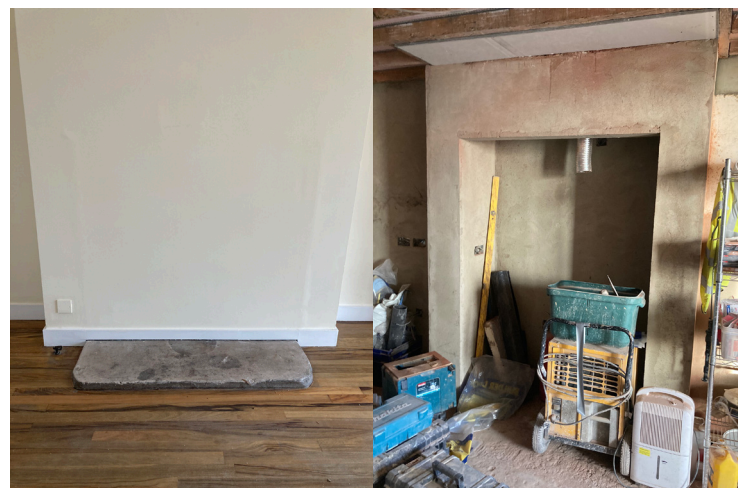
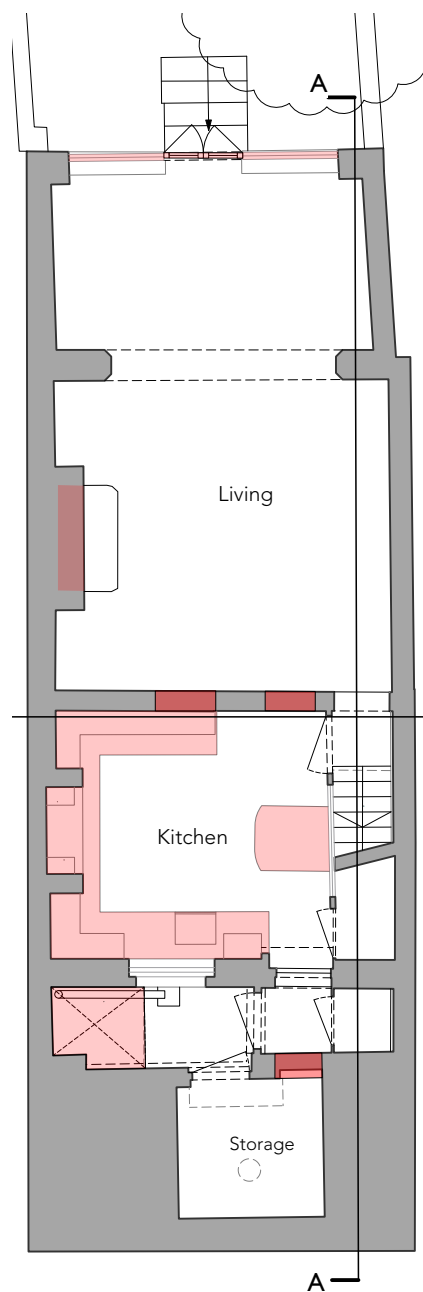




(1) Existing hearth, made from concrete (2) Hearth removed allowing for services to cooker.

1) Fire Hearth

When the existing hearth was being removed to allow for the cooker services it was discovered that it was not a single piece of stone but modern concrete. The concrete has been carefully removed and a new stone hearth will be re-instated back in the original location.



(1) Modern plaster board ceiling in the kitchen. (2) Modern noggin timber between historic joist.

2) Ceiling

The existing ceiling in the lower ground floor is modern plaster board directly fixed to the joists. This has been removed to reveal the historic joists and allow a small amount of additional head height.



(1) New Steel inserted onto padstones in party wall. (3) Bricks to be reinstated

3) Supporting Steel

A new steel had to be installed in the lower ground floor to support the floors above. This was required due to the over loading of the foundations under the existing brick piers. The brick wall was carefully removed to allow for the installation of the steel and will be re-instated as per the approved drawings.

Approved Planning Drawing
Lower Ground Floor Plan
Drawing PL-99
Date: 17.05.23