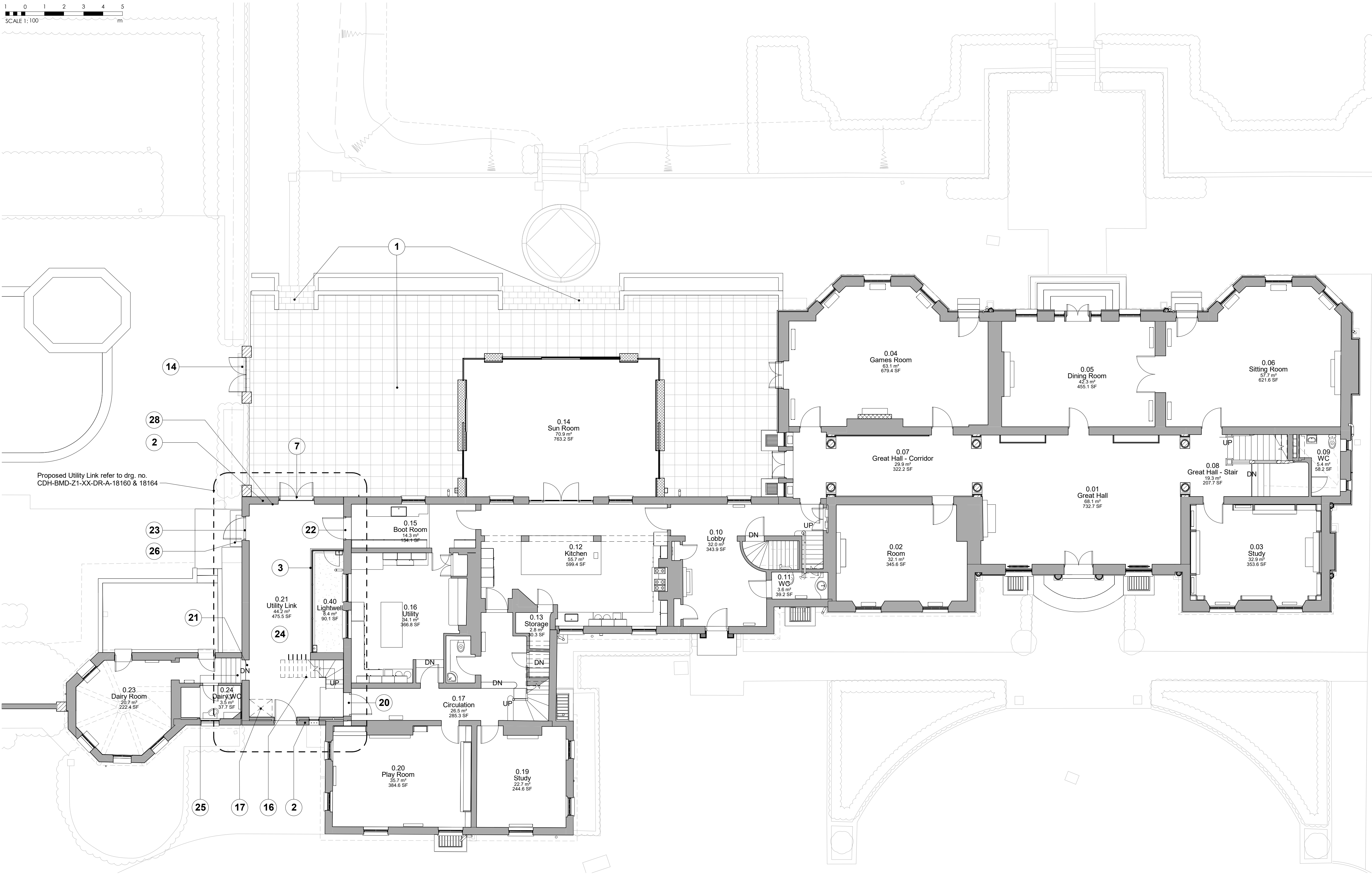
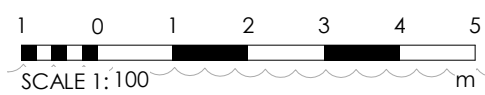




1 Ground Floor Plan
1 : 100

FOR REFERENCED VIEWS REFER TO CDH-BMD-00-DR-A
SERIES OF DRAWINGS

Notes

- Recently consented Garden Room addition and landscape adjustments
- Existing modern spiral stair removed and existing courtyard garden walls raised / rebuilt in matching gault brickwork to form new single storey enclosure to courtyard and two storey gabled addition of traditional construction housing new stair and lift.
- New minimally metal framed fixed glazing with concealed service door access (for maintenance) around new light well
- New Gault brick finish to addition to carefully match existing brickwork, mortar and pointing. Existing string course to service wing extended into new brickwork.
- New traditional timber framed sash window with profiles to match existing adjacent. New glazing to be double glazed 'slim-lite' units. New sills and architraves to match existing to service wing
- New traditional timber framed casement windows. New glazing to be double glazed 'slim-lite' units. New sills and architraves to match existing to service wing.
- New opening formed with traditional gauged brickwork lintel to match existing adjacent and new traditional glazed double doors installed to match pane proportions to existing windows to west elevation of service wing. Glazing units to be double glazed 'slim-lite' units to enable matching glazing beads.
- New gabled roof finished in traditional slate to match existing adjacent
- New single ply roof and gutters laid to minimal pitches on heavily insulated substrate with sedum planted top. (concealed from view)
- Cast iron rainwater goods adjusted to suit new roofs and underground drainage
- New cast iron hopper and downpipe to new flat roof
- New cast iron gutters and downpipes to addition to match existing
- New fixed timber framed window to existing opening in brickwork
- Traditional header course brick coping to raised walls
- Painted timber barge boards to gable to match existing adjacent
- New stair with glazed balustrade and metal handrails
- Future open car platform lift location (enclosure to match glazed balustrade)
- Existing Courtyard wall rebuilt, wall re-aligned to match service wing
- Existing sash window to become internal and made 'blind' with reversible lining to bedroom side
- Existing doors and openings retained and overhauled as internalised doors
- Existing timber door and frame removed to store and opening raised and widened with traditional gauged arch and reveal details to match existing. Internal plaster and joinery finishes to be made good to match existing.
- Existing timber door and frame realigned with traditional gauged arch and reveal details to match existing. Existing door and frame to be re-used and internal plaster and joinery finishes to be made good to match existing.
- Existing modern metal gate to be removed and opening realigned and raised with traditional gauged arch and reveal details to match existing. New traditional glazed double doors installed to match pane proportions to existing doors to Dairy. Glazing units to be double glazed 'slim-lite' units to enable matching glazing beads.
- Existing courtyard flooring removed to enable installation of new insulated floor slab with UFH. Level change between existing door openings to be accommodated through minor grading of new floor. New York flag stone floor finish to utilise salvaged materials where possible.
- New section of stone stair between dairy and courtyard to suit enlarged opening and courtyard floor level
- New external York stone steps to suit adjusted levels and alignment, utilising salvaged material if possible
- Pitched internal ceilings to optimise ceiling height
- Traditional painted plaster finish to walls and ceilings internally.
- Existing Boot room floor re-laid to falls to provide step free access to Utility Link.

AS CONSENTED



BAM Design
An operating company of
BAM Construct UK Ltd
Architecture
Interior Design
3D Visualisation
Feasibility Studies
Structural Engineering
Environmental Services
Building Information Modelling

Centrium Business Park
Griffiths Way, St Albans
Hertfordshire, AL1 2RD
01727 894200
design@bam.co.uk
www.bam.co.uk

MFA / Malcolm Fryer
Architects

project Codicote House

title Phase 2B - Ground Floor Plan

purpose of issue

PLANNING

scale As indicated @ A1 drawn GT BAM job no. 4498

date 05/31/19 checked MWB

project code originator volume level type role number rev
drg / doc ref CDH- BMD- Z1-00-DR-A- 11137 P2

rev by chkd date description