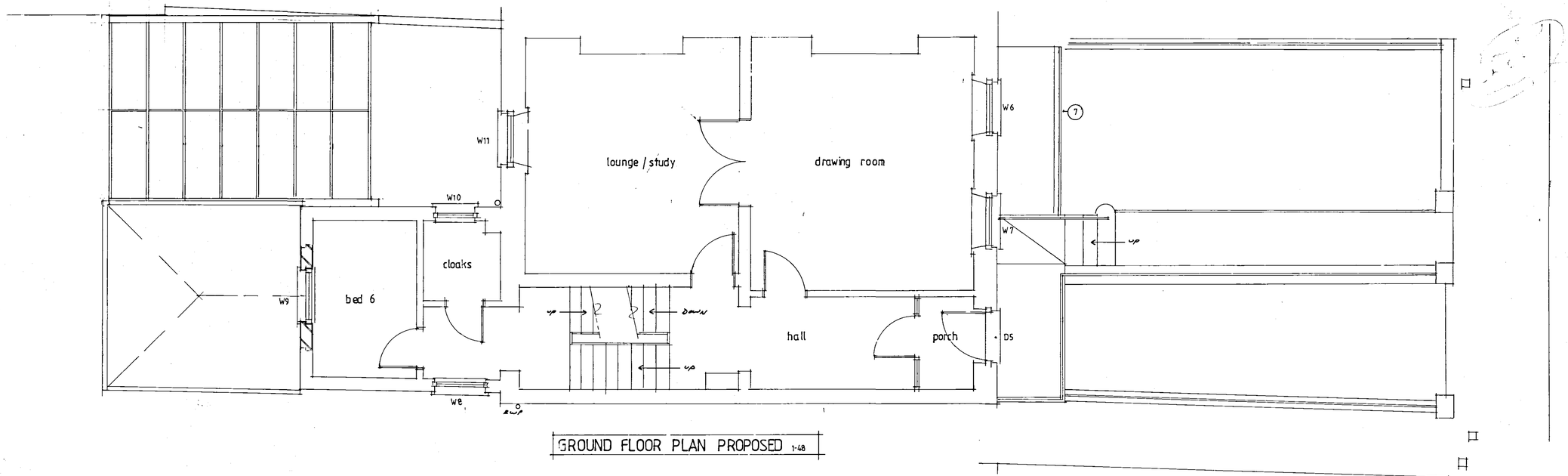
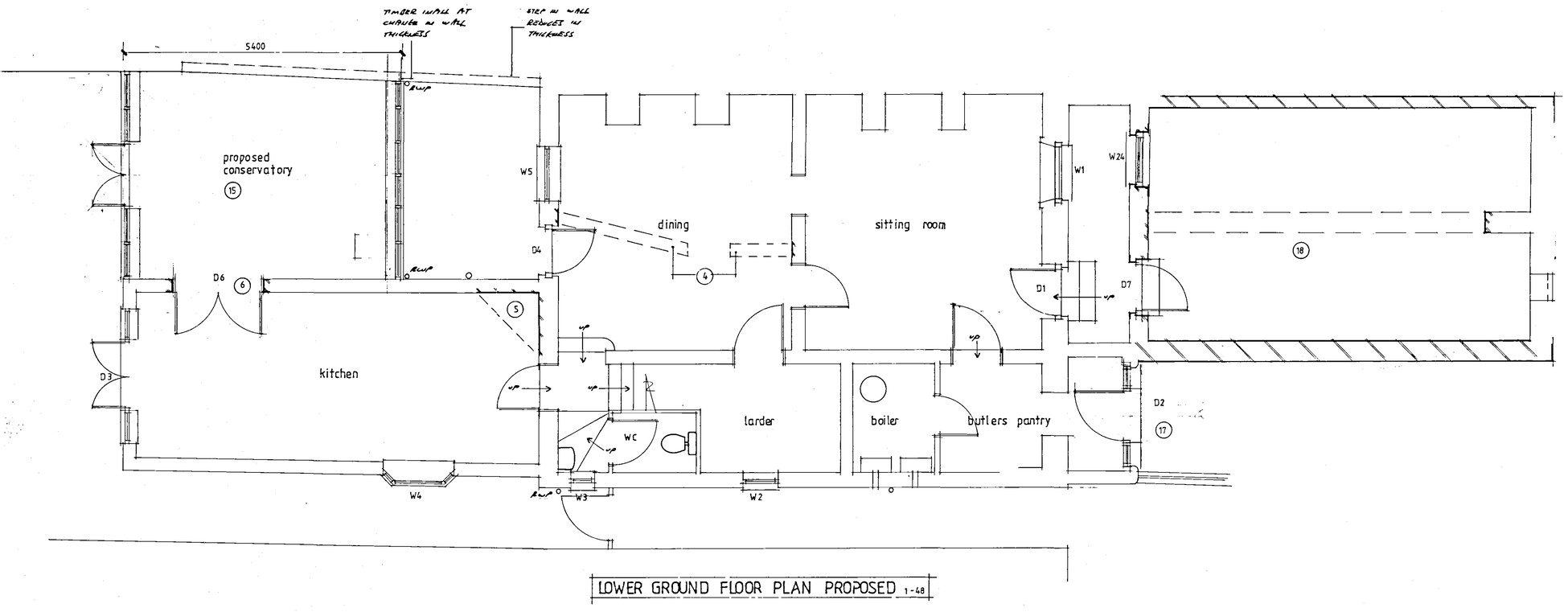


GROUND FLOOR PLAN PROPOSED 1-48



LOWER GROUND FLOOR PLAN PROPOSED 1-48

NOTES

(4) TAKE DOWN EXISTING NON LOAD BEARING MASONRY WALL MAKE GOOD TO DISTURBED WALL, FLOOR & CEILING.

(5) TAKE OUT REDUNDANT CHIMNEY BREAST, MAKE GOOD TO DISTURBED WALL, FLOOR & CEILING.

(6) FORM DOORWAY WITH 2 no 2'-9" x 6'-8" GLAZED DOORS. DOOR, LINING, ARCHITRAVE ALL TO MATCH EXISTING. FIT DOOR FURNITURE TO MATCH EXISTING.

(7) DROP TO LOWER GROUND FLOOR. INSTALL PURPOSE MADE METAL RAILINGS STYLE TO MATCH THOSE ALONGSIDE FOOTPATH THAT RUNS FROM PUBLIC FOOTPATH TO STEPS. PAINT BLACK TO MATCH EXISTING

(15) PROPOSED CONSERVATORY CONSTRUCT WITH
- LOW LEVEL CAVITY WALL WITH RECLAIMED FACE BRICK TO MATCH EXISTING
- TIMBER FRAMEWORK TO WINDOWS & ROOF WITH PAINTED FINISH
- GLASS TO WALLS & ROOF (NOT POLYCARBONATE) SEALED DOUBLE GLAZED UNITS MAY BE UTILISED.
- FULL DETAILS OF TIMBER SECTIONS & MOULDINGS TO BE USED TO BE SUBMITTED TO & APPROVED BY USED BUILDING/CONSERVATION AREA OFFICER PRIOR TO CONSTRUCTION.
- CAST IRON RAINWATER GOODS

(17) EXISTING GLAZED TIMBER GARAGE DOORS TO BE REMOVED REDUCE SIZE OF OPENING WITH RECLAIMED BRICK TO MATCH EXISTING AND BUILD IN PURPOSE MADE TIMBER DOOR WITH SIDELIGHTS. FIT STONE CILLS AND CLEAR SINGLE GLAZING TO SIDELIGHTS. DOOR TO MATCH STYLE OF D5 ABOVE. DOOR & SIDELIGHTS TO RECEIVE GLASS PAINT FINISH

(18) DUE TO DEFORMATION OF THE BARREL VAULT CEILINGS IN THE EXISTING CELLARS AND FLANK WALLS THE FOLLOWING WORKS ARE REQUIRED. ÷
TAKE UP ENTRANCE PAVINGS & SET ASIDE FOR RE USE
TAKE DOWN METAL RAILINGS ABOVE FLANK WALLS AND SET ASIDE FOR RE USE.
REMOVE EXISTING COPINGS TO FLANK WALLS AND SET ASIDE FOR RE USE
CAREFULLY TAKE DOWN BARREL VAULT STRUCTURE, FLANK WALLS DOWN TO EXTERNAL GROUND LEVEL & CENTRAL WALL DOWN TO FLOOR LEVEL. SET ASIDE GOOD BRICKS FOR RE USE
REBUILD AS FOLLOWS ÷
REBUILD FLANK WALLS USING SALVAGED BRICKS, BRICK BOND TO MATCH EXISTING AND MORTAR TO MATCH APPEARANCE OF LIME MORTAR
FORM ROOF OVER BY REINSTATING PAVINGS ON WATERPROOF MEMBRANE ON SCREED ON SCREED ON SLAB & BLOCK STRUCTURE. BUILD UP FLANK WALLS AND REINSTATE COPINGS AND RAILINGS AND MAKE GOOD TO ANY DAMAGE AND DECORATION
FORM DOOR D7 IN EXISTING OPENING & THIS TO BE T & G LEDGE & BRACED DOOR
FORM WINDOW W24 WITHIN EXISTING OPENING, BRICK UP AT LOW LEVEL AND BUILD IN PURPOSES MADE SOFTWOOD TIMBER WINDOW COMPLETE WITH SINGLE GLAZING AND STONE CILL. WINDOW & DOOR TO RECEIVE GLAZE PAINT FINISH
SHOULD PERMISSION BE FORTHCOMING A STRUCTURAL ENGINEER IS TO BE EMPLOYED TO INSPECT CELLAR SUB STRUCTURE TO ENSURE PROPOSALS ARE STRUCTURALLY FEASIBLE

Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Init.	Revision Details.

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19, UPPER WELLAND TERRACE,
LONDON ROAD, SPALDING.

Drawing.
GROUND & LOWER GROUND FLOOR PLAN AS PROPOSED

Scale.	Drawing. No.
AS SHOWN	3190-5
Drawn.	
Date. JAN 2005	Rev.

SHDC
Planning & Development
24 MAR 2005
Ref: 04/03/05
DETERMINED PLAN