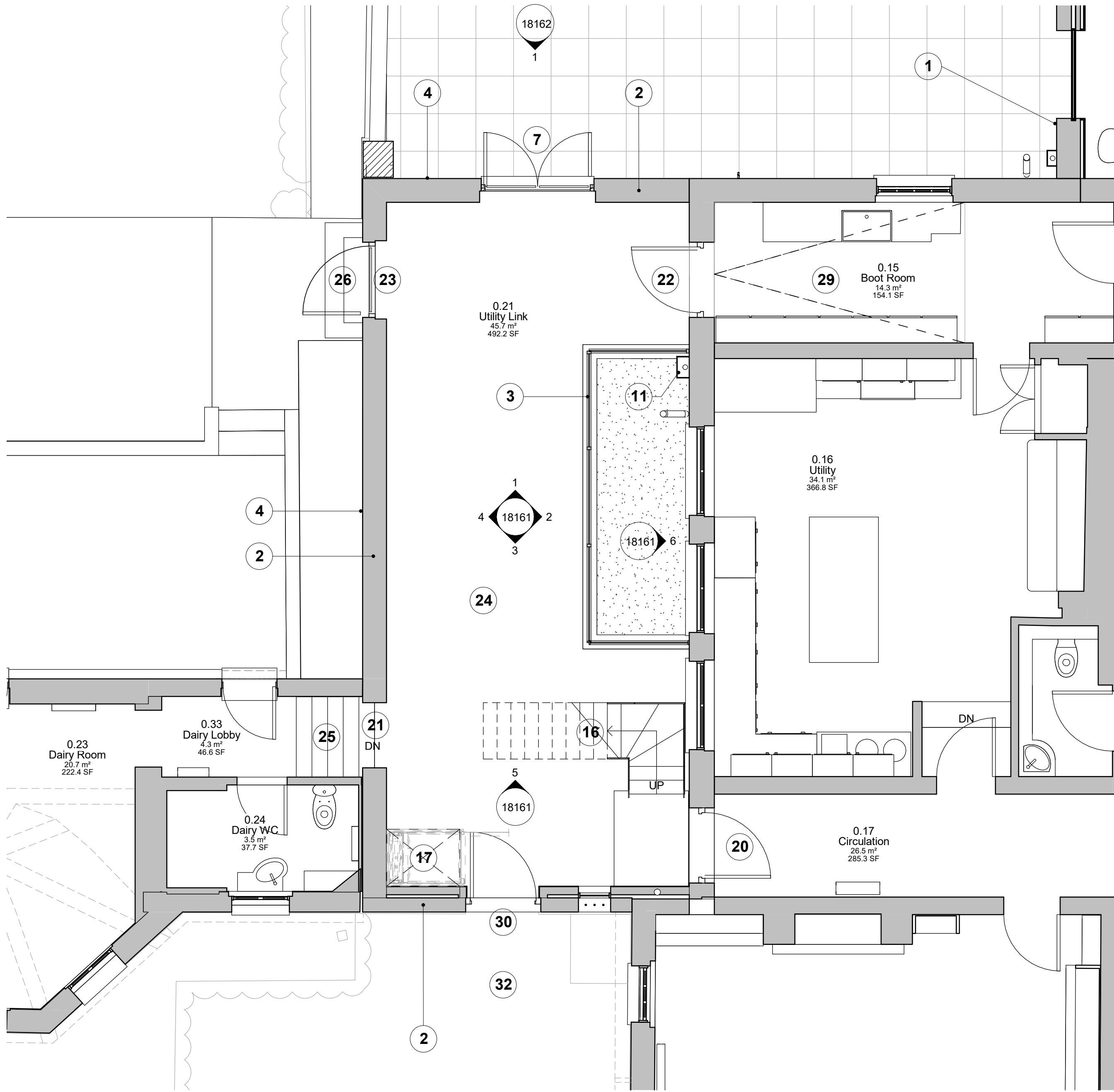


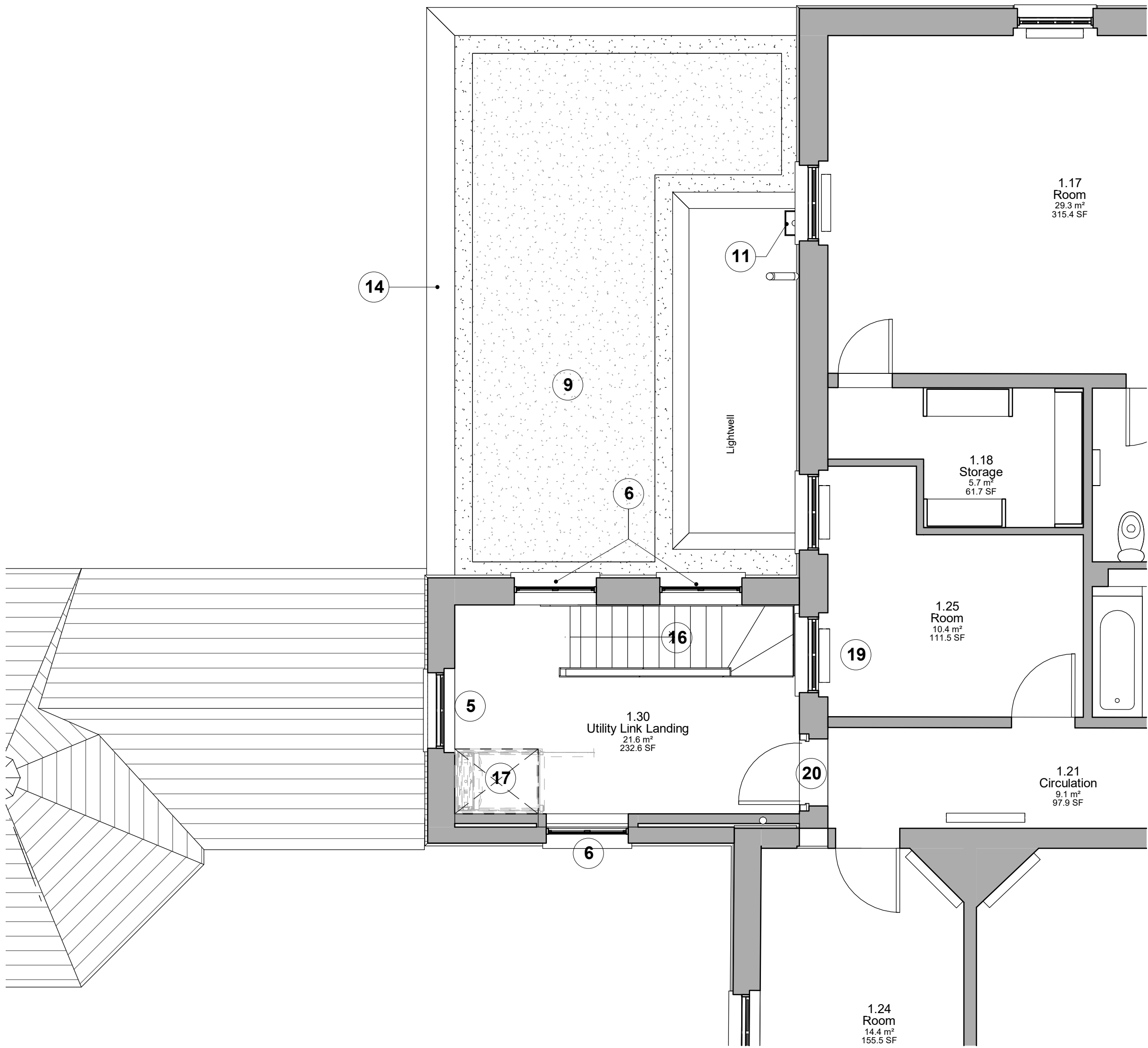
Notes

- 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
- Cast stone copings to top of wall
- Painted timber barge boards to gable to match existing adjacent
- New internal contemporary stair with glazed balustrade
- 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.
- New internal solid security door and frame to match existing with glazed overlight to match existing examples. Existing door and frame to be set aside and stored for future use.
- 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.
- New external solid security door and frame to match existing with glazed overlight to match existing examples. Existing door and frame to be set aside and stored for future use.
- Existing brickwork cleaned & repointed as required with suitable lime mortar.
- External ground levels adjusted and blended out to provide level access.



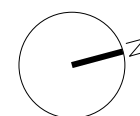
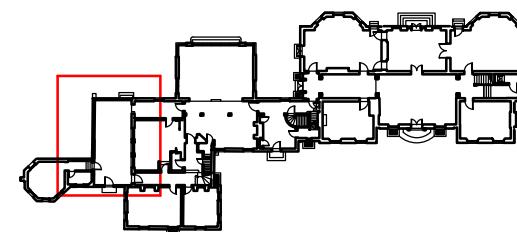
Ground Floor Plan

0.5 0 0.5 1 1.5 2 2.5
SCALE 1:50 m



1st Floor Plan

rev	by	chkd	date	description
P2	GT	MWB	04-10-19	Utility link updated, lightwell amended to accommodate re-installed existing window. Notes amended



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project Codicote House

title Utility Link - Proposed Plans

purpose of issue

PLANNING

scale	1 : 50 @ A1	drawn	GT	BAM job no.	drg. status
date	01/31/19	checked	MWB	4498	S2
drg / doc ref	CDH- BMD- Z1- XX- DR- A- 18160 P3	project code	originator	volume	level
		type	role	number	rev.