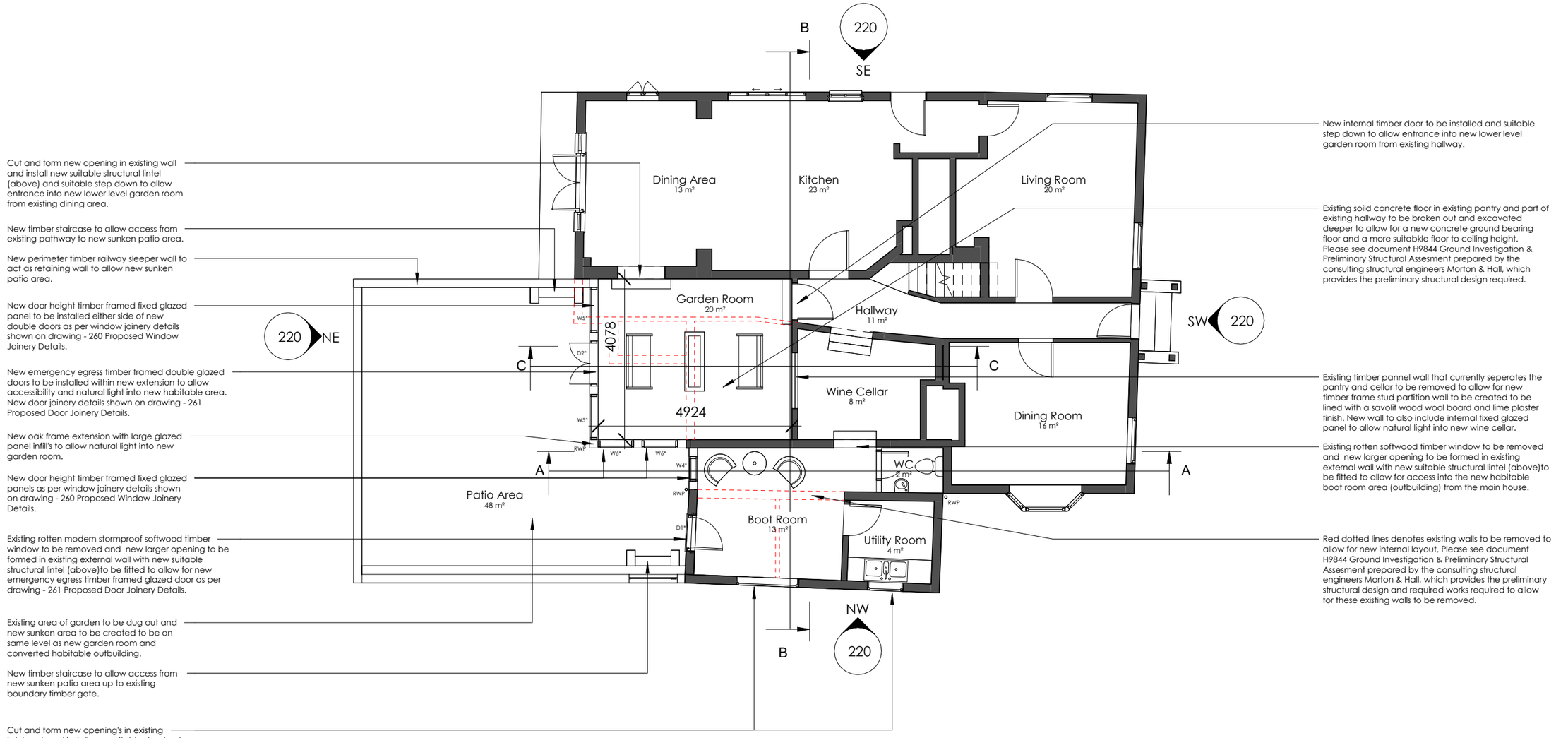

Cut and form new opening in existing wall and install new suitable structural lintel (above) and suitable step down to allow entrance into new lower level garden room from existing dining area.

New timber staircase to allow access from existing pathway to new sunken patio area.

New perimeter timber railway sleeper wall to act as retaining wall to allow new sunken patio area.

New door height timber framed fixed glazed panel to be installed either side of new double doors as per window joinery details shown on drawing - 260 Proposed Window Joinery Details.

New emergency egress timber framed double glazed doors to be installed within new extension to allow accessibility and natural light into new habitable area. New door joinery details shown on drawing - 261 Proposed Door Joinery Details.

New oak frame extension with large glazed panel infill's to allow natural light into new garden room.

New door height timber framed fixed glazed panels as per window joinery details shown on drawing - 260 Proposed Window Joinery Details.

Existing rotten modern stormproof softwood timber window to be removed and new larger opening to be formed in existing external wall with new suitable structural lintel (above)to be fitted to allow for new emergency egress timber framed glazed door as per drawing - 261 Proposed Door Joinery Details.

Existing area of garden to be dug out and new sunken area to be created to be on same level as new garden room and converted habitable outbuilding.

New timber staircase to allow access from new sunken patio area up to existing boundary timber gate.

Cut and form new opening's in existing brickwork and install new suitable structural lintel's (above) and new softwood timber framed windows to allow natural light into new habitable outbuilding.
As per joinery details shown on drawing - 260 Proposed Window Joinery Details.

New internal timber door to be installed and suitable step down to allow entrance into new lower level garden room from existing hallway.

Existing soild concrete floor in existing pantry and part of existing hallway to be broken out and excavated deeper to allow for a new concrete ground bearing floor and a more suitabkle floor to ceiling height. Please see document H9844 Ground Investigation & Preliminary Structural Assesment prepared by the consulting structural engineers Morton & Hall, which provides the preliminary structural design required.

Existing timber pannel wall that currently seperates the pantry and cellar to be removed to allow for new timber frame stud partition wall to be created to be lined with a savolit wood wool board and lime plaster finish. New wall to also include internal fixed glazed panel to allow natural light into new wine cellar.

Existing rotten softwood timber window to be removed and new larger opening to be formed in existing external wall with new suitable structural lintel (above)to be fitted to allow for access into the new habitable boot room area (outbuilding) from the main house.

Red dotted lines denotes existing walls to be removed to allow for new internal layout, Please see document H9844 Ground Investigation & Preliminary Structural Assesment prepared by the consulting structural engineers Morton & Hall, which provides the preliminary structural design and required works required to allow for these existing walls to be removed.

Proposed Ground Floor Plan

1 : 100

1m 10m

General Notes:

1. Do not scale drawings. Use figured dimensions only. EXCEPT FOR THE PURPOSES OF PLANNING.
2. All dimensions to be verified on site prior to commencement of work.
3. Any errors or omissions on drawings to be reported to ELBC in writing immediately.
4. Drawing copyright The English Listed Building Company.

Issued for: Planning Approval

Revision Schedule

Rev.	Note.	Date.	Init.

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The English Listed Building Company, 17 West Street, St Ives, Cambridgeshire, PE27 5PL

Drawing Title:	Proposed Ground Floor Plan
Client:	Mr & Mrs Wilson
Project Number:	084
Project:	Manor Farm, Church Road, Catworth, Cambridgeshire, PE28 0PA
Date:	September 2024
Scale:	1 : 100
Paper Size:	A3
Drawn / Checked:	TPM / FS

Drawing Number: **210**

Revision: