

A First Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3

- Main House**
- ① New engineered timber floor on existing joists-
 - ② New glazing bars and glass added to existing sashes
 - ③ Existing panelled cupboard with RCD unit maintained
 - ④ Existing door locked shut
- Link and Annex**
- ⑤ New lead rolled roof flashed into existing party wall with concealed gutter
 - ⑥ New lime render facade
 - ⑦ New thermally broken glazing system
 - ⑧ Balustrade
 - ⑨ Void to kitchen below
 - ⑩ New stair from below
 - ⑪ New timber floor
 - ⑫ Smokeless fire with flue on stone plinth
 - ⑬ New insulated plasterboard linings throughout to existing annex and link walls

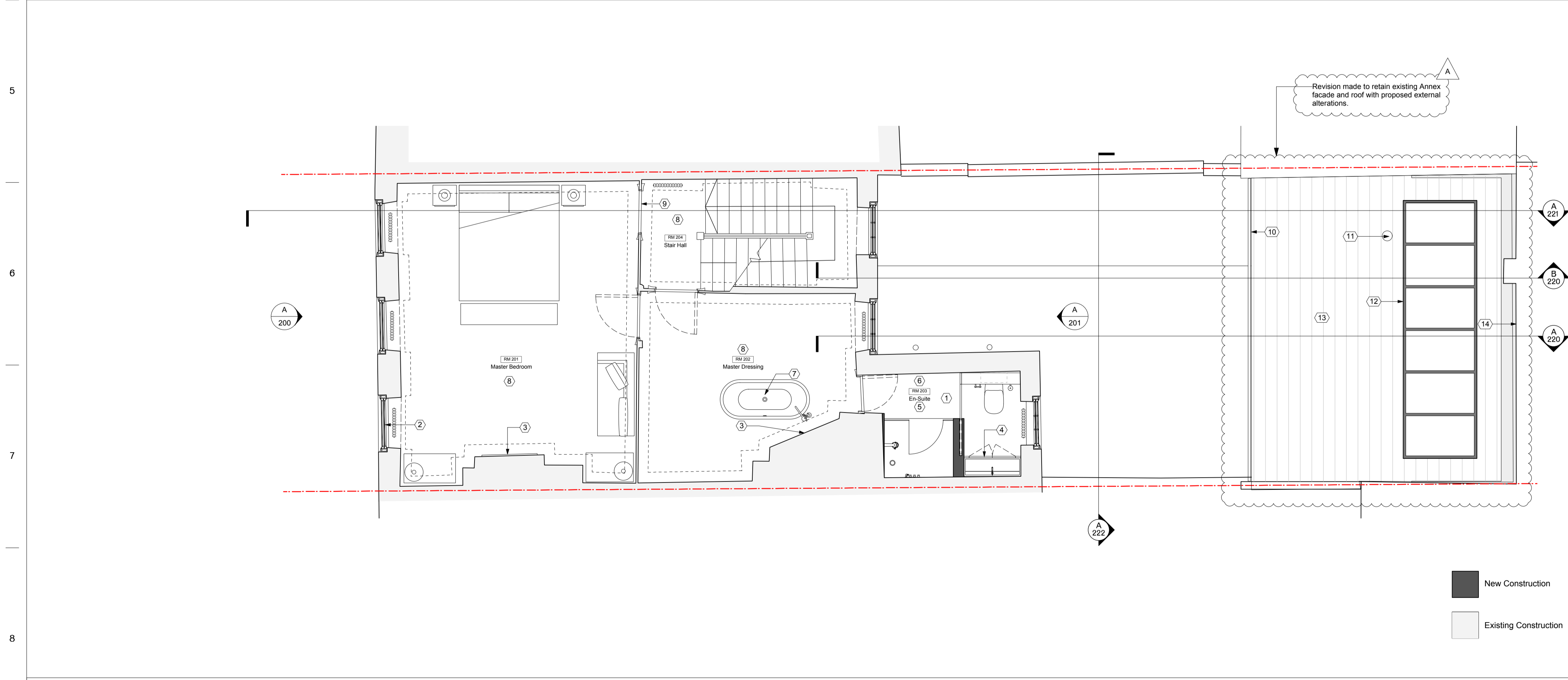
REV	DATE (dd.mm.yyyy)	DESCRIPTION
-	18.12.2015	Planning Issue
A	17.03.2016	Revised to retain existing Rear Annex

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING.

KEY PLAN

Name	

Notes



B Second Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3

- Main House**
- ① Existing joists where necessary doubled up to support additional bathroom load
 - ② New glazing bars and glass added to existing sashes
 - ③ New fireplace surround
 - ④ New bathroom fittings
 - ⑤ Tiled wall and floor to bathroom
 - ⑥ New bathroom ceiling
 - ⑦ Bath drainage to connect to existing bathroom drainage
 - ⑧ New carpet on existing reconciled floorboards from below
 - ⑨ Existing door locked shut
- Annex Roof**
- ⑩ New gutter and RWP
 - ⑪ Flue from fire below. Exact position to be determined
 - ⑫ New skylight flashed into existing roof
 - ⑬ Existing Slate roof refurbished - Existing slates from previous construction used where possible.
 - ⑭ New lead coping

Quinn Architects
Rochelle School Arnold Circus London E2 7ES
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE
First & Second Floor Proposed Plans

SCALE 1:50 @ A1 / 1:100 @ A3	DRAWN BY NF
DATE MARCH 2016	CHECKED BY LQ

DRAWING STATUS PLANNING	PROJECT NO. QA149	DRAWING NO. 102	REV. A
----------------------------	-----------------------------	---------------------------	------------------