

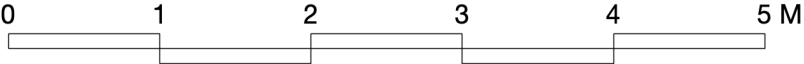
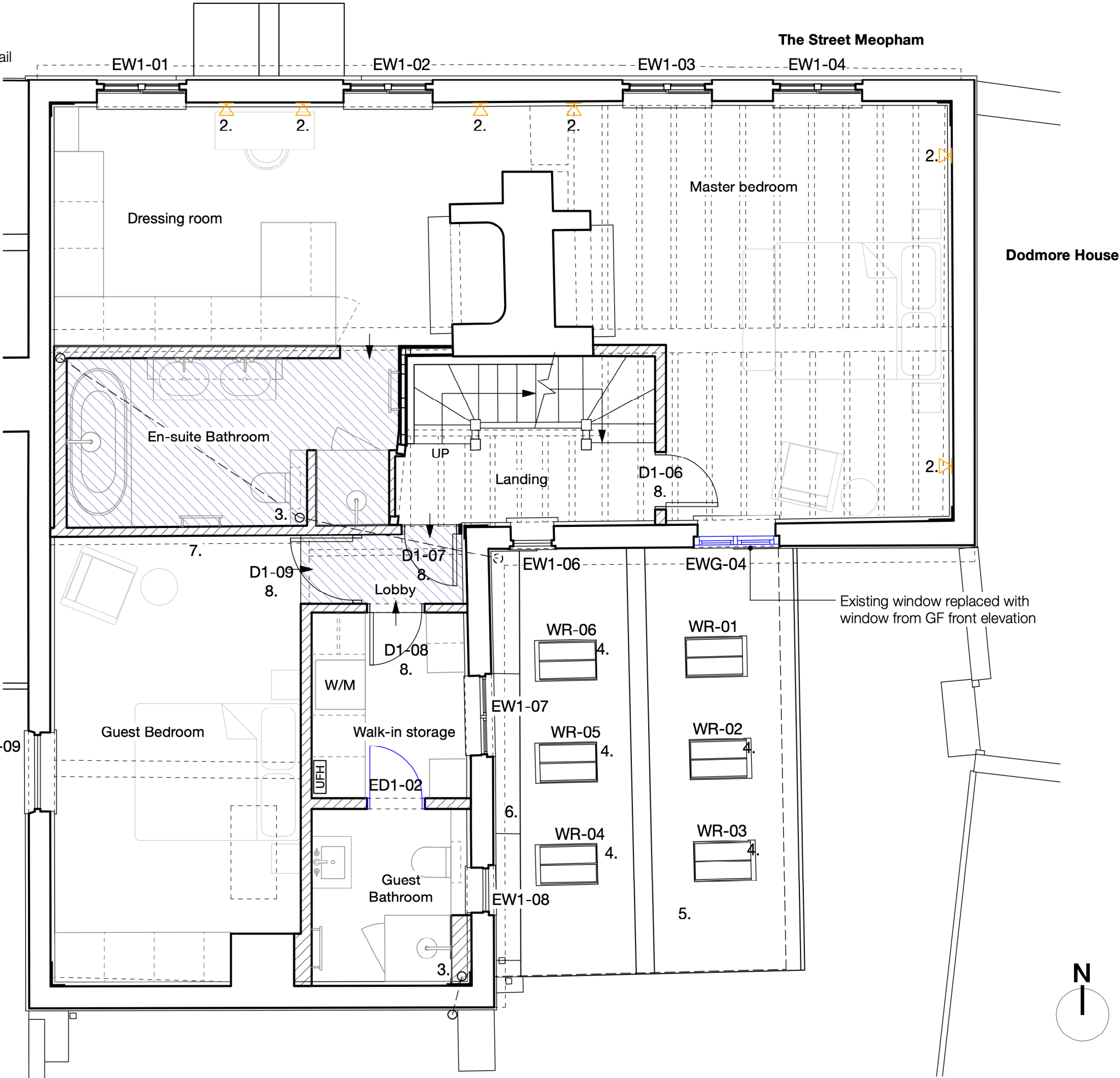
NOTE:

- 1 - New oak staircase with hardwood handrail (natural finish). Square spindles painted white.
- 2 - Wall light
- 3 - New SVP
- 4 - New 'Conservation' rooflight - size to match existing
- 5 - Roof gable extended to ne suporting structure
New clay tiles to match existing
New roof build-up: insulation laid in between rafters
- 6 - New lead box gutter
- 7 - New timber studwork partition
- 8 - 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 (dot-and-dab fixing)
- 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 bathrooms
- 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
- Existing windows, EW1-01, EW1-02, EW1-03 & EW1-04 to have slimline, secondary double-glazing installed

KEY:

- New construction
- Relocated element
- Existing floor level raised

Well Cottage



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

REVISIONS

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

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JOB TITLE
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DRAWING TITLE
1F Plan As Proposed

DRAWN	DATE
AZ	May 2025
JOB NR	SCALE
4412	1:50@A3
DRAWING NO.	ISSUE
GA322	PL 1