

EXISTING LOWER GROUND FLOOR PLAN



SCALE 1:50

1. Exposed ceiling joists / beam  
Plaster wall  
Timber floor  
Marble fireplace / freestanding grate  
Internal window  
Bay Window  
Panelled doors / cupboard doors  
Simple skirtings
2. Not original staircase  
Plaster walls / ceilings  
Panelled doors  
Hinges on W.C. door  
No cornices  
Stairs not original?  
No handrail
- 3&4. Horizontal sash windows  
Tiled floor  
kitchen ventilation  
C.I. grate and timber surround  
Opening between rooms  
Modern architraves  
Brick lightwell?
5. Utility  
Modern throughout
6. W.C.  
Modern throughout

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Subject to detailed dimensional survey -Please note these drawings are based on existing drawings prepared by others. BB Partnership cannot be held responsible for any discrepancies and/or inaccuracy that may arise

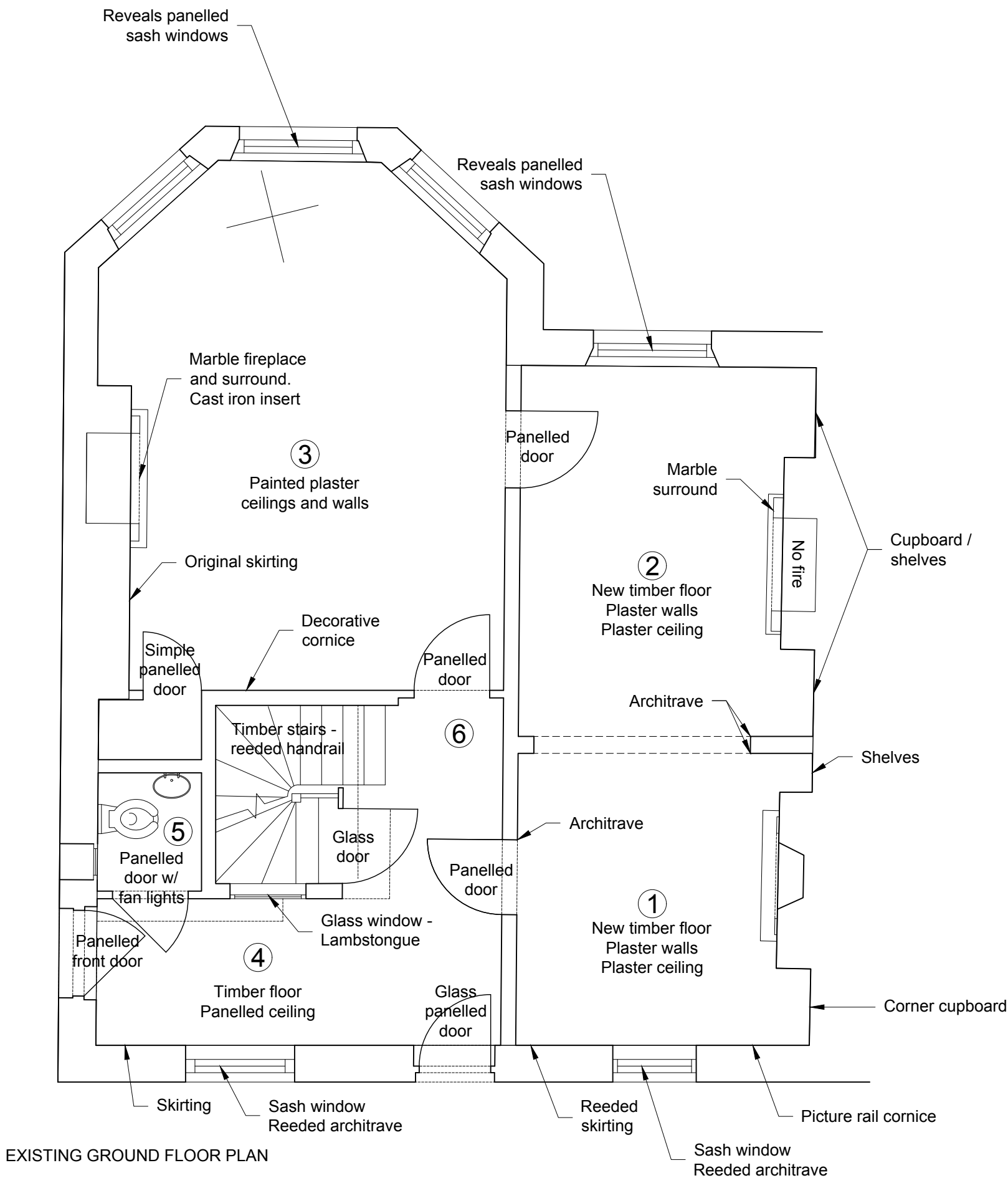
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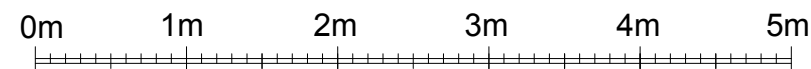
FOR PLANNING

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	drawing Existing Floor Plans Lower Ground Floor	drwg. no FZD-101		rev. -



EXISTING GROUND FLOOR PLAN



SCALE 1:50

- Walls: Painted plaster  
Ceiling: Painted ceilings (new)  
Simple picture rail cornice  
Fireplace simple surround  
Cast iron grate  
Corner cupboard (new)  
Panelled doors:
  - 6 panel
  - raised and fielded mouldingsReeded skirtings / panels / architraves  
Windows:
  - sash
  - single glazed
  - Timber reveals / window boardModern timber floor  
Opening to 2.  
Treated architrave  
Stairs of original
- Walls: Painted plaster  
Ceiling: Painted ceilings (new)  
Simple picture rail cornice  
Fireplace simple surround  
No cast iron grate
- Walls: Painted plaster  
Ceiling: Painted ceilings (new)  
Simple picture rail cornice  
Fireplace simple surround  
Elaborate cornice  
Simple cupboard door
- Walls: Painted plaster  
Ceiling: Painted ceilings (new)  
Simple picture rail cornice  
Panelled ceiling (no cornice)  
Glazed panelled doors (W.C. / stairs / garden)  
Front door
- Walls: Painted plaster  
Ceiling: Painted ceilings (new)  
Modern floor  
Small fixed window
- Stairs timber: original  
Wreathed hardwood handrail

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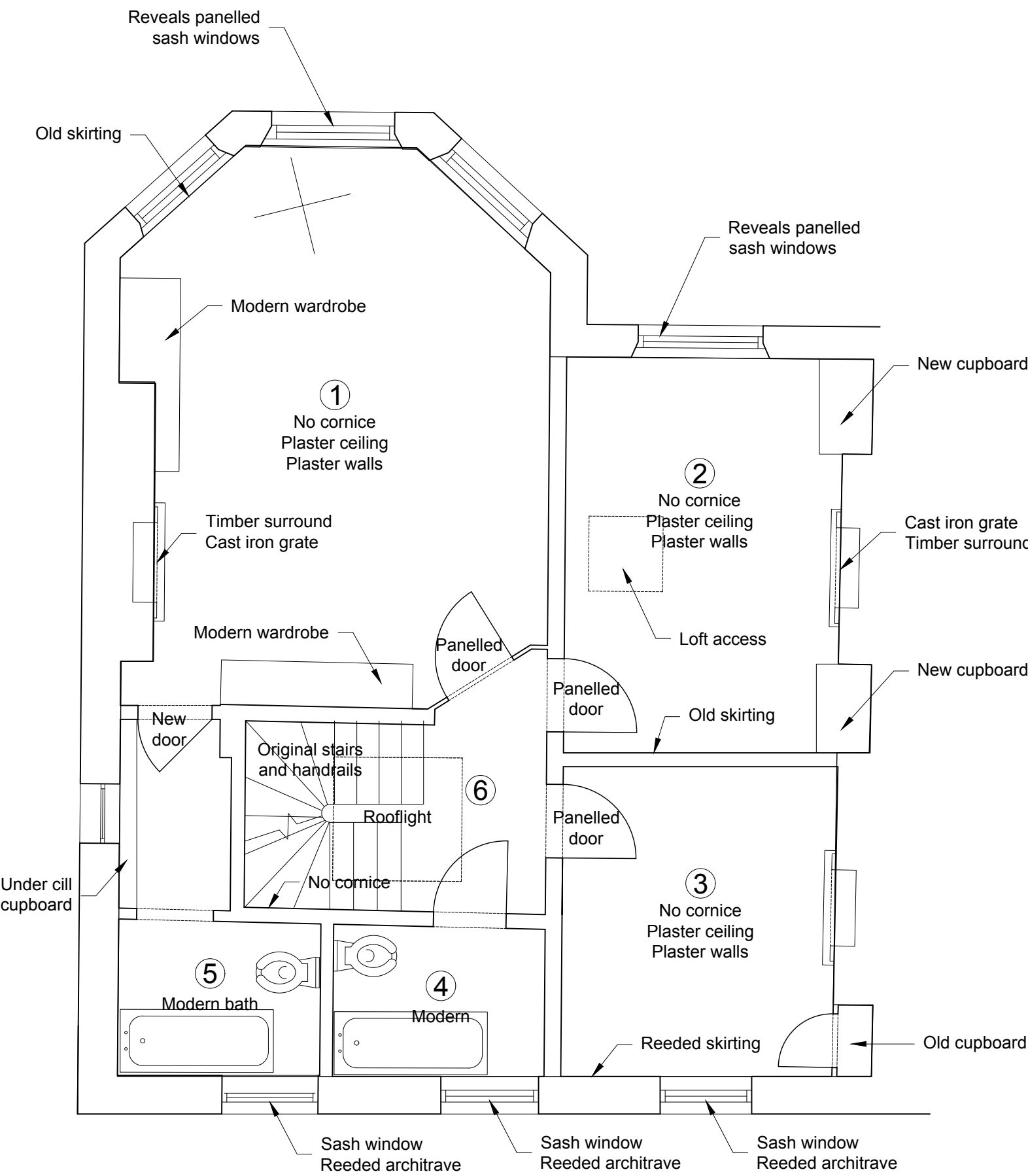
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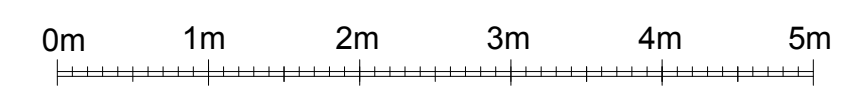
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	drawing Existing Floor Plans Ground Floor	drwg. no FZD-102		rev. -
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EXISTING FIRST FLOOR PLAN



SCALE 1:50

1. No cornice  
Reeded skirting  
Panelled door  
Timber floor  
Modern wardrobe  
Timber fire surround - cast iron insert
2. No cornice  
Reeded skirting  
Panelled door  
Timber floor Loft access  
Old reeded skirting
3. No cornice  
Reeded skirting  
Panelled door  
Timber floor  
Old cupboard
4. Modern throughout bathroom / tiled, etc.
5. Modern throughout bathroom / tiled, etc.  
Windows: not original but quite old
6. Original stairs and handrails  
Skylight original?  
Panelled doors and skirting

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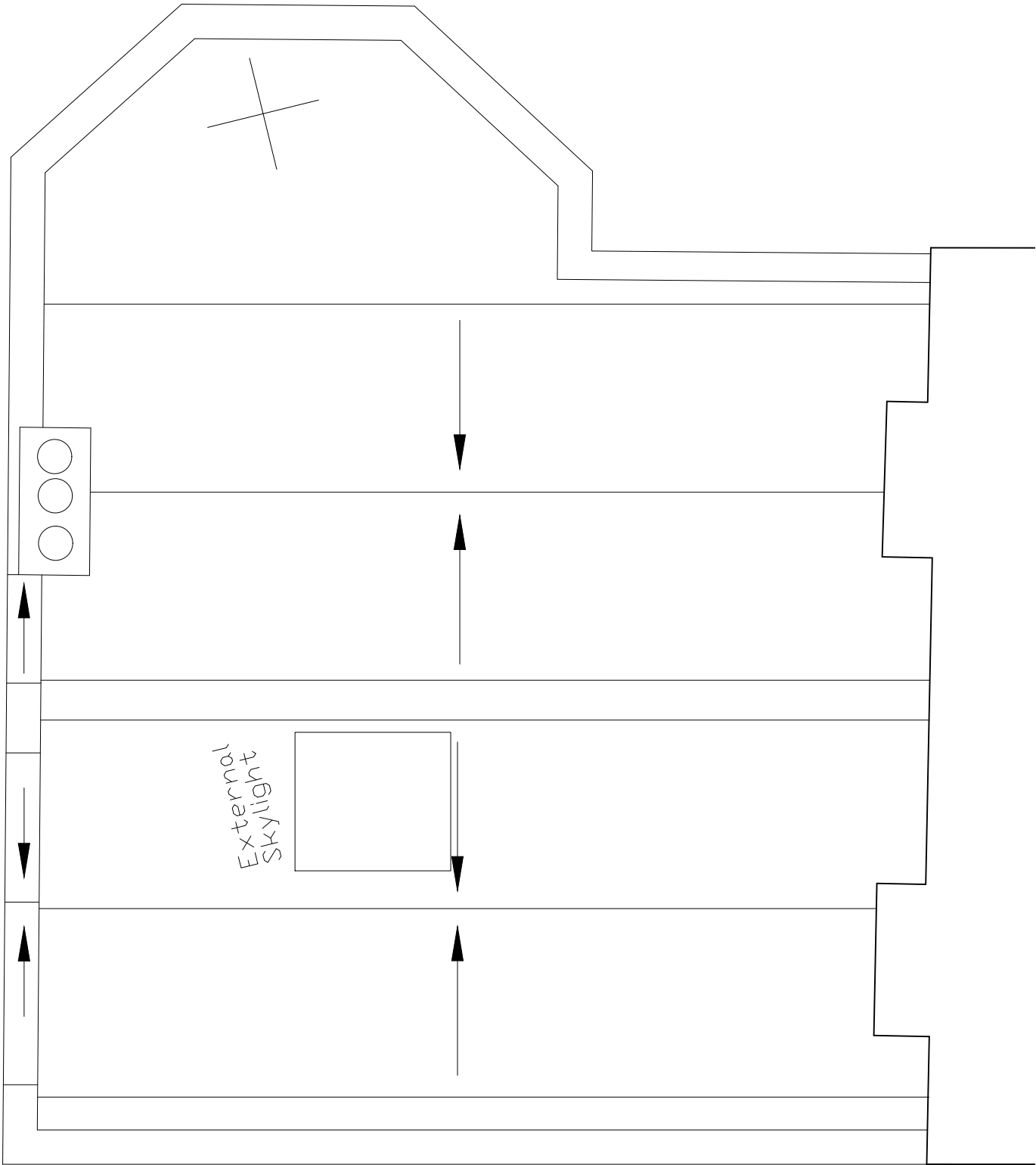
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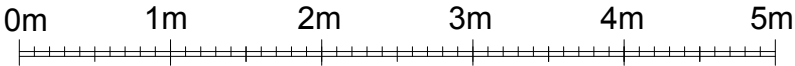
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	drawing Existing Floor Plans First Floor	drwg. no FZD-103		rev.
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EXISTING ROOF PLAN



SCALE 1:50

Notes:

Brass and plastic switchplates (wall light, tablelights)

Ceiling roses

Radiators

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drawing	drwg. no		rev.
Existing Floor Plans Roof Plan	FZD-104		-

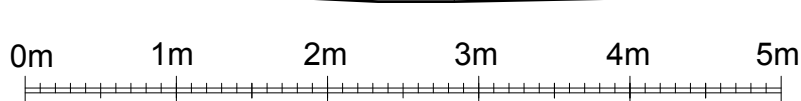
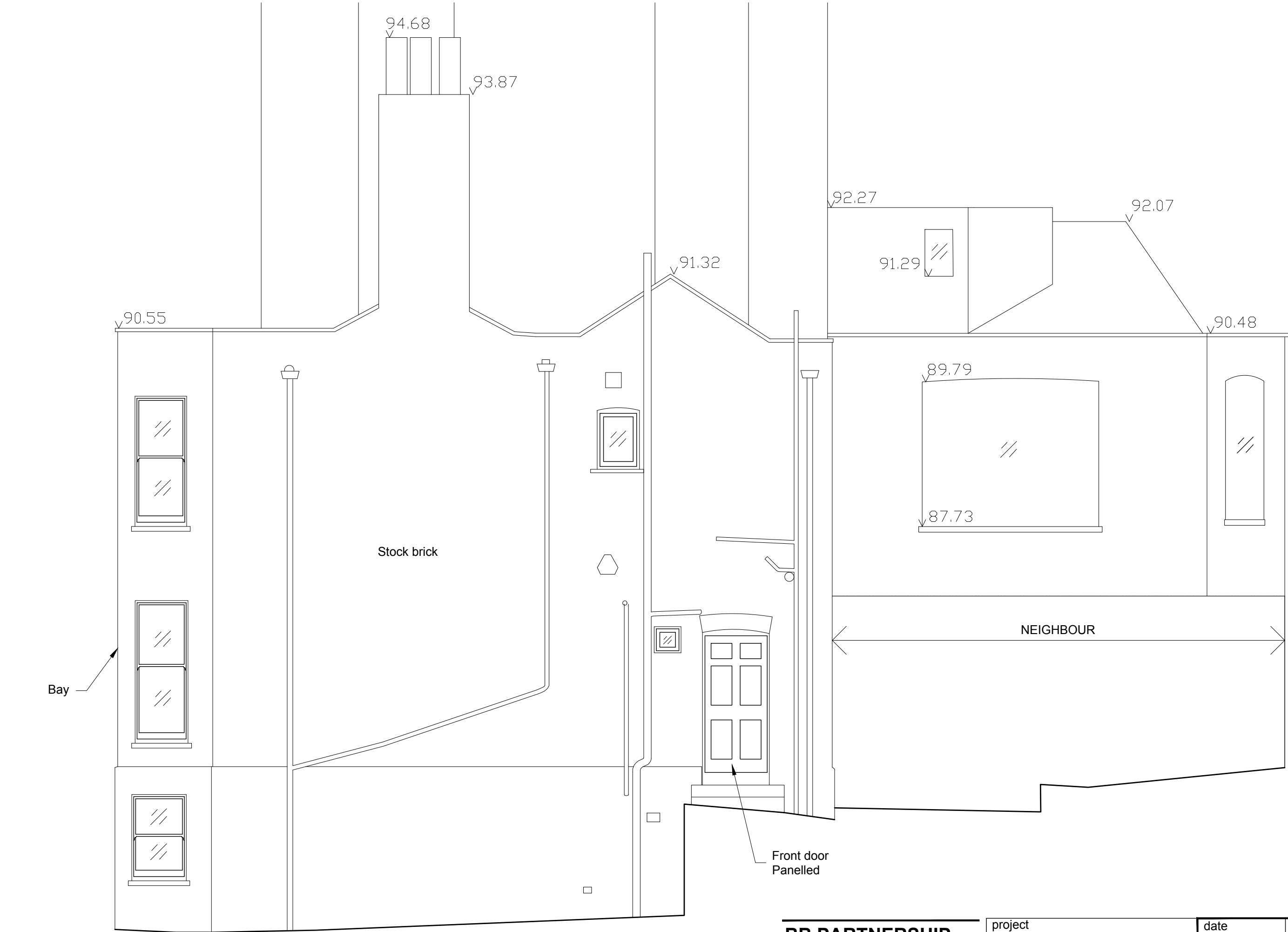


EXISTING FRONT ELEVATION



SCALE 1:50

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SCALE 1:50

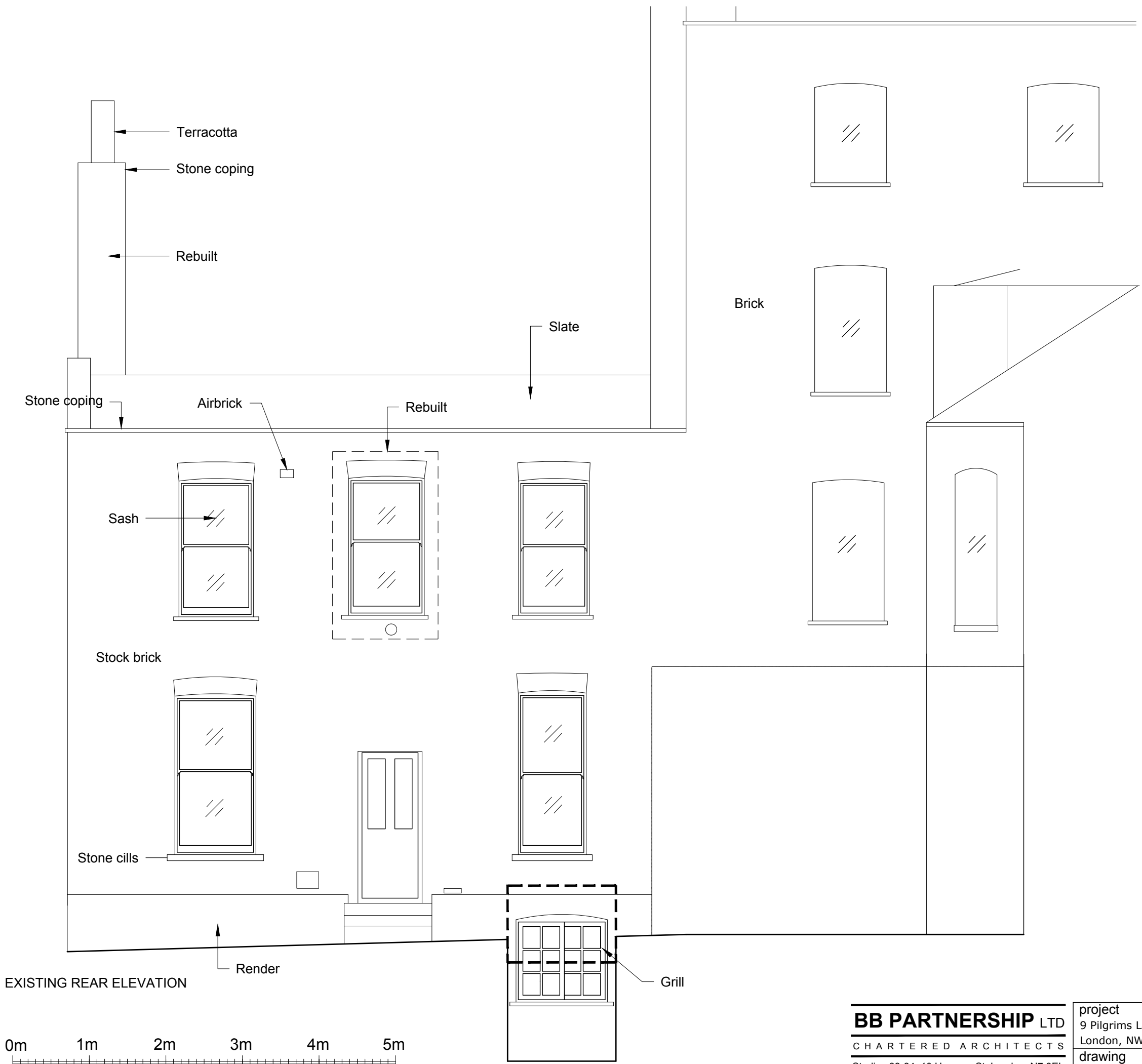
EXISTING SIDE ELEVATION

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drawing	drwg. no	rev.	
Existing Elevations	FZD-111	-	
Side			

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EXISTING REAR ELEVATION



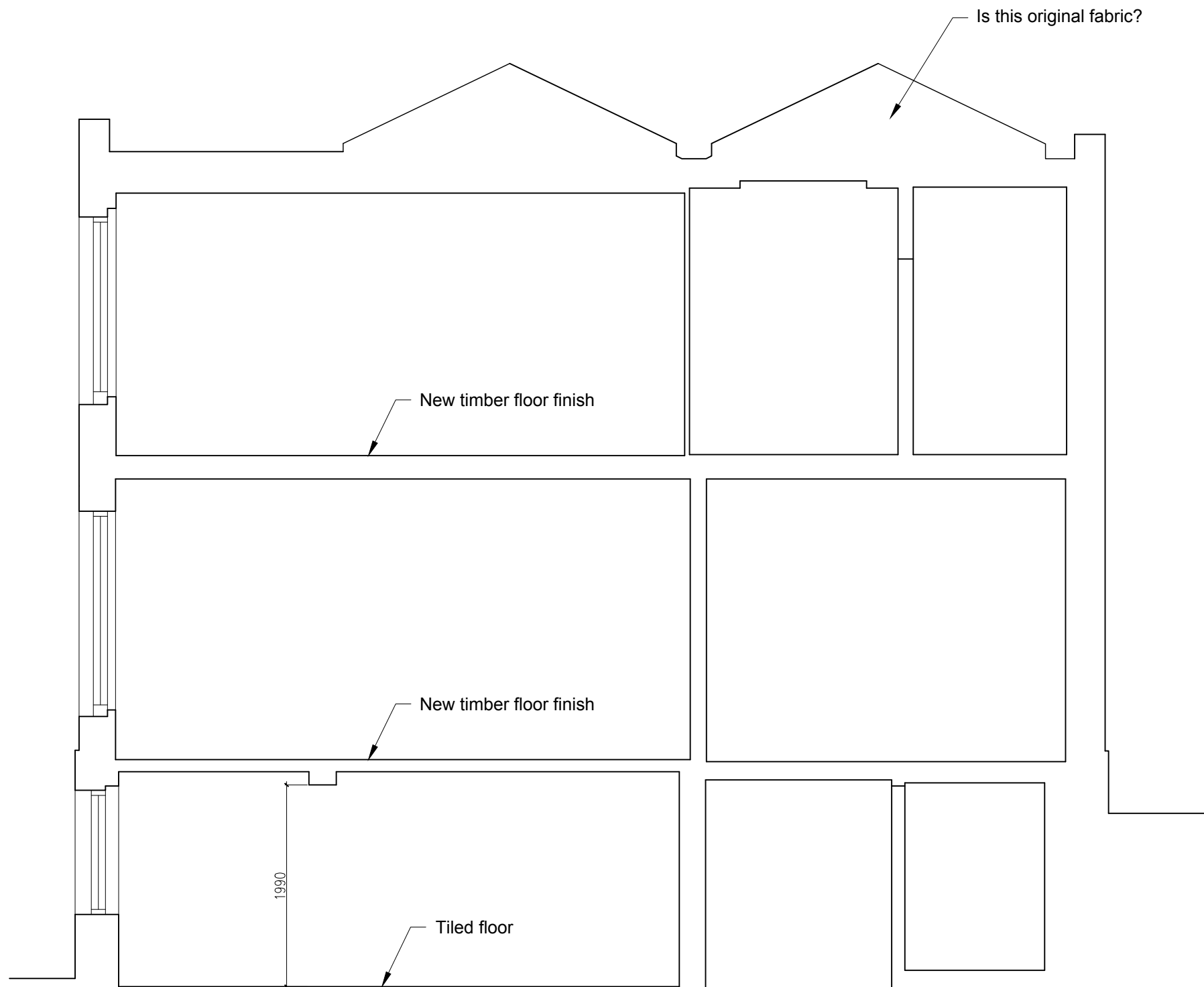
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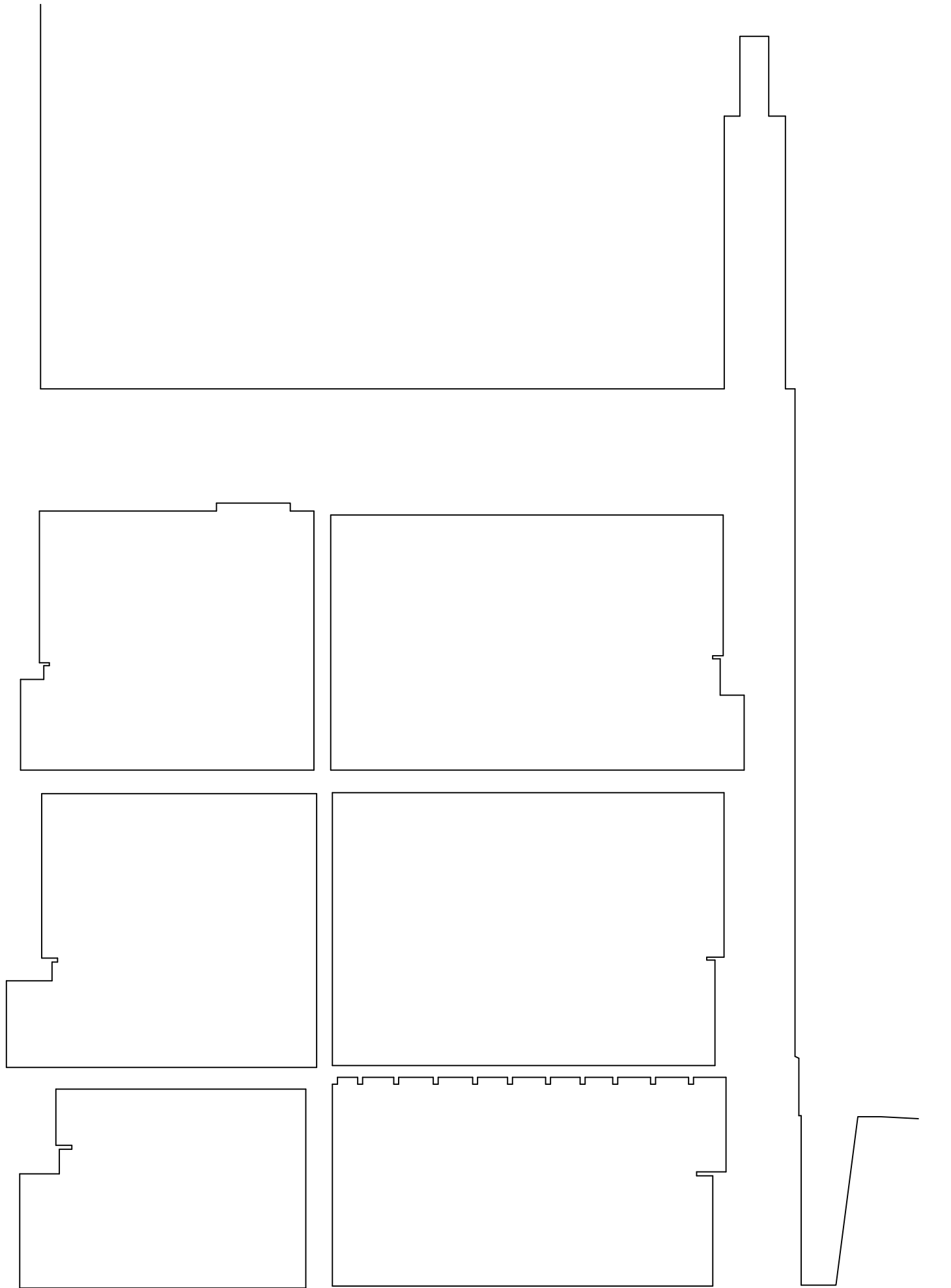
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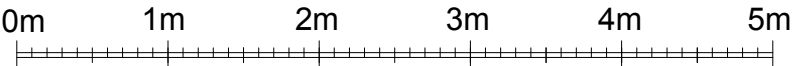
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EXISTING SECTION



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