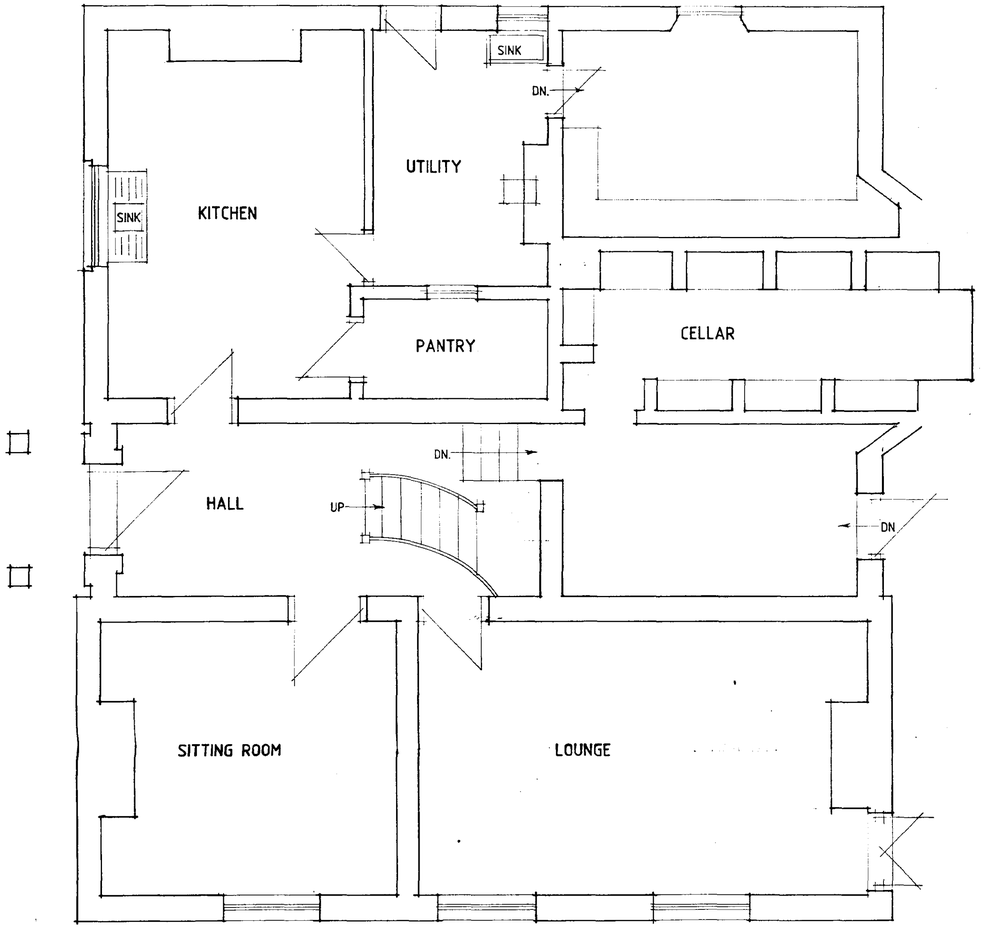
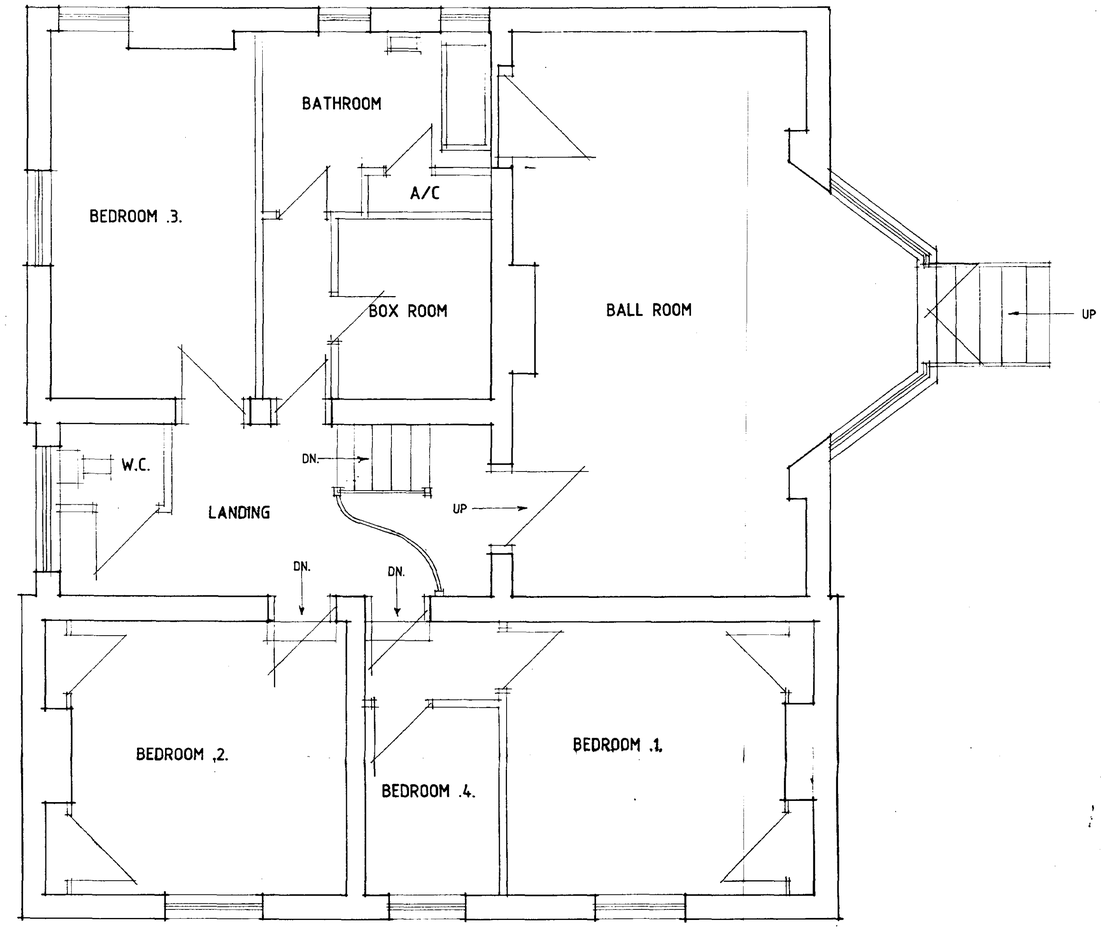


GROUND FLOOR PLAN



FIRST FLOOR PLAN

15 FEB 2001
Ref: 0182/01

A - CELLAR ADDED - 8.12.00

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

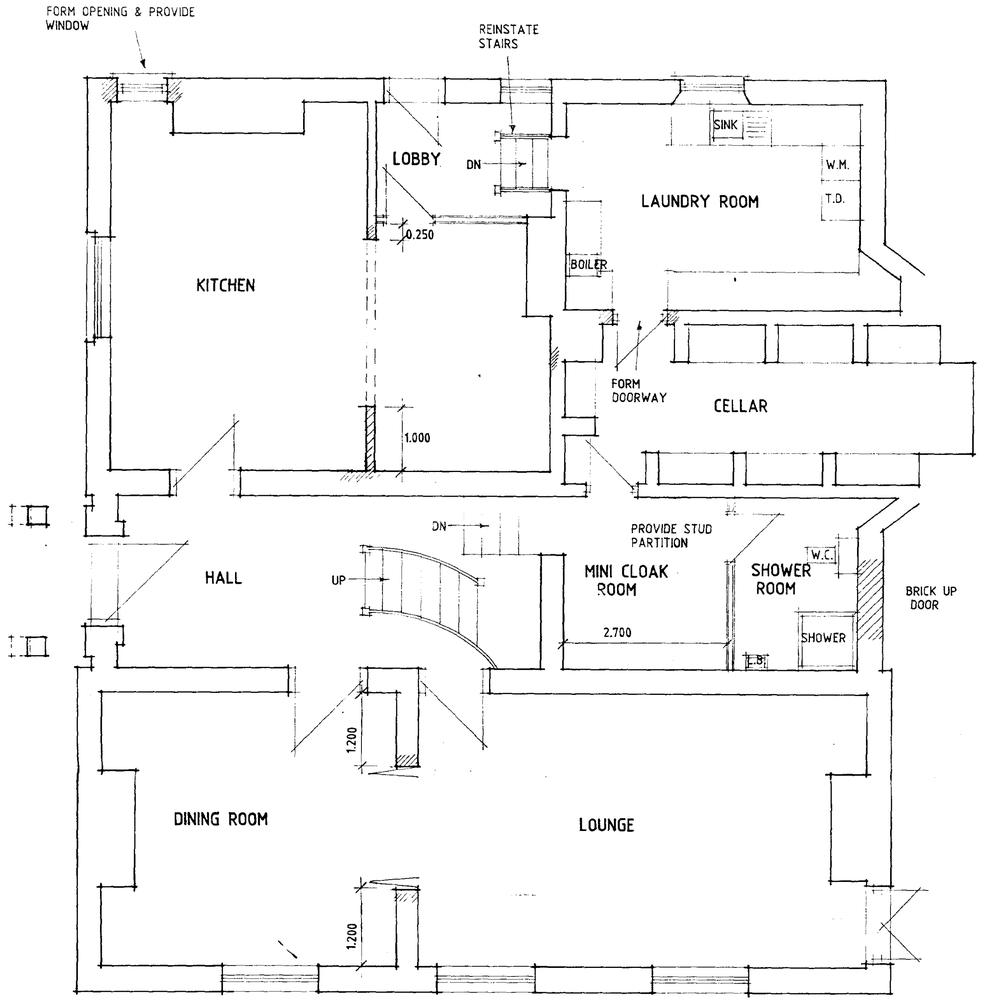
PROPOSED RENOVATION & ALTERATIONS TO LUTTON HOUSE, LOW GATE, LUTTON FOR

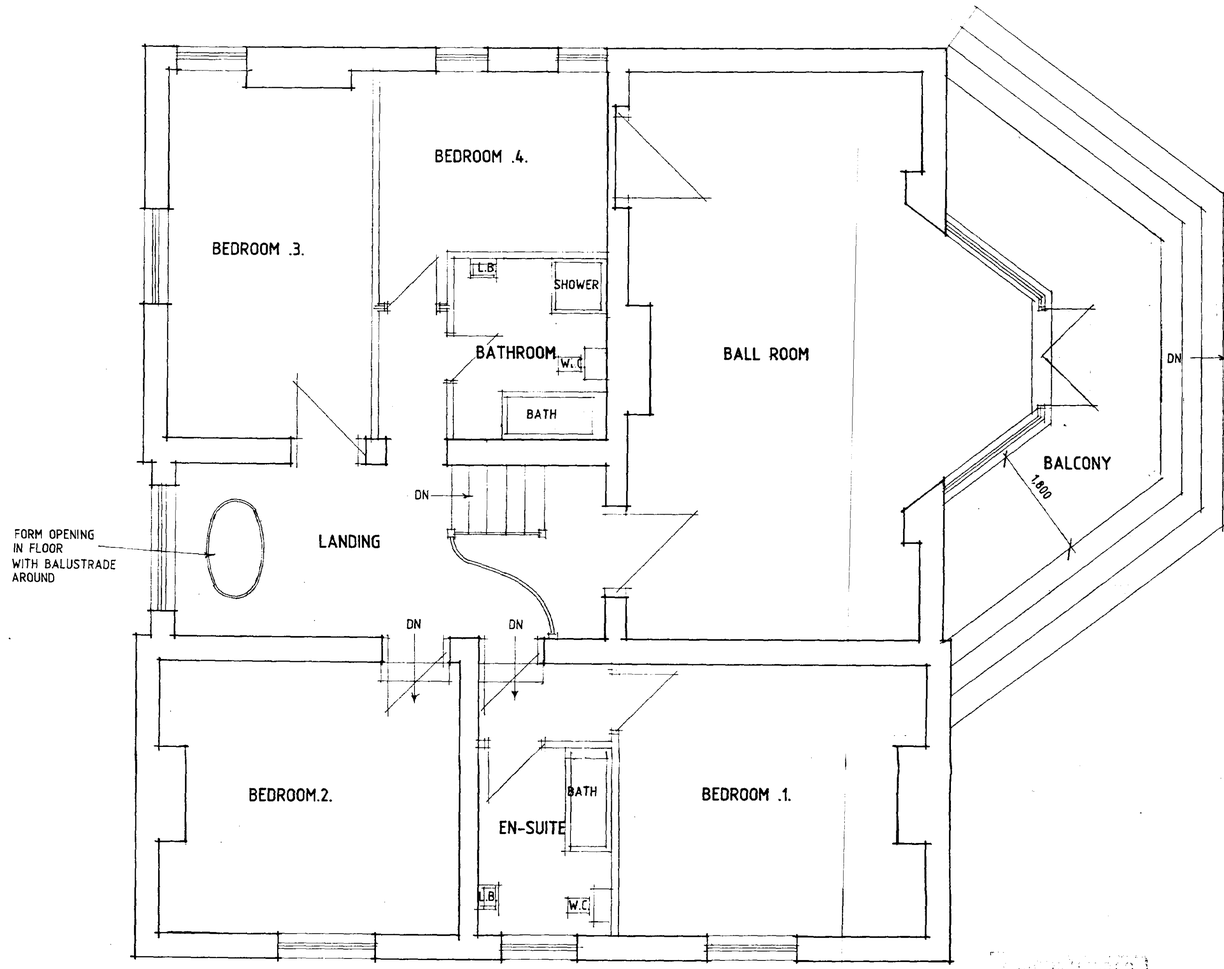
MR. I. KROUSSANIOTAKIS.

PLAN AS EXISTING.

1:50	SD00-064/1
NOV-00	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702





GROUND FLOOR PLAN

ALTERATIONS

Portico
Side door portico, to be replaced with new to match that of existing. Pilasters to be positioned 300mm closer to house than that of the original. Details all to match that of original.

Kitchen
Provide and install 800mm wide x 1350mm deep sliding sash window in position shown. Window to be in timber with all details to match those of adjacent kitchen window.

Remove pantry and walls as shown. Build up brick nib and form opening to create larger kitchen area to suit modern living requirements.

Lobby
Form glass block partition and internal door to create lobby area off kitchen, providing diffused light to kitchen area.

Form stairs as shown down into Laundry Room.

Laundry Room
To existing external opening reinstate timber window to suite opening. Style to match those of existing corridors.

Provide and install sink unit and general kitchen units as required.

Install boiler of required rating to heat house connected to flue of existing fireplace.

Form internal door opening into cellar as shown.

Coats/Shower Room
Brick up existing external low hatchway or provide diffused glazing all to match in with existing.

Form timber stud partition and internal door as shown to form mini cloakroom and Shower Room with WC.

Provide and install sanitaryware as shown.

Sitting Room/Dining Room
Form opening as shown between Sitting Room and Dining Room. Provide and install pair of purpose-made panelled bi-fold doors to suit opening.

Form oval shaped opening in floor through to ground floor. Provide balustrade around opening.

Remove WC compartment, etc. Door into Bathroom/Box Room area to be removed forming small hallway to these rooms.

Bedrooms 1 & 2
Remove existing cupboards to either side of chimneys.

Bedroom 4
Remove all sanitaryware and airing cupboard, etc. and convert Bathroom to Bedroom 4. Reposition door into Bedroom 4 as shown giving increased accommodation

Bathroom
Convert Box Room into Bathroom Provide sanitaryware as shown.

Balcony
Form balcony around bay window as shown. Balcony to be of timber decking and timber balustrading. External walls to follow round balcony to underside of decking and to be rendered to match that of main house. Provide suitable steps down from Balcony to ground level as shown. Balcony to be level with Ballroom floor,

En-suite
Original Bedroom 4 to be converted into En-suite. Provide and install sanitaryware as shown.

Externally
To main corners of house provide false stepped quoins.

External render to be removed. Replace with 'Koolthern K5EWB' or similar approved insulation with new external rendering all in accordance with manufacturer's specification.

Do not scale from this drawing.

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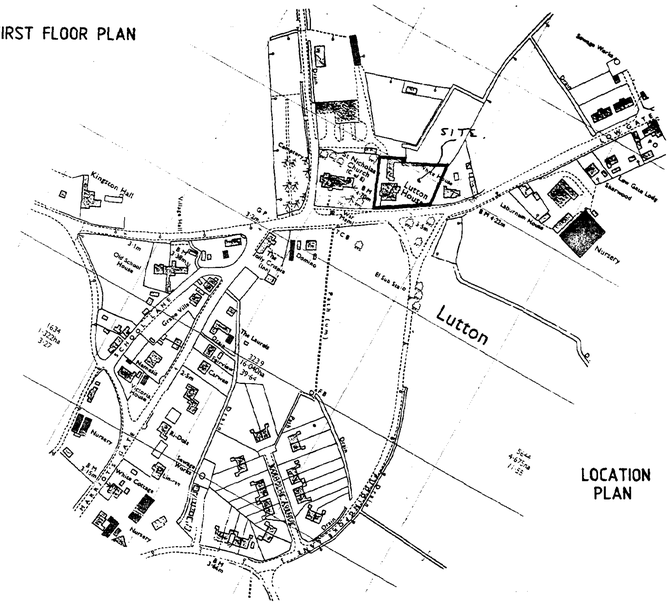
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

FIRST FLOOR PLAN


SITE
Lutton
Lutton
Kingston Hall
Old School House
Chestnut Cottage
Lutton Hall
Lutton Hall Farm
Lutton Hall Cottages
Sewage Works
Nursery
Nursery
Nursery