

Existing staircase external wall to be demolished and corner of existing building made good in matching construction.

New window installed within original opening, to be exposed. Window to be new painted timber acoustic casement, top-hung, obscure glazed.

WC, basin and bath drainage to run on top of joists, boxed in. Shower drain to run between existing floor joists and connect directly to SVP externally.

Reconstruct outer leaf / repair existing wall as required.

New window installed within original opening, to be exposed. Window to be new painted timber sash window.

WF06 to be replaced with new painted timber acoustic sash window.

Existing stair to be retained & repaired / repainted.

New external SVP in black metal, connected into existing foul drainage system.

Existing studs above and below principle truss to be removed. Replacement oak studs to be provided above beam, up to roof truss collar tie.

Existing partition walls removed and finishes made good.

Remaining sections of ceiling and skirting finishes to Kitchen / Dining / Living & Bedroom 1 (mix of hardboard, insulated plasterboard and lathe & plaster) to be fully removed back to rafters. New ceiling ties, to structural engineer's specifications, to be installed above existing purlins to form new higher ceiling.

Insulate internally.

Windows WF01 - 03 to be replaced with new painted timber acoustic sash windows.

Render to be repaired / replaced to match existing.

Insulate internally.

New window to be inserted utilising original structural opening uncovered.

Existing partition walls removed and finishes made good.

Existing staircase removed and floor infilled with new joists.

Existing remaining chimney stack and cupboard partition to be removed and made good.

Boarded partition wall to be removed and walls made good.

Raised sub-landing to be retained at existing level. Finish section with bullnose timber boards.

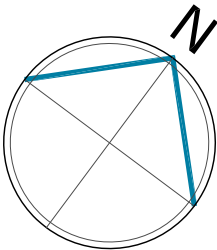
Floor finishes carefully removed with original floorboards stored for reuse (not more modern decking or T&G boards) to form final floor finish dependant on area of boards reclaimed.

This drawing is a print and must not be scaled from. Use only noted dimensions and check all measurements on site before proceeding with the works. Any queries regarding areas, levels or dimensions must be referred back to BBR Design Services Ltd. All dimensions of existing buildings to be verified on site.

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All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2015, and HSE guidance.

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## PLANNING



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Contract:  
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First Floor Plan

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PL03

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# First Floor Plan

Scale 1:50