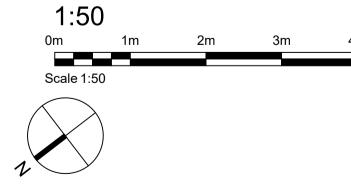


**Proposed Ground Floor Plan** 



Buff facing brickwork to match original where retained exposed at quoins, soldiers and chimney

New cavity wall constructed on outside of existing porch, insulated as required

Replacement window , slot type

Remove existing stair and cubpboard beneath, to be replaced with new staircase comprising contemporary design, open treads and glazed balustrade to open up Hallway and direct flow towards new double doors

Suggest low level kitchens with feature shelving only above counter level with lighting on underside to

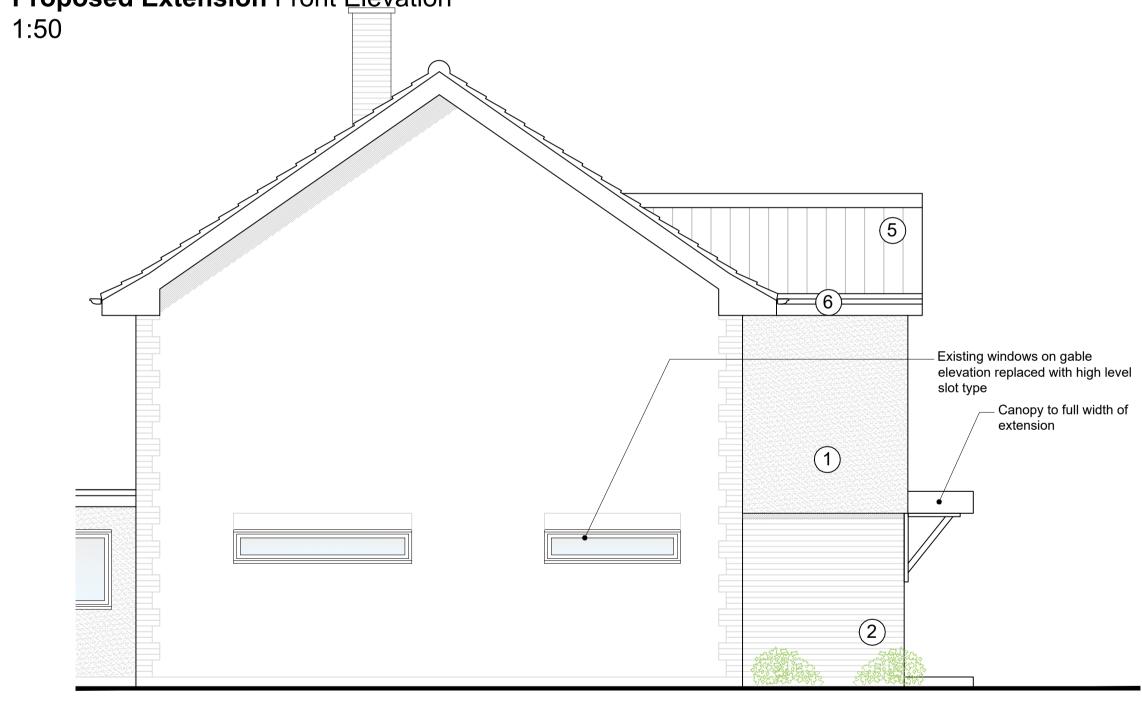
Hatching to show floor area to be made up ~15mm to account for small step through space at removal of wall to Family area Replacement window , slot type

New drainage connection would be required below ground to existing manhole (simplest to run from new external gully on side wall)

Existing double opening doors replaced with window







1:50

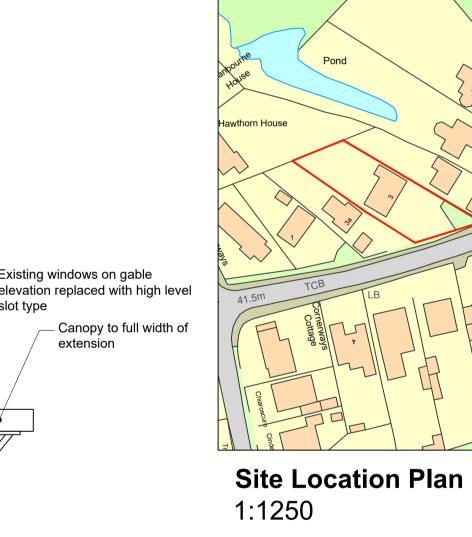
All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

DO NOT SCALE

## Proposed Material Finishes

- (1) New white render, smooth coat finish
- Buff coloured brickwork to match existing where exposed at quoins, soliders and chimney. 2 Flemish bond
- 3
- (4)New uPVC window and doors. Colour: TBC
- Dark colour pantiles to closely match host (5) building
- Timber fascia and soffit board, to match existing profiles generally. Colour: TBC 6



**Existing Material Finishes** 

- Brickwork painted white, with red quoin retained at corners and soldier course over apertures
- White render to rear and side elevations
  Dark grey, concrete pantile
  White uPVC frame windows and doors
  White timber fasica and soffit
  White rainwater goods

## DRAFT

