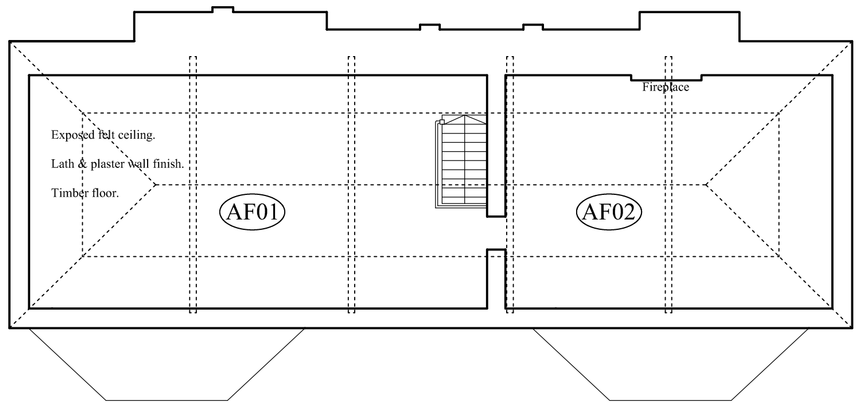
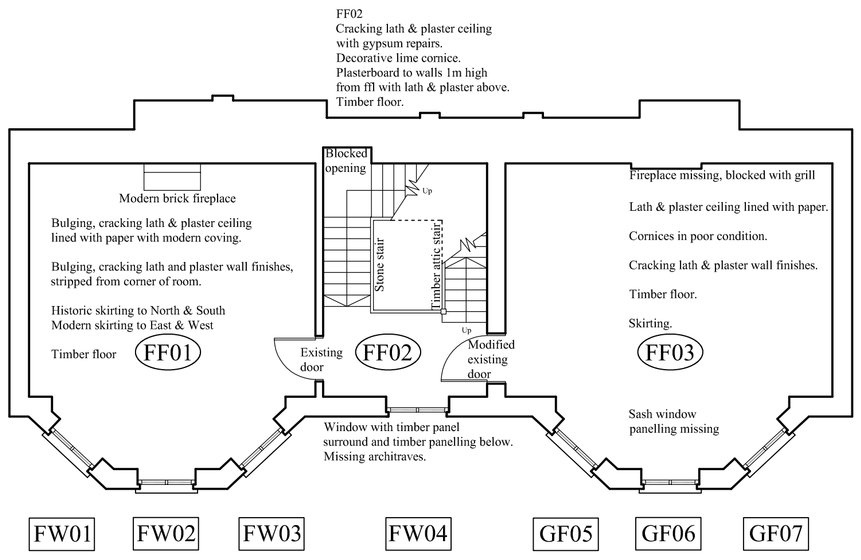
Existing Second Floor Plan

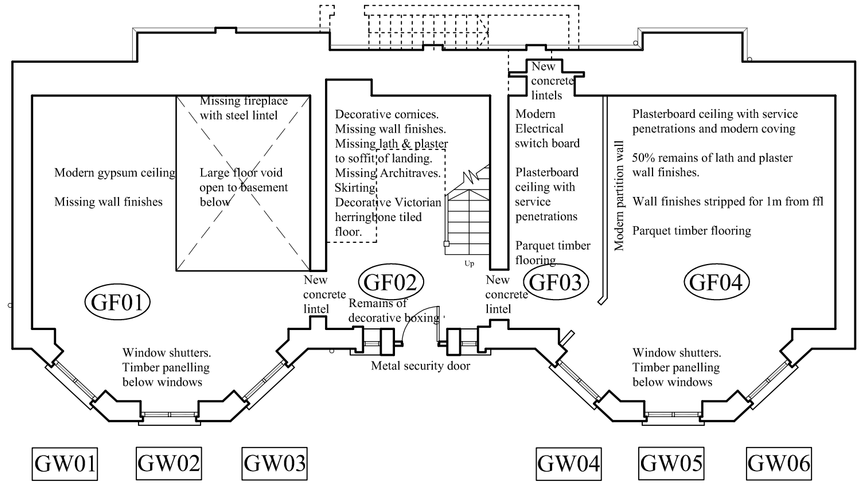
Dashed lines indicate approximate location of roof trusses, to be checked on site with structural engineer.



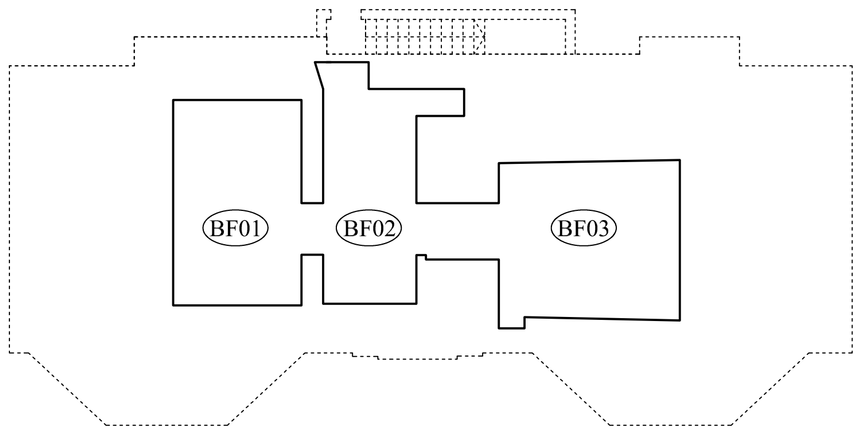
Existing First Floor Plan



Existing Ground Floor Plan

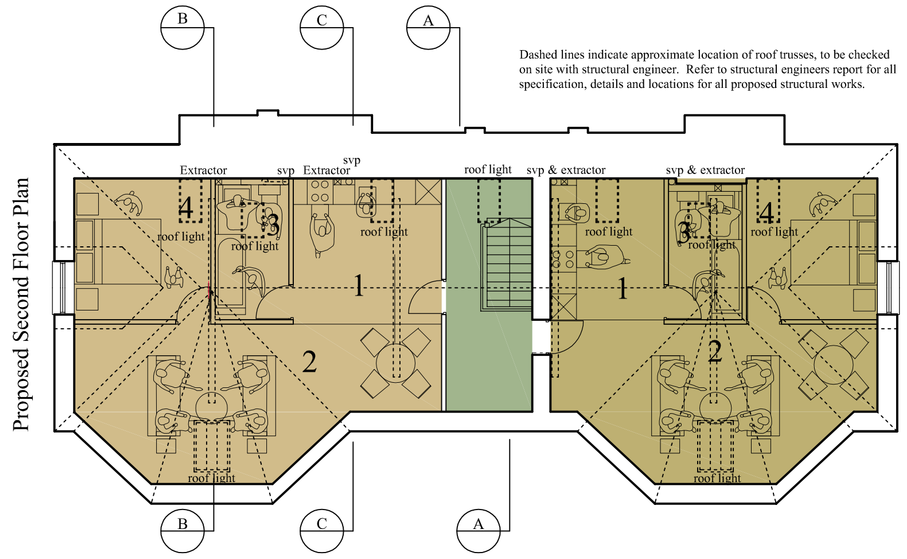


Existing Basement Floor Plan

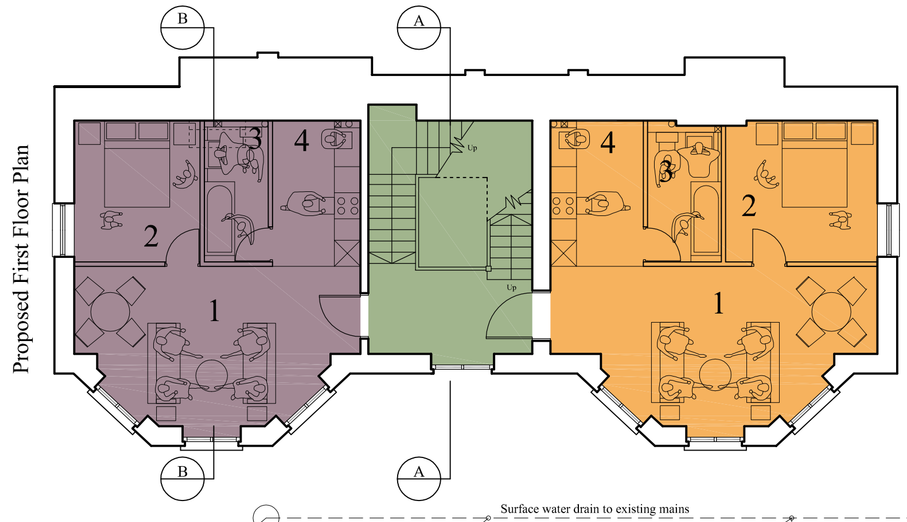


Proposed Second Floor Plan

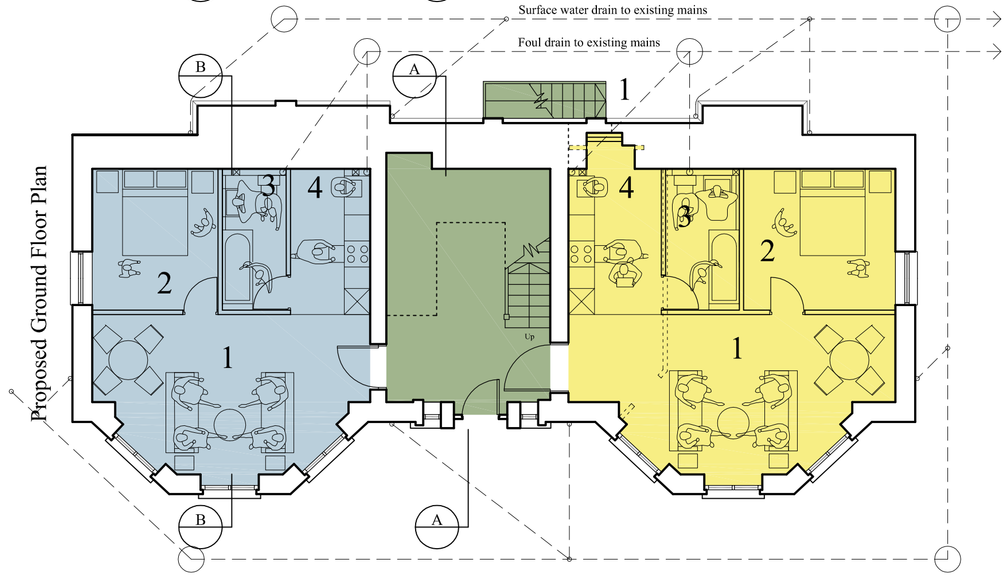
Dashed lines indicate approximate location of roof trusses, to be checked on site with structural engineer. Refer to structural engineers report for all specification, details and locations for all proposed structural works.



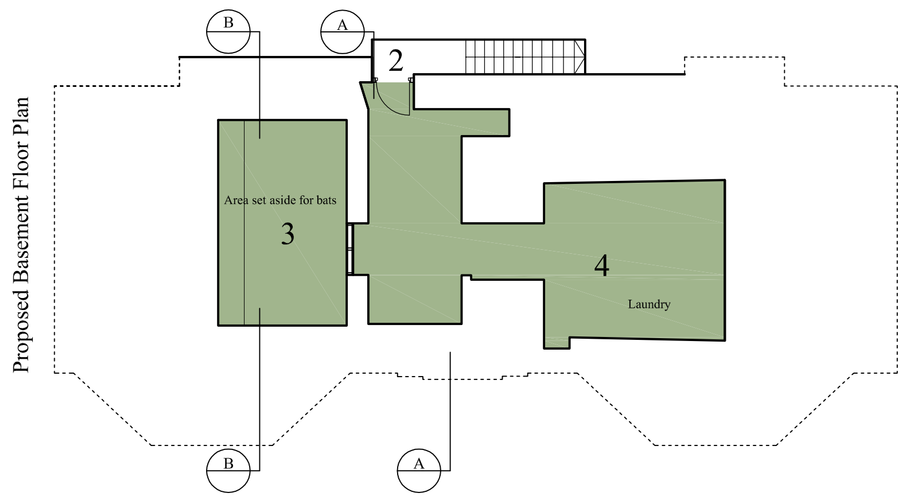
Proposed First Floor Plan



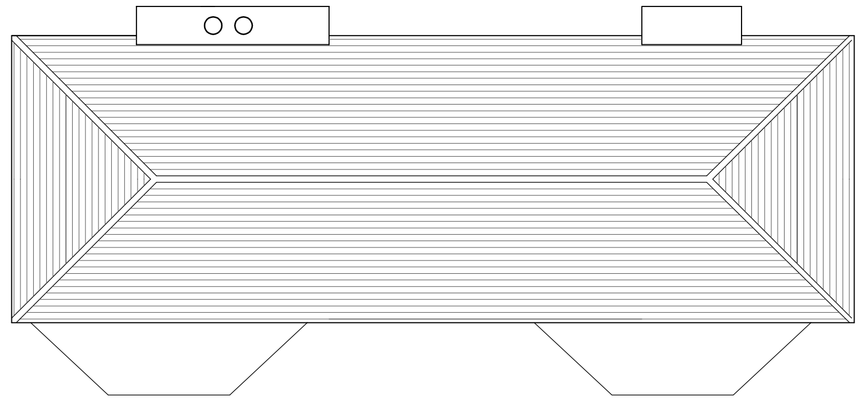
Proposed Ground Floor Plan



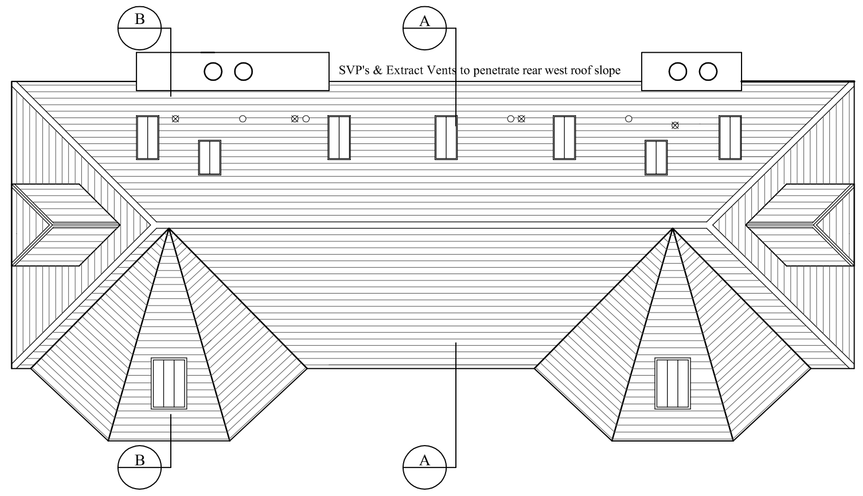
Proposed Basement Floor Plan



Existing Roof Plan



Proposed Roof Plan



Chimney to be rebuilt to match adjacent chimney height. Bricks to match existing colour, texture and size. Corbel, flue liner and pots to match adjacent chimney

Conservation rooflights to provide natural ventilation and light to rear slope
5 No 1435mm x 517mm
2 No 1133mm x 517mm

Dormers to north and south roof slope based on historical evidence

Lead weatherings and flashings to current LSA details

Pitched bay roofs based on historical evidence with new conservation rooflights 821mm x 1435mm

Proposals

Roof
Re roof 60% of east and west roof on a like for like basis.

Replace any damaged clay ridge tiles with new to match existing colour, texture and profile.

Carefully strip roof slates from gutter level to confirm existing detail, amend accordingly.

Replace any damaged slates with new to match existing colour, texture and size.

Replace existing flat roofs to 2 east elevation bays with pitched slated roofs - utilising cut slates and wood lead rolls to hips.

Install 2 New dormers, 1 to North and 1 to South roof slope.
Install new conservation roof lights to provide natural ventilation and light:-
2 No 821mm x 1435mm to east bay windows central roofs.
5 No 517mm x 1435mm to rear west roof slope over bedrooms, kitchens and landing.
2 No 517mm x 1133mm to rear west slope over bathrooms.

Insulation to be provided between and under rafters to improve u values

Roof Space
Structural alterations to structural engineers details for the conversion of the roof space to habitable accommodation.

Rainwater Goods
Install new gullies.
Repair open joints.
Replace cast iron gutters where necessary with deeper profile cast iron gutters to match existing.
Replace sections of cast iron downpipes where necessary to match existing.
Replace missing brackets to match existing.
Redecorate all RWGs. Colour black

Walls
All existing lintels to be exposed for inspection by the structural engineer with a view to replacement of any that are found to be defective.

Internal walls to be tied to external walls and 2 bays to be tied to the east elevation with the insertion of Helifix or similar grouted steel ties to structural engineers details.

Re plaster and repair walls and ceilings where applicable using lime plaster.

Reinstate decorative cornices on a like for like basis in situ or re use as stored in building.

Restore fireplace at attic level.

Joinery
Asses viability of first fix and complete as required.

Repair skirting and architraves where applicable. Install new skirting to match existing profile like for like, where applicable and paint.

Existing doors re use and repair where applicable. New oak doors to match existing profiles like for like. Any original ironmongery to be retained repaired and restored. New ironmongery to match any existing remaining or to be agreed with the conservation officer.

Staircase
No areas of structural concern noted by SE.
Repair balustrading like for like.
Strip paint finish and redecorate like for like.
Assume only minor repairs like for like.

Floors
Repair and refinish all existing floor finishes on a like for like basis.

GF01 floor void to the basement to be rebuilt as a suspended timber floor to structural engineers details.

GF02 Tiles to be repaired where applicable.

Foundations
Trial holes to be carried out for further investigative works by the structural engineer.

Allowance should be made for underpinning and installing ties to first floor and roof level to structural engineers details.

Drainage
Existing drain runs / manholes to be checked and repaired or replaced as necessary. New gullies to be provided. Drains to connect to existing mains foul and surface water.

Salvaged Stored Items.
A number of historic doors, sash windows, shutters, panelling, architraves, skirtings and fireplaces have been removed previously and are stored within the building.
These are to be repaired and reused where possible and used for matching where necessary.

Refer to structural engineers report for all specification, details and locations for all proposed structural works.

100mm
1000mm

Notes:
1 Any dwg format drawing is to be read only in conjunction with and at the scale of the accompanying pdf.
2 Status 'C' drawing (Construction):
All dimensions are to be checked on site by the contractor, scaling is for Planning purposes only.
Unless otherwise indicated, all dimensions are in millimeters.
All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
3 In the event of any query, please contact us immediately.
4 This drawing contains survey information by others and is to be used solely for the purposes for which it was issued.

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Rev	Date	Dwn	Auth	Revision
B	11.03.15	HJ		Update following correspondance with planners and client
A	03.03.15	HJ		Update following correspondance with planners
-	03.02.15	HJ	-	INITIAL ISSUE

Drawing Status
F Feasibility
S Sketch Design
D Design
P Planning
B Building Control
W Working Drawing
M Measurement
T Tender
C Construction
R Record

PLAS KYNASTON
CEFN MAWR

FLOOR & ROOF PLANS
EXISTING AND PROPOSED

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Project	WPK.02	No	1001
Scale		Status	Rev
(A1)	1: 100	P	B