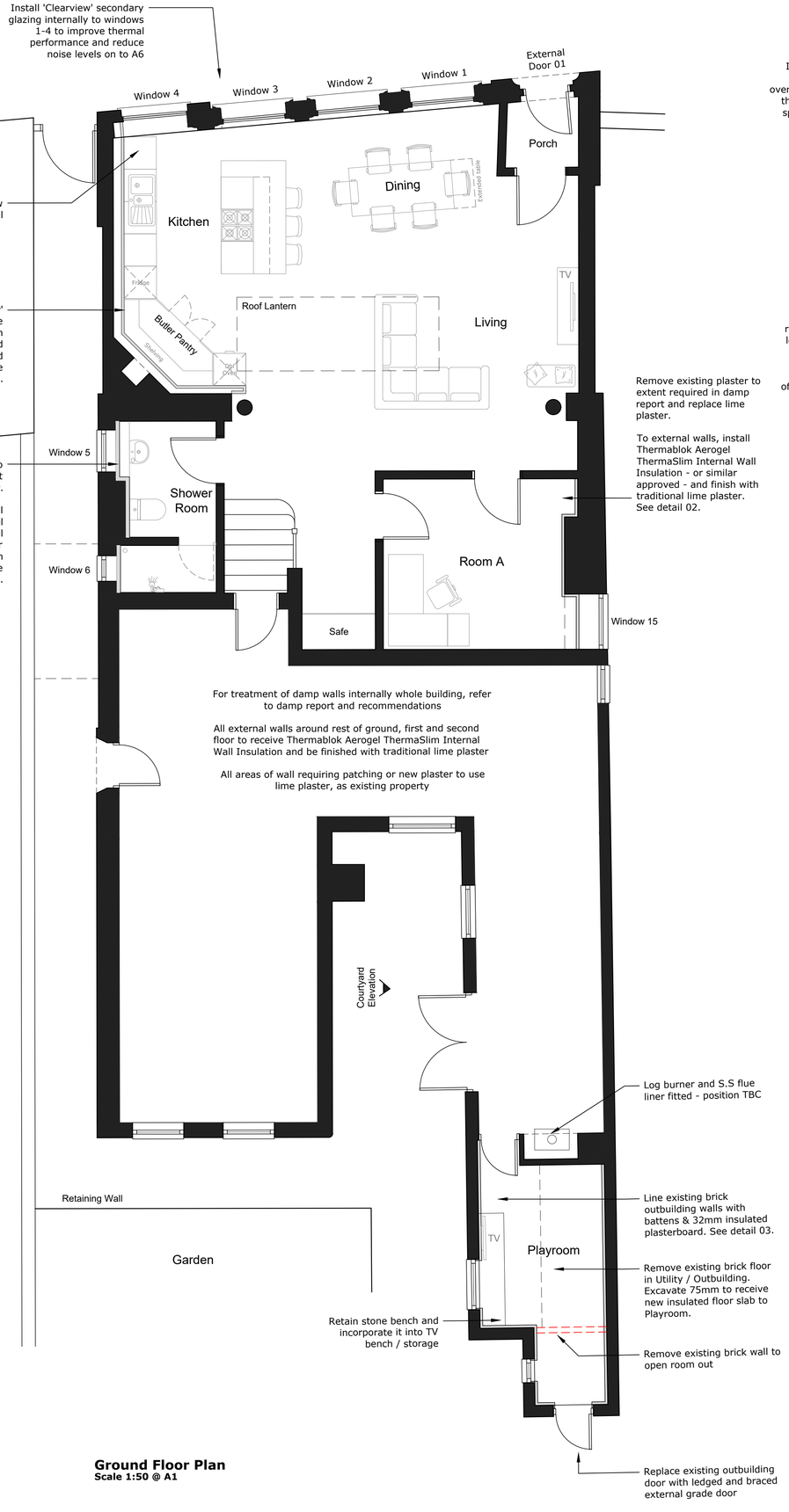


Ground Floor Plan
Scale 1:50 @ A1

Schedule of Proposed Works:

Open Plan Living (Old Bank)

- Renovate Parquet Floor (remove carpet, edging tacks, adhesive, sand floor to remove dirt / finish and re-varnish)
- Treat areas of panelling for damp
- Panelling to outside (alley) wall removed to treat damp in wall. To be replaced once works are complete and 'independant liner' installed to form Kitchen side
- Install new damp proof course (areas identified in Damp Report)
- Remove existing plaster finish on external walls (identified in Damp Report). Treat for damp and replace with new lime plaster
- Fit 'Clearview' secondary glazing to windows 1 - 4
- Sand, strip and repaint front door (colour to match existing)
- Fit new slimline double glazing to existing roof lantern to replace existing Georgian wired glass (poor condition)
- Decorate walls and ceiling

Room A

- Renovate Parquet Floor (remove carpet, edging tacks, adhesive, sand floor to remove dirt / finish and re-varnish)
- Install new damp proof course (areas identified in Damp Report)
- Remove existing plaster finish on external walls (identified in Damp Report). Treat for damp and replace with new lime plaster
- Fit 'Clearview' secondary glazing to window 15
- Decorate walls and ceiling

Shower Room

- Remove existing plaster finish on external walls (identified in Damp Report). Treat for damp and replace aerogel board on external walls, finish with lime plaster
- Install new damp proof course to external wall (areas identified in Damp Report)
- Fit 'Clearview' secondary glazing to windows 6 & 7
- Remove existing tiled floor for new tiled finish
- Reduce ceiling height by approx 800mm
- Decorate walls and ceiling

Snug

- Remove existing brick floor. Excavate approx 75mm to allow for new insulated floor slab
- Infill aperture with external grade stud wall (insulated) to form garden store and Snug area - TBC by clients
- Install battens and insulated plasterboard to external brick walls

Windows

See elevations and window specification for details of window replacement / refurbishments.

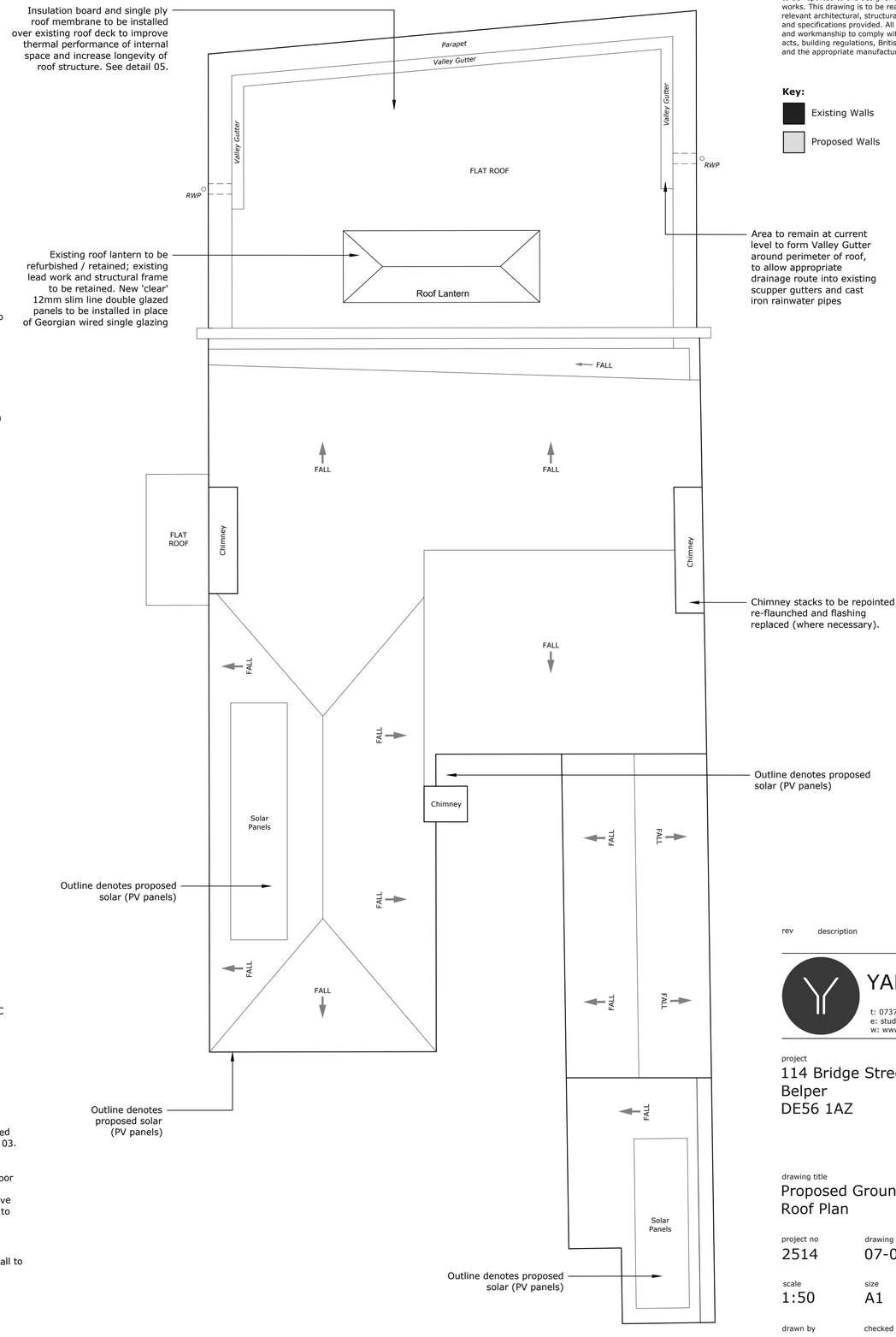
All other window around property (ground,, first and second floors) which are to be retained to receive 'Clearview' secondary glazing, as Banking Hall.

External Walls

All external walls around rest of ground, first and second floor to receive Thermablok Aerogel ThermaSlim Internal Wall Insulation
- or similar approved - and be finished with traditional lime plaster

Exterior Treatment

- Sand, strip and repaint front door. Heritage colour TBC
- All stonework to Banking Hall exterior to be professionally cleaned (*low pressure water cleaning, or similar - method and treatment TBC)*
- Chimney stacks to be repointed, re-flaunched and flashing replaced (where necessary). Refer to damp report.
- Replace existing render with rough cast render on side elevation.
- Guttering to be repaired or replaced with cast iron where necessary
- Install PV (solar) panels (to extend no further than 200mm from plane of roof) facing South elevation.



Roof Plan
Scale 1:50 @ A1

1:50 Paper Scale Check (mm)
0 2000 5000

North

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Key:

Existing Walls

Proposed Walls

rev	description	by	date

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project
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drawing title
Proposed Ground Floor & Roof Plan

project no	drawing no	stage
2514	07-00	3
scale	**size**	**revision**
1:50	A1	-
drawn by	**checked by**	**date**
SM	-	12.12.25

drawing status
PLANNING APPLICATION