



Replacement of existing open trellis on top of boundary wall with open boarded horizontal timber boards with natural finish to same height.

Existing curved bricked archway to be retained. Existing timber framed glazed door and side panels to be removed. New solid timber door and solid panels to be inserted into new brickwork wall. New wall to be rendered and painted to match the existing external lightwell walls.

Existing concrete slab to be removed and new slab inserted at level to allow sufficient head height for room to be utilized as a utility room

Existing non historic walls to be demolished in green dashed line

Reinstatement of former stairs in same location

Existing non historic walls to be demolished in green dashed line

Existing modern floor finish and screed to be removed and replaced with wide oak boards with new underfloor heating throughout the lower ground floor

LIVING ROOM

Existing window to be removed and inserted to end elevation. Existing brickwork below window to be removed to allow for internal opening. Removed brickwork to be re-used on ground floor.

UP

ENTRANCE LOBBY

LAUNDRY

UP

GARDEN

Existing green house to be removed

KITCHEN

LIGHTWELL

PLANT ROOM

UP

DINING ROOM

REFUSE AND RECYCLING STORE

1 PROPOSED LOWER GROUND FLOOR PLAN
Scale: 1:50

Existing modern external balcony and stairs to be removed and new minimal framed glazed extension inserted

Existing chimney opening to be reinstated

New kitchen joinery.

New nib wall on alignment of original dividing wall

LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)



ISSUE:	DATE:	COMMENT:
A	May 2016	Issue for planning & listed building consent
-	March 2016	Issue for planning & listed building consent

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Job no.	Job title				
1198	4 OVAL ROAD				
Drawing no.	Drawing title				
110	PROPOSED LOWER GROUND FLOOR PLAN				
Scale	Size	Drawn	Revision		
1:50	A3	GM	A		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.