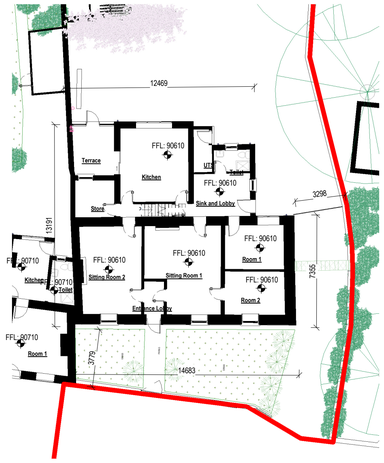
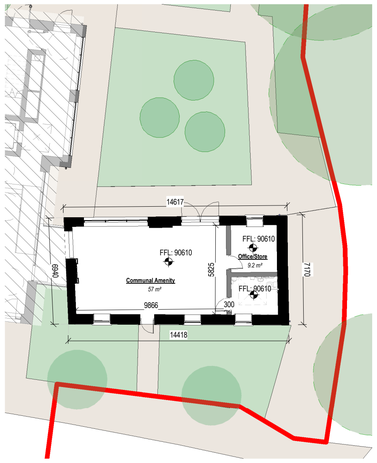
A1

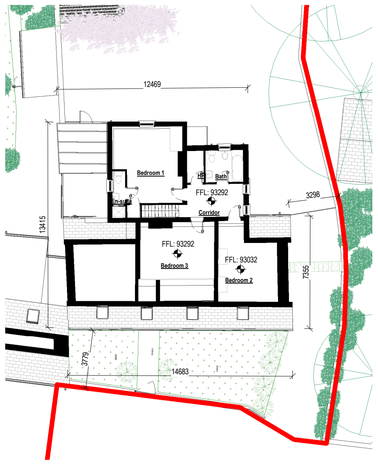


1 **Beaufort House - Ground Floor Level Existing**
Scale: 1 : 200

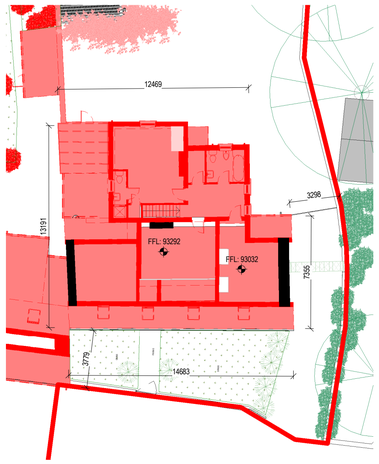
2 **Beaufort House - Ground Floor Level Proposed Demolition**
Scale: 1 : 200



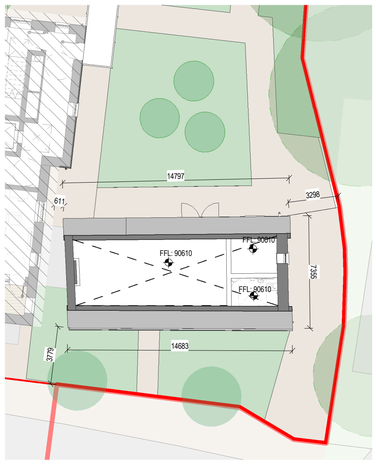
3 **Beaufort House - Ground Floor Level Proposed**
Scale: 1 : 200



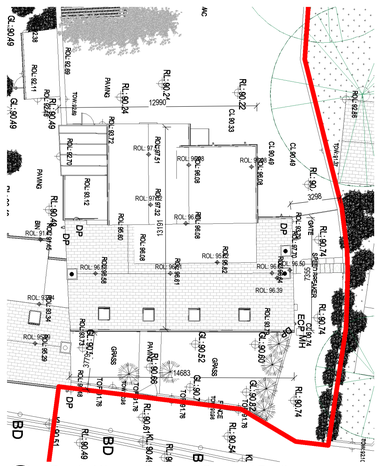
4 **Beaufort House -First Floor Level Proposed Existing**
Scale: 1 : 200



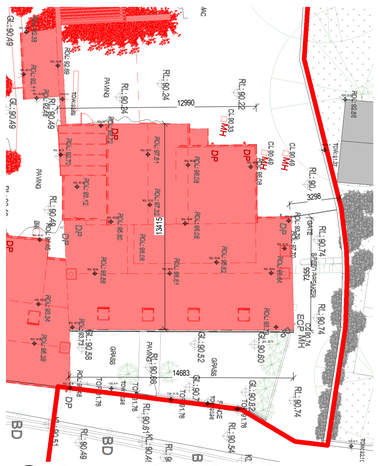
5 **Beaufort House -First Floor Level Proposed Demolition**
Scale: 1 : 200



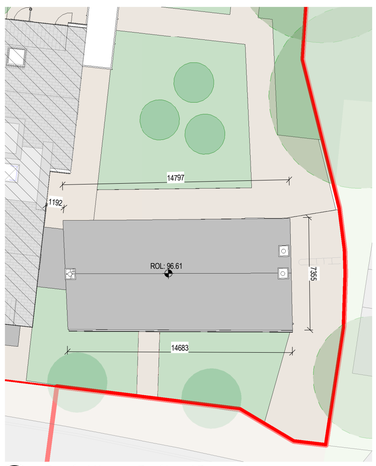
6 **Beaufort House -First Floor Level Proposed**
Scale: 1 : 200



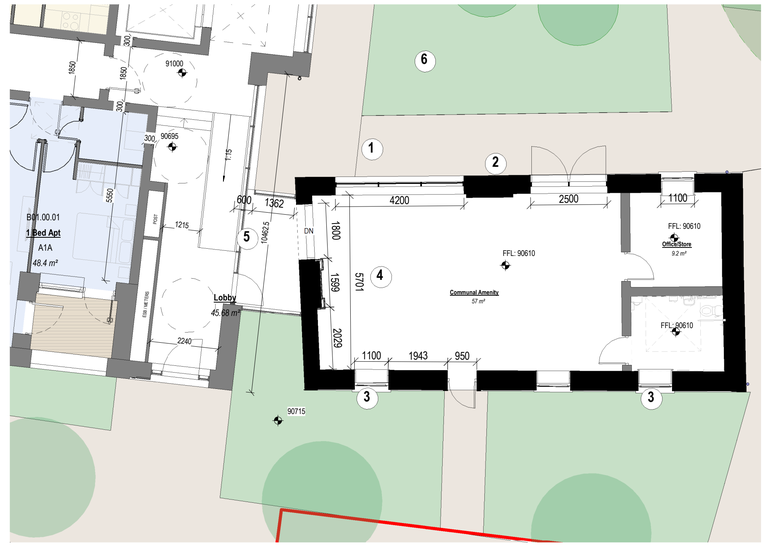
7 **Beaufort House - Roof Level Proposed Existing**
Scale: 1 : 200



8 **Beaufort House - Roof Level Proposed Demolition**
Scale: 1 : 200



9 **Beaufort House - Roof Level Proposed**
Scale: 1 : 200



10 **Beaufort House - Ground Floor Level Proposed Link**
Scale: 1 : 100

PROPOSED INTERVENTIONS FOR BEAUFORT HOUSE

1. REVERSAL OF INAPPROPRIATE ALTERATIONS

- Removing existing modern extensions and reversing inappropriate alterations affecting the front elevation and the roof scape.
- Repair original wall fabric as appropriate.

2. EXTERNAL RESTORATION

- Remove non-original rooflights and carry out repairs to the slate roof.
- Repair the original wall fabric, addressing any damage or deterioration while maintaining the wall's structural integrity and historic appearance.

3. WINDOW REPLACEMENT

- Removal of contemporary windows to be replaced with traditional sash windows in keeping with the building's original style.

4. INTERNAL RESTORATION

- Remove the inserted attic level to reinstate the original internal volume of the cottage.
- Repair internal walls and floors, including the removal of non-breathable dry-lining materials.

5. GLAZED LINK CONSTRUCTION

- Introduce a glazed link connecting Beaufort House to the adjacent residential block. This link will integrate Beaufort House into the overall development and provide access to the main reception area, creating a coherent and functional connection between old and new elements.

6. NEW COMMUNITY GARDEN

- Establish a landscaped garden to the rear of Beaufort House, enhancing the setting and creating views from the house to this area.

REV	DATE	DESCRIPTION	BY
P01	06-03-2026	PLANNING APPLICATION	RF

LEGEND

- EXISTING WALLS
- PROPOSED NEW WALLS
- PROPOSED DEMOLITIONS

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NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

10/03/2026 11:38:38

Client:	MCAULEY PLACE
Project:	1448- BEAUFORT NAAS
Title:	BEAUFORT HOUSE - FLOOR PLANS
Stage:	PLANNING
Status:	S5 FOR SUBMISSION
Sheet No.:	BEN-MDO-BH-ZZ-DR-A-07001
Scale As:	As indicated @ A1
Current Rev.:	P01
Project No.:	1448

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