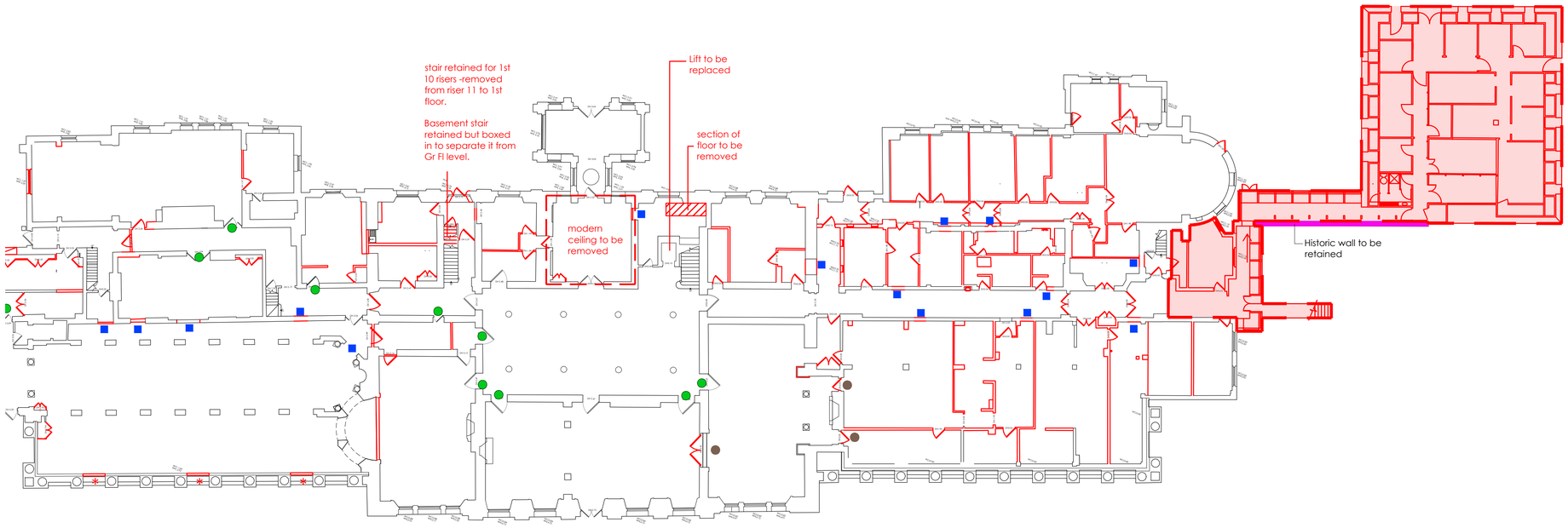
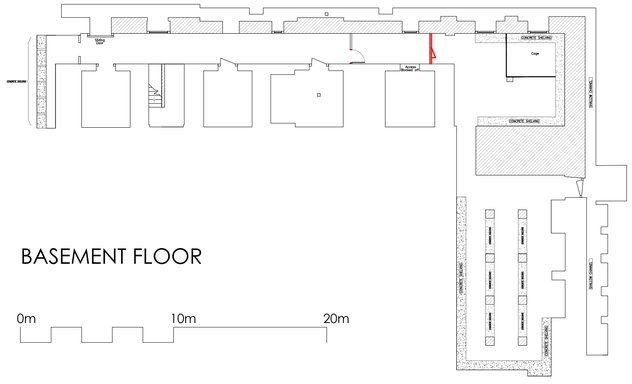


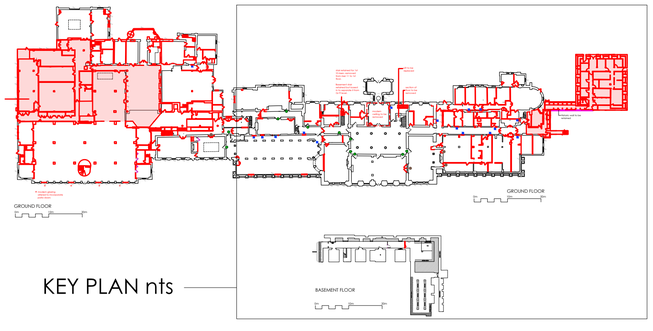
GROUND FLOOR

0m 10m 20m



BASEMENT FLOOR

0m 10m 20m



KEY PLAN nts

DEMO KEY:

- Area being demolished in its entirety
- Historic wall to be retained
- door to be removed, either new door fitted or remaining opening to be blocked up
- Modern door to be removed, opening blocked up with recess to door opening (any original architraves or framing to be retained)
- Existing door to be retained shut & blocked up behind to allow future reinstatement
- New door opening (or widened door opening) within historic fabric
- Structure/fitting to be removed/demolished
- Existing Walls to be retained
- Ex. RL Existing Rooflight to be removed and filled in
- fabric to be removed to install new Rooflight AOV , Winter Garden or staircase
- Section of modern sloping roof to be removed

GENERAL NOTES:
All modern suspended ceiling grid & light fittings electrical trunking, carpets, sanitary fittings, radiators, wc cubicle systems, modern raised access floors (and ramps up to them), curtain tracks and blinds, modern signage, extract fans,grilles within rooms all to be removed.

Redundant external plant & ductwork & associated metal steps/ platforms & railings, satellite dishes & their fixings, external key clamp railings etc to be removed.

INTERNAL TREATMENTS:
For new ceilings fire compartmentation will be provided by application of 15mm sheets of Fireline plasterboard.

Where existing ceilings, walls and cornices are to be retained Envirograf fire resistant coatings are to be used to achieve required fire rating.

Existing doors will be refurbished and reused where possible existing doors that are to be removed are to be used elsewhere (to be viewed on an individual door by door basis)

New Architraves will match existing. New skirtings will match existing. Skirtings will be retained where practical.

Ironmongery to existing windows is to be refurbished wherever possible and to be replaced wherever necessary there will be a need to move ironmongery in certain locations to allow levers etc. to match in anyone room and if possible, any one apartment.

All cracked and damaged glass is to be replaced.

Existing fireplaces and hearths which are agreed to be retained will be refurbished, the flues will be closed off and vents will be fitted.

All chimneys will be sealed and vented if not already done, this will be done with material sympathetic to the existing.

Insulate timber suspended floors at ground level.

A series of acoustics test both impact and airborne have been carried out between the existing floors to establish whether there is a need for the acoustic flooring to be installed.

NOTES:
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE DIMENSIONS BEFORE ANY WORK IS FABRICATED

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REVISIONS

Rev.	Date	Description
A	11.03.22	Updated
B	09.11.22	Updated & prop.layouts removed
C	10/11/22	notes updated
D	15/11/22	notes rev
E	15/11/22	notes, key plan added
F	08/06/23	notes update
G	15/06/23	notes update
H	22/06/23	Updated
J	07/09/23	Updated

Client :
Beechcroft Developments Ltd

Job :
Caversham Park
Reading

Drawing Title:
Conversion
Main House
GF Demoltion Plan
Sheet 2 of 2

Scale:
1:200 @ A1

Date: June 23
Drawn By MM
Checked

Drawing No: 3251.P.187
Revision: J

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