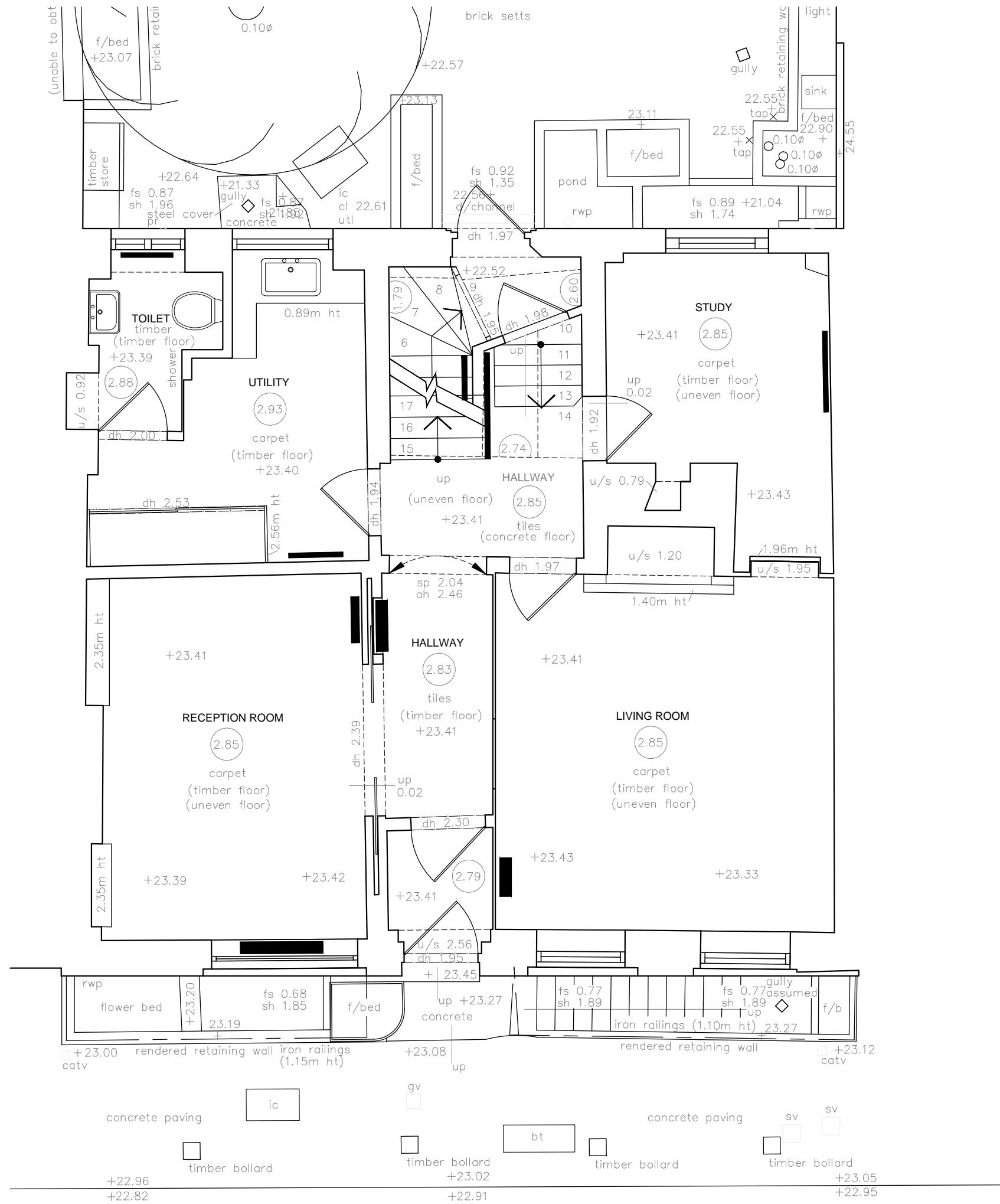
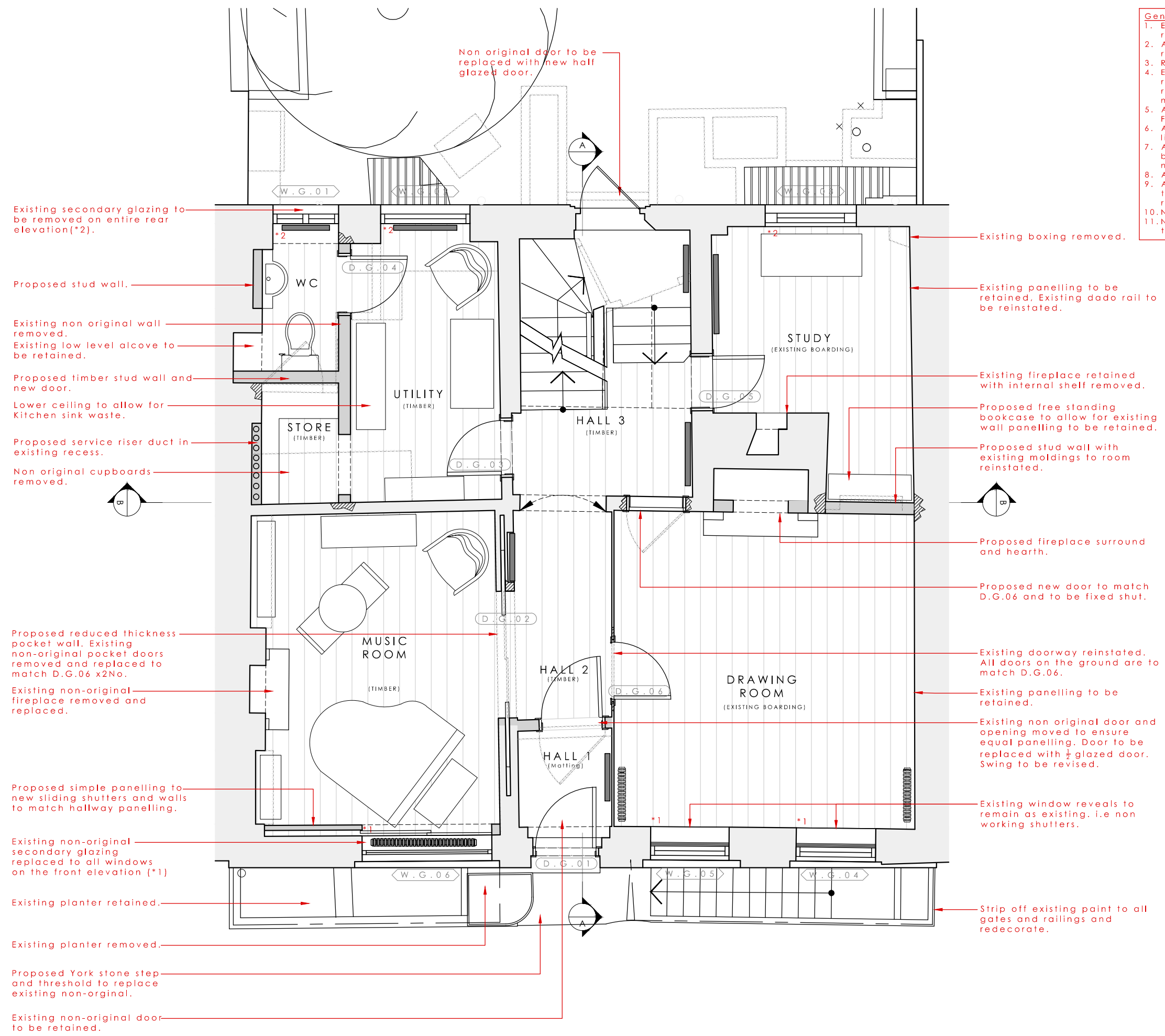


- General Notes:**
- Existing fireplaces to be swept and relined.
 - All non-original doors to be replaced to match original.
 - Redecoration throughout property.
 - Existing timber boarding sanded, repaired and resealed. Split boards replaced with 2nd hand boarding to match.
 - All existing render to Lower Ground Floor to be replaced like for like.
 - All Chimney flues to have steel flue liners installed.
 - Any rot found throughout works to be treated and made good were necessary.
 - All windows to be repaired.
 - All panelling within window recess to be repaired and where necessary replaced like for like.
 - New Electrical wiring throughout.
 - New hot, cold and heating services throughout.

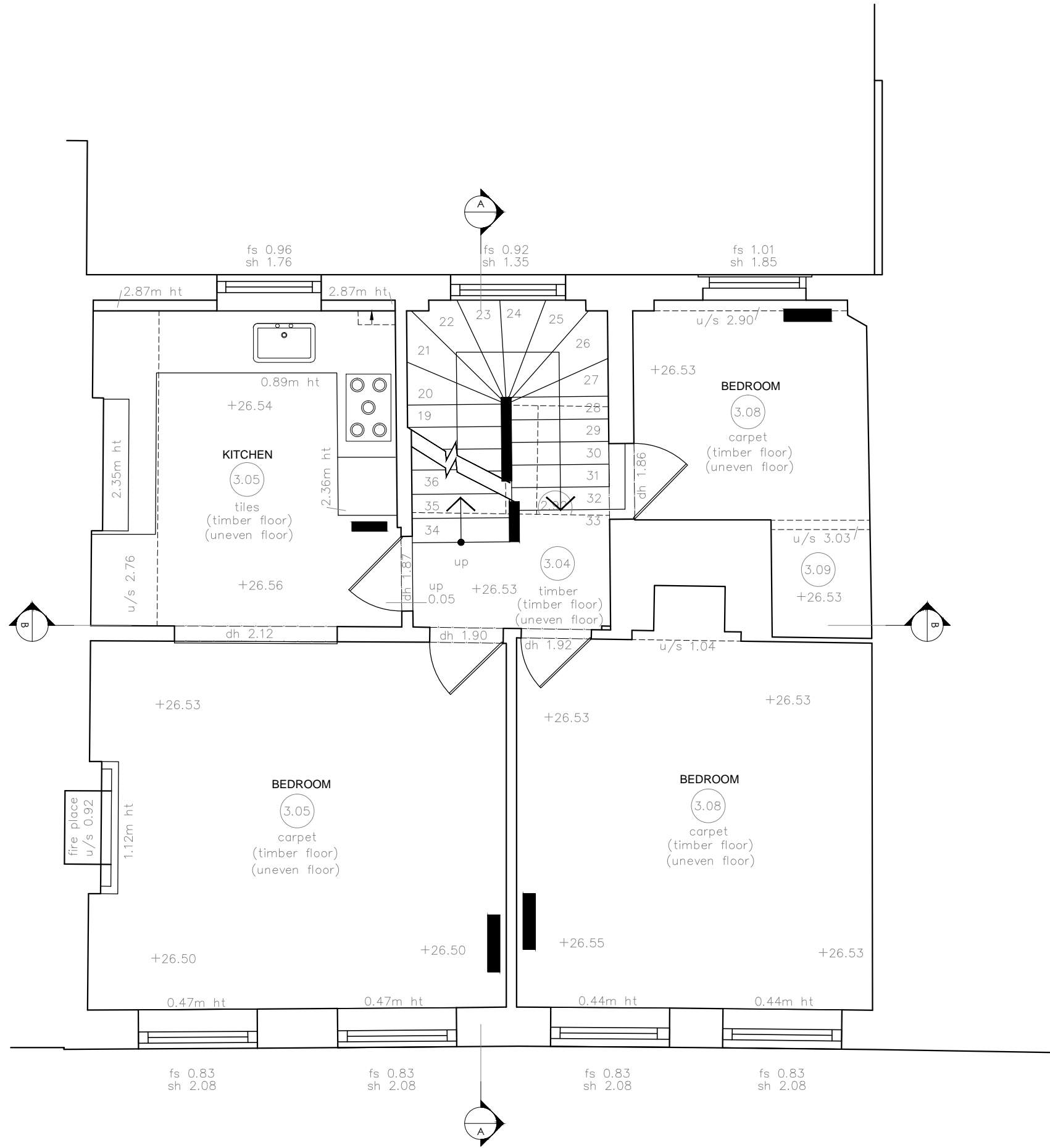
Rev	Date	Notes
A	14.05.15	Radiator locations added.





- General Notes:**
1. Existing fireplaces to be swept and relined.
 2. All non-original doors to be replaced to match original.
 3. Redecoration throughout property.
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 9. All panelling within window recess to be repaired and where necessary replaced like for like.
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 11. New hot, cold and heating services throughout.

Rev	Date	Notes
A	14.05.15	Notes revised following comments from council.
B	25.09.15	Revised notes following comments from council.



Existing non-original plywood build ups to be stripped away. Localized non aggressive levelling to be adopted between current position and the original sloping treads.

Existing window sill to be lowered. Non-orgnol stairs panelling adapted to suit.

Lower ceiling in area by 100mm. Remove corner boxing adjacent to fireplace.

Existing secondary double glazing to be removed on entire rear elevation.

Existing non-orgnol cornice to be removed and replaced to match Kitchen.

Existing bulkhead removed and entire ceiling lowered to allow for pipe work and venting from above.

Existing non-original fireplace removed and replaced.

Existing door retained.

Proposed panelling throughout.

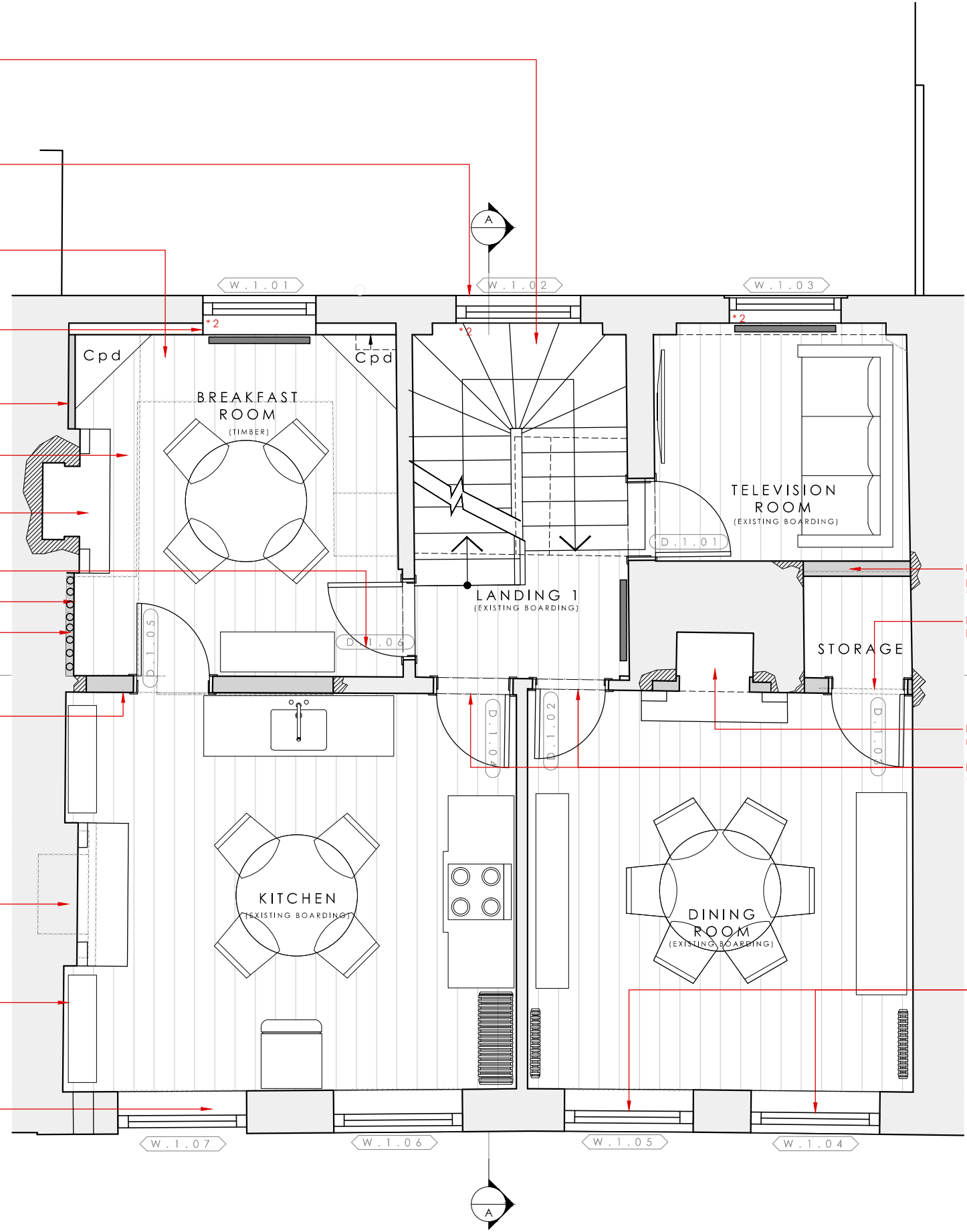
Proposed service riser duct in existing recess.

Existing double sliding doors removed, and replaced with proposed single swing door to match existing (D.1.06).

Existing non original fireplace removed and replaced.

Proposed freestanding kitchen furniture.

Existing shutters to be restored and made working. No secondary glazing.



Proposed studwall with panelling to Television Room to be matched.

Proposed door to new store to be situated within panelling.

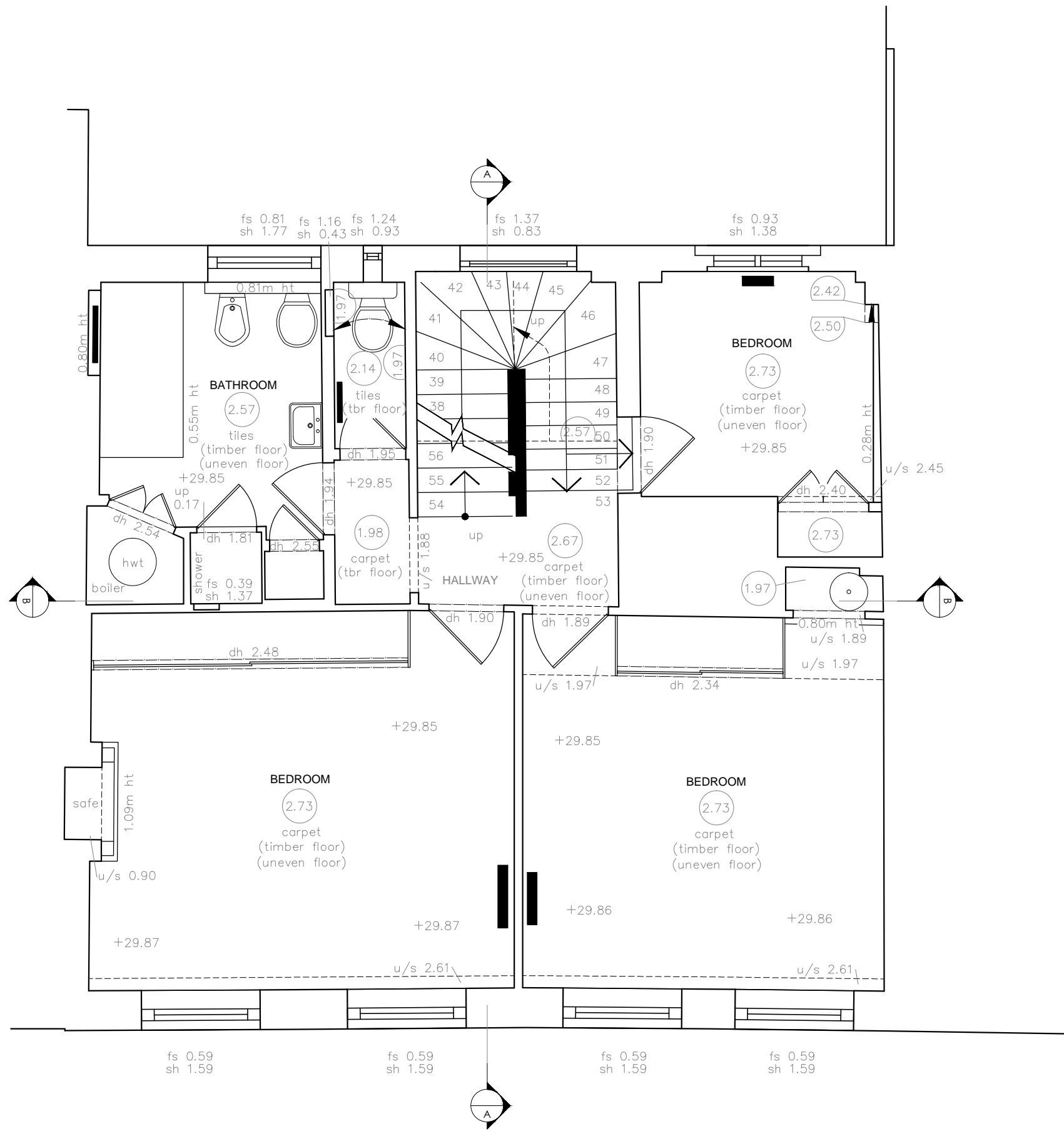
Existing fireplace to be removed and replaced.

Existing doors to be replaced to match (D.1.06).

Existing secondary glazing removed & shutters to be reinstated to match existing within W.1.05.

- General Notes:**
- Existing fireplaces to be swept and relined.
 - All non-original doors to be replaced to match original.
 - Redecoration throughout property.
 - Existing timber boarding sanded, repaired and resealed. Split boards replaced with 2nd hand boarding to match.
 - All existing render to Lower Ground Floor to be replaced like for like.
 - All Chimney flues to have steel flue liners installed.
 - Any rot found throughout works to be treated and made good were necessary.
 - All windows to be repaired.
 - All panelling within window recess to be repaired and where necessary replaced like for like.
 - New Electrical wiring throughout.
 - New hot, cold and heating services throughout.

Rev	Date	Notes
A	14.05.15	Kitchen, Breakfast room layout & notes revised following comments from council.
B	25.09.15	Revised notes following comments from council.



Existing non-original plywood build ups to be stripped away. Localized non aggressive levelling to be adopted between current position and the original sloping treads.

Existing secondary double glazing to be removed on entire rear elevation.

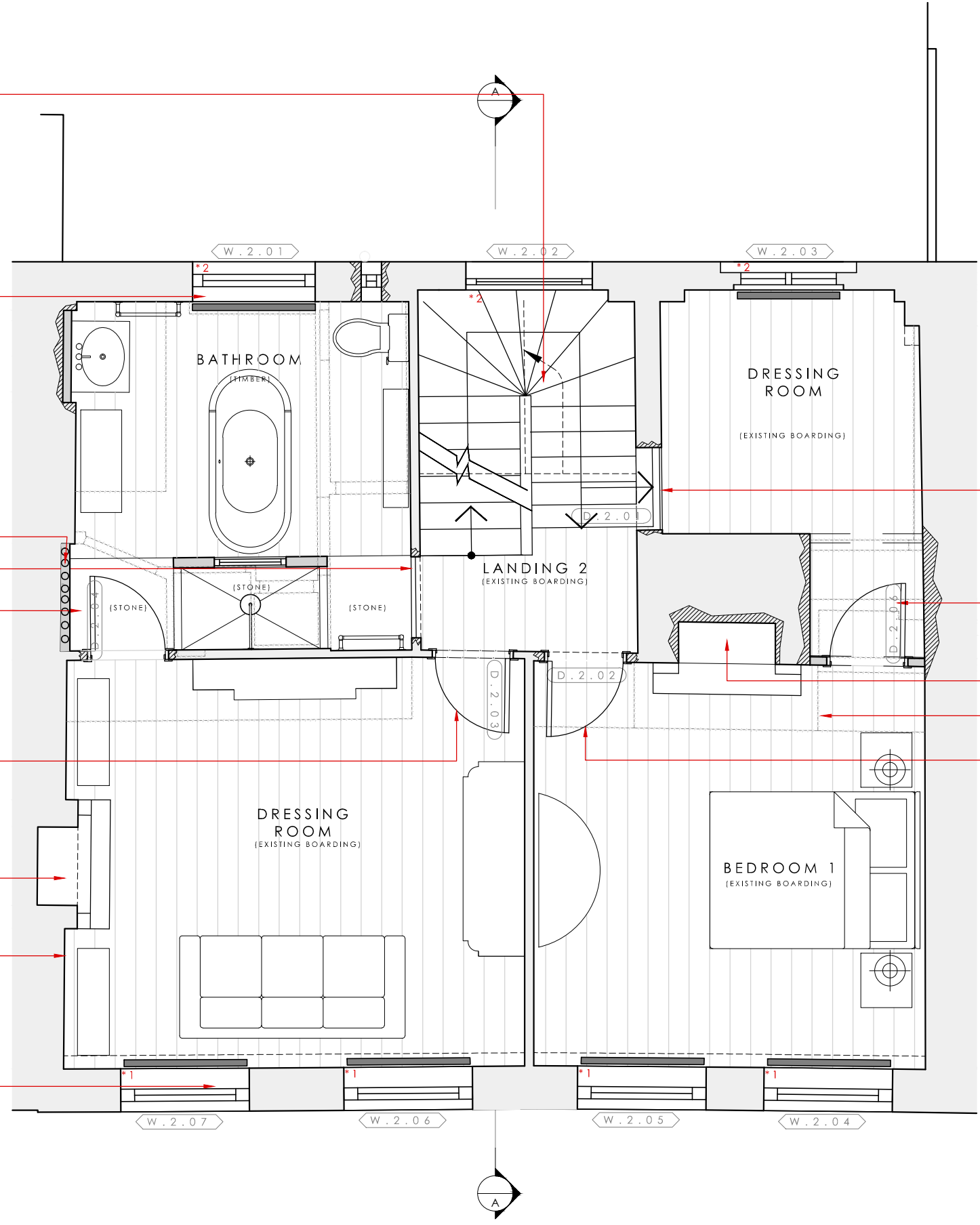
Proposed service riser duct in existing recess.
Proposed door to match existing and to be fixed closed.
Proposed door to match existing D.1.06.

Existing door replaced to match D.1.06.

Existing fireplace removed and replaced.

Existing panelling to be repeated on all walls.

Existing non-original secondary glazing replaced to all windows on the front elevation (*1)



Existing door replaced to match D.1.06. Door to be fixed closed.

Existing walls removed to allow access to rear dressing room.

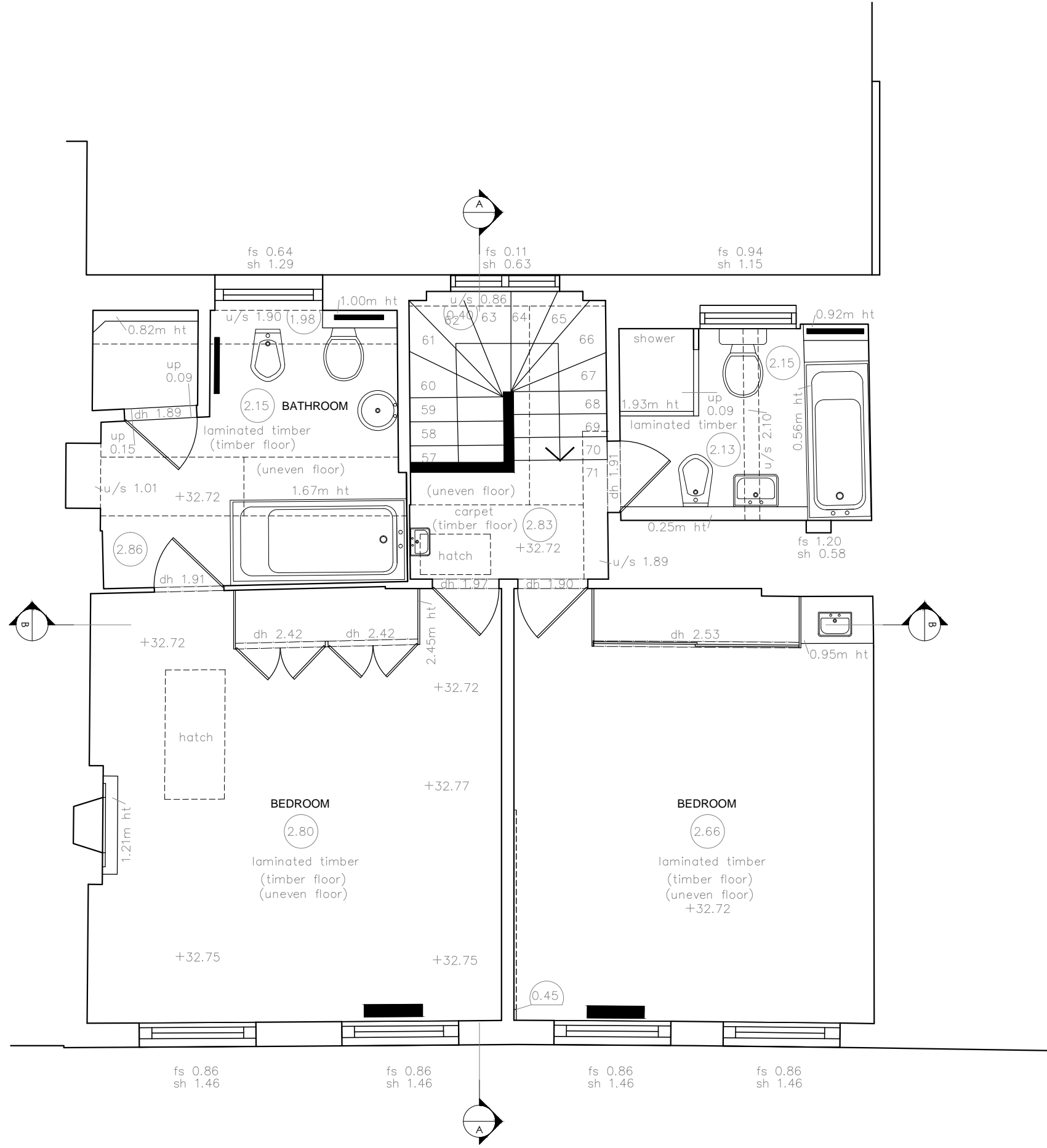
Existing fireplace reopened.

Existing non original cupboards removed.

Existing door replaced to match D.1.06.

- General Notes:**
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 - New Electrical wiring throughout.
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Rev	Date	Notes
A	14.05.15	Door between front rooms removed & notes revised following comments from council.



Existing non-original plywood build ups to be stripped away. Localized non aggressive levelling to be adopted.

Cast iron branch taken from new cast iron soil & vent pipe as a future connection for possible bathroom. (Subject to listed building approval)

Existing secondary double glazing to be removed on entire rear elevation.

Existing shower enclosure and non-original panelling removed.

Existing recess to wall to be studded and plastered.

Non original false ceiling removed and replaced to continue slope of ceiling in existing upper part of the room. IE continue slope down from existing top down to eaves.

Reinstated fireplace surround.

Proposed service riser duct in existing recess. Wall to be made level.

Existing door to be retained.

Existing non-original exposed stud work wall to be clad with plasterboard.

Existing roof hatch removed

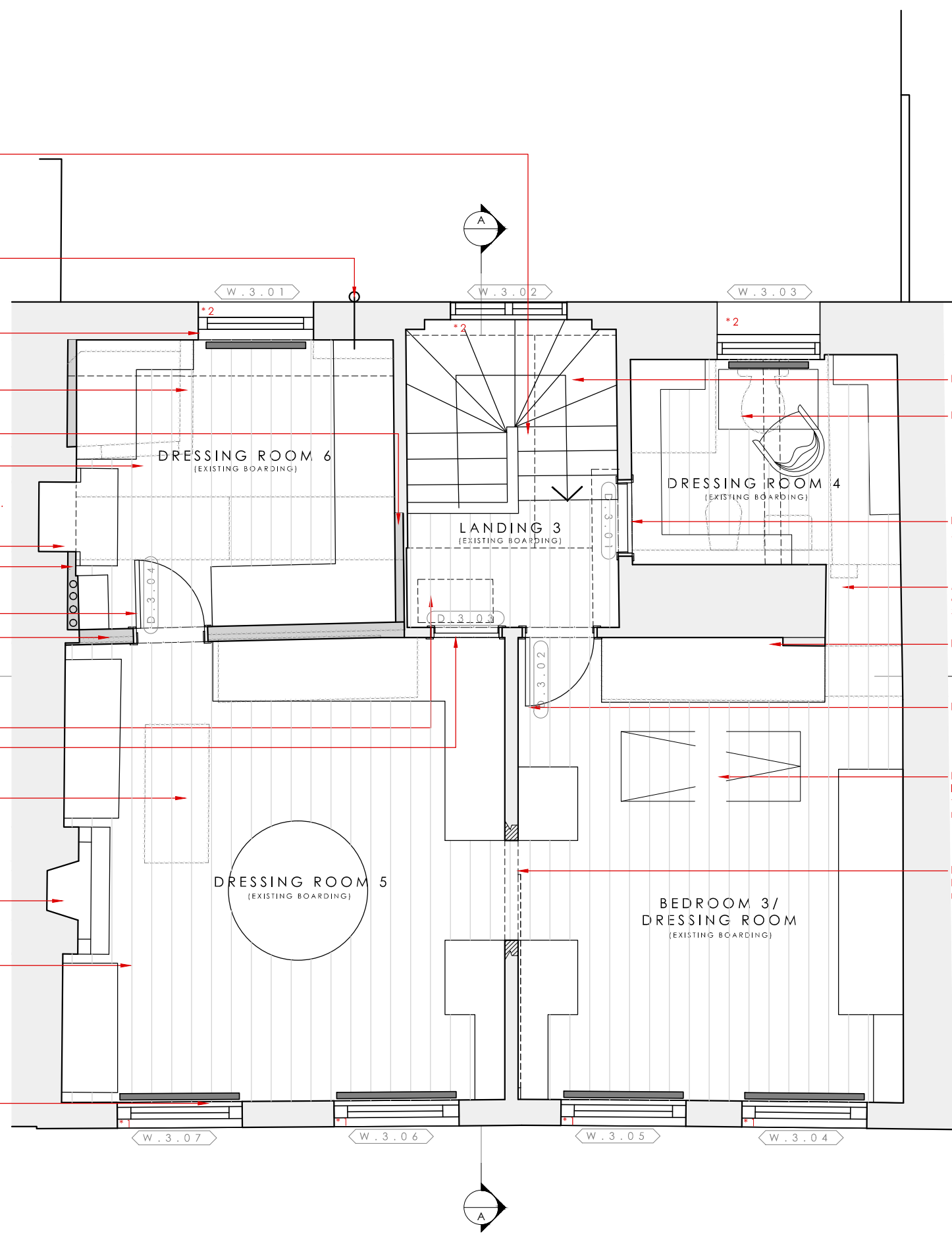
Existing door to be retained and fixed closed.

Existing loft ladder removed and ceiling made good.

Existing fireplace retained.

Existing floor to be sanded and resealed.

Existing non-original secondary glazing replaced to all windows on the front elevation (*1)



Existing staircase to remain.

Existing bathroom removed.

Existing door to be retained And fixed closed.

Modern wall removed to allow access between dressing room 3 and 4.

Existing cupboards removed.

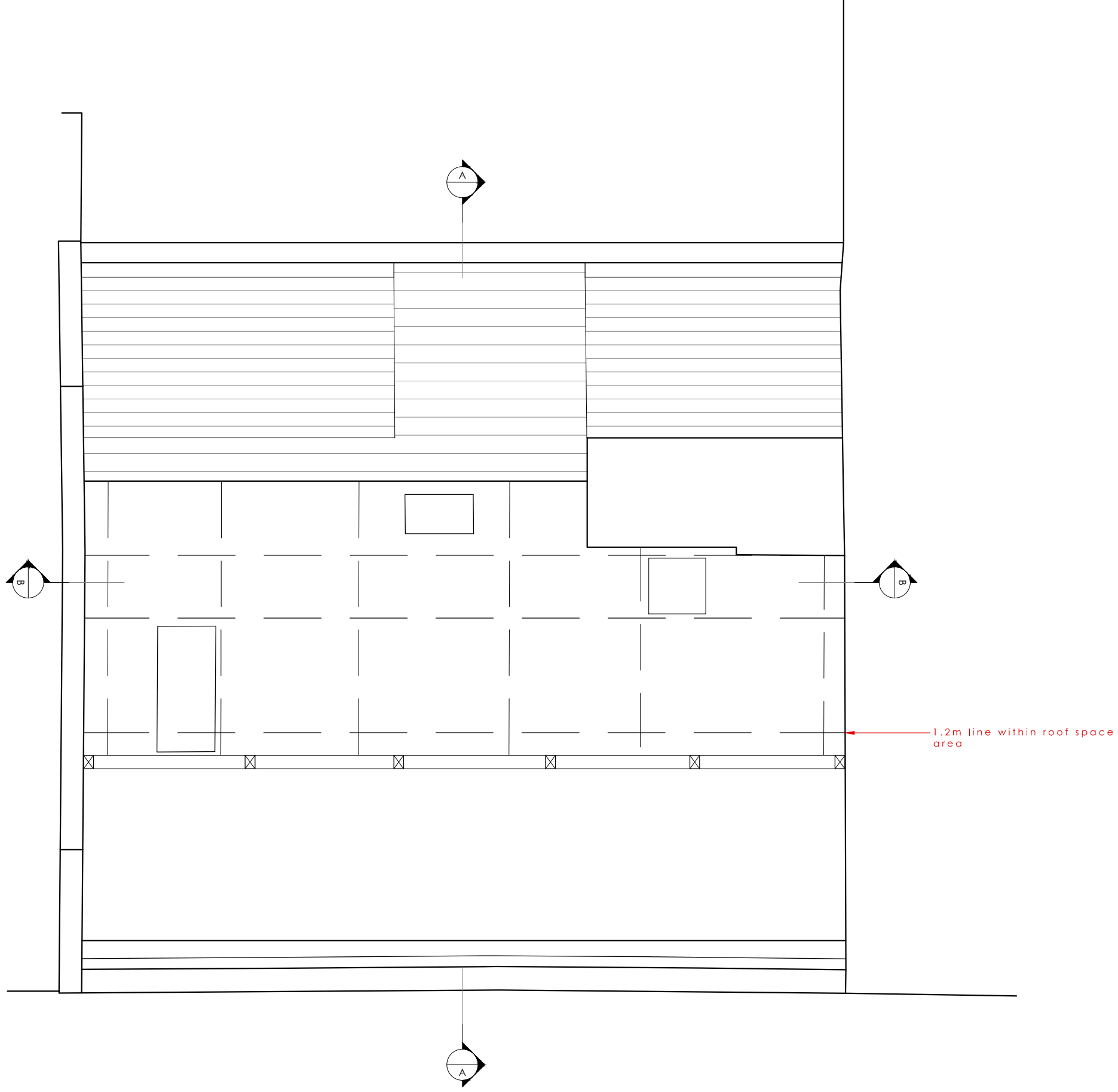
Existing door to be retained.

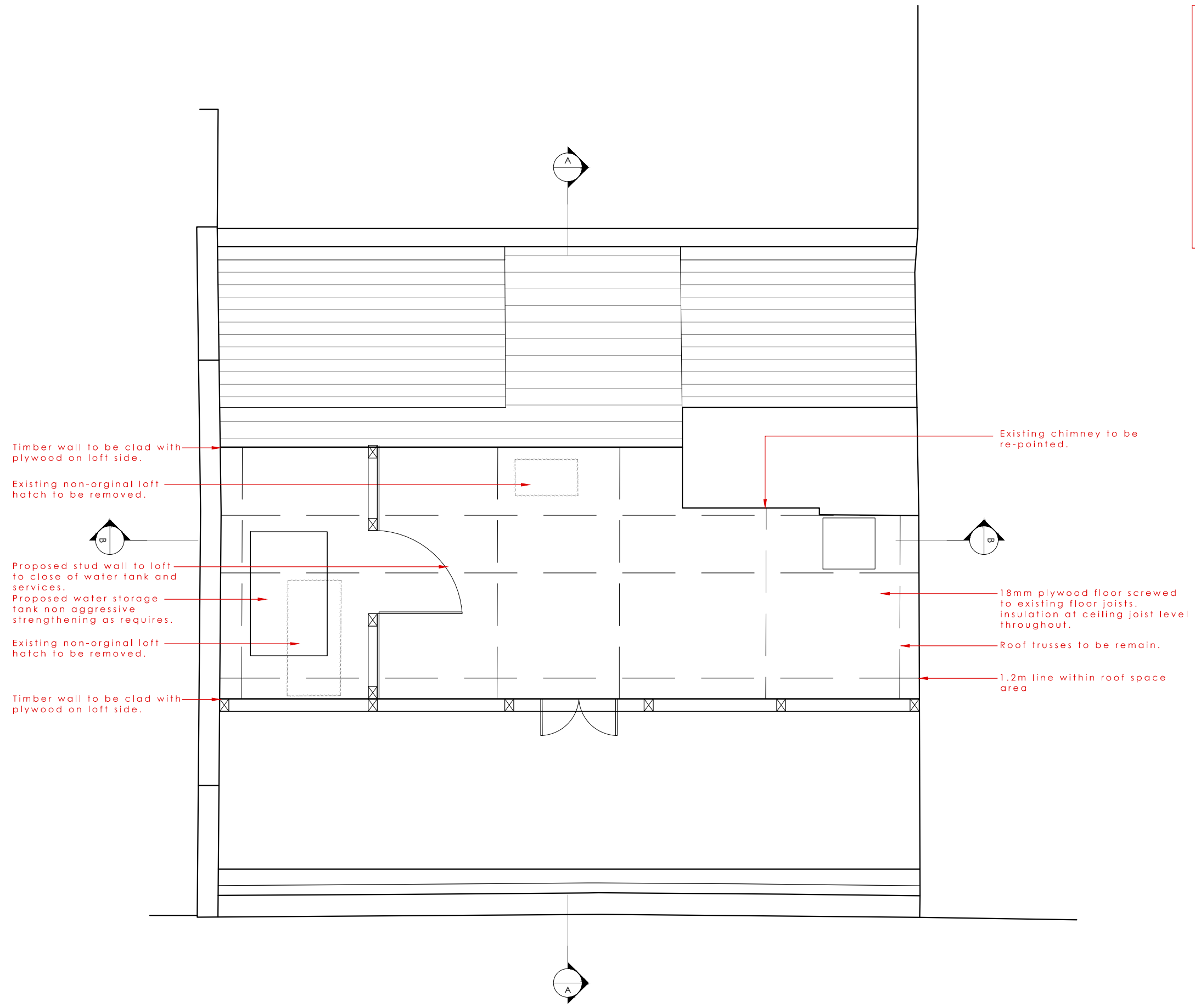
Proposed loft hatch and ladder to allow easy access to loft and roof for maintenance.

Proposed opening between Dressing room 3 and dressing room 5.

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Rev	Date	Notes
A	14.05.15	Notes revised following comments from council.
B	04.06.15	Layout revised. New opening and removal of bathroom fittings.





Timber wall to be clad with plywood on loft side.

Existing non-original loft hatch to be removed.

Proposed stud wall to loft to close of water tank and services.

Proposed water storage tank non aggressive strengthening as requires.

Existing non-original loft hatch to be removed.

Timber wall to be clad with plywood on loft side.

Existing chimney to be re-pointed.

18mm plywood floor screwed to existing floor joists. insulation at ceiling joist level throughout.

Roof trusses to be remain.

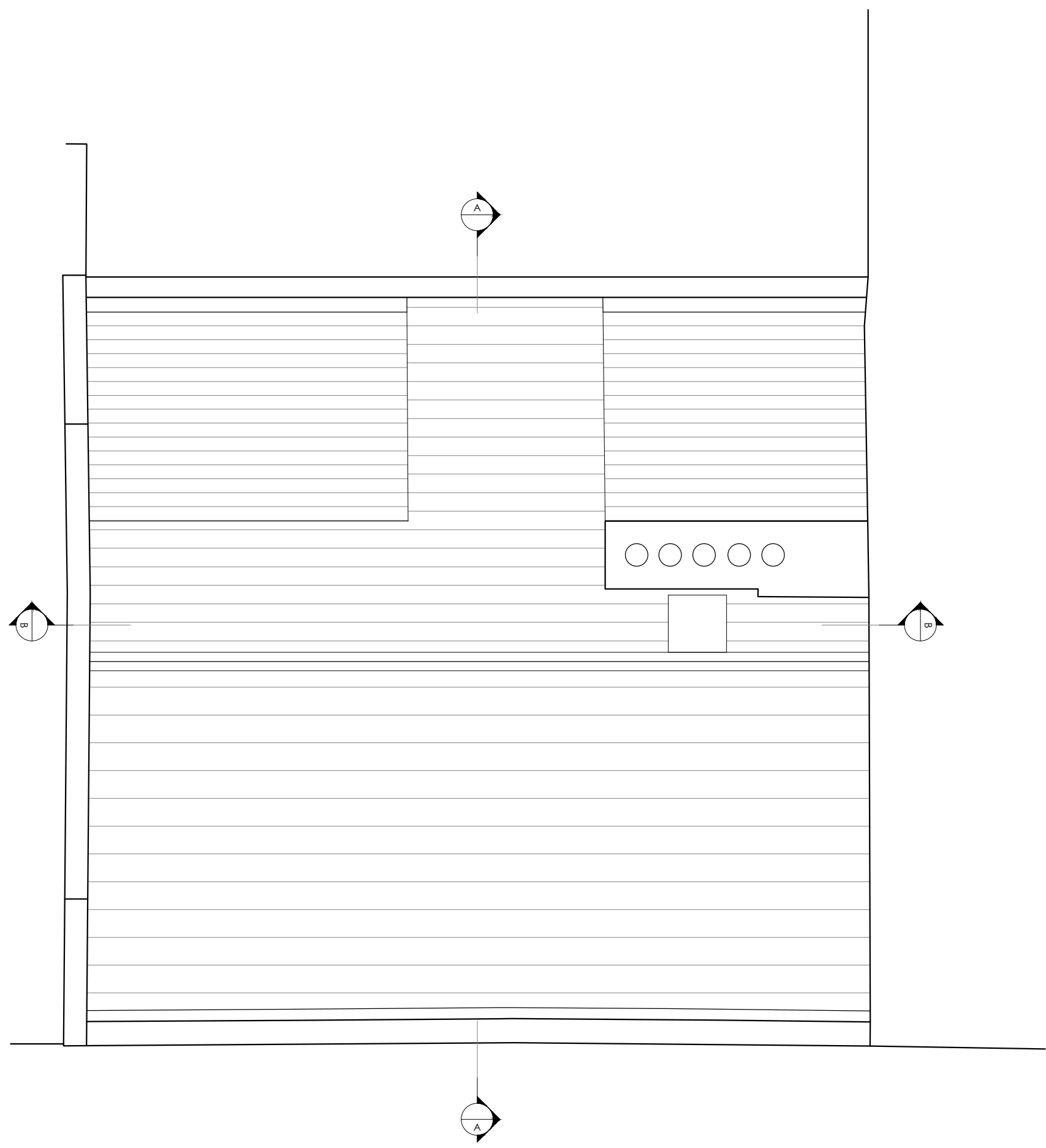
1.2m line within roof space area

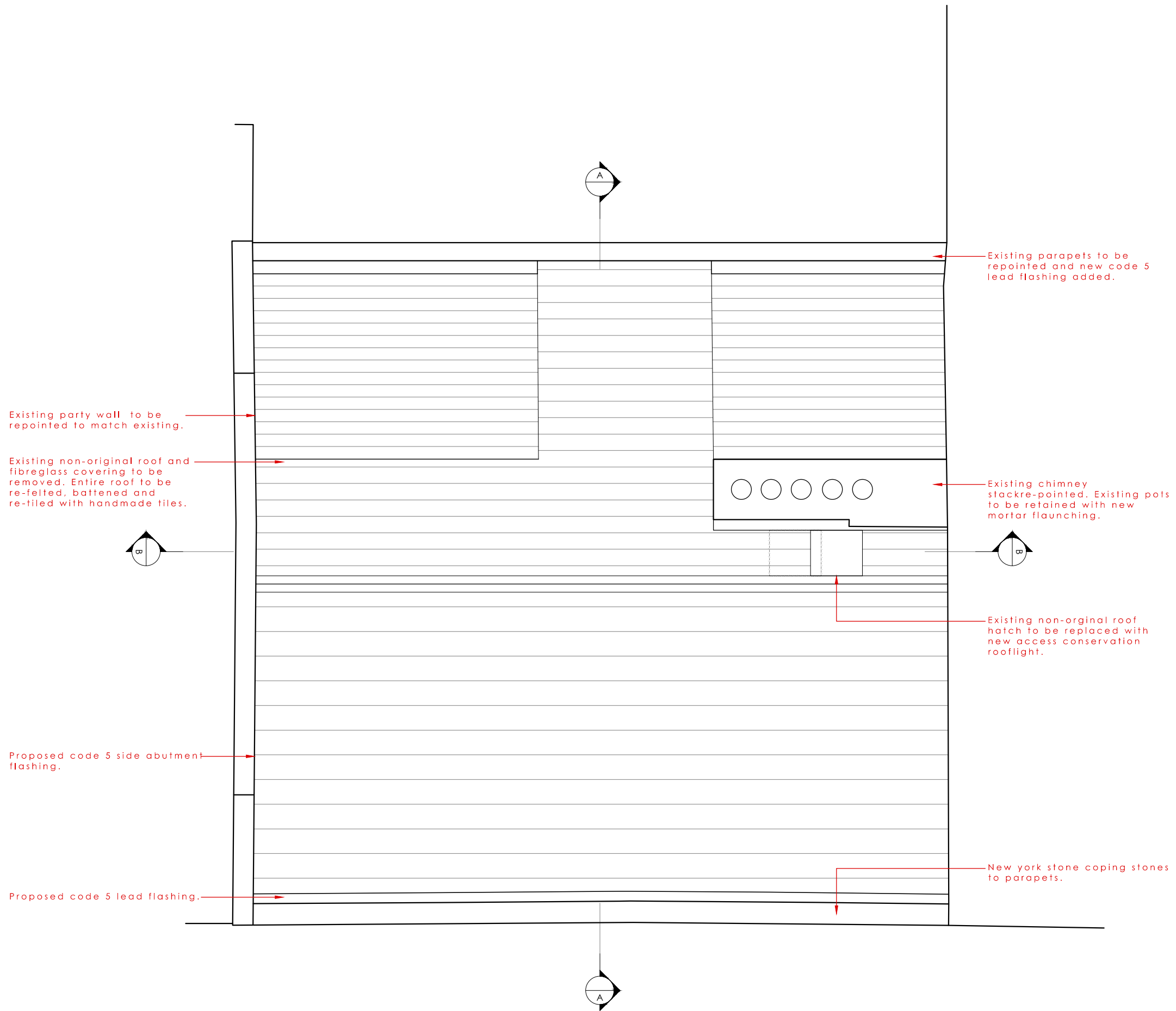
- General Notes:**
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 10. New Electrical wiring throughout.
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0 0.5 1m

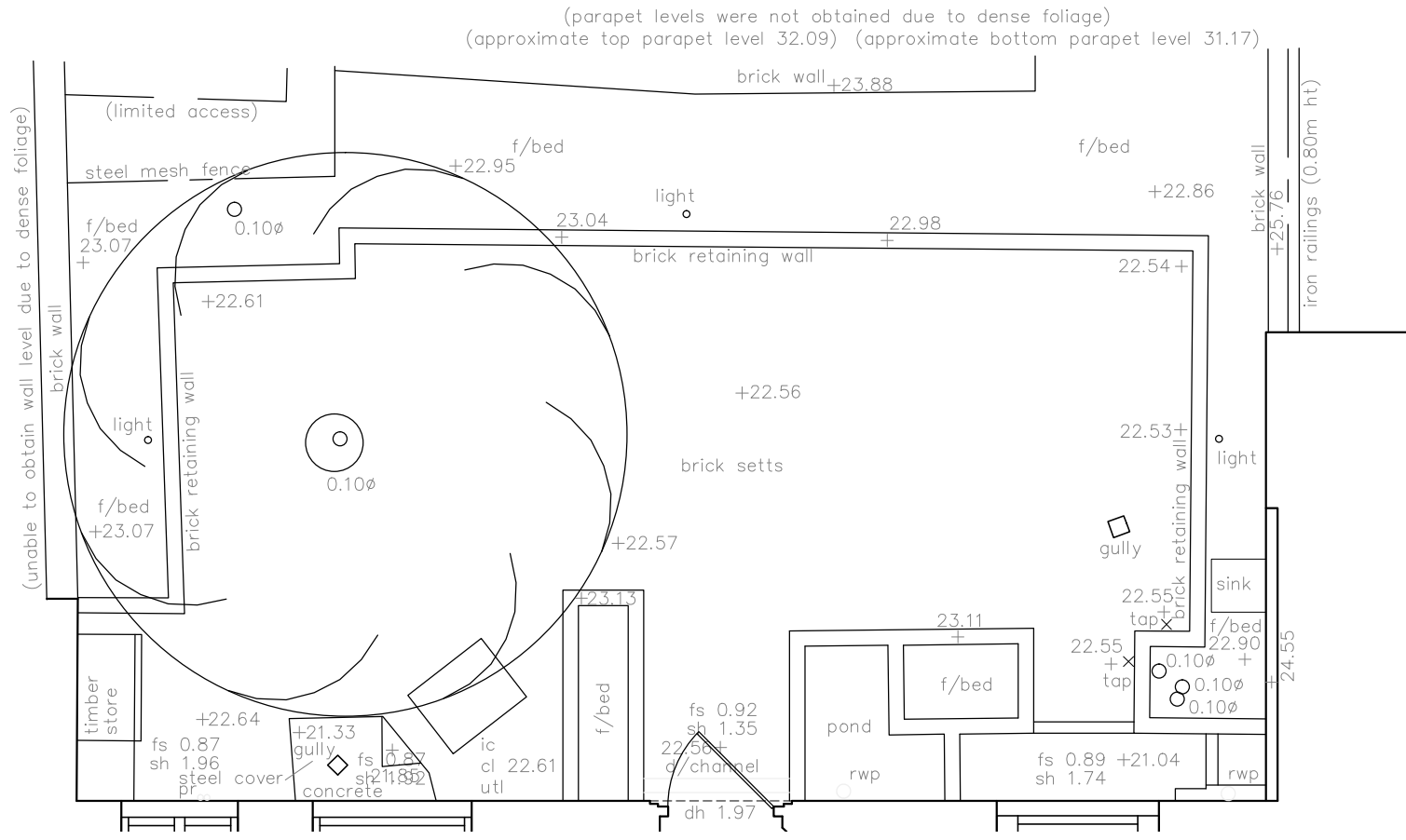
1435 - P011

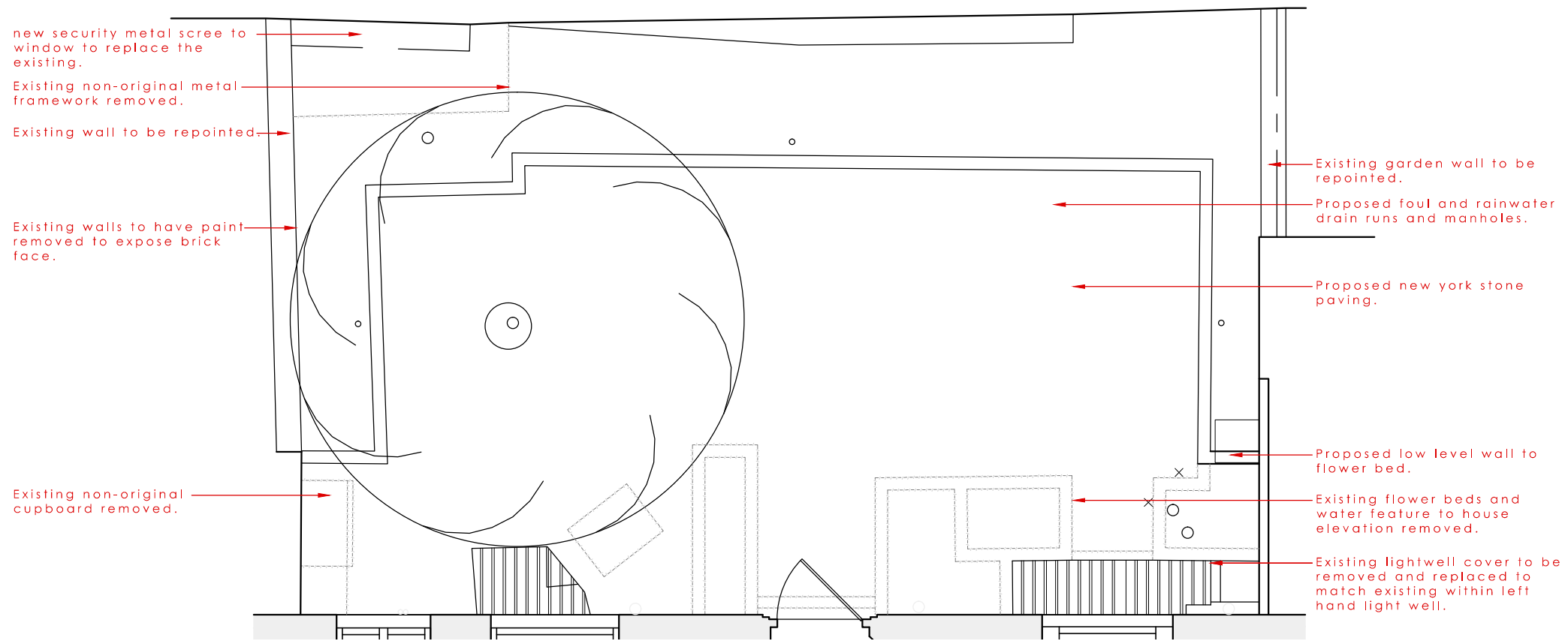
Roof//Existing//Plan_1:50





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Rev	Date	Notes
A	14.05.15	Notes revised following comments from council.







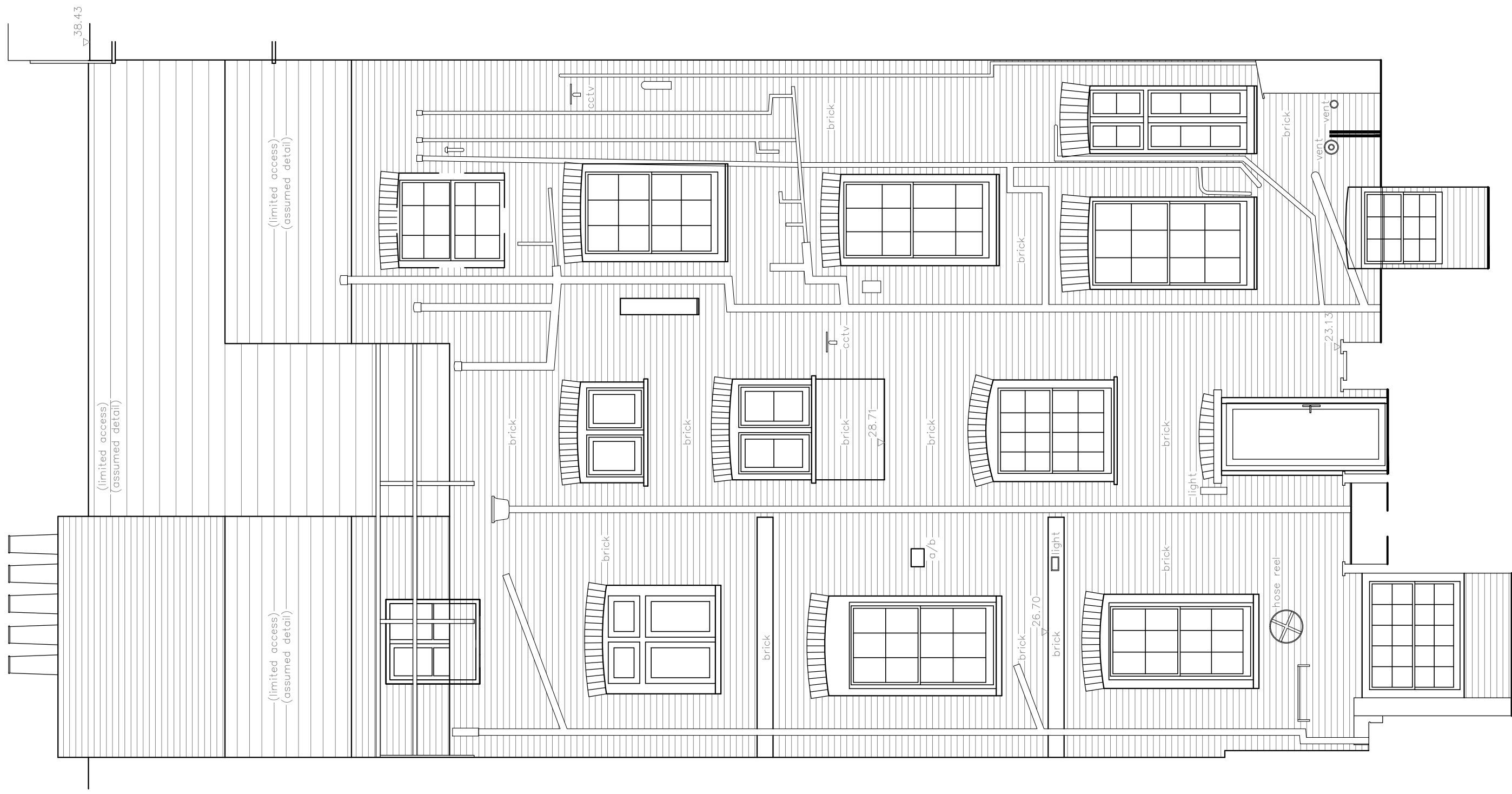
Rev	Date	Notes
A	14.05.15	Note revised to front door



0 0.5 1m

1435 - P014

Rear Elevation//Existing//Plan_1:50





Existing chimney breast re-pointed. Existing pots to be retained.

Existing non-original roof and fibreglass covering to be removed. Entire roof to be re-felted and re-tiled.

Existing fire escape railings to remain.

New York stone coping stones...

Proposed rainwater and waste. Cast iron and painted throughout.

Existing non original window to remain.

Existing drainage pipes removed and configure to ensure less impact on elevation.

Existing non-original window enlarged.

Existing paint to bricks to be removed.

Existing non original cupboards removed. Proposed 2 Panel door.

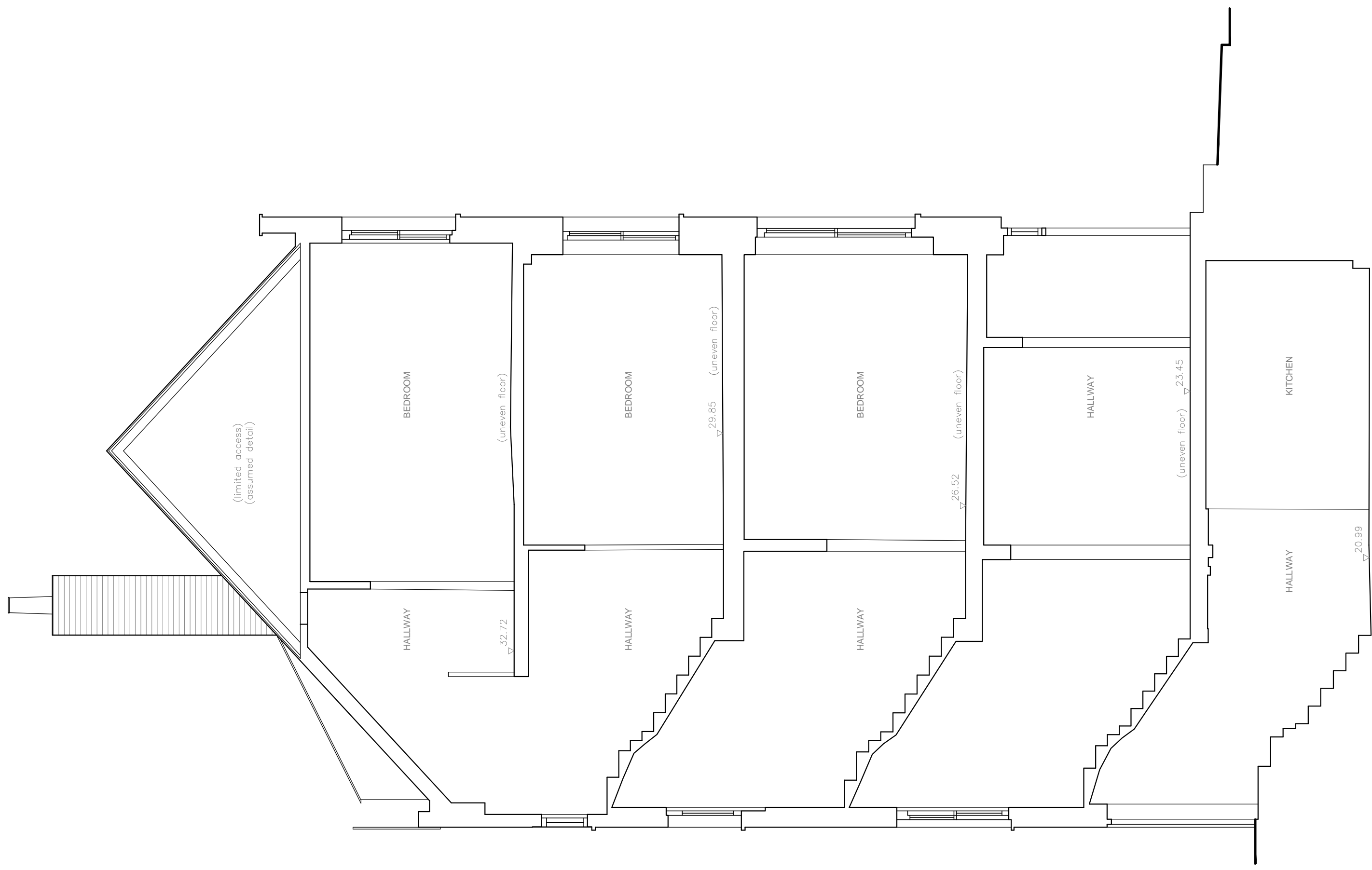
Proposed Boiler Flue. Proposed bathroom extract.



0 0.5 1m

1435 - P015

Section A-A//Existing//Plan_1:50

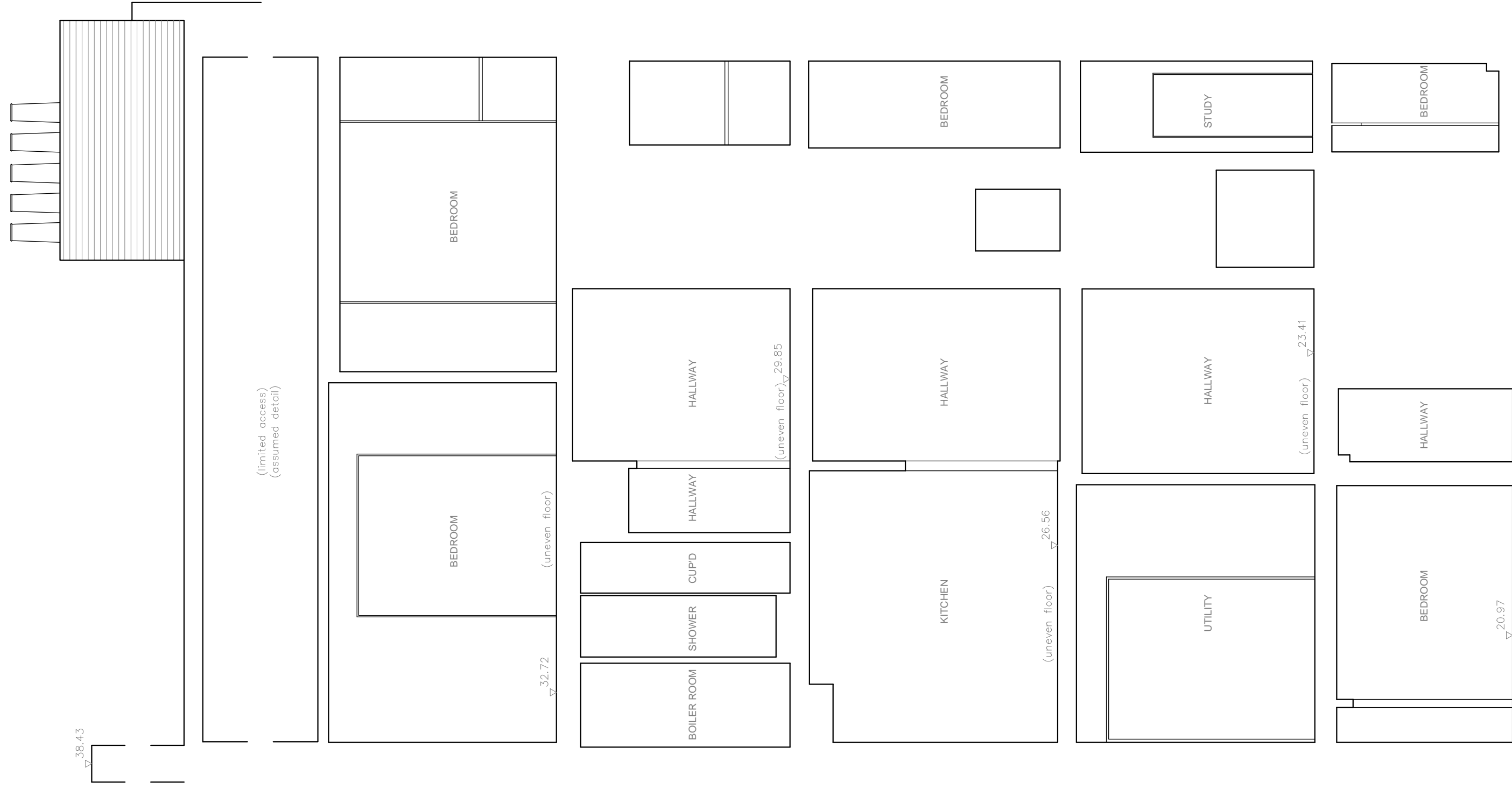


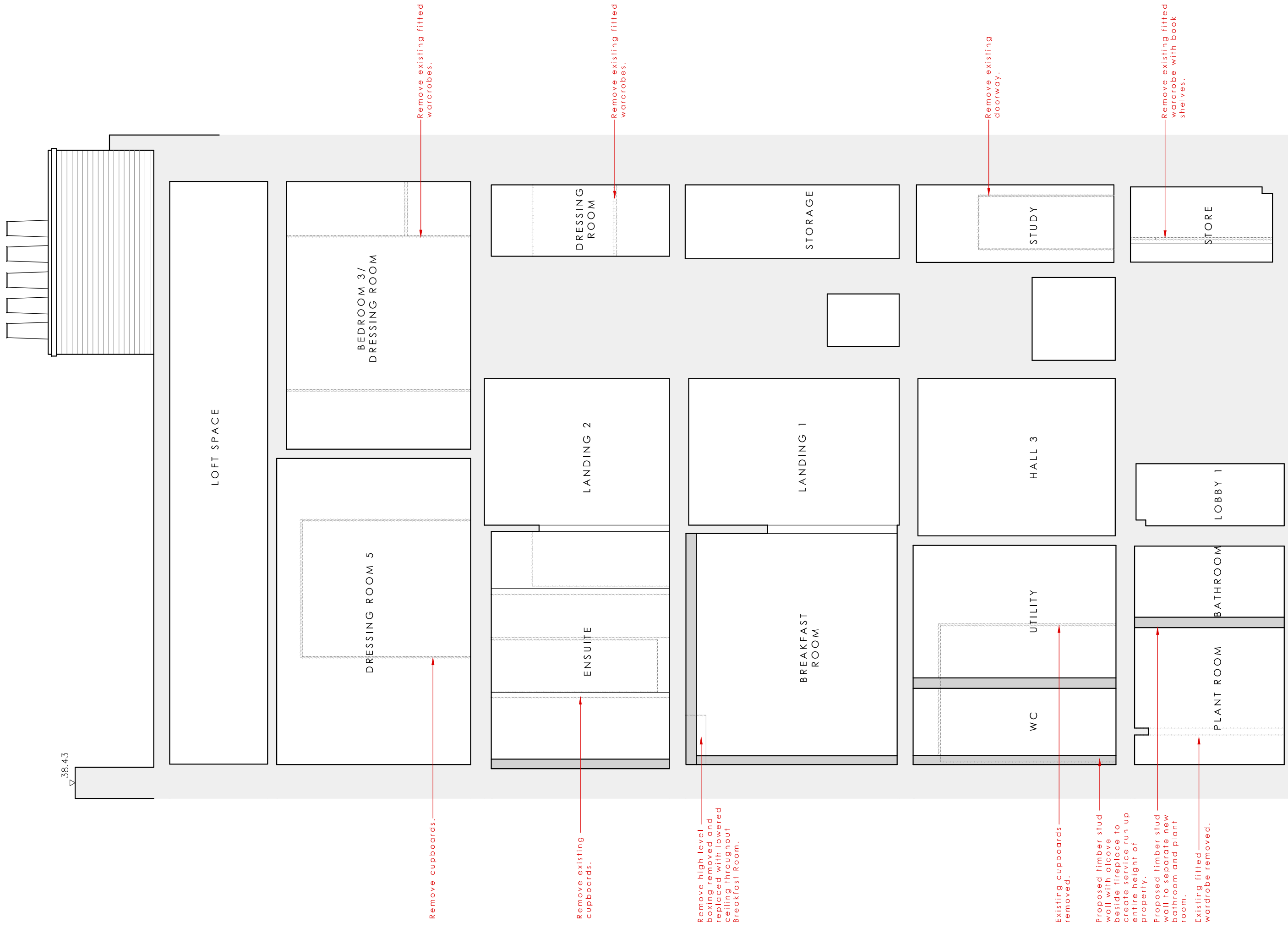


0 0.5 1m

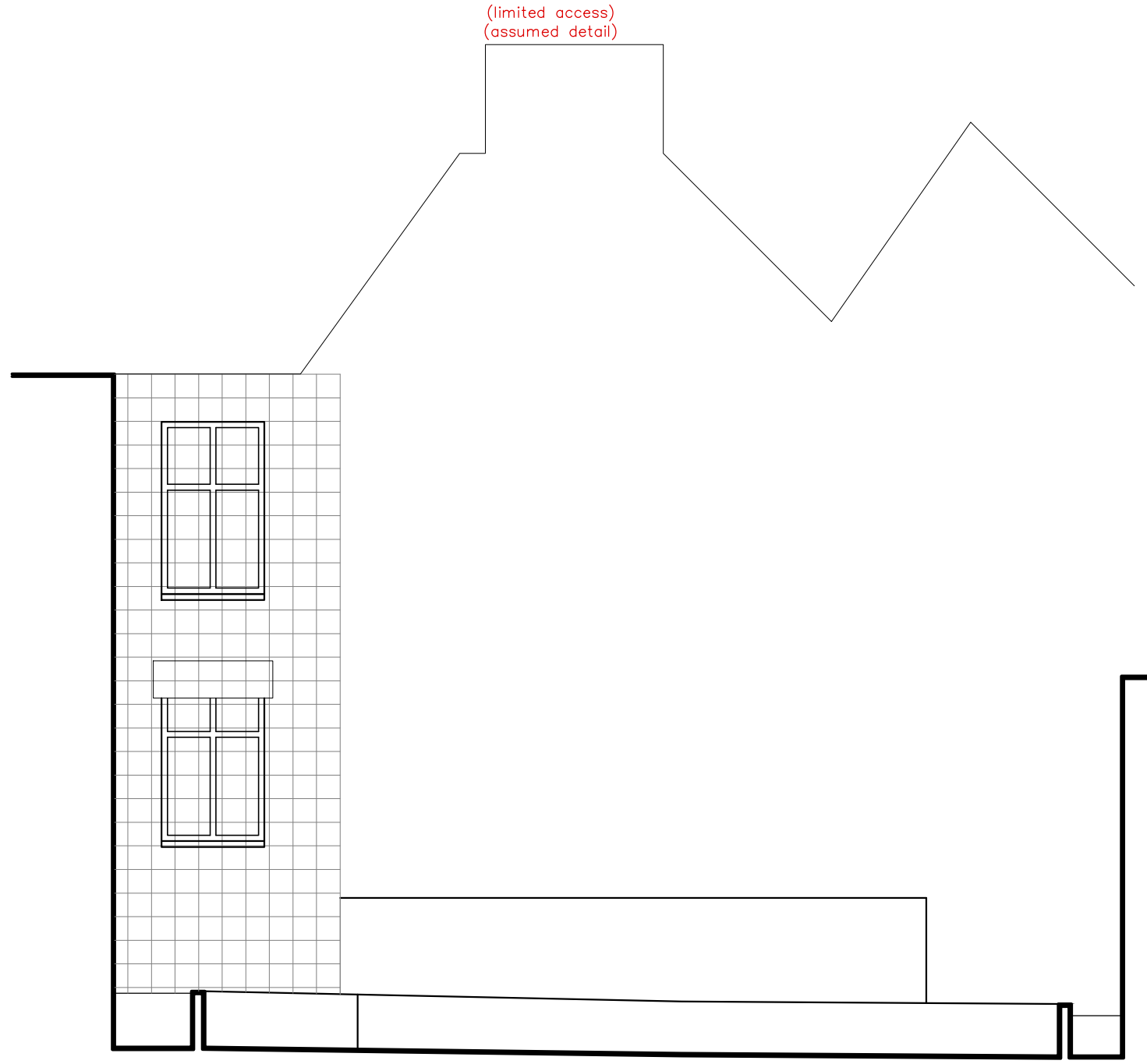
1435 - P215

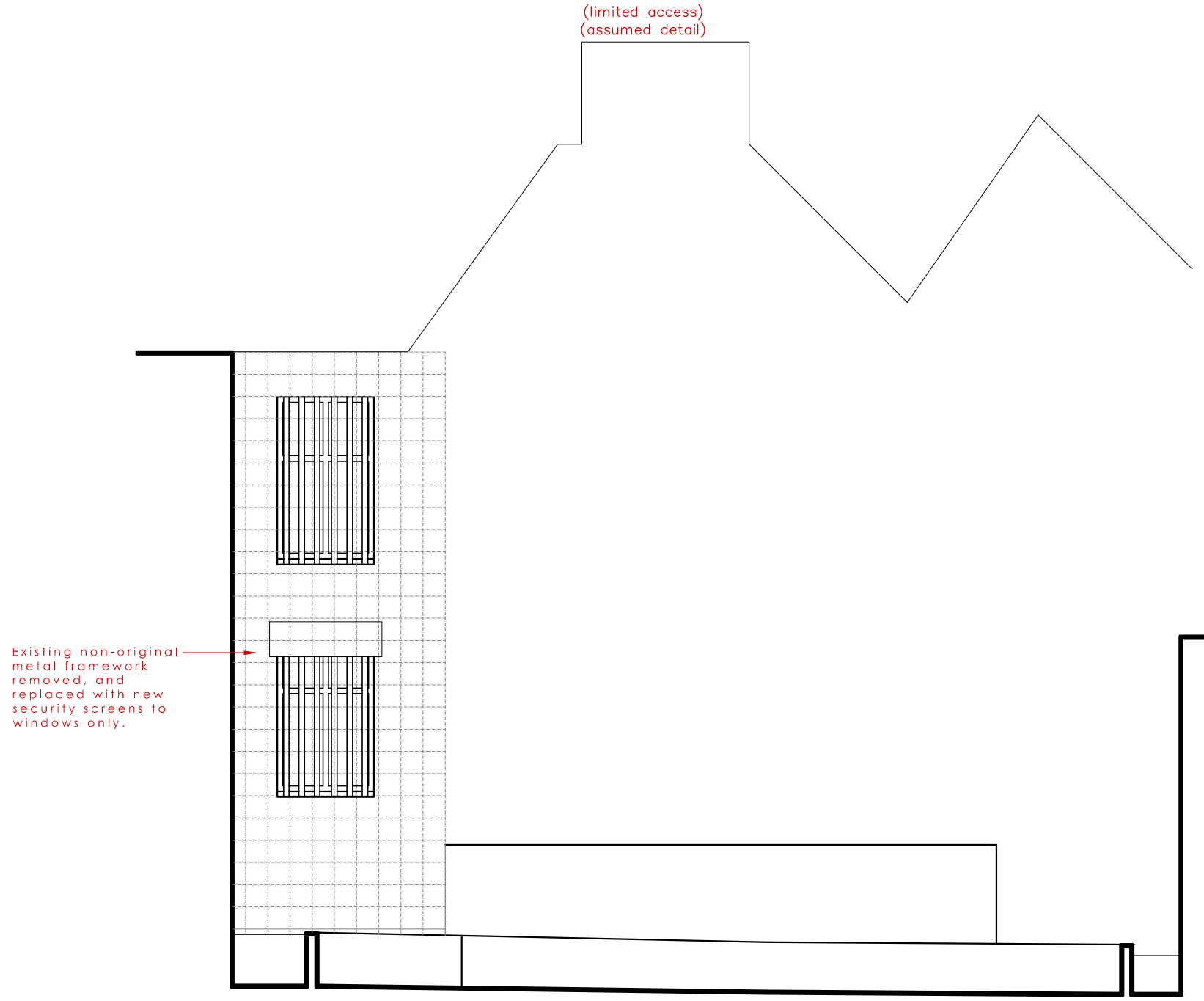
Section A-A//Proposed//Plan_1:50





0 0.5 1m



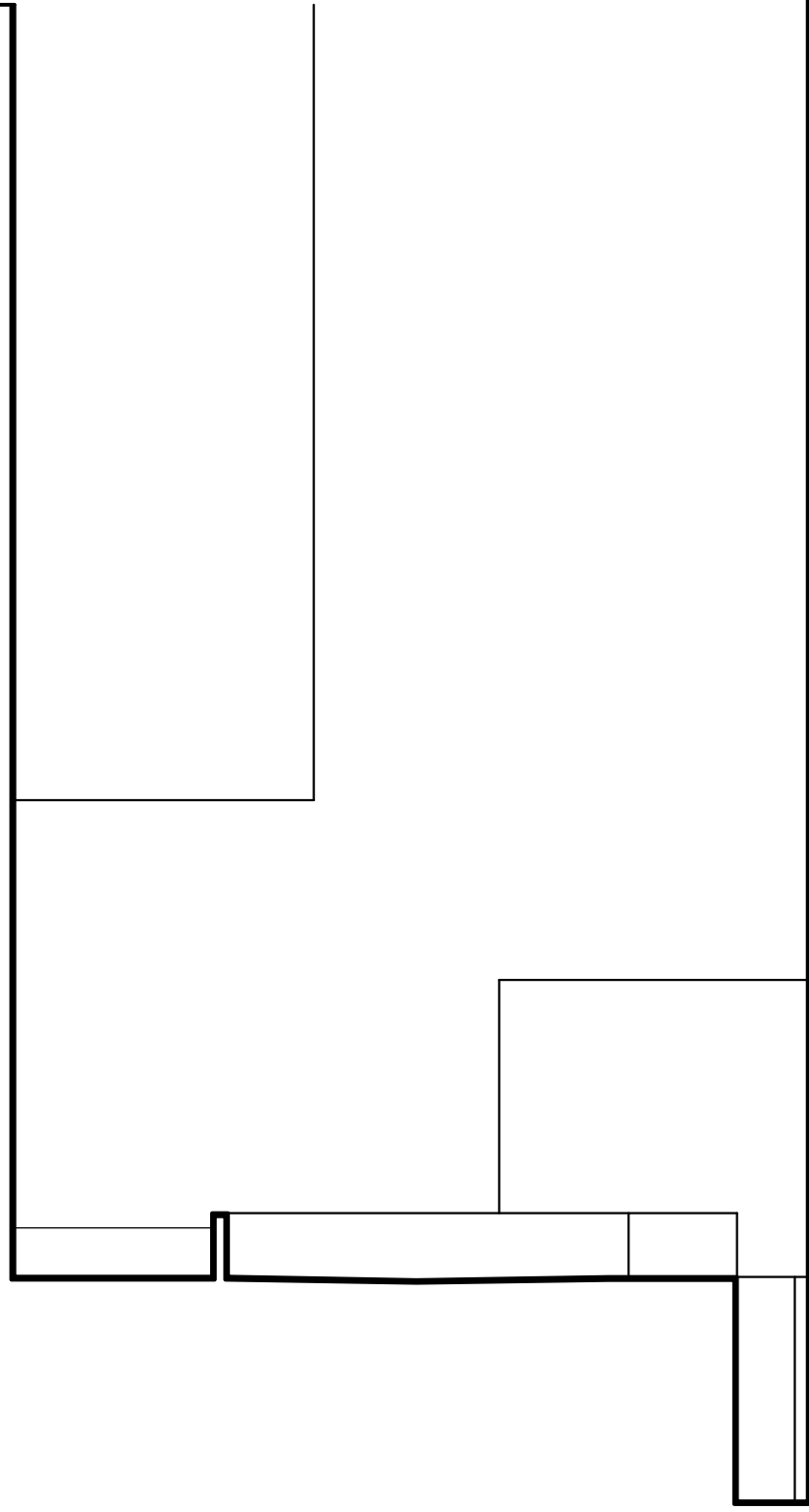


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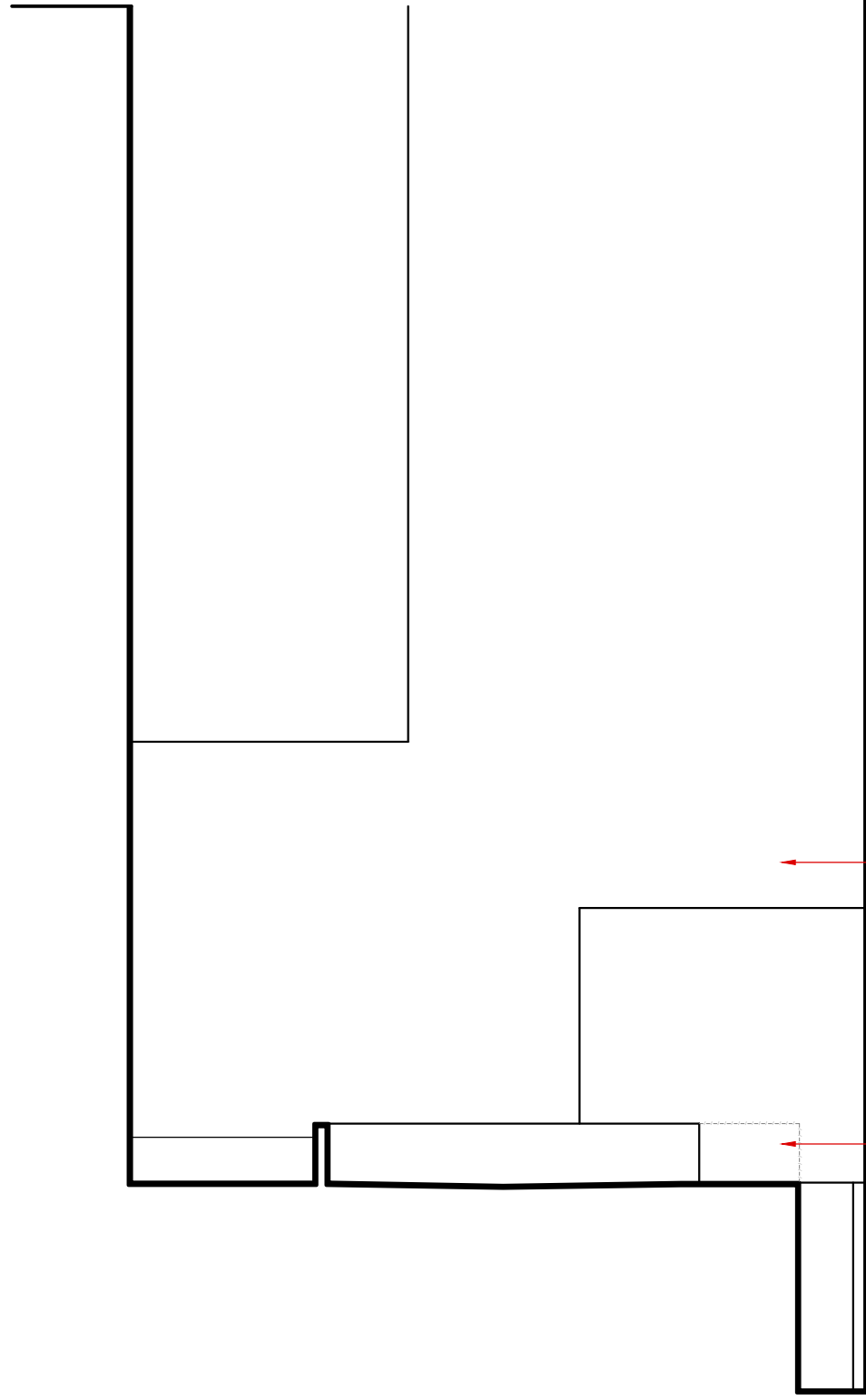
1435 - P018

Garden//Existing//Elevation 2_1:50

(limited access)
(assumed detail)



(limited access)
(assumed detail)



Existing paint to bricks
to be removed to
expose brick face.

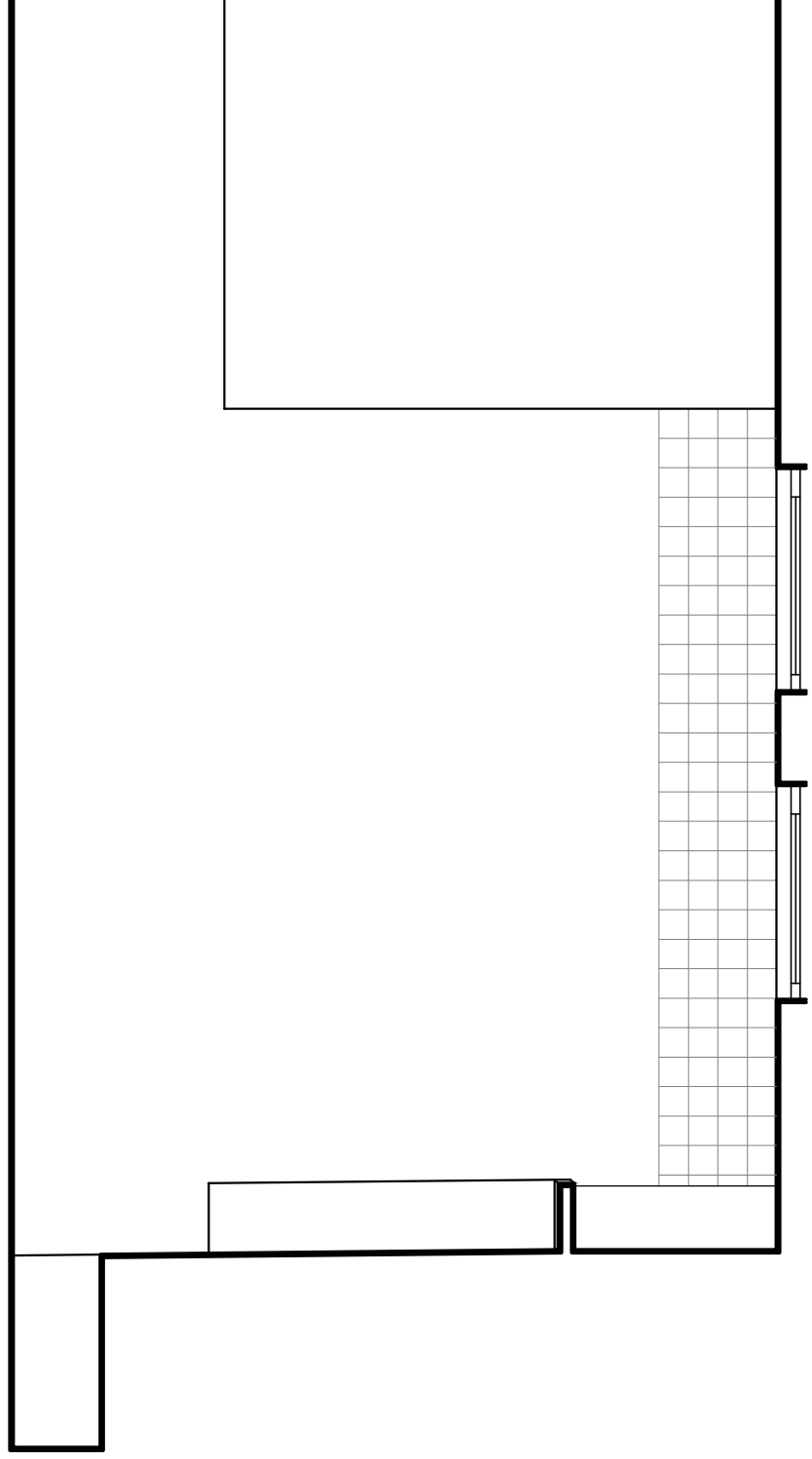
Existing planters
attached to house
removed and new York
stone paving instated
onto floor.

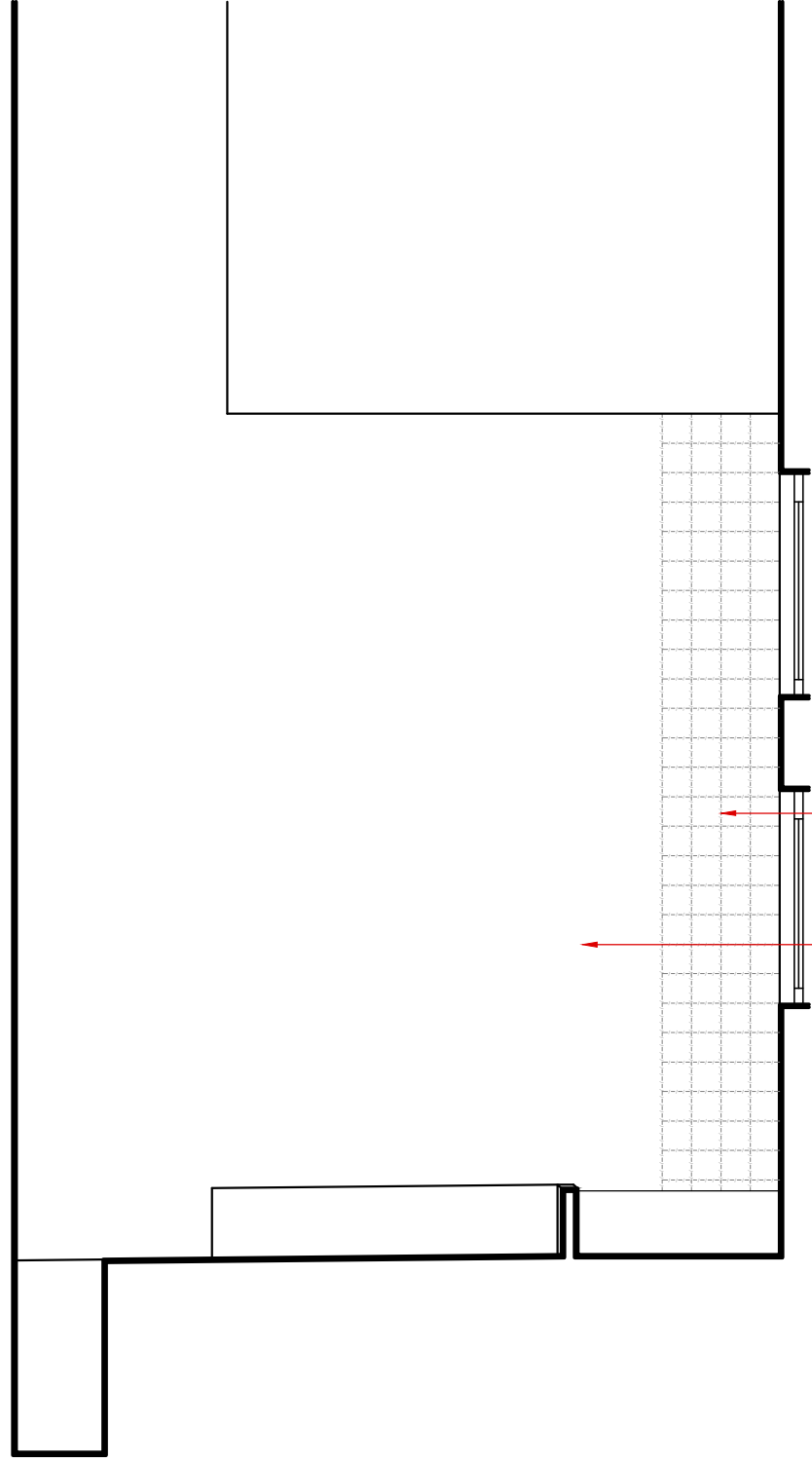


0 0.5 1m

1435 - P019

Garden//Existing//Elevation 2_1:50





Existing non-original metal framework removed, and replaced with new security screens to windows.

Existing paint to bricks to be removed to expose brick face.

