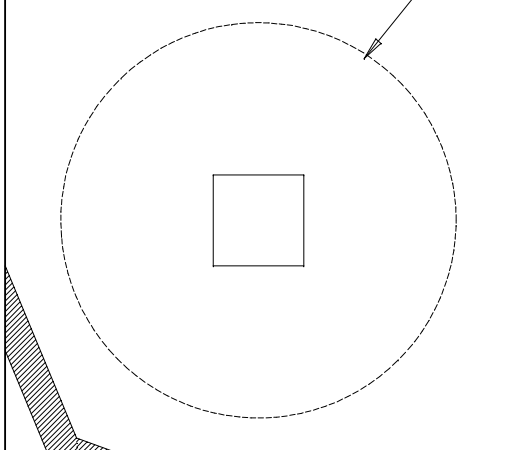


Location Plan 1:1250 Ordnance Survey License No 2844998

- Existing parking area extended
- Existing tarmac driveway to be broken up and replaced with new block paving From road all the way up to the existing garage and new extended parking area
- Existing garage to be retained but will need some general external repair and redecoration all in finishes to match existing. The existing clay tiled roof appears to be in reasonable condition but will need the heavy layer of moss removing for a full and detailed inspection
- Existing hay store to be retained
- Existing stables and tack room were partially collapsed with the remaining structure in extremely poor condition (see photographs) and have since been completely demolished. These are to be replaced with 2 new stables and tack room as shown on separate drawing.

Existing patio retaining wall to be demolished and patio extended out as shown new retaining wall to be in 215mm solid brick construction to match original wall. Existing concrete paving slabs to be removed and whole area re finished with natural stone paving

New Underground Septic Tank. The existing house was originally connected to a cesspit in the neighbouring field but was cut off leaving the house with no form of foul drainage



Existing tarmac driveway to be broken up and replaced with new block paving From road all the way up to the existing garage and new extended parking area

Remove existing modern engineering brick piers to fully open up existing inglenook and fit new AGA cooker inside

New electricity supply cable brought in underground from existing electric supply in road

Remove existing bath, w.c. and basin. Fit new walk in shower, w.c., basin and bidet. Existing hardboard paneling to be removed and walls inspected beneath. Make good as necessary before applying new tiled finishes. Bathroom to be fitted with mechanical extract fan taken through outside wall to open air

Existing floor consists of Concrete slab on soil. The concrete is to be removed then excavate subsoil and lay new compacted hardcore bladed with 50mm rolled sand. Lay 1200gauge DPM and new concrete slab. Lay insulation and underfloor heating pipework prior to screeding and laying carpet.

Existing rear door is completely rotten and is to be replaced with new hardwood door similar to existing

Existing floor consists of bricks on soil. The bricks are to be carefully removed, cleaned and stacked for re use. Excavate subsoil and lay new compacted hardcore bladed with 50mm rolled sand. Lay 1200gauge DPM and new concrete slab. Lay insulation and underfloor heating pipework before re laying the existing bricks

new kitchen to be fitted with cooker hood over new hob ducted through wall to outside air

There is currently a slope up in corridor linking the Kitchen, Dining Room and Snug formed in concrete. This is to be broken out and a new level floor laid as new kitchen floor but finished with screed and carpet. To take up the level difference 2 steps are to be formed in the corridor outside the Snug

The floor in the dining room is currently carpet tiles on Vinyl tiles on quarry tiles on soil. This is all to be taken out and new floor laid as kitchen but finished with screed and carpet

Existing Critical style french doors are to be removed and replaced with hardwood doors more in keeping with the original detailing

Existing floor consists of Concrete slab on soil. The concrete is to be removed then excavate subsoil and lay new compacted hardcore bladed with 50mm rolled sand. Lay 1200gauge DPM and new concrete slab. Lay insulation and underfloor heating pipework prior to screeding and laying carpet.

Existing fireplace has been faced with engineering brickwork which if removed is likely to cause extensive damage to the original brickwork. The engineering bricks are to be faced with brick slips similar in colour and texture to the bricks in the snug fireplace complete with lime coloured pointing.

Existing front entrance door to be repaired and redecorated to match existing finish

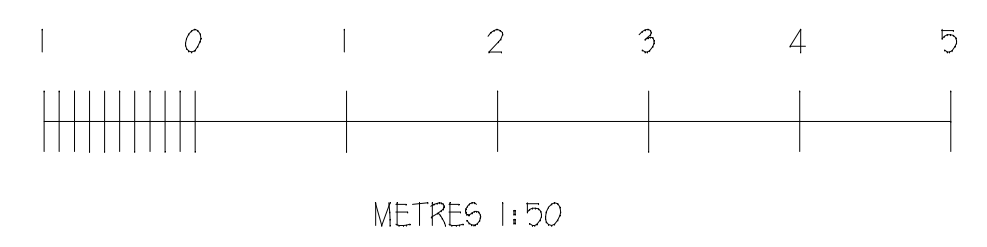
Existing steps to be repaired and retained

New rendered retaining wall to be formed to increase the front parking area as shown. existing and extended parking area to be finished in block paving

Existing rendered retaining wall to be retained

Existing door to be removed and opening blocked up in masonry roofed and banded into existing walls either side, finished with plaster and skim to match existing feathered in flush with existing plaster

Break out existing wall to form new opening into Utility/Pantry as shown



METRES 1:50

ALL DIMENSIONS & INFORMATION FOUND ON THESE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE  
ANY DISCREPANCIES FOUND ARE TO BE DISCUSSED WITH 'ARIA DESIGN'.  
IF IN DOUBT - 'ASK'

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

**REVISIONS:-**

**NOTES:-**

Replace all windows throughout with new hardwood casement double glazed windows final detailed drawings and manufacturers details of all windows to be provided to Planner prior to installation

Remove and replace all internal doors with wide plank ledged and braced Oak doors fitted with traditional black surface mounted hinges and looped latches.

all existing ground floors to be removed and replaced as shown and detailed on plans, underfloor heating to be fitted throughout.

Remove all modern plasterboard ceilings to access roof void to allow for re wire, insulation and repairs. new ceilings to be in full backed plasterboard with taped joints and skim finish.

All first floor floorboards are to be retained, they are to be sanded back and re varnished.

Entire house to be completely re wired and re plumbed.

Install new septic tank and connect all new foul drains in 100mm dia upvc underground pipework laid to falls 1:40 bedded on and surrounded in 150mm pea shingle

Replace all guttering and down pipes with cast iron effect black Upvc

**PROJECT:-**  
Whitehall  
Luffenhall  
Herts

**TITLE:-**  
Proposed Ground floor plan

**SCALE:-** 1:50 (A1) **JOB/DRG. No:-** 1527:03  
**DATE:-** Dec 2023

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