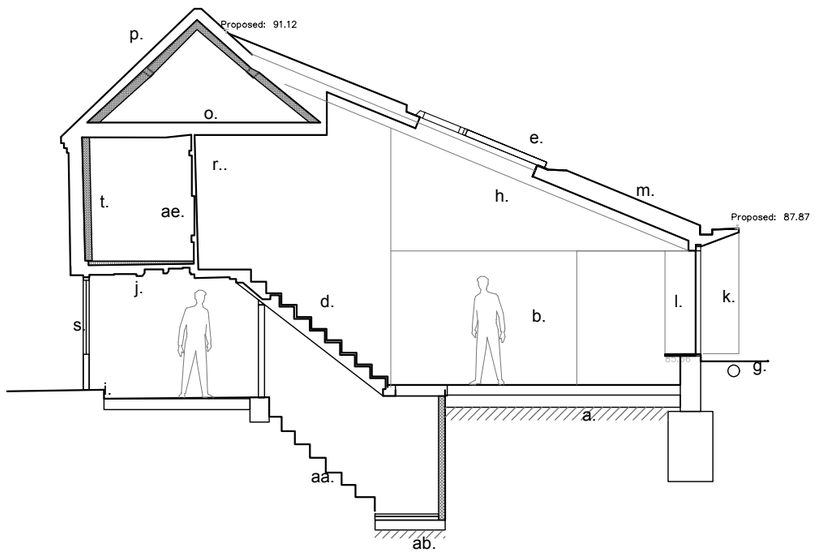
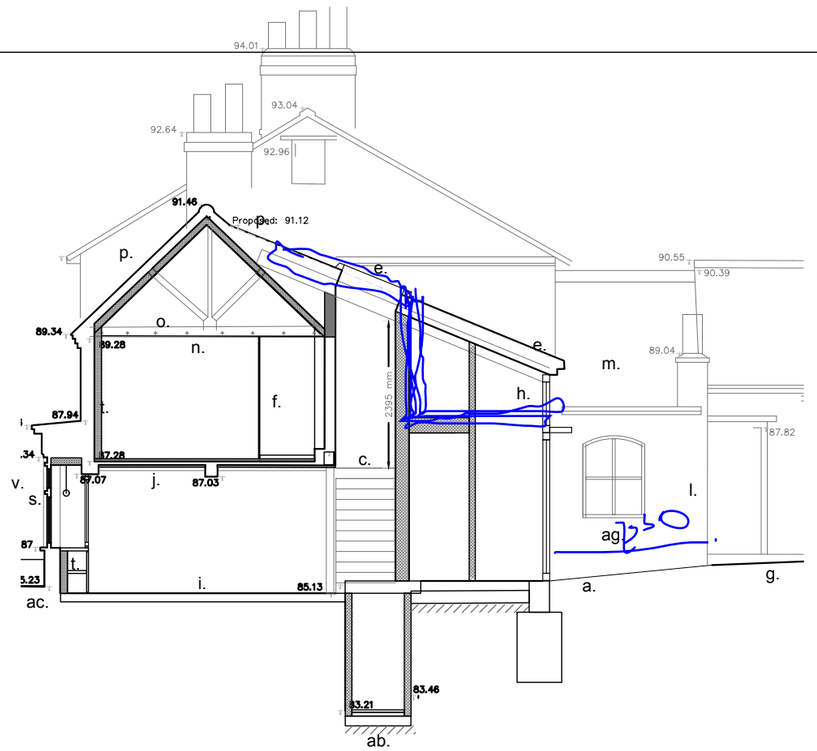
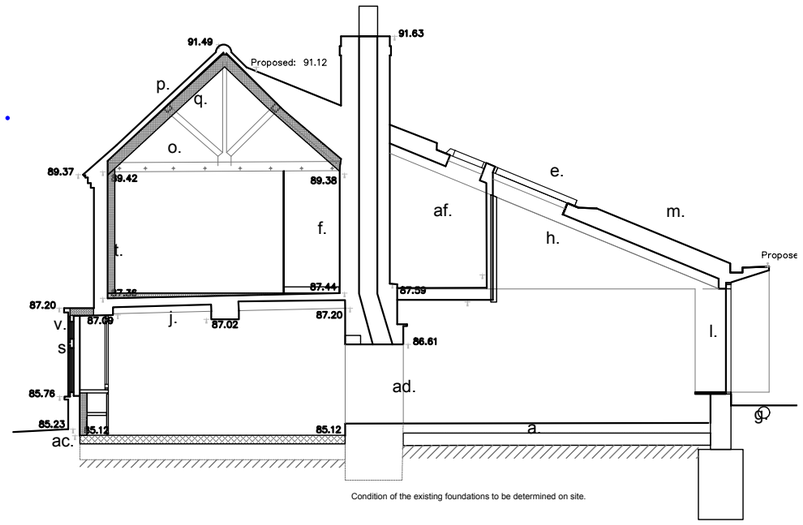


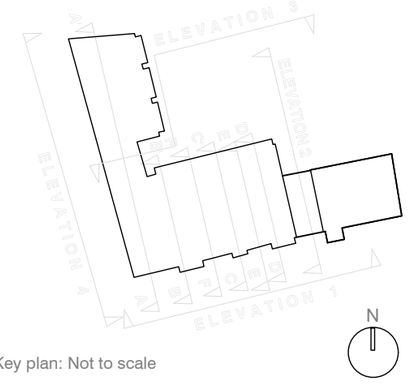




Condition of the existing foundations to be determined on site.

Notes:

a. Floor level lowered over existing cellar- new concrete deck flooring system. Access hatch.
b. living area
c. New metal stair with timber treads. New structural openings to accomodate.
d. Existing Timber stair restored, fire /acoustic linings set below.
e. New aluminum framed modular roof light
f. Bathroom (raised floor- glazed pod)
g. New floor level set below level of the landscaped courtyard, new tanking system.
h. New exposed rafters
i. Existing rotten timber floor and boards replaced. existing solum re-laid with new ventilation.
j. Existing timber beams repaired/ replaced to match existing. Fireproof paint treatment to underside. Acoustic treatments over bar/reception area.
k. New oxidised copper cladding to the surround and shutters.
l. Slimline aluminium sliding and pivoting glazing units
m. natural slate roof.
n. New plaster and lath ceiling. Existing timbers preserved over.
o. Existing trusses replaced/repaired as necessary and exposed. Lath and plaster ceilings removed.
p. Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
q. New insulation set between and under rafters.
r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
s. Existing windows replaced with new double glazed timber windows to match.
t. New insulated linings internally.
u. Existing brickwork repointed and repaired
v. Timber bays repaired and replaced and redecorated.
w. Replacement lead roof coverings to bays.
x. Chimney repairs and re-flashing work
y. New timber floor coverings, leveling existing floor
z. New island unit (floor strengthened below.
aa. Existing stone stair to receive damp treatments and be reinstated.
ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
ac. Injected Damp proofing treatments to existing perimeter walls.
ad. Existing fireplace to be repaired/rebuilt and restored for use.
ae. Existing cupboard area retained. Timbers treated.
af. Existing timber rafters and trusses to be restored retained and exposed internally. Linked to new structure.
ag. New internal partitions




Key plan: Not to scale

Wall linings indicative. See 039-034 for detailed sectiion.


12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com


0 1 2 3 4 5


Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjuntion with Structural Engineers Information, specification and drawings
Only to be used for the purpose for which it was intended. Only to be used for construction if expressly permitted in writing by the architect
All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.


Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039

Section BB,CC, FF as proposed

026

Stage: planning
Status: planning

REVISION: A

Scale 1:100 @:A3