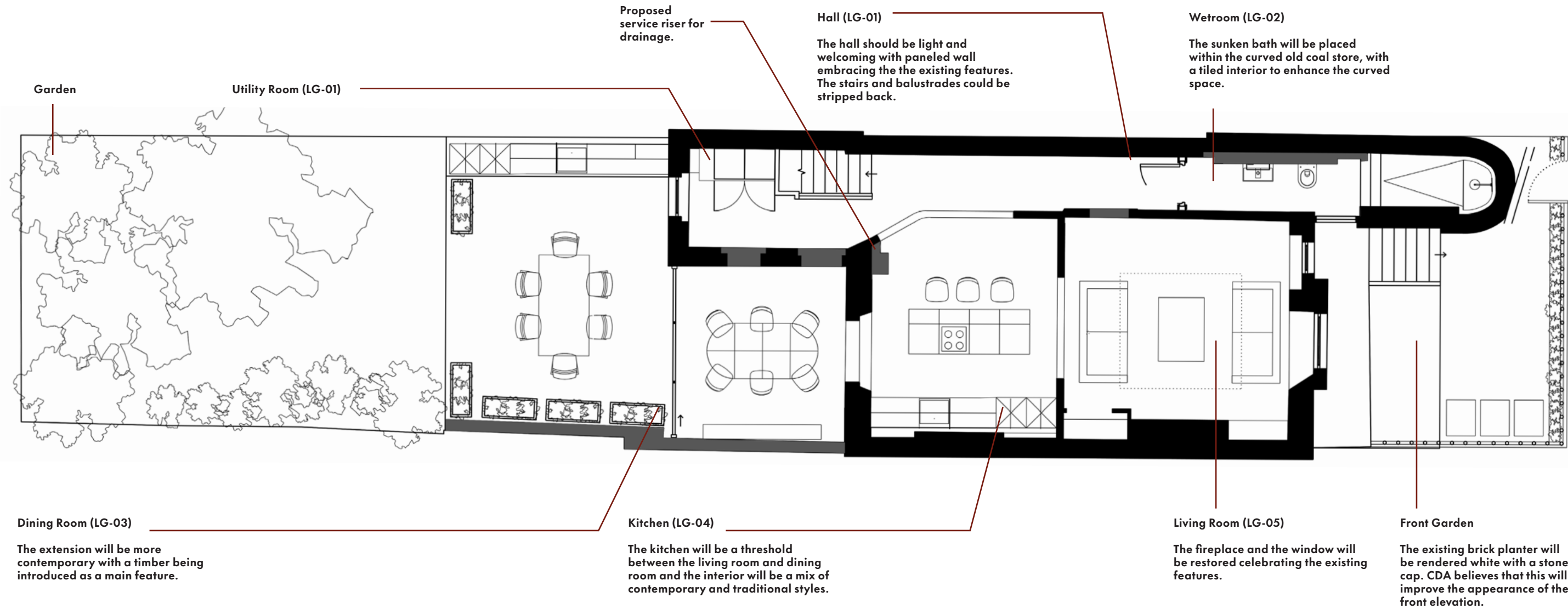


LOWER GROUND FLOOR PLAN



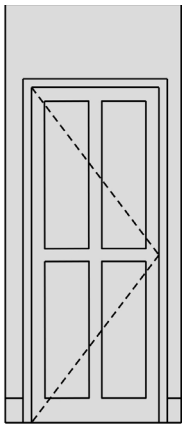
INTERIOR ELEVATIONS

Lower Ground Floor Hall

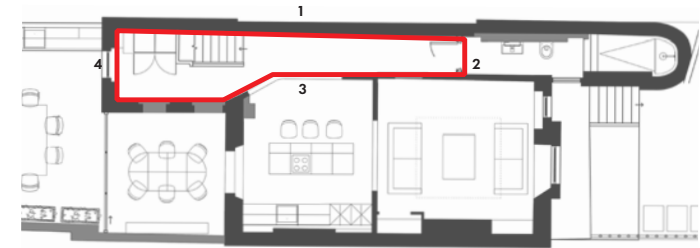
EXISTING



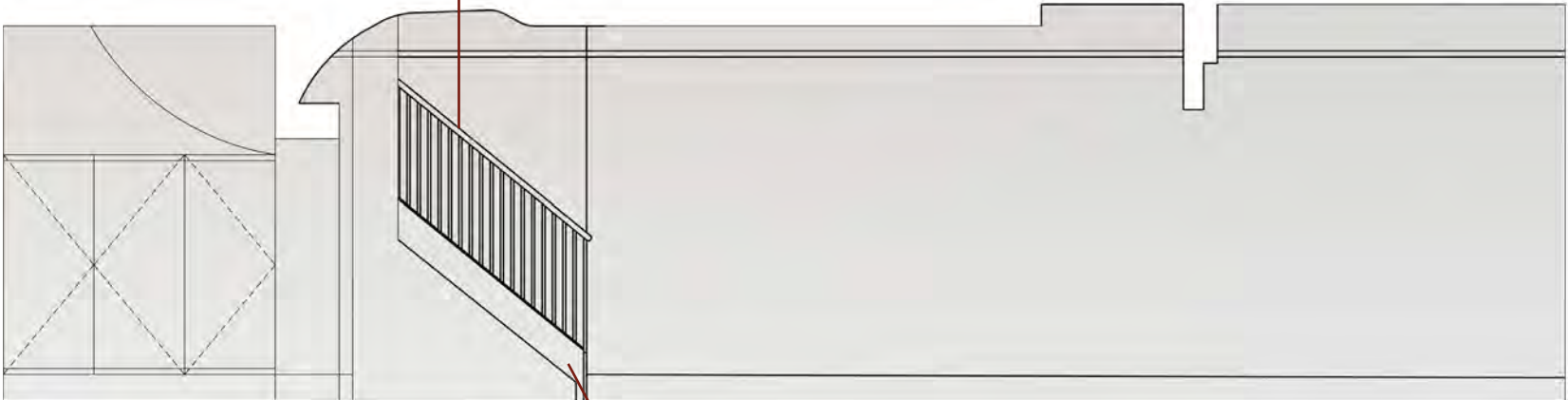
1. Existing North Elevation



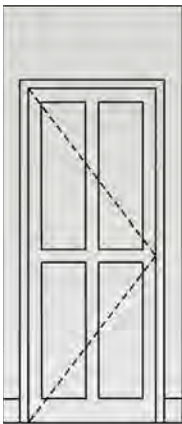
2. Existing East Elevation



PROPOSED



1. Proposed North Elevation



2. Proposed East Elevation

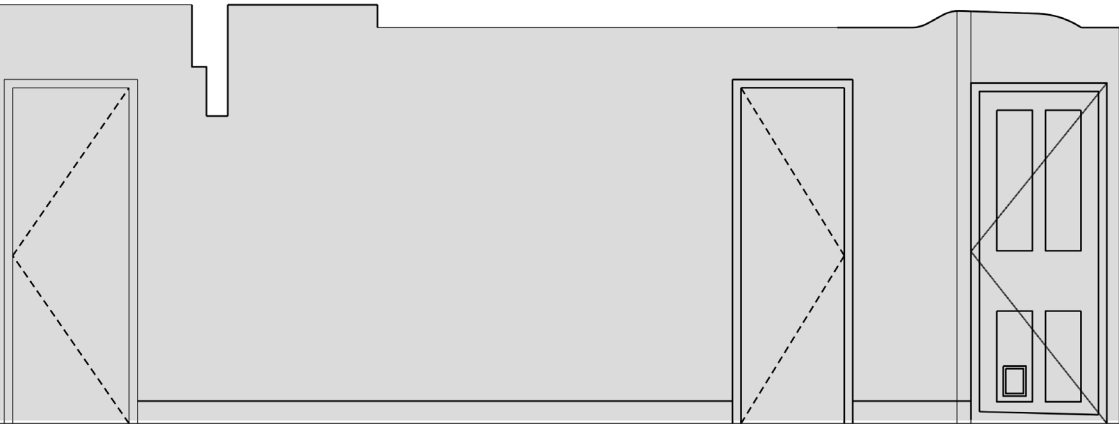
The original stair and balustrade will be protected and restored. CDA intends to carefully strip off the existing pain to reveal the original stair.

The removed platform will be repositioned to the bottom of the existing step. CDA believes that this design clarifies the layout of the lower ground floor and improves the circulation of the space.

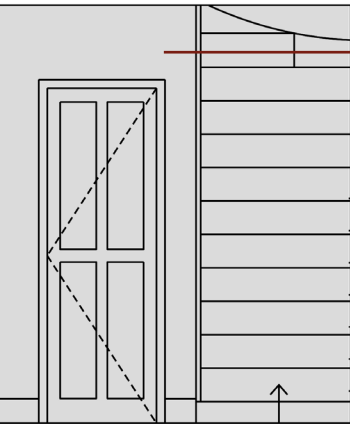
INTERIOR ELEVATIONS

Lower Ground Floor Hall

EXISTING

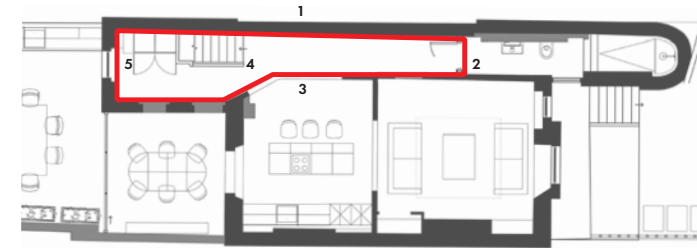


3. Existing South Elevation

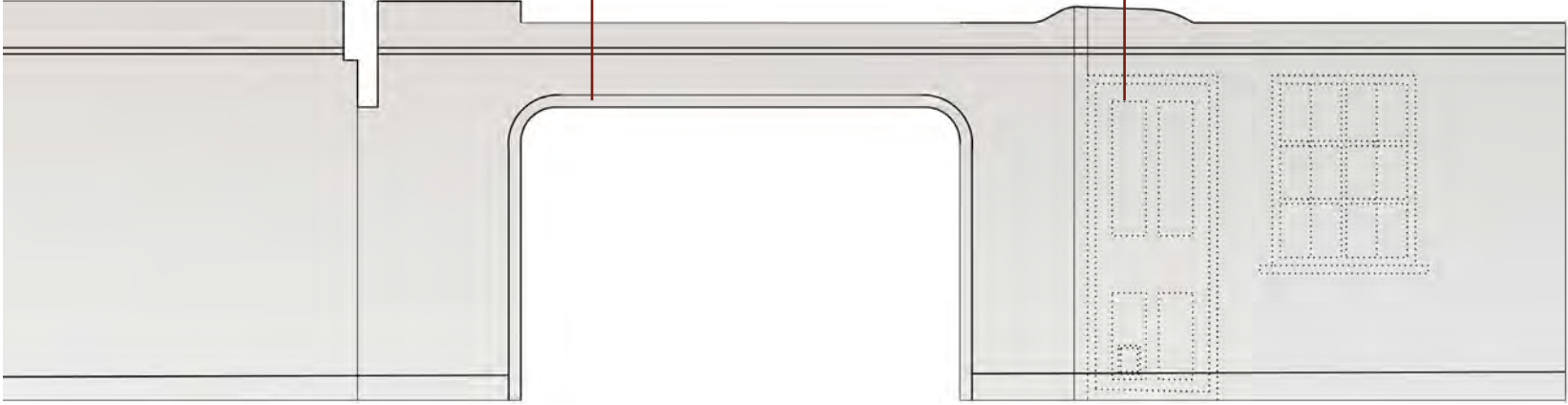


There is currently wall and door that leads into the rear WC. CDA intends to adapt the layout and remove the wall, making the corridor feel more luxurious.

4. Existing West Elevation



PROPOSED



CDA intends to introduce a curved profile to the opening between the corridor, kitchen and living room. The curved profile is a simplified Victorian motif that we want to reintroduce into the space.

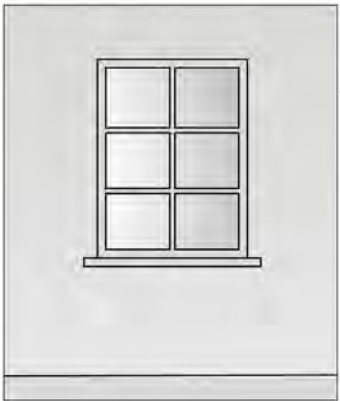
Existing door and window to be infilled. Wall finishes made good on both sides.

3. Proposed South Elevation



The removed platform will be repositioned to the bottom of the existing step. CDA believes that this design clarifies the layout of the lower ground floor and improves the circulation of the space.

4. Proposed West Elevation with Stair



5. Proposed West Elevation

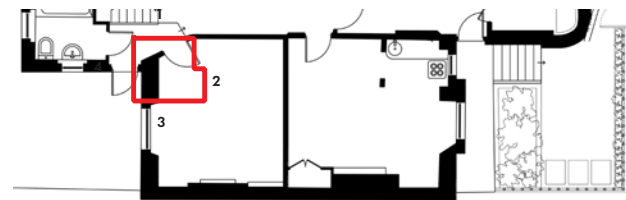
INTERIOR ELEVATIONS

Existing WC on the Lower Ground Floor

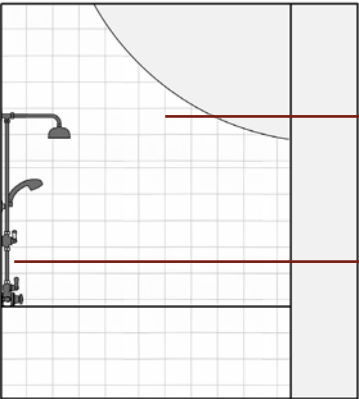
CDA intends to transform this WC into a walk in utility space. By extending the lower ground floor corridor, we believe that it makes the space feel more spacious. The existing WC also has damage from water ingress, mould, chipped wall paint and general wear and tear.



Existing View



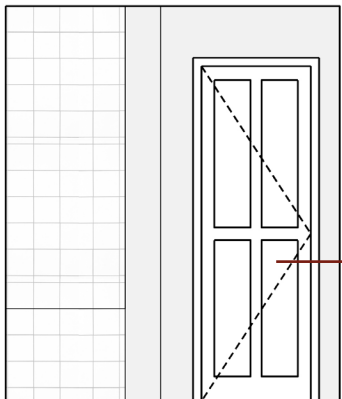
EXISTING



Remove tiled surface. Patch and repair wall to recieve new finishes.

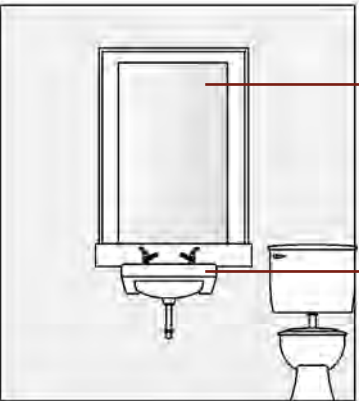
Remove existing plumbing fixtures and bathtube. All service connections to be disconnected. Prepare wall for new finishes.

1. Existing North Elevation



Existing ensuite partition, door, trim, frame and hardware to be removed. Patch and repair wall and floor to recieve new finishes.

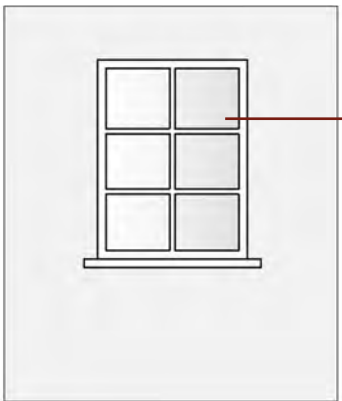
2. Existing East Elevation



Existing window to be infilled wall finishes to be made good on both sides.

Plumbing fixtures, sanitaryware and toilet accessories to be removed. Patch and repair wall surface for new finishes.

3. Existing South Elevation



Existing window retained and redecorated.

4. Existing West Elevation

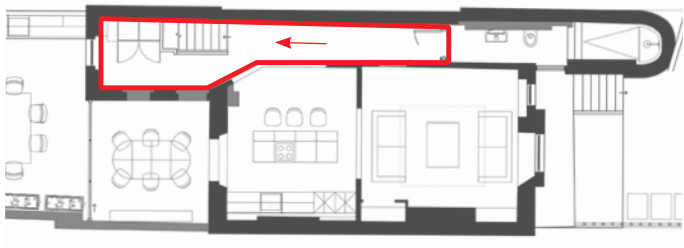


INTERIOR RENDERING

Ground Floor Hall / Stair



Existing View

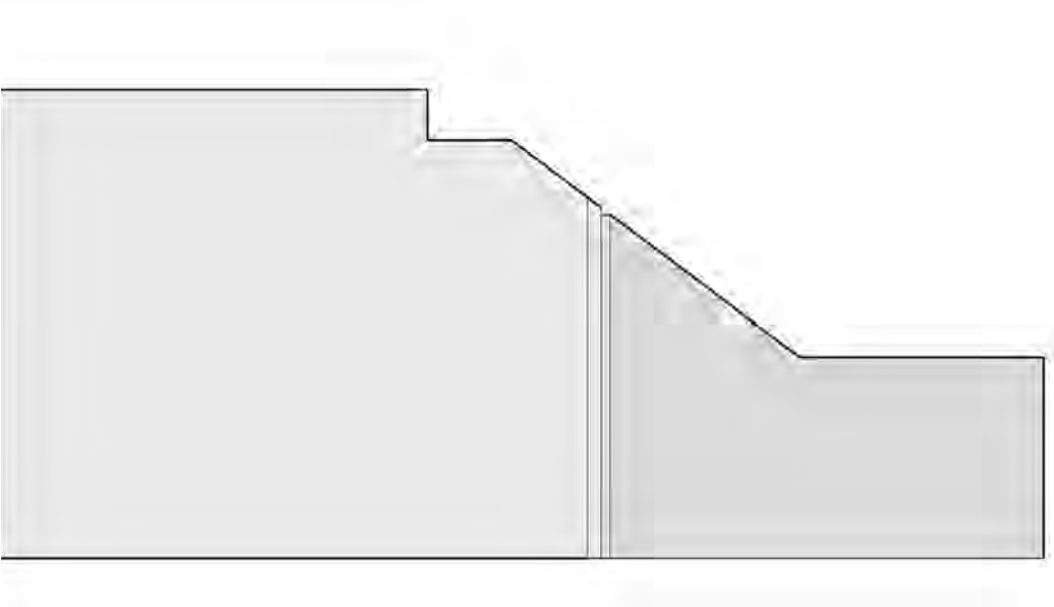


INTERIOR ELEVATIONS

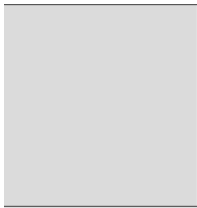
Wet Room / Existing Cold Store

CDA intends to transform this existing cold store into a sunken bath. The existing exterior door on the side will match the same doors of adjacent properties (with frosted windows for privacy).

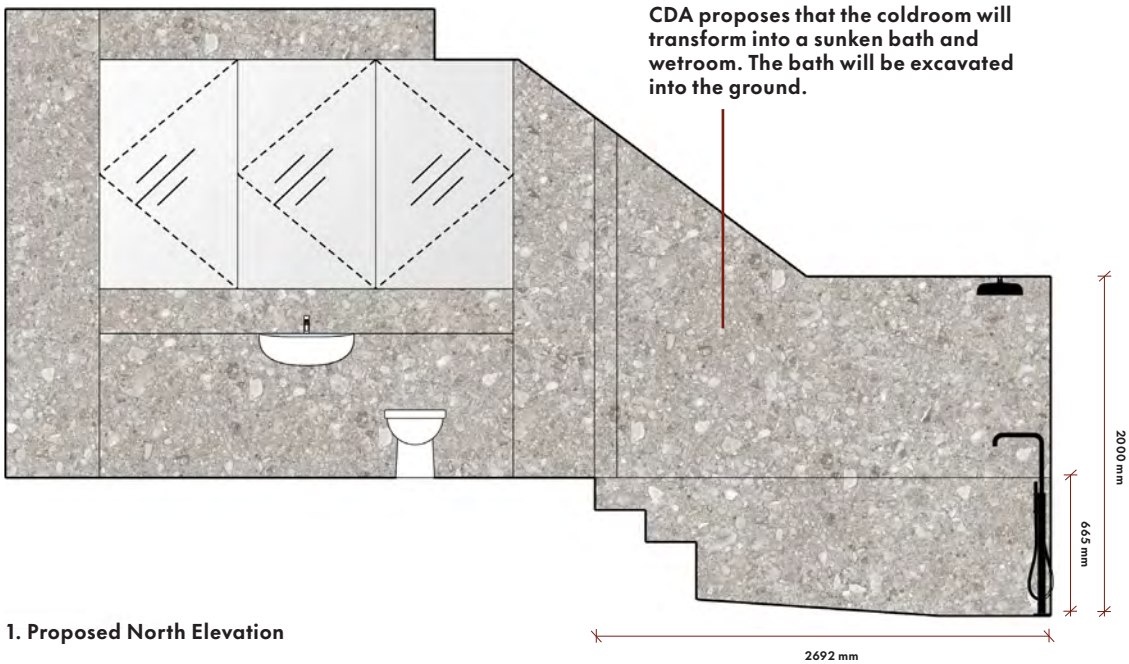
EXISTING



1. Existing North Elevation



2. Existing East Elevation



1. Proposed North Elevation



2. Proposed East Elevation

INTERIOR ELEVATIONS

Wet Room / Existing Cold Store

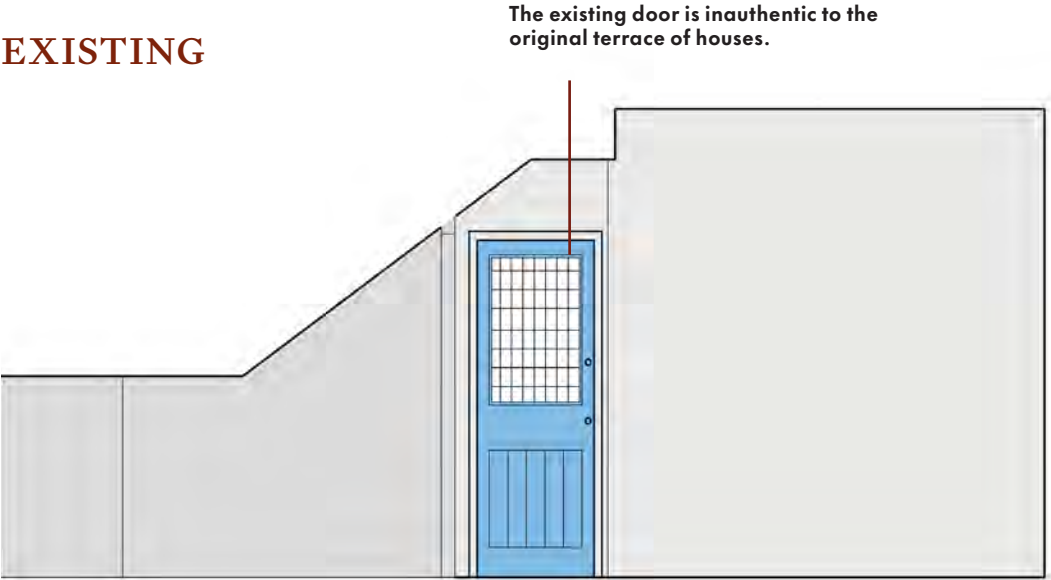
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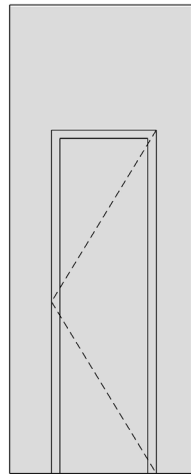
Existing Door



EXISTING

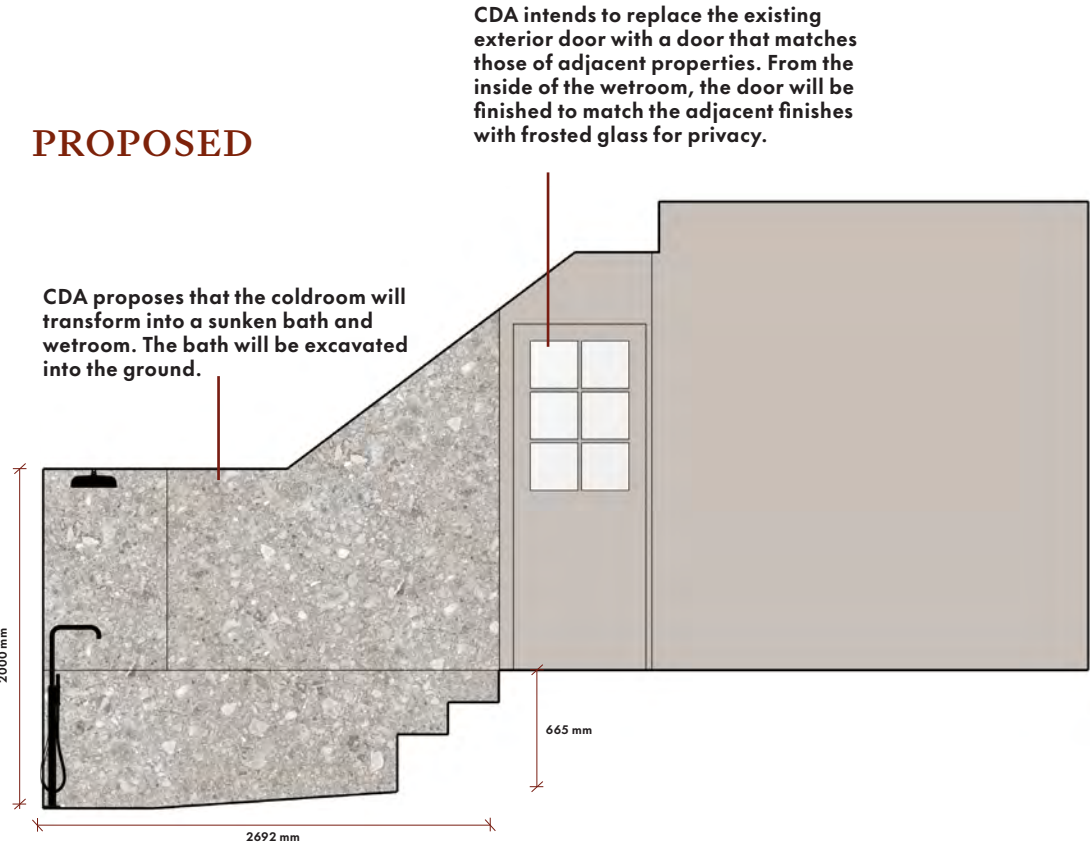


3. Existing South Elevation

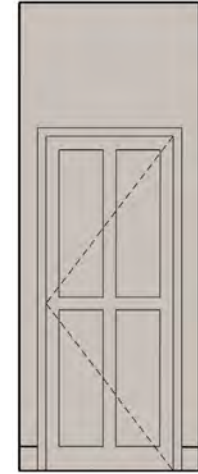


2. Existing East Elevation

PROPOSED



3. Proposed South Elevation



4. Proposed West Elevation



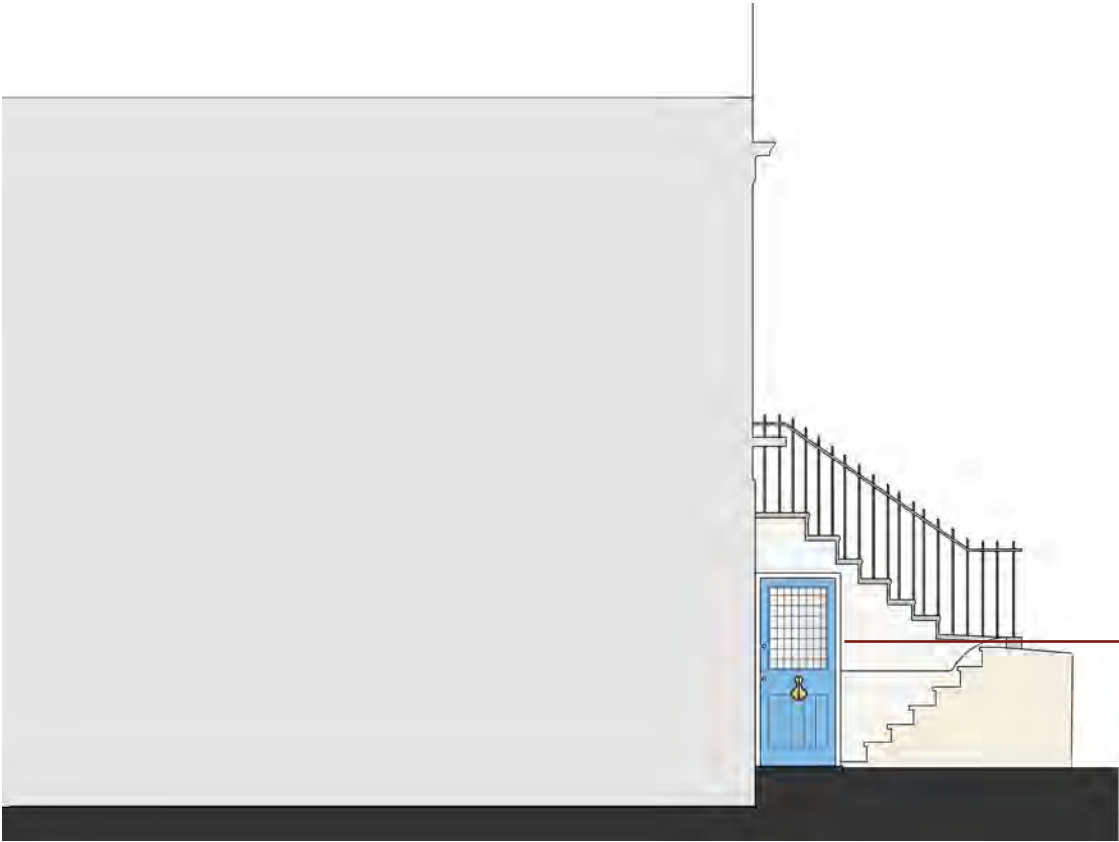
SIDE ELEVATION



Existing Door



CDA plans to match the door with that of adjacent properties.



Existing Side Elevation

The current door is inauthentic to the property. Existing door, frame, threshold and associated hardware to be removed. Adjacent walls, floor, and ceiling to be made good on both sides to recieve new finishes.



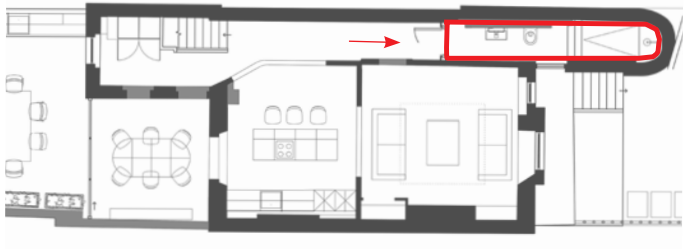
Proposed Side Elevation

CDA is proposing that the existing door is replaced with a door that matches the side doors of adjacent properties. This improves the visual rhythm of the terraced properties, making the terrace look more consistent and uniform. The glazing will be frosted to protect the privacy of the inhabitants.



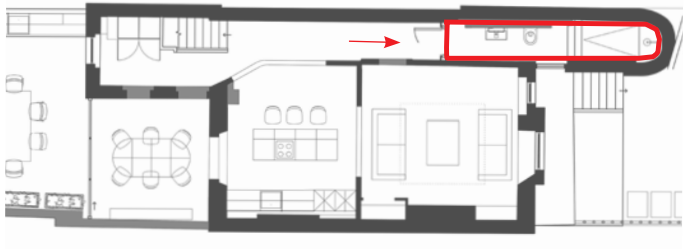
INTERIOR RENDERING

Wetroom



INTERIOR RENDERING

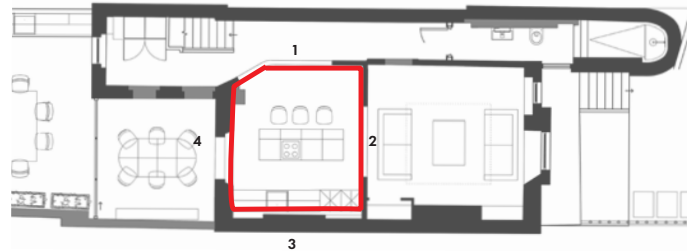
Wetroom



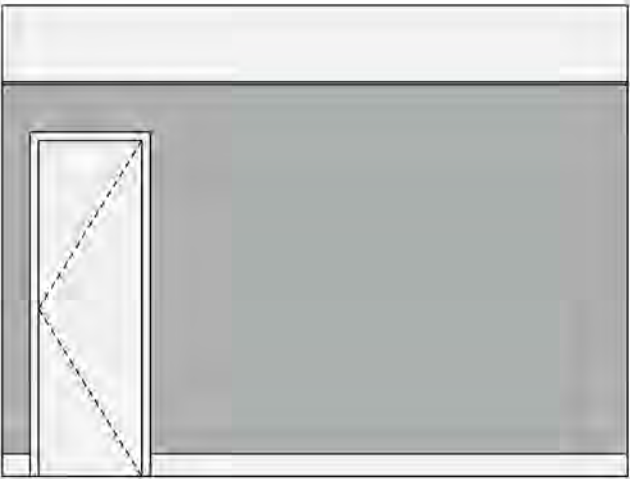
INTERIOR ELEVATIONS

Kitchen

CDA intends to make the kitchen feel more open. By creating a continuous enfilade opening between the living room, dining room and kitchen, we believe that this makes the space feel more luxurious.



EXISTING



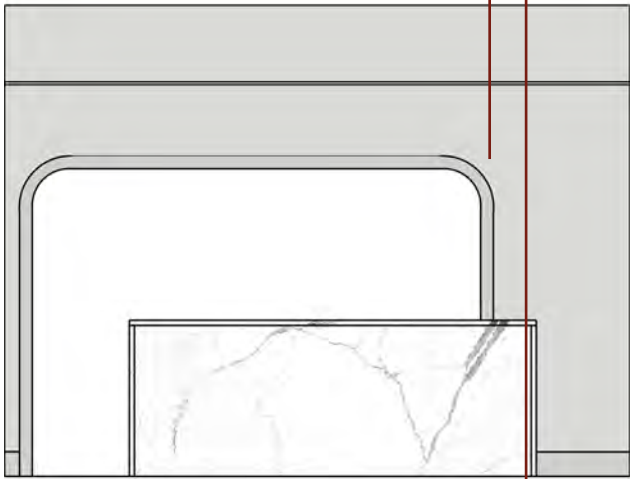
1. Existing North Elevation



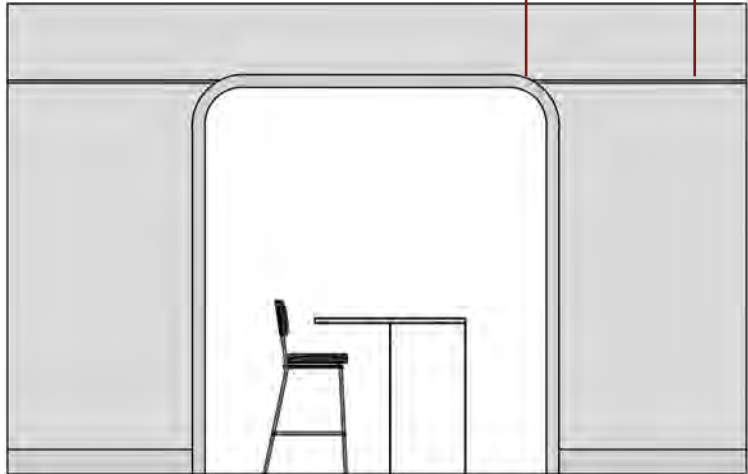
2. Existing East Elevation

PROPOSED

CDA intends to introduce a curved profile to the opening between the corridor, kitchen and living room. The curved profile is a simplified Victorian motif that we want to reintroduce into the space.



1. Proposed North Elevation



2. Proposed East Elevation

Existing moulding, cornice and skirting to be retained, repaired and redecorated.



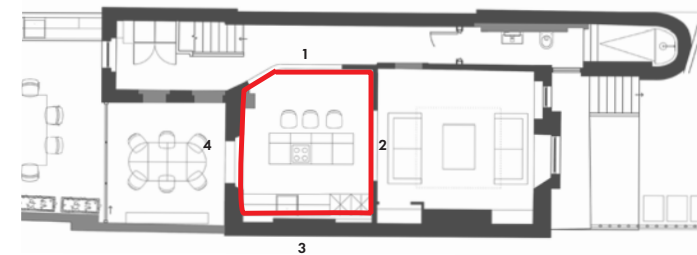
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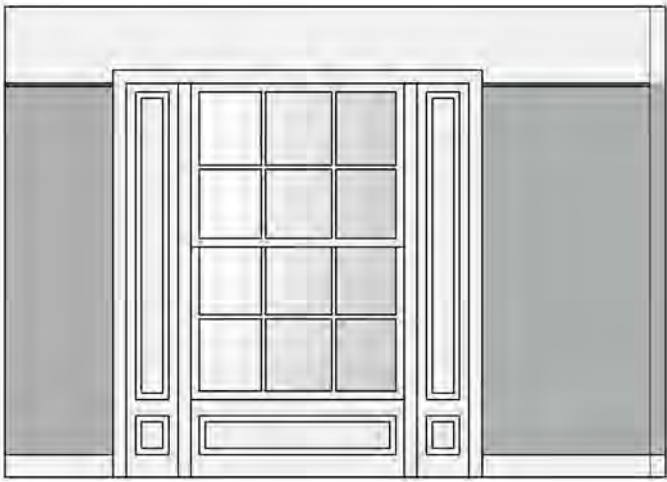
Existing View



EXISTING



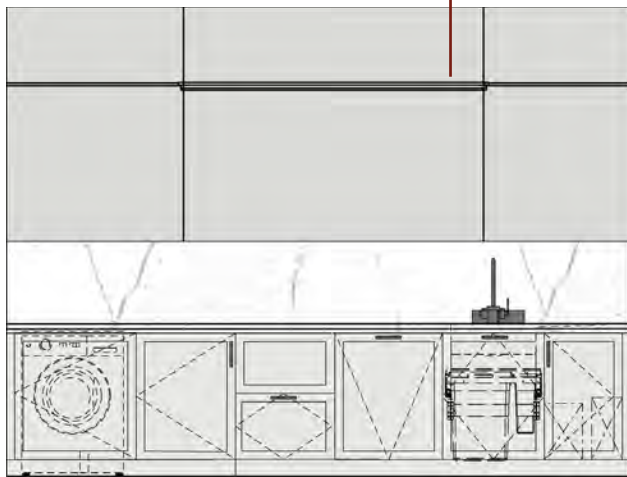
3. Existing South Elevation



4. Existing West Elevation

PROPOSED

The original chimney breast will be protected and retained behind a new partial height wall. Modern kitchen joinery and appliances will be installed in front of the existing features.



3. Proposed South Elevation

CDA intends to bring the existing opening of the window to floor, creating an enfilade opening between the living room, kitchen and dining room. The existing window shutters will be restored and protected.



4. Proposed West Elevation

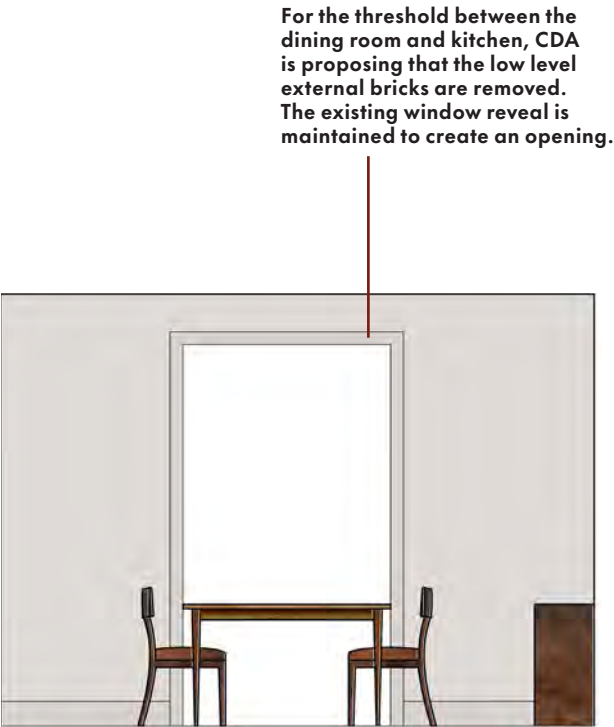
INTERIOR ELEVATIONS

Dining Room

The dining room is part of the proposed extension. With a glass, light weight enclosure, same flooring finish between the garden and dining space, and panelled sliding doors: the dining room seamlessly transitions between the inside and outside. This intervention provides a better connection with the garden, and brings more light into the lower ground floor.



1. Proposed North Elevation

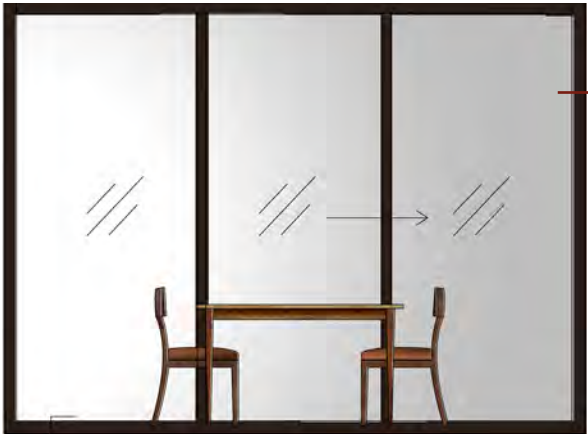


For the threshold between the dining room and kitchen, CDA is proposing that the low level external bricks are removed. The existing window reveal is maintained to create an opening.

2. Proposed East Elevation

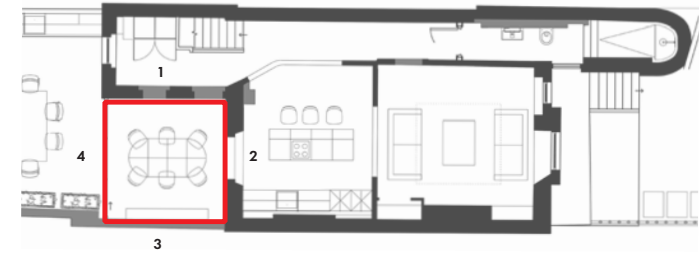


3. Proposed South Elevation



CDA proposes a lightweight, glass door system. Specification to be determined.

4. Proposed West Elevation

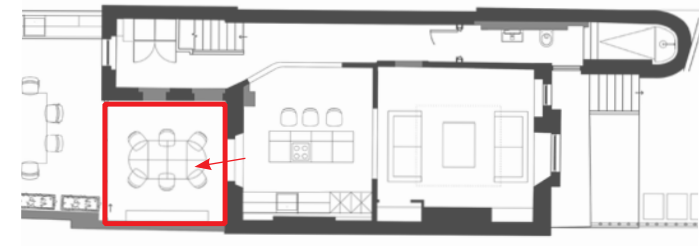




INTERIOR ELEVATIONS

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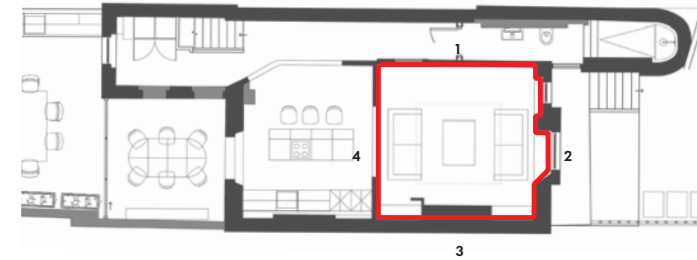




INTERIOR ELEVATIONS

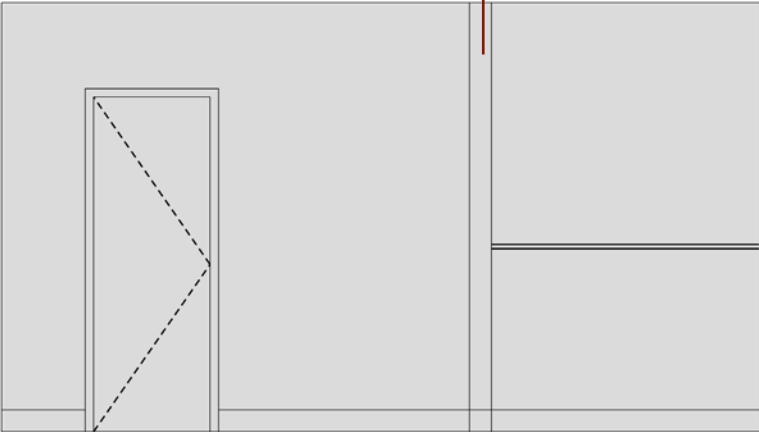
Living Room

Flooding has caused water ingress and damp problems in the front room. CDA intends to repair and carefully restore the room.

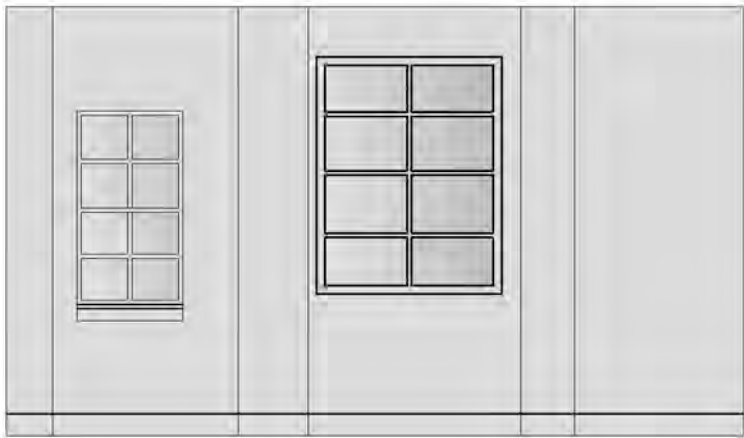


EXISTING

The existing kitchen partition and joinery is in poor condition. The existing configuration confuses the layout of the space.



1. Existing North Elevation



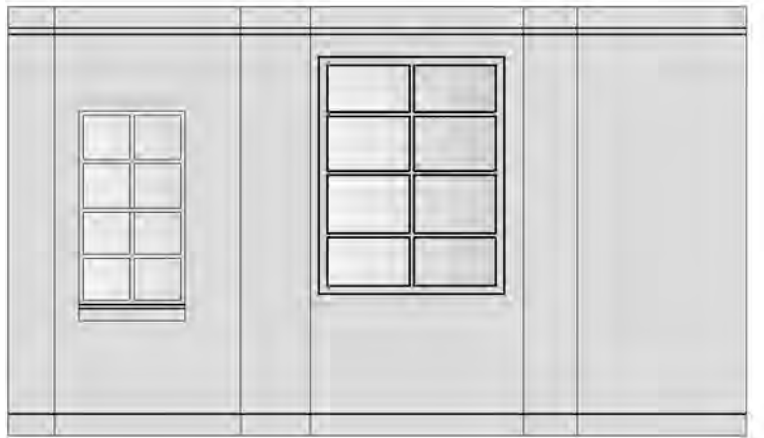
2. Existing East Elevation

PROPOSED

CDA intends to reintroduce a cornice detail and datum line to emphasize the height of the space the space to make the room feel more grand.



1. Proposed North Elevation



2. Proposed East Elevation