Key Features Drawing Notes:

- Drawing notes have been identified by using the Recap Survey model information.
- The Survey was carried out prior to furniture strip out and general tidy.
- Additional features maybe present.
- Overall condition review to be carried out.
- Visual inspection shows signs of damp which will require further investigation works. Refer to damp remediation document for more information.
- For more information on external windows and doors refer to schedule.
- Drawings based off proposed layout to show new positions.

KEY

Original door to be relocated

New sympathetic door

Kitchen B1-G-01, B1-G-02:

- Feature architraves and panels surrounding windows to be retained and repaired where necessary, no cornicing.
- Fire surround later additon to house assumed gas fire - to be removed and made good.
- Low level boxing to alcove, assumed supply to serve modern fire to be removed.
- Feature architraves to doors to be retained. architrave to door GF.Di.04 to be blocked up and door and reused as new door between lobby and kitchen.
- Original doors (6 Panel) to be retained or reused where possible.
- Original skirting to be retained where applicable, new skirtings required to match existing.

Bathroom B1-G-03:

- Skirtings to be removed where full height tiling to be applied for a high quality finish.

Living B1-G-04:

- Feature fire surround.
- Feature cornice and ceiling rose to be retained and repaired by specialist.
- Feature dado rail (3/4 high) to be retained.
- Feature architraves and panels surrounding windows to be retained and repaired where necessary.
- Feature architraves to doors to be retained.
- Original doors (6 Panel) to be retained.
- Original skirting to be retained and refinished.

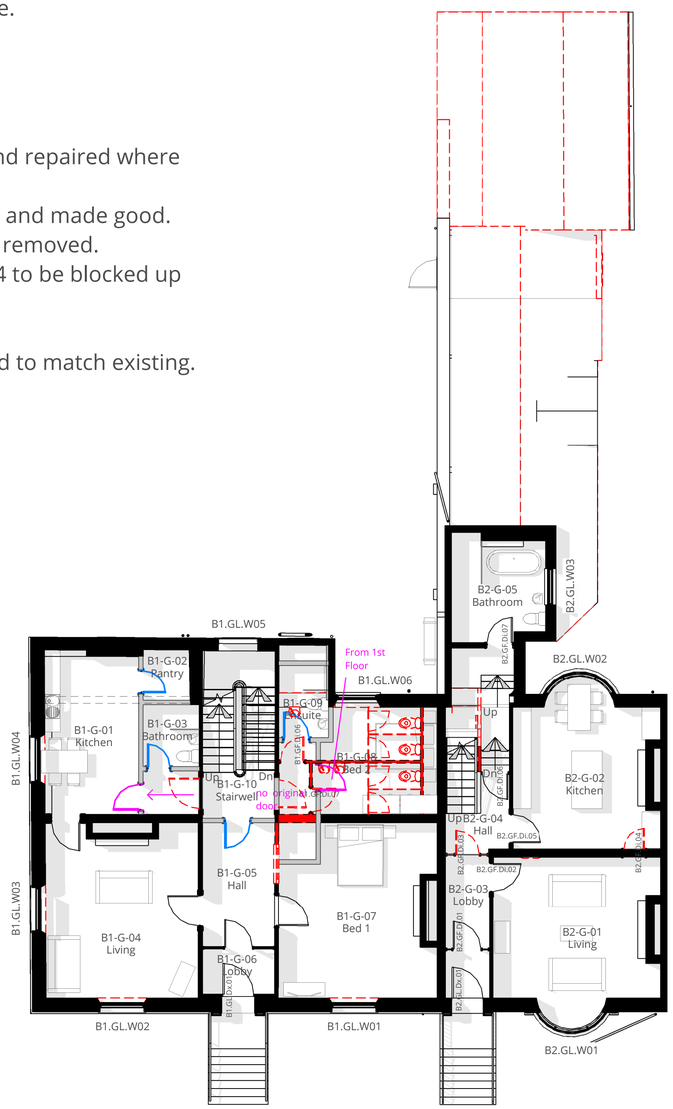
Hall/ Lobby B1-G-05, 06:

- Feature cornice and ceiling rose to be retained and repaired by specialist.
- New openings and partitions to occur at lower level to protect ceiling cornicing. New partition and door to stairwell to included fireproofing detail and to match existing.
- Original doors, see associated room for treatment.
- Original stair complete with feature handrail and infill to be retained.
- Original skirting to be retained where applicable. New to match existing.
- Later office style lobby partition to be updated to solid partition.

Feature external panelling to reavel around the doorway opening to be retained.

Bed1 B1.G-07:

- Feature fire surround to be repaired where possible and retained.
- Feature cornice and ceiling rose to be retained and repaired by specialist. Feature dado rail (3/4 high) retained where new patition position to matcvh existing.
- Original architrave and door to be relocated to new position.
- Original skirting (Parts) to match original where new skirting required.
- Internal Screen (Mid-height) to be filled in and made good.



Proposed - GA Ground Floor - Features
1 : 100

Bed 2 B1.G-08/-09 ensuite:

- Later bathroom and associated partitions to be removed.
- Door to stairwell to be filled in and door reused to form new doorway to bed 2. Ensuite door to be new and to be sympathetic in style.
- Feature dado / picture rail (3/4 high) to be retained.
- Feature architraves and panels surrounding window to be repaired and retained.
- New openings and partitions to occur at lower level to protect ceiling cornicing. Door to stairwell be filled in for security and fireproofing.

Stairwell B1-G-10:

- Feature stained window and architrave wth panelling to be retained and repaired where necessary. Landing door to be filled in and architrave retained. Door to be reused first floor master bedroom.

Living B2-G-01:

- Feature fire surround to be restored and retained.
- Feature cornice and ceiling rose, feature dado rail (3/4 high), complete with decorative infill section to be retained and repaired by specialist.
- Feature architraves and panels surrounding window to be repaired and retained.
- Feature architraves to original 6 panel door to be retained.
- Original skirting to be retained, other than new proposed opening to living kitchen area. Opening to occur at lower level to protect decorative cornice and infill.
- Door to wall linking kitchen and living to be removed.

Kitchen B2-G-02:

- Feature fire surround to be restored and retained. Chimney to be consolidated.
- Feature cornice, dado rail (3/4 high). and ceiling rose to be retained.
- Feature architraves and panels surrounding window to be repaired and retained.
- Feature architraves to door and original 6 panel door to be retained.
- Original skirtings to be retained other than proposed opening.
- Existing External door opening to the right of the rear window to be blocked up and made good. From prior rear stepped entrance, now opened at high external level.

New high spec kitchen units to be fitted for high quality finish.

Lobby B2-G-03:

- Feature cornice to be retained and repaired by specialist where necessary.
- Feature architraves to doors to be retained.
- Original doorway complete with feature arched fanlight over, feature external panelling to reveal around the doorway opening to be repaired and retained.
- Two secondary full height glazed partitions, unlikely to be original. Decorative glass door to be retain, later stippled glass partition not inkeeping and proposed to be removed.
- Original skirting to be retained.

Hallway B2-G-04:

- Poor quality internal finishes due to penetrating damp to be replastered and refinished.

See damp remediate schedule for more details.

- Resolution of floor levels to provide stepped access to bathroom.

Bathroom B2-G-05:

- Poor quality internal finishes due to penetrating damp to be replastered and refinished. Ceiling and walls have extensive water damage. Intrusive investigation works to be carried out.

See damp remediate schedule for more details.

- Fire surround modern addition. To be removed and made good.

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1. Do not scale off this drawing. Use figured dimensions only
2. All dimensions are in millimeters unless otherwise noted
3. All dimensions to be checked on site.
4. All omissions & discrepancies to be reported to the architect immediately
5. Check site conditions prior to commencement of works
6. This drawings is to be read in conjunction with other consultants & specialists drawings

Rev	Description	Date
P0	1 First Issue	07.02.21
P0	2 Planning Comments	07.03.22

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Project
20063 - Beach Road, South Shields
Mandeville Properties

Drawing Title
Internal Key Features - Ground Floor

Scale at A1
1 : 100

Information Issued

Project	Originator	Stage/ Volume	Level/ Locat.	Type	Role	Number	Rev
20063	EArch	PL	GF	DR	A	0151	P02