

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.

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

Extg partition wall to be retained

Remove modern infill partition to form new door opening. Retain original C19 wall to both sides

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

New door opening to be formed into extg partition walls

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

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P01 Planning Issue
P02 Amendments to Planning P01
P03 Amendments to Planning P02
P04 Amendments to Planning P03
P05 Amendments to Planning P04

Job No

335

Project

Sunte House

Title

Main House Proposed
Ground Floor Plan

Drg No 335_MH_DR_00_100

Scale 1:50 @ A1 ; 1:100 @ A3

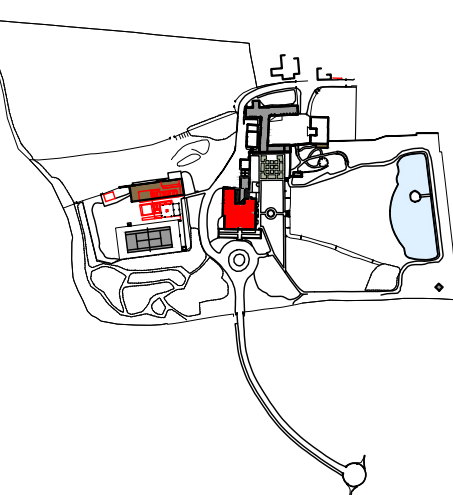
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Main House Proposed Ground Floor Plan
1:50 @ A1; 1:100 @ A3

0 4 6 8 10 M

Revision Bubble

• Variations to DM/25/1705, 1706
• Omissions to DM/25/1705, 1706

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

