

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.

Sash window to be re-instated within existing opening. Existing modern external door EDG15.1 to be removed.

Demolition of modern partitions dividing space in rooms G15; G16, G17, G18 and G19, to create proposed room G15 Lounge at the back of the original chimney breast to G08 Kitchen. All extg walls and floors around demolitions to be made good

Modern floors in G07-9; G12,13,15 to be carefully lifted to allow installation of new insulated floor slab, waterproofing membrane and UFH.

Proposed side-hung external door EDG15.2 to be installed in place of existing modern 5-pane white painted timber sash window.

Existing window WG13.2 to be removed and existing opening to be extended to FFL. Existing lintel retained above enlarged opening.

New lightweight timber stud partition to form new WC G09 and lobby. New joinery and sanitaryware to connect to existing services runs

Remove extg modern partitions, joinery and sanitaryware and make good

Enlarge extg door opening and replace extg modern door with new door D.G10.1

New lightweight timber stud partition to form new Larder G12. New joinery and sanitaryware to connect to existing services runs

Infill door opening between G10 and G06 with new masonry and finish to match extg wall

Dairy gable end wall to be built out and frame for infill extension to be built according to Structural Engineers' details.

Extg flagstone floors to be recorded, carefully lifted and set aside to allow installation of new insulated floor slab, waterproofing membrane and UFH. Breakfast Room FFL to be raised to align to Kitchen FFL.

Proposed extension featuring an east-facing slim-line glazed elevation. The new glazing structure is designed to abut the existing chimney breast. Existing external steps to be removed as part of the works.

Existing stone flower-pot set aside to store for reuse.

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

Open out existing blind opening and install white timber sash window to match symmetrical window WG14.1.

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Checked by

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Drawn by

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Date

18.06.25

21.08.25

Rev

P01

P02

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Description

Planning Issue

Amendments to Planning P01

Job No

335

Project

Sunte House

Title

Main House Proposed

Ground Floor Plan

Dwg No

335_MH_DR_00_100

Scale

1:50 @ A1 ; 1:100 @ A3

Date of First Issue

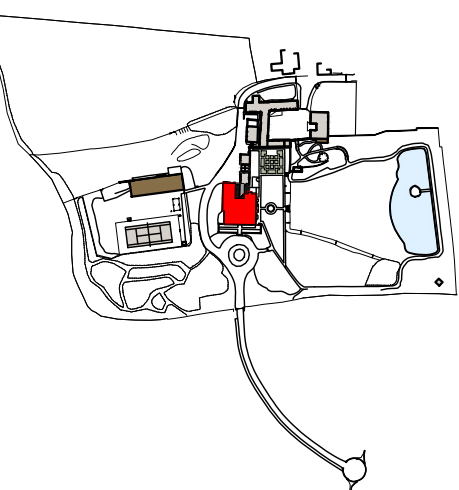
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Rev

P02

Status

Planning



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TOWN
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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



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

