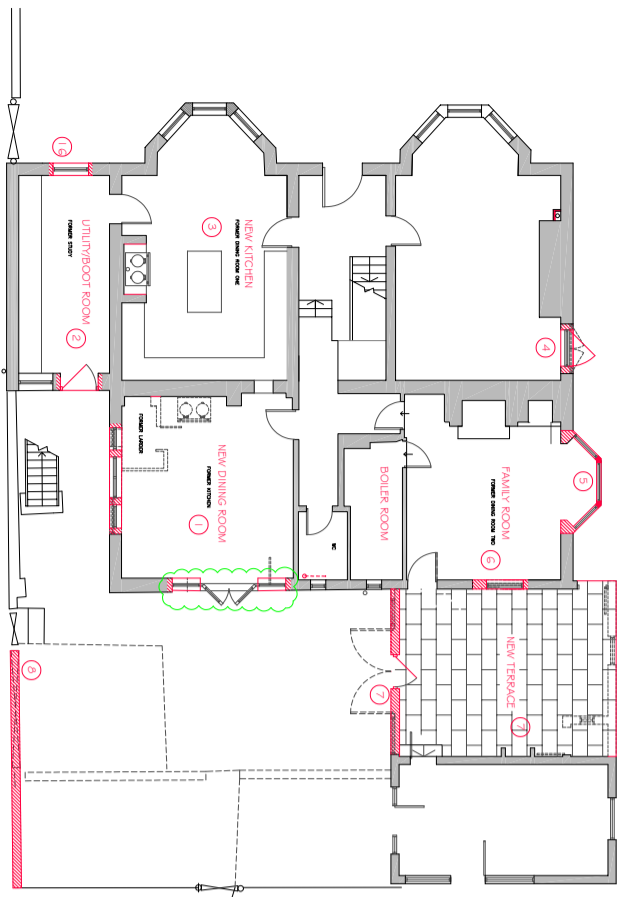
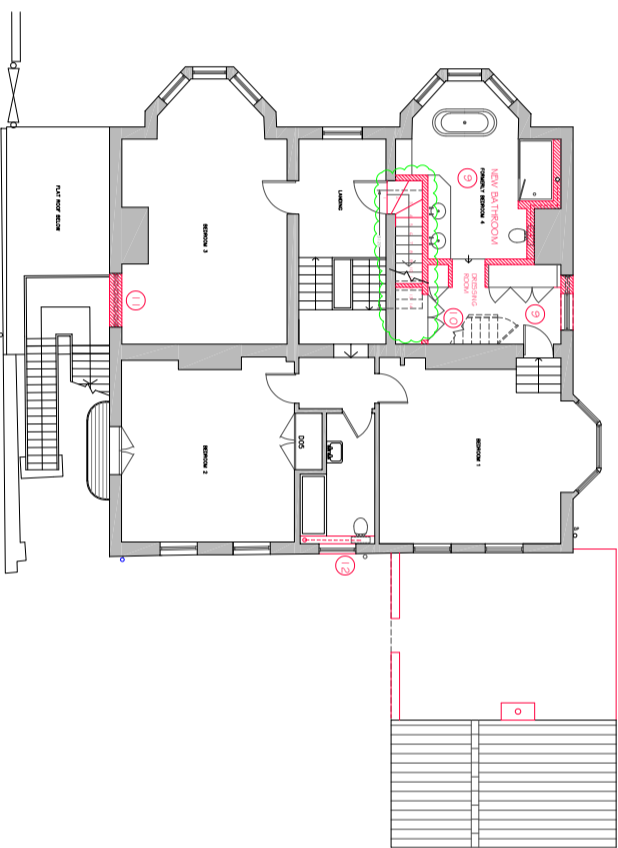


SPECIFICATION OF WORKS

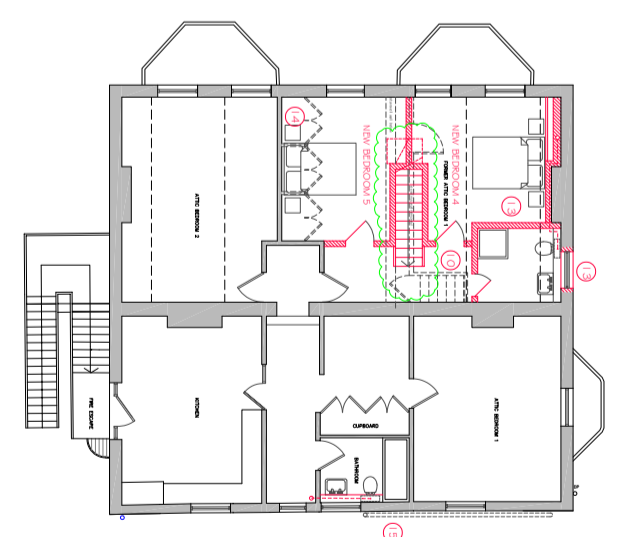
- 1 **CONVERSION OF EXISTING KITCHEN TO NEW DINING ROOM**
Remove aga, remove larder, insert new french doors and side panels on east elevation and form new 3 part window on south elevation
- 2 **FORMATION OF NEW UTILITY ROOM FROM PREVIOUS STUDY**
Create new external doorway with new half glazed door
- 3 **FORMATION OF NEW KITCHEN FROM PREVIOUS DINING ROOM**
Install new kitchen units, reposition aga and connect to existing chimney flue
- 4 **INSERT NEW GLAZED DOOR IN EXISTING OPENING ON NORTH ELEVATION**
- 5 **RESTORE DOUBLE BAY WINDOW ON NORTH ELEVATION**
Replace existing sash windows with new matching replacements. Carry out brickwork repairs as necessary
- 6 **EXISTING OF DOOR AND WINDOW ON EAST ELEVATION (in former garage)**
Existing doorcase and panelled door retained. Existing window opening modified to receive new vertical sash window. New ribbed brick arch over
- 7 **EXISTING GARAGE DEMOLISHED**
Garden Room retained and upgraded. From new paved terrace with new facing brick garden/screen wall. Existing chimney extended 600mm above existing ridge line. Fireplace modified to form new BBQ
- 8 **EXISTING TIMBER GATES AND CONCRETE VEHICLE RAMP REMOVED**
Form new facing brick garden wall
- 9 **NEW BATHROOM IN PREVIOUS BEDROOM 4**
New shower, wc, washbasins and bath connected to existing soil stack. Remove existing staircase to second floor. Construct new studwork partitions to create Dressing Room. Convert existing window on north elevation to new sliding sash
- 10 **INSERT NEW TIMBER STAIRFLIGHT TO SERVE SECOND FLOOR**
Existing staircase to second floor repositioned and adapted as required. Construct new studwall enclosure
- 11 **EXISTING FIRST FLOOR WINDOW ON SOUTH ELEVATION**
Existing steel framed window removed and opening bricked up with matching brickwork
- 12 **EXISTING FIRST FLOOR WINDOW ON EAST ELEVATION**
Replaced with new sliding sash window. Drainage from this bathroom re-routed to be internal. External soil plumbing to be removed
- 13 **CONVERT EXISTING SECOND FLOOR ATTIC TO NEW BEDROOM 4 & ENSUITE**
Create new window opening on North elevation with new sash window. New ensuite shower, wc, washbasin connected to existing soil stack serving first floor bathroom
- 14 **REMOVE EXISTING CUPBOARDS FROM SECOND FLOOR ATTIC SPACE**
To accommodate new staircase
- 15 **SECOND FLOOR APARTMENT BATHROOM**
Pumping adjusted to serve new internal soil stack
- 16 **EXISTING GROUND FLOOR WINDOW ON WEST ELEVATION (FORMER STUDY)**
Existing metal frame window removed, opening enlarged for new vertical sash window



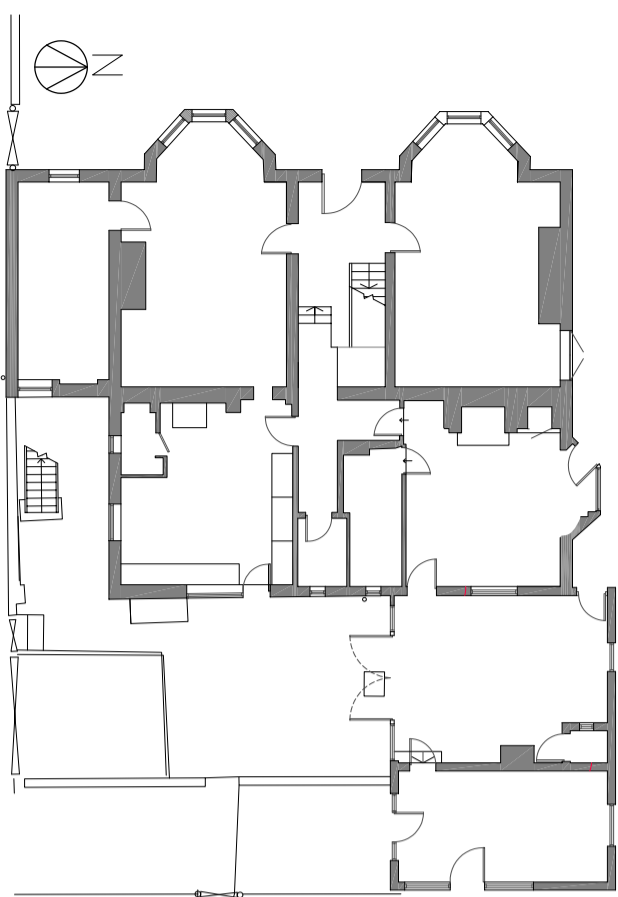
PROPOSED GROUND FLOOR PLAN



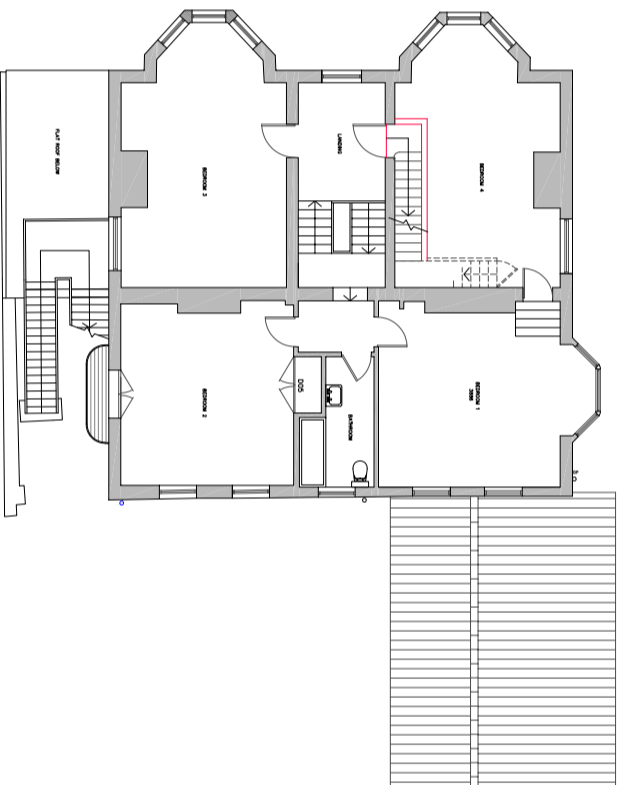
PROPOSED FIRST FLOOR PLAN



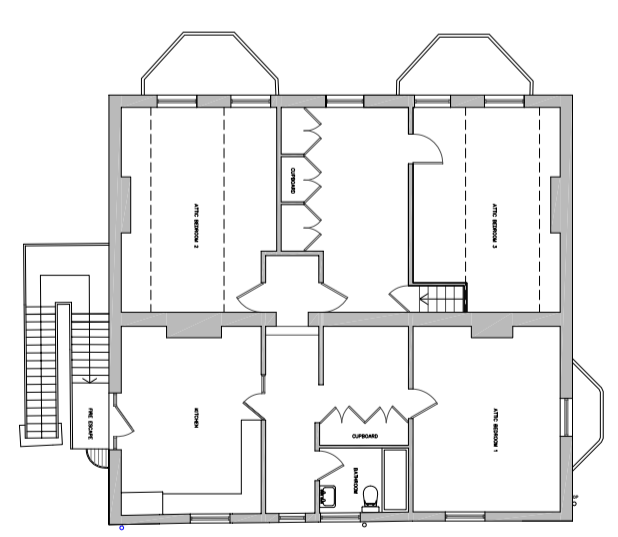
PROPOSED SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN 1:100 @ A1



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

No.	Revisions	By	Date
1	No. Dimensions are to be taken from this drawing.		
2	Contractors must verify all figured dimensions at site before commencing any work or making any stop settings.		
3	This drawing is the sole copyright of Architects Two Ltd and no part may be reproduced without the written consent of the above.		
4	Site Location Plans are prepared from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright Reserved.		
A	East elevation removed to retain existing door into new family room. New french doors omitted and replaced with single new vertical sash window.		25/1/2020
B	North elevation removed to retain existing door into new utility room. New french doors omitted and replaced with single new vertical sash window.		22/04/2021

Client
MR & MRS MITCHELL

Job
SYLEHAM HOUSE LISTED BUILDING APPLICATION

Drawing Title
EXISTING & PROPOSED PLANS



Scale	Date
1:100@A1 1:200@A3	SEPT 2020
Drawn By	PA
Drawing No.	AT / 62 / 01
Rev.	B
Site	PRELIMINARY
Planning	PLANNING
Building Regs	BUILDING REGS
Tender	TENDER
Construction	CONSTRUCTION
As Built	AS BUILT