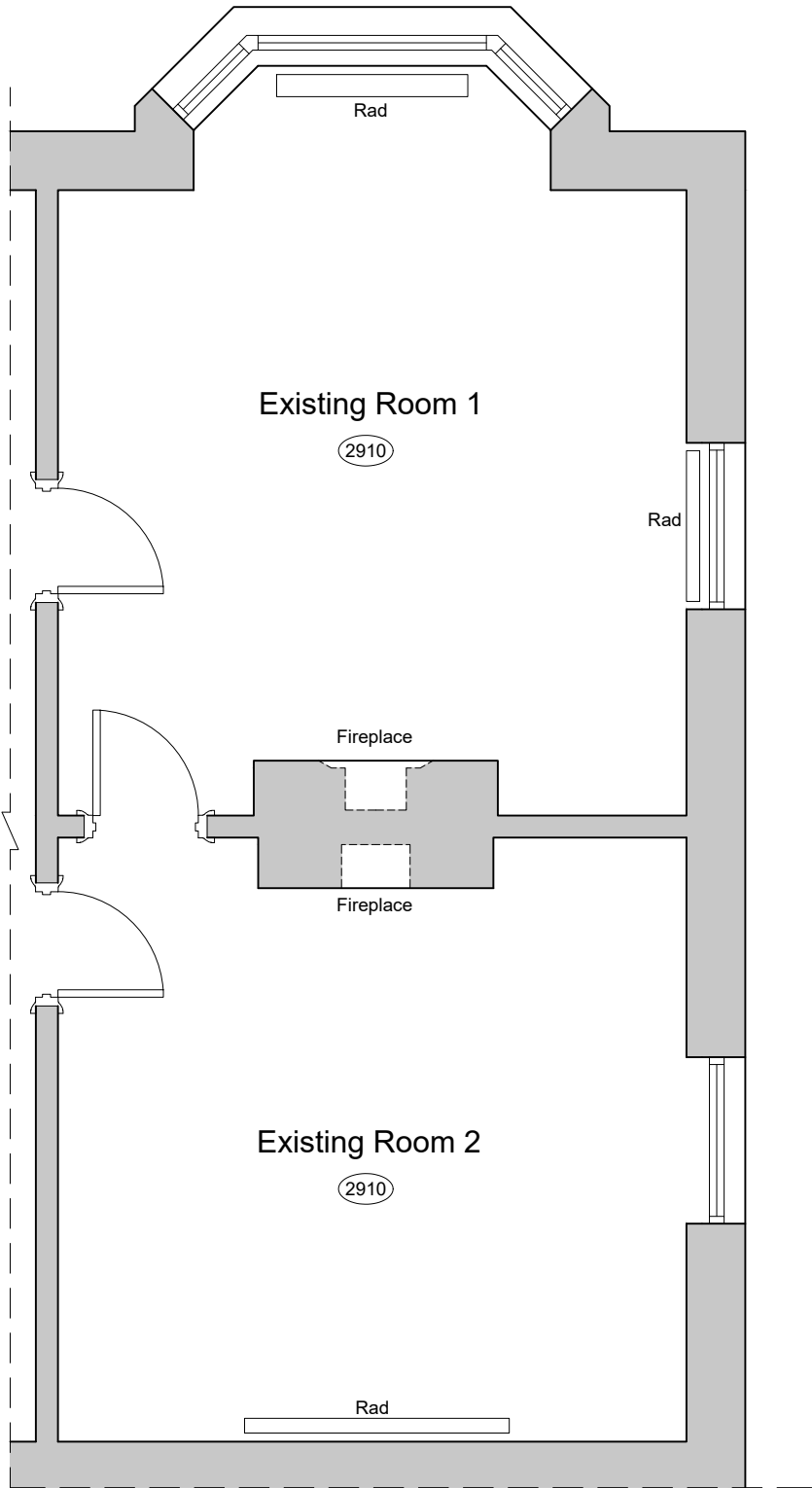
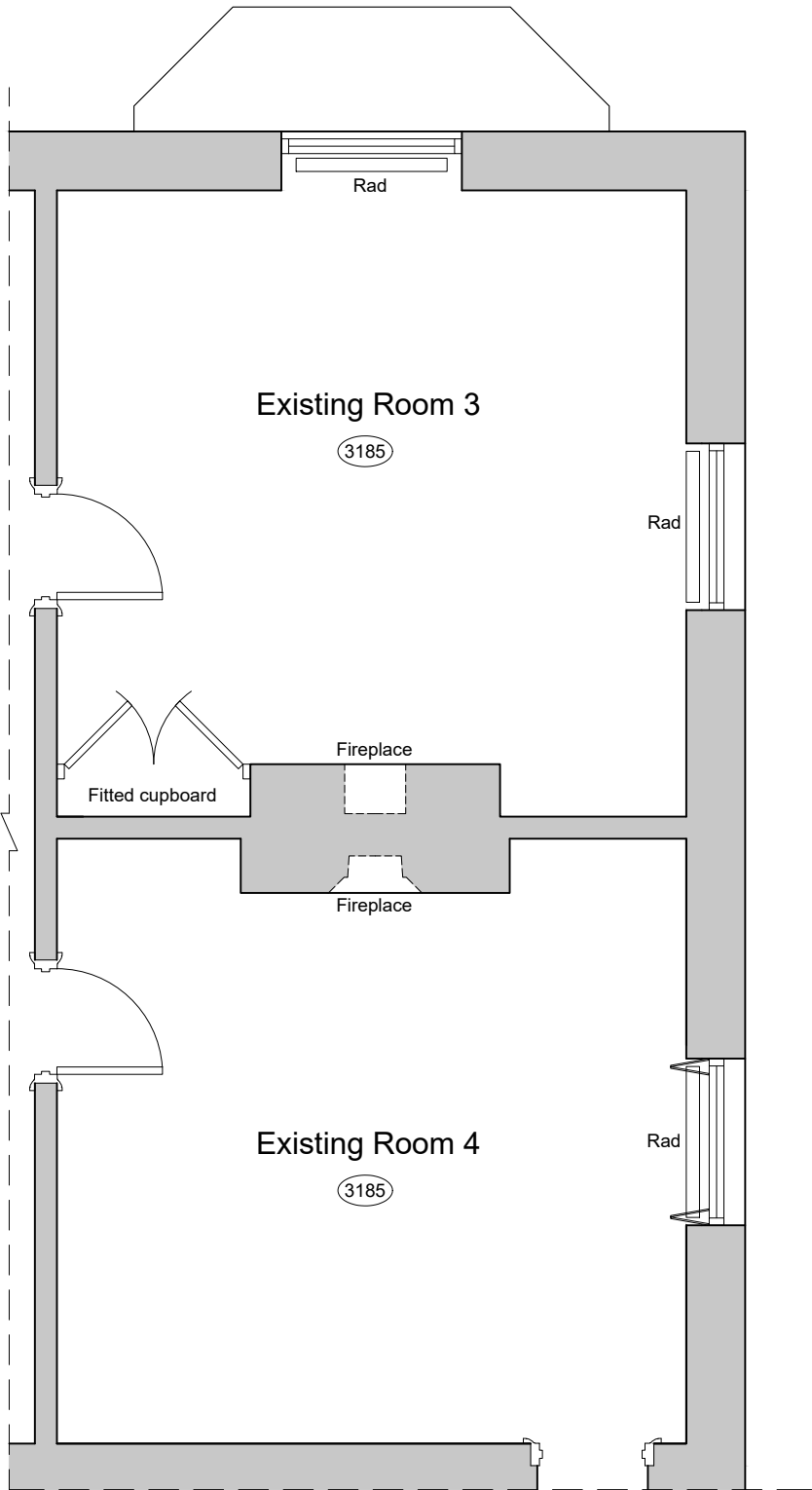




GROUND FLOOR: AS EXISTING
1:50



FIRST FLOOR: AS EXISTING
1:50

Notes:

This drawing is under the copyright ownership of Aracus Ltd and cannot be used or replicated without permission from the owner. Scaling off this drawing should only be done for planning purposes. No construction work should be done from scaled measurements. Hatches shown are indicative and for illustrative purposes. Setting out should be done from levels and dimensions provided. All dimensions and levels should be checked on site prior to installations, fabrications and/or construction.

The historic England official listing for the building contains a surveyors description of the external facade, windows and doors, bays, stonework and roof features, but internally the building hasn't been surveyed. An internal inspection of the proposed working area was undertaken in February 2023 by Andy Flanagan of Aracus Architecture and the following notes were taken. The rooms inspected are to the most northern quarter of the building, at ground floor, first floor and attic levels

Existing ground floor rooms comprise two sitting rooms with fireplaces built into a separating masonry wall. Feature banding and Victorian style cornices are present in both rooms. Two levels of banding are at heights of approximately 1.1m and 2.4m above floor level, and cornices at the junctions between walls and ceiling. All skirting boards, cornices and bandings are of the same design and the same levels between rooms.

The fireplace present in Existing Room 1 appears to have a much more simplistic mantelpiece and smoother finish than the other features of the house, indicating it seems to have been replaced historically.

The Existing Room 2 fireplace also appears to have been replaced with a more modern granite finish coal fire and hearth.

All such work has been undertaken prior to the current owner acquiring the building.

Room 1 features a recessed arched sash-opening window with a low-level cast iron radiator inset between reveals. Room 2 features the same style of window with no radiator present. Room 1 also features a bay window with a second recessed cast-iron radiator.

P01	Issued for listed building consent			AF	10.03.23
Rev	Description	By	Date		



Aracus Architectural
Aracus Ltd
Architectural Design
Technical Drawing
CDM Administration
Professional Drawing Outsourcing

22 Hardwick Street
Buxton
Derbyshire
SK17 6DH

Email: info@aracus.com
Tel: 0808 169 5556 / 01298 601400
Web: www.aracus.com

Client:	Mr M. Finch
Project:	Cavendish House Broad Walk Buxton
Drawing:	Floor Plans As Existing

Project	Author	Volume	Level	Type	Role	Drq.Number
---------	--------	--------	-------	------	------	------------

23005 - XX - XX - XX - XX - X - 03001

Status	S0	INITIAL STATUS
Revision	P01	PRELIMINARY

Scale	Drawn	Date
1:50	AF	10.03.23
Sheet	Checked	Aracus Job No.
A3	-	23005