

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 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.

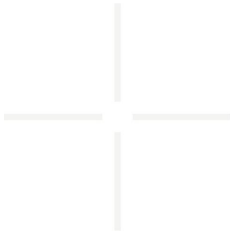
Extg external timber doorset to drought-proofed, inspected for damage and defect and repaired accordingly

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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Checked by

Drawn by

Date

Rev Description

Job No

335

Project

Sunte House

Title

Main House

Proposed South Elevation

Dwg No

335_MH_DR_00_201

Scale

1:50 @ A1; 1:100 @ A3

Date of First Issue

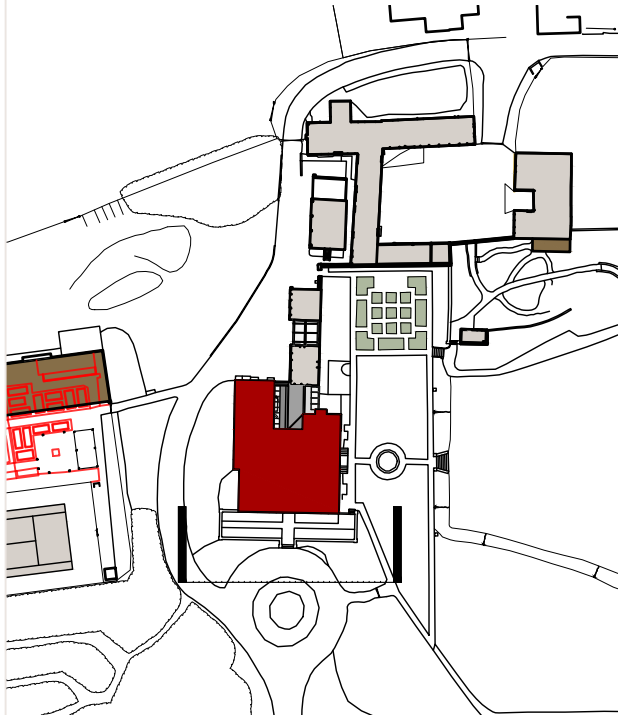
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Status

Planning



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