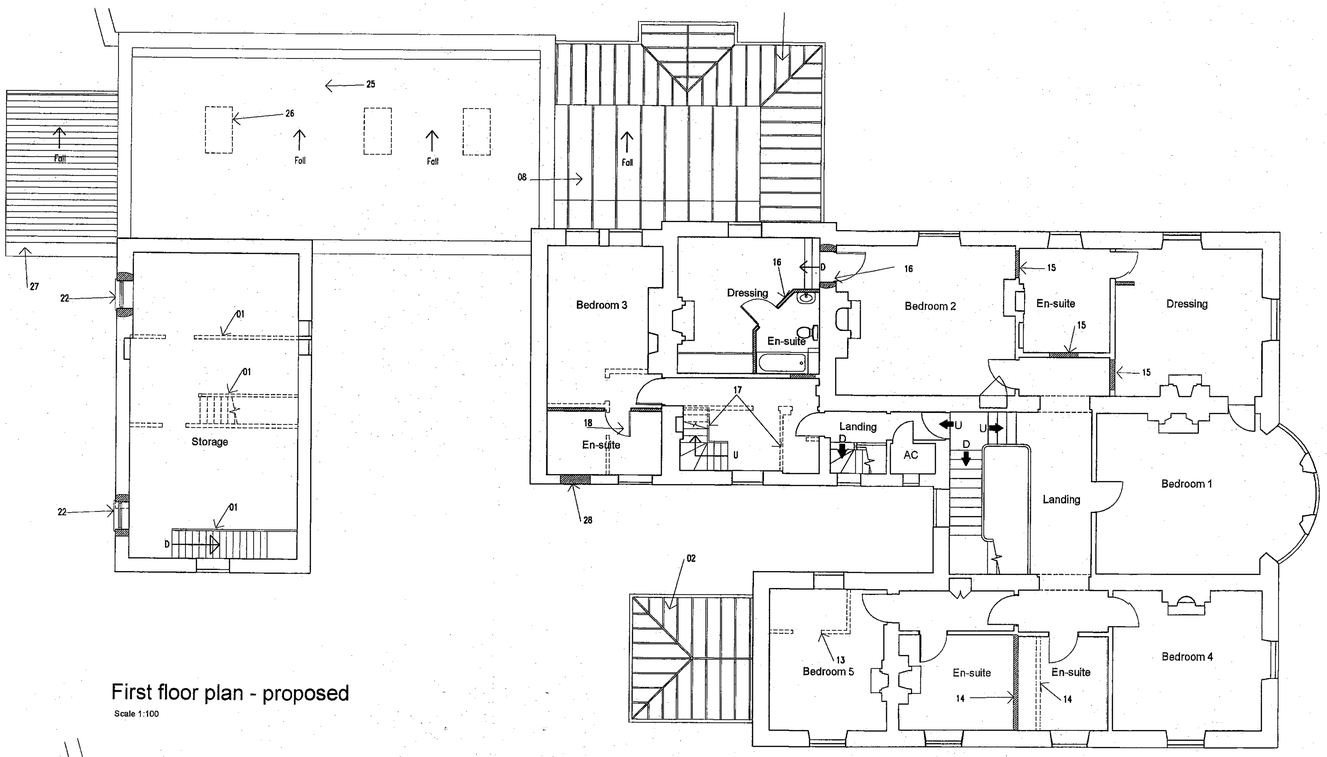
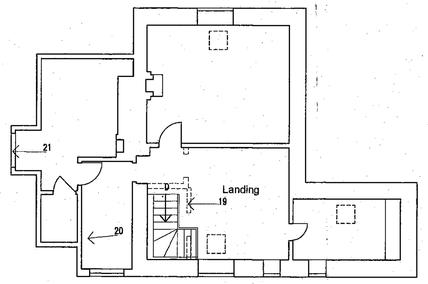


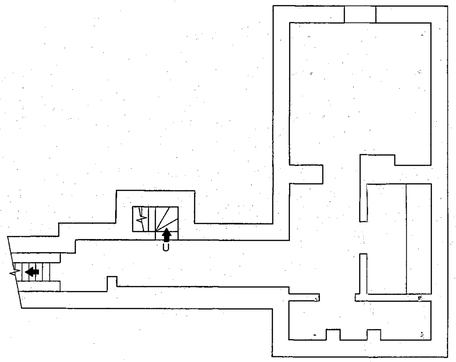
First floor plan - proposed

Scale 1:100



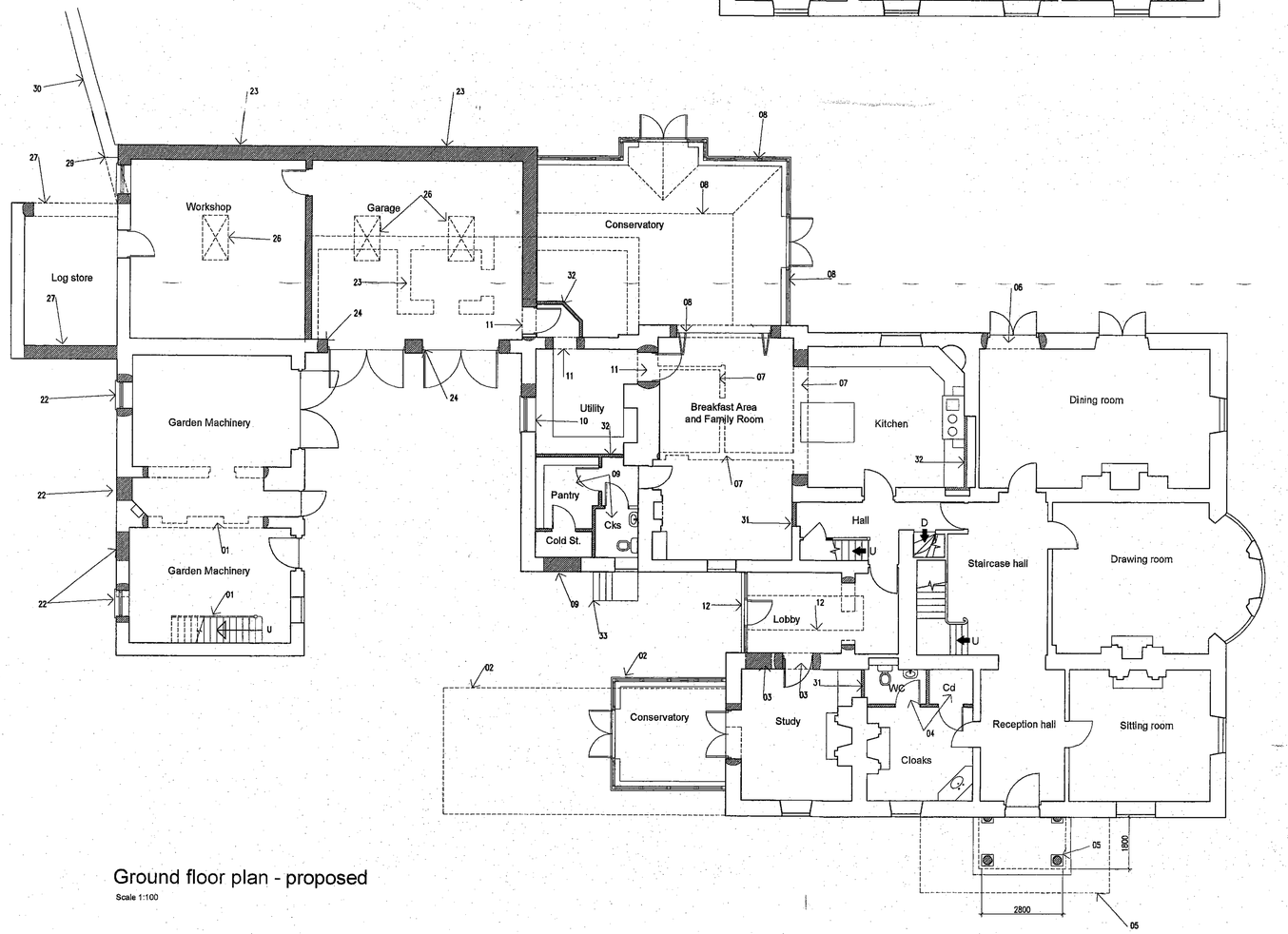
Second floor plan - proposed

Scale 1:100



Cellar floor plan - proposed

Scale 1:100



Ground floor plan - proposed

Scale 1:100

PROPOSED ALTERATIONS TO FLOOR PLANS

01 Existing internal walls and staircase to be removed with new staircase to first floor to enable floor space to be used for the storage of garden machinery at ground floor level and general household storage at first floor level.

02 Existing modern building forming gymnasium to be demolished and replaced with a timber framed and paint finished conservatory.

03 Proposed study with existing external door sealed up and window altered to door opening

04 Cloakroom and coats cupboard formed within room accessible off entrance hall

05 Existing entrance porch 'late addition' to be removed and replaced with Georgian portico. to detail

06 Additional pair of French casement doors installed on south facing elevation to dining room.

07 Breast wall to be removed with piers retained at wall junctions with beam over at differing ceiling levels between kitchen and proposed breakfast area and family room. Partition walls to existing pantry, utility and study to be removed to form breakfast/family room off kitchen

08 Timber painted conservatory on south facing external wall to breakfast area with separating glazed folding doors. Flat roof to upper part of conservatory with lead rolls in accordance with the recomendations of the Lead Association. Lead treated with patination oil immediately following fixing

09 External door to proposed pantry, cloaks and cold store to be blocked up and concealed externally with new render finish.

10 Utility room formed with external modern window replaced with new sash window.

11 New openings formed in existing walls with reinforced concrete lintels over

12 Existing rear lobby extended into yard with glazed lantern light over

13 En-suite to be removed from bedroom 5

14 Modern stud framed partition wall relocated to form en-suite facilities to bedroom 4 and 5

15 Internal door openings sealed up to form en-suite and dressing room to master bedroom 1

16 En-suite and dressing area facility formed off bedroom 2 with new connecting door opening and steps between differing floor levels

17 Existing bathroom removed and landing formed with new stairs access to second floor.

18 Existing staircase and laundry room removed floor filled in over and en-suite facility formed to bedroom 3

19 Shower room removed from second floor to accommodate new staircase from first floor level

20 Existing staircase to be removed floor opening filled in and landing area formed at second floor level.

21 Existing modern dormer window replaced with Georgian window with lead clad curved roof

22 Existing openings on north-west elevation of stable block to be sealed up with natural stonework to match existing and 4no new window opening openings formed with Georgian sliding sash windows single glazed with timber moulded frame sections and projecting stone sills matching windows within main house. Stonework over new windows at ground floor level to be supported with natural clay salvaged brickwork segmental arch in lime mortar to match openings now being sealed up.

23 Lean-to building replaced with garage and workshop extension formed with enclosing stone wall with coping to match existing

24 Garage door openings formed within clay brick walling with brickwork salvaged from openings used to to increase height of wall to conceal roof construction

25 Metal profiled colour coated sheeted roof double skin within insulation between. Sheeting fixing 10 peg into concealed stainless steel gutter

26 Double skin perspex roof lights with profile matching metal sheeting

27 Opening filled in with salvaged natural stone to match existing. Parapet wall reconstructed on north-east end of log store with new opening below. Roof pitch reversed to fall to north-east side with salvaged slates to match existing

28 Modern window removed and opeong blocked up

29 Existing store wall altered to accommodate workshop extension

30 Existing stone wall increased in height to correspond with the existing wall height surrounding existing log store. Wall to form enclosed walled rear garden along north- western boundary

31 Existing door openings internally to be sealed up with blockwork with lime based plaster finish to match existing

32 New block partition walls with lime plaster finish to match existing

33 Existing steps with mounting platform to be retained

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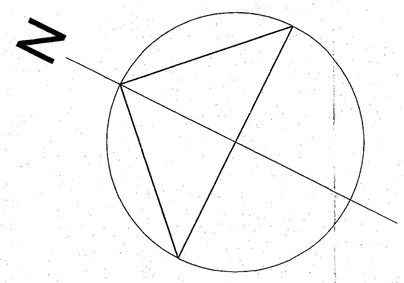

All dimensions to be checked on site before building work commences

Revisions

Proposals

PROPOSED ALTERATIONS & EXTENSION TO THE OLD VICARAGE (Origin House)

Address

THE OLD VICARAGE (Origin House), BRIDSTOW, ROSS-ON-WYE, HR9 6PZ

Client

MR AND MRS JOHN WARD

Date	Title.
October 2008	Proposed Floor Plans
Drawing No. **1126 - 04**	

12 NOV 2008

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