

SVP
direct to underground
drainage run - not required
if above patio alternative in plan below
(no drainage here from upper floors)

area allocated to
incoming services
before rising to roof
space? - no third
bedroom to house

- what is the likely
area required?
- access at side of house
- prefer this layout if
sufficient area

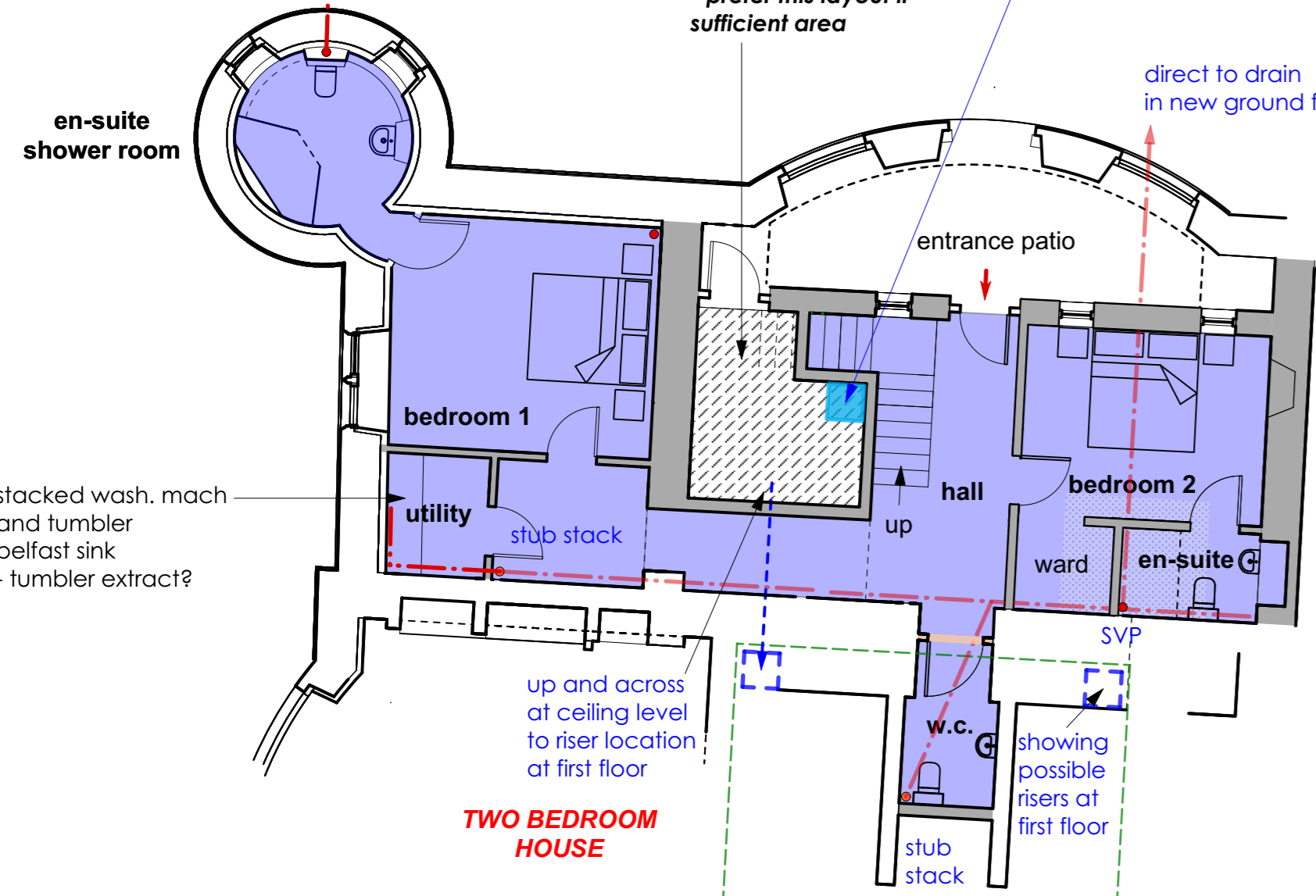
service cupboard
remote in incoming
service area?
or equivalent rising
to enclosed cupboard
at first floor?

NEED TO ACCOMMODATE 'MAIN' SERVICES RISERS
FROM INCOMING SERVICES POSITION/PLANT/SWITCHROOMS
TO ROOF LEVEL
(READY TO THEN DROP WHERE REQUIRED FROM
ROOF SPACES TO INDIVIDUAL APARTMENTS)

TWO/THREE
BEDROOM
HOUSE

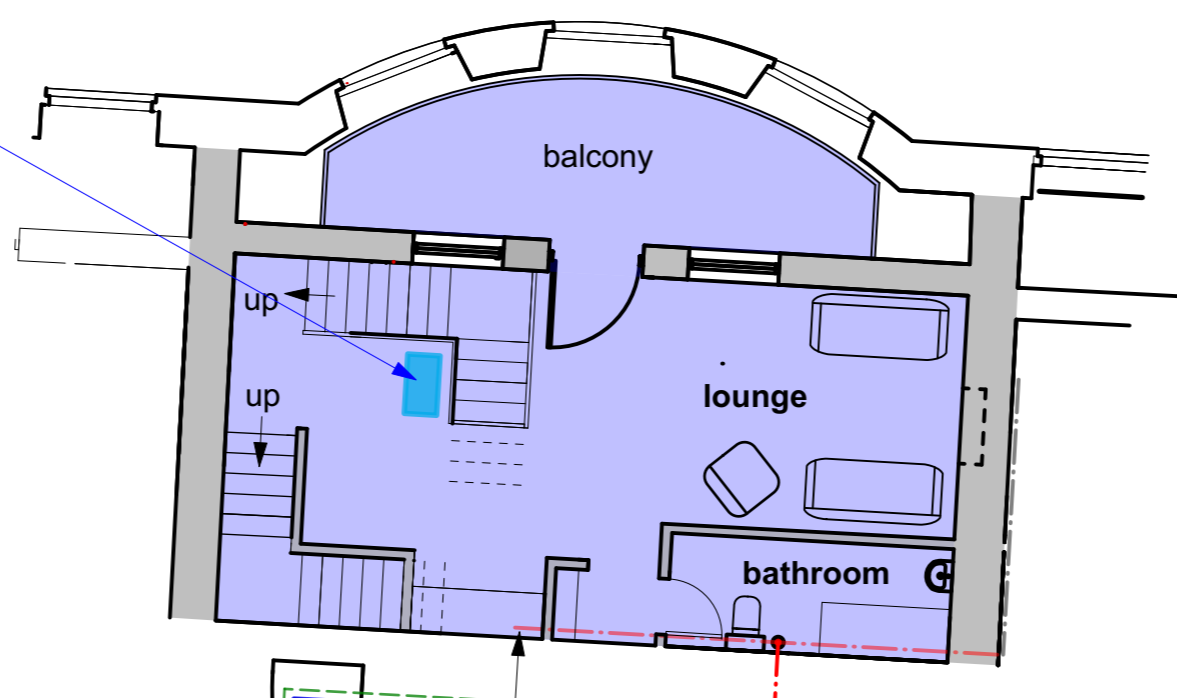
lounge could be double
bed settee with bathroom
for occasional 3 bed use

TWO/THREE
BEDROOM
HOUSE



TWO BEDROOM
HOUSE

ALTERNATIVE NORTH WING
GROUND FLOOR LAYOUT
TO THAT SHOWN ON
FULL PLAN BELOW



ALTERNATIVE NORTH WING
FIRST FLOOR LAYOUT
TO THAT SHOWN ON
FULL PLAN BELOW



ALTERNATIVE NORTH WING
SECOND FLOOR LAYOUT
TO THAT SHOWN ON
FULL PLAN BELOW

RISERS WILL NEED TO BE MADE ACCESSIBLE
AT SECOND FLOOR LEVEL
THIS CAN ONLY BE ASSESSED WHEN THE
ROOF ABOVE THE SALOON CAN BE MADE SAFE

UNDERFLOOR HEATING THROUGHOUT ALL OPTIONS

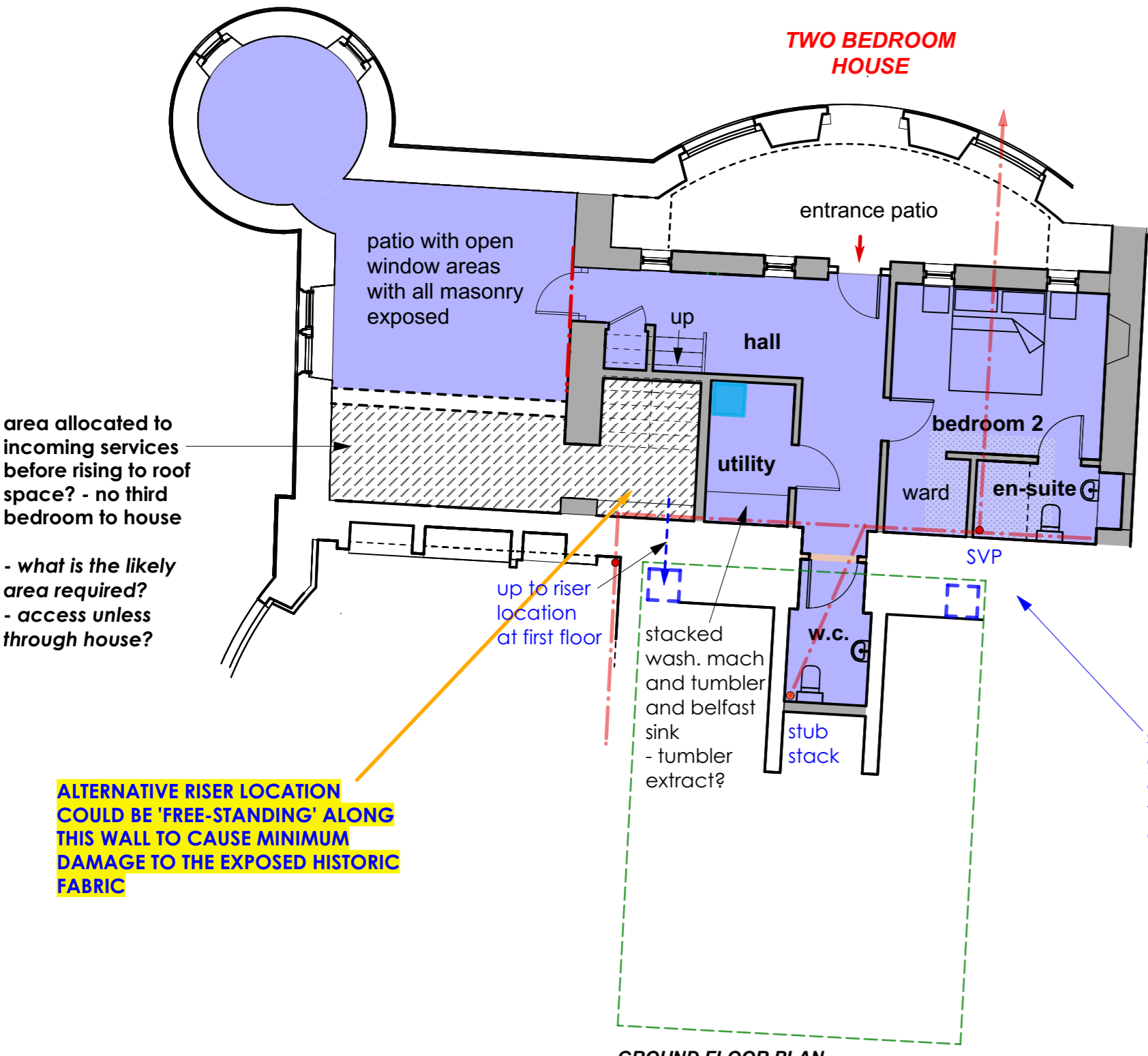
more flexibility for ventilation ducts
given this wing is new build

all new external walls will be well insulated
to at least building regulations standards
but will try for more to begin to off-set
some of the existing walls which will have
none or much poorer insulated dry-lining

radiators in this house will all be modern

no window shutters but double or even
triple glazing as these will be modern
windows

all floors are new and therefore more possibilities
for service distribution and underfloor heating



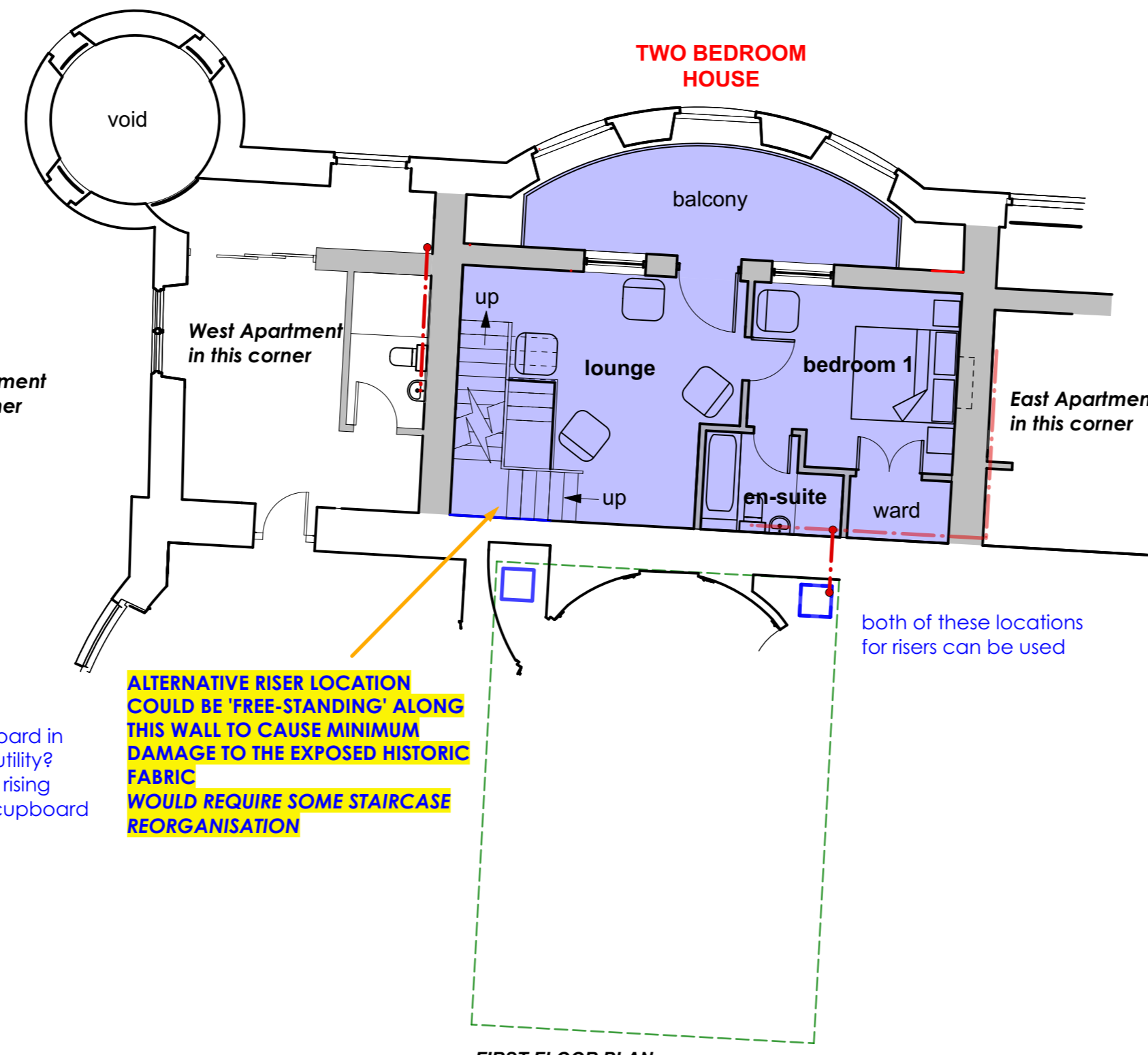
TWO BEDROOM
HOUSE

area allocated to
incoming services
before rising to roof
space? - no third
bedroom to house

- what is the likely
area required?
- access unless
through house?

ALTERNATIVE RISER LOCATION
COULD BE 'FREE-STANDING' ALONG
THIS WALL TO CAUSE MINIMUM
DAMAGE TO THE EXPOSED HISTORIC
FABRIC

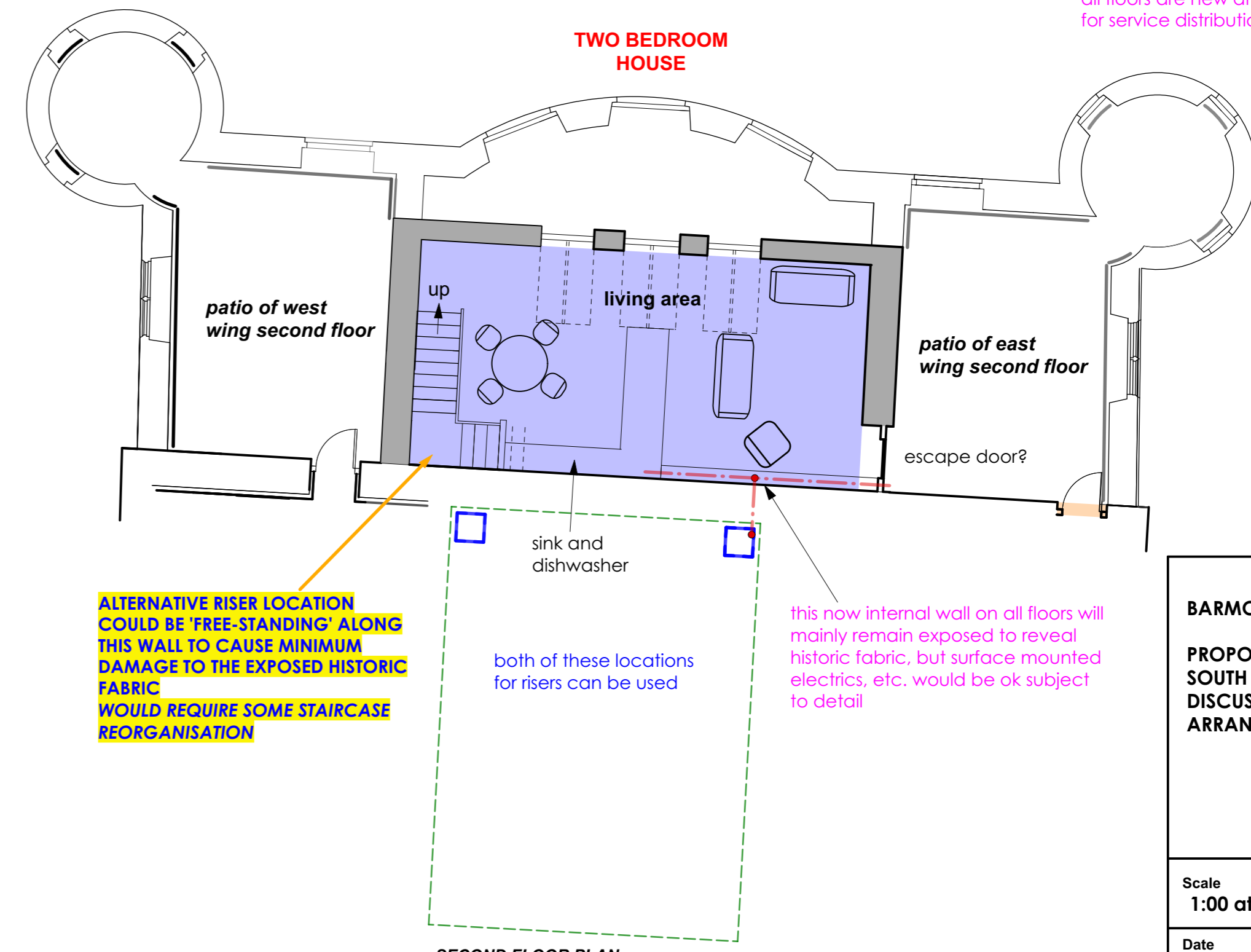
GROUND FLOOR PLAN



TWO BEDROOM
HOUSE

ALTERNATIVE RISER LOCATION
COULD BE 'FREE-STANDING' ALONG
THIS WALL TO CAUSE MINIMUM
DAMAGE TO THE EXPOSED HISTORIC
FABRIC
WOULD REQUIRE SOME STAIRCASE
REORGANISATION

FIRST FLOOR PLAN



TWO BEDROOM
HOUSE

ALTERNATIVE RISER LOCATION
COULD BE 'FREE-STANDING' ALONG
THIS WALL TO CAUSE MINIMUM
DAMAGE TO THE EXPOSED HISTORIC
FABRIC
WOULD REQUIRE SOME STAIRCASE
REORGANISATION

SECOND FLOOR PLAN

this new internal wall on all floors will
mainly remain exposed to reveal
historic fabric, but surface mounted
electrics, etc. would be ok subject
to detail

BARMOOR CASTLE
PROPOSED
SOUTH WING FLOOR PLANS
DISCUSSION ON SERVICES
ARRANGEMENTS

Scale
1:00 at A1

Date
NOV 2022 TG

SPENCE & DOWER
Chartered Architects
Arch 6
Stepney Bank
Newcastle upon Tyne, NE1 2NP
Tel: (01661) 820071
architects@spenceanddower.co.uk

Rev. A: December 2022
Yellow highlighted comments
added by TGA