

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.

Extg stone quoins and all other stone elements, including sills, steps, plinths, cornices, decorations, mouldings, etc to be steam cleaned to remove all algae, moss, fungi and later paint coatings.Cleaning method to be tested on a limited area and to be modulated to ensure the removal of damaging substances without altering the stone historic patina.
All damaged, loose, missing or discoloured stone joints to be repointed with lime mortar to match. All missing/damaged elements to be replaced with new stone sections to match extg.

Extg brick wall, lintels and chimney stacks to be cleaned to remove all algae, moss and fungi. Cleaning method to be tested on a limited areas before application.
All damaged, loose, missing or discoloured brick joints to be repointed with lime mortar to match.

Extg 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 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.

Chimney stacks to be inspected for structural stability and repaired accordingly



Extg external timber doorset to drought-proofed, inspected for damage and defect and repaired accordingly

Main House Proposed South Elevation
1:50 @ A1; 1:100 @ A3



- 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



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Sunte House

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Proposed South Elevation

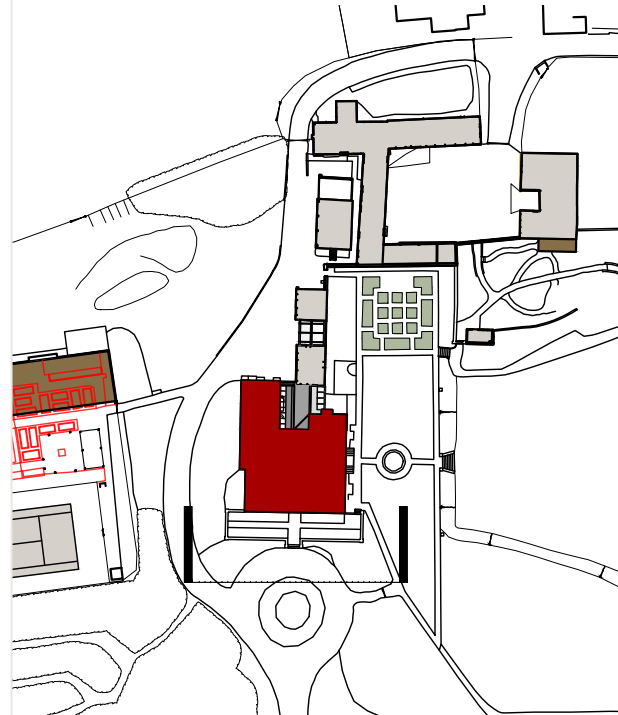
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