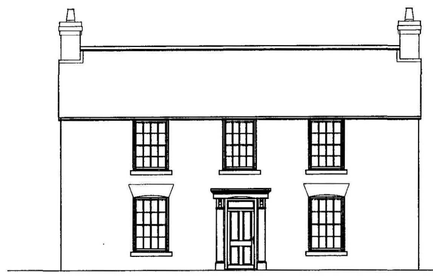
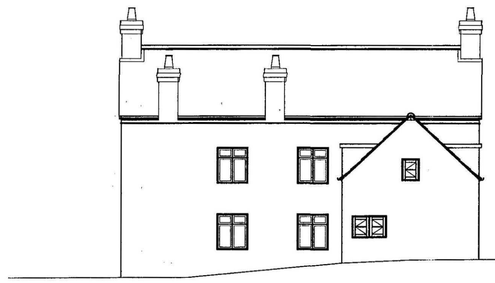
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



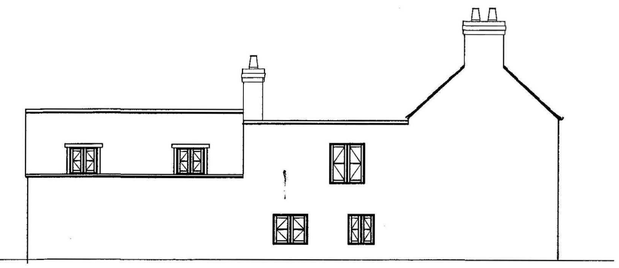
Proposed Front Elevation
Scale 1:100



Propsoed Side Elevation
Scale 1:100

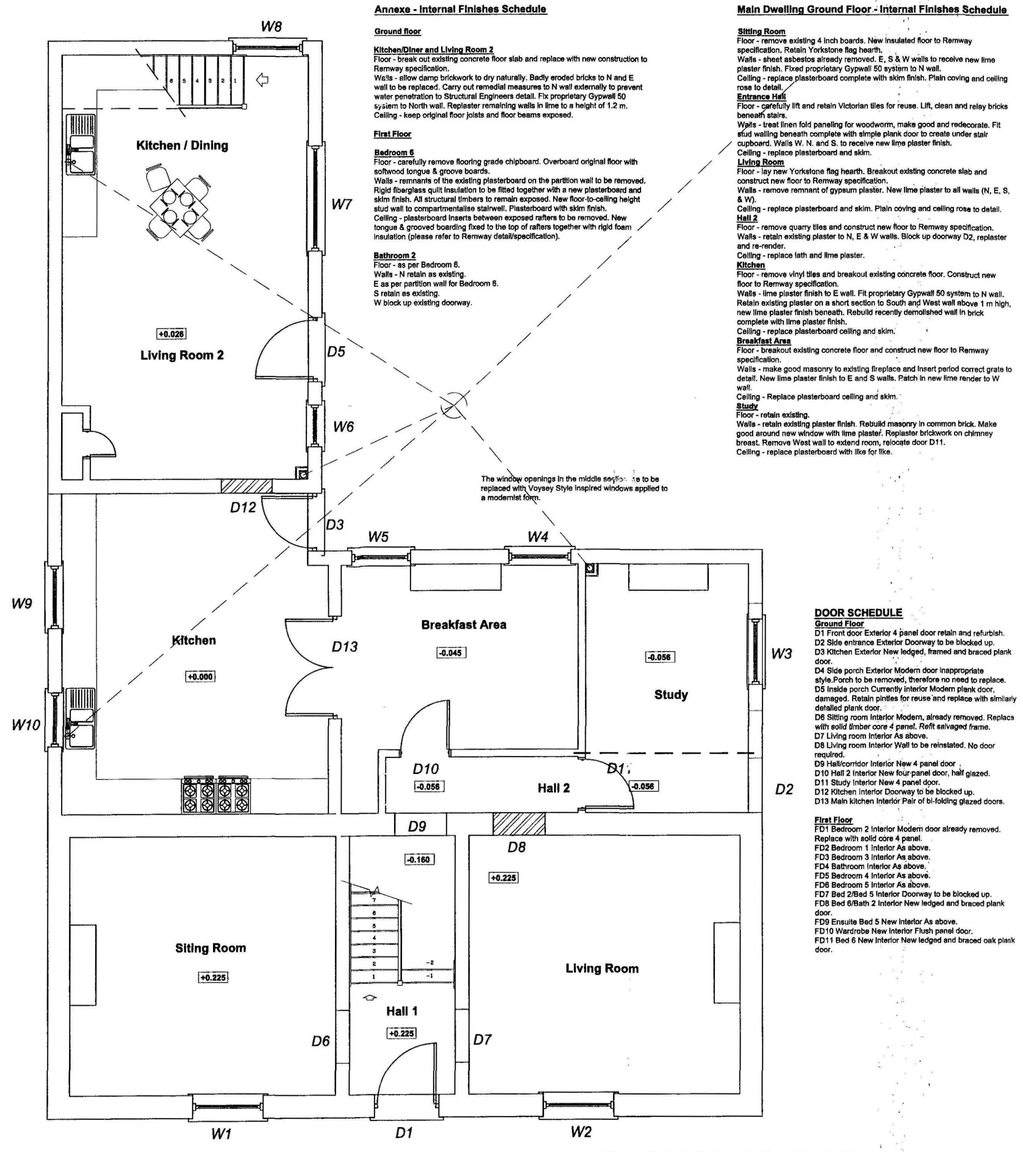


Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

It is proposed to raise the height of the lintel over window to match that of the adjacent window. This will provide a picture window above the sink at a normal height. The insertion of matching flush casement windows at the same height will improve the elevation to Glenside South and improve day lighting within the kitchen which is currently substandard.



The window openings in the middle section are to be replaced with Voysey Style inspired windows applied to a modernist form.

Floor Area = 171m²

Proposed Ground Floor Plan
Scale 1:50

Annexe - Internal Finishes Schedule

Ground floor

Kitchen/Diner and Living Room 2
Floor - break out existing concrete floor slab and replace with new construction to Remway specification.
Walls - allow damp brickwork to dry naturally. Badly eroded bricks to N and E wall to be replaced. Carry out remedial measures to N wall externally to prevent water penetration to Structural Engineers detail. Fix proprietary Gypwall 50 system to North wall. Replaster remaining walls in lime to a height of 1.2 m.
Ceiling - keep original floor joists and floor beams exposed.

First Floor

Bedroom 6
Floor - carefully remove flooring grade chipboard. Overboard original floor with softwood tongue & groove boards.
Walls - remnants of the existing plasterboard on the partition wall to be removed. Rigid fiberglass quilt insulation to be fitted together with a new plasterboard and skim finish. All structural timbers to remain exposed. New floor-to-ceiling height stud wall to compartmentalise stairwell. Plasterboard with skim finish.
Ceiling - plasterboard inserts between exposed rafters to be removed. New tongue & grooved boarding fixed to the top of rafters together with rigid foam insulation (please refer to Remway detail/specification).

Bathroom 2
Floor - as per Bedroom 6.
Walls - N retain as existing.
E as per partition wall for Bedroom 6.
S retain as existing.
W block up existing doorway.

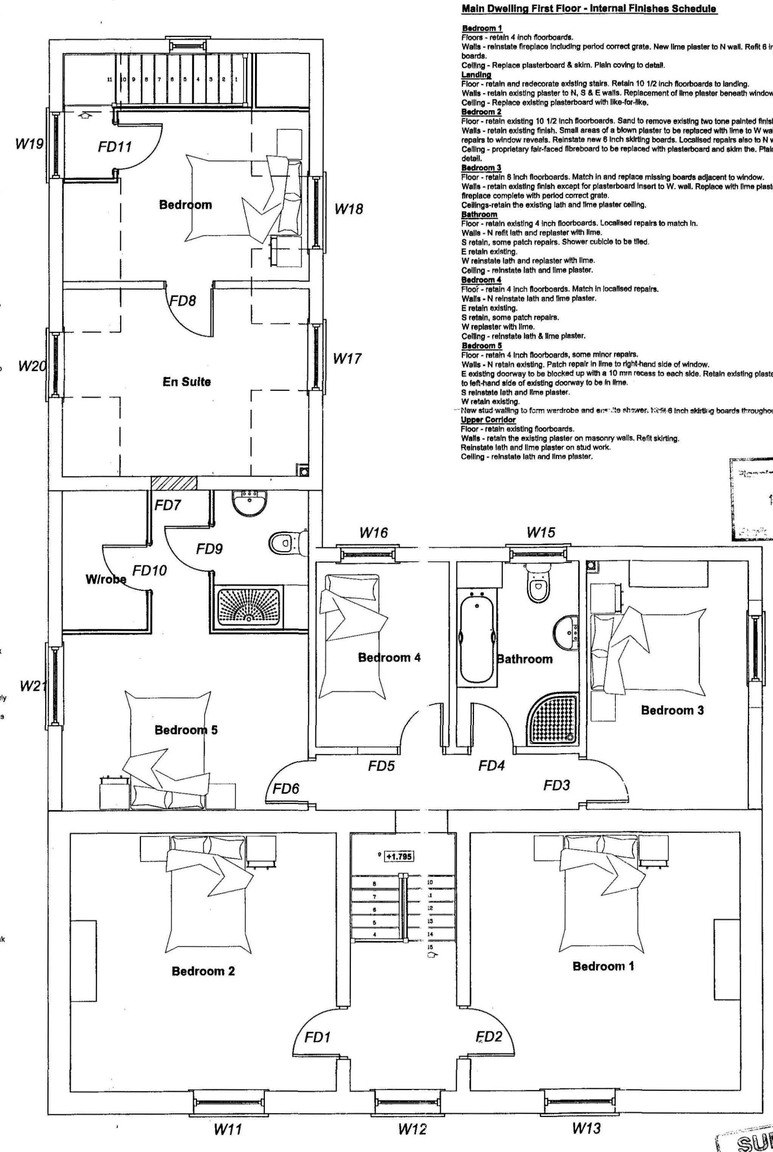
Main Dwelling Ground Floor - Internal Finishes Schedule

Sitting Room
Floor - remove existing 4 inch boards. New insulated floor to Remway specification. Retain Yorkstone flag hearth.
Walls - sheet asbestos already removed. E, S & W walls to receive new lime plaster finish. Fixed proprietary Gypwall 50 system to N wall.
Ceiling - replace plasterboard complete with skim finish. Plain coving and ceiling rose to detail.
Entrance Hall
Floor - carefully lift and retain Victorian tiles for reuse. Lift, clean and relay bricks beneath stairs.
Walls - treat linen fold panelling for woodworm, make good and redecorate. Fit stud walling beneath complete with simple plank door to create under stair cupboard. Walls W. N. and S. to receive new lime plaster finish.
Ceiling - replace plasterboard and skim.
Living Room
Floor - lay new Yorkstone flag hearth. Breakout existing concrete slab and construct new floor to Remway specification.
Walls - remove remnant of gypsum plaster. New lime plaster to all walls (N, E, S, & W).
Ceiling - replace plasterboard and skim. Plain coving and ceiling rose to detail.
Hall 2
Floor - remove quarry tiles and construct new floor to Remway specification.
Walls - retain existing plaster to N, E & W walls. Block up doorway D2, replaster and re-render.
Ceiling - replace lath and lime plaster.
Kitchen
Floor - remove vinyl tiles and breakout existing concrete floor. Construct new floor to Remway specification.
Walls - lime plaster finish to E wall. Fit proprietary Gypwall 50 system to N wall. Retain existing plaster on a short section to South and West wall above 1 m high, new lime plaster finish beneath. Rebuild recently demolished wall in brick complete with lime plaster finish.
Ceiling - replace plasterboard ceiling and skim.
Breakfast Area
Floor - breakout existing concrete floor and construct new floor to Remway specification.
Walls - make good masonry to existing fireplace and insert period correct grate to detail. New lime plaster finish to E and S walls. Patch in new lime render to W wall.
Ceiling - Replace plasterboard ceiling and skim.
Study
Floor - retain existing.
Walls - retain existing plaster finish. Rebuild masonry in common brick. Make good around new window with lime plaster. Replaster brickwork on chimney breast. Remove West wall to extend room, relocate door D11.
Ceiling - replace plasterboard with like for like.

DOOR SCHEDULE
Ground Floor
D1 Front door Exterior 4 panel door retain and refurbish.
D2 Side entrance Exterior Doorway to be blocked up.
D3 Kitchen Exterior New ledged, framed and braced plank door.
D4 Side porch Exterior Modern door inappropriate style.Porch to be removed, therefore no need to replace.
D5 Inside porch Currently interior Modern plank door, damaged. Retain pintles for reuse and replace with similarly detailed plank door.
D6 Sitting room Interior Modern, already removed. Replace with solid timber core 4 panel. Refit salvaged frame.
D7 Living room Interior As above.
D8 Living room Interior Wall to be reinstated. No door required.
D9 Hall/corridor Interior New 4 panel door
D10 Hall 2 Interior New four-panel door, half glazed.
D11 Study Interior New 4 panel door.
D12 Kitchen Interior Doorway to be blocked up.
D13 Main kitchen Interior Pair of bi-folding glazed doors.

First Floor
FD1 Bedroom 2 Interior Modern door already removed. Replace with solid core 4 panel.
FD2 Bedroom 1 Interior As above.
FD3 Bedroom 3 Interior As above.
FD4 Bathroom Interior As above.
FD5 Bedroom 4 Interior As above.
FD6 Bedroom 5 Interior As above.
FD7 Bed 2/Bed 5 Interior Doorway to be blocked up.
FD8 Bed 6/Bath 2 Interior New ledged and braced plank door.
FD9 Ensuite Bed 5 New interior As above.
FD10 Wardrobe New Interior Flush panel door.
FD11 Bed 6 New Interior New ledged and braced oak plank door.

It is proposed to reinstate 8/8 sliding sashes to the principal elevation. These would have 5/8 of an inch glazing bars (either lambs tongue or ovolo moulded) and 4.6 mm thick Russian float glass. Beneath each sash window a new reconstituted stone cill will be inserted complete with a 10 mm throat. All ironmongery and fastenings are to be period correct replicas from the Pickard range. Windows on the Northern (roadside) elevation and also to the annexe will be replaced with flush fitting casements.Windows to the annexe will have a single horizontal glazing bar as existing, but with a more slender profile.



Floor Area = 170m²

Proposed First Floor Plan
Scale 1:50

Main Dwelling First Floor - Internal Finishes Schedule

Bedroom 1
Floors - retain 4 inch floorboards.
Walls - reinstate fireplace including period correct grate. New lime plaster to N wall. Refit 6 inch skirting boards.
Ceiling - Replace plasterboard & skim. Plain coving to detail.
Landing
Floor - retain and redecorate existing stairs. Retain 10 1/2 inch floorboards to landing.
Walls - retain existing plaster to N, S & E walls. Replacement of lime plaster beneath window on W wall.
Ceiling - Replace existing plasterboard with like-for-like.
Bedroom 2
Floor - retain existing 10 1/2 inch floorboards. Sand to remove existing two tone painted finish.
Walls - retain existing finish. Small areas of a blown plaster to be replaced with lime to W wall including repairs to window reveals. Reinstate new 8 inch skirting boards. Localised repairs also to N wall.
Ceiling - proprietary fair-faced fibreboard to be replaced with plasterboard and skim the. Plain coving to detail.
Bedroom 3
Floor - retain 8 inch floorboards. Match in and replace missing boards adjacent to window.
Walls - retain existing finish except for plasterboard insert to W. wall. Replace with lime plaster. Reinstate fireplace complete with period correct grate.
Ceilings-retain the existing lath and lime plaster ceiling.
Bathroom
Floor - retain existing 4 inch floorboards. Localised repairs to match in.
Walls - N refit lath and replaster with lime.
S retain, some patch repairs. Shower cubicle to be tiled.
E retain existing.
W reinstate lath and replaster with lime.
Ceiling - reinstate lath and lime plaster.
Bedroom 4
Floor - retain 4 inch floorboards. Match in localised repairs.
Walls - N reinstate lath and lime plaster.
E retain existing.
S retain, some patch repairs.
W replaster with lime.
Ceiling - reinstate lath & lime plaster.
Bedroom 5
Floor - retain 4 inch floorboards, some minor repairs.
Walls - N retain existing. Patch repair in lime to right-hand side of window.
E existing doorway to be blocked up with a 10 mm recess to each side. Retain existing plaster. Patch repair to left-hand side of existing doorway to be in lime.
S reinstate lath and lime plaster.
W retain existing.
New stud walling to form wardrobe and ensuite shower. New 6 inch skirting boards throughout.
Upper Corridor
Floor - retain existing floorboards.
Walls - retain the existing plaster on masonry walls. Refit skirting.
Reinstate lath and lime plaster on stud work.
Ceiling - reinstate lath and lime plaster.

SHDC
18 MAY 2009

rev "D" - 27.02.09 - Window Ref's added

rev "C" - 27.02.09 - Impact and Justification Statement added

rev "B" - 26.01.09 - General Amendments

rev "A" - 05.11.08 - Amended to suit the Clients comments

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

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Mr T Dear
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Billericay
CM11 2YF

Site :
Glen House
Gelnside South
West Pinchbeck

Drawing Title
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Spalding
PE11 1BH
Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

SUPERSEDED

***** | Scale : As Noted

1628 - 02 "D"