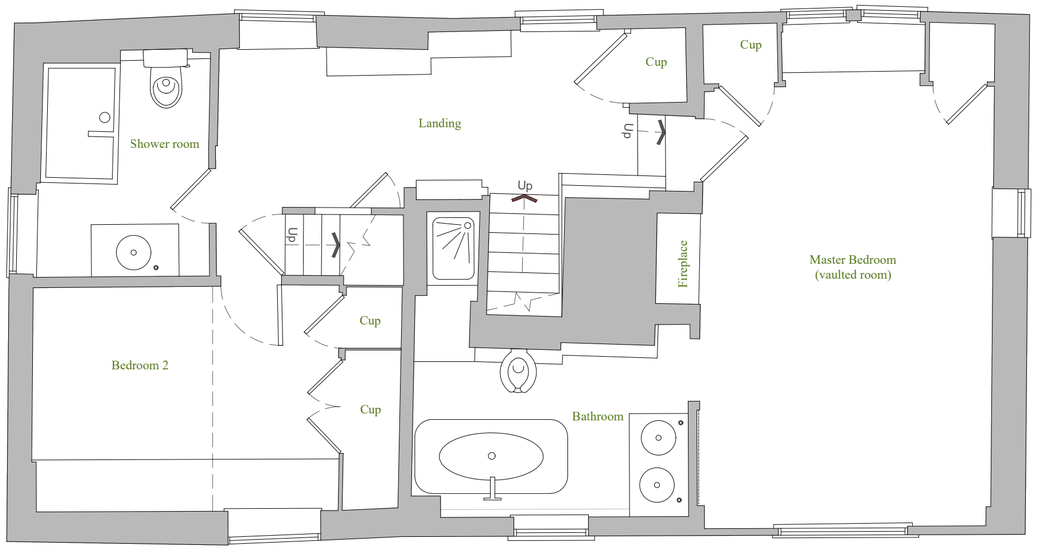
General Notes:
- Rake out cement mortar and flaunching from stone plinth on north elevation and repoint with lime mortar.
- Replace damaged gutters with PPC aluminium gutters.
- Sandblast timbers externally to remove modern paint.
- DOFF clean brickwork externally to remove modern paint.
- Carry out timber repairs as required once filler and paint is removed.
- Limewash timbers.
- Redecorate infill panels with breathable paint.
- Replace windows.



First Floor Plan
1:50 | EXISTING

Landing/Staircase:
- Carefully sandblast existing timbers.
- Redecorate walls and ceiling - This side of beam and including above stairs
- Install new lighting to both sides of beam throughout including above stairs

Replace modern door cupboard door

Replace shower, shower tray and re tile. Replace existing mechanical extraction with in line system to improve extraction



Replace modern door with 'Crittall' style door with sandblasted obscure glass

Install 'Crittall' style door with sandblasted obscure glass

Denotes removal of modern paint from chimney stack to reveal brickwork - Repoint with lime mortar

Denotes new T&G paneling to walls

Denotes new T&G paneling to ceiling

Denotes new laminated marine plywood boarding to ceiling

Bedroom:
- Remove one bookcase
- Cap off existing radiator
- Redecorate walls and ceiling
- Install new lighting
- Install new internal joinery to existing cupboards

Master Bedroom:
- Carefully sandblast existing timbers
- Redecorate walls and ceiling
- Install new lighting

Remove existing faux ceiling beam, make good with lime plaster and decorate

Replace existing radiator with larger one

Replace existing bath with smaller sized one

Master ensuite:
- Replace damaged modern ceiling with new plasterboard and skim.
- Install new lighting
- Install new wall radiator and connect to existing heating system with heated towel rail
- Replace existing bath with smaller sized one
- Install new tiled flooring
- Install mechanical extract ventilation connected to concealed roof tile vent

First Floor Plan
1:50 | PROPOSED

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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design phase and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

MANORWOOD
building on tradition

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

Address
Brook House, Maplehurst RH13 6RB

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