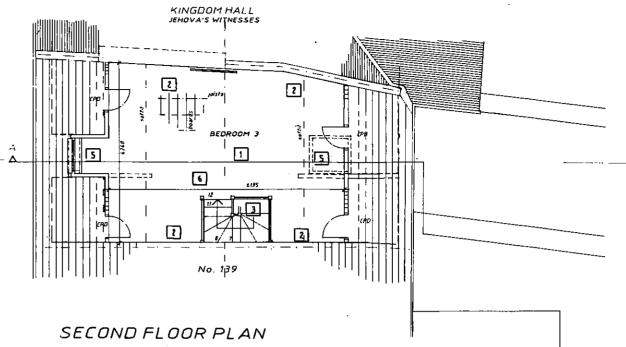


GROUND FLOOR PLAN



### 137 South Street, Bridport, Dorset

## Summary of Proposed Works

Read in Conjunction 'Existing Fabric' document & Heritage / D&A Statement.

#### General Works.

- Redecorate all rooms, remove wallpaper and prepare surfaces for new decorations. Repair degraded and delaminated lime plaster, as described in' Heritage Statement'. Lime plastered walls, partitions and ceilings to be repaired, where required, prepared and
- decorated with lime based products and paints.
- All new joinery, doors, skirtings, architraves etc. to be made in timber to match the original sizes and profiles. Door sizes to suit openings.

  Joinery to be decorated/redecorated in water based paints, white finish.
- All existing timber floor boards, to be retained. Drive nails below board surface with punch. Hand- sand with 120 – 180 grit, vacuum and clean down with water and ph-neutral detergent, with damp cloth, Apply clear Danish Oil to finish.

### Entrance Hall

1. Remove remaining vinyl floor tiles and lay new floor finish

### Living Room

- Walls Redecorate. Fit new facing panel to radiator pipework boxing.
   Fireplace Remove existing fire surround and enlarge recess to accommodate new wood.
- burning stove. Repair brickwork to recess opening and finished in render,
- redecorate and lay new stone/slate hearth to meet Building Regs.

  4. Skirtings Remove existing skirtings, repair fixing holes and fir new profiled Ogee skirtings, decorate.
- Fit new timber threshold to door, full width of door opening, chamfered leading edges to suit room floor finishes. 6. Windows Determine whether reveals window shutters still present, if so renovate
- Redecorate.
- Existing retained and renovated 8. <u>Cpd</u>

### Staircase

- See Landing.
- Ceiling
   Walls Redecorate. Remove existing handrails and replace handrail on one side, with handrail with period profile
- 3. Stairs As existing, carpet overlaid.

# **Dining Room**

- Celling Walls
- Walls On removal of wall paper repair lime plaster where degraded. Redecorate.
   Fireplace Remove existing fire surround and enlarge recess to accommodate new wood burning stove. Repair brickwork to recess opening and finished in render. redecorate and lay new stone/slate hearth to meet Building Regs.

  4. Skirlings Remove existing modern skirtings, repair fixing holes and fit new profiled Ogee
- skirtings, decorate.
- Remove modern doors to Hall and cupboards, replace with 6 panel timber door with moulding to panels (Hall) and 4 panel door, no mouldings, to cupboard. Architraves to match existing original profiles. Decorate. Yard door as existing.
- Lay new floor covering As existing, redecorate

JOHN MOSELEY ARCHITECTS

ARCHITECTURE . PLANNING - ILLUSTRATION

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Title FLOOR PLANS AS PROPOSED

Scale 1:100 (A3) Date NOV 2020

DP/2020/PL10

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 Do not scale