

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 windows 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 as specified.
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.

Proposed flat-roofed section of courtyard extension; run of glazed rooflights to western edge, abutting existing house wall. Valley gutter between flat and pitched roofs to discharge to existing Dairy RWP. Refer to Drainage Engineer's details.

Extg dairy roof to be insulated between and below rafters, with a minimal ventilated zone maintained between the insulation and roof tiles. Existing exposed trusses and primary timber structure to be retained.
Extg roof coverings to be recorded, carefully removed, and set aside for reinstatement. Original tiles to be reinstated in their original locations, overhauled, and cleaned.

Dairy roof to be extended to abut NE wing; new roof to match existing clay tile finish.

Proposed east-facing glazed section to extended roof—refer to Structural Engineer's details.

Extg roof coverings to be recorded, carefully lifted and set aside to allow installation of of new breathable insulation between rafters and ventilation zone above. Extg tiles to be reinstated in original location, overhauled and steam cleaned to remove all algae, moss, fungi and later paint coatings. Cleaning methods to be tested on a limited area before application. Damaged roofing to be replaced like for like where required including damaged tiles, flashings, dressings and valleys.

Proposed openable conservation rooflights at upper roof level to increase natural light to proposed loft bedrooms.



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Checked by
JM JM

Drawn by
FL FL

Date
18.06.25
21.08.25

Description
Planning Issue
Amendments to Planning P01

Job No
335

Project
Sunte House

Title
Main House
Proposed Roof Plan

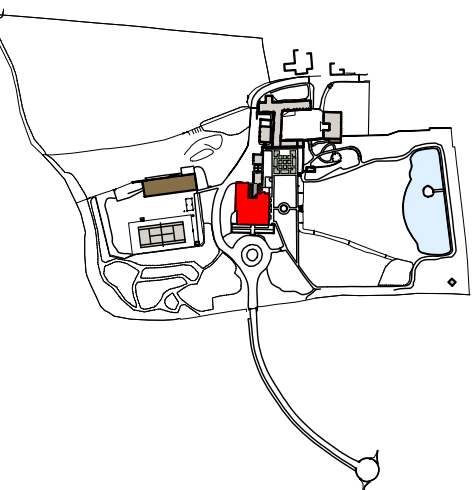
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Scale 1:50 @ A1; 1:100 @ A3

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Status Planning



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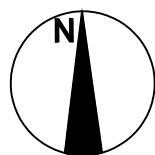
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TOWN
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BL Beam Level
CL Ceiling Level
FL Floor Level
DP Down Pipe
HWC Hot Water Cylinder
SVP Soil Vent Pipe
RWP Rain Water Pipe
RWO Rain Water Outlet

Proposed Walls
Existing Walls
Demolition



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

