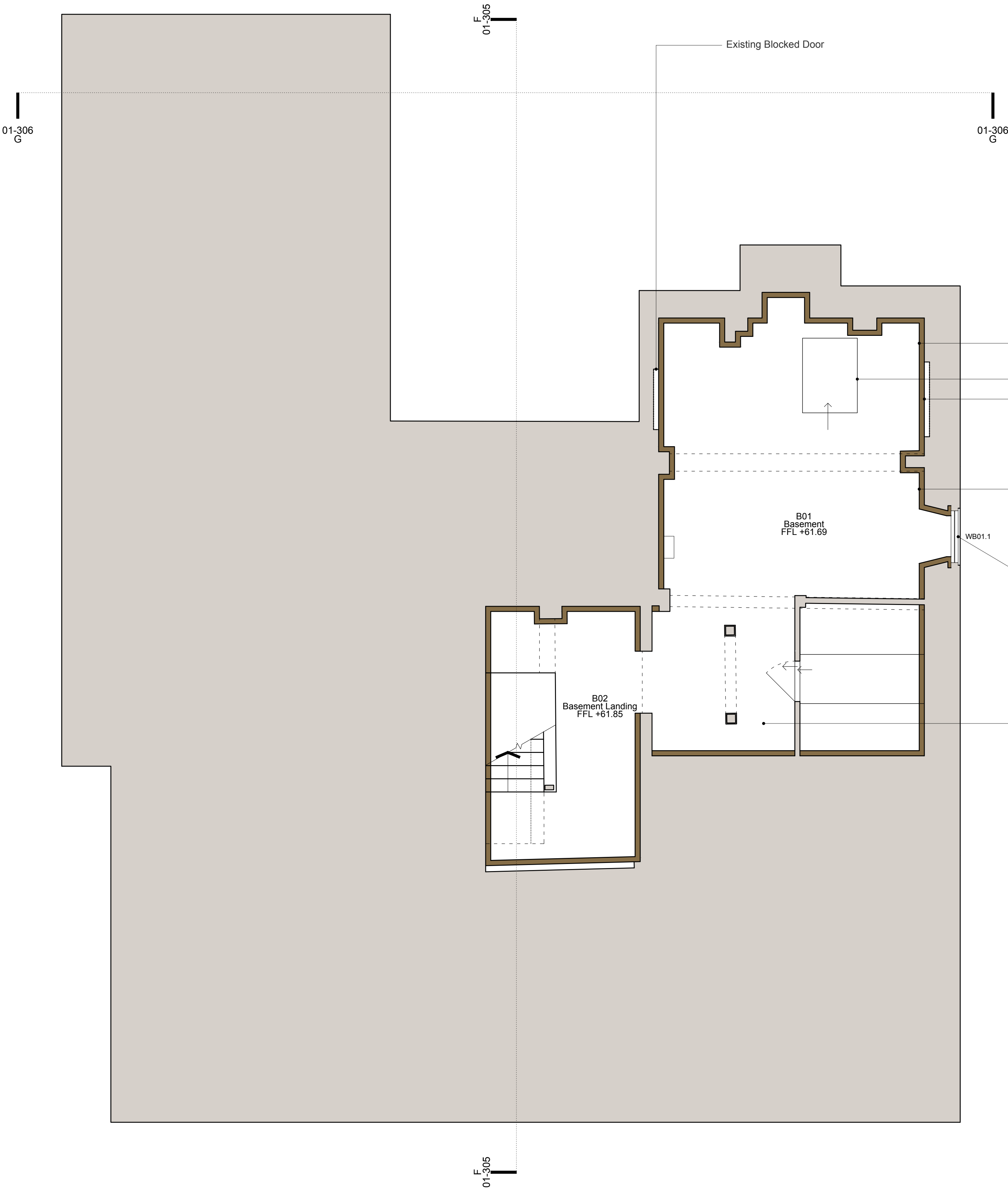


GENERAL NOTES

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.



Extg masonry walls to be cleaned to remove all salt deposit, algae, moss, fungi and later paint coatings.

Existing Concrete Plinth

Existing Blocked Window

Basement perimeter walls to be tanked using a studded cavity drainage membrane, lapped to the floor membrane and finished with dry lining or joinery. Heritage guidance reviewed to ensure works do not compromise the breathability or integrity of the existing historic fabric.

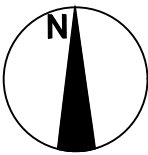
WB01.1: replace decayed timber window set with new window to match extg in detailing and appearance. Extg external grate to be replaced with new heritage cast iron grate

Extg brick floors to be labelled, recorded and carefully lifted to allow installation of new insulated floor slab and waterproofing membrane.

Floor finishes to be cleaned to remove all salt deposit, algae, moss, fungi and later coatings. Damaged floor to be replaced with new brick setts to match extg, existing floors to be re-instated in original location.

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 Basement Plan

Drg No

335_MH_DR_00_110

Scale

1:50 @ A1; 1:100 @ A3

Date of First Issue

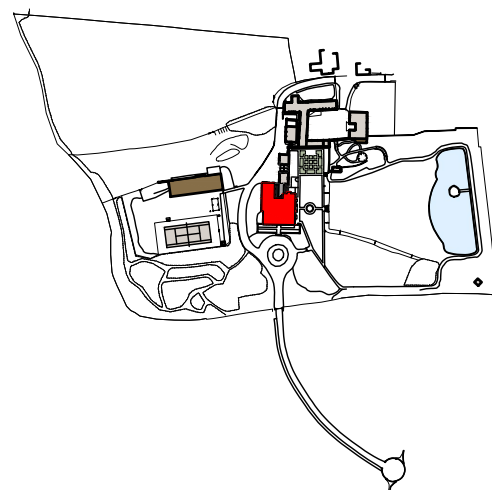
18.06.25

Rev

P01

Status

Planning



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

