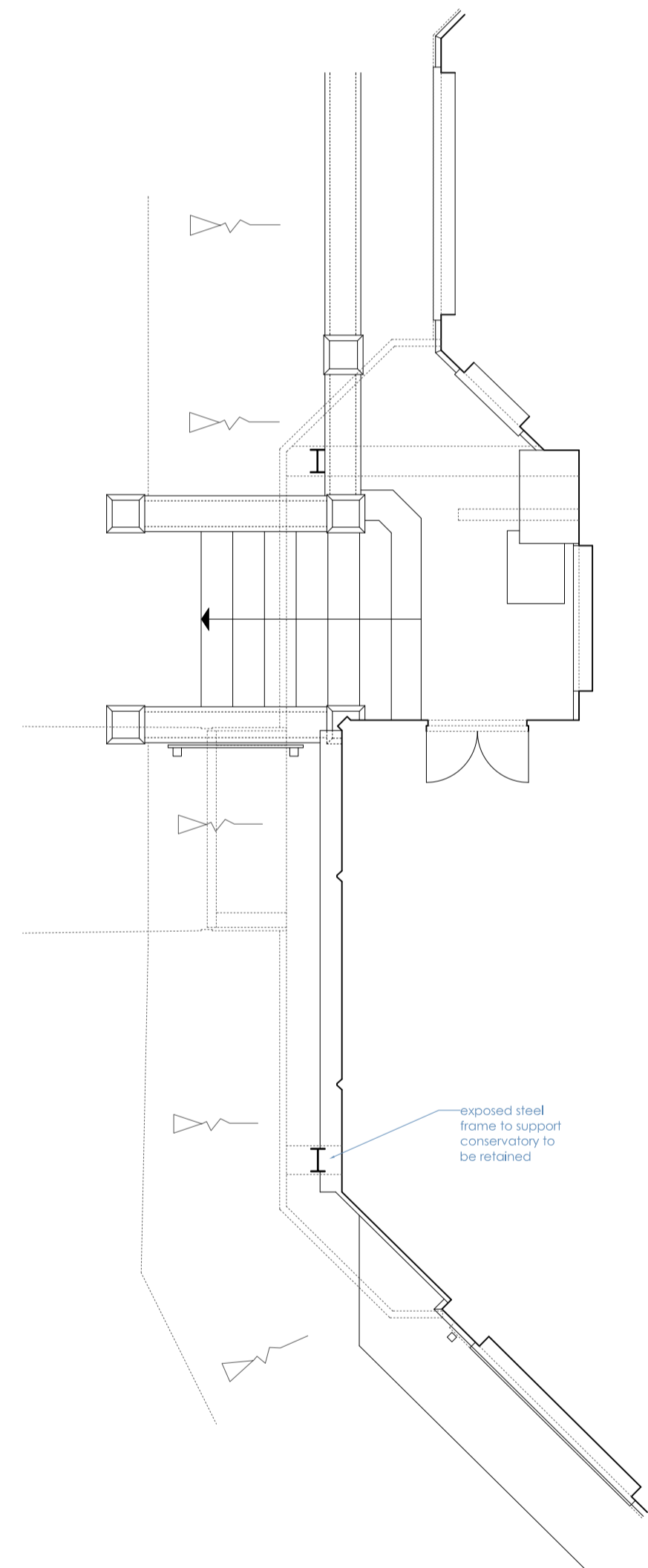


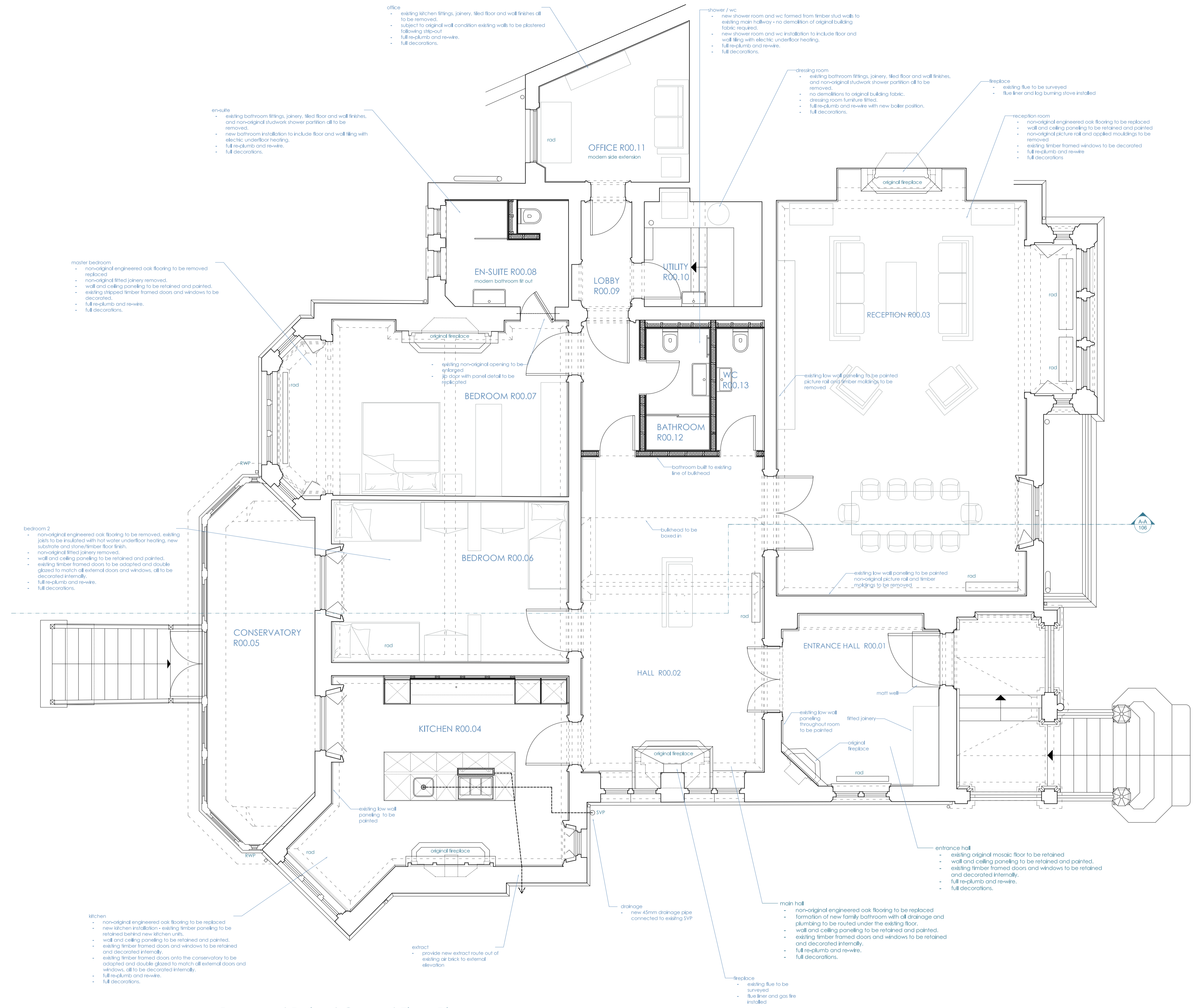


APPROXIMATE NORTH



exposed steel frame to support conservatory to be retained

1 Proposed Lower Ground Floor Rear Lightwell Plan  
Scale: 1:50 @ A1 & 1:100 @ A3



office  
- existing kitchen fittings, joinery, tiled floor and wall finishes all to be removed.  
- subject to original wall condition existing walls to be plastered following stripout  
- full re-plumb and re-wire.  
- full decorations.

shower / wc  
- new shower room and wc formed from timber stud walls to existing main hallway - no demolition of original building fabric required.  
- new shower room and wc installation to include floor and wall tiling with electric underfloor heating.  
- full re-plumb and re-wire.  
- full decorations.

dressing room  
- existing bathroom fittings, joinery, tiled floor and wall finishes, and non-original shower partition all to be removed.  
- no demolitions to original building fabric.  
- dressing room furniture fitted.  
- full re-plumb and re-wire with new boiler position.  
- full decorations.

fireplace  
- existing flue to be surveyed  
- flue liner and log burning stove installed

reception room  
- non-original engineered oak flooring to be replaced  
- wall and ceiling paneling to be retained and painted  
- non-original picture rail and applied mouldings to be removed  
- existing timber framed windows to be decorated  
- full re-plumb and re-wire  
- full decorations

ensuite  
- existing bathroom fittings, joinery, tiled floor and wall finishes, and non-original shower partition all to be removed.  
- new bathroom installation to include floor and wall tiling with electric underfloor heating.  
- full re-plumb and re-wire.  
- full decorations.

master bedroom  
- non-original engineered oak flooring to be removed replaced  
- non-original tiled joinery removed.  
- wall and ceiling paneling to be retained and painted.  
- existing stripped timber framed doors and windows to be decorated.  
- full re-plumb and re-wire.  
- full decorations.

existing non-original opening to be enlarged  
- door with panel detail to be replicated

bedroom 2  
- non-original engineered oak flooring to be removed, existing joists to be insulated with hot water underfloor heating, new substrate and stone/timber floor finish.  
- non-original tiled joinery removed.  
- wall and ceiling paneling to be retained and painted.  
- existing timber framed doors to be accepted and double glazed to match all external doors and windows, all to be decorated internally.  
- full re-plumb and re-wire.  
- full decorations.

bulkhead to be boxed in

existing low wall paneling to be painted  
non-original picture rail and timber markings to be painted

CONSERVATORY R00.05

KITCHEN R00.04

existing low wall paneling to be painted

kitchen  
- non-original engineered oak flooring to be replaced  
- new kitchen installation - existing timber paneling to be retained behind new kitchen units.  
- wall and ceiling paneling to be retained and painted.  
- existing timber framed doors and windows to be retained and decorated internally.  
- existing timber framed doors onto the conservatory to be accepted and double glazed to match all external doors and windows, all to be decorated internally.  
- full re-plumb and re-wire.  
- full decorations.

extract  
- provide new extract route out of existing or back to external elevation

drainage  
- new 45mm drainage pipe connected to existing SVP

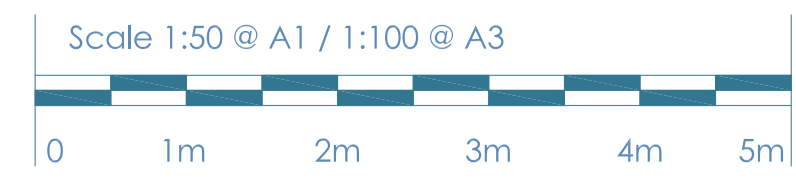
main hall  
- non-original engineered oak flooring to be replaced  
- formation of new family bathroom with all drainage and plumbing to be routed under the existing floor.  
- wall and ceiling paneling to be retained and painted.  
- existing timber framed doors and windows to be retained and decorated internally.  
- full re-plumb and re-wire.  
- full decorations.

entrance hall  
- existing original mosaic floor to be retained  
- wall and ceiling paneling to be retained and painted.  
- existing timber framed doors and windows to be retained and decorated internally.  
- full re-plumb and re-wire.  
- full decorations.

fireplace  
- existing flue to be surveyed  
- flue liner and gas fire installed

2 Proposed Raised Ground Floor Plan  
Scale: 1:50 @ A1 & 1:100 @ A3

Notes:  
Copyright of this drawing and the contents remain with Pennington Phillips Limited.  
Do not scale from the drawings. The contractor is to verify dimensions on site prior to the commencement of work. Any discrepancies are to be reported to the designer. In doubt - seek clarification.



Rev.	Date	Remarks

Client:	5879/20
Project:	Revision:
Drawing:	Date: 26/11/17
Proposed Raised Ground Floor Plan	Status: Planning