LEGEND Denotes period door upgraded to fire resisting door as specified Denote smoke alarm DH Denotes heat alarm CP Denotes fire alarm control panel Denotes carbon monoxide detector to BS EN 50291:2002 powered by battery designed to operate for the working life of the alarm Denotes emergency egress window with unobstructed opening at least 0.32m2 and at least 450 high x 450 wide with bottom of opening not more than 1100 above floor Side elevation SCALE IN METRES Construct 2.0m high closeboarded timber fence to side and rear boundary to match existing fence at opposite side of shared access drive Construct 2.0m high timber gate to match fencing in line with existing footpath Extend existing low wall to side of existing footpath with reclaimed stone, construct 2.0m high intermediate piers and infill between piers Carefully take down existing low stone wall and with wrought iron fencing to match existing entrance gates and make good prepare as necessary for reuse in new boundary vall to side of shared access drive & make good Remove asbestos cement roof to existing store Remove existing uPVC window, build up opening as specified, remove both end walls and trim to match existing and make good as necessary back front wall level with adjoining low wall to form access through and make good boiler room Take down existing flat/sloping ceiling, remove high level celling joists, provide additional strapping if necessary to structural engineers design, install 2 No 615 x 875 conservation roof kitchen lights as specified insulate under rafters as specified and make good as necessary Carefully take down existing low stone wall and prepare as necessary for reuse in new boundary DH Break out existing wall, install new 1500 wide x 900 deep timber window as specified under Catnic CG50/100 steel lintel and make good wall to side of shared access drive. Form access path between new boundary wall and boiler house with paving to client's choice and make good utility WC Rearrange kitchen fittings and worktops to clients requirements and make good Provide and fix new wc fittings in existing store, connect to all services, fittings and existing Replace existing uPVC windows with timber sealed off drains and make good as necessary windows as specified and make good low stone wall Remove existing modern fire door and frame and make good as necessary Remove exiting door and frame, construct new stud wall as specified & make good as necessary Break out existing disused chimney breast to breakfast form 2.0m high access through from kitcen to breakfast area with RC lintels over & make good Build up existing low stone wall with 2.0m high playroom/living room room piers to either side of opening in wall over Remove existing window, break out wall below, hidden inspection chamber, install wrought iron install french windows as specified under gate to match railings and make good existing lintel and make good as necessary Install closed multi-fuel stove as specified to Break out existing wall, leaving disused chimney clients choice connected into existing flue and supports in place, install RC lintels over to match make good as necessary opposite side and make good as necessary Carefully take down existing low stone wall and prepare as necessary for reuse in new boundary wall to side of shared access drive & make good EVCP Extend existing low wall to edge of root protection area (RPA) with reclaimed stone, construct 2.0m high intermediate piers and infill between piers with wrought iron fencing to match existing entrance gates and make good hall dining room inner hall 3 No. car parking spaces 2.4m wide x 4.8m long DS with electric vehicle charging point (EVCP) Install reclaimed period door to match existing in existing door frame as specified & make good RPA Break out existing tarmac within new fenced off parking area and lay gravelled paving system as shared tarmac drive 10 described below for turning area WC sitting drawing room Erect 2.0m high wrought iron railings to match room existing entrance gates from new pier to new Construct new glazed screen with double glazed telescopic sliding gates. Railing supports to have assumed line of existing foul drain doors to clients requirements in existing arched minimal foundation excavation in Root Protection opening, all as specified, and make good Area (RPA) and make good EEW

nearby tree root systems. Lay a non-woven geotextile (Fibretex F4M or similar) on to the existing subgrade. Overlap dry joints by 300mm. Lay and expand the cellular confinement system (Cellweb) and anchor open during infilling. Fill the cellular confinement system with a minimum of 75mm of aggregate. The aggregate age represented by and anchor open during infilling. Fill the cellular confinement system with a minimum of 75mm of aggregate. The aggregate. The aggregate age of an inert type material such as whinstone chips rather than any lime based product. The angular particle dimensions should be 20-40mm. Provide and fix peg and timber board edging and finish with 25 pea gravel wearing course.

Rev.A gravelled parking area notes added Jan.24

LANCASTER HOUSE, BRISTOL ROAD, THORNBURY BS35 3JA

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turning area

B.A., Dip. Arch., R.I.B.A.

CHARTERED ARCHITECT

Install 2.0m high telescopic sliding gates to

divide private parking area from shared drive. Gates to slide in surface mounted channel on existing tarmac drive over root protection area

24 Whitecourt
Uley
Dursley
Gloucestershire GL11 5TG
Tel: (01453) 861083

LANCASTER HOUSE, BRISTOL ROAD, THORNBURY BS35 3JA (Grade II Listed Building) - alterations and refurbishment Proposed ground floor plan and side elevation A2 - Drg. No. 1694/08 Rev.A 1:100

Ground floor

The construction of the turning area will be above existing ground level within the tree root protection area (RPA). Remove the surface vegetation using appropriate hand held tools, remove any surface rocks, debris and organic material. Create a level surface by filling hollows with clean angular stone or sharp sand as necessary without compacting the sub-base or damaging the

verandah