

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.

Open out existing blind opening and install 5-pane wide white timber sash window to match adjacent window WF14.1.

New lightweight timber stud partition to form new WC F12. New pocket sliding door to new partition with architrave to match existing. New joinery and sanitaryware to connect to existing services runs.

Demolish existing non-historic raised floor and shower tray, remove existing bath-tub and sanitaryware. Install new laundry appliances to be housed within existing partitions. New joinery and sanitaryware to connect to existing services runs.

Existing hung clay tiles (non-original fabric) on western face of NE wing to be carefully removed and set aside for reuse. Make good wall to match adjacent brick wall

Remove existing non-historic bath-tub and sanitaryware. Create new opening within existing partition and fit new side hung timber door and architrave to match existing. New joinery and sanitaryware to connect to existing services runs.

New lightweight timber stud partition to form new shower enclosure. New joinery and sanitaryware to connect to existing services runs.

Replace all existing non-original single-glazed white-painted timber sash windows with new double-glazed timber sash windows (Histoglass HD10), matching existing in appearance and detailing. Refurbish and decorate existing window surrounds and shutters.

New lightweight timber stud partition to form new Bathroom F07. New side hung timber door to new partition with architrave to match existing. New joinery and sanitaryware to connect to existing services runs

New built-in storage joinery within chimney breast recess to match existing room finishes.

Existing non-historic partitions and doors to be removed.

Existing door to be removed and door opening to be blocked up. New plasterboard over opening and wall to be finished in a painted lime render to match existing.

Main House Proposed First Floor Plan  
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

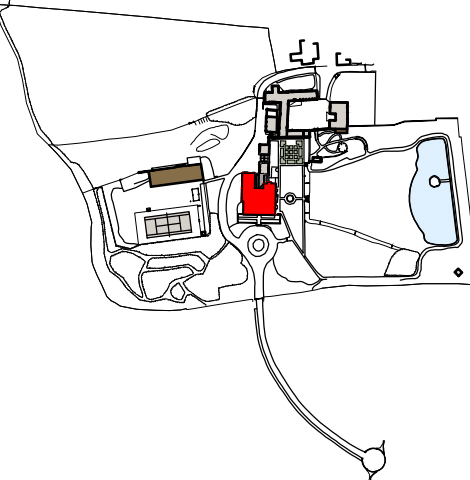


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|---------------------|--------------------------------------|
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| Project             | Sunte House                          |
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| Scale               | 1:50 @ A1 ; 1:100 @ A3               |
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Rev Description

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Drawn by

Checked by

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