

5 THE GROVE
INTERIOR NOT SURVEYED

SERVICE RISERS
STRIP OUT STUD PARTITION WALL
EXISTING SOLID FLOOR

EXTENSION

KITCHEN DINING LIVING

ENTRANCE TO EXTENSION FLAT

PASSAGE

GARDEN STORE

TOY STORE

DRAINED CAVITY TANKING TO MASONRY WALLS AND SOLID FLOOR
REFORM STEPS WITH BULLNOSE TREADS
ENGINEERED BOARDED FLOOR WITH UNDERFLOOR HEATING ON NEW SLAB

PLAY ROOM

SLAB TO SE DETAIL WITH UNDERFLOOR HEATING

LOWER HALL

COMMS

REINSTATE PARTITIONS

SLAB TO SE DETAIL WITH UNDERFLOOR HEATING

FAMILY ROOM

REFORM STEPS WITH BULLNOSE TREADS

3 THE GROVE
INTERIOR NOT SURVEYED

B

G

F

4 THE GROVE

C

D

A

E

C

N

VP 5 UPVC/CI
NEW RWP 2 CI

NEW SVP

MH 1

BELOW GROUND SERVICE DUCT

YARD

NEW SUMP/PUMP

TOOL STORE

METERS

PLANT ROOM

HWC

NEW SVP
RWP1 LEAD/UPVC

FITTED BENCH SEAT
OPEN FIRE WITH SPIT

D

MAIN HOUSE

FORM NEW RAISED SQUARE HEAD TO ARCHED BRICK OPENING
FLAG FLOOR WITH UNDERFLOOR HEATING ON NEW SLAB
RELOCATE POST

KITCHEN

GAS RANGE COOKER AND DOWNDRAFT EXTRACTOR IN ISLAND

SINK UNIT WITH MARBLE TOP; SHELVING/CUPBOARDS OVER

FORM NEW RAISED SQUARE HEAD TO ARCHED BRICK OPENING
STUD INFIL
REMOVE GAS METER AND CUPBOARD

LARDER

DRESSER

CLEANING/UTILITY STORAGE

STRIP FIBRE BOARD CEILING BY SPECIALIST AFTER TESTING

UTILITY

NEW HATCH

EXTRACTORS TO TERMINATE AT CAST IRON AIRBRICK TO CHEEK OF LIGHT WELL
WASHER, DRYER, LINEN ETC

RENDER FINISH TO EXPOSED BLOCKWORK

STRIP CUPBOARDS: REMOVAL AND RELOCATION OF THREE PHASE POWER SUPPLY TO BOILER HOUSE BY UKPN
MODERN CONCRETE BLOCK PARTITIONS

LARDER

BRICK PAVING ON EXISTING SOLID FLOOR

FIT OUT EXISTING HISTORIC STONE SHELVING

BELOW GROUND VENT DUCTS

SVP 6 CI (HIGH LEVEL)

LINE OF LIGHTWELL OVER

WINE CELLAR

NEW SUMP/PUMP

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REVISIONS/ ISSUE

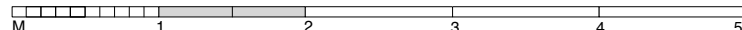
29/11/15 H
ISSUE TO CLIENT; HERITAGE CONSULTANT
DRAFT LBC FOR INFO/ COMMENT

01/12/15 J
ISSUE TO REDHILLS FOR INFO

02/12/15 K
ISSUE TO PLANNING FOR APPROVAL

05/02/16 L
ISSUE TO PLANNING FOR APPROVAL

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS



KEY

- EXISTING BELOW GROUND DRAINS
- NEW BELOW GROUND DRAINS
- NEW ABOVE GROUND DRAINS
- SVP SOIL VENT PIPE
- VP VENT PIPE
- RWP RAINWATER PIPE
- MH MANHOLE
- NEW WALLS
- EXISTING WALLS/ BEAMS BELOW
- STRIP OUT/ DEMOLITION

4 THE GROVE N6

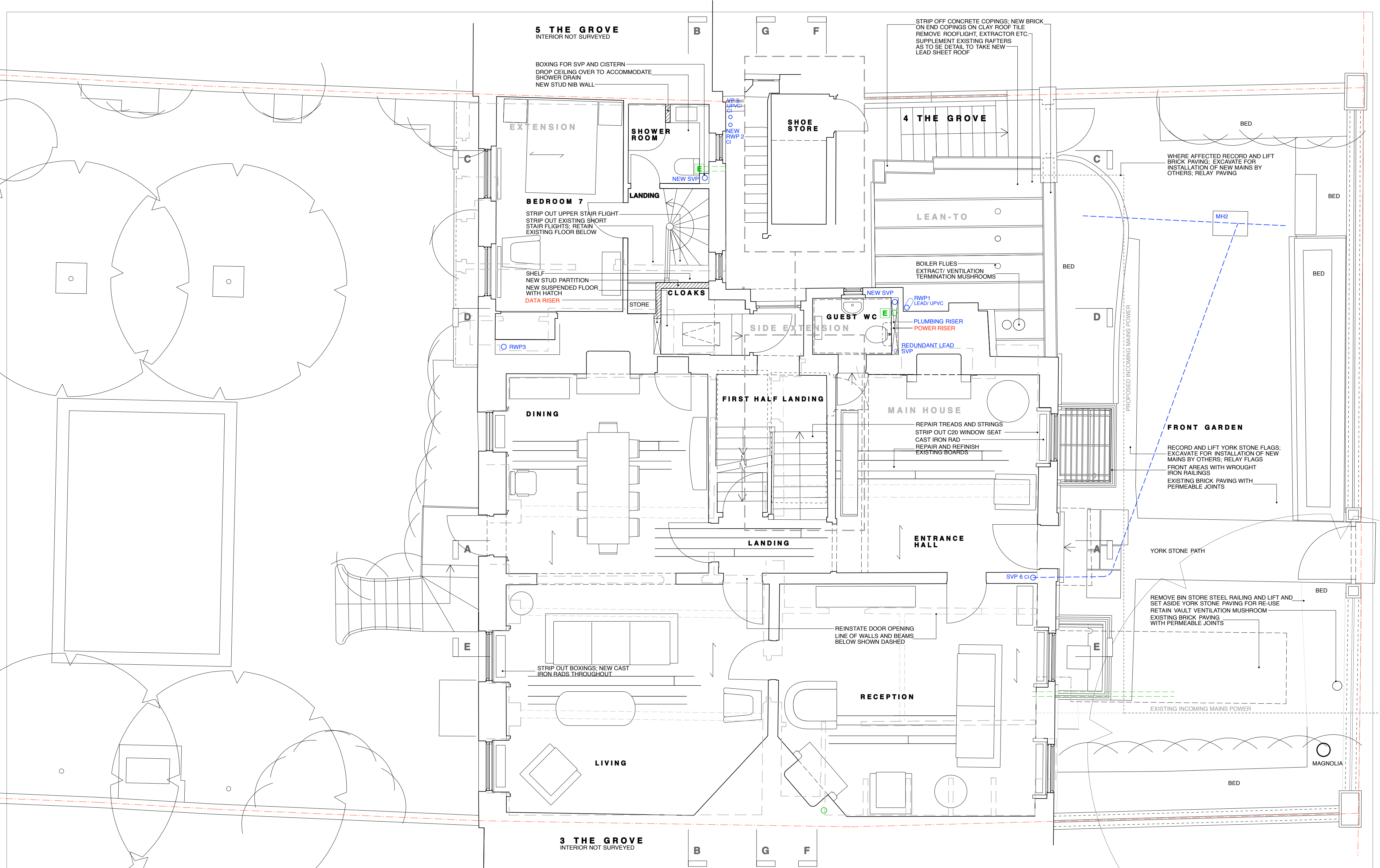
LOWER GROUND FLOOR PLAN AS PROPOSED

GRO/GA/001/L

1:50 @ A3

DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT





5 THE GROVE
INTERIOR NOT SURVEYED

BOXING FOR SVP AND CISTERN
DROP CEILING OVER TO ACCOMMODATE
SHOWER DRAIN
NEW STUD NIB WALL

STRIP OFF CONCRETE COPINGS; NEW BRICK
ON END COPINGS ON CLAY ROOF TILE
REMOVE ROOFLIGHT, EXTRACTOR ETC.
SUPPLEMENT EXISTING RAFTERS
AS TO SE DETAIL TO TAKE NEW
LEAD SHEET ROOF

EXTENSION

SHOWER ROOM

SHOE STORE

4 THE GROVE

BED

WHERE AFFECTED RECORD AND LIFT
BRICK PAVING; EXCAVATE FOR
INSTALLATION OF NEW MAINS BY
OTHERS; RELAY PAVING

BEDROOM 7

STRIP OUT UPPER STAIR FLIGHT
STRIP OUT EXISTING SHORT
STAIR FLIGHTS; RETAIN
EXISTING FLOOR BELOW

LANDING

LEAN-TO

BOILER FLUES
EXTRACT/ VENTILATION
TERMINATION MUSHROOMS

SHELF
NEW STUD PARTITION
NEW SUSPENDED FLOOR
WITH HATCH
DATA RISER

CLOAKS

GUEST WC

SIDE EXTENSION

FRONT GARDEN

RECORD AND LIFT YORK STONE FLAGS;
EXCAVATE FOR INSTALLATION OF NEW
MAINS BY OTHERS; RELAY FLAGS
FRONT AREAS WITH WROUGHT
IRON RAILINGS
EXISTING BRICK PAVING WITH
PERMEABLE JOINTS

DINING

FIRST HALF LANDING

MAIN HOUSE

REPAIR TREADS AND STRINGS
STRIP OUT C20 WINDOW SEAT
CAST IRON RAD
REPAIR AND REFINISH
EXISTING BOARDS

YORK STONE PATH

LANDING

ENTRANCE HALL

STRIP OUT BOXINGS; NEW CAST
IRON RADS THROUGHOUT

REINSTATE DOOR OPENING
LINE OF WALLS AND BEAMS
BELOW SHOWN DASHED

REMOVE BIN STORE STEEL RAILING AND LIFT AND
SET ASIDE YORK STONE PAVING FOR RE-USE
RETAIN VAULT VENTILATION MUSHROOM
EXISTING BRICK PAVING
WITH PERMEABLE JOINTS

LIVING

RECEPTION

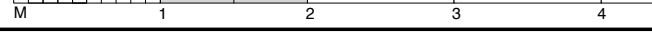
EXISTING INCOMING MAINS POWER

3 THE GROVE
INTERIOR NOT SURVEYED

REVISIONS/ ISSUE

29/11/15 ISSUE TO CLIENT; HERITAGE CONSULTANT DRAFT LBC FOR INFO/ COMMENT	02/12/15 ISSUE TO PLANNING FOR APPROVAL
01/12/15 ISSUE TO REDHILLS FOR INFO	20/01/16 K1 ISSUE TO PLANNING FOR APPROVAL

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS



- EXISTING BELOW GROUND DRAINS
- NEW BELOW GROUND DRAINS
- NEW ABOVE GROUND DRAINS
- SOIL VENT PIPE
- SVP VENT PIPE
- VP RAINWATER PIPE
- RWP MANHOLE
- MH NEW WALLS
- EXISTING WALLS/ BEAMS BELOW
- STRIP OUT/ DEMOLITION

4 THE GROVE N6
UPPER GROUND FLOOR PLAN
AS PROPOSED
GRO/GA/002/K1

DO NOT SCALE FROM THIS DRAWING
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SITE PLAN

1:50 @ A2



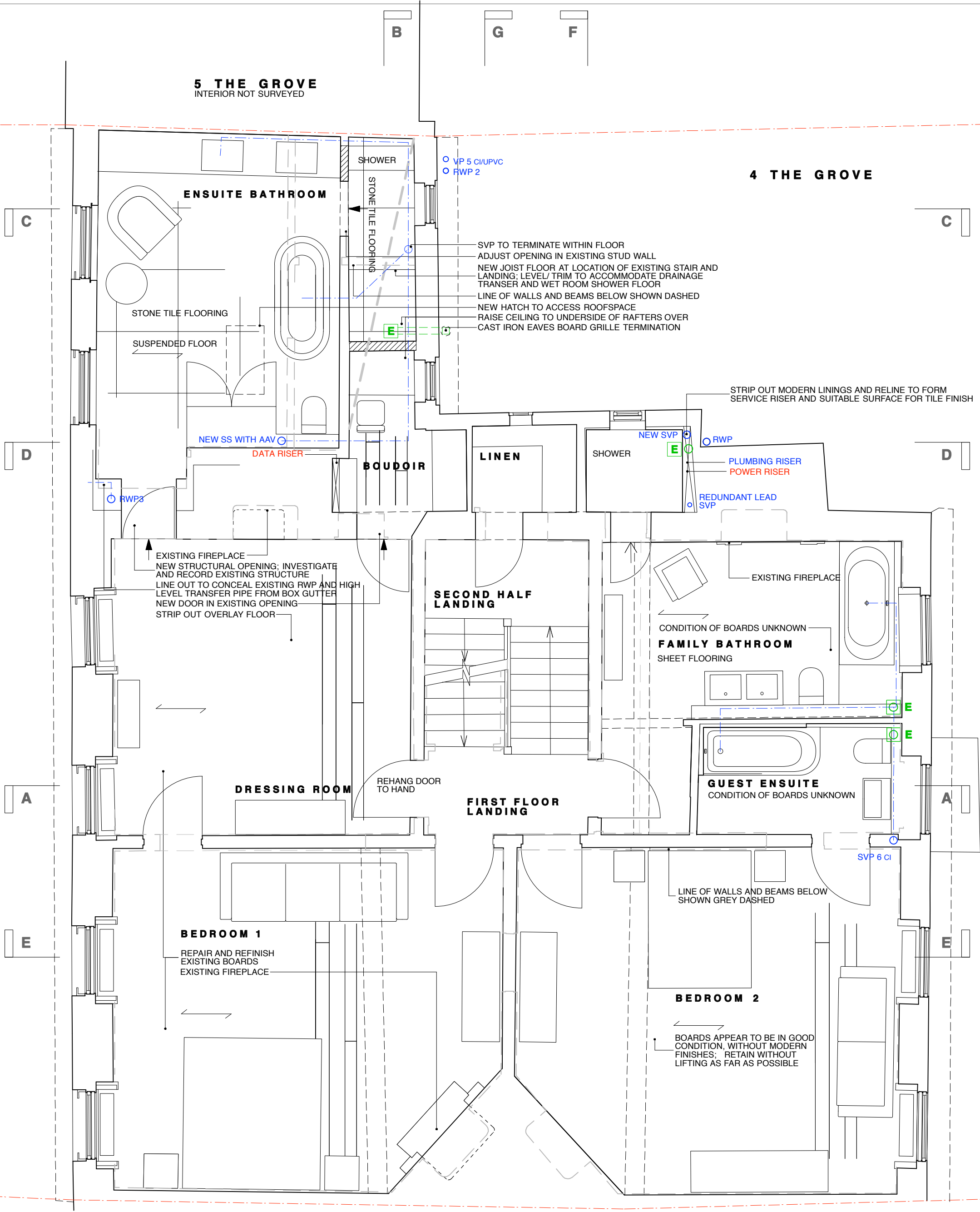
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5 THE GROVE
INTERIOR NOT SURVEYED

4 THE GROVE



3 THE GROVE
INTERIOR NOT SURVEYED

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REVISIONS/ ISSUE

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01/12/15	G	ISSUE TO REDHILLS FOR INFO
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20/01/16	H1	ISSUE TO PLANNING FOR APPROVAL

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KEY

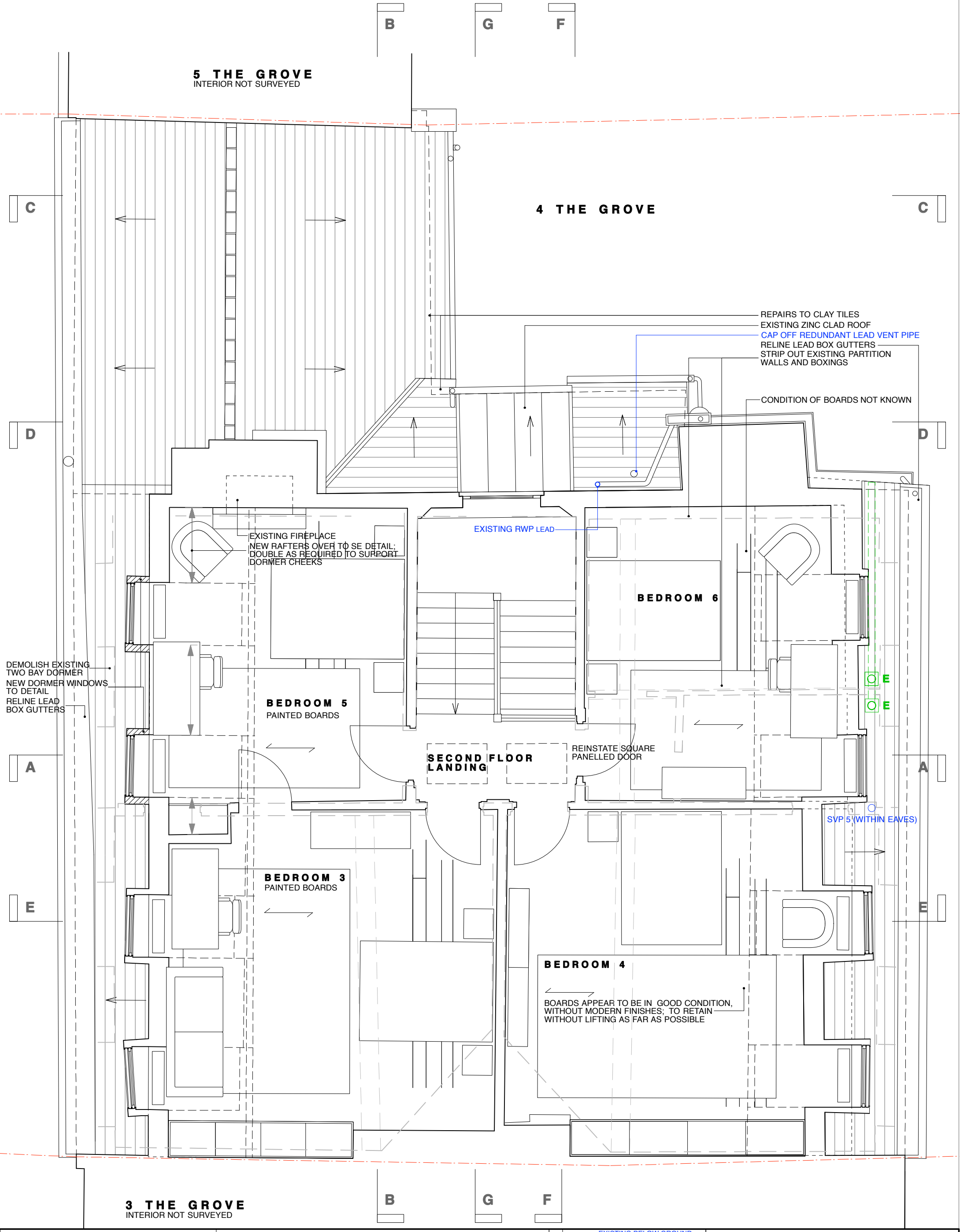
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- NEW ABOVE GROUND DRAINS
- SVP SOIL VENT PIPE
- VP VENT PIPE
- RWP RAINWATER PIPE
- MH MANHOLE
- NEW WALLS
- EXISTING WALLS/ BEAMS BELOW
- STRIP OUT/ DEMOLITION

4 THE GROVE N6
FIRST FLOOR PLAN AS PROPOSED
GRO/GA/003/H1
1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT

5 THE GROVE
INTERIOR NOT SURVEYED

4 THE GROVE

3 THE GROVE
INTERIOR NOT SURVEYED



REPAIRS TO CLAY TILES
EXISTING ZINC CLAD ROOF
CAP OFF REDUNDANT LEAD VENT PIPE
RELINE LEAD BOX GUTTERS
STRIP OUT EXISTING PARTITION WALLS AND BOXINGS

CONDITION OF BOARDS NOT KNOWN

EXISTING FIREPLACE
NEW RAFTERS OVER TO SE DETAIL;
DOUBLE AS REQUIRED TO SUPPORT
DORMER CHEEKS

DEMOLISH EXISTING
TWO BAY DORMER
NEW DORMER WINDOWS
TO DETAIL
RELINING LEAD
BOX GUTTERS

EXISTING RWP LEAD

BEDROOM 6

BEDROOM 5
PAINTED BOARDS

SECOND FLOOR LANDING

REINSTATE SQUARE
PANELLED DOOR

E
E

SVP 5' (WITHIN EAVES)

BEDROOM 3
PAINTED BOARDS

BEDROOM 4

BOARDS APPEAR TO BE IN GOOD CONDITION,
WITHOUT MODERN FINISHES; TO RETAIN
WITHOUT LIFTING AS FAR AS POSSIBLE

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- STRIP OUT/ DEMOLITION

4 THE GROVE N6
SECOND FLOOR PLAN AS PROPOSED
GRO/GA/004/H1

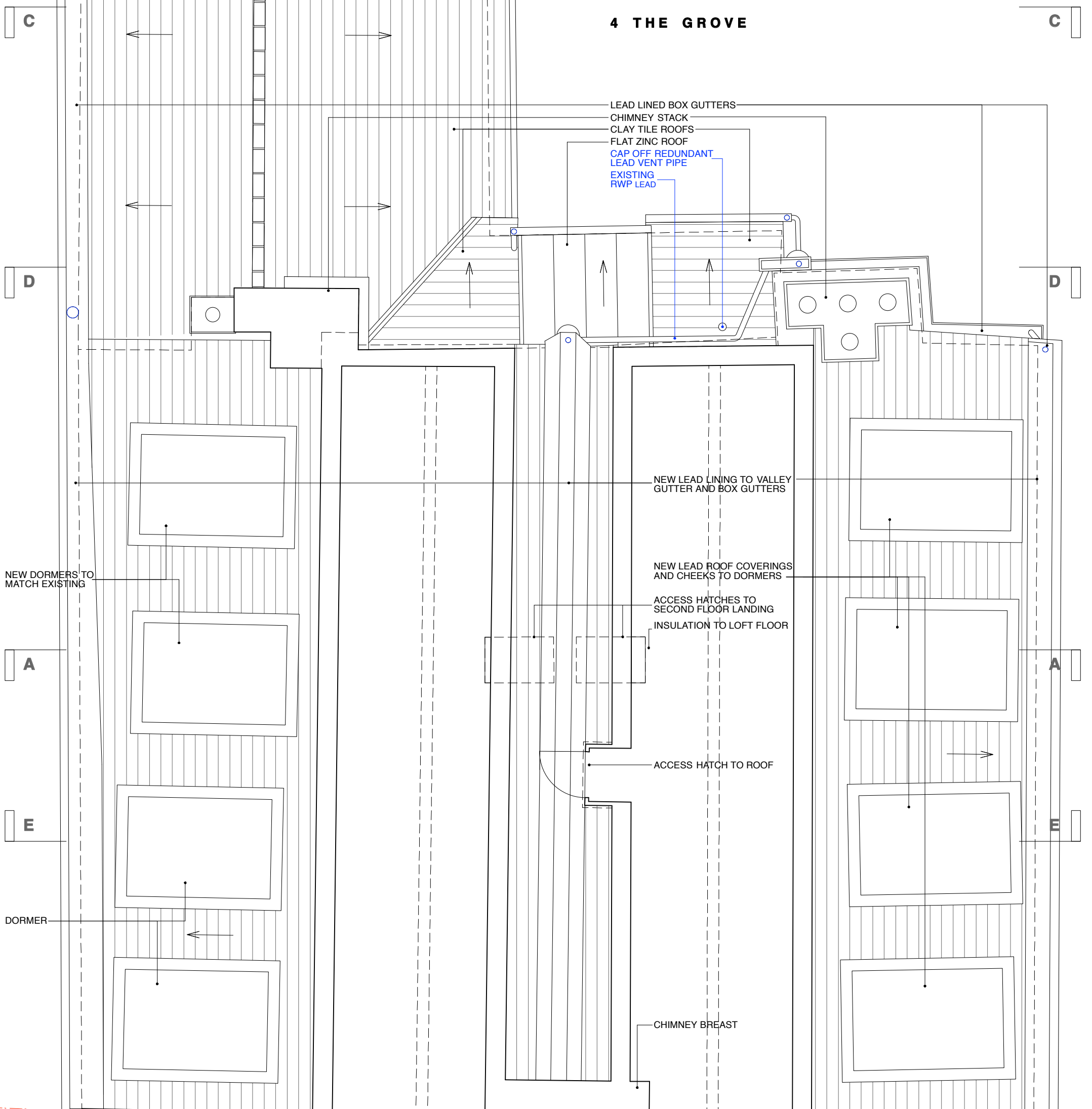
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DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT

5 THE GROVE
INTERIOR NOT SURVEYED

EXTENSION

4 THE GROVE

3 THE GROVE
INTERIOR NOT SURVEYED



- LEAD LINED BOX GUTTERS
- CHIMNEY STACK
- CLAY TILE ROOFS
- FLAT ZINC ROOF
- CAP OFF REDUNDANT LEAD VENT PIPE
- EXISTING RWP LEAD

NEW LEAD LINING TO VALLEY GUTTER AND BOX GUTTERS

NEW LEAD ROOF COVERINGS AND CHEEKS TO DORMERS

ACCESS HATCHES TO SECOND FLOOR LANDING
INSULATION TO LOFT FLOOR

ACCESS HATCH TO ROOF

CHIMNEY BREAST

NEW DORMERS TO MATCH EXISTING

DORMER

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REVISIONS/ ISSUE

01/12/15
ISSUE TO REDHILLS FOR INFO
02/12/15 A
ISSUE TO PLANNING FOR APPROVAL

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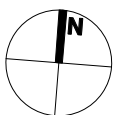
- EXISTING BELOW GROUND DRAINS
- NEW BELOW GROUND DRAINS
- NEW ABOVE GROUND DRAINS
- SVP SOIL VENT PIPE
- VP VENT PIPE
- RWP RAINWATER PIPE
- MH MANHOLE
- NEW WALLS
- EXISTING WALLS/ BEAMS BELOW
- STRIP OUT/ DEMOLITION

4 THE GROVE N6

LOFT PLAN AS PROPOSED

GRO/GA/005/A

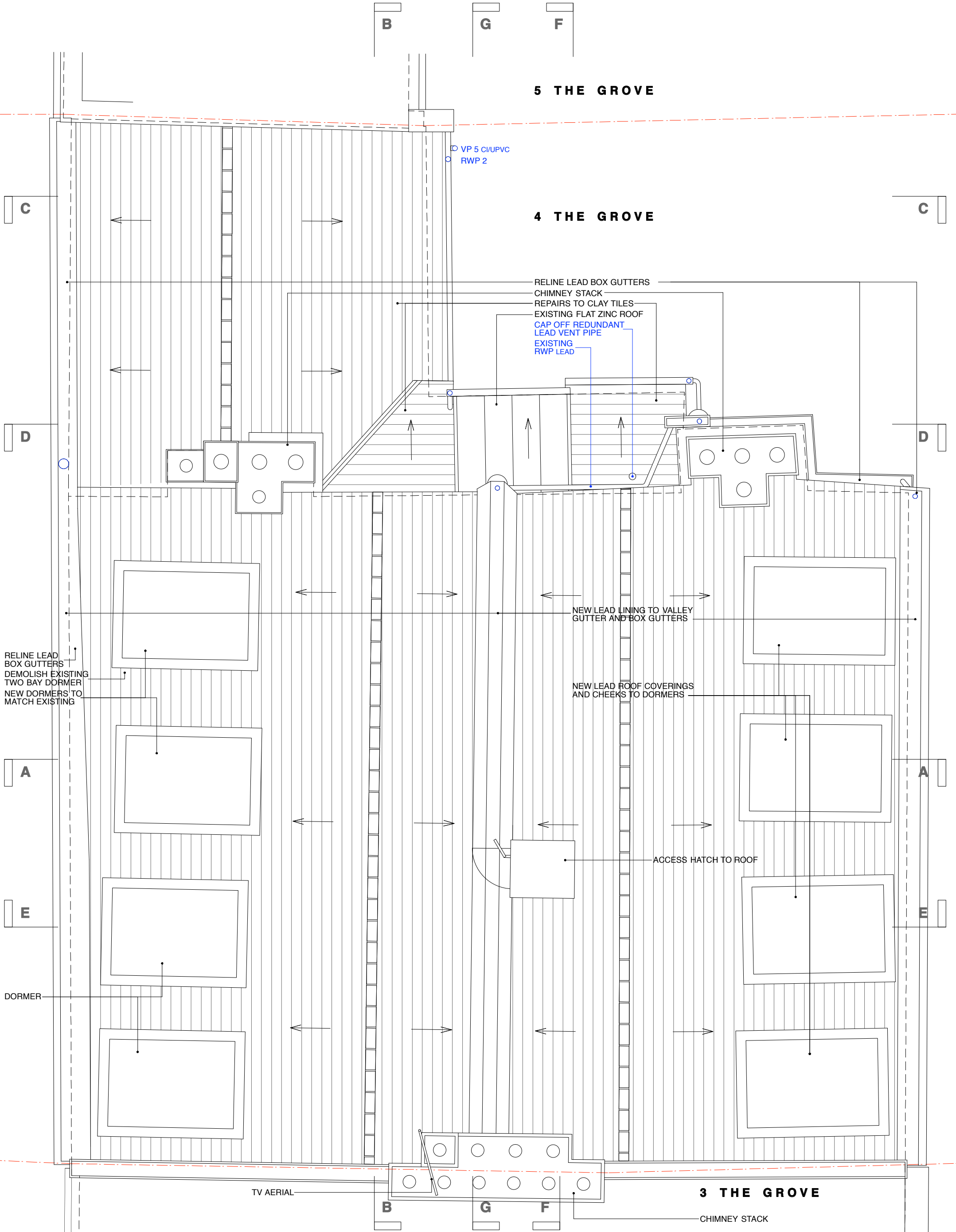
1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT



5 THE GROVE

4 THE GROVE

3 THE GROVE



RELINED LEAD BOX GUTTERS
 DEMOLISH EXISTING TWO BAY DORMER
 NEW DORMERS TO MATCH EXISTING

RELINED LEAD BOX GUTTERS
 CHIMNEY STACK
 REPAIRS TO CLAY TILES
 EXISTING FLAT ZINC ROOF
 CAP OFF REDUNDANT LEAD VENT PIPE
 EXISTING RWP LEAD

NEW LEAD LINING TO VALLEY GUTTER AND BOX GUTTERS

NEW LEAD ROOF COVERINGS AND CHEEKS TO DORMERS

ACCESS HATCH TO ROOF

DORMER

TV AERIAL

CHIMNEY STACK

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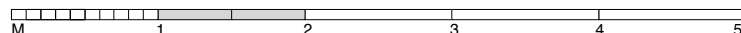
REVISIONS/ ISSUE

26/11/15 B
 ISSUE TO **STRUCTURAL ENGINEER 2**
 FOR **INFO/ INVESTIGATION**

01/12/15 C
 ISSUE TO **REDHILLS**
 FOR **INFO**

02/12/15 D
 ISSUE TO **PLANNING**
 FOR **APPROVAL**

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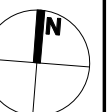
4 THE GROVE N6

ROOF PLAN
AS PROPOSED

GRO/GA/006/D

1:50 @ A3

DO NOT SCALE FROM THIS DRAWING
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LADDER BRACKET

CARRY OUT TRIAL REPOINTING TO SPEC FOR APPROVAL TO REVIEW REPOINTING OF WHOLE OF FRONT AND FLANK ELEVATIONS

STRIP OUT CEILING TO EXPOSE BRICK VAULT TO WINE CELLAR

RETAIN EXISTING PAINTED STONE
LINTOL
RETAIN EXISTING CAST IRON AIRBRICKS

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS

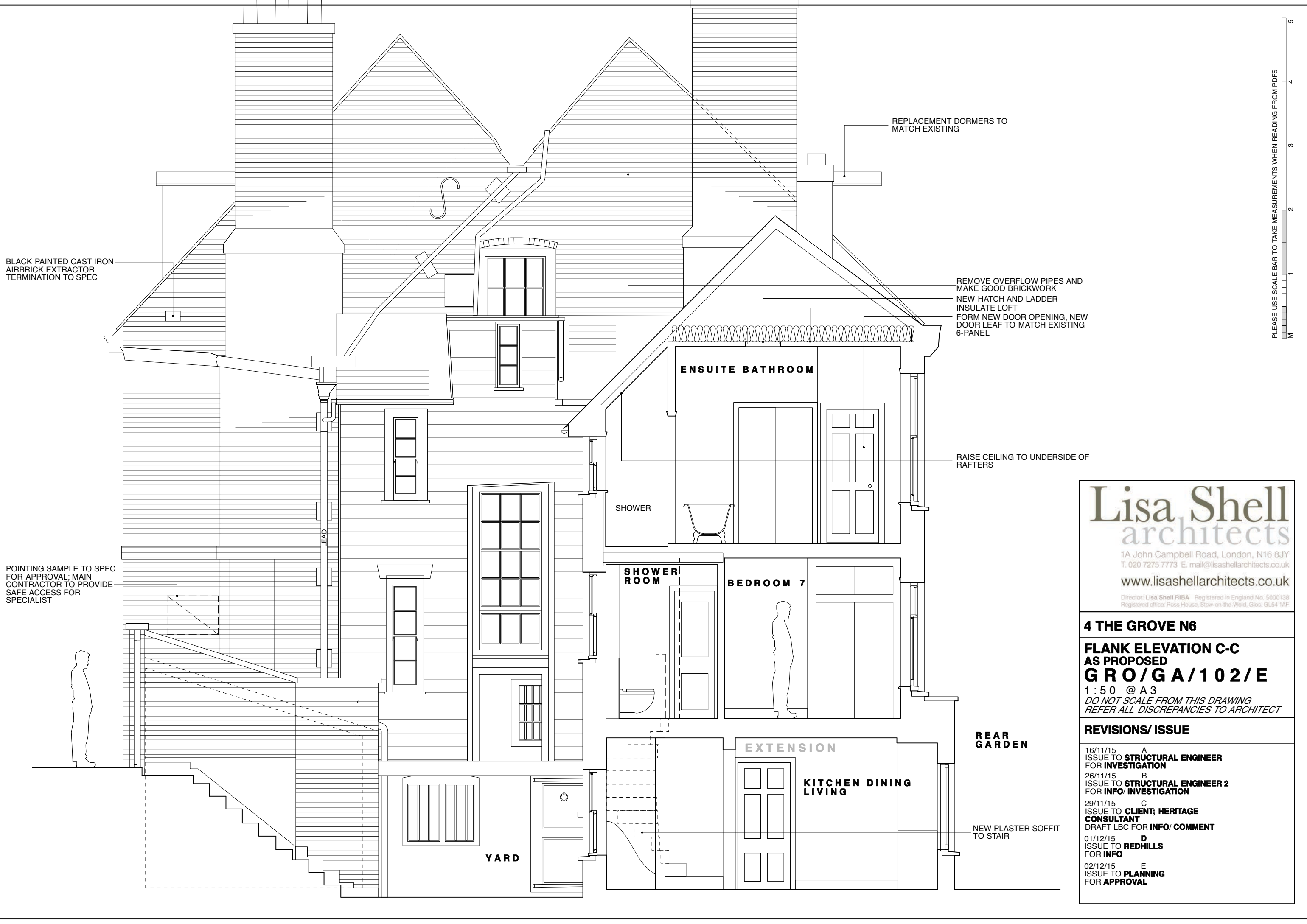
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4 THE GROVE N6
FRONT ELEVATION
AS PROPOSED
GRO/GA/101/D
1:50 @ A3
*DO NOT SCALE FROM THIS DRAWING
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02/12/15	D ISSUE TO PLANNING FOR APPROVAL



BLACK PAINTED CAST IRON
AIRBRICK EXTRACTOR
TERMINATION TO SPEC

POINTING SAMPLE TO SPEC
FOR APPROVAL: MAIN
CONTRACTOR TO PROVIDE
SAFE ACCESS FOR
SPECIALIST

REPLACEMENT DORMERS TO
MATCH EXISTING

REMOVE OVERFLOW PIPES AND
MAKE GOOD BRICKWORK
NEW HATCH AND LADDER
INSULATE LOFT
FORM NEW DOOR OPENING: NEW
DOOR LEAF TO MATCH EXISTING
6-PANEL

RAISE CEILING TO UNDERSIDE OF
RAFTERS

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS

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4 THE GROVE N6

**FLANK ELEVATION C-C
AS PROPOSED
GRO/GA/102/E**

1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
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4 THE GROVE N6
REAR ELEVATION
AS PROPOSED
GRO/GA/103/E
1:50 @ A3
*DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT*

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02/12/15	E	ISSUE TO PLANNING FOR APPROVAL

4 THE GROVE N6

SECTION A-A AS PROPOSED GRO/GA/201/D

1:50 @ A3
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REVISIONS/ ISSUE

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29/11/15 B
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DRAFT LBC FOR **INFO/ COMMENT**

01/12/15 C
ISSUE TO **REDHILLS**
FOR **INFO**

02/12/15 D
ISSUE TO **PLANNING**
FOR **APPROVAL**



PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS

4 THE GROVE N6

SECTION B-B AS PROPOSED GRO/GA/202/D

1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT

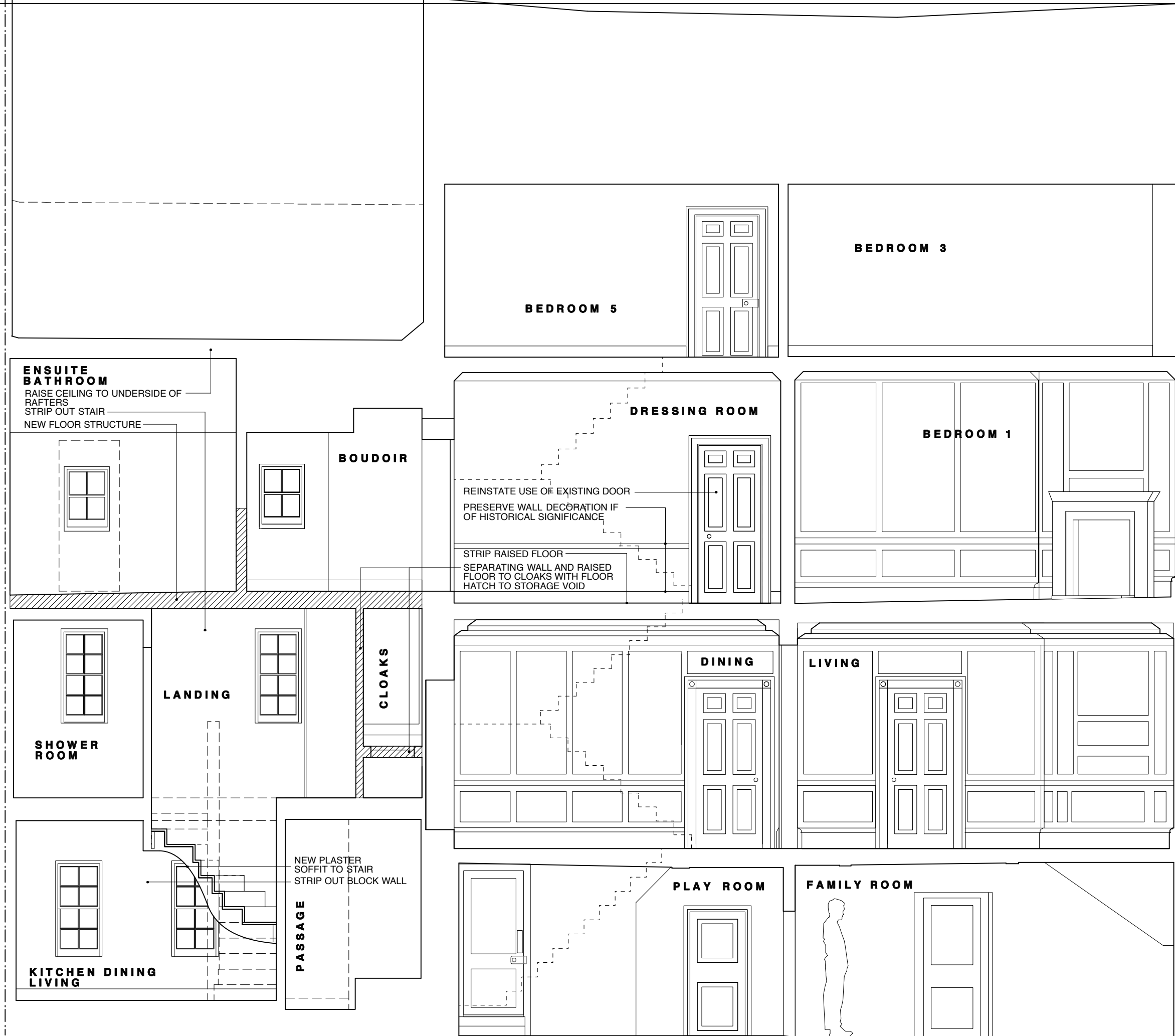
REVISIONS/ ISSUE

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29/11/15 B
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CONSULTANT
DRAFT LBC FOR **INFO/ COMMENT**

01/12/15 C
ISSUE TO **REDHILLS**
FOR **INFO**

02/12/15 D
ISSUE TO **PLANNING**
FOR **APPROVAL**



PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS

4 THE GROVE N6

SECTION D-D AS PROPOSED GRO/GA/203/C

1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT

REVISIONS/ ISSUE

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FOR **INFO/ INVESTIGATION**

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CONSULTANT
DRAFT LBC FOR **INFO/ COMMENT**

01/12/15 **B**
ISSUE TO **REDHILLS**
FOR **INFO**

02/12/15 **C**
ISSUE TO **PLANNING**
FOR **APPROVAL**

STRIP OUT MODERN
LININGS; RELINE TO FORM
SERVICE RISERS

FRONT
GARDEN

PLANT ROOM

TOOL STORE

FAMILY BATHROOM

GUEST WC

YARD

LINEN

BOUDOIR

CLOAKS

STORE

BEDROOM 7

ENSUITE BATHROOM

PASSAGE

BACK
GARDEN

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS



4 THE GROVE N6

SECTION E-E AS PROPOSED GRO/GA/204/B

1:50 @ A3
DO NOT SCALE FROM THIS DRAWING
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FOR **INFO/ INVESTIGATION**

01/12/15 **A**
ISSUE TO **REDHILLS**
FOR **INFO**

02/12/15 **B**
ISSUE TO **PLANNING**
FOR **APPROVAL**

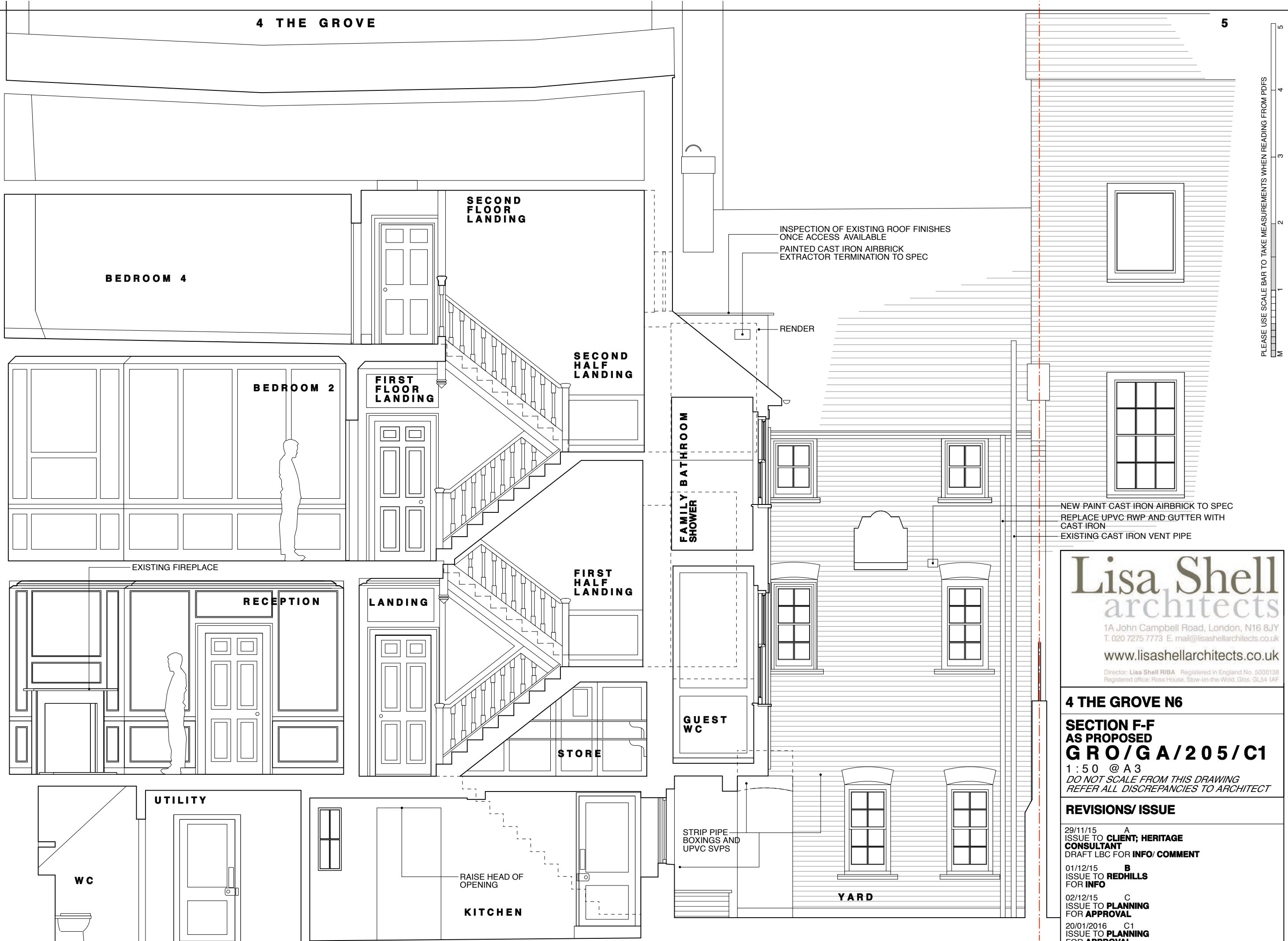


BACK GARDEN

FRONT GARDEN

WINE CELLAR

PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS



PLEASE USE SCALE BAR TO TAKE MEASUREMENTS WHEN READING FROM PDFS

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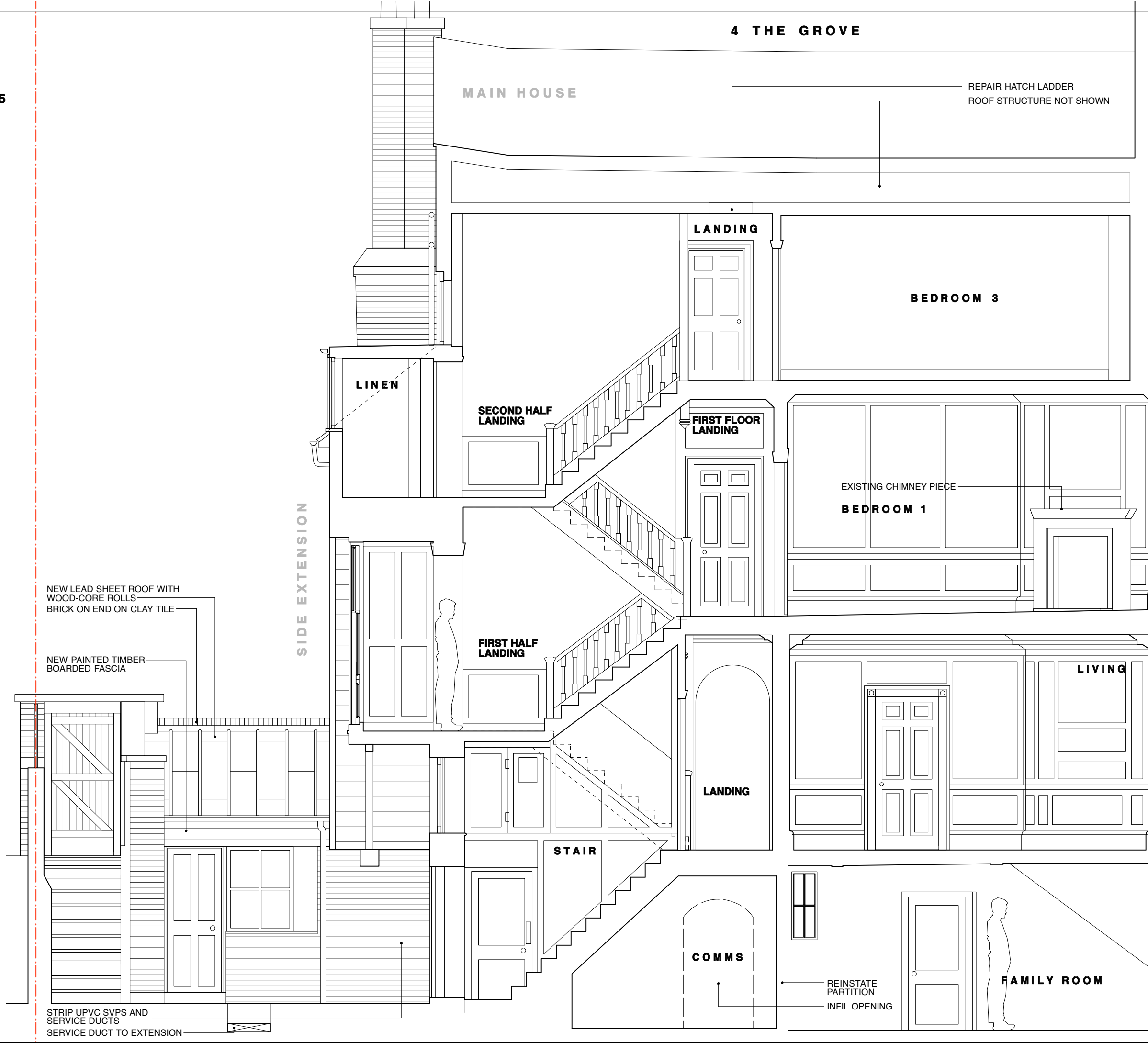
4 THE GROVE N6

**SECTION F-F
AS PROPOSED
GRO/GA/205/C1**

1:50 @ A3
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20/01/2016	C1	ISSUE TO PLANNING FOR APPROVAL



NEW LEAD SHEET ROOF WITH
WOOD-CORE ROLLS
BRICK ON END ON CLAY TILE

NEW PAINTED TIMBER
BOARDED FASCIA

STRIP UPVC SVPS AND
SERVICE DUCTS
SERVICE DUCT TO EXTENSION

SIDE EXTENSION

MAIN HOUSE

REPAIR HATCH LADDER
ROOF STRUCTURE NOT SHOWN

LANDING

BEDROOM 3

LINEN

SECOND HALF
LANDING

FIRST FLOOR
LANDING

EXISTING CHIMNEY PIECE
BEDROOM 1

FIRST HALF
LANDING

LANDING

LIVING

STAIR

COMMS

REINSTATE
PARTITION
INFIL OPENING

FAMILY ROOM

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4 THE GROVE N6

SECTION G-G
AS PROPOSED
GRO/GA/206/B1
1:50 @ A3
*DO NOT SCALE FROM THIS DRAWING
REFER ALL DISCREPANCIES TO ARCHITECT*

REVISIONS/ ISSUE

29/11/15	ISSUE TO CLIENT; HERITAGE CONSULTANT DRAFT LBC FOR INFO/ COMMENT
01/12/15	A ISSUE TO REDHILLS FOR INFO
02/12/15	B ISSUE TO PLANNING FOR APPROVAL
20/01/2016	B1 ISSUE TO PLANNING FOR APPROVAL