

Diagram of a door with a brick header. A diagonal line indicates a break in the door. A label points to the brick header: "Brick header to match existing arches over the windows".

Existing historic windows to ground floor Living Room (WG1 & WG2) to be repaired and overhauled to retain character. Existing rebates to frames and astragals are to be carefully routed out approximately 5mm to suit new 12mm Pilkington's slimline double glazed, sealed units (4/4/4) with clear float toughened glass outer pane (Rev J).

WG2

WG1

Ornate cast iron grill to ventilation

Hall 1.6 m²

New cast iron radiators (Rev J)

Oak grey herringbone timber floor with large blocks

Chandelier

Living room 20 m²

Recessed lighting to be removed

Install minton black and white tiles pattern and border to be confirmed

Door fixed shut to next door

SD

Form new opening. See section 166 for details

Chandelier

Dining room 18 m²

SVP

SVP

New door FD30

New door FD30

All door surrounds and windows surrounds to be retained. All picture rails/cornices to be retained

100mm dia. stub stack to receive 38mm waste from Kitchen sink to be boxed in through Basement area. S/S to terminate at ground floor level concealed within kitchen units with air admittance valve (AAV) (Rev J).

Original fanlight to be retained. Door and frame to be removed and finishes made good.

Tiled floor with underfloor heating throughout

Remove existing staircase and make good

Low level LED lighting at skirting board level

Glass Floor

Conservatory Extension 13 m²

WG3

2564 TBC

1687 TBC

2088 TBC

2234 TBC

Wall Light

Window removed to form opening

Kitchen 23 m²

Oven

Oven

Remove 20th century door and rebuild/repair chimney breast due to poor condition of brickwork/missing masonry/holes (blue lined). Remove wing wall complete to right hand side of chimney. At junction with demolished wall, masonry is mis aligned and in poor condition and is to be made good using the existing materials in new lime mortar. Bond new section of external wall into existing wall (Rev J).

100mm dia. stub stack to receive waste from ground floor WC to be concealed within toilet rear panelling with air admittance valve (AAV) (Rev J).

Patent Double Glazing

WC 2 m²

Mechanical ventilation to WC to be provided via Glidewave A161 air extract terminal (white) in ceiling with insulated flexible duct through ceiling void to proprietary lead slate vent by Just Lead Workshop or similar approved (Rev J).

Ornate cast iron grill

G7

WG5

Bin Storage Point

New door Opening

Bin Collection Point

Ground Floor 82m2 (882ft2)

Existing Windows
Existing historic windows to all areas to be repaired and overhauled. Existing rebates are to be carefully routed out by approximately 5mm to suit new 12mm Pilkington's slimline double glazed, sealed units (4/4/4) with clear float toughened glass outer pane. Box shutters are missing and are to be replaced/restored with historically accurate copies of the original (Rev J). _____

Technical drawing of an internal door pattern to match existing. The drawing shows a door with a transom at the top, a handle on the right side, and a diagonal line indicating the door's swing. The door is framed by a decorative surround.

The diagram illustrates the secondary glazing options for a window unit. It features a central window with four panes, flanked by vertical side panels and topped/bottomed by horizontal panels. Arrows indicate the placement of different glazing types: 'Top Panel' at the top, 'Side Panels' on the sides, and 'Elevation secondary glazing' at the bottom. The central window unit is divided into four panes, with arrows pointing to the top and side panes. The side panels are also divided into four sections, with arrows pointing to the top and side panes. The bottom panel is divided into two sections, with arrows pointing to the top and side panes. The diagram is labeled with 'Elevation secondary glazing' at the bottom and 'Top Panel' and 'Side Panels' on the sides.

Original panel retained and missing box shutters replaced with facsimile with brass hinges & ironmongery.

Top Panel

New opening

Side Panels

New door architrave to be manufactured for new opening with new infill panel to door head lining. Recess panelling to be formed with existing window shutters and make up panels to suit.

	27/05/20	AP	Revised for Planning
H	09/01/20	HP	Amendmenst shown in blue
G	03/12/19	HP	Amendments dimensions on Glass floor
F	03/12/19	HP	Dimensions on Glass floor
E	29/11/19	HP	Amendments following Interior Design comments
D	07/11/19	ED	Drawing revised to alter kitchen layout
C	09/09/19	HP	Room areas
B	31/07/19	VS	Area added
A	29/07/19	VS	Scale bar added
Rev	Date	Int	Description




Client:
Nilesh Bhatt

Project:
13 St John Street,
Manchester

Description:

Proposed Ground Floor

Purpose of Issue:

Building Regulations

Drawn By: HP Checked By: VS Date: 09/09/19 Scale @ A1: As indicated

Job No:	Status Code:	Drawing No:	Rev:
3521	S2	209	J

File Identifier:
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