



Footprint of external kitchen over overhead shown dashed

Footprint of extension overhead consented by Listed Building Consent 21/04/21 LBC in 2022 shown dashed

PLANT ROOM/ CELLAR 1
 Acoustic insulation to ceiling
 Replace windows with double glazed metal casements
 New mechanical ventilation to basement area to manage damp
 Replace window with double glazed metal casement

BASEMENT HALL
 Repairs to joints overhead - extent TBC by structural engineer
 New acoustic insulation

CELLAR 2
 Acoustic insulation to ceiling
 Replace windows with double glazed metal casements
 New mechanical ventilation to basement area to manage damp
 Replace window with double glazed metal casement

New floor construction overhead - to replace existing rotting timber floor and supports

Existing ECB to be hidden in new painted timber cupboard

Existing WC, basin and partitions to be removed. SVP to be retained and symmetrical bowed in. Allow for refurbishing area.

All existing windows are to be refurbished

Existing cobblestone floor retained and restored

Retain existing internal doors

New pivoting glass door in slim metal frame

Timber fenestration retained and restored

Existing cobble floor retained at door well

New floating timber floor to be laid over existing cobble floor, with DPM

NEW BATHROOM 1
 Open shower

STORE
 1. Clean & resoil floor
 2. Remove saddle racks
 3. Redesign partition

STABLE 2

Modern post to be replaced with reclaimed oak post
 New electrical layout, cables to be hidden
 New radiator

Existing horse feed recesses to be retained and restored

Changes shown as previously consented by Listed Building Consent 18/03/21 LBC

KEY

- New walls
- Works to existing walls
- Proposed Work

GENERAL NOTES

Work to Stables Area

1. Light sympathetic replastering, some partial areas with stone left exposed. Re-point where stone is exposed.
2. Restore existing windows - remove, strip existing paintwork, repair, new seals, check ironmongery is functional
3. Review lights - replace with new fittings (less ugly utilitarian)
4. Strip out minor modern paraphernalia and shelves
5. Restore cobblestone floor - clean and treat
6. Review woodwork, restore/ paint
7. Refurb, restore, repair old stable partitions. Re-position partition to Stable 2.
8. Restore horse feeding recesses
9. Review ventilation holes - allow for metal grilles to exterior - TBC.

REV	DATE	NOTES
A	14.09.23	Planning status indicated. Red clouds added to identify proposed works.

PLANNING

CRAIG HAMILTON ARCHITECTS LTD
 COED MAWR FARM, HUNDRED HOUSE, RADNORSHIRE LD1 5RF · T: 01982 553312
 OLD STABLE BLOCK, INCUBIVE SPACE, HURLEY PARK ROAD, HURLEY SO21 2JN

PROJECT: THE OLD RECTORY, WITHINGTON
 DRAWING TITLE: BASEMENT PLAN AS PROPOSED
 DRAWING NO: 0503/PL03 REV: 01 - WIP
 DATE: JUNE 2023 SCALE: 1:50, 1:1@ A0
 DRAWN BY: GK

