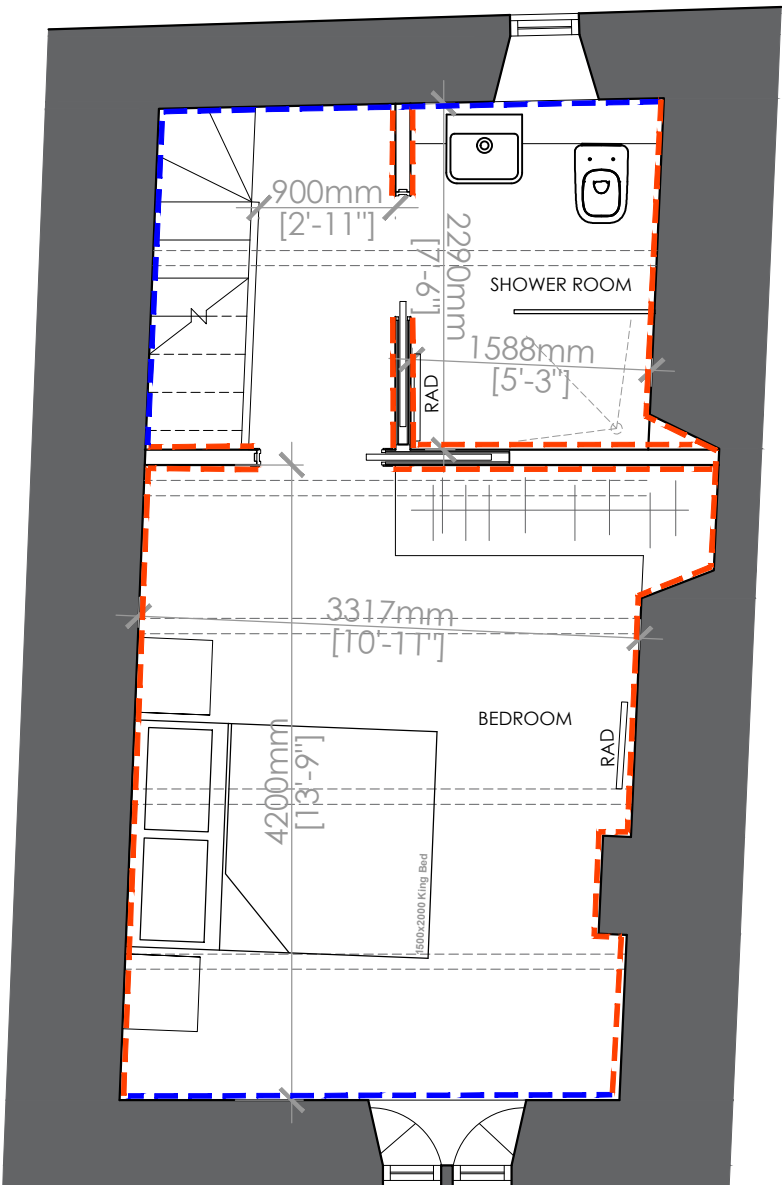
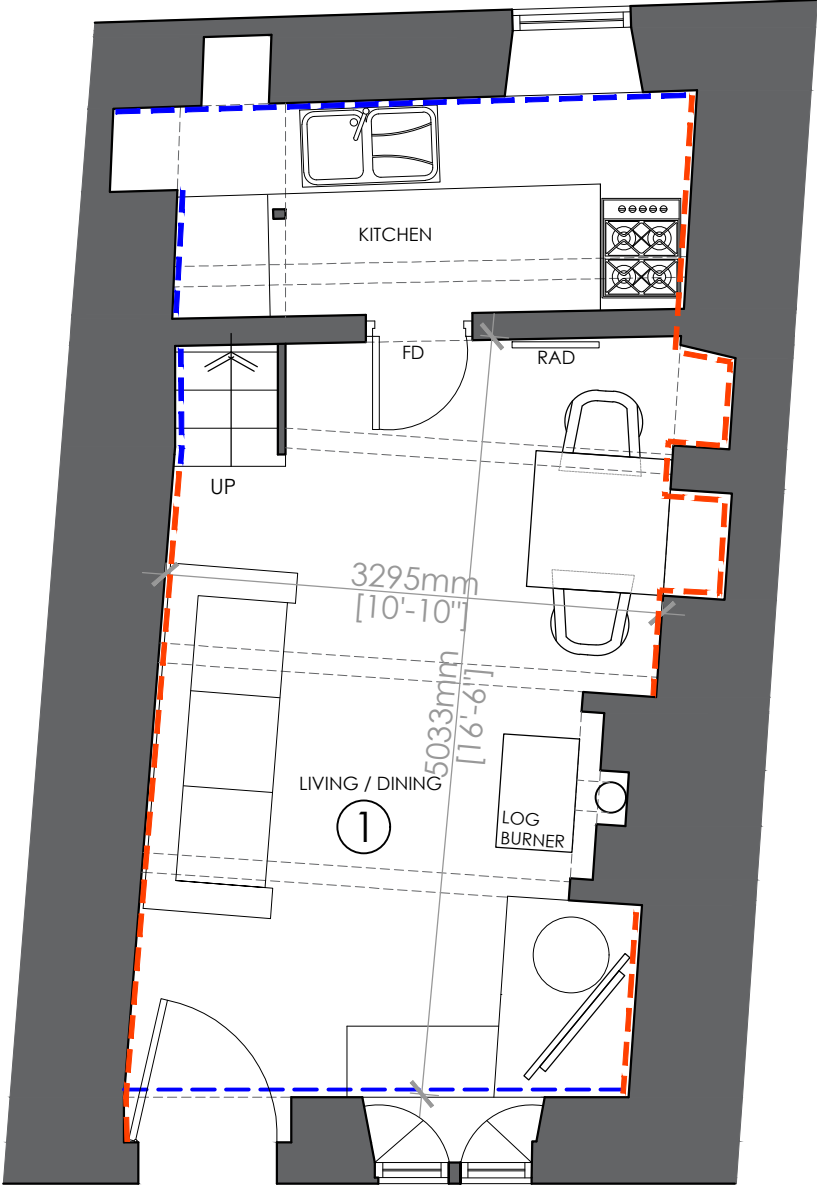
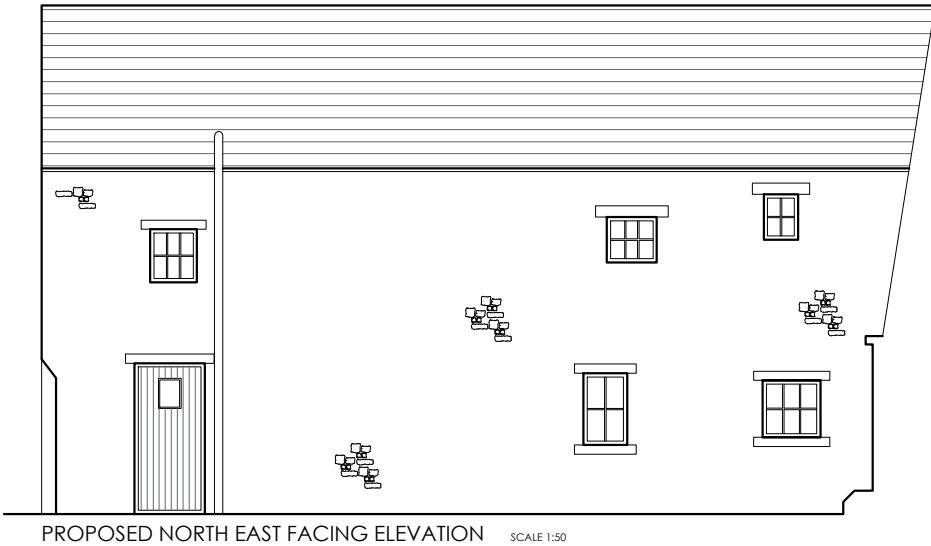
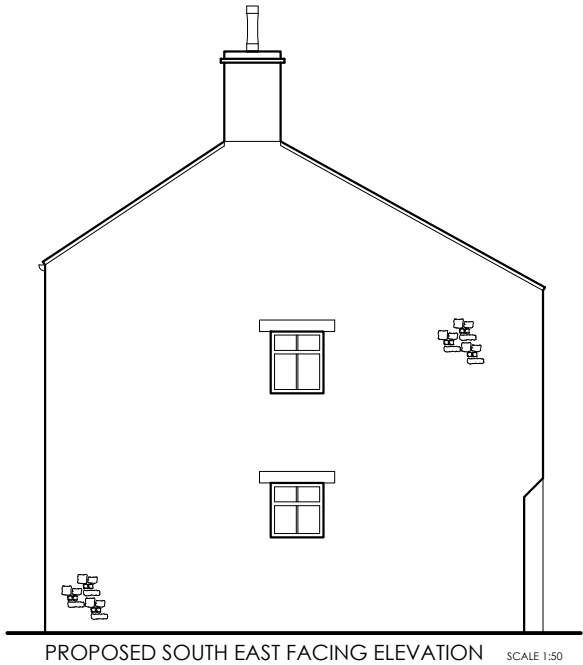


This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.

Note: proposed drawing based on OS dwg information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.



OUTLINE OF PROPOSED WORKS

GROUND FLOOR

- EXISTING FLOOR
Existing stone flags to be carefully lifted and re-installed.
- WALLS
Line Types:
- Non - Hydraulic Lime Plaster
- Timber lined walls
- CEILINGS
To be timber clad between existing joists and beams.
- DOORS AND WINDOWS
- Existing units retained and made good.
- New replacement window to ground floor and first floor
- New timber fire door to be installed to kitchen.
- New internal shutters to windows.
- EXISTING FEATURES - FIRE PLACE , OVEN AND SINK
All to be cleaned and retained.
New log burner to be installed and connected to existing flue.
All existing alcoves to be retained.
Staircase to remain in-situ and to be cleaned with new timber handrail installed

FIRST FLOOR

- EXISTING FLOOR
Existing floor structure to be retained with replacement boards as required. Existing floor appears not to be historic and of modern construction.
- WALLS- as per item 2
- CEILINGS
Insulation to underside of rafters 75mm deep. vapour control layer, and timber clad to follow pitch of existing roof and be vaulted internally.

Client
Trustees of the Hon. R. C. Assheton's settlement

Job Title
Proposed Conversion and Alterations to 24 Brookside, Downham, BB7 4BP

Drawing Title
Proposed Plans and Elevations

Scale
Various @ A3

Date
August 2020

Drawn
RBM

spa
SUNDERLAND PEACOCK ARCHITECTS

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