

- 1 **Existing casement windows:**
- Single glazed casement windows to be repaired like for like
 - Existing lead cames / steel frames renovated as required.
 - Existing secondary glazing to be replaced with new secondary glazing installed between stone surrounds / mullions / transoms.

- 2 **Stone window surrounds / mullions / transoms:**
- Existing profiled stone window surrounds / mullions / transoms to be repaired in situ. Extent of repairs to be confirmed by stonemason following inspection of window stonework conditions.

- 3 **Remove and reinstall 1919 windows and stone window surround:**
- Existing 1919 casement windows, stone frame and mullions/transom pieces removed from R001 and reinstalled to ashlar walling in (R008) to form new window opening into R008. See drawings 501.P.301 / 501.A.100 for further detail.

- 4 **Install sliding doors:**
- Existing opening remaining following removal of 1919 windows / stonework surround in R001 to be adjusted to form new larger opening for installation of sliding doors with aluminium surround. See details 501.A.100.1/100.2

- 5 **Flooring R003 - R004:**
- Existing carpet in existing hall to be lifted to expose brick herringbone flooring / cork tiles in existing kitchen to be lifted to expose slab - New Carpet installed snug.
 - Brickwork flooring to be repaired following hall R003 and WC R004

- 6 **Drainage:**
- New foul/grey water drainage run to be installed and new connection to mains sewage run to be made as indicated.

- 7 **Timber beams in R001:**
- First floor exposed beams in R001 to be cleaned, keyed and repainted.

- 8 **Staircase:**
- Existing staircase location to be moved.
 - Existing low level 1/4 landing and bottom steps to be removed. Timber from bottom steps and landing to be reused to extend the existing staircase as a straight flight.
 - Staircase to be repositioned to optimise space at ground floor level.
 - Staircase timber to be stripped back and refinished.

- 9 **Reading nook partition:**
- Existing partition walling and door adjacent to fire place to be removed to allow light into front hall from the reading nook.

- 10 **Sash windows:**
- Existing eight over eight / six over six sash windows on principal elevation to be renovated.
 - Renovate generally with new parting beads with brush seals.
 - Existing secondary glazing to be replaced with new secondary glazing.

- 11 **Boiler/Hot Water cylinder:**
- Existing gas boiler (located in R007) to be repositioned in R002 - Boiler exhaust flu to run up through R102 cupboard space above to exhaust through roof.
 - HWC located in first floor bathroom cupboard to be repositioned in R002 cupboard space.

- 12 **Flooring R005 / R006/ R007:**
- Existing floor finishes carpet and planks to be removed.
 - Existing floor joists and sleeper walls to be removed.
 - New limecrete slab with UFH and Geocell foam glass aggregate insulation to be installed (Mike Wye system).

- 13 **Kitchen internal lining:**
- Premixed Lime render Reabilita Cal RB applied to plaster to provide a flat surface.
 - Isovit Lime 3mm adhesive / bonding
 - Wood fibre insulation panels 'Steico Therm' 100 mm including mechanical fixings as manufacturer's recommendations
 - Internal Lime plaster system: Isovit Lime + reinforcement mesh + Isovit lime, plus Reabilita Cal Alfino (2 coats)

Notes:

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.

All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

Drawing Key:

Demolition: - - - - -

Drainage: —————>

SCALE 1:60

0 500 1000 1500 2000mm



F and R pipework ready for ASHP.

F and R Pipework ready for ASHP

30/07/2026

18/02/2025

Revision: Date: Description:

Status: PLANNING

Project: Lowden Manor, Chippenham

Title: GROUND FLOOR PLAN as Proposed

Reference: 501.P.100

Revision: P2

Last issued by: /CM

First issued:

Scale @ A3: 1:60

Planning

Transmittal Set

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