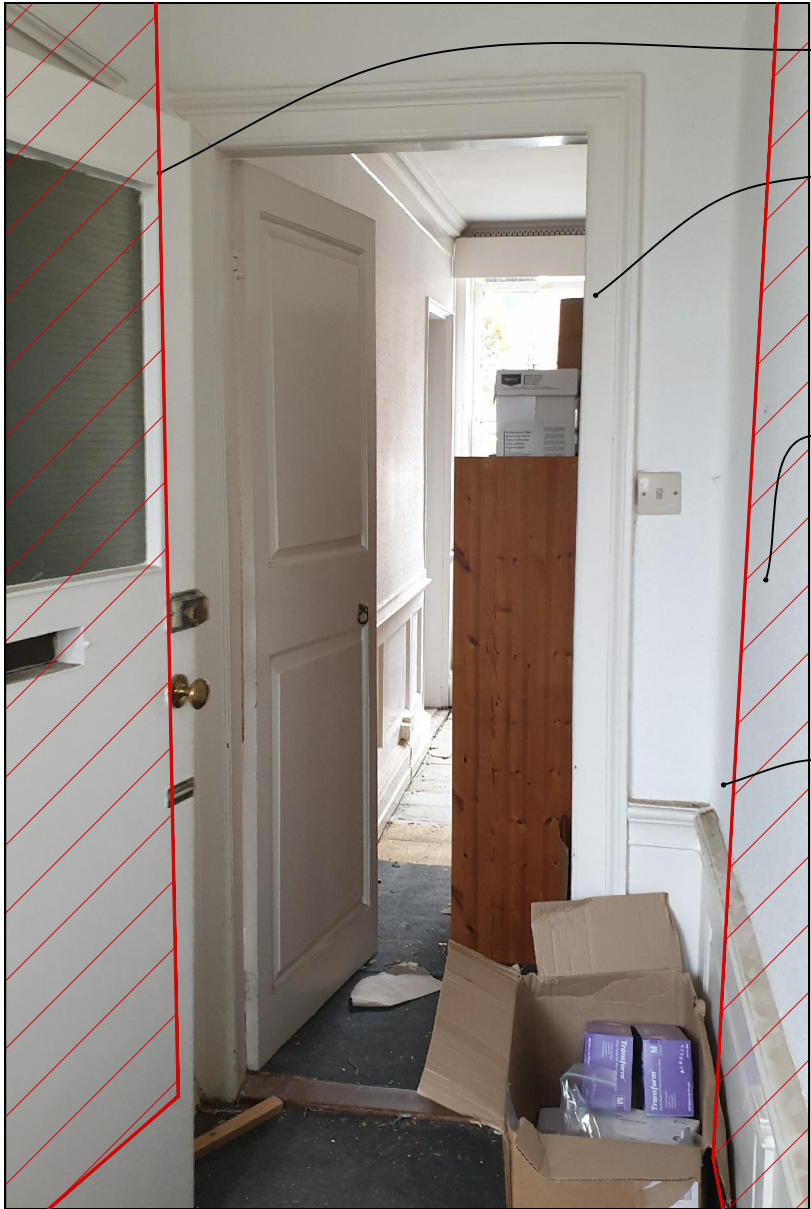




First Floor Flat Entrance Lobby

'Modern' blockwork partition and fire door to be removed, re-opening the stairwell.

Doorway to be retained as existing.

Proposed first floor waiting room to be created by expanding the existing kitchen space into the hall by removing the existing partition. Height of the door opening is to be retained; frame and architrave to be replicated to adjusted opening.

Reduced nib on both sides of opening to be retained to allow the original layout to be read.



First Floor Flat Entrance Lobby

Check all dimensions on site prior to commencement of work.
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Revisions			
Rev	Description	Date	Drawn
-	-		

JANE JONES-WARNER ASSOCIATES		Project: Magnolia House, Havant	
Unit 78 Chichester Enterprise Centre Terminus Road Chichester West Sussex PO19 8TX		Drawing Title: Annotated Internal Photographs First Floor	
T : 01243 767151 E : mail@janejoneswarner.com W: www.janejoneswarner.com		Scale: N/A	Issue Date: 26/10/2021
RIBA  Chartered Practice		Drawing No: 692/PL 517	Revision: - Drawn By: AH



Archway to be retained and existing 20th century built-in cupboard units to be carefully removed. Existing door to corridor to be retained and new W.C door opening introduced, with door leaf and frame to match the existing.

Archway within Existing Kitchen

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Proposed first floor waiting room to be created by expanding the existing kitchen space into the hall by removing the existing partition wall. Height of door opening to be retained, frame and architrave to be replicated to adjusted opening



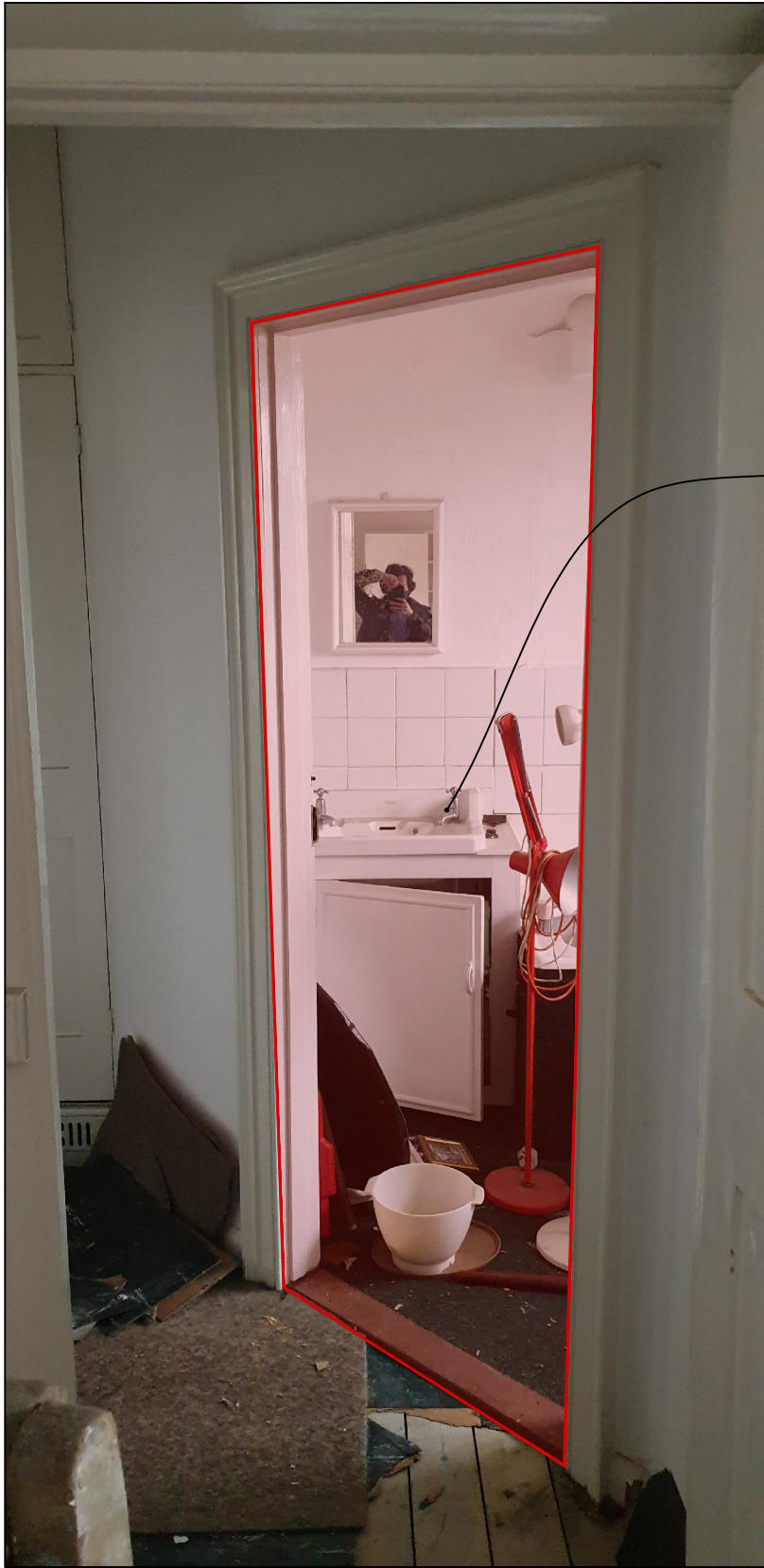
Southern Wall of Kitchen

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Existing cupboard to be retained as existing

Small Corridor Space between Kitchen and Dining Room



Existing partition to be retained, door leaf to be re-hung to open outwards to provide access to plant

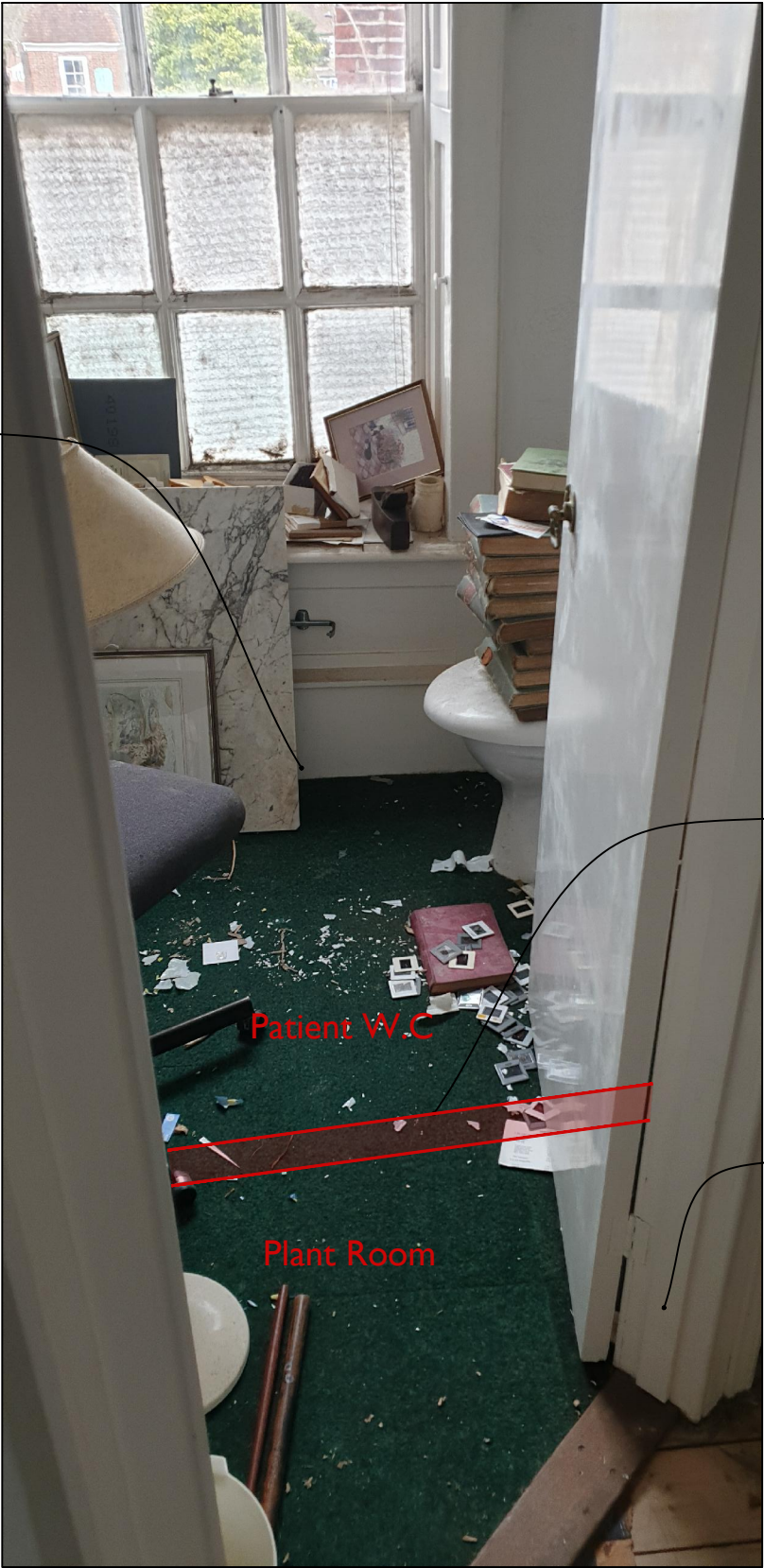
Small Corridor and Bathroom Access

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	-	-			



Existing Bathroom

Existing bathroom and circulation space rationised to allow for new Patient W.C accessible through new opening into waiting room. New plant room formed.



Existing Bathroom

New timber stud partition to be introduced within existing bathroom to form new patient W.C

Existing partition to be retained, re-hung to open outwards to provide access to plant

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Note:
This room is to be retained and refurbished for use as medical storage with potential future use as an x-ray or prep room

Area of damaged ceiling to be investigated further and made good alongside conservation repairs of the existing window



Dining Room looking North

All existing first floor sash cord windows to be subject to conservation repair of the joinery and redecoration.



Dining Room looking South

Existing cupboards built within and around chimney breast to be retained but refinished

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							Drawing No: 692/PL 522	Revision: -

Note:
This room is to be retained and
refurbished for use as a cosmetic
surgery



Fireplace in lounge to be
retained but refinished

Fireplace within Lounge



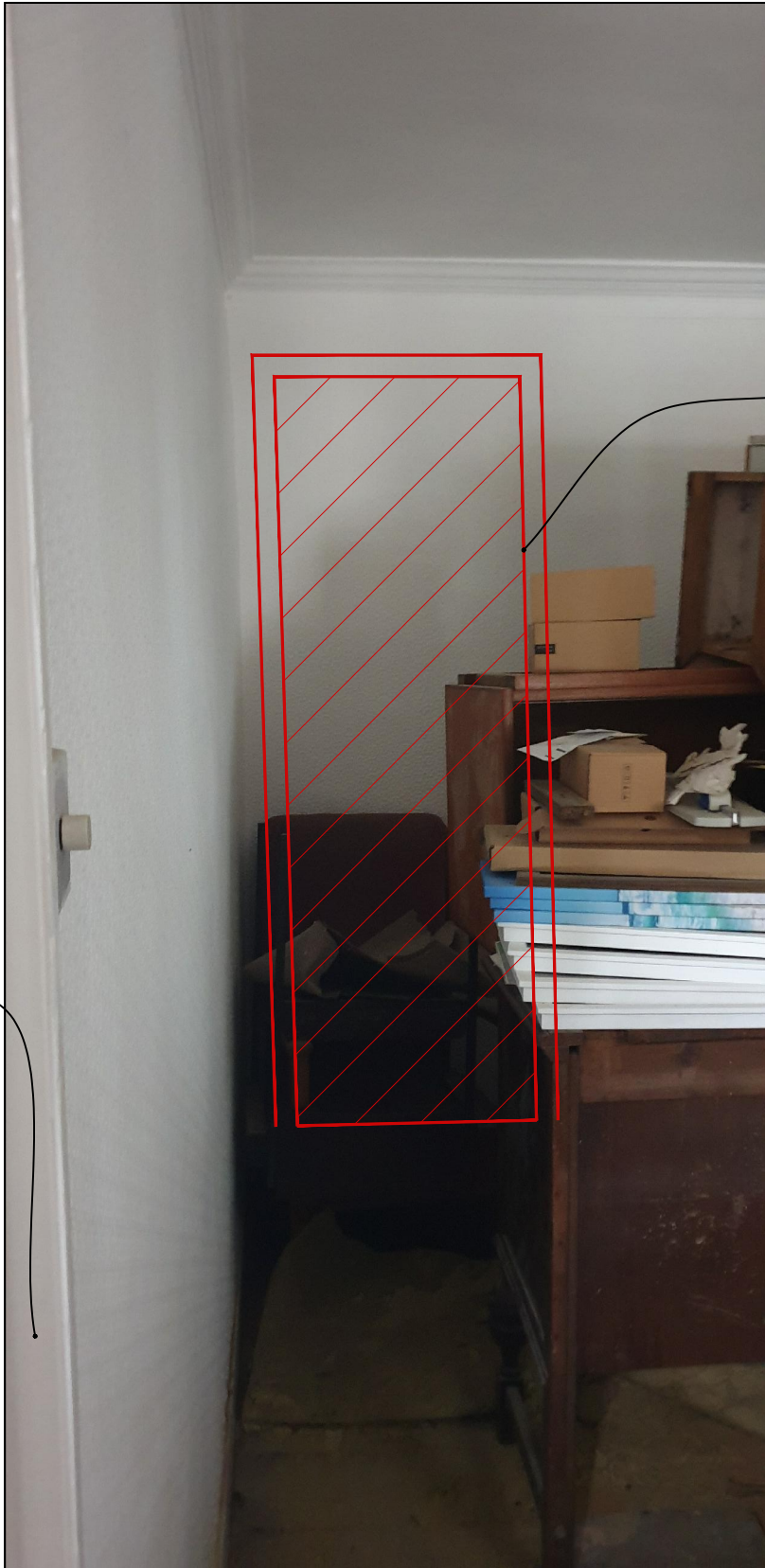
All existing first floor sash cord
windows to be subject to
conservation repair of the
joinery and redecoration.

Later door to be fixed shut.

Lounge Space looking towards Bedroom Doorway

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Note:
This room is to be retained and
refurbished for use as a cosmetic
surgery



'Modern' stud infill to be removed and
doorway to re-introduced. Door leaf
and frame to match the existing

Later door to be fixed shut

Southern Wall of Bedroom



All existing first floor sash cord
windows to be subject to
conservation repair of the
joinery and redecoration.

Eastern Wall of Bedroom

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						Drawn By: AH	



Main stairway from viewed from Second Floor

Free standing glazed balustrade introduced alongside the existing provision to increase the handrail height and improve safety. Existing handrails to be retained but as existing



Second Floor Flat Lobby

All existing partitions on second floor to be retained and repaired / redecorated as required

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	Rev	Description	Date	Drawn		Drawing Title: Annotated Internal Photographs Second Floor			
	-	-				Scale: N/A	Issue Date: 26/10/2021		
							Drawing No: 692/PL 525	Revision: -	Drawn By: AH

Note:
This room is to be retained and
refurbished for use as a Staff
Changing and Storage Room

All existing first floor sash cord
windows to be subject to
conservation repair of the
joinery and redecoration.

Where possible, dropped
section of 'modern'
plasterboard ceiling to be
reduced



Ceiling within Bedroom

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	-	-				Scale: N/A	Issue Date: 26/10/2021	
							Drawing No. 692/PL 526	Revision: -

Note:
This room is to be refitted and
refurbished for use as a Staff W.C

All existing second floor sash
cord windows to be subject to
conservation repair of the
joinery and redecoration.

Existing water supply and waste
connections to be adjusted to
suit new sanitaryware positions



Bathroom looking South

All existing partitions on second
floor to be retained and
repaired / redecorated as
required



Bathroom looking towards Lobby

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					Drawing No. 692/PL 527
					Revision: -
					Drawn By: AH
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Note:
Existing kitchen to be re-fitted as
proposed new staff room with kitchen
facilities

Existing 'modern' cupboard to
be removed. Beam above to be
retained and boxing made good



Larger cupboard to be retained with
existing svp to be retained and boxed in

All existing partitions on second floor to be
retained and repaired / redecorated as
required

Built-in Cupboards within Kitchen

Existing 'modern' cupboard to
be removed



Larger cupboard to be retained with
existing svp to be retained and boxed in

Eastern Wall of Kitchen

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					Drawing No. 692/PL 528	Revision: -
						Drawn By: AH
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Note:
This room is to be refurbished for
use as a Staff Office

All existing second floor sash
cord windows to be subject to
conservation repair of the
joinery and redecoration.



Living Room

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	-	-				Scale: N/A	Issue Date: 26/10/2021	
						Drawing No. 692/PL 529	Revision: -	Drawn By: AH