

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.

Living B1-F-01:

- Little corninging to first floor level.
- Feature panelling and architraves to windows to be retained.
- Cupboard and orignal 6 panel door to be removed. Door to be reused in new opening to living.
- Fire place to be consolidated as part of structural/ damp remediation. Fire surround of poor condition, simple design potentially modern addition. To be retained.

Kitchen B1-F-02 / Bathroom B1-F-03

- Feature dado / picture rail (3/4 high).
- Feature architraves and panels surrounding windows.
- Fire surround later additon to house assumed gas fire.
- Original architraves and door (6 Panel) to be relocated to new position between kitchen and lobby.
- Original skirtings to be retained and to match existing where applicable.
- Limited features to existing kitchen area. To be tiled to a high standard bathroom fittout. New door to be sympathetic with existing style.

Bedroom 1 B1-F-04:

- Feature dado / picture rail (3/4 high) to be retained.
- Feature architraves and panels surrounding windows to be retained.
- Cupboards surrounding chimney to be removed to reveal chimney breast and replastered and refinished.Chimney to be consolidated and filled in. Surround non original to be removed and replaced with new surround.
- 6 panel doors to stores to be retained. Entrance door to be filled in for compartmenting apartment, retaining architrave and door to reused.
- Original skirting to be retained and to match existing where new skirting require.

Ensuite B1-F-05:

- Limited notable features to alcove.
- Levels to be consolidated to allow for level ensuite and to be finished to high spec.

Bedroom 2 B1-F-06:

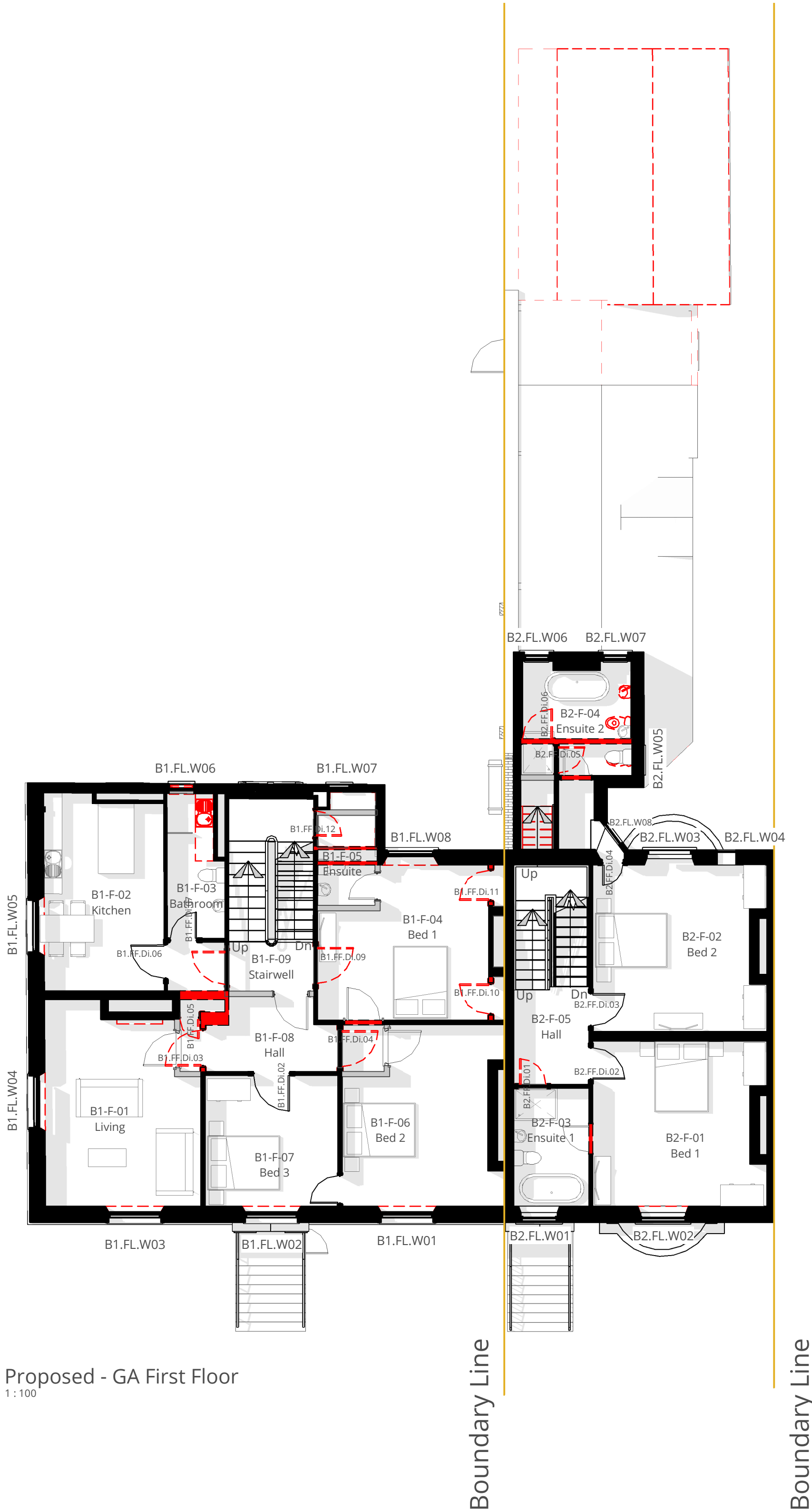
- Original window surround and skirtings to be retained.
- Architrave to entrance door to be retained and new opening to emcompass original door.

Bedroom 3 B1-F-07:

- Original window surround and skirtings to be retained.
- Existing opening, architrave and door to be retain.
- connecting door to be fixed and retained.

Stairwell B1-F-09:

- As detailed at ground level. Limited noticable feature beyond those defined by associated rooms.



Bedroom 1 B2-F-01:

- Cornicing, picture rail, panelling and original door and architrave to be retained.
- New opening to ensuite to occur beneath picture rail to prevent disruption to key feature.
- Existing fire surround previously removed. Fire place to be consolidated as part of structural remediation.

Bed 2 B2-F-02:

- Existing door to be fixed and board to inside face to allow for high quality tile finish to shower in ensuite.
- Fire surround already removed.
- Skirtings to be made good and fixed high level cupboard to be removed.
- Panelling to window original door and architrave to be retained.
- Existing angled connection the the rear offshoot to be retained to provide access to ensuite 2.

Ensuite B2-F-03:

- Existing door to be fixed and board to inside face to allow for high quality tile finish to shower in ensuite.

Ensuite B2-F-04:

- Limited features, currently in poor condition.
- Partitions to be removed and existing utility stair connecting to be removed.

Hall B2-F-05:

- Feature decorative panel to top of first flight to the 1st floor stair to be retained in hall area as feature.

|                             |                                                                                          |          |
|-----------------------------|------------------------------------------------------------------------------------------|----------|
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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 |

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|               |                                     |
|---------------|-------------------------------------|
| Project       | 20063 - Beach Road, South Shields   |
| Project       | Mandeville Properties               |
| Drawing Title | Internal Key Features - First Floor |

Scale at A1

Information Issued

1 : 100

| Project       | Originator | Stage/<br>Volume | Level/<br>Locat. | Type | Role | Number | Rev |
|---------------|------------|------------------|------------------|------|------|--------|-----|
| 20063 - EArch | PL         | FF               | DR               | A    | 0152 | P01    |     |