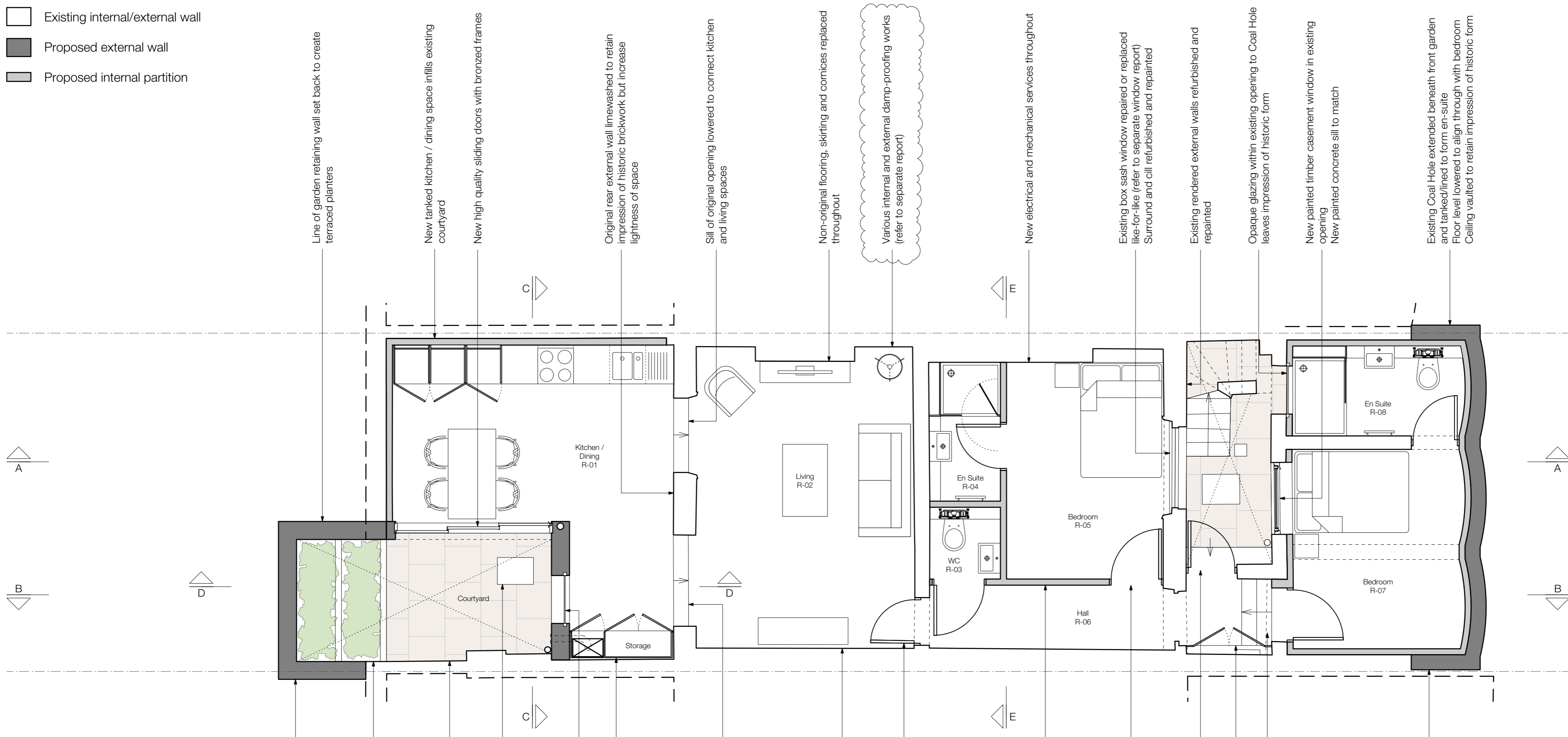


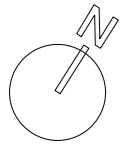
Key

- Existing internal/external wall
- Proposed external wall
- Proposed internal partition



- Existing party fence underpinned where required
- New landscaped courtyard with terraced planters in location of demolished closet wing allows light into lower ground living spaces
- Existing brick walls limewashed to increase reflected light
- Relocated manhole
- New fixed window with concealed frame references Georgian proportions in a modern idiom
- New built-in cupboards
- Non-original opening widened to increase internal daylight, improve circulation and allow views through to external courtyard
- Remove plaster on Party Walls to a height of 1.5m and waterproof using proprietary tanking render system
- New painted 4-panel door to existing opening
- New partitions to form protected means-of-escape and upgrade accommodation to meet current building regulations
- All new swing doors to match existing painted 4-panel doors
- New traditional front door to match front door to house
- Non original Services Cupboard rebuilt with painted panelled doors
- Non-original steps adjusted as required
- Previously altered Coal Hole extended beneath front garden and tanked/lined to form habitable bedroom space
- New concave retaining wall reinstates historic form

- Line of garden retaining wall set back to create terraced planters
- New tanked kitchen / dining space infills existing courtyard
- New high quality sliding doors with bronzed frames
- Original rear external wall limewashed to retain impression of historic brickwork but increase lightness of space
- Sill of original opening lowered to connect kitchen and living spaces
- Non-original flooring, skirting and cornices replaced throughout
- Various internal and external damp-proofing works (refer to separate report)
- New electrical and mechanical services throughout
- Existing box sash window repaired or replaced like-for-like (refer to separate window report) Surround and cill refurbished and repainted
- Existing rendered external walls refurbished and repainted
- Opaque glazing within existing opening to Coal Hole leaves impression of historic form
- New painted timber casement window in existing opening
- New painted concrete sill to match
- Existing Coal Hole extended beneath front garden and tanked/lined to form en-suite
- Floor level lowered to align through with bedroom
- Ceiling vaulted to retain impression of historic form



NOTES:
 Do not scale off this drawing
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A 15/9/16 Damp proofing works indicated.

PLANNING SUBMISSION

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Project:
 47 Albert Street

Client:
 Mr & Mrs Morgan

Drawing:
 Proposed Lower Ground Floor Plan

Drawing Number: P1604_P_201 Rev: A

Date: Sept 16 Scale: 1:50@A2