

**General notes**  
 1. New floor finishes throughout to replace existing modern flooring. Assume porcelain tiling to wet rooms (Bathroom) and engineered timber flooring elsewhere.  
 2. Original skirting, cornicing and skirting to be retained where existing with profiles in-keeping with building's heritage installed elsewhere.  
 3. New lighting throughout  
 4. Underfloor heating proposed throughout; with existing radiators removed as per original planform.

Decorative iron trellis and filigree detailing to external balcony to be repaired/restored to replicate original detailing and restore principal facade for public benefit

New pendant lighting to living-Room; located centrally to each section of room and utilising existing ceiling rose.  
 New wall lighting to improve lighting levels

Georgian fire-surround considered original; to be retained and repaired

New underfloor heating installed to Living-Room and Entrance Hall. Existing floorboards lifted and replaced following installation of new heating loops on heating plates between joists. New pipework/drainage runs to utilise existing notches in joists to avoid further damage to original fabric

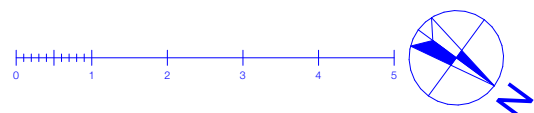
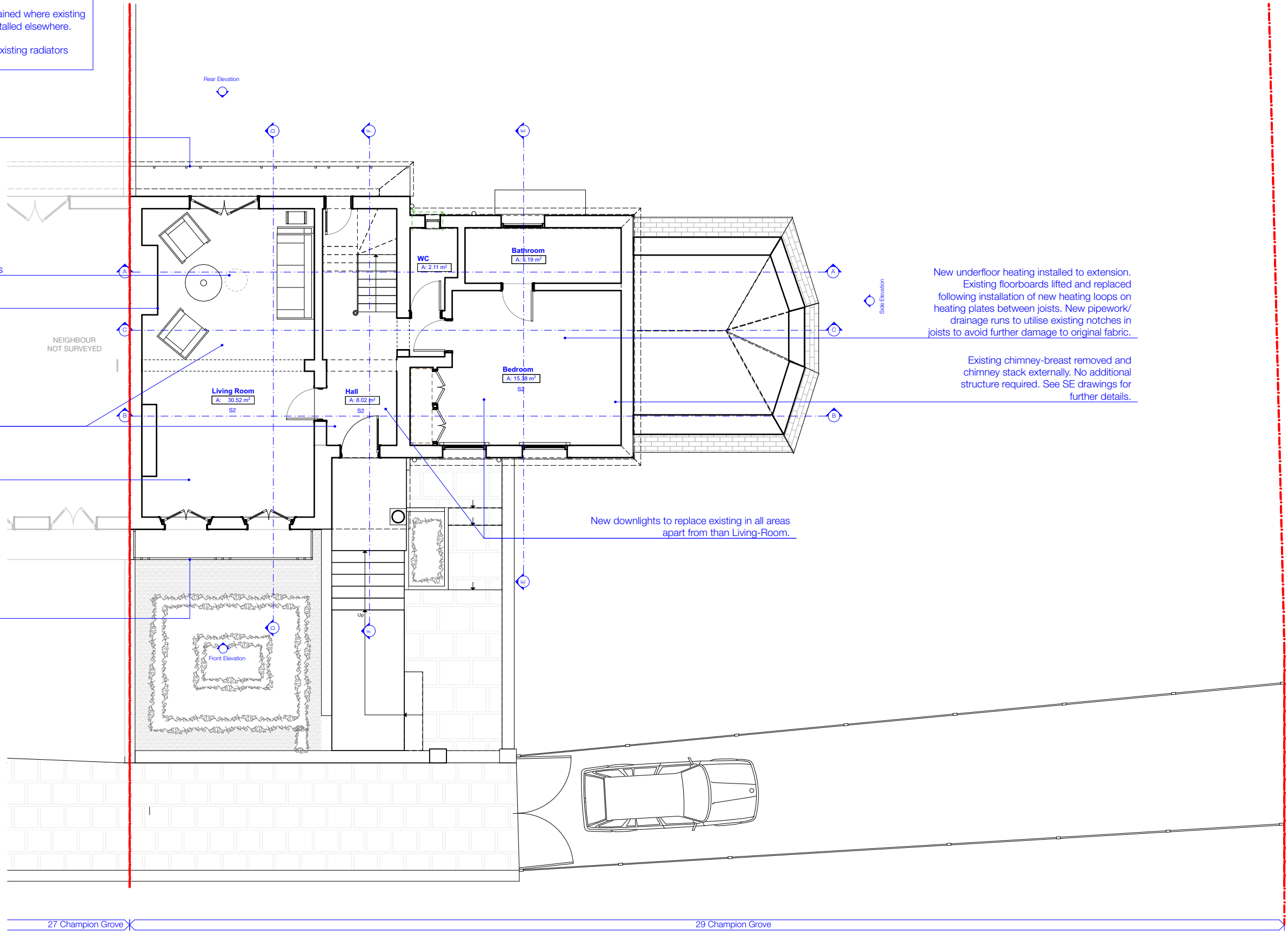
New decorative Georgian cornicing to perimeter of both rooms to replace non-original profile

Decorative iron trellis and filigree detailing to external balcony to be repaired/restored to replicate original detailing and restore principal facade for public benefit

New underfloor heating installed to extension. Existing floorboards lifted and replaced following installation of new heating loops on heating plates between joists. New pipework/drainage runs to utilise existing notches in joists to avoid further damage to original fabric.

Existing chimney-breast removed and chimney stack externally. No additional structure required. See SE drawings for further details.

New downlights to replace existing in all areas apart from than Living-Room.



REV	DATE	DRAWN	AMENDMENT



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Project **29 Champion Grove**

For **Damian Thornton**

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Scale **1:100 @ A3** Date **25/05/2021** Drawn **WM**

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Drawing No. **2020/P/101**

Drawing **Proposed Ground Floor Plan**

Revision

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Purpose **FOR PLANNING**

File **CURRENT\_CHAMPION\_GROVE\_LB\_May.pln**