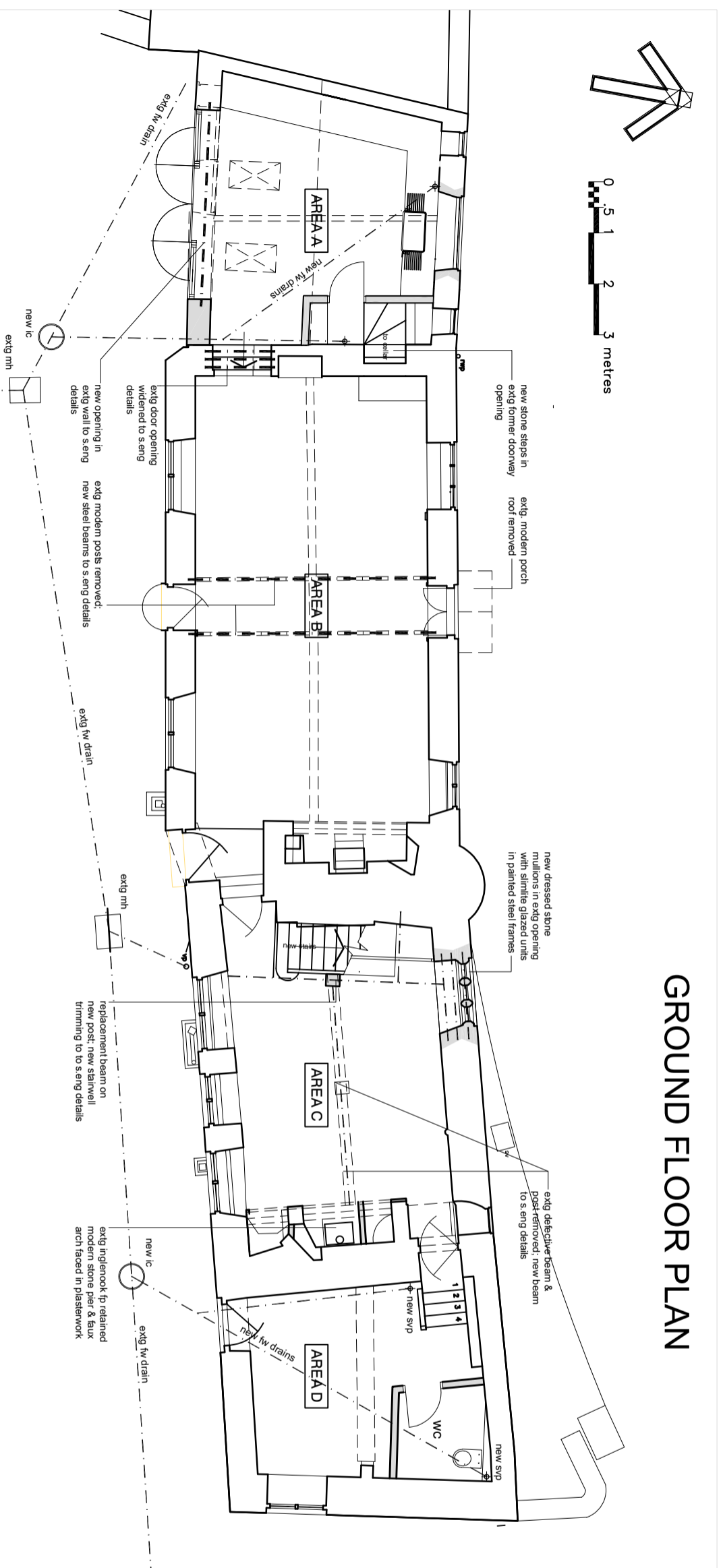
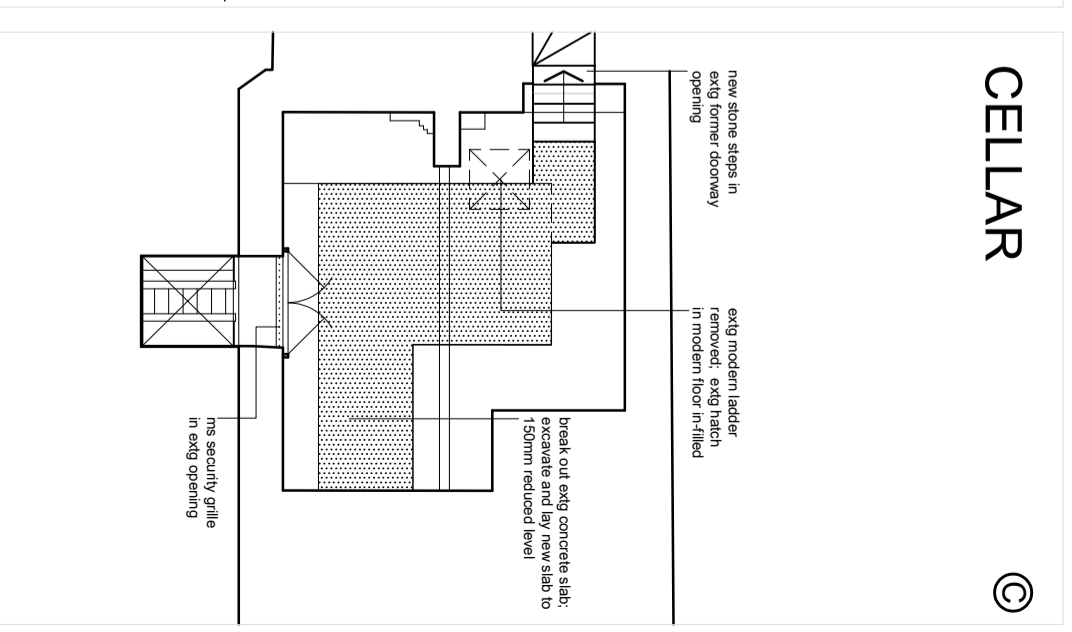


GROUND FLOOR PLAN



CELLAR



Area A - Kitchen

Strip out extg partitions; remove ceiling joists
 Insulate between extg rafters with Actis Triso; 38mm insulated plasterboard to underside; replace extg sw truss with new oak kingpost truss
 Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
 Excavate below extg former door opening (extg lintel) to form access to extg cellar with new stone steps

Area B - Dining/ Sitting Room

Temporarily support extg beams over; remove 2no. extg posts; insert 2no. steel beams over encase in plasterboard & skim to give half hour FP
 Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
 Carefully take up extg modern floorboards to former counter area; fix salvaged oak floor boards (client supply) to extg modern joists over cellar below and on 38x50mm tanalised sw battens on existing floor slab

Area C - Study

Temporarily support extg beams over; remove 2no. extg posts; insert new oak beam on new steel post to se. eng details; cut out extg floor joists; trim floor and floor beam and form new stairwell; steel beam encased in plasterboard & skim to give half hour FP
 Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish
 Fix salvaged oak floor boards (client supply) on 38x50mm tanalised sw battens on existing floor slab

Area D - Boot Room & WC

Take out extg staircases; strip all walls of existing glazed tiles; take down plasterboard ceiling & dispose off site
 Install new drainage pipework connected to 2no. SVP's with new underfloor fwd's connect to extg external underground drains
 Lay porcelain tiles on existing floor slab

2 no. Rooflight Co. Conservation rooflights in extg. roofslope
 New painted steel door & window frames to replace extg. with 28mm double glazed units; steel eaves beam to extg. roof s. eng details
 Fix salvaged oak floor boards (client supply) on 38x50mm tanalised sw battens on existing floor slab

DRAWING STATUS		DESCRIPTION		CHK	APP
B	02.09.23	BY	EXTENSION LIMITED	CHK	APP
A	02.09.23	BY	REC. AMENDMENTS	CHK	APP
	DATE	BY	DESCRIPTION	CHK	APP

PLANNING

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TITLE
 FLOOR PLANS
 AS PROPOSED

SCALE
 1:100

DATE
 APR. 2023

DESIGN/DRAWN
 22070

CHECKED
 APPROVED
 SHT

DRAWING No.
 22070/P11

REV.
 B