



**NOTE:** CEMENT RENDER REMOVED. AS APPROVED UNDER PERMISSION P16/V0923/LB.

AREAS OUTLINED IN RED TO LEAVE SOLID STONE EXPOSED. TO BE REPOINTED IN PRE-MIXED UNHAIRD LIME MORTAR (AS PER SPECIFICATION SUPPLIED AS PART OF THIS APPLICATION)

**NOTE:** EXISTING TIMBER TREAD REINSTATED.

**NOTE:** ENGINEERED OAK VENEER BOARDS LAID OVER EXISTING CONCRETE FLOOR. 60MM HARDWOOD SQUARE NOSE SKIRTING FITTED.

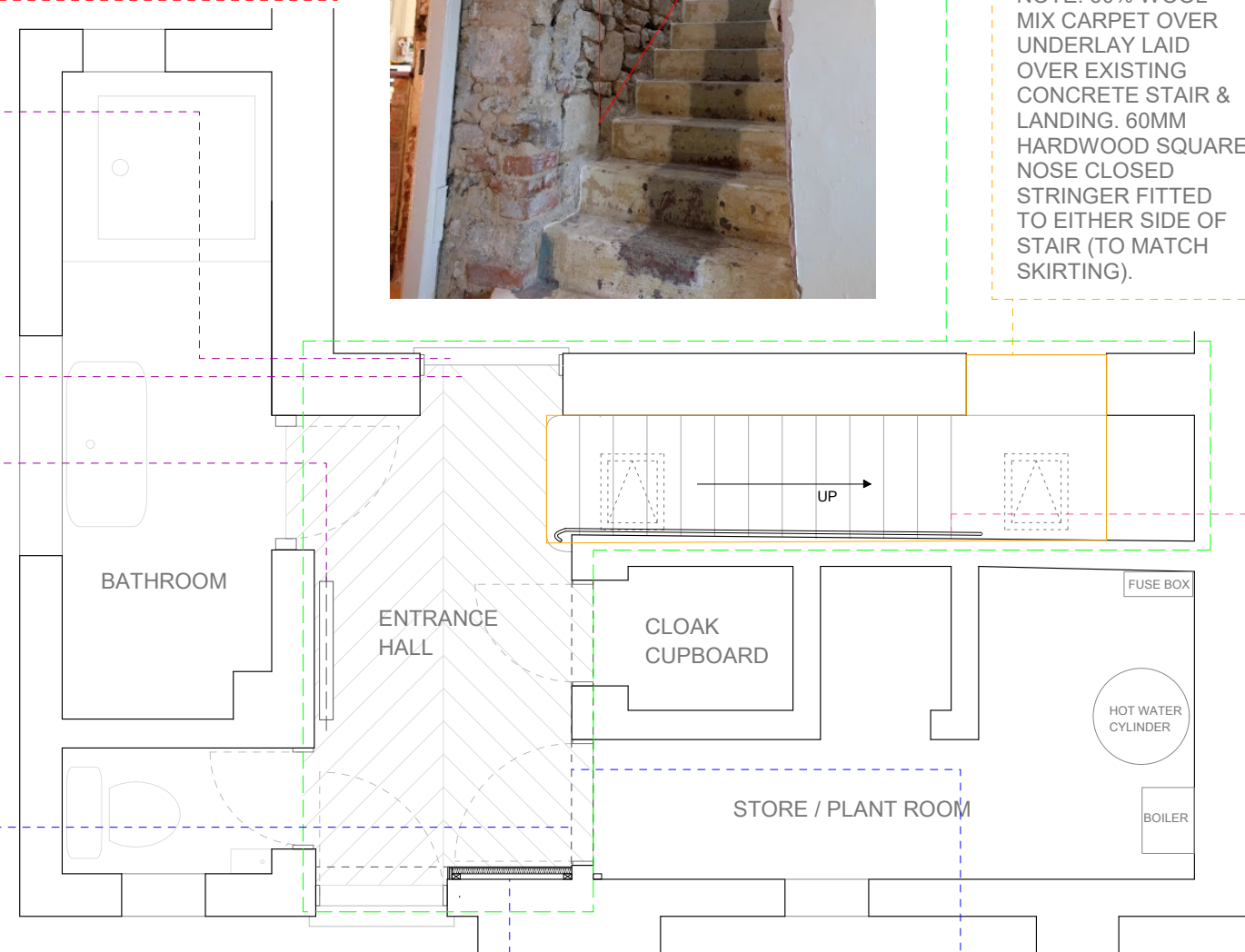
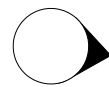
**NOTE:** EXISTING RADIATOR TO BE RE-HUNG FOLLOWING LIME PLASTER THROUGHOUT.



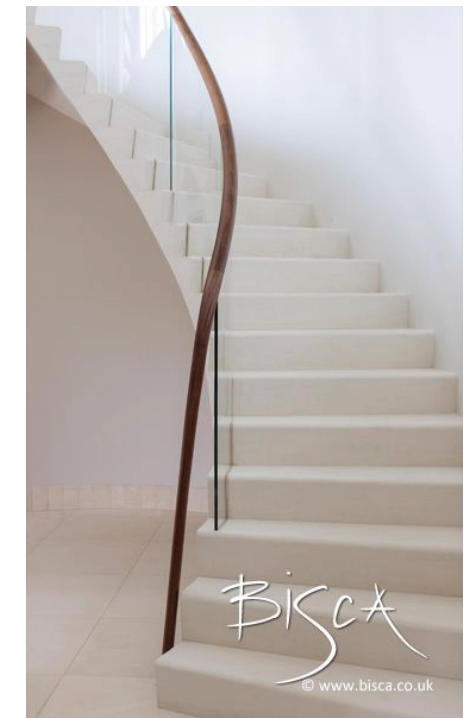
**LISTED BUILDING CONSENT SOUGHT TO REINSTATE GROUND FLOOR HALL AND STAIR WELL TO INCLUDE; ONE COAT LIME PLASTER FINISH DIRECT TO EXISTING EXPOSED BRICK AND NEW WOOD FIBRE BROAD STUD WALLS; REPOINTING OF EXPOSED STONE WORK; FLOORING THROUGHOUT; NEW SKIRTING AND STRINGER DETAILS AND NEW TIMBER HAND RAIL.**

**NOTE:** ALL PLUMBING AND ELECTRICAL POINTS TO REMAIN IN EXISTING LOCATIONS WITH RUNS CONCEALED IN STUD WORK OR PLASTERED OVER BEHIND LOW PROFILE METAL TRUNKING.

**NOTE:** 60% WOOL MIX CARPET OVER UNDERLAY LAID OVER EXISTING CONCRETE STAIR & LANDING. 60MM HARDWOOD SQUARE NOSE CLOSED STRINGER FITTED TO EITHER SIDE OF STAIR (TO MATCH SKIRTING).

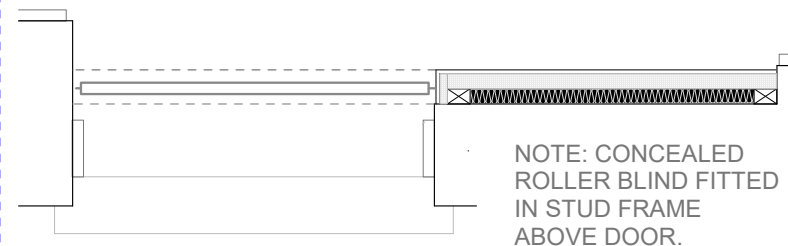


**NOTE:** NEW TIMBER HAND RAIL TO STAIR (SIMILAR TO EXAMPLE PROVIDED) FIXED WITH MINIMAL CAST IRON BRACKETS TO EXISTING CONCRETE WALL AND PLASTERED IN TO PROVIDE CONCEALED FIXING.



**STUD WALL DETAILS AT 1:20**

**NOTE:** STUD WALL BUILT OUT AROUND FRONT ENTRANCE TO PROVIDE INSULATION AND CONCEAL PIPE WORK ABOVE. FILLED WITH 40MM LAMBS WOOL AND BOARDED OUT WITH 40MM WOOD FIBER BOARD WITH LIME PLASTER FINISH.



**NOTE:** CONCEALED ROLLER BLIND FITTED IN STUD FRAME ABOVE DOOR.



**NOTE:** STUD WALL BUILT OUT ABOVE CLOAK CUPBOARD AND STORE ROOM ENTRANCES TO CLOSE OPENING AND PROVIDE INSULATION. 40MM LAMBS WOOL BETWEEN STUDS AND BOARDED OUT WITH 40MM WOOD FIBER BOARD AT EACH SIDE AND FINISHED WITH LIME PLASTER TO HALL SIDE.



**PROJECT:** 009 - Beaulieu Court Cottage, Sunningwell, Oxen, OX13 6RB

**CLIENT:** Mr & Mrs Phillpotts, Beaulieu Court Cottage, Sunningwell, Oxen, OX13 6RB

**DRAWING no:** 009 - 17

**TITLE:** Hall & stair details

**PROPOSAL:** Fitting out GF hall & stair well

**SCALE:** 1:50 & 1:20 @ A3

**DATE:** 25.07.2017