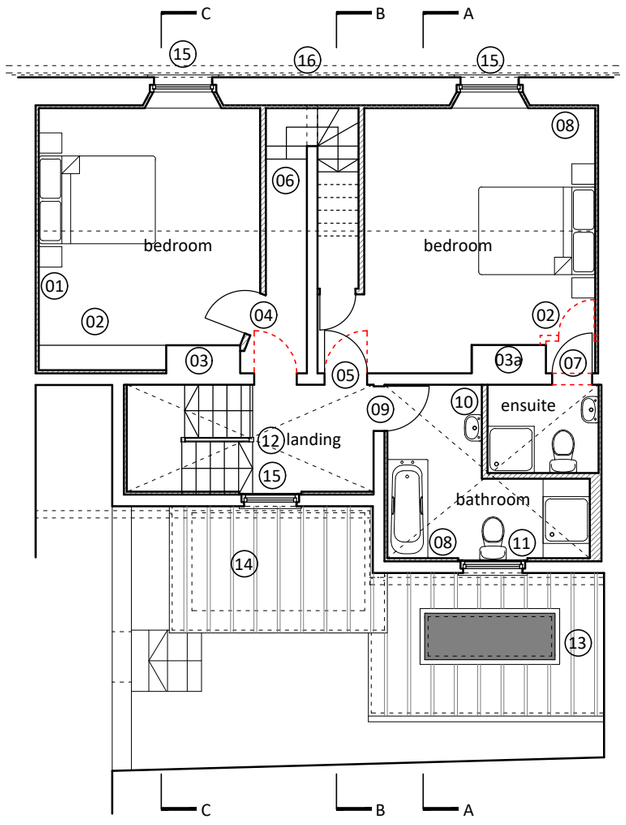

FIRST FLOOR PLAN - scale 1:100

LEGEND

01 - retain / patch repair existing lime plaster in like for like materials

02 - modern built in cabinetry to be removed

03 - open up fireplace and stall period correct hearth and surround

03a - 04a - open up fireplace to form decorative niche

04 - from new doorway and reuse all timber work from existing adjoining doorway (to be removed)

05 - existing door leaf re-hung on opposite side

06 - for new hallway in timber frame construction and install new kite wind stair to loft level having formed structural opening in existing wall and ceiling. Stair to match existing stairs in construction and detail. Form new store under in bedroom using new ledged door to match existing.

07 - knock through existing wall to form new doorway to ensuite - all timber work to match existing. replace temporary steps with construction to match main stair including railings.

08 - retain / patch repair existing lime plaster in like for like materials

09 - existing doorway and timber work retained.

10 - Existing bathroom to be split in two using stud wall construction to form bathroom and ensuite Form new opening and install refurbished window from removed from adjacent kitchen

11 - Existing ceiling timbers and roof covering removed. Stonework walling extended and new flat roof timber construction installed with lead finish. Existing window to be retained / refurbished and reinstalled at a high level.

12 - Existing ceiling timbers and roof covering removed. New roof structure installed and tiles reused including installing new insulation.

13 - Construction new timber frame / clad extension with lead roof, and black framed lantern rooflight

14 - New lead covering to roof over safe

15 - Install replacement timber sash window painted white

16 - Cementitous render to be removed and stonework to be redressed as required

1:100 0 0.5 1.0 1.5 2.0 2.5

ISSUED FOR PLANNING

CLIENT	Dajam Ltd
PROJECT	13 St Margaret's Street, BoA
DRWG TITLE	Proposed Floor Plans (First)
DRWG NO	A17 23 39 P03 Rev C
DRAWN	NB
SCALE	1:100 @ A3
DATE	18.10.23
CHK'D	NB

atelier 17 ltd
Atelier 17 Ltd, 28 Southleigh, Bradford On Avon, BA15 2EQ
mail@atelier17.co.uk www.atelier17.co.uk t.(01225) 862900 f.(01225) 862900

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Proposed Drawings - 13 St Margaret's Street, BoA