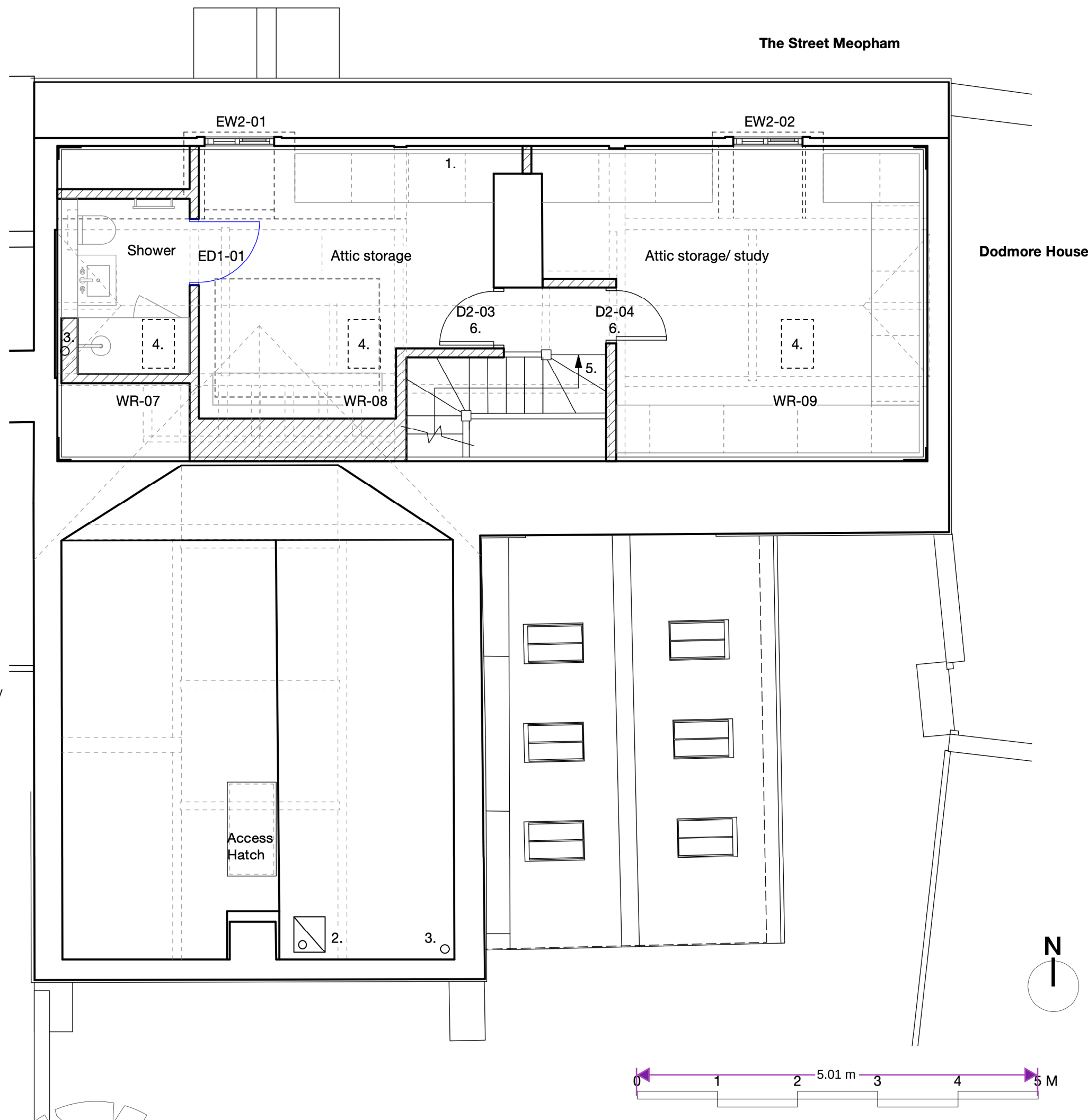


- 1 - Perimeter insulation to all external walls
- 2 - New boiler
- 3 - New SVP
- 4 - New 'Conservation' rooflight
- 5 - New oak staircase with hardwood handrail (natural finish). Square spindles painted white.
- 6 - New ledged and braced FD20 door

- All existing plastic rain water and soil pipes to be replaced with black aluminium cast iron look pipes
- All external walls lined with insulation
Fixed dot-and-dab to masonry walls at gables
Fixed mechanically to existing timbers along eaves
- Floors to be levelled at First and Second Floor levels with underfloor heating installed between joists throughout
- New floor finishes:
 - engineered timber throughout with tiling in shower-room
- All existing exposed timbers are to be sandblasted to restore them to their original condition and an appropriate surface treatment applied (oiled) so they can be preserved

New construction

Relocated element



1. This drawing is the copyright of Haines Phillips Architects.
2. Do not scale from this drawing. Use figured dimensions only.
3. This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.

ISSUE	STATUS	COMMENT
P PL	PRELIMINARY PLANNING	For comment and review Planning/Listed Building Application
BR T C	BUILDING REGS TENDER CONSTRUCTION	Building Regs Application For pricing purposes only For procurement & construction
FC L	FINAL CONSTRUCTION LEGAL	Record drawings on completion Conveyancing or other legal purposes

REV	DATE	NOTES
1	20/10/25	Planning Issue.

**HAINES
PHILLIPS**
ARCHITECTS

Tankerton Works
12 Argyle Walk
London WC1H 8HA

 020 7833 9324

 020 7837 2864

 office@hainesphillips.co.uk

**Elizabeth House,
The Street, Meopham,
DA13 0AJ**

DRAWING TITLE
2F Plan As Proposed

DRAWN	DATE
AZ	May 2025
JOB NR	SCALE
4412	1:50@A3
DRAWING NO.	ISSUE REVISION
GA323	PL 1