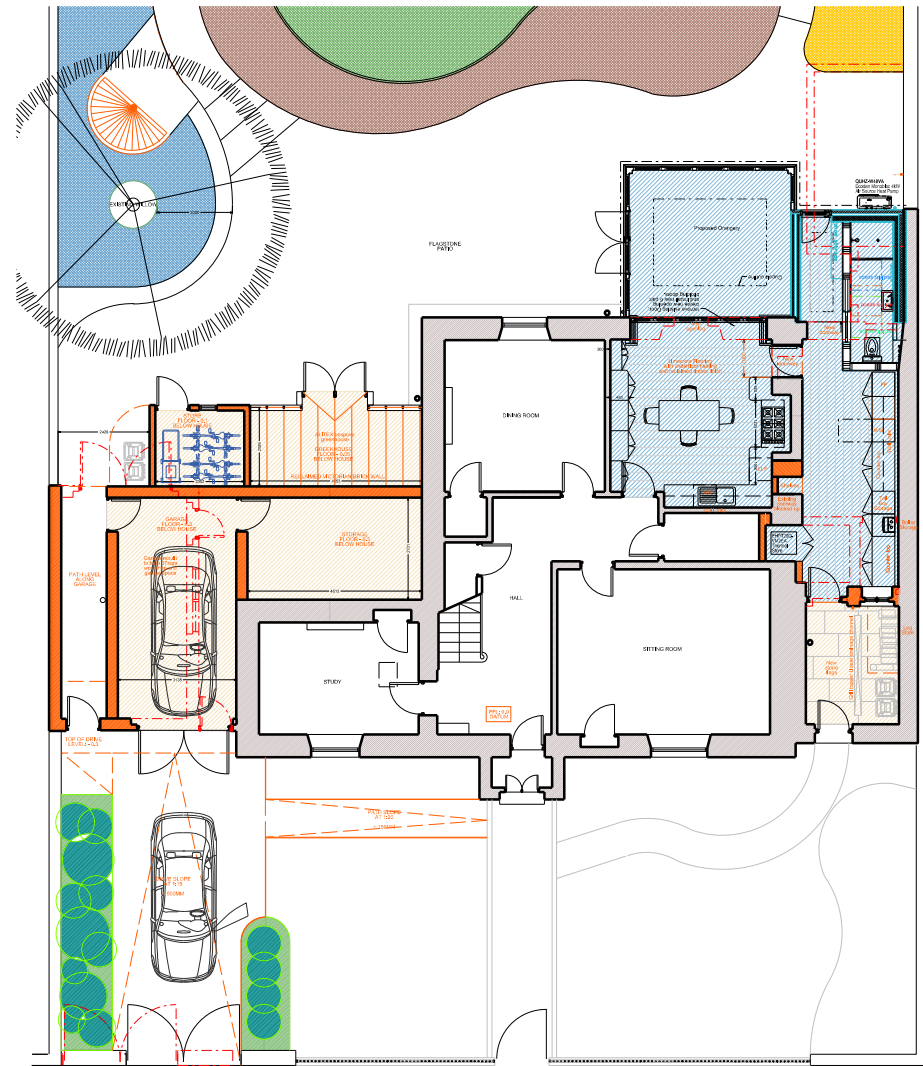
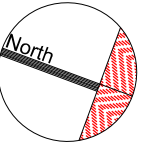


- NOTES -

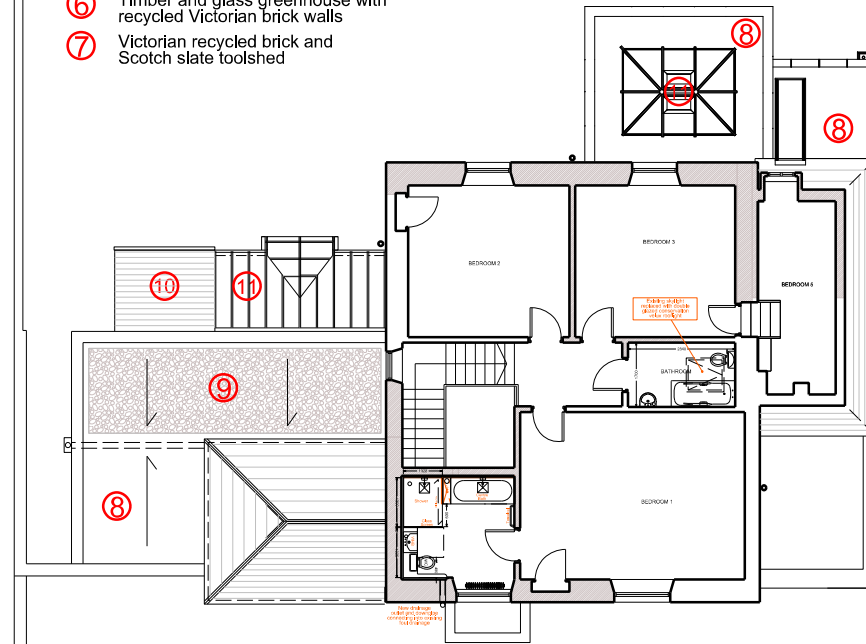
- all dimensions to be checked on site



1 GROUND FLOOR PLAN  
1:100

- ① Re-used stone walls, timber doors
- ② Timber doors/fanlight
- ③ Timber dormer window/surround
- ④ Re-used stone walls, timber doors
- ⑤ Timber and glass Orangery
- ⑥ Timber and glass greenhouse with recycled Victorian brick walls
- ⑦ Victorian recycled brick and Scotch slate toolshed

- ① Single-ply membrane
- ② Sedum roofing
- ③ Scotch slate
- ④ Glazed roof/rooflight



2 FIRST FLOOR PLAN  
1:100

Proposed Work:

The work proposed to this C-Listed Villa is a mixture of internal remodelling, demolition, new extensions, necessary repairs and reinstatement as follows:

Ground Floor:

Replace rotten 6-panel double storm doors with new timber 4-panel storm doors. Replace rotten fan light over with new fanlight.

Carefully demolish 1950s garage and doorway to rear garden and rebuild as shown to form new garage and workshop at a lower floor level than existing. New garage to have single ply membrane roof and roof over workshop and end of garage to have sedum roof covering.

Construct new Victorian-style greenhouse onto workshop wall using recycled Victorian bricks to form dwarf wall, rear wall and wall to new tool shed adjacent. Tool shed to have recycled Scotch slate roof and cast iron rainwater goods.

Demolish existing 1980s timber sunroom and replace with Orangery by Mozolowski and Murray as shown with new slapping into former family room. Family room reinstated as main kitchen room. Former kitchen, WC and corridor reconfigured to provide accessible WC and shower, new utility space, new microrenewable plant space. New limecrete floor to main kitchen and utility spaces with underfloor heating throughout.

Carefully demolish existing wall, door and window between existing WC and utility space and rebuild handed. Remove modern polycarbon roof over former courtyard and reinstate courtyard as external wood and bin store with new flags, etc

Install Air Source Heat Pump to south west elevation of new accessible WC in tandem with roof mounted PV array.

First Floor:

Convert existing office into new ensuite bathroom to master bedroom with new drainage outlet to rhs of front porch.

Overhaul dormer window to store with more sympathetically proportioned timber window.

Roof:

Replace existing first floor bathroom rooflight with double glazed rooflight.

Repair cementitious render to northern chimney.

Add roof hatch and install new PV array.

Introduce new hopper and downpipe at valley on rear elevation to deal with overflow issues and add new downpipes in response to new extensions, etc.

Front Garden:

Remove existing privet hedge and reinstate iron railings to street stone wall with local repairs as required.

Carefully demolish stone pier and hand driveway access, rebuilding pier and gates in new position as shown. Decrease gradient of run-in to suit new lower garage floor level. Create planted borders and new path to front entrance.

Rear Garden:

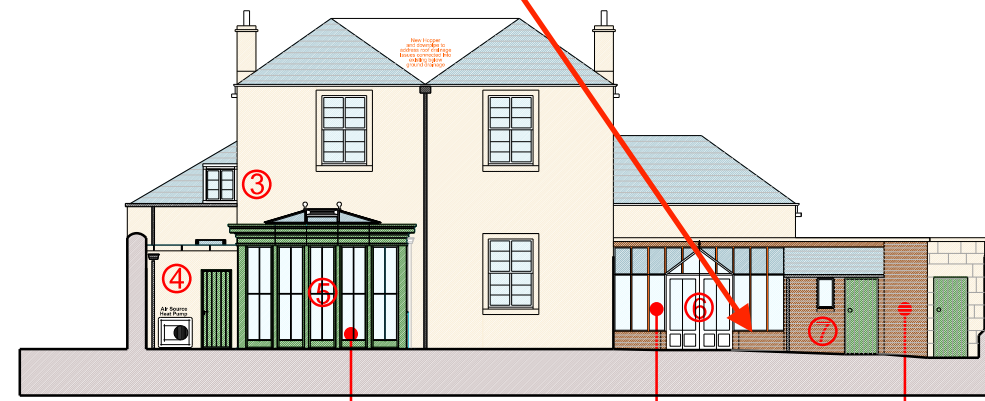
Remove current single level change and redevelop garden to levels as shown new patio at Orangery.

Block up doorway to Lover's Lane with stone on public side but leave timber door on garden side due to security risk.



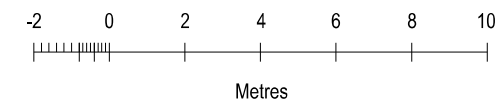
3 FRONT ELEVATION  
1:100

Reclaimed Victorian brickwork for Green house/Garden Store/Garage walls replaced with Weinerberger Renaissance Multibrick type. NMV sought for this variation.



4 REAR ELEVATION  
1:100

New Victorian-style Green house in aluminium, glass and recycled brick



rev	date	revision details	by
D02	DEC 2020	Updated to client comments 7/12/20	EW

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client:	Mr & Mrs Drury		
project:	33 Mansionhouse Road		
drawing title:	Proposed GA Plan, Roof Plan & Elevations		
scale:	date:	drawn:	checked:
1:100	OCT 2020	EW	EW
@ A1			
drawing number:	5090 L(21)01		revision:
			D02