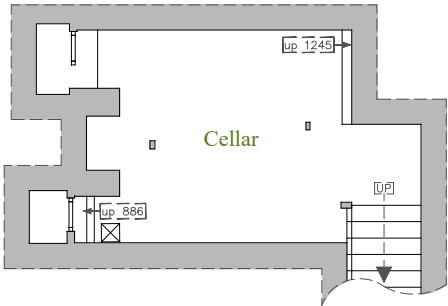
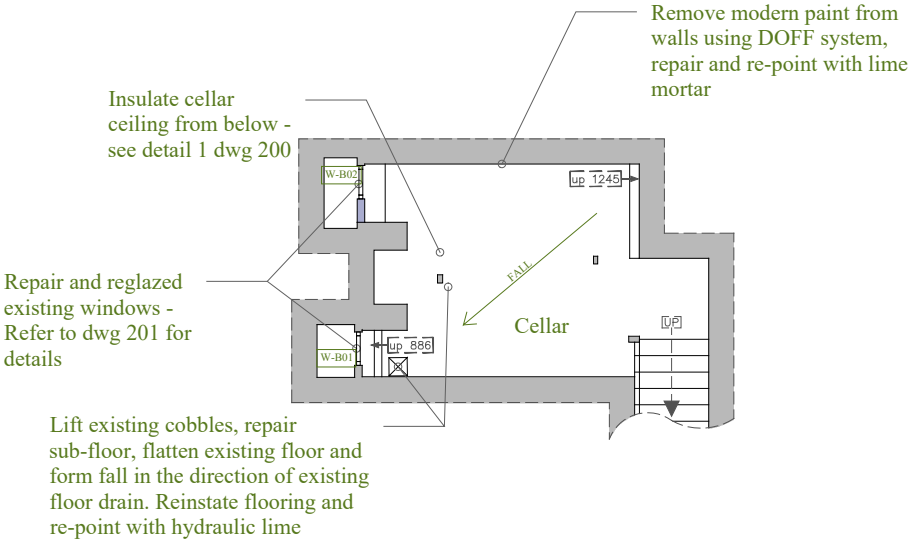


- General notes:
- Remove aerial and old BT connections.
 - Cap un-used chimneys with ventilated C-caps.
 - Fully re-roof using Tudor handmade clay tile range (40% Sussex Brown, 40% Medium Antique and 20% Jubilee). Conduct necessary structural repairs.
 - General repairs to chimney breasts and flaunching, re-point with lime mortar. Replace damaged lead flashings.
 - Refurbish and repaint in black colour rain water goods if possible. Replace like-for-like if beyond repair.
 - Locally repair and repoint brickwork on all elevations, as required.
 - General re-wire and replumbing - Conversion from oil to gas-fired central heating.
 - Replace all radiators with new cast iron style traditional radiators.
 - Generally strip back and redecorate of painted joinery.
 - Existing windows and doors retained, to be refurbished:
 - Replace decayed timber.
 - Replace putty as needed
 - Reseal frames against masonry with burnt sand mastic
 - Retain glass wherever possible.
 - Replaced damaged lead flashings.
 - Replace all damaged seals and draught strips.
 - Remove modern cementitious mortar from sills and repoint with lime mortar.
 - Redecorate windows throughout.
 - Generally make good and refurbish, as far as possible, existing historical ironmongery, replacing modern pieces with appropriate ironmongery to match period pieces
 - Modern windows to be replaced as per window schedule and dwg 204
 - Install new secondary glazing to retained windows, unless stated differently.



Cellar

1:100	EXISTING
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Cellar

1:100	PROPOSED
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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Drawing No.	2409RO_100
Scale @ A3	1:100
Job No.	2409RO
Drawn By	VM
Checked By	BK
Drawn On	19.12.2024
Issued On	19.12.2024
Status	Existing & Proposed
Drawing	Cellar Plan
Submission	Planning
Revision	000

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Indicative: 0°

