

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 roof coverings to be recorded, carefully lifted and set aside to allow installation of of new breathable insulation between rafters and ventilation zone above. Extg tiles to be reinstated in original location, overhauled and steam cleaned to remove all algae, moss, fungi and later paint coatings. Cleaning methods to be tested on a limited area before application. Damaged roofing to be replaced like for like where required including damaged tiles, flashings, dressings and valleys.

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.

Existing Dairy Roof to be extended as per proposed plans to form enclosed courtyard: G20 Breakfast Room. Extension to feature a pitched roof matching the existing Dairy in clay tiles and detailing. The new structure will abut the chimney breast of the existing north-east wing.

Existing Garden Wall blocked up door to be re-opened to form new access between gardens and proposed G23 Covered Entrance.

Extg door opening to be enlarged, brick lintel to be re-built and extg door to be replaced with new timber door to match existing appearance and detailing.

Extg air brick to be replaced with new heritage cast iron ones.

Extg timber beam and brick shelves to be removed

Proposed Zinc Clad Flat Roof over enclosed courtyard Breakfast Room G20. Proposed new fixed glazing WG20.1.

Existing non historic external door EDG15.1 to be removed. Extg door opening to be infilled with bricks to match extg to form new window opening, retaining extg lintel. New timber sash window to be re-instated within existing opening to match existing window WG16.1.

Chimney stacks to be inspected for structural stability and repaired accordingly

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.

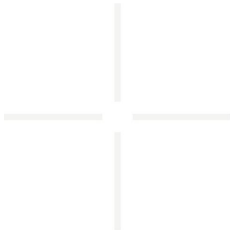
Main House Proposed North Elevation

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 North Elevation

Drg No

335_MH_DR_00_203

Scale

1:50 @ A1; 1:100 @ A3

Date of First Issue

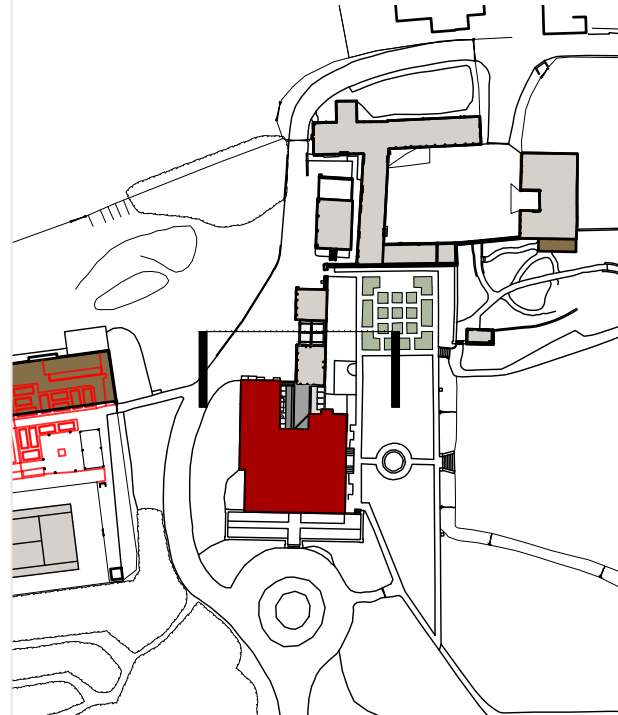
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Rev

P01

Status

Planning



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