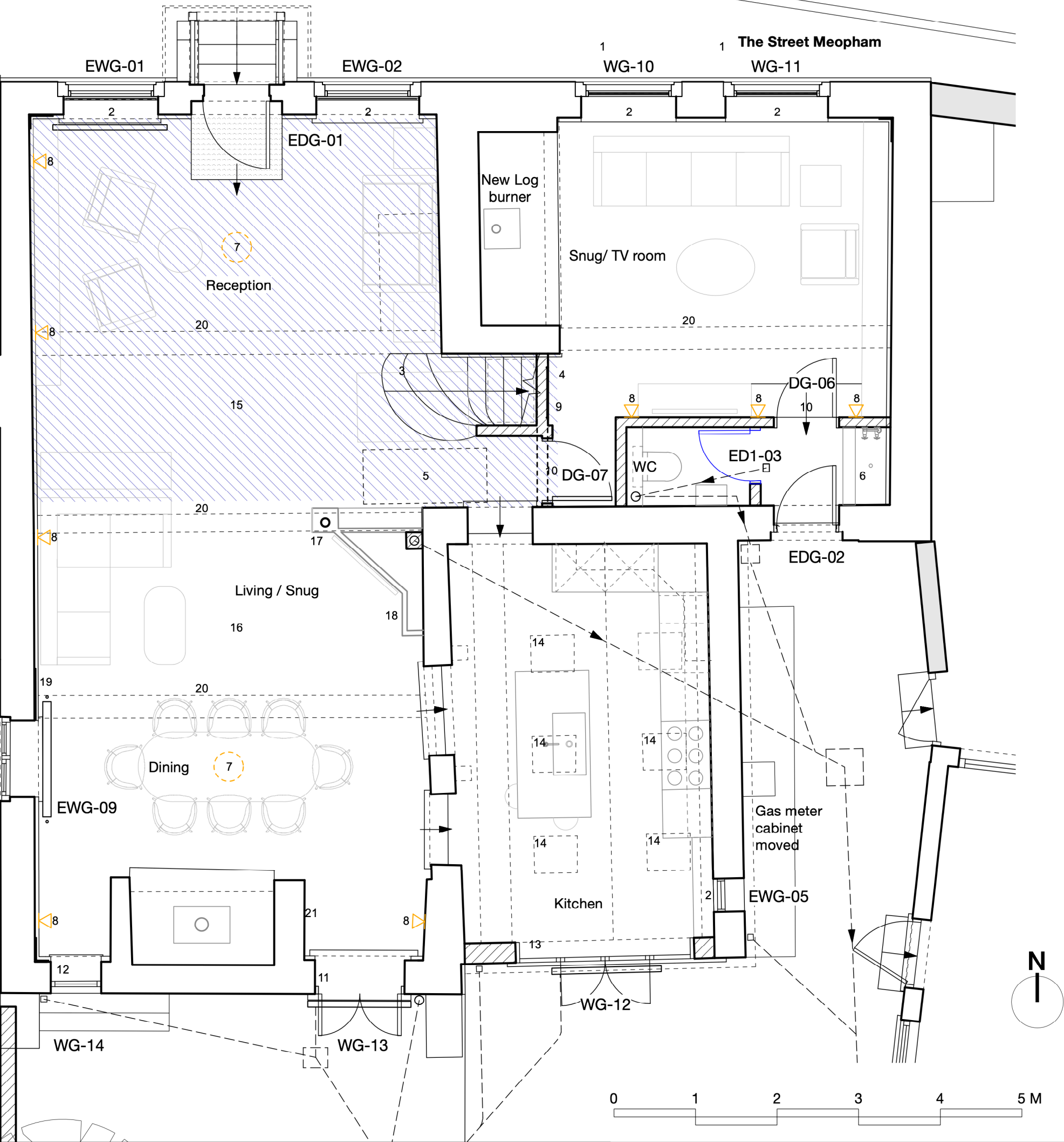


Notes

- 1. New single-glazed, painted timber sash window to match EWG-01 & EWG-02. EWG-01, 02 & WG-10, 11 to be fitted with slim-profile secondary glazing
- 2. Secondary glazing to sash and casement windows
- 3. New oak staircase with hardwood handrail (natural finish). Square spindles painted white
- 4. Safe relocated
- 5. New cellar hatch
- 6. Dog bath
- 7. Pendant light
- 8. Wall light
- 9. Evidence of historic stud wall
- 10. New ledged and braced FD20 door
- 11. New French doors
- 12. New window
- 13. New slim steel frame glazed screen and doors
- 14. New Conservation rooflights - sizes to match existing
- 15. Floor level raised in Reception Room: SW joists laid on existing joists with insulation in between, level with adjacent screed
- 16. Wet underfloor heating panels laid over sub-strate (joists in raised area and screed throughout remainder of Ground Floor). All to receive levelling screed and flagstone floor finish throughout.
- 17. New steel column on pad foundation to str. engineer's design
- 18. New, 2m high freestanding media cabinet
- 19. Perimeter insulation installed with breathable system to all external walls: lime render oarge coat applied to exposed brickwork, wood fibre insulation fixed and lime render coat applied to finish
- 20. All existing exposed timbers are to be dry-ice blasted to restore them to their original condition and an appropriate surface treatment applied (oiled) so they can be preserved
- 21. Partially lime render up to line of original brickwork

KEY:

- New construction
- Existing floor level raised



GENERAL NOTES

- 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.

DRAWING ISSUE STATUS

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

REVISIONS

REV	DATE	NOTES
1	20/10/25	Planning Issue.
2	20/03/26	Updated in accordance with discussion with Case Officer and Conservation Officer at site meeting.

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DRAWING TITLE
GF Plan As Proposed

DRAWN AZ	DATE May 2025
JOB NR 4412	SCALE 1:50@A3
DRAWING NO. GA321	ISSUE REVISION PL 2