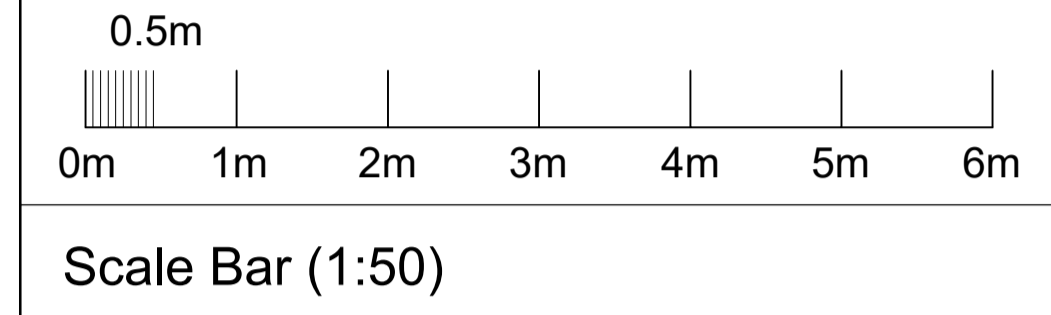


PROPOSED GROUND FLOOR LAYOUT
1:50@A1

PROPOSED FIRST FLOOR LAYOUT
1:50@A1

General Notes:

1. Any discrepancies between the information given by the planner, and that provided by others, must be referred to the planner before the affected works proceed.
2. Construction Stage Only: Dimensions must not be scaled from the planner's drawings unless during the planning stage by the council.
3. All dimensions are in millimetres unless noted otherwise.
4. Contractor to check ALL dimensions and report and discrepancies asap.
5. All setting out for main structural elements are subject to confirmation by site measurement before construction proceeds.
6. All works and materials used are to fully comply with ALL standards required by the relevant trade associations, British Standard Codes of Practice, Manufacturer's Specifications (BBA Certification, etc).
7. Where applicable, all warranties/insurances should be provided to the end client.
8. All works are to be carried out in full accordance with any Structural Engineer's calculations, details and instructions as and where applicable.



Existing out of character modern french doors replaced with timber double glazed bi-fold doors in white with brassware & beading to match original Georgian features.

A MOULD WAS TAKEN OF THE EXISTING TIMBER ARCHITRAVE, BEADING & SKIRTING BOARDS. THESE WILL BE REPLICATED THROUGHOUT WHERE REQUIRED TO REINSTATE TO MATCH EXISTING.

A MOULD WAS TAKEN OF THE EXISTING CORNICE LOCATED AT GROUND FLOOR LEVEL. THIS WILL BE REPLICATED THROUGHOUT AT GROUND FLOOR TO REINSTATE THE CORNICE TO MATCH EXISTING.

ALL EXISTING ORIGINAL TIMBER DOORS WILL BE REFURBISHED AND RE-USED WHERE POSSIBLE. WHERE NOT POSSIBLE, NEW TIMBER DOORS WILL BE INSTALLED TO MATCH EXISTING STYLE, WITH EXCEPTION TO THE POCKET DOORS.

Existing handrail and staircase to be fully refurbished and remain insitu.

Existing single pane side windows replaced with timber double glazed windows in white with beading to match original Georgian features.

EXISTING RENDER IS CURRENTLY IN A BAD CONDITION. ALL EXISTING RENDER WILL BE REMOVED AND RE-RENDERED TO SUIT USING IN-KEEPING MATERIALS & PAINTED WITH AN OFF-WHITE FINISH TO MATCH THE ORIGINAL FEATURES.

ALL EXISTING EXTERNAL FRONT/REAR ELEVATION STONE FEATURES WILL BE MAINTAINED.

Remove existing out of character blackjack covering the staircase and replace/refurbish stone steps to match original Georgian features.

Existing single pane windows replaced with timber double glazed sash windows in white with brassware & beading to match original Georgian features.

Existing wood paneling to be refurbished & maintained with existing Georgian features.

Fireplace re-installed to lounge from upstairs master bedroom. Artwork over.

Recess TV in new stud wall box out.

Sliding fire rated pocket doors. Build out in studwork to suit.

Existing timber wall to be removed and new handrail & balustrade formed to match existing. New section to tie into existing section to keep continuity.

Existing handrail and staircase to be fully refurbished and remain insitu.

Existing single pane windows replaced with timber double glazed Georgian sash windows with internal bars in white with brassware & beading to match original Georgian features.

All original timber internal doors to be refurbished and reused where possible. If new doors are required, these will be made in timber to match existing.

Move meters to alcove above & hide with cupboards.

Iron balustrade/handrail & stonework all to remain as existing.

Lightwell to No. 3A, South Terrace, Surbiton (NOT PART OF APPLICATION).

Marble fireplace to remain insitu.

Marble fireplace to remain insitu. Artwork over.

Existing single pane circular window replaced with double glazed circular window with "3" etched within.

Move existing marble fireplace down into lounge.

All original timber internal doors to be refurbished and reused where possible. If new doors are required, these will be made in timber to match existing.

THERE WAS NO CORNICE TO THE FIRST FLOOR OR SECOND FLOOR LEVEL WHEN THE PROPERTY WAS PURCHASED.

P2	A	22.11.23	DIMENSIONS ADDED AS REQUESTED BY PLANNERS	BP	AES
P1	A	15.11.23	ISSUED FOR PLANNING/ LISTED BUILDING CONSENT	BP	AES
REV	STATUS	DATE	DESCRIPTION	BY	CHK



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Client:
CLAREMONT DESIGN BUILD

Project:
3 SOUTH TERRACE, SURBITON

Drawing Title:
PROPOSED LAYOUTS SHEET 1 OF 2

Drawn by: BP	Checked by: AES	Date: NOV 2023	Scale at A1: AS SHOWN
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Issue Status:
FOR APPROVAL

Ref: 2310-18-A-06	Rev: P2
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