



Notes

- Existing side paneling to be retained, with existing bay ceiling panel to be carefully reconfigured to suit orthogonal ceiling panel shape. New panel finished in matching timber to return the paneling into the new extension.
- Timber floor finish to compliment existing floor finish, new timber threshold at opening into the extension.
- Existing wall surface to be repointed with a lime mortar and left exposed
- Existing window to be retained
- Existing exposed wall to utility to be repointed with a lime mortar and left exposed
- External wall finish to provide improved fire resistance and reduced fire combustibility due to the close proximity to the boundary.
- Internal joinery unit
- Internal purpose made window seat
- External stone plinth, stone to match existing
- External stone planter
- External stone planter seat, stone to match existing
- stone chippings, dark grey
- Decorative timber clad screen to improve privacy adjacent to proposed extension, integrated with screen planting, finished with a translucent woodstain, colour:- slate blue.
- Internal acoustically sealed rainwater pipe to connect into existing drainage network to the side of the house. Existing drains to be carefully inspected to ensure that the required falls can be achieved.
- Existing stone wall to be rebuilt as necessary and repointed with lime mortar. Metal guardrail to top of wall finished in weathered steel, colour:- brown/orange/red.

Downtakings shown in red

- Existing bay window to be carefully removed, all stone work to be set aside for reuse.
- Existing section of rainwater pipe to be removed



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		<p>PROJECT Rosemay, Elie</p>		
<p>INITIAL SCHEME</p>		<p>CLIENT Mr and Mrs Kelly</p>		
		<p>DWG TITLE PROPOSED GROUND FLOOR PLAN</p>		
<p>Drawing can only be used for purpose of ISSUE This drawing is copyright Drawings to be read in conjunction with structural engineers & other consultants drawings</p>	<p>SCALE 1:50 @ A3</p>	<p>DATE FEB 2024</p>	<p>DWG NO 094-05</p>	<p>REV /</p>