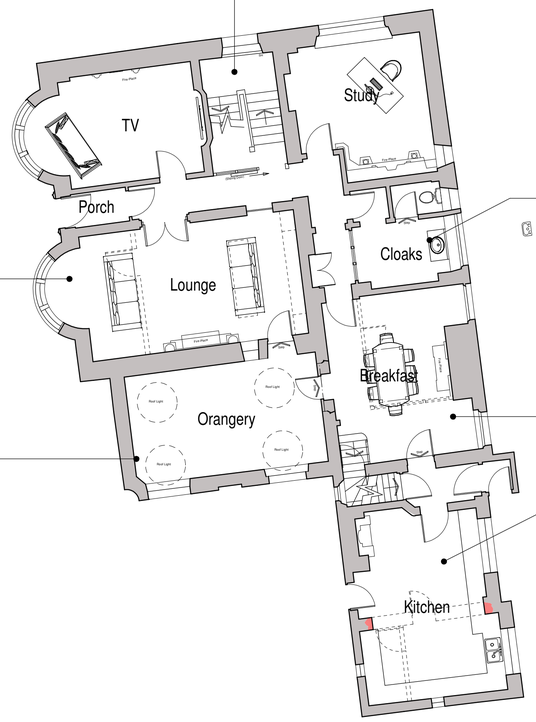
Existing Stairwell
The existing stairwell is to remain undisturbed complete with stained glass window to Stockwell Street. The later added fire resistant screen and sliding door however is to be removed and finishes made good.

Lounge
The former office reception and meeting room is to be reinstated as a single room with the timber partition forming the division carefully removed, reinstating finishes where necessary. The existing reception desk furniture is to be carefully removed. The open doorway to the hallway is to have a new pair of glazed panelled doors and framed installed within the existing opening so as not to damage the existing casing. Doors shall be 30 minute fire resistant to provide a protected route from the stairs to the entrance door.

Orangery
Existing false ceiling in room to be removed ensuring minimal damage to the original ceiling.
Any damaged plasterwork and / or decorative cornicing to be reinstated to match existing.



Ground Floor Plan

Terrace
The existing roof terrace accessed from the master suite is to have a glass balustrade installed on the inside face of the existing stone parapet wall providing an overall height of 1.1m to protect occupants from falling over the edge of the roof.

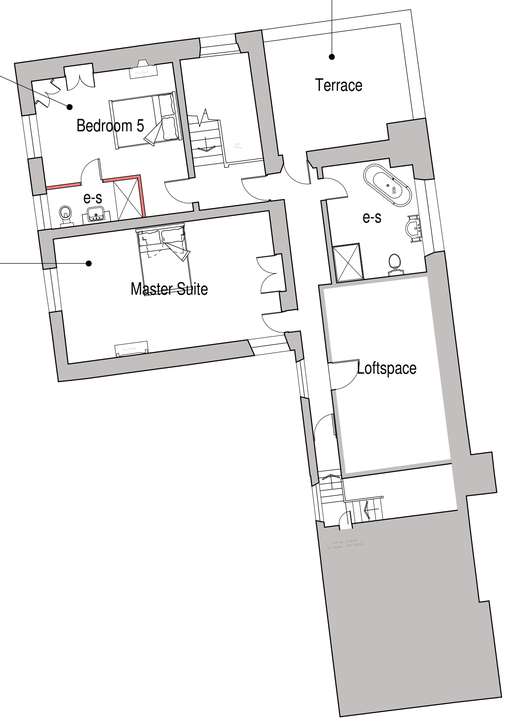
Bedroom 5
The former office is to be stripped of any floor mounted sockets etc and room utilised as a bedroom. A small ensuite bathroom is to be created in the corner of the room which will require services to be extended and macerator pump installed to pump effluent created to a suitable discharge point in the adjacent bathroom. Skirting and picture rails to match those of original building are to be installed on new walls created.

Cloaks
The existing sanitary fittings are to be carefully removed and replaced with new fittings.

Master Bedroom
A master suite is to be created on the 2nd floor that incorporates the former office, corridor and bathroom. The projecting office cupboards are to be carefully removed and finishes made good to the bedroom. The corridor is to have an additional door added at the head of the rear staircase to make the suite private from the remainder of the house. The bathroom is to have all sanitary fittings carefully removed and replaced with new modern fittings. The roof void containing water tanks etc is to remain untouched.

Breakfast Room
The later added timber partition wall forming a small office is to be carefully removed to reinstate the room to its former standing with any finishes made good as is necessary.

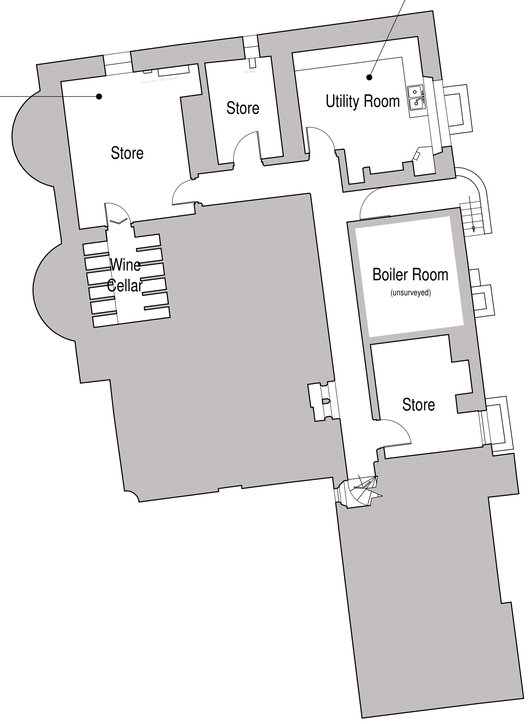
Kitchen
Walls are to be removed as shown dotted to create a larger kitchen area. New steel beams are to be installed across new opening to support the structural wall over. A new kitchen is to be installed to suit the property. All finishes are to be made good after disturbances.



Second Floor Plan

Utility Room
The existing store is to be utilised as a Utility/Laundry Room with wastes from sink and washer connected into the existing drain within the room.

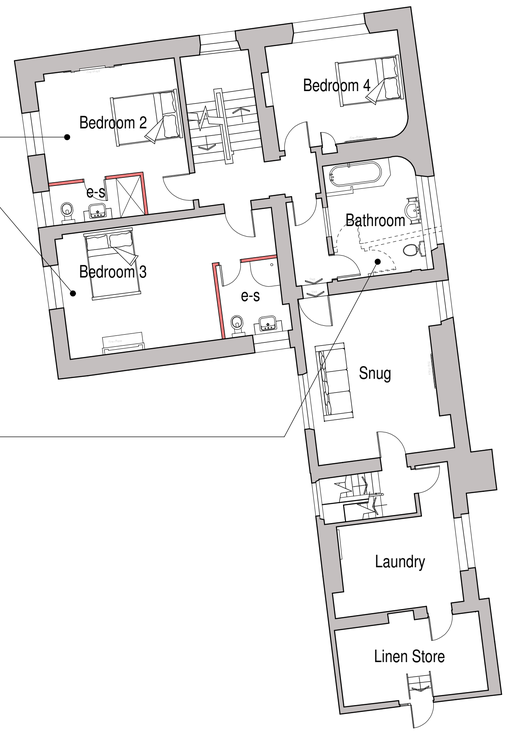
Cellar
The existing rooms below ground are to be utilised for general storage in connection with the use of the dwelling with little work proposed.



Basement Floor Plan

Bedrooms 2 + 3
The former offices are to be stripped of any floor mounted sockets etc and rooms utilised as a bedrooms. A small ensuite bathroom is to be created in the corner of each room which will require services to be extended and macerator pump installed to pump effluent created to a suitable discharge point in the adjacent bathroom. Skirting and picture rails to match those of original building are to be installed on new walls created.

Bathroom
The existing bathroom currently sub divided into wc and bathroom is to be converted into a single room with the removal of the existing timber/glazed partitions amd doors. All finishes are to be made good after disturbances.
The existing sanitary fittings with the exception of the bath are to be removed and replaced with modern fittings.
If the bath can't be removed and replaced it shall be boxed in with partitioning and bathroom made smaller.



First Floor Plan

Proposed Change of Use
The existing vacant office building is to be converted back into its original use as a family home.
Minor alterations are required to its layout to bring the property up to modern living standards as indicated here and some previous changes that were made to convert the building into an office are to be reversed.

General Works

Heating and Hot Water System
The gas fired boiler and hot water cylinders are to remain insitu but the internal pipework and radiators are to be adjusted to suit the new arrangement. Existing cast iron radiators are to remain but modern radiators are to be removed and replaced with cast iron type to match remainder.

Sanitaryware and Plumbing
Ensuites and kitchen are to have new fittings installed which shall have service pipes and waste pipes connected as necessary but all pipe runs shall where possible be hidden in wall or floor voids. Existing bathrooms are to have fittings replaced with more modern sanitary appliances and be reconnected to existing services and wastes.
All existing exposed soil pipes where they are to remain are to be replaced with new black painted cast iron pipework.

Electrics
The property shall be rewired in its entirety as part of the refurbishment works, with sockets where possible maintained in their current locations. Floor sockets currently surface fixed to floors are to be removed. All office light fittings are to be carefully removed and replaced with fittings in keeping with the proposed use of each room.

Fire Alarm
The existing fire alarm system will remain insitu.

Emergency Lighting
The existing emergency lighting within the office premises will be removed as part of the conversion with all fittings removed and finishes made good.

Decoration
Walls, ceilings, cornices, picture rails, dado rails and skirtings are all to be redecorated as part of the refurbishment works. All existing carpet tile flooring is to be removed and replaced where required with a more domestic style floor covering.

Fire Doors
All existing fire doors are to remain to provide safe passage from the building in the case of a fire. Overhead self closing devices however can be removed.

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m
scale bar @ 1:100

Mr C.J.R. Sneyd

Proposed Change of Use of Offices into Dwelling
Ford House
Market Street
Leek, ST13 6JA

Planning Proposal
Floor Plans

Date	Sheet	Scale
May 2023	A1	1:100
Drg No.	Rev.	Drawn
2023-2791-05	B	RG

A - 21/08/2023 - PLANS UPDATED FOR PLANNING SUBMISSION
B - 19/09/2023 - DINING / ORANGERY NOTES ADDED

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