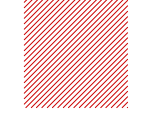


DO NOT SCALE
 USE FIGURED DIMENSIONS ONLY.
 ALL DISCREPANCIES TO BE VERIFIED WITH ARCHITECT PRIOR TO ORDERING OR CONSTRUCTION/EXECUTION.

SETTING OUT
 CONFIRM ALL SETTING OUT WITH ARCHITECT PRIOR TO CONSTRUCTION.

KEY
 1. AREA OF EXISTING FABRIC TO BE DEMOLISHED



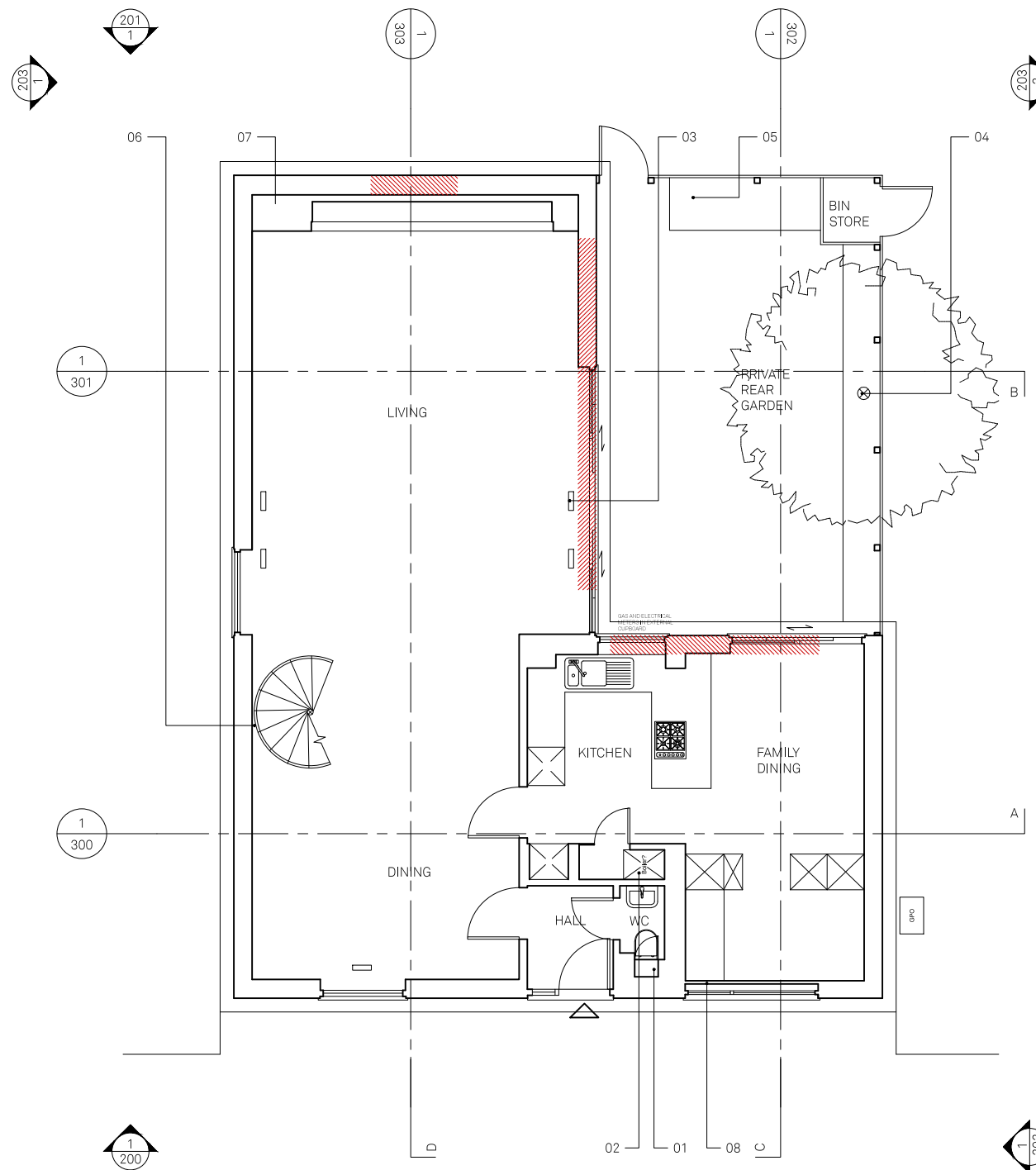
- KEY**
- Alarm and Electrical Circuit Breaker
 - Existing warm air heater + (immersion?) boiler
 - Ducted warm air heating
 - Mimosa Tree to be removed
 - Willow Bush to be removed
 - Existing staircase to be stripped away
 - Built in shelving to be stripped away
 - Existing window obscured by internal linings to be stripped away and brought back into use.

- New nib walls added in matching painted brick (reused where possible). Brick bonding and mortar profiles to match existing.
- Widened opening and new full height double glazed timber framed sliding doors. External finish to be white washed.
- Opening formed and rear facade line over two storeys extended into rear garden. New windows at ground floor level to be new fixed double glazed, timber framed panel with adjacent pivoting outward opening door. External finish to be white washed.

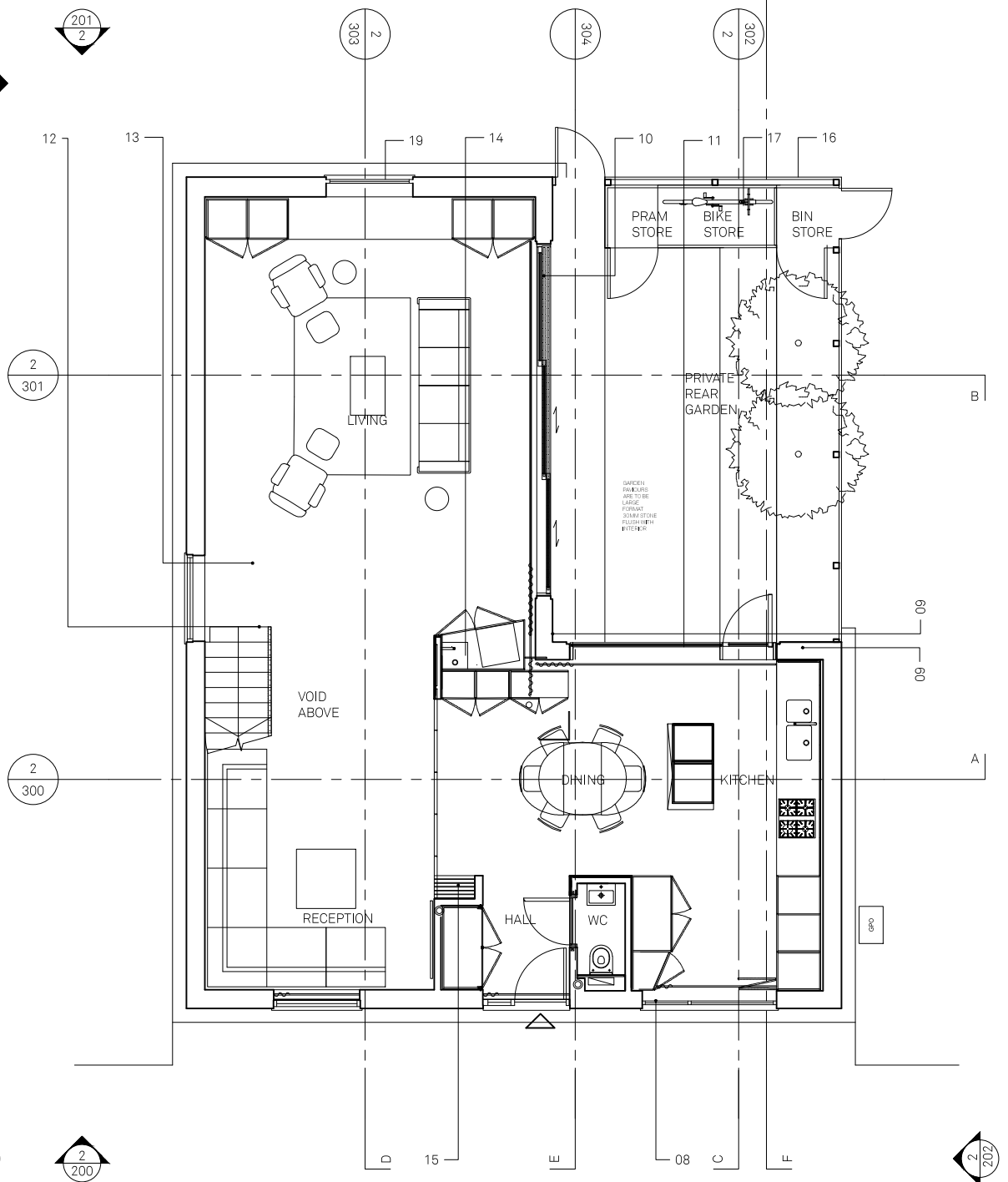
- New stair. Refer to spec notes.
- New water based UFH - allow for screed replacement system laid to new, leveled timber joisted sub-floor. Flooring to be in-situ cast terrazzo or large format stone. Allow for two tones as defined by proposed layout. Refer to visuals. Large marble chips.
- Bar area with sink and undercounter fridge within full height cabinetry and shelving to match kitchen cabinetry frontages.
- Full height screen doors, top hung with concealed track, flush to ceiling. Materials and finish to match kitchen cabinetry finishes.

- Fence to be rebuilt with thinner timber slat profiles white painted timber fence strips.
- New pram and bike bin store to match fence profile and colour. Locking system to meet client insurance requirements.
- New landscaping proposals - allow for removal of existing mature tree and replacement with low level shrubs and grasses within low level planters defined by paving. 2No. new semi-mature dwarf trees. Allow for red acer or similar approved.

- New window to be formed to match materials, orientation and opening width as existing window above at first floor level.

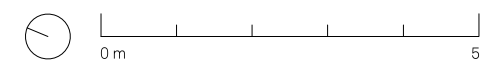


EXISTING GROUND FLOOR PLAN
 1:100



PROPOSED GROUND FLOOR PLAN
 1:100

A	23/05/19	ISSUED FOR PLANNING CONSENT
REV	DATE	DESCRIPTION



PROJECT	NO
CONYBEARE	18065

DRAWING	NO
EX AND P GROUND FLOOR PLANS	GA100

STATUS	REVISION
PLANNING (LDC)	A

DATE	13/05/2019
SCALES/PAPER SIZE	1:100/A3
DRAWN/CHECKED	AD/BR

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