Gulley

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NOTES
Do not scale from this Drawing
It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
This drawing to be read in conjunction with structural, mechanical and electrical drawings and other relevant information and any discrepancies are to be reported to the Architect.
Work and materials to be in accordance with the Building Regulations and to comply with relevant British Standards.
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A

B

C

Window Replaced - refer to elevations

WWG4

Door Replaced - refer to elevations

Safety film applied to glass when stair built / new window (later phase) to have safety glass.

RWP

DN1

WWG3

Window Replaced - refer to elevations

WWG2

Structural repairs to leaning front wall to Structural Engineer's details (Stitch front wall into cross walls)

Re-rendering all external render in insulating lime render

Window Replaced - refer to elevations

WWG1

Gas

RWP
(shoe missing)

Window Replaced - refer to elevations

WWG1

12mm movement joint to treads, scribed at wall junction to follow wall line

Cut stringer support under

Lobby

Glazing removed and boarded over (painted T&G boarding) to create cloackroom with shoe and coat storage? Noggins added at coat hook height

Dining

Stairwell

U/Stair Store

Allow for new padstone to Engineer's details (for trimmer joists)

New cut stringer timber stair (755mm wide) in new position - details TBC. 13 risers at 193.8mm. Note that the treads will be cut to suit the changing line of the wall up the staircase, hence tread support is from the cut stringers underneath

New trimmer beam over

edge of 1st floor

New trimmer beam over

Floor joists trimmed to engineer's details - trimmers to be within the joist level

Existing glazed inner lobby door - qheck for safety glass - allow for new Safety film upgrade to all glass in this door and all existing glazed doors

Open Shelving between posts

Existing beam may need supplementing at new floor trimmers - Engineer to review

edge of 1st floor

General Proposals Throughout:
New electrical installations and rewiring - use flood resilient design wherever feasible - Raise the following to at least 1.5 metres:
electrical sockets
fuse boxes
control systems
wiring
New heating system
Internal replastering in lime plaster
Internal redecoration in breathable mineral paints
Window replacements: refer to elevations

Boxing of pipework and stop tap with access door

Pipes / stop tap

Existing wall removed

Incoming Elec.

Fuse Box

Gas Meter

Cupboard

New insulated stud wall

New electrical installations and rewiring - use flood resilient design wherever feasible - Raise the following to at least 1.5 metres: electrical sockets, fuse boxes, control systems, wiring

Study

Window Replaced - refer to elevations

WEG2

new drainage channel

Re-rendering in insulating lime render

New store

Break out the blockwork infill to the fireplace. Install new multi-fuel stove (HETAS Registered installer) to client requirements, subject to size review upon completion of the opening. Allow for chimney sweep and new flue liners to suit, as necessary.

radiator removed

Re-rendering in insulating lime render

New extract Vent i

Shelving removed

Shower Room

New stud walls between existing columns and new timber internal door

Kitchen island with breakfast bar seating

Lounge
(Double Height)

New stud wall / door

Window Replaced - refer to elevations

WEG1

New kitchen hood extract through new cast iron vent

New fitted kitchen by specialist, to client requirements - flood-resilient kitchen units that are raised on legs or free-standing.

Drainage from existing sink:

New sink position to feed into existing run and end section capped and sealed off. Create access point at junctions

New Radiator in new position

Existing stud wall removed

New heated towel type radiator

Utility

Replacement boiler, hot water storage tank at First floor and pumps - subject to specialists system design. Flood resistance measures - raise height of all components to min 1.5m

Kitchen

Remove Ivy from walls

Existing stair removed

Glass fixed infill to existing opertiing (Fully opaque DG sealed unit to reduce sound transfer) - direct glazed with lime mortar fillets

radiator replaced (at lower height)

Soil pipe

New Boiler

WSG1 WSG2 WSG3 WSG4

DS1

RWP

DS2 DS3

DS4 Replaced

RWP

WSG5

Flue made good

Replacement timber gate

Windows Replaced - refer to elevations

IC (new)

Door Replaced - refer to elevations

Doors Replaced - refer to elevations

Re-rendering in insulating lime render

New boiler flue

IC-2

Lintel repairs / corroding steel bearing plate investigated and removed / replaced in slate where required - refer to Structural Engineer details

Connect drainage channel into to a new inspection chamber

Assumed drainage run - site check

Assumed drainage run - site check

Assumed drainage run - site check

New patio paving

IC-1

Tree removal - trees proposed for removal to be confirmed

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Assumed drainage run - site check

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No. 11 Towngate (Converted Barn)

Ground Floor Plan: Proposed

rev: notes: date: by:

Calls Architecture

project: 15 Towngate, Marsden HD7 6DD
client: Miss Clarke & Mr Leigh-Jones
drawing title: Ground Floor Plan - Proposed
scale @ A3: 1:50 date: January 2025
drawn: SD
job no: 1347 **drawing no:** 101
issue status: Planning **revision:**

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