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All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

All work to be carried out in accordance with current Building Regulations.

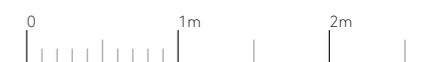
Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken.

Do not scale off drawing.

Do not take digital dimensions from this drawing.

Any discrepancies to be reported to the Architect.



Scale - 1:50 @A3



Drawing 0009 renumbered to 1014 at P03 Issue

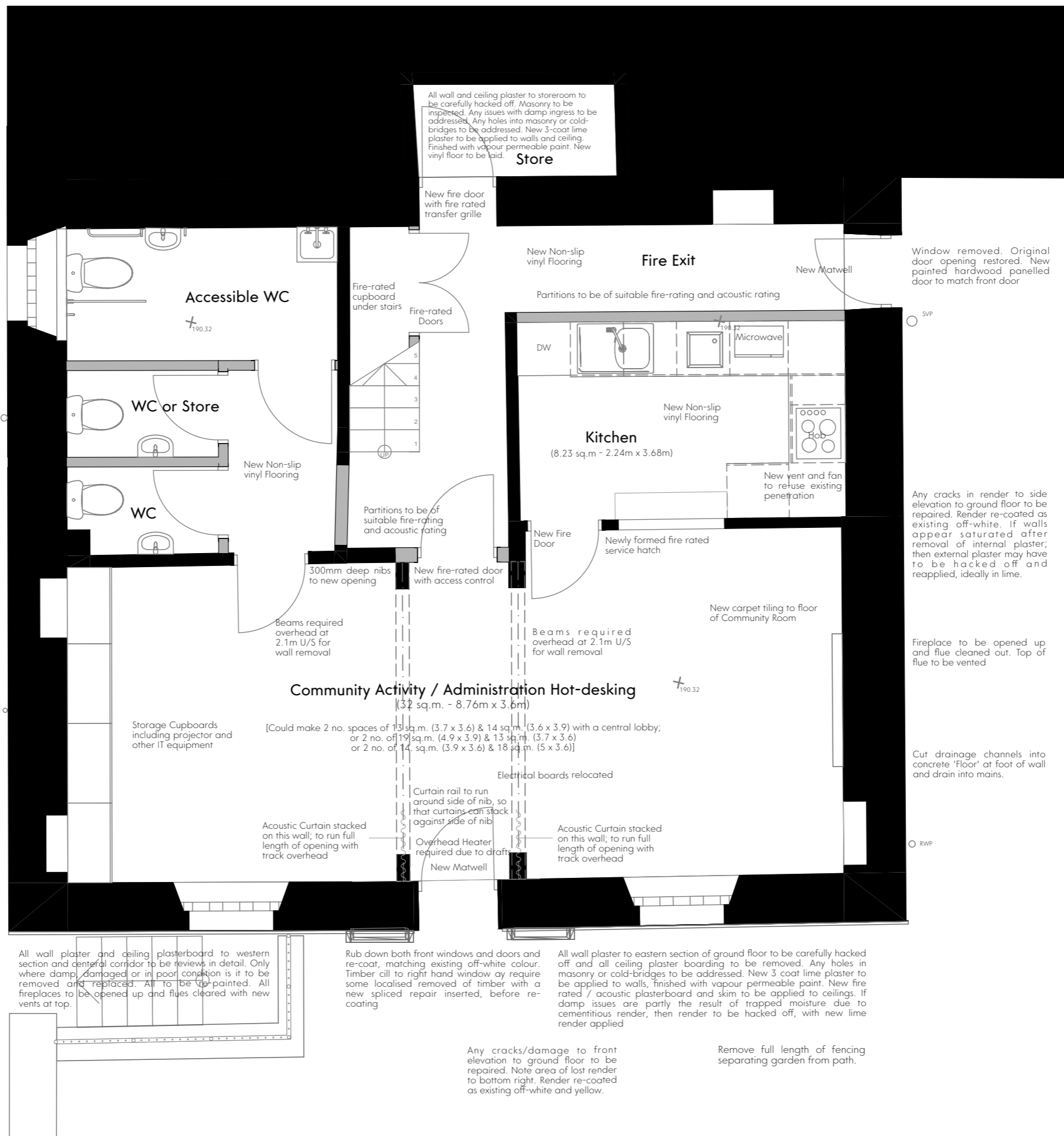
Timber windows to be rubbed down and re-painted off white. Glass to be replaced with 'slimline' doubled glazed units with white spacers. Make good cracks to window cill.

Re-use existing penetration, but install new extract unit.

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Any cracks/ damage to side elevation to ground and lower ground floors to be repaired. Render re-coated as existing off-white.



All wall and ceiling plaster to storeroom to be carefully hacked off. Masonry to be inspected. Any issues with damp ingress to be addressed. Any holes into masonry or cold-bridges to be addressed. New 3-coat lime plaster to be applied to walls and ceiling. Finished with vapour permeable paint. New vinyl floor to be laid.

Window removed. Original door opening restored. New painted hardwood panelled door to match front door

Any cracks in render to side elevation to ground floor to be repaired. Render re-coated as existing off-white. If walls appear saturated after removal of internal plaster; then external plaster may have to be hacked off and reapplied, ideally in lime.

Fireplace to be opened up and flue cleaned out. Top of flue to be vented

Cut drainage channels into concrete 'floor' at foot of wall and drain into mains.

All wall plaster and ceiling plasterboard to western section and central corridor to be reviewed in detail. Only where damp, damaged or in poor condition is it to be removed and replaced. All to be re-painted. All fireplaces to be opened up and flues cleared with new vents at top.

Rub down both front windows and doors and re-coat, matching existing off-white colour. Timber cill to right hand window may require some localised removal of timber with a new spliced repair inserted, before re-coating

All wall plaster to eastern section of ground floor to be carefully hacked off and all ceiling plaster boarding to be removed. Any holes in masonry or cold-bridges to be addressed. New 3 coat lime plaster to be applied to walls, finished with vapour permeable paint. New fire rated / acoustic plasterboard and skim to be applied to ceilings. If damp issues are partly the result of trapped moisture due to cementitious render, then render to be hacked off, with new lime render applied

Any cracks/damage to front elevation to ground floor to be repaired. Note area of lost render to bottom right. Render re-coated as existing off-white and yellow.

Remove full length of fencing separating garden from path.

P03	18.08.25	Planning issue/ Drawing Number Updated	EM	BP
P02	06.08.25	Updates to Kitchen	VT	JH
P01	29.07.25	First Issue	JH	BP
Rev	Date	Comment	Dr	Ch



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GWPA Ref (449) 2503

Job Title Primrose Hill House



Proposed Ground Floor Plan

Name	(449) 2503-GWP-02-00-D-A-(PA)-1014		
Scale	1:50@A3	Revision	P03
Drawn/Checked	JH/BP	First Issue	29.07.25
Drawing Status	S2 - For Planning		

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Proposed Ground Floor Plan