

Project name
 South Wing, Bolton Hall.

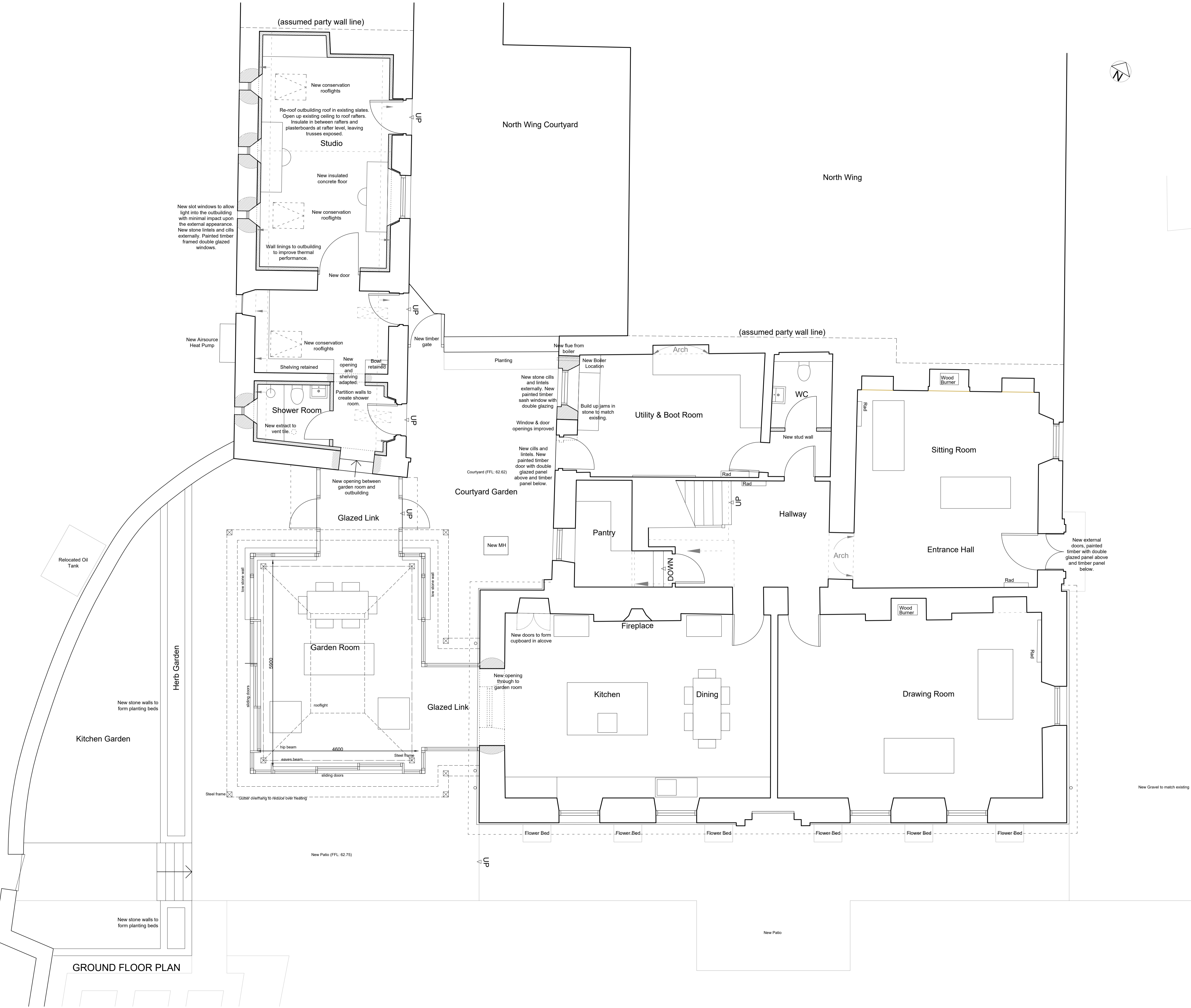
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Job no: 1352
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 Rev

For
 Mr & Mrs Hodson

Drawing title
 Proposed Ground Floor Plan

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Outline Description of Works

- Existing House Alterations**
- New external double leaf painted timber doors to north east elevation. Including double glazing to upper section of doors and timber panel below.
 - New stud partition wall and door to create WC in existing hall.
 - Creation of pantry in existing WC, removing all sanitary ware and boiler. Boiler moved from existing WC to new Utility and Bootroom in existing Kitchen.
 - New window and door to utility and bootroom. Locations and proportions improved compared with existing C20 window and door. Window to be double glazed sliding sash. Door to be half glazed with timber panel below. New stone cills and lintels for openings.
 - Creation of new kitchen in existing dining room. Fixed units along south east elevation, new door added to alcove.
 - New opening created in south west wall of kitchen and dining room to connect through to new extension.
 - New solar panels installed on 'internal' roof pitches of main house so there is no visual impact upon the existing building.
 - New RWPs on north east and south east elevations to improve existing roof drainage. New rainwater pipes to be painted cast iron.
- Outbuilding**
- Roof re-roofed in existing slates, shortfall made up with salvaged second hand slates to match existing. Ceiling opened up to rafter level with new insulation and plasterboard. Existing trusses left exposed internally.
 - Creation of 4no. new slot windows in south west elevation of outbuilding to allow extra light in with minimal visual impact externally. 3no. in new studio and 1no. in new shower room. New windows to be painted timber with double glazed units. New stone lintels and cills externally.
 - Installation of 3no. new conservation rooflights to south elevation roof pitch.
 - Creation of studio space in existing store. Installation of wall linings to improve thermal performance.
 - Creation of shower room in existing store. Installation of wall linings to improve thermal performance.
 - Installation of vent tile above shower room to allow for extract.
 - New opening created in south eastern elevation to connect through to new extension. 2no. steps created in opening to resolve ground floor level change.
 - New air source heat pump on south western elevation. Located for minimal visual and noise impact.
- Extension and Links**
- Creation of new Garden Room and Glazed Links.
 - Low stone walls to north end, to match existing dressed stone work but in thinner courses to show subtle contrast to existing.
 - Aluminum framed double glazing up to eaves height on all elevations with sliding doors to the south east and south west elevations.
 - Aluminum full height double glazing to all elevations of the glazed links with 2no. hinged external doors installed in the link to the outbuilding.
 - Garden Room roof to be pitched roof with central section cut out to create space for a large double glazed rooflight. Roof to be finished in slates to match existing house with mitred hip detail.
 - 'Flat' roofs to glazed links with zinc finish.
 - Structural steel frame exposed internally and externally.
 - External aluminum box gutters to be set on external steel columns which are set way from the external walls. Guttering to run around all elevations of garden room and glazed links.
 - All new drainage downpipes to be aluminum to match new external guttering.
- External Works**
- Oil tank relocated outside of garden.
 - New stone walling to create gardens and patio areas to the south of the new extension. With 5no. stone steps to resolve level change.
 - Creation of courtyard garden with new paving and planting. New timber gate installed between existing wall and outbuilding.
 - New paving in front of principle elevation with flower beds cut out and new patio area.
 - New area of gravel and edging to complete vehicle parking and turning area.

GROUND FLOOR PLAN