0 1 2 3 4 5

FRONT YARD AND PATHS TO BE CONCRETE PATTERN IMPRINTING AS GRAY COBBLE STONES

PUBLIC RAMP REMOVED AND STAIRS REPAIRED

THIS AREA PARKING FOR 8 CARS

BINS AND CYCLE AREA TO THREE FLATS

generally windows to be repaired but with replacement timber wheather strip staff beads to reduce sound leakage

generally windows to be repaired but with replacement timber wheather strip staff beads to reduce sound leakage

extg door door locked shut quarter bead applied and insulated and boarded from bedroom side to 1 hr FR

fire recess plasterbd on dabs and skimmed

BED 1

COMUNAL ENTRANCE HALL

PANEL ROOM

BINS AND CYCLE AREA

existing sealed door

extg fire panel to be reprogrammed for rearanged alarm system

D1 FD30 closer

LOUNGE

NB Internal partitions to be 75mm

ramped for disable access

believe directions of joists

1800 high etched whole glass partitions to create ensuite area

wall to side of stair timber studwark opening to be formed and investigated

D1 FD30

628

new concrete basement stair altered to land in new room

extg electric and gas cupboard to remain

new 220 access manhole

2,608

STAIR

900

this cupboard plasterbded with two layer fire liner and skimmed to 1 hr FR and 5" skirting

SVP drop from above

fully tiled bathroom

1.60 fall

100 dia pvc

50 dia waste water drop from above

359

KITCHEN

double head rainwater shower and tiled end seat

extg cast iron SVP

Shower

Cupd

door fixed shut

BATH

1,464

new stair to first floor in this area removed and floor repaired

CH Boiler

extg plastered cupboard to be fully tiled as wet room
wet room floor system on hardiebacker board

extg cast iron SVP

D1 FD30 closer

extg drain

new pvc SVP connected to extg drain

FLAT 2
2 bedroom
73 sq m

new large solid timber door to match existing with glazed side panels and 1/2 moon over glazing

existing opening and door (kitchen removed)

CLOAK

cupd

1,267

tray shower fully tiled ensuite

1.60 fall

100 dia pvc @ 1.60

740

1,388

1,621

740

BED 1

795

KITCHEN

CH Boiler

597

670

820

1,491

1,083

ward

cooker vented though roof

ward

BED 2

all new partitions to toliets and all fittings removed in this area

1,699

believe extg drain run to be investigated

extg pvc SVP

BINS AND CYCLE AREA

existing doors to lounge in poor order and altered to be replaced with new gazed timber doors to match

new window removed and opening renovated to match adjacent windows with new timber french door

extg blocked door reopened

ramped for disable access

BED 2

REAR EXTENSION WALLS TO BE RENDERED AND PAINTED

GRAY FLAGSTONE PATIO

FLAT 1
2 bedroom
156 sq m

DINING

partitions to this area removed

LOUNGE

5,320

5,230

NEW
FLAT 6
1 bedroom
68 sq m

TARMAC REMOVED AND CLIMBING SHRUBS AND LAID TO LAWN WITH IMPRINTED PATH EXTERNAL WALLS TO AREA TO BE WHITE PAINTED RENDERED

DRESSING

gate removed and fence replaced

THIS AREA PARKING FOR 2 CARS

THIS AREA PARKING FOR 2 CARS

new sliding mechanical gate to flat 1 car parking area

new sliding mechanical gate to flat 1 car parking area

BED 1

WC

BATH

new access door and frame added to car park

Client
Mr Maniscalco

Project
Manor House
Baldock

Drawing Title
Ground plan
New Flat 6 plans

Scale	Date	Drawn by
1:50	01/18	DP

Dwg. No.
DP 754/10

Rev.