

Note
This drawing is not to be scaled. Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



- NOTES:**
1. Upgrade walls to serve as Party Walls or Separating Walls to provide acoustic and fire compartmentation. In accordance with Historic England recommendations, SPG19 for Brighton & Hove City Council, and other specialist reports.
 2. Create new opening in existing original wall, to form doorway for instance. Creating new openings in panelled walls are avoided, but where not possible, new openings to be concealed "jib" doors, frameless, neatly cut into panelling.
 3. Close up existing opening, eg doorway. Where historic, left in situ with architraves and linings, locked shut and rendered 1 hour fire resisting on the risk side.
 4. Open out, remove later additions (eg to expose chimney breast). (Largely completed with Conservation Officer approval).
 5. Divide room up - Where possible as "pod", terminating below ceiling. Or recreate cornicing, skirting and door architraves.
 6. Retain existing stone floor, remove, upgrade sub floor, and replace.
 7. Trees & Shrubs to be removed - new landscaping scheme to compensate.
 8. New opening formed in external wall (where possible in window opening)
 9. Upgrade floor to form separating floor - 1 hour fire protection, and acoustic separation. In accordance with advice as in item 1.
 10. New infill walls

To create privacy and separation between the new building extension and Kings Mews and Barton Close plant row of 4m high Hornbeam (Carpinus Beulus) to create an evergreen screen.

PLANNING Variation to EDF 3264/ 17 EDF 3275/ 17 LB

F 03/12/19 AMENDED FOR PLANNING	AB
E 18/10/19 AMENDED FOR PLANNING	AB
D 09/04/19 PLAN AMENDMENTS AND ADDITION OF COMMUNAL LIFT	HY
C 28/08/18 REISSUED - WORK ON PROGRESS	AB
B 05/03/18 AMENDED FOLLOWING PLANNING FEEDBACK SUBSTITUTED FOR PLANNING	AB
A 12/02/18 AMENDED FOLLOWING PLANNING FEEDBACK SUBSTITUTED FOR PLANNING	AB

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client
Stephen Ashton

project
Grange Court, High Road, Chigwell
Conversion and extension of existing building to provide 14 flats with associated parking and landscaping

drawing
Ground Floor Plan
Proposed

date Apr 19	scale 1:100@A1	drawn by HY
drg.no. FNC-312		revision F

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DO NOT SCALE - CHECK ALL DIMENSIONS ON SITE