

• strip, dismantle, repair and reconstruct lead canopy, timberwork and cast iron trellis structure.

• new central fire escape window.

• new corridor & stair lobby to second floor.

Notes: -

- This drawing and the design is protected by copyright law.
- Do not scale from this drawing, refer any query.
- Contractor to check all dimensions on site and to report any discrepancies prior to construction or off-site fabrication commencing.
- All structural components / alterations shown are indicative and must be verified by a Structural Engineer.

• bedroom 1. floor boards repaired & levelled, boards to bay sanded and waxed, remainder new carpet & underlay.

• new fitted wardrobes.

• new external insulation & coloured render.

• windows altered.

• new balcony with new glazed doors to bedroom 1. and bathroom

• new window and bathroom door reversed.

• new re-fit to existing en-suite.

• reconstruct bays to match as existing with new hardwood frames.

• demolish ent. porch and install new main ent. door set to front wall.

• new veranda - oak frame with clear pvc panel roof.

• glazed bi-fold door screen.

• new windows

• new doors to garden.

• new balcony support structure.

• reconstruct slate storage shelves.

• reconstruct lightwell with s/water drain and SIKKA render internally.

• strip out walls, boiler, bases, sump and pipes, make good and apply SIKKA specialist waterproof render to walls, floor and stairs.

• install new steel beam on conc. padstones to carry floor joists above.

First Floor Plan - As Proposed.

demolish existing conservatory and construct new studio office with cavity wall to front and insulated dry-lining to rear; new insulated floor screed and insulated pitched slate roof.

new wood burning stove & hearth.
new solid door with acoustic frame seals.

demolish false fireplace & canopy

reposition store door, new conc floor and insulated dry-lining to walls & ceiling.

new radial flight timber stair with store below.

kitchen extended into lobby, boiler repositioned and room opened to form new rear ent.

Ground Floor Plan - As Proposed.

Rev. C. New veranda off Reception Room. 24.09.13.
Rev. B. Added kitchen rooflight, moved rec. room door add window 29.08.13.
Rev. A Client feedback amendments. 07.06.13.

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Scheme: Althrey Lodge, Overton Road, Bangor-on-Dee, Wrexham LL13 0DA
- Minor Alterations & Refurbishment Works.

Drg Title: GROUND / BASEMENT & FIRST FLOOR PLANS
- AS PROPOSED.

Job No. / Drg. No. / Rev. Scale. Date.
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Basement - As Proposed.