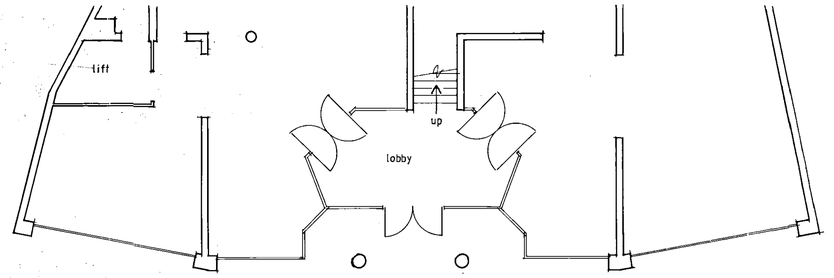


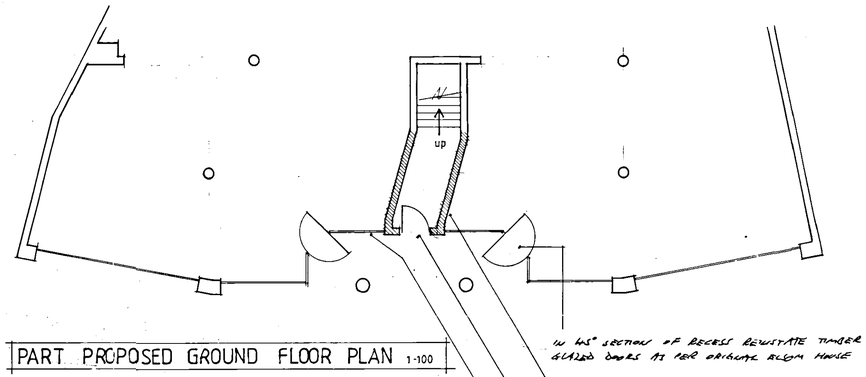
EXISTING ELEVATION TO BROAD STREET 1-100



PART EXISTING GROUND FLOOR PLAN 1-100



PROPOSED ELEVATION TO BROAD STREET 1-100



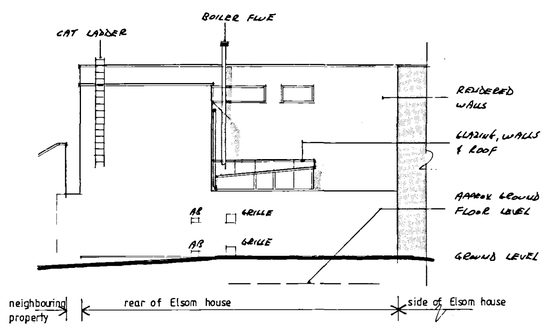
PART PROPOSED GROUND FLOOR PLAN 1-100

IN 4½" SECTION OF RECESS REVEAL TO MATCH GLAZED DOORS AS PER ORIGINAL ELSOM HOUSE

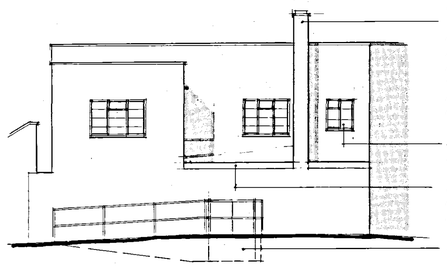
EXTEND CORRIDOR FROM BOTTOM OF STAIRS UP TO ENTRANCE DOORS IN SOLID EXISTING CONSTRUCTION

PROVIDE TIMBER DOOR TO MATCH DESIGN OF THAT ON ORIGINAL ELSOM HOUSE AND SET IN BRICKWORK PANEL OF VERTICAL STACK BOND BRICKS TO MATCH CENTRAL BRICK PANELS ON 1ST & 2ND FLOORS

WINDOWS IN REAR OF RECESS TO BE STEEL FRAME WITH BLACK STONE BASE PANEL ALL TO MATCH WINDOWS ON FRONT OF ELSOM HOUSE.



EXISTING REAR ELEVATION 1-100



TO PREVENT ODOURS FROM GROUND FLOOR A3 USAGE IMPACTING ON NEARBY RESIDENTIAL USAGE THE WHOLE OF THE GROUND FLOOR TO BE PROVIDED WITH MECHANICAL VENTILATION SYSTEM. EXTRACT DUCTING TO PASS THROUGH FILTERS (CARBON OR SIMILAR) & THEN EXTRACT FLUE TO PASS UP OUTSIDE OF BUILDING & TERMINATE ABOVE FLAT ROOF (AS FOR CHIMNEY).
THIS DUCT & ANY FLUE FROM COMBUSTION APPLIANCE TO BE BOXED IN & RENDERED TO MATCH APPEARANCE OF WALLS & GIVE APPEARANCE OF TRADITIONAL CHIMNEY

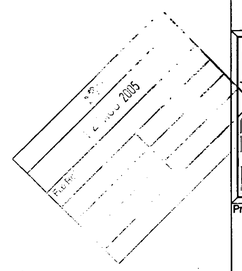
STEEL FRAMED JOINERY TO MATCH THAT IN REMAINDER OF PROPERTY

EXISTING GLAZED WALL & ROOF TO BE REMOVED AND REPLACED WITH CONCRETE DECK FLAT ROOF (FOR SOLID RESISTANCE)

ACOUSTIC MBE ESCAPE DOORS

PROPOSED REAR ELEVATION 1-100

1166/05



Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Init.	Revision Details.

PODDINGTONS
Architectural Design Consultants
Unit 7, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs. PE11 3XQ.
Tel: 01775 720866 Fax: 01775 720877

Project.
ELSOM HOUSE.
BROAD STREET,
SPALDING.

Drawing.

Scale.	Drawing. No.
AS SHOWN	3095-13
Drawn.	
Date. AUG '2005	Rev.