

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. Detailed survey to be undertaken to determine a window by window analysis for upgrade and / or replacement. Windows to be carefully inspected for defects and deterioration and repaired where necessary. Existing sashes to be retained wherever possible or, where replacement is required, replaced on a like-for-like basis to match the existing material, profile and glazing bar pattern. The extent of repair, thermal upgrading and any replacement will be confirmed following the detailed window-by-window survey.
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.

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.

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.

OMITTED



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Checked by
JM JM JM JM

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Rev Description
P01 Planning Issue
P02 Amendments to Planning P01
P03 Amendments to Planning P02
P04 Amendments to Planning P03

Job No

335

Project

Sunte House

Title

Main House
Proposed Roof Plan

Drg No

335_MH_DR_00_103

Scale

1:50 @ A1; 1:100 @ A3

Date of First Issue

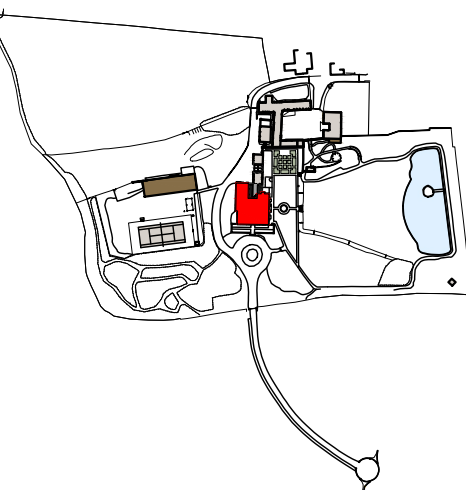
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Rev

P04

Status

Planning



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Main House Proposed Roof Plan

1:50 @ A1; 1:100 @ A3

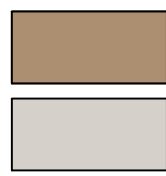


Revision Bubble

Variations to DM/25/1705, 1706

Omissions to DM/25/1705, 1706

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

