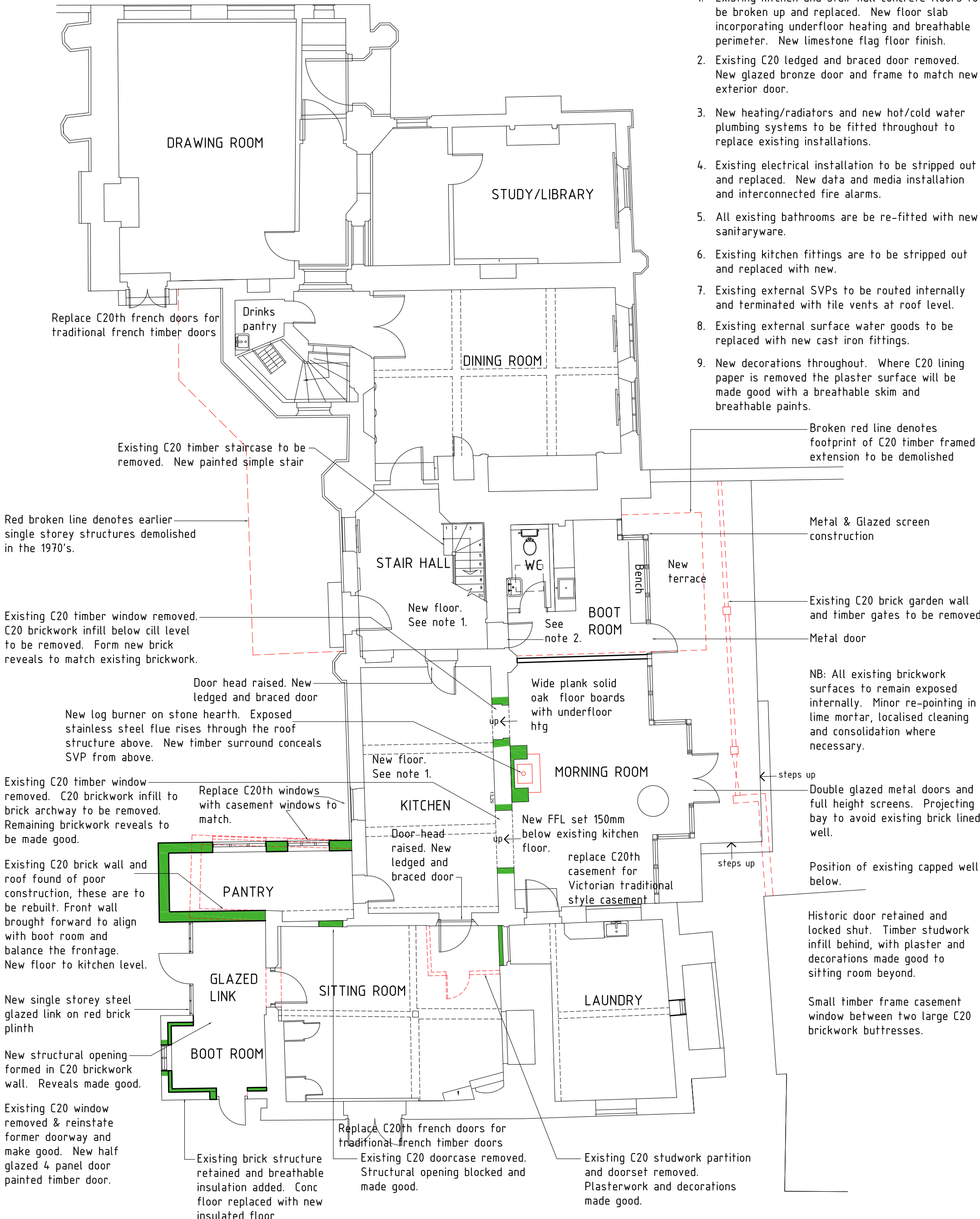


NOTES:

- Existing kitchen and stair hall concrete floors to be broken up and replaced. New floor slab incorporating underfloor heating and breathable perimeter. New limestone flag floor finish.
- Existing C20 ledged and braced door removed. New glazed bronze door and frame to match new exterior door.
- New heating/radiators and new hot/cold water plumbing systems to be fitted throughout to replace existing installations.
- Existing electrical installation to be stripped out and replaced. New data and media installation and interconnected fire alarms.
- All existing bathrooms are to be re-fitted with new sanitaryware.
- Existing kitchen fittings are to be stripped out and replaced with new.
- Existing external SVPs to be routed internally and terminated with tile vents at roof level.
- Existing external surface water goods to be replaced with new cast iron fittings.
- New decorations throughout. Where C20 lining paper is removed the plaster surface will be made good with a breathable skim and breathable paints.



Broken red line denotes footprint of C20 timber framed extension to be demolished

Red broken line denotes earlier single storey structures demolished in the 1970's.

Existing C20 timber window removed. C20 brickwork infill below cill level to be removed. Form new brick reveals to match existing brickwork.

Door head raised. New ledged and braced door
New log burner on stone hearth. Exposed stainless steel flue rises through the roof structure above. New timber surround conceals SVP from above.

Existing C20 timber window removed. C20 brickwork infill to brick archway to be removed. Remaining brickwork reveals to be made good.

Existing C20 brick wall and roof found of poor construction, these are to be rebuilt. Front wall brought forward to align with boot room and balance the frontage. New floor to kitchen level.

New single storey steel glazed link on red brick plinth

New structural opening formed in C20 brickwork wall. Reveals made good.

Existing C20 window removed & reinstate former doorway and make good. New half glazed 4 panel door painted timber door.

Existing brick structure retained and breathable insulation added. Conc floor replaced with new insulated floor

Replace C20th french doors for traditional french timber doors
Existing C20 doorcase removed. Structural opening blocked and made good.

Existing C20 studwork partition and doorset removed. Plasterwork and decorations made good.

Metal & Glazed screen construction

Existing C20 brick garden wall and timber gates to be removed.

Metal door

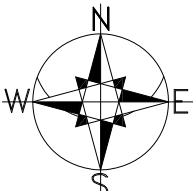
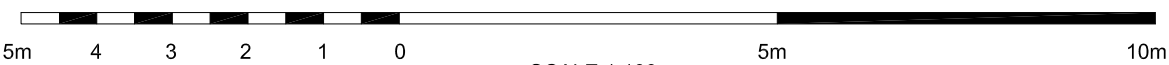
NB: All existing brickwork surfaces to remain exposed internally. Minor re-pointing in lime mortar, localised cleaning and consolidation where necessary.

Double glazed metal doors and full height screens. Projecting bay to avoid existing brick lined well.

Position of existing capped well below.

Historic door retained and locked shut. Timber studwork infill behind, with plaster and decorations made good to sitting room beyond.

Small timber frame casement window between two large C20 brickwork buttresses.



PROPOSED GROUND FLOOR PLAN AS APPROVED		NO. 1938 / AD / 201	REV	CHECKED ST
for MR & MRS SCOTT SHELLEY HALL IPSWICH IP7 5QX		SCALE 1:100 @ A3	DATE MAY '21	DRAWN ST
© The copyright of this drawing belongs to Kay Pilsbury Thomas		KAY PILSBURY THOMAS ARCHITECTS TEL 01799 599208 FAX: 01799 599965 www.kpt.co.uk info@kpt.co.uk HONEYLANDS, RADWINTER, SAFFRON WALDEN, ESSEX, CB10 2TJ		