

SCALE BAR : 1/100



GARDEN CANOPY.

RETAIN EXISTING TIMBER FRAMED GARDEN CANOPY ROOF WITH LEAD EDGE DRIP TO FASCIA

EXISTING TIMBER DECKING

PART TIMBER DECKING CUT BACK AND STAIR RELOCATED.
END OF DECKING EXPOSED BY RELOCATION TO BE INFILLED WITH REPLACEMENT TIMBER BOARDING ON TIMBER FRAME

spring
gardens

**EXISTING
TARMAC PARKING**

RETAIN EXISTING RIGHT OF ACCESS TO ADJOINING DWELLING

**RETAINED ENTRANCE TO
GEN' WOLFE DWELLING**

ORIGINAL STREET ENTRANCE

ENTRANCE DOOR/STEPS RETAINED AS ORIGINAL
MODEST ADVISORY NOTICE DIRECTS CALLERS TO ORIGINAL EAST ENTRANCE PORCH.

REFURBISH
CANOPY

REPLACE
STAIRS

INFILL EXPOSED FRONT
WITH STAINED BOARDING

REPLACE
FLUE

NORTH PORCH

PREVIOUSLY APPROVED STACK.

PREVIOUS DEFECTIVE STACK REMOVED IN ACCORDANCE WITH PREVIOUS LB + TP CONSENT. APPROVED RAKING BUTTRESS ABANDONED.
BRICKS SALVAGED FOR RE-USE IN REPLACEMENT PLINTH AND PIER, TIED TO EXISTING WALLING AND STRENGTHENED UPPER LEVEL FRAME.

REPLACEMENT GARDEN STORE

REPLACE EXISTING DILAPIDATED SHED WITH NEW SHED 4.0 x 2.4M.

DEFECTIVE ROOF.

REPLACE EXISTING FAILING PANTILE ROOF WITH PLAIN CLAY TILES AND ONDULINE

EXTEND EXISTING DRAIN LINE TO RECEIVE SHOWER ROOM DISCHARGE.

SOFT LANDSCAPING * EXISTING TARMAC PARKING

EXISTING TIMBER DECKING

EXISTING TIMBER DECKING CUT BACK AND PART SLAB REMOVED, TO CREATE SOFT LANDSCAPED AREA COMPRISING NATIVE SHRUB PLANTING AND LAWN.
EXISTING TIMBER SHED TO BE REMOVED AND REPLACED WITH 4M x 2.4M TIMBER BOARDED SHED FOR GARDEN IMPLEMENTS AND MACHINERY. SEE DETAIL.

END OF DECKING EXPOSED BY RELOCATION TO BE INFILLED WITH REPLACEMENT TIMBER BOARDING ON TIMBER FRAME

adjacent
moreton

GARDEN AREA.

RETAIN 1.5M WIDE TARMAC ADJACENT TO 'MORETON' REMOVE HARDSTANDING AND SUB-BASE.
IMPORT TOP SOIL MIN 225mm DEEP TO RECEIVE TURFED LAWN WITH PLANTING PITS FOR NATIVE SHRUB SCREEN.
EXPOSED TARMAC EDGING RETAINED WITH TREATED TIMBER EDGING BOARDS 200mmX37mm.

CLOSE BOARDED FENCE

SPLAY
DOWN

IRON ESTATE FENCE

WEST BOUNDARY FENCE.

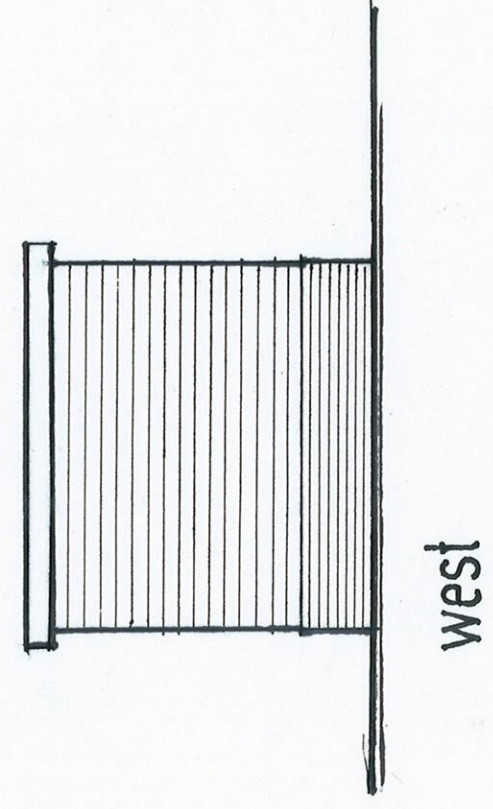
OVERHAUL CLOSE BOARDED BOUNDARY FENCE 1.8 M HIGH WITH SPLAYED SECTION DOWN TO 1.2 M HEIGHT.
ESTATE STEEL FENCE BACKED WITH NATIVE HEDGE CONTAINED WITHIN 400mm WIDE PLANTING STRIP RETAINED WITH TREATED TIMBER EDGING BOARDS 200mmX37mm.

moreton
cottages

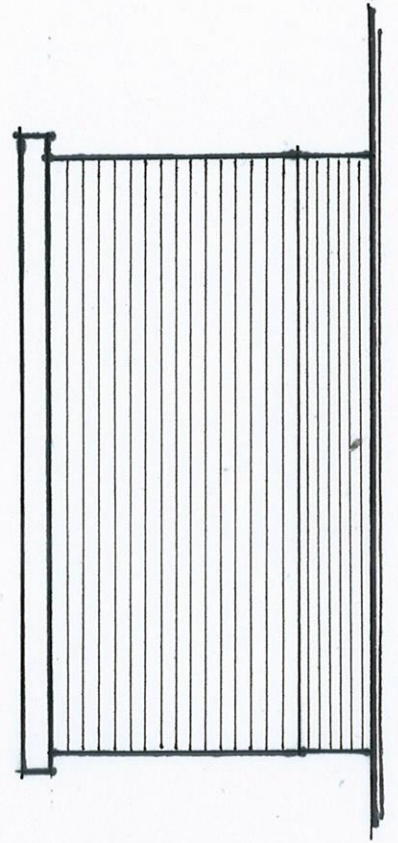
**03 - PROPOSED SITE LAYOUT SCALE 1/100
GEN WOLFE GARDEN TO DOMESTIC USE**

**PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.
FOR : MR PHILIP SAUNDERS**

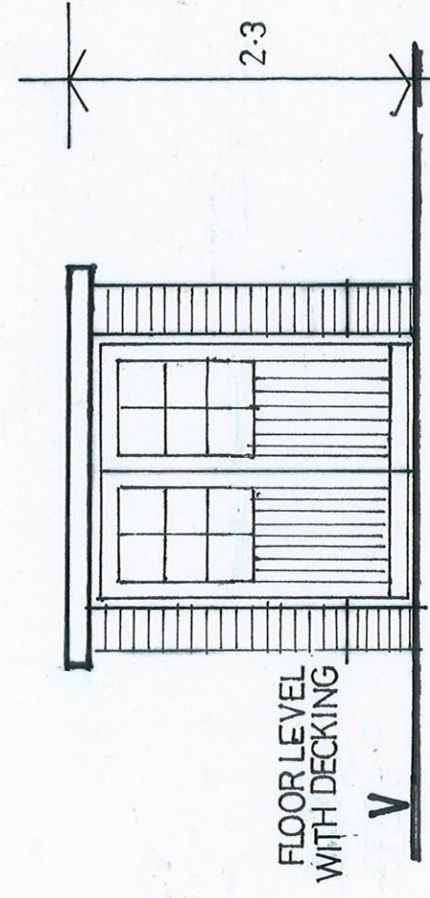
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west

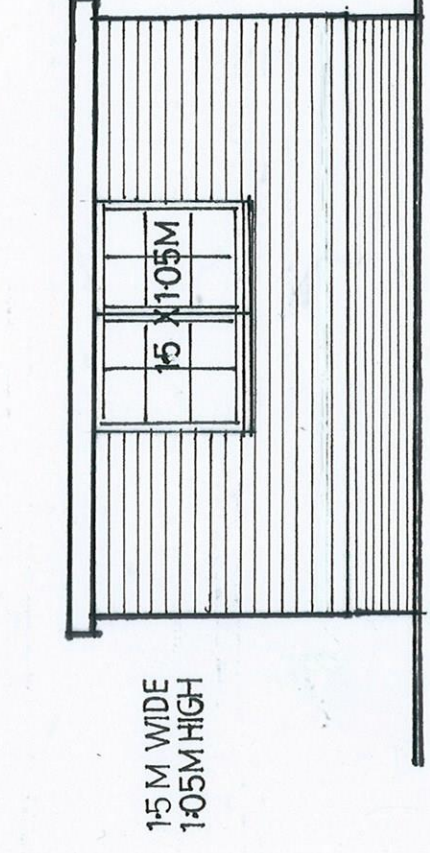


south



FLOOR LEVEL WITH DECKING

east

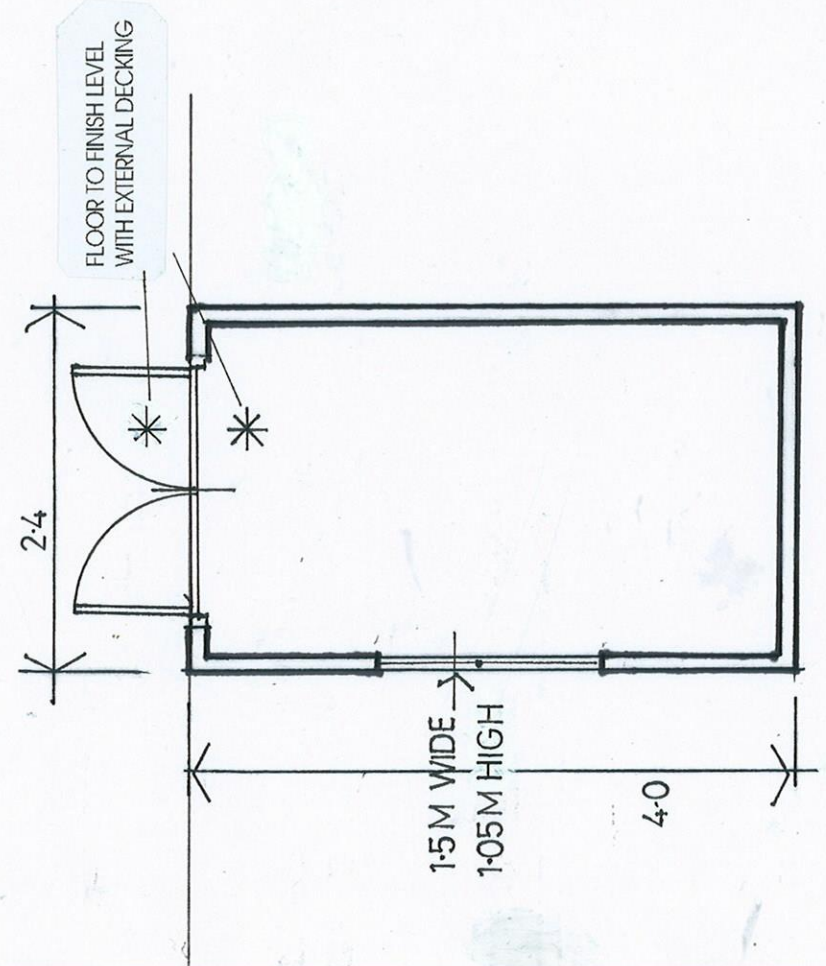


1-5 M WIDE
1-05M HIGH

north

EXTERNAL FACING.
FELT ROOF TIMBER FASCIA
PAINTED TIMBER FRAME WINDOW
STAINED WEATHER BOARDING
FACING BRICK PLINTH

FRAMED/BRACED/GLAZED/BOARDED DOORS
FLOOR TO FINISH LEVEL WITH EXTERNAL DECKING
WITH DOOR WEATHERDRIP AND THRESHOLD SEAL.

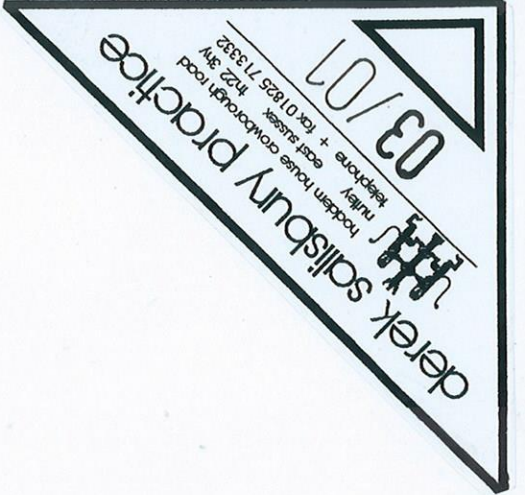


floor plan

PROPOSED FACING MATERIALS
WALLING : CLAY STOCK FACING BRICK PLINTH
STAINED WEATHERBOARDING
ROOFING : FLAT ROOF FELT COVERING
JOINERY : TIMBER FRAMED WINDOWS
: FRAMED BRACED GLAZED/BOARDED DOORS

EXISTING TIMBER CLAD PUB STORE TO BE REPLACED WITH NEW STORAGE BUILDING TO ACCOMMODATE TOOLS AND GARDEN IMPLEMENTS
STORE ERECTED ON GROUND BEARING SLAB WITH FLOOR LEVEL TO ALIGN WITH ADJACENT DECKING.

PROPOSED REPLACEMENT GARDEN STORE SCALE 1/50
EXISTING PUB STORE - CHANGE TO DOMESTIC USE
PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE, WESTERHAM, TN16 1RO.
FOR : MR PHILIP SAUNDERS



PHOTOS TO BE READ IN CONJUNCTION WITH DRAWING 03



EAST ELEVATION GENERAL VIEW TO REAR.
RETAIN RIGHT OF WAY TO EXISTING ADJACENT SPRING ARDENS.



GENERAL VIEW TO EAST ELEVATION
RETAINED MAIN ENTRANCE AND ENTRANCE PORCH IN FOREGROUND.
'NORTH PORCH' IN BACKGROUND TO BE 'REINSTATED FOR ACCESS.'

PHOTOS TO BE READ IN CONJUNCTION WITH DRAWING 03



EAST ELEVATION AND ACCESS TO GARDEN AREA.
PART DECKING AND BALUSTRADE TO BE REMOVED AND STEPS
RELOCATED.
INFILL EXPOSED FRONT WITH STAINED BOARDING



DEFECTIVE BOILER FLUE
EXISTING FLUE REPLACED TO SERVE
FAILED BOILER IN SAME LOCATION.
(SUBJECT OF PREVIOUS LA ADVICE).

PHOTOS TO BE READ IN CONJUNCTION WITH DRAWING 03



CLOSE BOARDED FENCE AND SHED TO BE REMOVED AND SHED REPLACED.



PART DECKING AND CANOPY TO BE RETAINED FOR DOMESTIC USE. PREVIOUS OPENINGS HAVE BEEN REFURBISHED.



EXISTING FLUE REPLACED TO SERVE FAILED BOILER IN SAME LOCATION.

SOLE PLATES ON NORTH PORCH TO BE REPLACED
SEALED DOOR TO BE RE-OPENED

VIEWS TO PUB GARDEN.

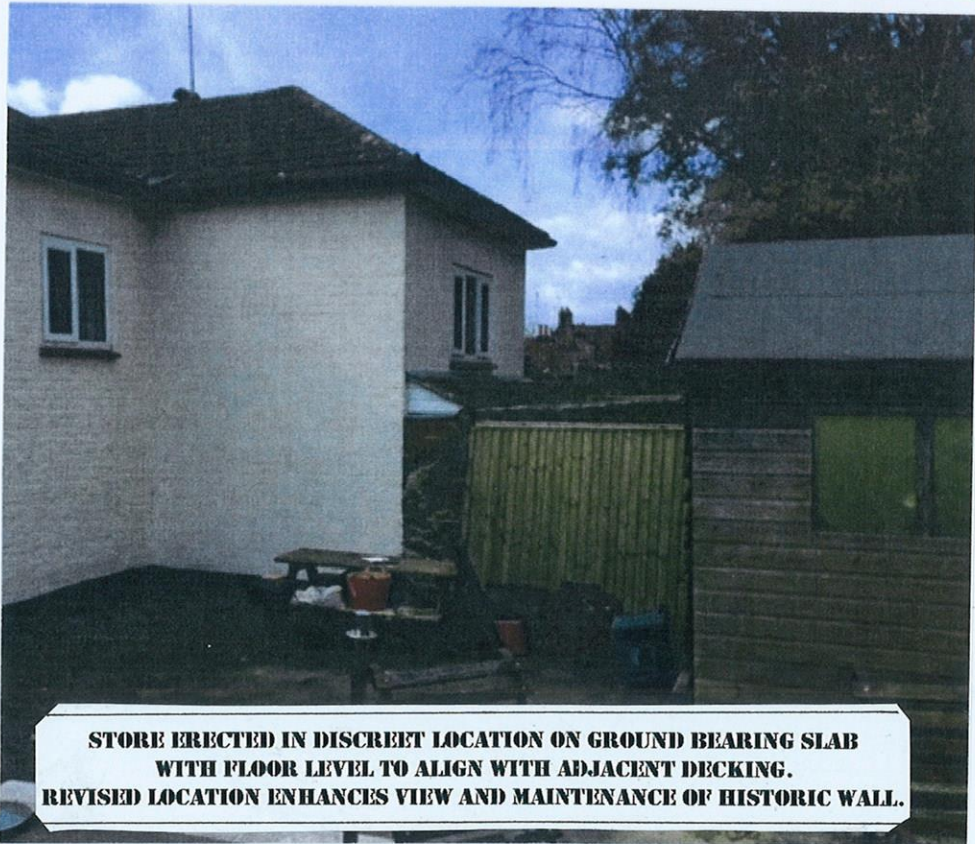
PHOTOS TO BE READ IN CONJUNCTION WITH DRAWING 03



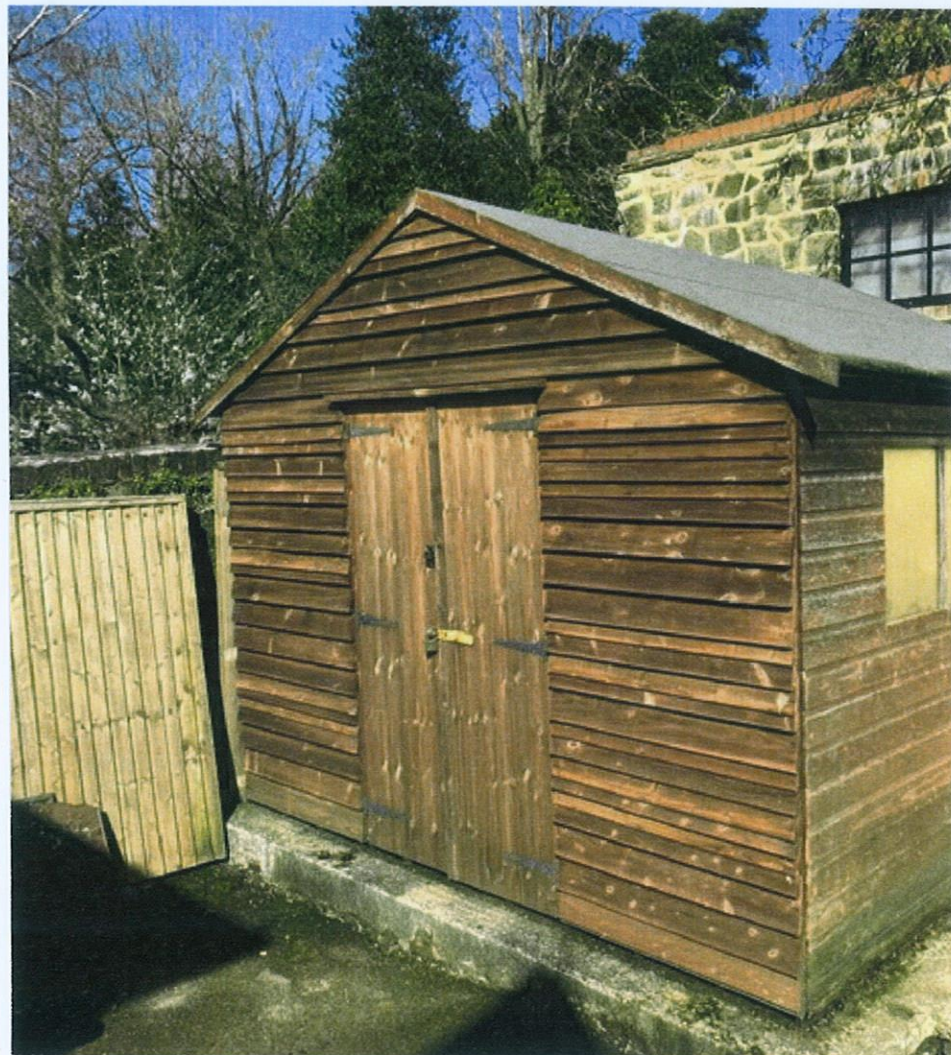
GENERAL VIEW TO PUB GARDEN.

PART DECKING AND CANOPY TO BE RETAINED FOR DOMESTIC USE.
CLOSE BOARDED FENCE AND SHED TO BE REMOVED AND
SHED REPLACED.
PREVIOUS OPENINGS HAVE BEEN REFURBISHED.

PHOTOS TO BE READ IN CONJUNCTION WITH DRAWING 03

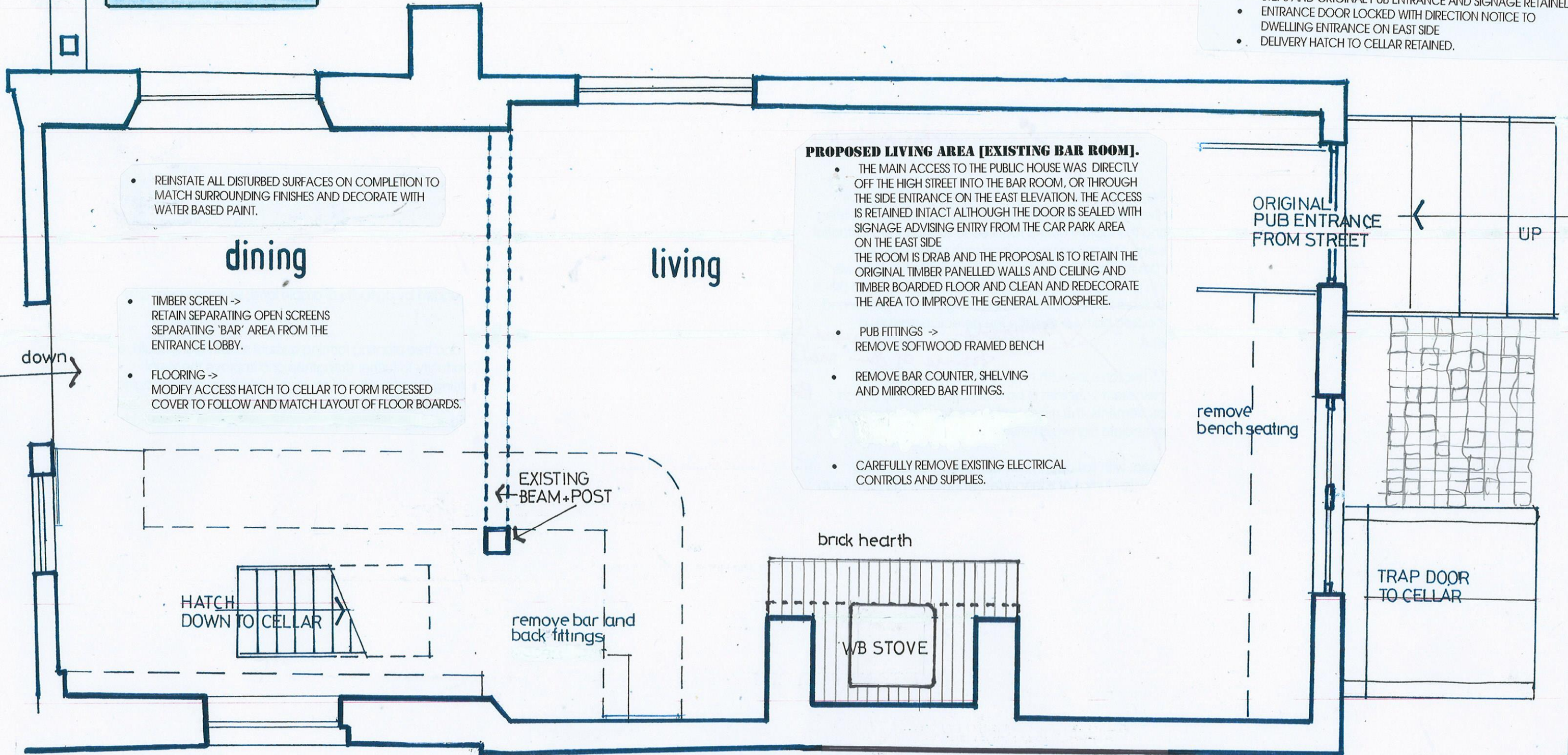
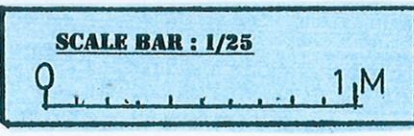


STORE ERECTED IN DISCREET LOCATION ON GROUND BEARING SLAB WITH FLOOR LEVEL TO ALIGN WITH ADJACENT DECKING. REVISED LOCATION ENHANCES VIEW AND MAINTENANCE OF HISTORIC WALL.



EXISTING TIMBER CLAD PUB STORE TO BE REPLACED WITH NEW STORAGE BUILDING TO ACCOMMODATE TOOLS AND GARDEN IMPLEMENTS

- SUMMARY OF WORKS ON SOUTH SIDE**
- BUILDING REDECORATED SIMILAR COLOUR TO ORIGINAL
 - STEPS AND ORIGINAL PUB ENTRANCE AND SIGNAGE RETAINED
 - ENTRANCE DOOR LOCKED WITH DIRECTION NOTICE TO DWELLING ENTRANCE ON EAST SIDE
 - DELIVERY HATCH TO CELLAR RETAINED.



• REINSTATE ALL DISTURBED SURFACES ON COMPLETION TO MATCH SURROUNDING FINISHES AND DECORATE WITH WATER BASED PAINT.

- TIMBER SCREEN -> RETAIN SEPARATING OPEN SCREENS SEPARATING 'BAR' AREA FROM THE ENTRANCE LOBBY.
- FLOORING -> MODIFY ACCESS HATCH TO CELLAR TO FORM RECESSED COVER TO FOLLOW AND MATCH LAYOUT OF FLOOR BOARDS.

- PROPOSED LIVING AREA [EXISTING BAR ROOM].**
- THE MAIN ACCESS TO THE PUBLIC HOUSE WAS DIRECTLY OFF THE HIGH STREET INTO THE BAR ROOM, OR THROUGH THE SIDE ENTRANCE ON THE EAST ELEVATION. THE ACCESS IS RETAINED INTACT ALTHOUGH THE DOOR IS SEALED WITH SIGNAGE ADVISING ENTRY FROM THE CAR PARK AREA ON THE EAST SIDE. THE ROOM IS DRAB AND THE PROPOSAL IS TO RETAIN THE ORIGINAL TIMBER PANELLLED WALLS AND CEILING AND TIMBER BOARDED FLOOR AND CLEAN AND REDECORATE THE AREA TO IMPROVE THE GENERAL ATMOSPHERE.
 - PUB FITTINGS -> REMOVE SOFTWOOD FRAMED BENCH
 - REMOVE BAR COUNTER, SHELVING AND MIRRORED BAR FITTINGS.
 - CAREFULLY REMOVE EXISTING ELECTRICAL CONTROLS AND SUPPLIES.

EXISTING BEAM+POST

remove bar and back fittings

remove bench seating

TRAP DOOR TO CELLAR

PROPOSED LAYOUT SCALE 1/25
GEN WOLFE BAR TO LIVING ROOM USE

PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.
FOR : MR PHILIP SAUNDERS

- INGLENOK FIREPLACE AND WOOD BURNING STOVE**
- SERVICE AND RETAIN THE EXISTING WOOD BURNING STOVE IN WORKING ORDER
- THE ORIGINAL FIRE OPENING AND BREAST IS CONCEALED BEHIND A BRICK LEAF ATTACHED TO THE FIRE BREAST AT THE LOWER LEVEL, WITH A PLANTED MANTEL SHELF HAVING A PLASTER FINISH AND FAUX PLANTED TIMBER FRAME ABOVE. THE APPLICANT IS PROPOSING TO EXPOSE AND RESTORE THE ORIGINAL BREAST AND FIRE OPENING BY REMOVING THE LATER PLANTED COSMETIC FINISHES.
 - THE ANTICIPATED ORIGINAL STOCK BRICK BREAST IS TO BE REPAIRED AND REPOINTED.
 - THE STOVE WILL BE REFITTED TO STAND ON A BUTT JOINTED BRICK HEARTH WITHIN EXISTING UPSTAND KERB, BEDDED ON INERT LINING SECURED TO THE TIMBER BOARDED FLOOR, TO REPLACE THE EXISTING HEARTH.
 - THE STOVE WILL BE CHECKED FOR EFFECTIVE WORKING AND IF REQUIRED, A FLEXIBLE STAINLESS STEEL LINER WILL BE FITTED, SECURED ONLY AT THE TOP OF THE FLUE WITH NO IMPACT IN THE HISTORIC FABRIC OF THE STACK.

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PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 04



THE FRONT ACCESS DOORWAY IS RETAINED INTACT ALTHOUGH THE DOOR IS SEALED WITH SIGNAGE ADVISING ENTRY FROM THE CAR PARK AREA ON THE EAST SIDE THE ROOM IS DRAB AND THE PROPOSAL IS TO RETAIN THE ORIGINAL TIMBER PANELLED WALLS AND CEILING AND TIMBER BOARDED FLOOR AND CLEAN AND REDECORATE THE AREA TO IMPROVE THE GENERAL ATMOSPHERE.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 04



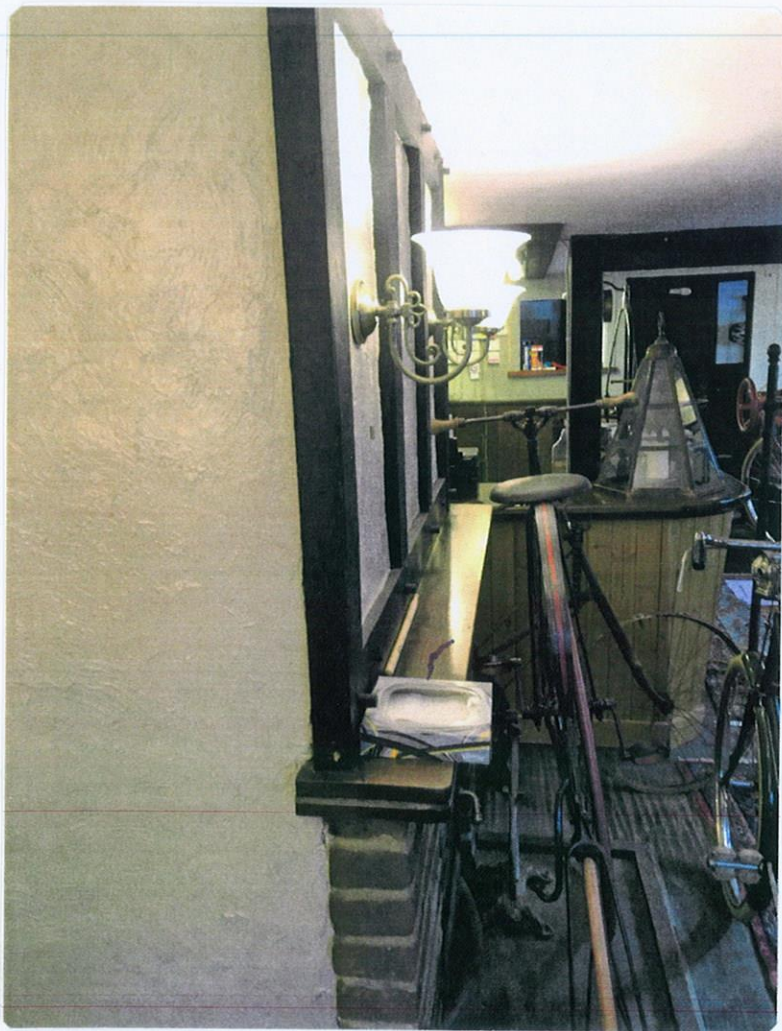
PROPOSED FINISHES

- RETAIN OPEN SCREENS SEPARATING 'BAR' AREA FROM THE ENTRANCE LOBBY.
- FLOORING -> MODIFY ACCESS HATCH TO CELLAR TO FORM RECESSED COVER TO FOLLOW AND MATCH LAYOUT OF FLOOR BOARDS.



SERVICES

- CAREFULLY REMOVE EXISTING REDUNDANT ELECTRICAL CONTROLS AND SUPPLIES.
- CHECK AND TEST EXISTING RADIATORS AND REDECORATE.



INGLENOOK FIREPLACE

: THE EXISTING WOOD BURNING STOVE IS PROPOSED TO BE RETAINED IN GOOD WORKING ORDER.

: A BRICK LEAF IS ATTACHED TO THE FIRE BREAST AT THE LOWER LEVEL BELOW A PLANTED MANTEL SHELF. THE BREAST ABOVE IS FACED WITH PLASTER FINISH AND PLANTED TIMBER FRAME ABOVE.

: THE APPLICANT PROPOSES TO REMOVE THE PLANTED FINISHES AND EXPOSE AND RESTORE THE ORIGINAL BREAST AND FIRE OPENING.

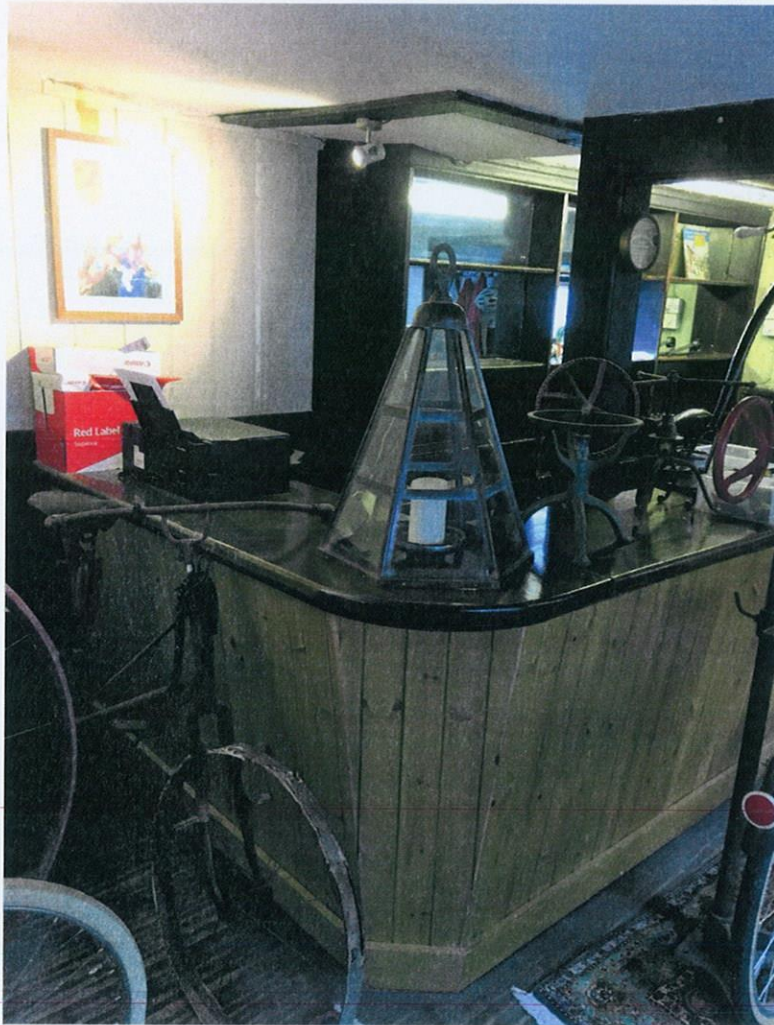
: THE ANTICIPATED ORIGINAL STOCK BRICK BREAST IS TO BE REPAIRED AND REPOINTED.

: THE STOVE WILL BE REFITTED TO STAND ON A BUTT JOINTED BRICK HEARTH, TO REPLACE THE EXISTING COSMETIC 'CRAZY PAVING' HEARTH.

: THE STOVE WILL BE CHECKED FOR EFFECTIVE WORKING AND IF REQUIRED - A FLEXIBLE STAINLESS STEEL LINER WILL BE FITTED, SECURED ONLY AT THE TOP OF THE FLUE WITH NO IMPACT ON THE HISTORIC FABRIC OF THE STACK.



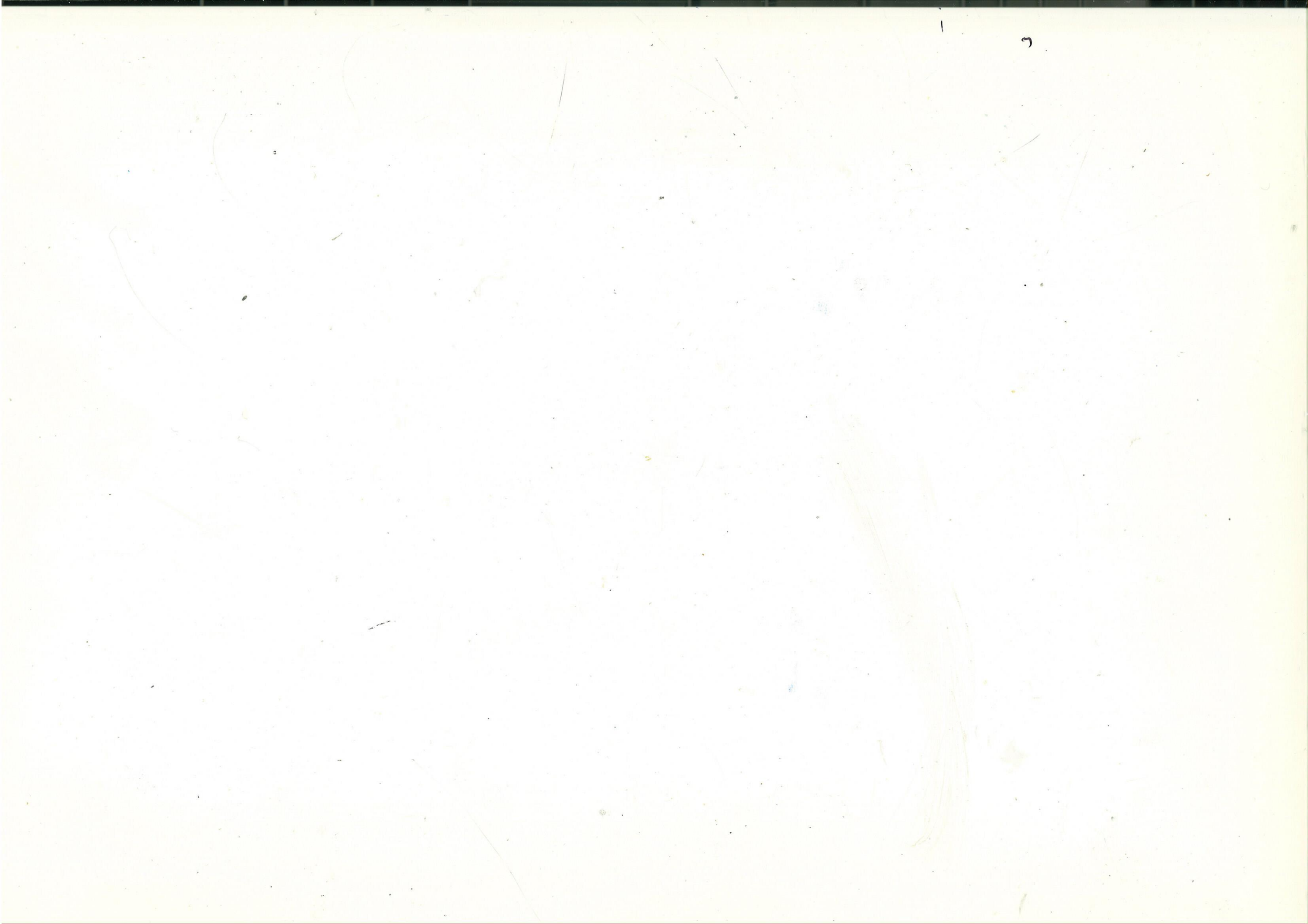
PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 04



EXISTING PUB FITTINGS

- REMOVE BAR COUNTER, SHELVING AND MIRRORED BAR FITTINGS.
- REINSTATE ALL DISTURBED SURFACES ON COMPLETION TO MATCH SURROUNDING FINISHES AND DECORATE WITH WATER BASED PAINT.
- FLOORING ->
MODIFY ACCESS HATCH TO CELLAR TO FORM RECESSED COVER TO FOLLOW AND MATCH LAYOUT OF FLOOR BOARDS.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 04



HISTORIC CHIMNEY

REMOVE AND SET ASIDE THE BOARDED TIMBER DOOR TO THE EXISTING STAIR ENCLOSURE AT GROUND AND FIRST FLOOR LEVELS CONCEALING PART OF THE HISTORIC STACK (BLOCK 1)

THE LINING AND ENCLOSURES ARE LIGHTWEIGHT CONSTRUCTION STUD FRAMING AND PLASTERBOARD WALLING AND HARDBOARD CASED LINEN AND TANK CUPBOARDS. REMOVAL OF THE MODERN CONSTRUCTION WILL EXPOSE THE WORTHY STACK TO VIEW FROM THE PRINCIPLE ACCESS AND CIRCULATION AREAS.

THE EXPOSED STACK WILL BE REPAIRED AS NECESSARY FOLLOWING OPENING UP TO MATCH THE ORIGINAL AND SURROUNDING FABRIC.

SCRIBE AND FIT A PAINTED BOARDED INFILL TO SEAL THE GAP BETWEEN STRING AND THE STACK AND FLOOR.

remove bench

REINSTATE ALL DISTURBED SURFACES ON COMPLETION TO MATCH SURROUNDING FINISHES AND DECORATE WITH WATER BASED PAINT.

reception snug hall

INGLENOOK FIREPLACE

- REMOVE LATER PLANTED MANTEL SHELF.
- THE ORIGINAL BRESSEMER BEAM SPANNING THE ORIGINAL INGLENOOK OPENING HAS A SEVERE CRACK AND THE ORIGINAL FIREPLACE OPENING HAS BEEN 'REDUCED' WITH A LATER INNER BRICK LINING.
- THE INNER LINING IS TO BE RETAINED TO MAINTAIN STABILITY OF THE FIRE BREAST ABOVE, AND IMPROVE THE 'DRAW' OF THE FLUE ON THE OPEN FIRE PLACE.
- THE EXISTING FIREPLACE WAS PREVIOUSLY WORKING AND THE FLUE WILL BE CHECKED AND IF REQUIRED, A FLEXIBLE STAINLESS STEEL LINER WILL BE FITTED, SECURED ONLY AT THE TOP OF THE STACK WITH NO IMPACT ON THE HISTORIC FABRIC OF THE STACK.
- THE EXISTING 'CRAZY PAVING' HEARTH IS PROPOSED TO BE CAREFULLY REMOVED AND REPLACED WITH AN EXTENDED BUTT JOINTED BRICK HEARTH BEDDED ON INERT LINING FIXED TO THE TIMBER BOARDED FLOOR TO PROVIDE FIRE RESISTANT PROTECTION TO THE ADJACENT FLOORING.

WORKS TO SNUG/RECEPTION AREA

- THE EXISTING RETAINED ENTRANCE DOOR EXISTING DIRECTLY OFF THE CAR PARK AREA ON THE EAST SIDE OF THE BUILDING PROVIDES THE PRINCIPLE 'FRONT' ENTRY TO THE DWELLING. (SNUG AND HALL). THE ROOM IS DRAB AND THE PROPOSAL IS TO RETAIN THE ORIGINAL TIMBER PANELLING AND TIMBER BOARDED FLOOR AND CLEAN AND REDECORATE THE AREA TO IMPROVE THE GENERAL ATMOSPHERE. THE SNUG/RECEPTION AREA IS PARTIALLY DIVIDED BY A TIMBER SCREEN PROVIDING PRIVACY AND PROTECTION FROM THE 'FRONT' DOOR.
- PUB FITTINGS -> REMOVE SOFTWOOD FRAMED BENCH
- THE SNUG/RECEPTION AREA IS PARTIALLY DIVIDED BY A PARTIAL TIMBER SCREEN PROVIDING PRIVACY AND PROTECTION FROM THE ENTRANCE AND IS PROPOSED TO BE DECORATED AND RETAINED.
- REINSTATE ALL DISTURBED SURFACES ON COMPLETION TO MATCH SURROUNDING FINISHES AND DECORATE WITH WATER BASED PAINT.
- FORM PAINTED TIMBER BOARD CASING TO CONCEAL EXISTING RISING SERVICES.
- CHECK AND TEST EXISTING RADIATORS AND REDECORATE.

NEW SUPPORT POSTS

RETAIN TIMBER STAIRS WITH TIMBER 'TOP' TO STRING, SCRIBED AGAINST CHIMNEY.

REMOVE DOOR

BEAMS END SUPPORT. [RECEPTION STAIR]

- EXISTING CEILING JOISTS HAVE BEEN HISTORICALLY CUT AND THE TRIMMED ENDS CARRIED ON MATCH BOARDED PARTITION.
- THE ENDS ARE TO BE PROVIDED WITH OAK POSTS SUPPORT TO ENGINEER'S DETAILS, SUPPORTED FROM EXISTING CONCRETE SLAB AND SECURED WITHIN THE BRICK PAVED HEARTH.
- REMOVE AND SET ASIDE THE BOARDED TIMBER DOOR FROM THE SNUG TO FIRST FLOOR AREA. THE STAIR ENCLOSURE IS FORMED WITH SOFTWOOD STUDWORK FACED WITH SINGLE SKIN PLASTERBOARD. THE LINING CONCEALS THE ORIGINAL RENDERED MASONRY FIRE BREAST AND IS PROPOSED TO BE REMOVED TO EXPOSE THE RENDERED BRICK FLANK OF THE ORIGINAL STACK. AT FIRST FLOOR LEVEL, THE CASING COMPRISES HARDBOARD ON SOFTWOOD FRAME TO FORM LINEN AND TANK CUPBOARD PROPOSED TO BE REMOVED TO EXPOSE THE ORIGINAL STACK.

FIT TWO 150x100mm 'D30' OAK POSTS RESTRAINED AT FLOOR LEVEL AND SKEW NAILED TO ENGINEER'S DETAIL. ALLOWANCE IS MADE FOR CHARRING.

REPLACE DOOR

REPLACE DOOR

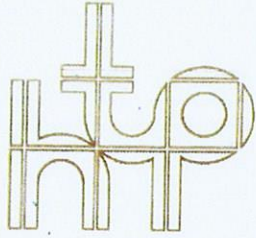
FORM PAINTED TIMBER BOARD CASING TO CONCEAL EXISTING RISING SERVICES

RETAIN OPENING IN DIVIDING PARTITION.

**05 - PROPOSED LAYOUT SCALE 1/25
GEN WOLFE 'SNUG'/ENTRY TO HALL + RECEPTION**

**PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.
FOR : MR PHILIP SAUNDERS**

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Project No. 18233

Date 9/20

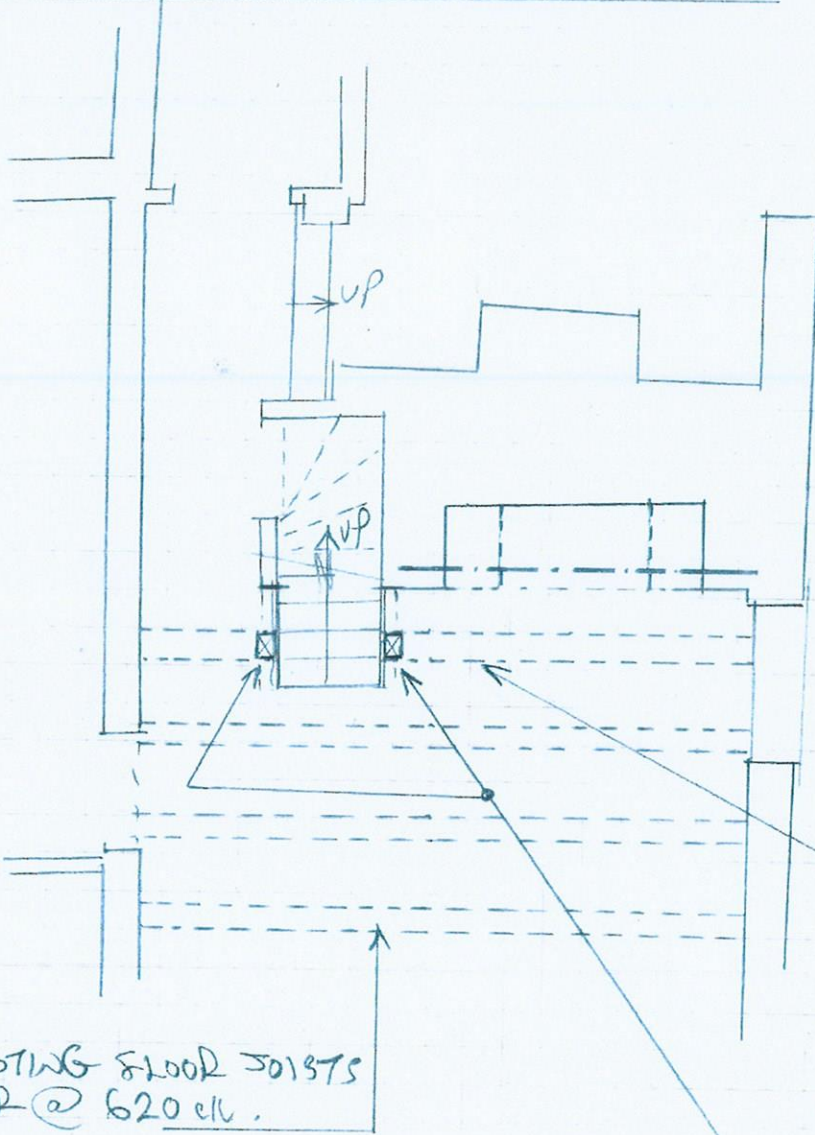
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PART GROUND FLOOR PLAN

(Scale 1:50)

Rev A. 5/1/21



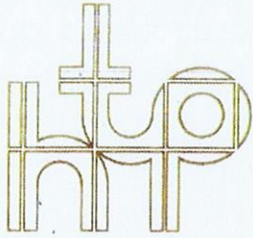
ORIGINAL 200 X
120 mm DP OAK
JOIST HAS BEEN
CUT AND IS BEING
SUPPORTED ON PLASTER
BOARDING TO SIDES
OF STAIR.

REMOVE PLASTER
BOARDING AND
INSTALL 2 NO.
150 X 100 mm D30
OAK POSTS TO
PROVIDE DIRECT
SUPPORT FOR
CUT JOIST.

EXISTING FLOOR JOISTS
OVER @ 620 c/c.

NOTE
IF "NEWER" BRICKWORK WITHIN FIREPLACE IS TO BE
REMOVED, THEN THE ORIGINAL CRACKED OAK
DRESSUMER WILL NEED TO BE STRENGTHENED BY
BOLTING ON STEEL BEAM BEHIND - TO FURTHER
DESIGN AND DETAIL.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 05



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Project

Project No. 18233

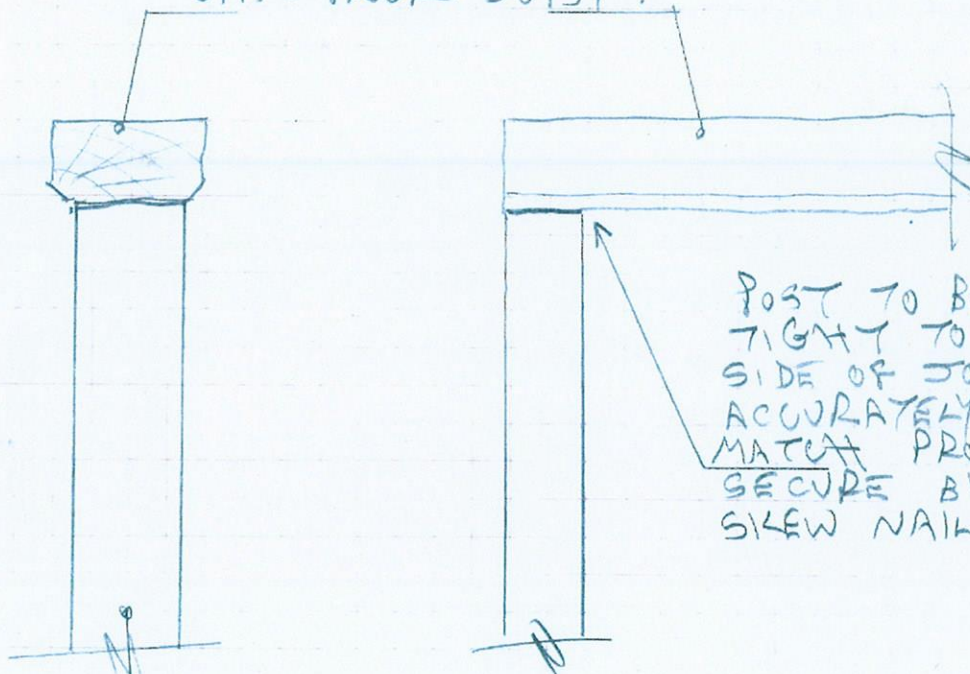
Date. 9/20

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JOIST / POST DETAIL (Scale 1:10)
REV A. 5/1/21.

EXISTING 200x120 DP
OAK FLOOR JOIST.



POST TO BE LOCATED
TIGHT TO UNDER-
SIDE OF JOIST,
ACCURATELY CUT TO
MATCH PROFILE.
SECURE BY
SIDE NAILING.

NEW 150x100mm CLASS
D30 OAK POST, LOCATED
ADJACENT TO EXISTING
STAIR.

POST TO BE SUPPORTED ON EXISTING
CONCRETE GROUND FLOOR,
PROVIDE DPC IF NECESSARY
AND RECESS INTO DEPTH
OF SCREED. ALTERNATIVELY SECURE
TO FLOOR WITH GALL STEEL CLEAT
AND SCREWS.

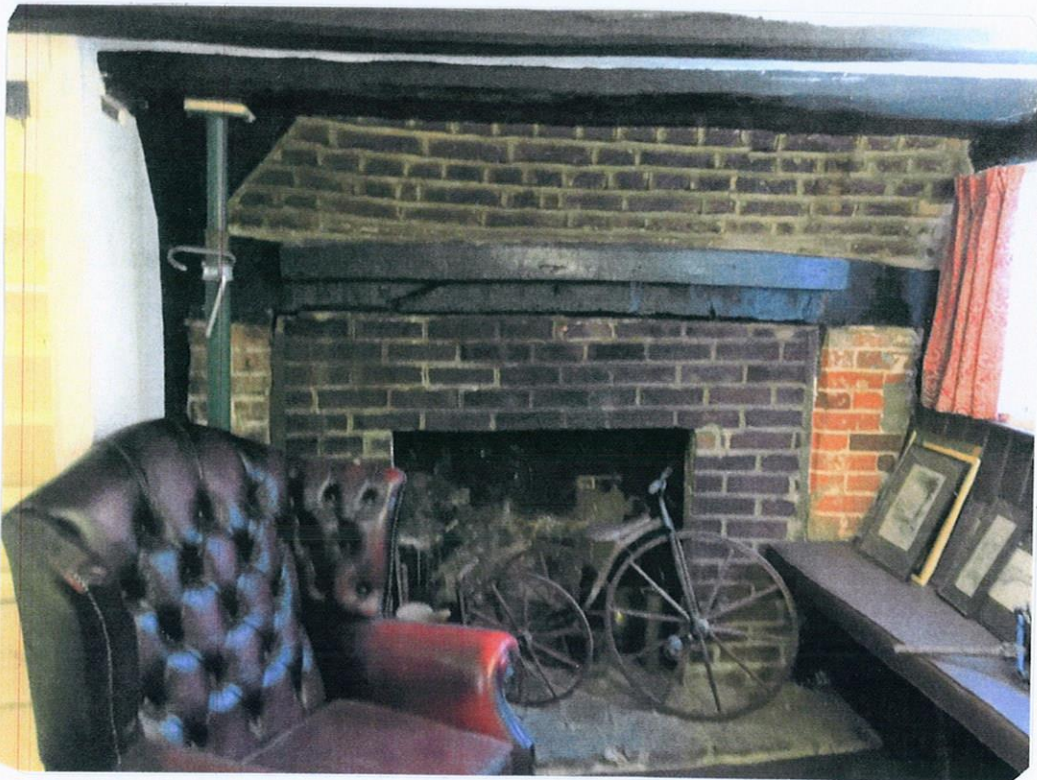
PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 05

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 05



FIREPLACE BEAM AND LINING

REMOVE LATER PLANTED MANTEL SHELF.
RETAIN THE ORIGINAL BRESSEMER BEAM WITH SEVERE CRACK.



THE EXISTING 'CRAZY PAVING' HEARTH IS PROPOSED TO BE CAREFULLY REMOVED AND REPLACED WITH AN EXTENDED BUTT JOINTED BRICK HEARTH BEDDED ON INERT LINING FIXED TO THE TIMBER BOARDED FLOOR TO PROVIDE FIRE RESISTANT PROTECTION TO THE ADJACENT FLOORING.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 05



SUPPORT FOR CUT JOIST

FIRST FLOOR JOIST OVER HAS BEEN CUT AND REQUIRES END SUPPORT.
FIT TWO 150x100mm 'D30' OAK POSTS RESTRAINED AT FLOOR LEVEL AND SKEW NAILED TO ENGINEER'S DETAIL.
ALLOWANCE MADE FOR CHARRING.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 05



WORKS TO SNUG/RECEPTION AREA

- : TIMBER CLAD PARTITIONS DIVIDE THE ENTRANCE HALL FROM THE PROPOSED LIVING AREA AND FROM THE SNUG TO PROVIDE SOME PRIVACY AND PROTECTION.
- : THE AREA IS DRAB AND THE PROPOSAL IS TO RETAIN THE ORIGINAL TIMBER PANELLING AND TIMBER BOARDED FLOOR AND CLEAN AND REDECORATE THE AREA TO IMPROVE THE GENERAL ATMOSPHERE.

- : REMOVE SOFTWOOD FRAMED BENCH
- : FORM PAINTED TIMBER BOARD CASING TO CONCEAL EXISTING RISING SERVICES.
- : CHECK AND TEST EXISTING RADIATORS AND REDECORATE.