

PROPOSED FLAT 2 -TOTAL FLOOR AREA = 37.02 sq m

SUMMARY OF ALTERATIONS

NEW opening formed in separating wall between front and rear rooms to create open studio
460 mm nib retained each side and downstand beam allowing a 2100 mm head over

Sliding sash windows overhauled and weights refurbished

All windows carefully rubbed back, filled and redecorated

D5 (modern) removed

D6 closely inspected and replaced if warped or badly compromised by floor deflection

D7 new door in new wider opening to amended and refitted shower room

D8 replaced with security front door (also upgraded to be fire rated)

D9 replaced with modern door (placed into modern wall)

chimney breast opened up NEW feature fireplace inserted

old finishes - carpets and wall paper removed walls made good and repainted
floor boards lifted to establish service routes and redundant pipes also cause of deflection to be investigated

NEW timber firrings carefully laid over floor joist to level up the floors
before floor boards repositioned

skirtings inspected after old floor finishes removed, overhauled and redecorated

modern cupboards removed - new kitchen fitted along south wall
all waste and mechanical extract to connect to existing

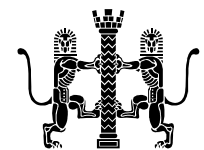
shower enclosure elongated southward by 430 mm to improve
headroom throughout

all fittings stripped out and refitted with new shower, basin & W.C
all installed and connected to existing services

all connected to existing supply and drainage

mechanical extract replaced with new using current duct routes
(upgraded new ducting leading to vertical duct and new outlet
in roof)

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DRAWING
**PROPOSED second floor plan
FOR PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION**

DRG. No 12 REVISION A

SCALE 1:50 @ A3 paper DATE 15 Jan 2018

