

GENERAL NOTES

1. Building to be subject to services upgrade including electric, lighting, plumbing, drainage, heating etc.
2. Redundant surface mounted services and boxing to be removed.
3. Replacement rainwater pipes and hopper heads to areas of proposed works. All rainwater goods to be replaced with Alumasc Heritage Cast Aluminium range.
4. Modern central heating radiators replaced. Existing pipework to be reused where possible. Any new runs to utilise the void between floor and ceiling joists.
5. Extg timber floorboards at second floor to be catalogued, dismantled and set aside to store for reinstatement in original location after installation of new services and additional insulation. All boards to be inspected and repaired accordingly. All damaged / modern floorboards to be replaced to match original floors.
6. All windows to be fully draught-proofed and thermally upgraded by replacing the window sashes like for like, matching existing material and glazing bar pattern.
7. Repairs, alterations of windows and doors to be carried out as required to match existing.
8. Structural steel and timbers to be inspected for damage and defect and replaced where necessary.
9. Localised repair works to be carried out as required on further inspection to match existing materials and details.
10. Areas around demolition to be made good to match existing.
11. Modern joinery to be removed in areas of proposed works.
12. Historic cornices and skirtings to be repaired and retained in original location. In case of damage/defect, cornices and skirtings to be replaced to match extg.
13. Chimney stacks, flues and draws to be inspected internally and externally for defects and damage and repaired accordingly. Chimney pieces, hearths, mantels, cast iron braziers and chimney breasts to be repaired and cleaned.
14. All building materials to be locally sourced where possible.
15. Refer to Structural information alongside RPA drawings.

Extg Dairy roof coverings to be recorded, carefully lifted and set aside to allow installation of new breathable insulation between rafters and ventilation zone above. Extg tiles to be overhauled, steam cleaned, and reinstated in original location or replaced like for like if damaged.

Existing Dairy Roof to be extended as per proposed plans to form enclosed courtyard: G20 Breakfast Room.
Extension to feature a pitched roof matching the existing Dairy in clay tiles and detailing + new through-eaves fixed glazing.

New extension abuts the chimney breast of the existing north-east wing

New lightweight timber stud partitions to form new S10 Ensuite and S04 Bedroom. New side hung timber door to new partition with architrave to match existing. New joinery and sanitaryware to connect to existing services runs

Plaster soffits to be fully stripped to allow full inspection and treatment/repair of all primary timber framing by Structural Engineer.

New side hung timber door to new partition with glazed fixed panel to increase room illumination from corridor extg rooflight

New lightweight timber stud partitions to form new S09 Ensuite and S08 Bedroom. New side hung timber doors to new partitions with architrave to match existing. New joinery and sanitaryware to connect to existing services runs

WR01.6-7-8: Proposed Roof lights at higher roof level to bring more light into the bedrooms.

Heating pipes visible along loft perimeter to be removed.

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Checked by

JM JM

Drawn by

FL FL

Date

18.06.25 21.08.25

Rev

P01

Description

Planning Issue

Amendments to Planning P01

Job No

335

Project

Sunte House

Title

Main House

Proposed Second Floor Plan

Drg No

335_MH_DR_00_102

Scale

1:50 @ A1; 1:100 @ A3

Date of First Issue

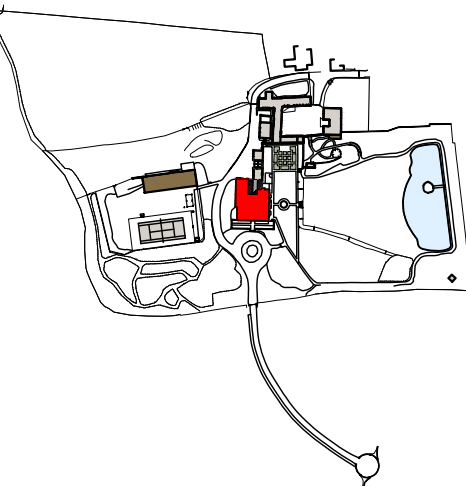
18.06.25

Rev

P02

Status

Planning



RICHARD PARR ASSOCIATES

info@richardparr.com
+44 (0)1453 860200
richardparr.com
@richardparrassociates

COUNTRY
Easter Park
Nympsfield, Stonehouse
Gloucestershire GL10 3UL

TOWN
Studio 126
Great Western Studios
65 Alfred Road
London W2 9EU

BL Beam Level
CL Ceiling Level
FL Floor Level
DP Down Pipe
HWC Hot Water Cylinder
SVP Soil Vent Pipe
RWP Rain Water Pipe
RWO Rain Water Outlet

Proposed Walls
Existing Walls
Demolition



Main House Proposed Second Floor Plan
1:50 @ A1; 1:100 @ A3

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