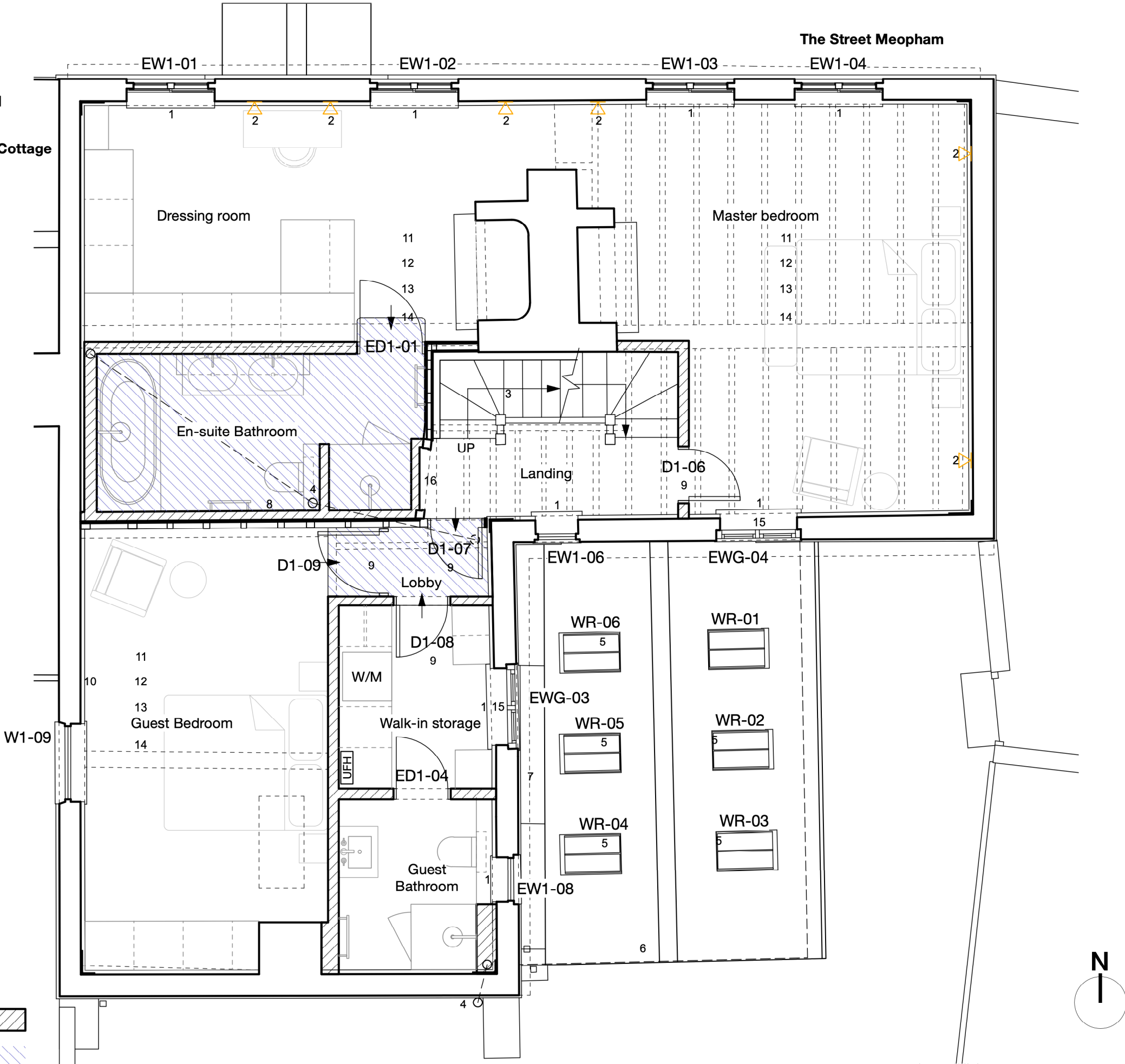
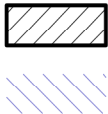


Notes

1. Secondary glazing to sash and casement windows
2. Wall light
3. New oak staircase with hardwood handrail (natural finish). Square spindles painted white.
4. New SVP
5. New Conservation rooflights - sizes to match existing
6. Roof glable extended to the supporting structure
New clay tiles to match existing
New roof build-up: insulation laid between rafters
7. New lead box gutter
8. New lining to existing studwork
9. New ledged and braced FD20 door
10. 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
11. Floors to be levelled at First and Second Floor levels with wet underfloor heating panels installed over levelling cross-battens throughout
12. New floor finishes: engineered timber throughout with tiling in bathrooms
13. Any original boards to be re-instated
14. All existing exposed timbers are to be dry-ice cleaned to restore them to their original condition and an appropriate surface treatment applied (oiled) so they can be preserved
15. Existing window replaced with window from GF front elevation
16. Existing door (ED1-01) retained and re-used. Door opening boarded.

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 LEGAL	Record drawings on completion 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.
3	21/08/26	Drawing updated following Consultee responses and dialogue with Heritage Consultant. Annotations simplified.

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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 REVISION
GA322	PL 3