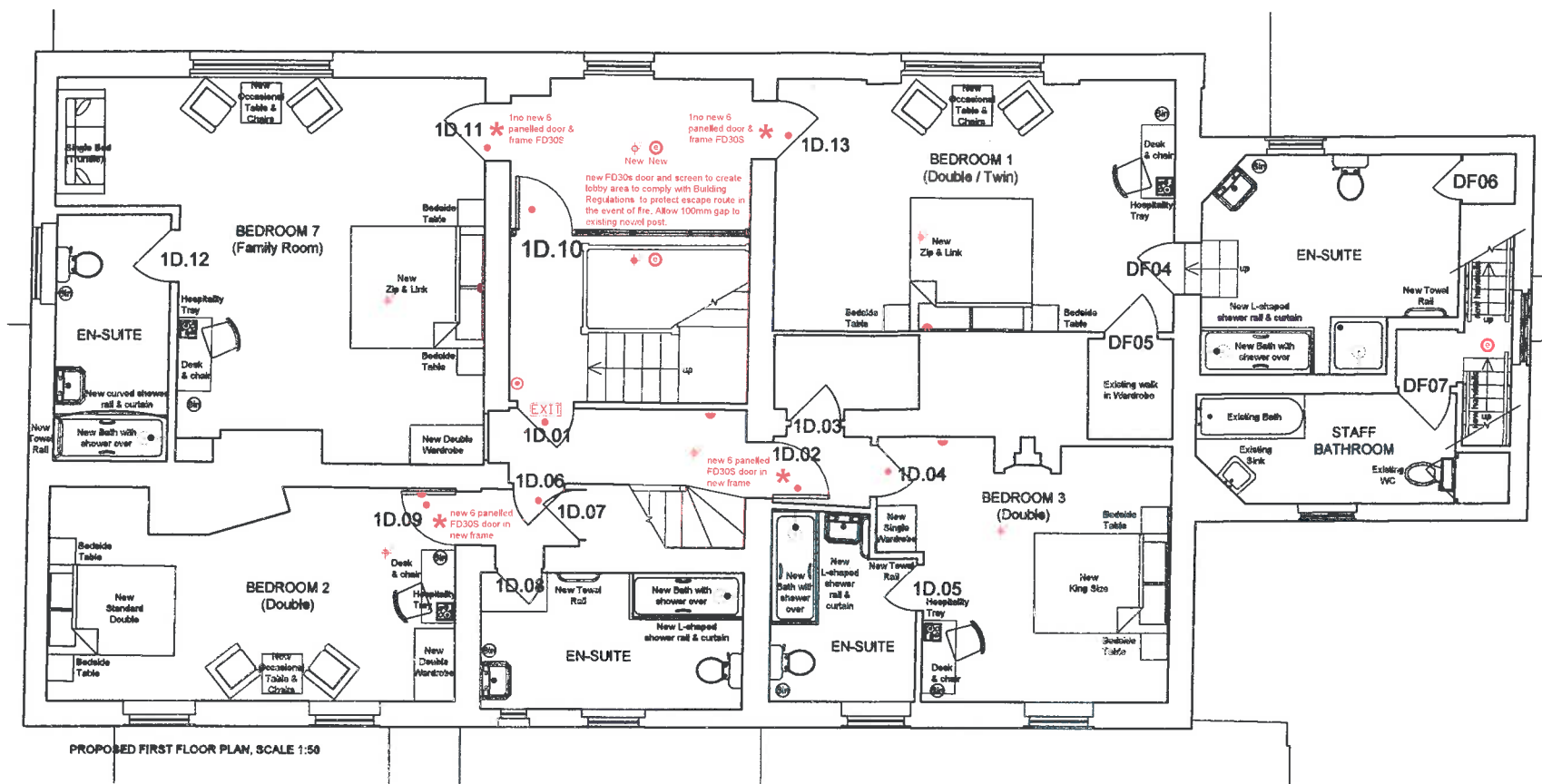do not scale dimensions from this drawing. if in doubt refer to js design.
this drawing remains the copyright of the js design partnership alone
all materials specified must be used in accordance with the manufacturers
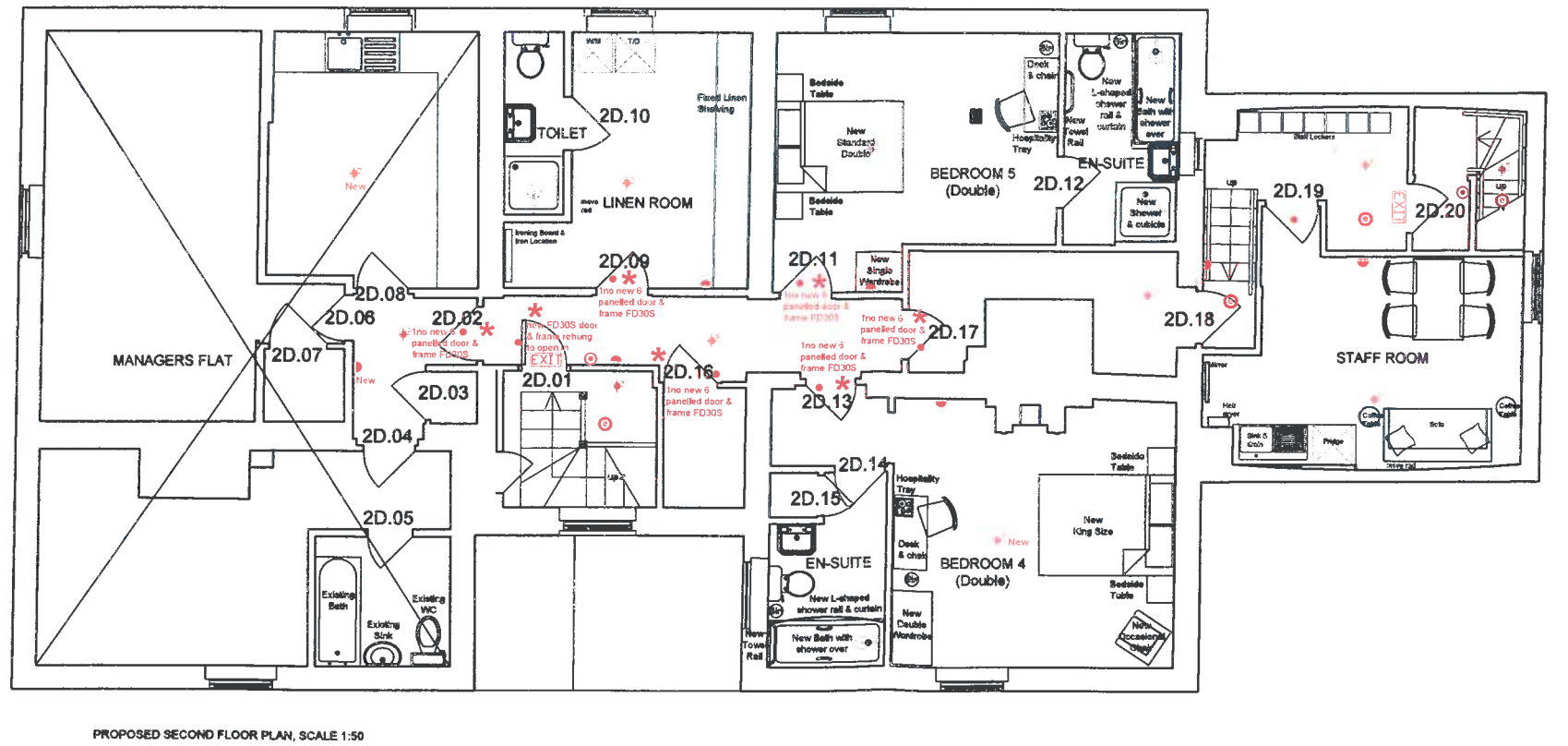recommendations and all relevant current codes of practice.

PROPOSED FIRST FLOOR PLAN, SCALE 1:50

BEDROOM 7 (Family Room)
BEDROOM 1 (Double / Twin)
BEDROOM 2 (Double)
BEDROOM 3 (Double)
EN-SUITE
STAFF BATHROOM

1D.01 1D.02 1D.03 1D.04 1D.05 1D.06 1D.07 1D.08 1D.09 1D.10 1D.11 1D.12 1D.13
DF04 DF05 DF06 DF07

1no new 6 panelled door & frame FD30S
new FD30s door and screen to create lobby area to comply with Building Regulations to protect escape route in the event of fire. Allow 100mm gap to existing newel post.
new 6 panelled FD30S door in new frame

New Accessories Table & Chairs
New Zip & Link
Bedside Table
New Double Wardrobe
New Standard Double
New Bath with shower over
New L-shaped shower rail & curtain
New curved shower rail & curtain
New Towel Rail
Hospitality Tray
Desk & chair
Existing walk in Wardrobe
Existing Bath
Existing Sink
Existing WC
New King Size
New Single Wardrobe
Single Bed Link
EXIT

PROPOSED SECOND FLOOR PLAN, SCALE 1:50

MANAGERS FLAT
TOILET
LINEN ROOM
BEDROOM 5 (Double)
BEDROOM 4 (Double)
STAFF ROOM
EN-SUITE

2D.01 2D.02 2D.03 2D.04 2D.05 2D.06 2D.07 2D.08 2D.09 2D.10 2D.11 2D.12 2D.13 2D.14 2D.15 2D.16 2D.17 2D.18 2D.19 2D.20

1no new 6 panelled door & frame FD30S
new FD30S door & frame rehung to open in
1no new 3 panelled door & frame FD30S
Fixed Linen Shelving
Ironing Board & Iron location
New Standard Double
New Single Wardrobe
Bedside Table
Hospitality Tray
Desk & chair
New L-shaped shower rail & curtain
New Bath with shower over
New Towel Rail
New Double Wardrobe
New Occasional Table & chair
New King Size
Existing Bath
Existing WC
Existing Sink
Staff Lockers
EXIT

Upgrading of electrical wiring will utilise existing main inlets to the building and the existing tracks and cable runs throughout the building so as to avoid intrusion to or loss of historic fabric.
Wiring is to be concealed, as existing, below the floorboards and where new routes are required to connect to new services or sockets, wiring will be concealed wherever possible behind the modern skirting boards or within modern partition walls so as to avoid the chasing in of wires into plasterwork.

In general, the works to windows will comprise replacement of broken panes, renewing of putty seals using Linseed oil putty, replacement of rotten timber sections, most likely to the sills and bottom rails, using matching timber sections spliced into the sash frame. All windows will be re decorated to the interior and exterior in the agreed colour scheme.

ALL BEDROOMS AND ANCILLARY AREAS TO BE FULLY REFURBISHED, INCLUDING EN SUITE BATHROOMS. NEW CARPETS, NEW WALL PANELLING TO LOCATIONS IDENTIFIED ON DWG. 7882 - 23.
NEW DECORATIONS THROUGHOUT.
NEW TILING TO ENSUITES.
NEW 6 PANEL GEORGIAN STYLE FIRE DOORS AS ASTERISKED.