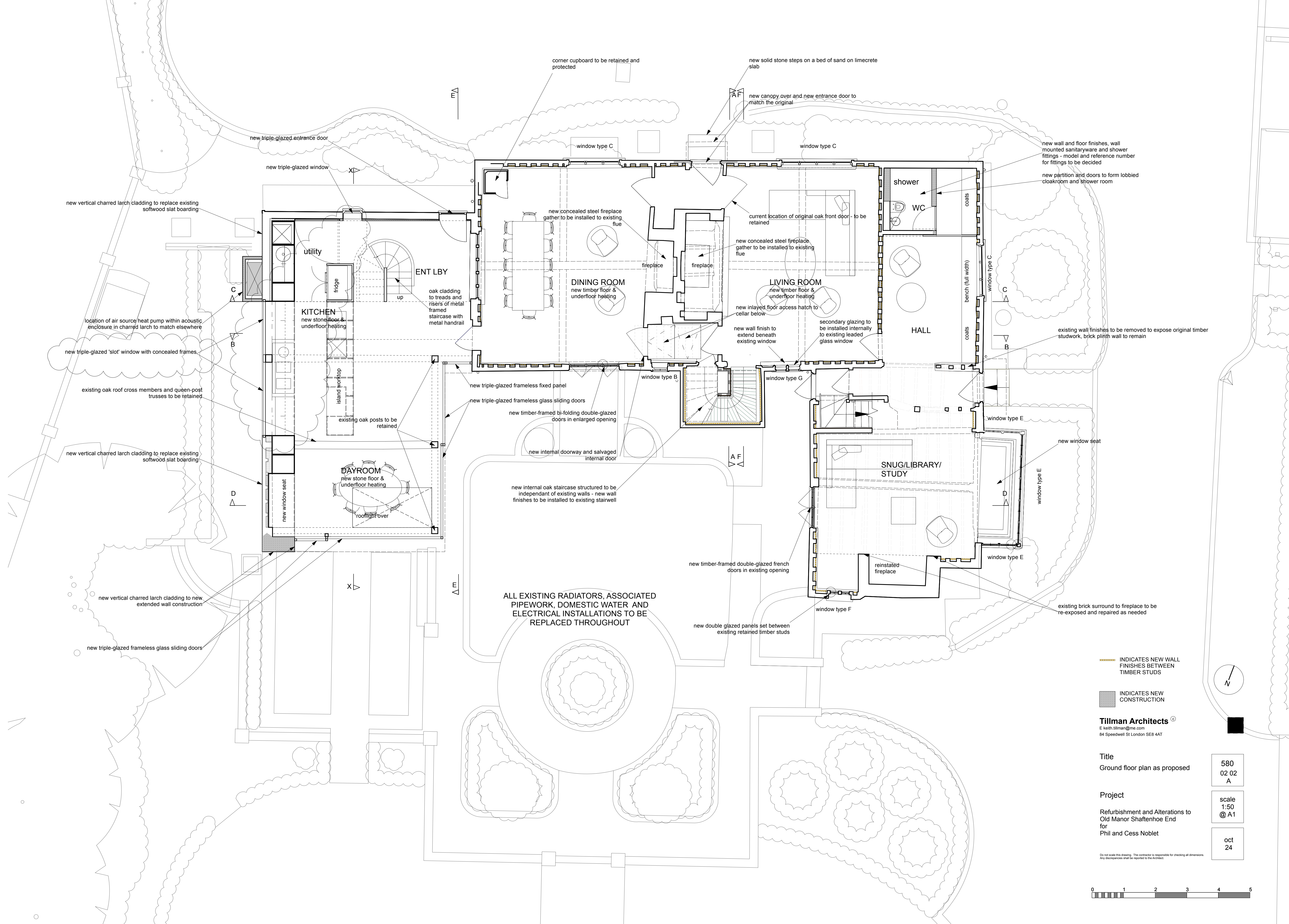




new vertical charred larch cladding to replace existing softwood slat boarding

location of air source/heat pump within acoustic enclosure in charred larch to match elsewhere

new triple-glazed 'slot' window with concealed frames

existing oak roof cross members and queen-post trusses to be retained

new vertical charred larch cladding to replace existing softwood slat boarding

new vertical charred larch cladding to new extended wall construction

new triple-glazed frameless glass sliding doors

new triple-glazed entrance door

new triple-glazed window

utility

fridge

KITCHEN

new stone floor & underfloor heating

island worktop

existing oak posts to be retained

new window seat

DAYROOM

new stone floor & underfloor heating

rooflight over

up

oak cladding to treads and risers of metal framed staircase with metal handrail

window type C

new concealed steel fireplace gather to be installed to existing flue

fireplace

DINING ROOM

new timber floor & underfloor heating

fireplace

LIVING ROOM

new timber floor & underfloor heating

new inlaid floor access hatch to cellar below

new wall finish to extend beneath existing window

secondary glazing to be installed internally to existing leaded glass window

HALL

shower

WC

coats

coats

coats

bench (full width)

window type C

existing wall finishes to be removed to expose original timber studwork, brick plinth wall to remain

window type E

new window seat

window type E

existing brick surround to fireplace to be re-exposed and repaired as needed

reinstated fireplace

window type F

new timber-framed double-glazed french doors in existing opening

new double glazed panels set between existing retained timber studs

ALL EXISTING RADIATORS, ASSOCIATED PIPEWORK, DOMESTIC WATER AND ELECTRICAL INSTALLATIONS TO BE REPLACED THROUGHOUT

new internal oak staircase structured to be independant of existing walls - new wall finishes to be installed to existing stairwell

new triple-glazed frameless glass sliding doors

new triple-glazed frameless fixed panel

new triple-glazed frameless glass sliding doors in enlarged opening

new triple-glazed frameless fixed panel

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new triple-glazed frameless fixed panel

INDICATES NEW WALL FINISHES BETWEEN TIMBER STUDS

INDICATES NEW CONSTRUCTION

Tillman Architects
E keith.tillman@me.com
84 Speedwell St London SE8 4AT

Title
Ground floor plan as proposed

Project
Refurbishment and Alterations to
Old Manor Shaffenhoe End
for
Phil and Cess Noblet

Do not scale this drawing. The contractor is responsible for checking all dimensions.
Any discrepancies shall be reported to the architect.



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