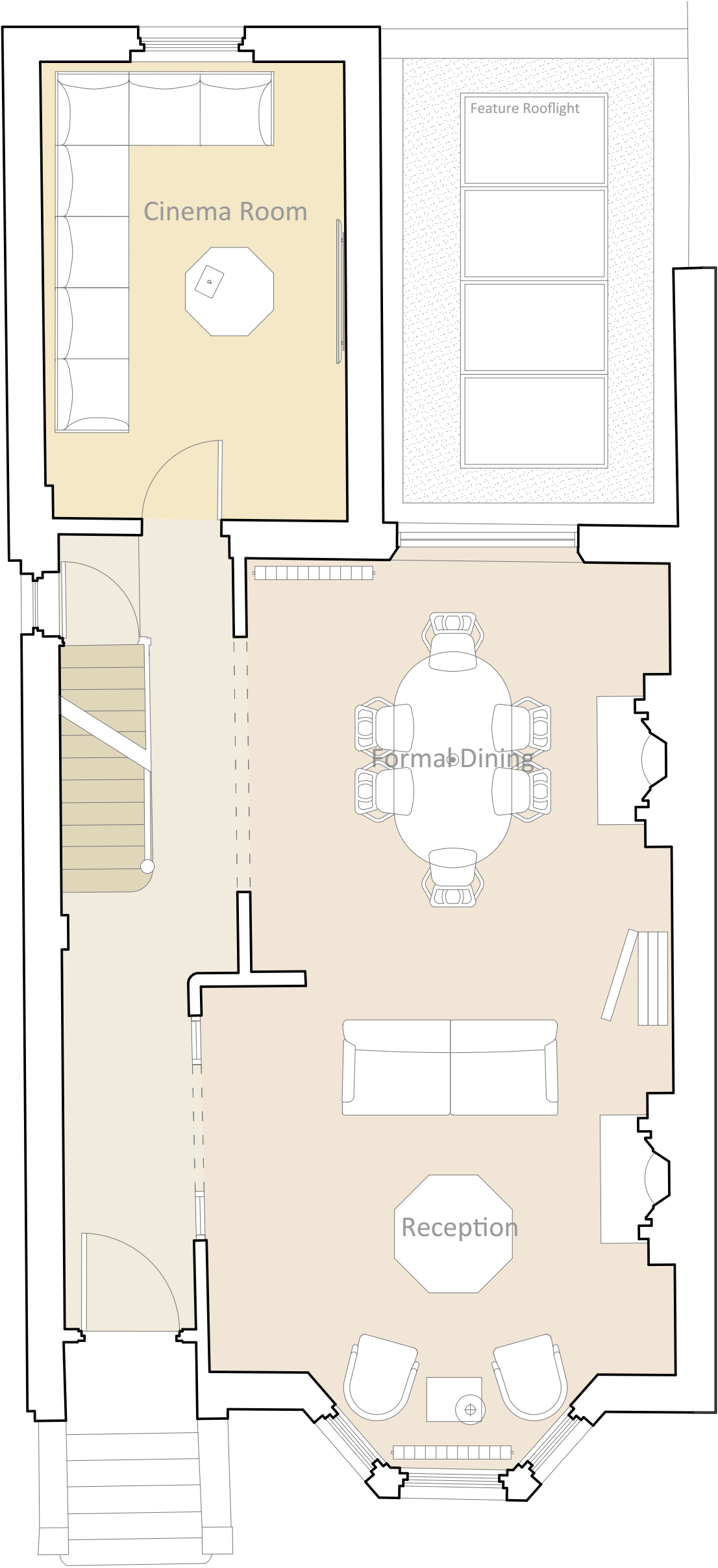
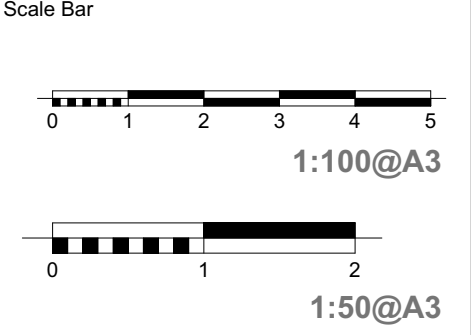
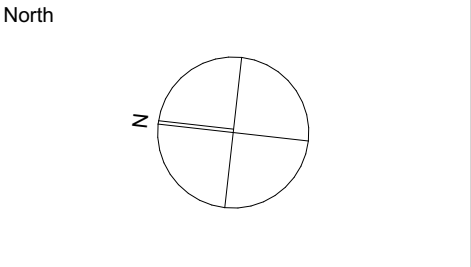
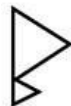




- Notes
1. Existing principal entrance, front reception room, bay window and external architectural features retained unaltered.
 2. Ground-floor accommodation internally reconfigured to provide an enlarged reception and formal dining arrangement.
 3. Existing principal staircase retained within the proposed layout.
 4. Existing chimney breasts and fireplaces retained as characteristic features of the original building.
 5. Rear room refurbished and adapted to provide a cinema room within the existing building envelope.
 6. Existing rear outrigger retained. No additional ground-floor extension is proposed.
 7. New feature rooflight proposed over the lower-ground-floor rear extension, providing natural daylight to the accommodation below.
 8. Feature rooflight to comprise a slim-profile, thermally broken glazed system with a dark, non-reflective frame. Final specification subject to detailed design.
 9. Rooflight to be set within the flat roof and detailed with suitable upstands, flashings and falls to ensure weatherproofing and controlled surface-water drainage.
 10. Rooflight glazing to be safety glass and designed to satisfy the applicable thermal, structural and guarding requirements.
 11. All existing fabric disturbed by the internal alterations to be carefully repaired and made good to match adjoining construction and finishes.
 12. Structural walls, beams and altered openings are indicative at planning stage and subject to detailed structural-engineer design.
 13. Internal partitions and openings altered where shown to improve circulation and visual connection between the reception and formal dining spaces.
- All dimensions, existing construction, levels and service locations are to be verified on site before detailed design or construction.

Key



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Drawing Name

Proposed Ground Floor

Drawing Status

Planning Application

Modified by	Date
JPB	Jul 26
Checked by	Date
RS	Jul 26

Drawing Scale

1:50