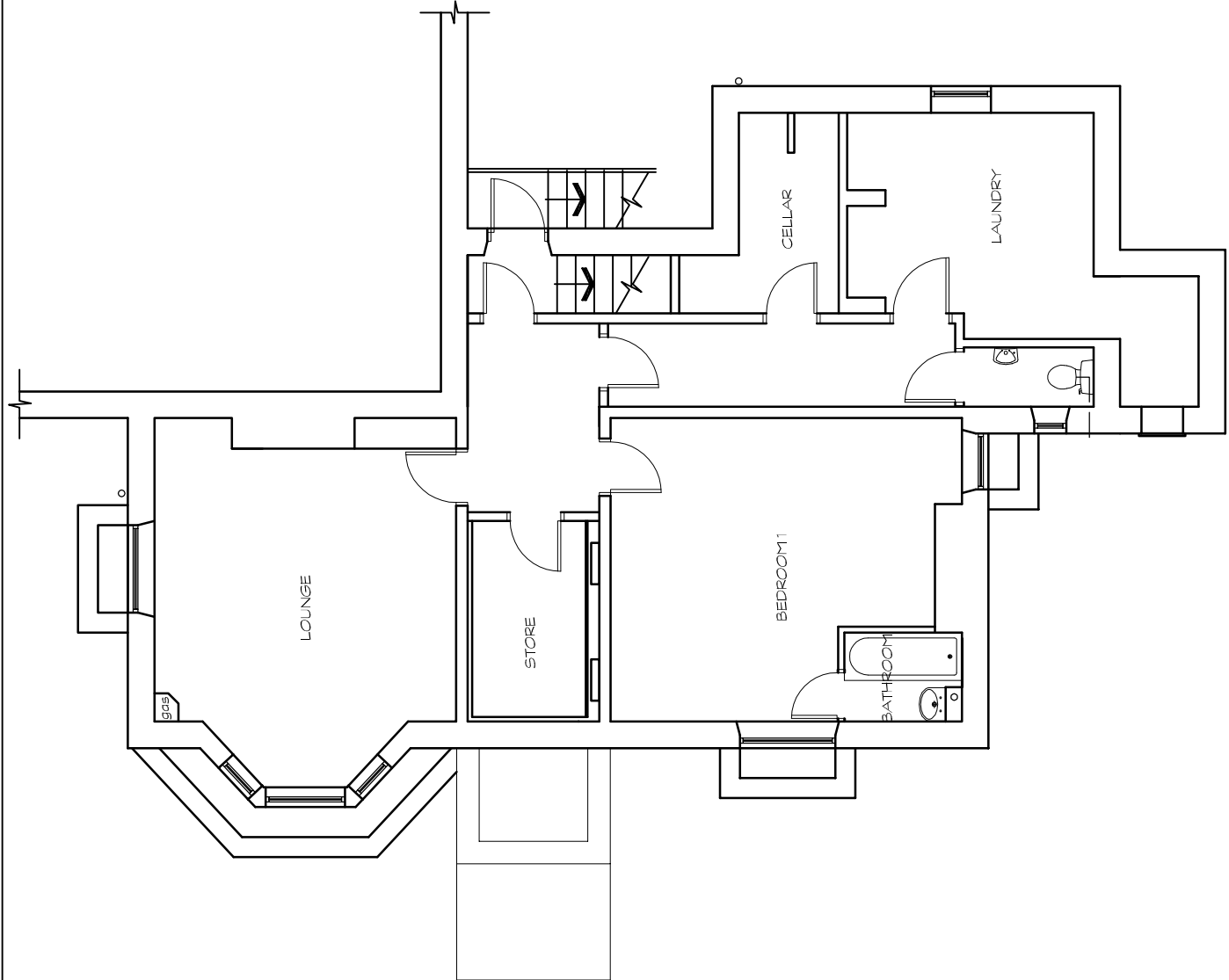
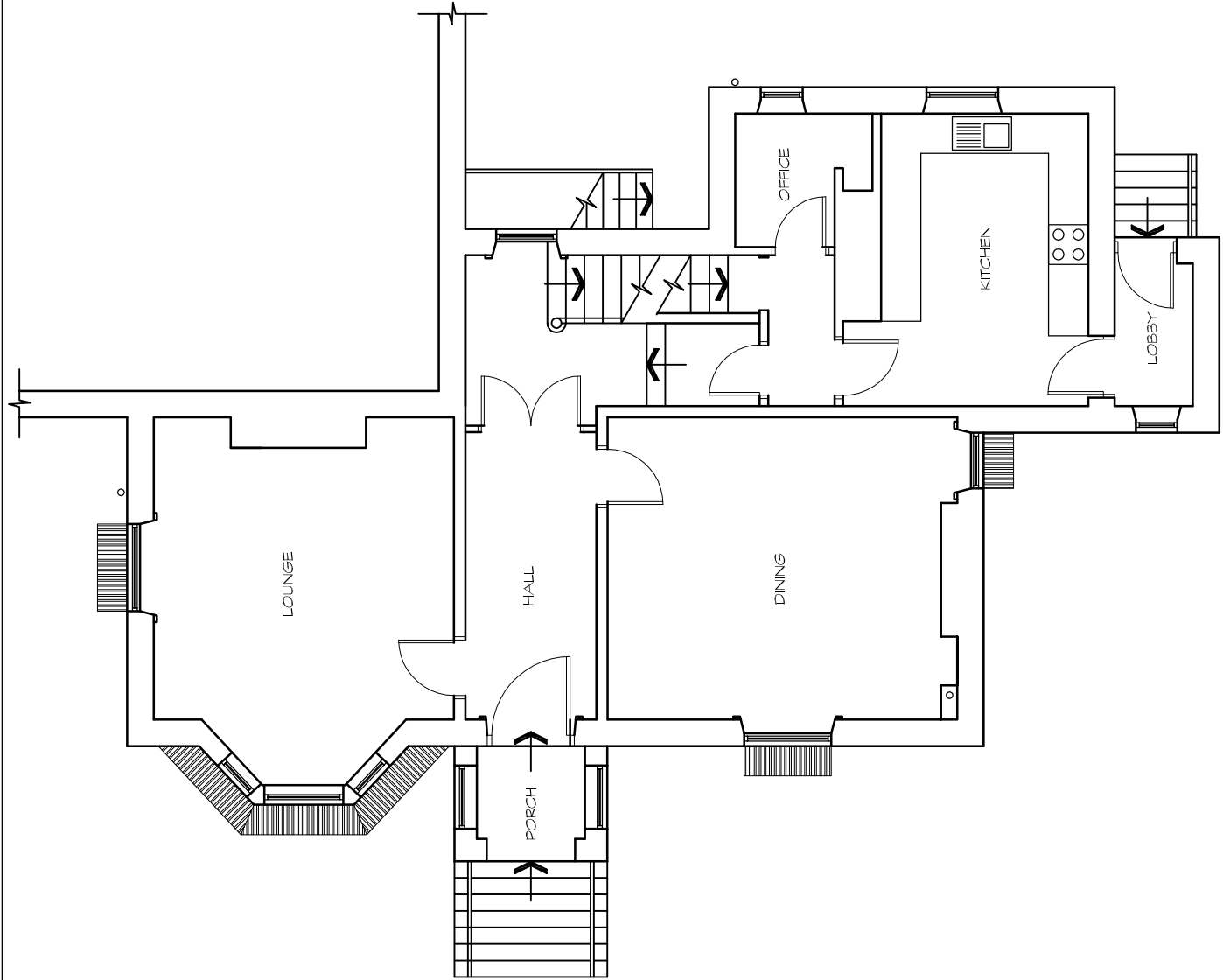
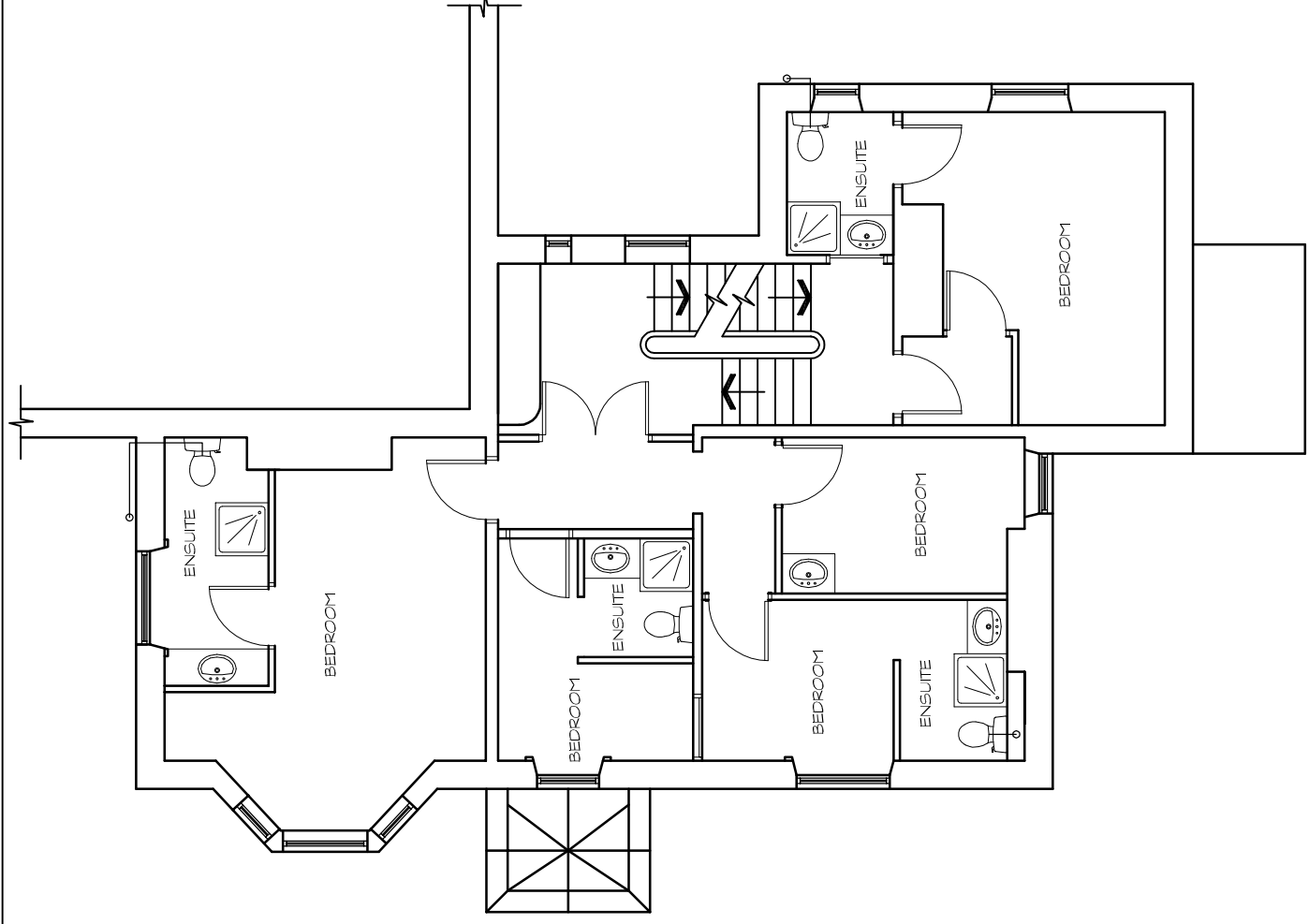




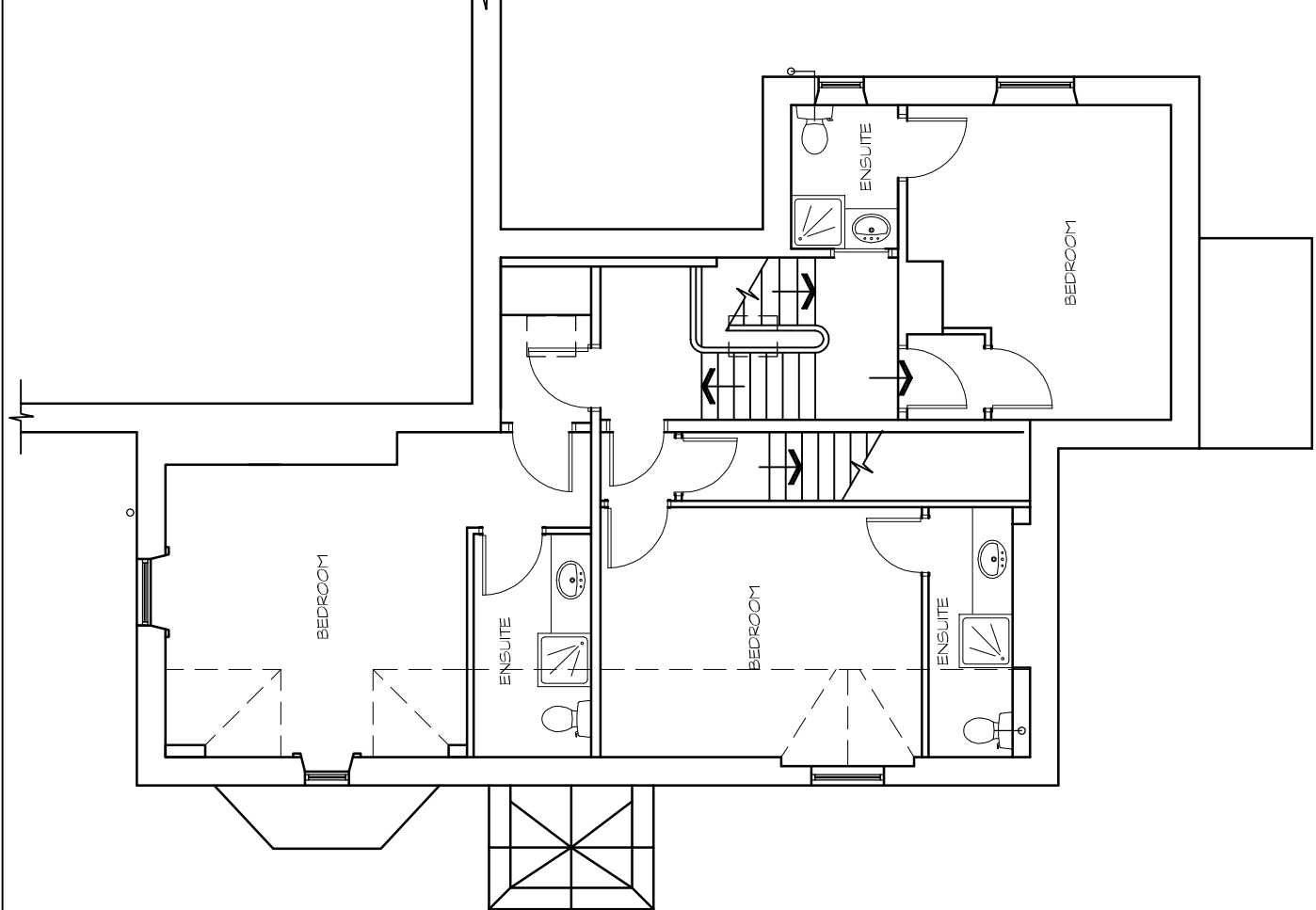
BASEMENT PLAN AS EXISTING - 1:100



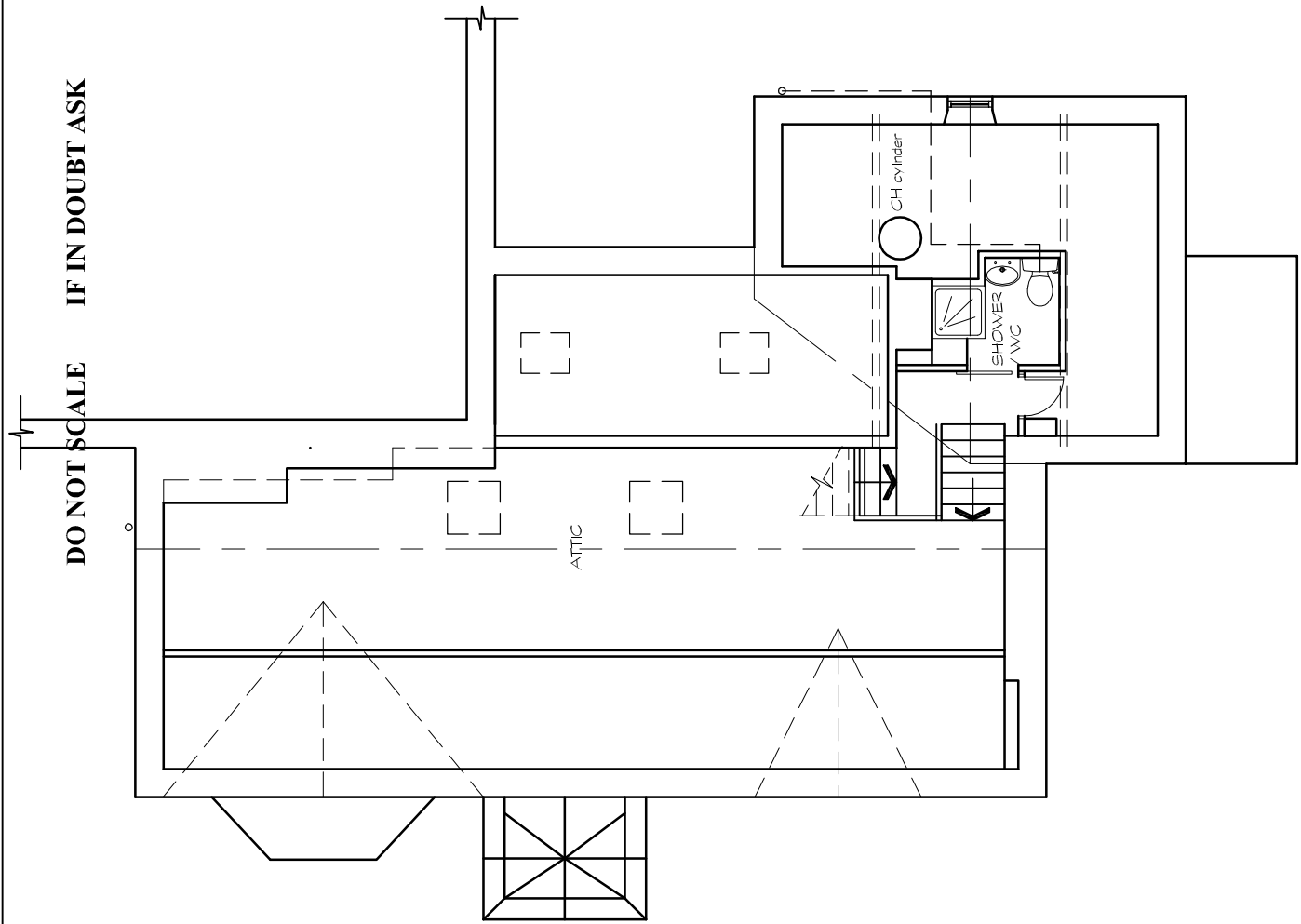
GROUND FLOOR PLAN AS EXISTING - 1:100



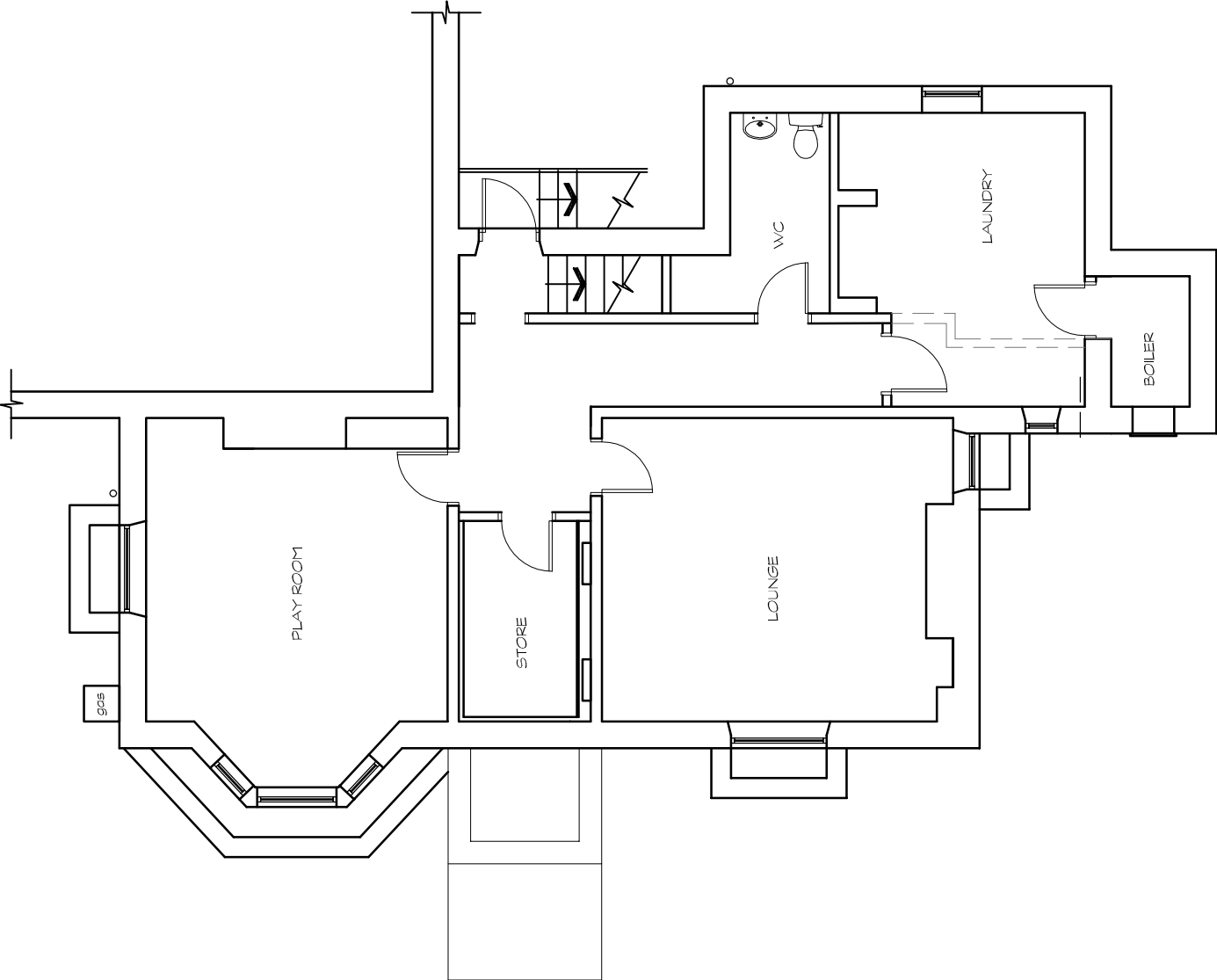
FIRST FLOOR PLAN AS EXISTING - 1:100



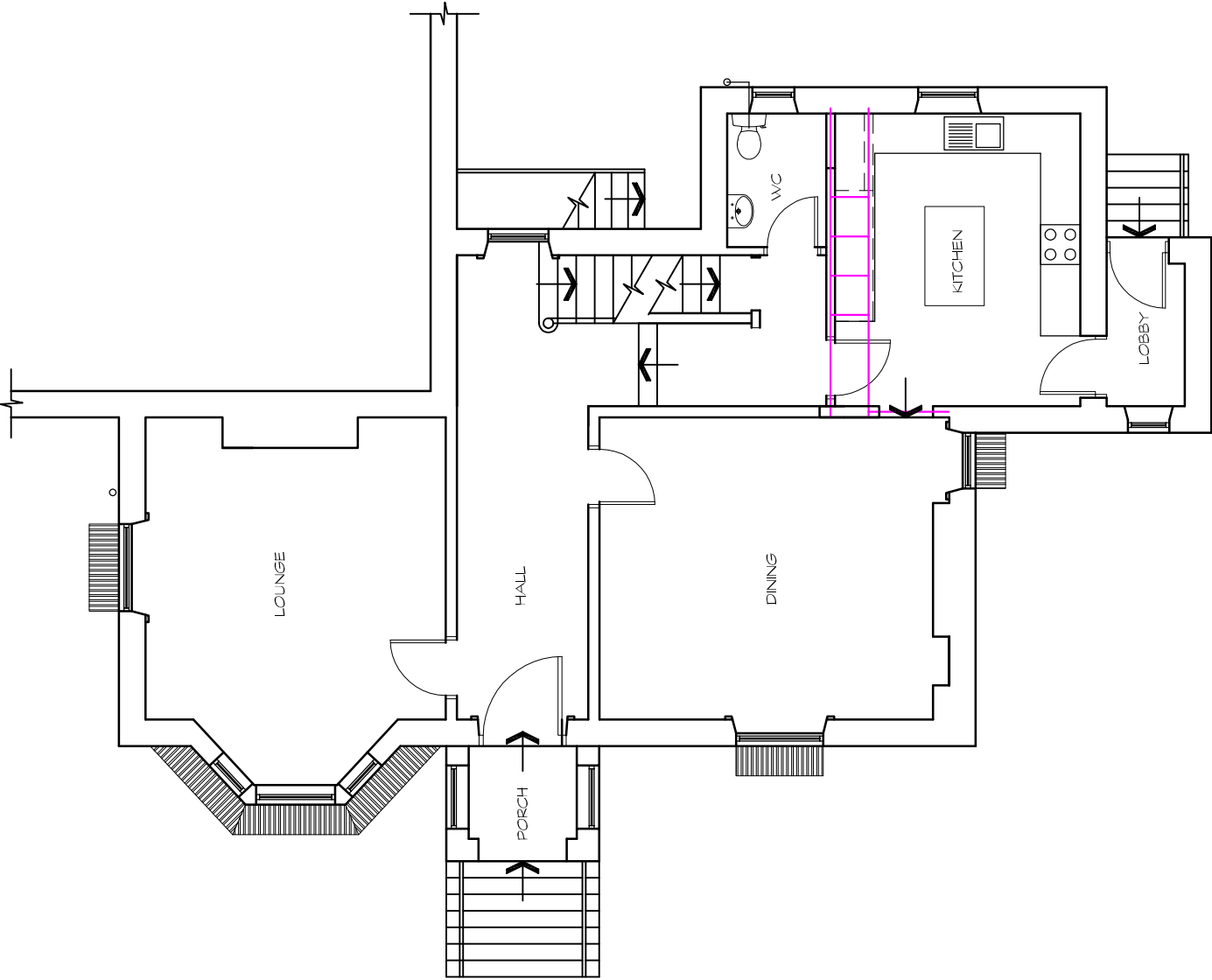
SECOND FLOOR PLAN AS EXISTING - 1:100



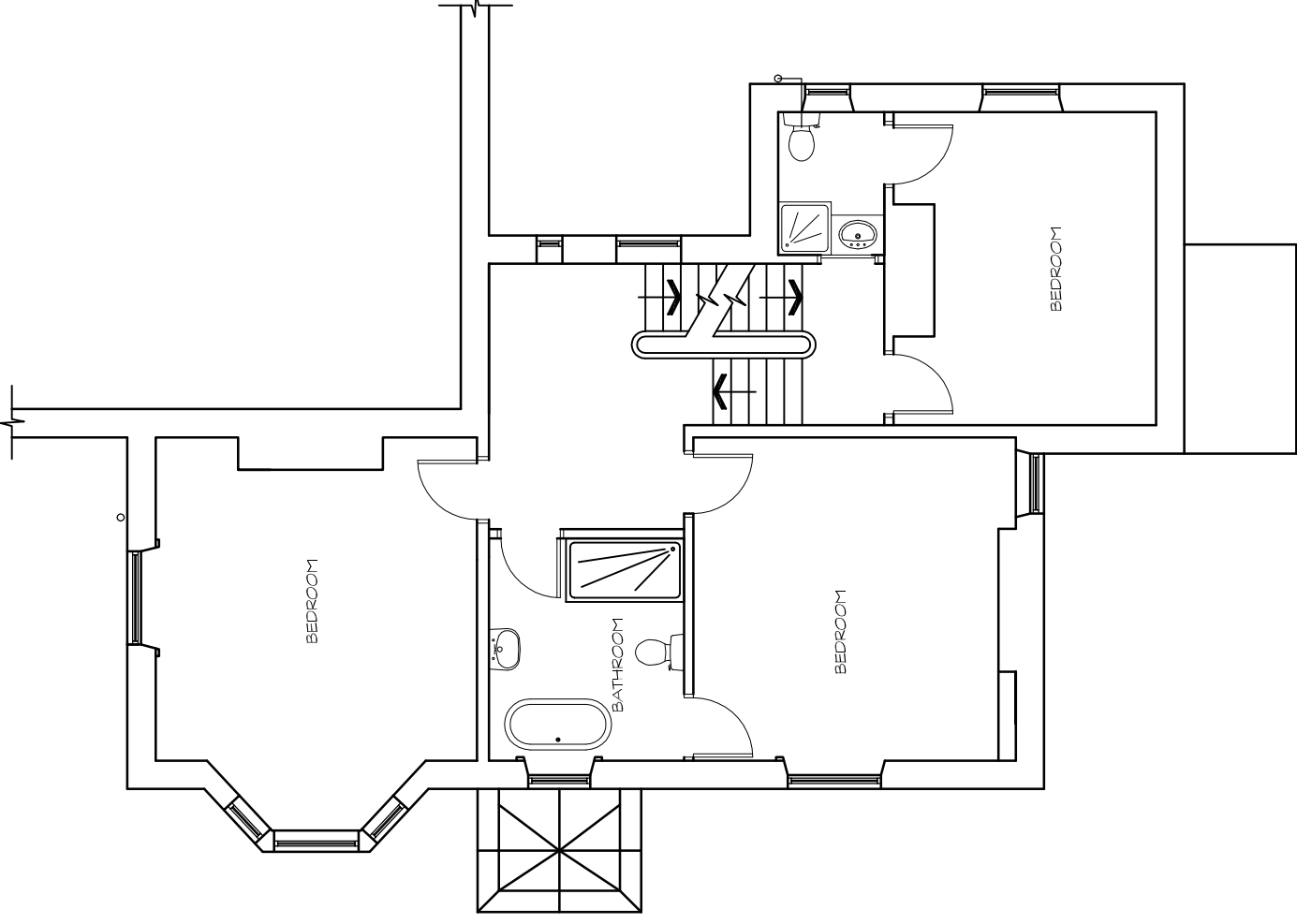
THIRD FLOOR PLAN AS EXISTING - 1:100



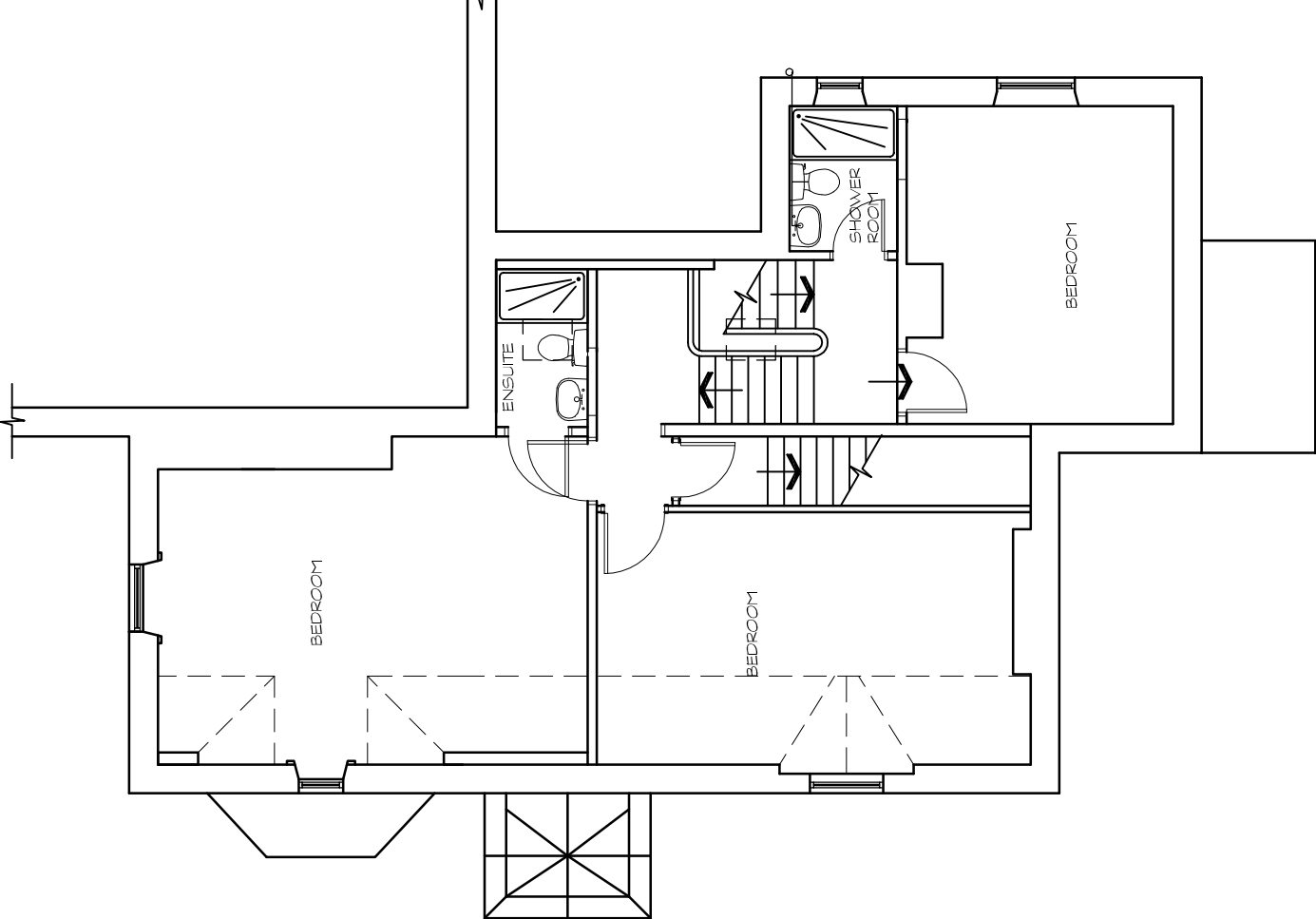
BASEMENT PLAN AS PROPOSED - 1:100



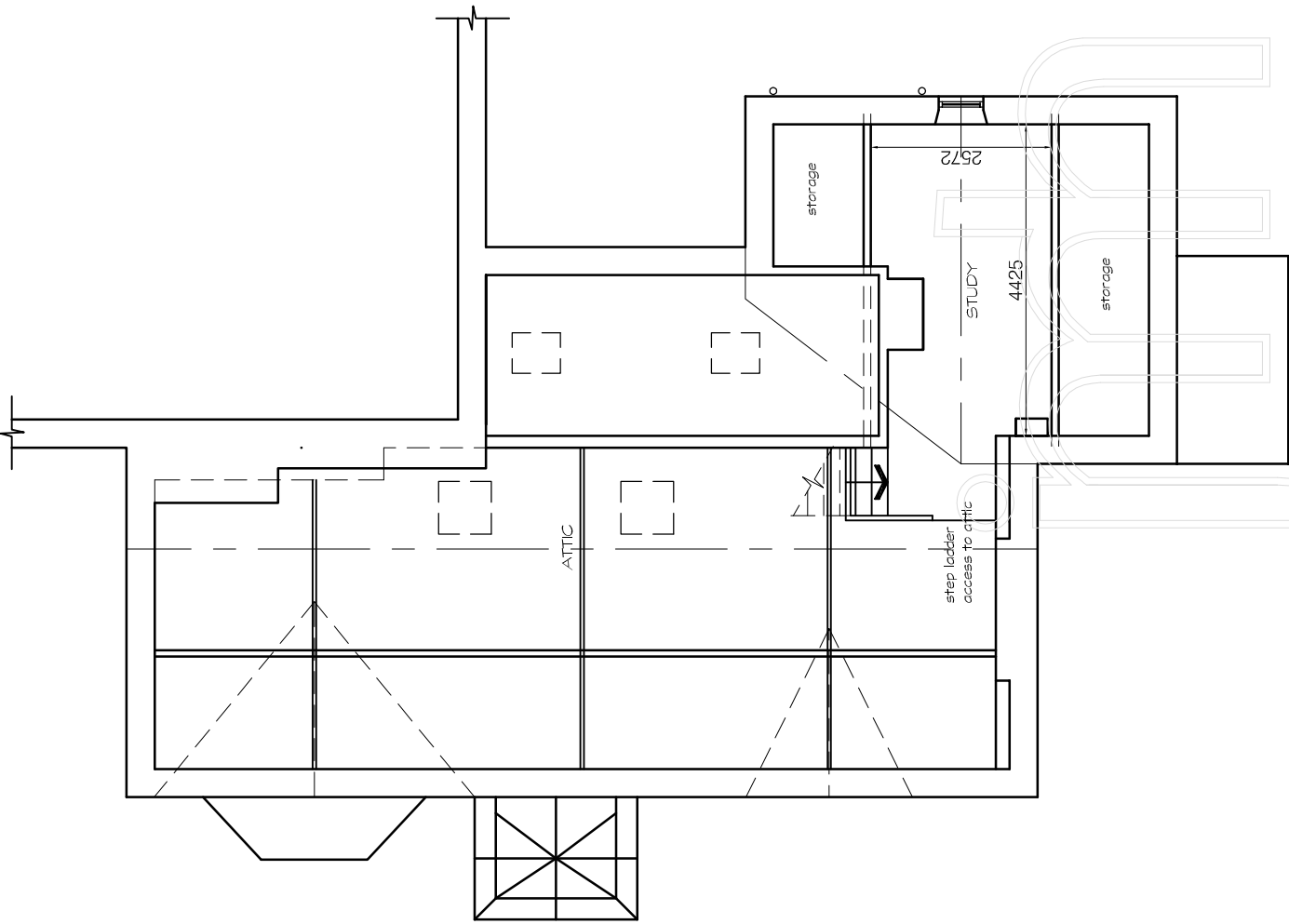
GROUND FLOOR PLAN AS PROPOSED - 1:100



FIRST FLOOR PLAN AS PROPOSED - 1:100



SECOND FLOOR PLAN AS PROPOSED - 1:100



THIRD FLOOR PLAN AS PROPOSED - 1:100

INTERNAL WORKS

- REMOVAL OF INTERNAL LOBBIES TO HALLWAYS AND BEDROOMS (NB. lobbies and ensuites were created in 1985 when property was changed to a guest house)
- REMOVAL OF ASBESTOS CLADDING TO ROOM DOORS - REFURBISH DOORS AND REFIT
- REMOVAL OF SOME ENSUITE BATHROOMS AND FORMATION OF A FAMILY BATHROOM
- REPAIR / DECORATION TO WINDOWS
- INSTALLATION OF INTERNAL SECONDARY DOUBLE GLAZING TO ALL WINDOWS
- BASEMENT FLOOR DUG OUT AND RE-LAID WITH INSULATED FLOOR INCLUDING TANKING AND DAMP-PROOFING.
- NEW WINDOWS TO BASEMENT TO BE IN KEEPING WITH EXISTING WINDOWS- REPLACING COAL HATCH AND RECENTLY INSTALLED AIR BRICKS
- KITCHEN CHIMNEY REMOVED (NB original features have been previously removed and filled in)
- NEW OPENING FORMED BETWEEN KITCHEN AND DINING ROOM
- RECENTLY INSTALLED STAIR ACCESS TO LOFT ROOM REPLACED WITH FOLDING LADDER
- CONVERSION OF BATHROOM AT 2ND FLOOR MEZZANINE LEVEL TO STUDY
- ELECTRICS AND ALARM / SECURITY SYSTEM - CONSOLIDATION AND REWIRING AS NECESSARY
- HEATING & BOILER - RELOCATION OF BOILER INSTALLATION OF ADDITIONAL BOILER AND CONSOLIDATION OF SYSTEM
- REPLACEMENT OF THE 1980S STYLE GAS FIRES IN THE LIVING ROOM AND DINING ROOM WITH A FIRE MORE IN-KEEPING WITH THE PROPERTY (NB marble-piece / chimneys to remain as-existing)
- REPLACEMENT OF THE 1960S STYLE PORCH-TILES WITH EITHER RECLAIMED VICTORIAN TILES OR VICTORIAN STYLE TILES TO BE MORE IN-KEEPING WITH THE PROPERTY.

DO NOT SCALE IF IN DOUBT ASK

5 MIND AMENDMENTS 30/04/18 HM
4 LAYOUT AMENDMENTS 23/04/18 HM
A LAYOUT AMENDMENTS 23/04/18 HM

REV DETAILS DATE INITIAL

PROJECT REFURBISHMENT OF ELM CREST
2 QUEENS RD EDGERTON HD2 2AG

CLIENT Mr Mra S DODD
2 QUEENS RD EDGERTON HD2 2AG

TITLE PLANS - EX & PROPOSED

DRG No. SD/02C SCALE 1:100 @ A1

DRN BY MH DATE 15/02/18

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