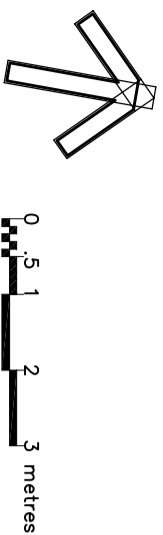
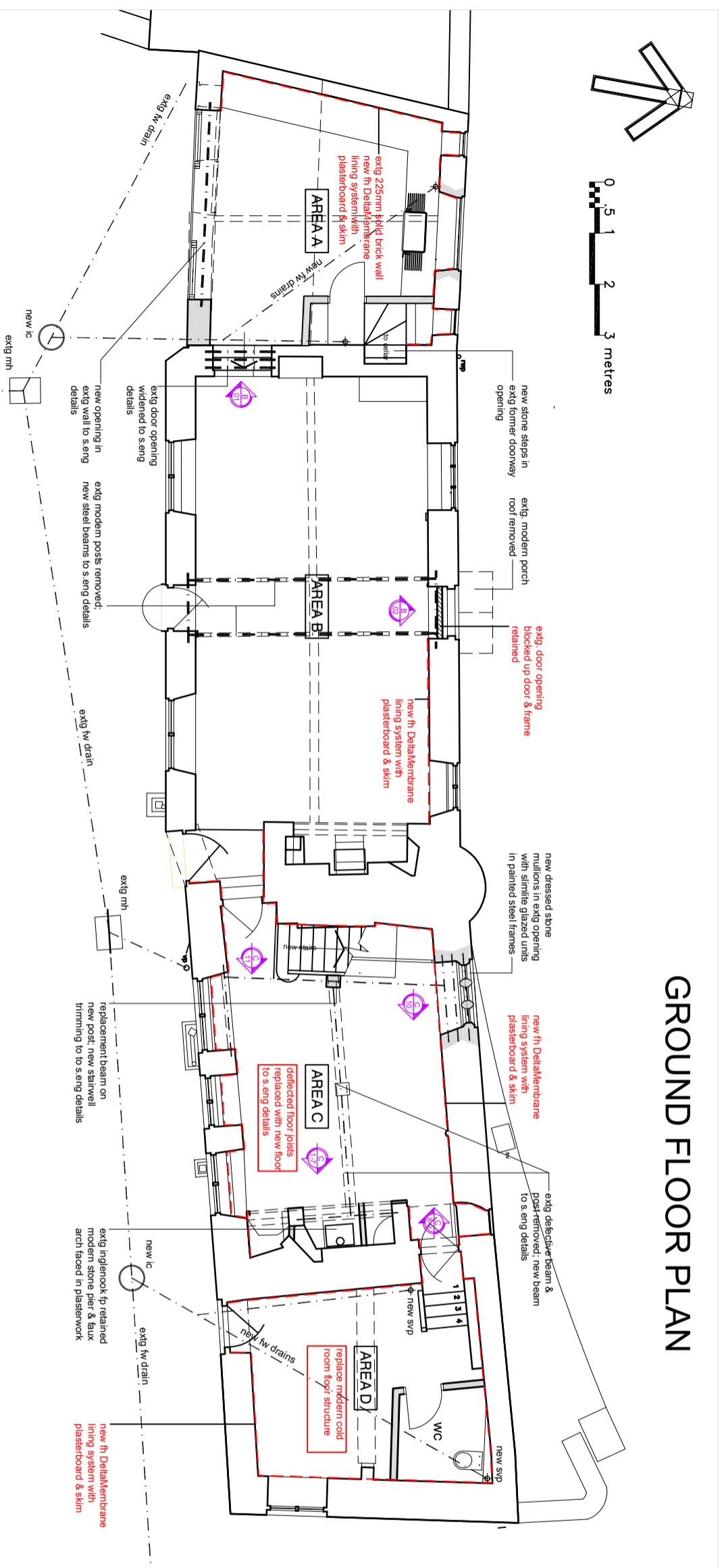
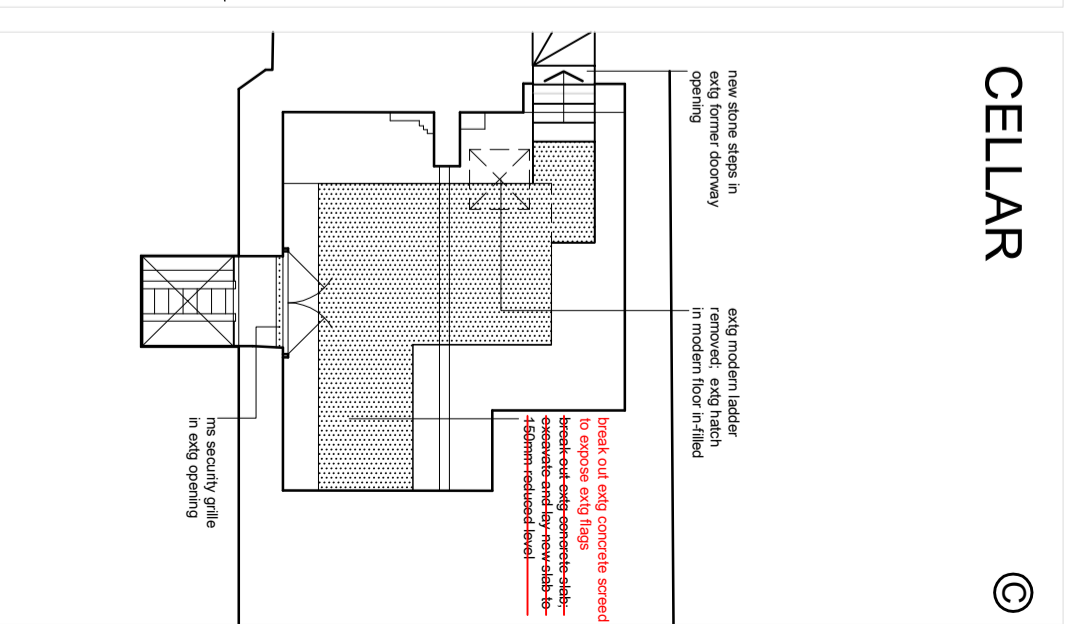


GROUND FLOOR PLAN



CELLAR



Area A - Kitchen

Strip out exty partitions; remove ceiling joists
 Insulate between exty rafters with Actis Triso; 38mm
 insulated plasterboard to underside; replace exty sw-
 truss with new oak kingpost truss; support exty
 rafters with steel purlins within roof void to s.eng
 details

Line walls with DeltaMembrane system;
 plasterboard & skim

Excavate below exty former door opening (exty
 lintel) to form access to exty cellar with new stone
 steps

~~2 no. Rooflight Co. Conservation rooflights in exty-~~
~~roofslope-~~

New painted steel door & window frames to replace
 exty. with 28mm double glazed units; steel eaves
 beam to exty. roof s.eng details

Fix salvaged c.300mm wide oak floor boards (client
 supply) on 38x50mm tanalised sw battens on
 existing floor slab

Area B - Dining/ Sitting Room

Temporarily support exty beams over; remove 2no.
 exty posts; insert 2no. steel beams over encase in
 plasterboard & skim to give half hour FP

Strip exty wall plaster; replaster with non-hydraulic
 line plaster with smooth finish

Carefully take up exty modern floorboards to former
 counter area; fix salvaged c. 300mm wide oak floor
 boards (client supply to exty modern joists over
 cellar below and on 38x50mm tanalised sw battens
 on existing floor slab

Area C - Study

Temporarily support exty beams over; remove 2no.
 exty posts; insert new oak clad FP steel beam on
 new oak clad steel post to s.eng details; cut out exty
 floor joists; trim floor and floor beam and form new
 stairwell; steel beam encased in plasterboard & skim
 to give half hour FP

Strip exty wall plaster; replaster with non-hydraulic
 lime-plaster with smooth finish line walls with
 DeltaMembrane system; plasterboard & skim

Fix salvaged c. 300mm wide oak floor boards (client
 supply) on 38x50mm tanalised sw battens on
 existing floor slab

Area D - Boot Room & WC

Take out exty staircases; strip all walls of existing
 glazed tiles; remove modern waterproof render &
 skim; take down plasterboard ceiling & dispose off
 site; line walls full height with DeltaMembrane
 system; plasterboard & skim

Install new drainage pipework connected to 2no.
 SVP's with new underfloor fwd's connected to exty
 external underground drains

Lay porcelain tiles on existing floor slab

NO.	DATE	BY	DESCRIPTION	CHK	APP
0	02.02.23	BY	STEELWORK	CHK	APP
B	02.02.23	BY	EXTENSION LIMITED	CHK	APP
A	02.02.23	BY	REC. AMENDMENTS	CHK	APP

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FLOOR PLANS
 AS PROPOSED

SCALE	DATE	DESIGN/DRAWN	CHECKED	APPROVED	SHT
1:100	APR. 2023				
22070					
22070/P11					REL. D