

GENERAL NOTES:

ROOFS:

The existing cpg tile roof coverings are to be carefully stripped, the existing timber roof structure repaired and the roof relaid according exactly to the existing, traditional details and to comply with Clay Tile Association detailing (where applicable) reusing as many of the existing tiles as possible. Where necessary, new handmade tile are to be used and a sample provided for LA approval. The existing faux undulations to the 1920's wing formed by timber furring pieces over plain rafters are to be retained and repaired as necessary to retain the historic effect.

GROUND LEVEL FLOORS:

The entire ground floor presently consists of modern post war floor finishes including tiles, modern parquet and pine boards as well as solid concrete substrates. All existing floors will be taken up to allow for installation of breathable glasscrete floors as well as for the insertion of under floor heating. Subject to further design and detail, and investigative opening-up works.

FIRST FLOOR LEVEL FLOORS AND CEILINGS

Acoustic and insprooving systems, including insulation and maiting, are to be introduced to the first floors and stud walls in the 1920's part of the building only. Subject to further investigative opening-up works.

EXTERNAL WALLS - INTERNAL:

Dry lining along the inside faces of the external walls of the 1920's extension will be introduced to improve thermal performance and because there are no historic or decorative features (skirting/corning etc) in these areas.

EXTERNAL WALLS - EXTERNAL:

External, breathable insulation (such as woodfibre board or hempcrete) will be introduced to the existing voids behind the lake timber cladding and in front of the Fletton brick walls to the 1920's extension. Breathable insulation will also be introduced to the infill panels of the more historic part of the house. All new infill panels throughout to be in line render and lime washed with a parging detail.

WINDOWS:

Upon inspection, many of the early 20th century iron frames are very badly corroded and some may require total replacement. Others are capable of repair. All subject to further design and detail, and input from a specialist craftsman.

A number of late 20th century Critical-style windows are to be replaced in the main hall and in other locations as highlighted individually on the plans. All subject to further design and detail, and investigation to determine the historic configuration, if possible.

Secondary glazing will be introduced, where possible, to all windows with the exception of those of the original Wealden part of the building. All subject to further design and detail.

EXTERNAL DOORS:

All external doors are to be retained and overhauled; with the exception of new french doors DG-05 and DG-19 which will be replaced with new doors to a traditional design.

INTERNAL OAK DOORS TO WEALDEN HOUSE:

All original internal oak to the Wealden House are to be retained, upgraded and reused wherever possible. Oak floors to be upgraded with intumescent paint and fire strips to frames. It may be necessary also to 'faceup' the rear of these doors in order to reach the correct fire standards. Typical drawn details and a schedule of the proposals for the doors to be provided to the Local Authority.

INTERNAL PINE DOORS TO 1920'S EXTENSION WING:

The existing moulded, pine internal doors in the 1920's wing area are to be retained, upgraded and reused wherever possible and feasible. However, as these are thinner and constructed of pine, it may not be possible to retain and sufficiently upgrade them. All existing pine doors will be reused in other locations for cupboards and where fire doors are not necessary. New purpose-made fire doors to match the existing design and profiles will be produced and installed where necessary. Subject to further design and detail.

Modern late C20th windows GF-W1 & GF-W6 to be restored and reglazed according to traditional details and to include new timber mullions. Subject to further investigation of previous configuration and design as part of enabling works

Existing late C20th Critical frame door DG-19 to be replaced with a sympathetically detailed new door

Proposals amended to retain existing partition

Risers to be secreted in low significance and low status areas. Subject to further design and detail following input from the M&E Engineer

Existing servants bell system to be relocated to an adjacent location

Late C20th steel leaded casement window GF-W23 to be replaced and reglazed according to a traditional detail to matching existing 1910 examples elsewhere

Existing pantry fittings below the counter to be retained and reused where possible. Upper level cupboards are of a lesser quality and could be replaced

Existing staircase and entrance hall to be retained as existing

New staircase to match existing examples elsewhere. Subject to further design and detail

All C20th steel leaded casement windows GF-W12 to GF-W18 (inclusive) to be replaced and reglazed according to a traditional detail to matching existing 1910 examples elsewhere

This section of the 1920's wing has been much altered internally during the late 20th Century. It is therefore overall of less significance and as such more extensive alterations have been concentrated in this part of the building.

Proposals amended to retain existing partition and door DG-14

Proposals amended to retain existing lobby arrangement; including partition and door DG-12

Existing door DG-10 to be retained and adjusted to be hung on a parlours linge or similar detail to allow for sufficient width for wheelchair. This is unlikely to be fully compliant, but acceptable given the buildings Grade II* Listed status

1920'S EXTENSION/WING WEALDEN HALL HOUSE (RESTORED 1910)

Late C20th steel leaded casement window GF-W7 to be replaced and reglazed according to a traditional detail to matching existing 1910 examples elsewhere

Existing late C20th timber framed door DG-05 to be replaced with a sympathetically detailed new door

REVISED PLANNING ISSUE

DR. WINGS ADJUSTED FOLLOWING OR SITE DISCUSSIONS WITH THE PLANNING OFFICER AND HERITAGE ADVISOR

Key:
Existing elements
Elements to be carefully removed
Proposed new elements

Notes

This drawing is the copyright of Giles Quarme Architects and cannot be printed or reproduced without prior permission. This drawing has been based on survey information provided by others. All dimensions and setting out must be verified on site before commencement of the work, and any discrepancies notified to the architect. All windows and doors are to fit into existing openings unless stated otherwise. All dimensions are in millimetres unless stated otherwise.

[Drawing Notes]

The survey drawing is based on survey drawings and information provided by Rayhole Architects.



PLANNING ISSUE

Rev.	By:	Date:	Description:
Rev -	NCB	26.02.19	Revised Planning and Listed Building Consent Drawings

Drawing Number
9790 P (0) 001

Project
French House
Job No. 9790

Title
Proposed - Ground Floor Plan

Drawn	AA/NCB	Checked	GQ
Date	February 2020	Scale	1:100 @ A3

Giles Quarme Architects
Historic Building Architects & Consultants

7 Bishops Terrace
London
SE11 4UE
0207582 0748
www.quarme.com
ma@quarme.com