

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 corning, 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. Demolish later infill walls to restore original room layout as conservation gain. (Work completed with Conservation Officer approval).

LANDSCAPE SCHEME ILLUSTRATIVE ONLY -
 Subject to future design development.

PLANNING

B | 05/03/18 | AMENDED FOLLOWING FEEDBACK SUBSTITUTED FOR PLANNING | AB |
 A | 12/02/18 | AMENDED FOLLOWING FEEDBACK SUBSTITUTED FOR PLANNING | AB |

BB PARTNERSHIP LTD
 CHARTERED ARCHITECTS

Studios 33-34, 10 Hornsey St, London, N7 8EL
 Tel 020 7336 8555 - e-mail - architect@bbpartnership.co.uk

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	scale	drawn by
Nov 2017	1:100@A1	AB
drg.no.		revision
FNC-312		B