

GENERAL NOTES:

ROOFS:

The existing clay peg tile roof coverings are to be carefully stripped, the existing timber structure repaired and the roof relaid according 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 tiles are to be used and sourced from a manufacturer agreed with the LA, and subject to material sample. The existing faux undulations to the 1920's wing formed by timber burring 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 damp proofing works 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 fireproofing systems, including insulation and matting, are to be introduced to the first floors and stud wall floors in the new area of the building only. Subject to further design and detail, and investigative opening-up works.

EXTERNAL WALLS - INTERNAL:

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

EXTERNAL WALLS-EXTERNAL:

External, breathable insulation (such as woodfibre board or hempcrete) will be introduced to the existing voids behind the oak timber cladding and in front of the flint brick walls to the 1920s extension. Breathable insulation will also be introduced to the infill panels of the more historic party of the house. All new infill panels throughout to be in lime render and limewashed with a pargepoint detail. All subject to further design and 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 Crittal-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. Subject to further design and detail.

INTERNAL OAK DOORS TO WEALDEN HOUSE:

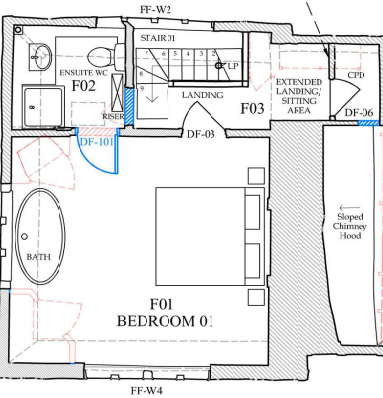
All original internal oak to the Wealden House are to be retained, upgraded and reused wherever this is possible. Oak doors to be upgraded with intumescent paint and fire strips to frames. It may be necessary also to face up the rear of these doors in order to reach the correct fire standards. Typical frame 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:

Moulded, pine internal doors in the 1920's wing area are to be retained, upgraded and reused wherever this is 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 C20th windows FF-W1 & FF-W5 to be restored and glazed according to a traditional detail. Subject to further investigation of previous configuration and design as part of enabling works

Existing timber and plaster partition dismantled and reassembled in the position shown to form an extended landing/sitting area and a cupboard



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

Proposals amended to set back partitions to allow for the existing chimney breast to project into the room by 50mm

Proposals amended to retain a greater amount of the original partition wall and existing layout around Stair 03

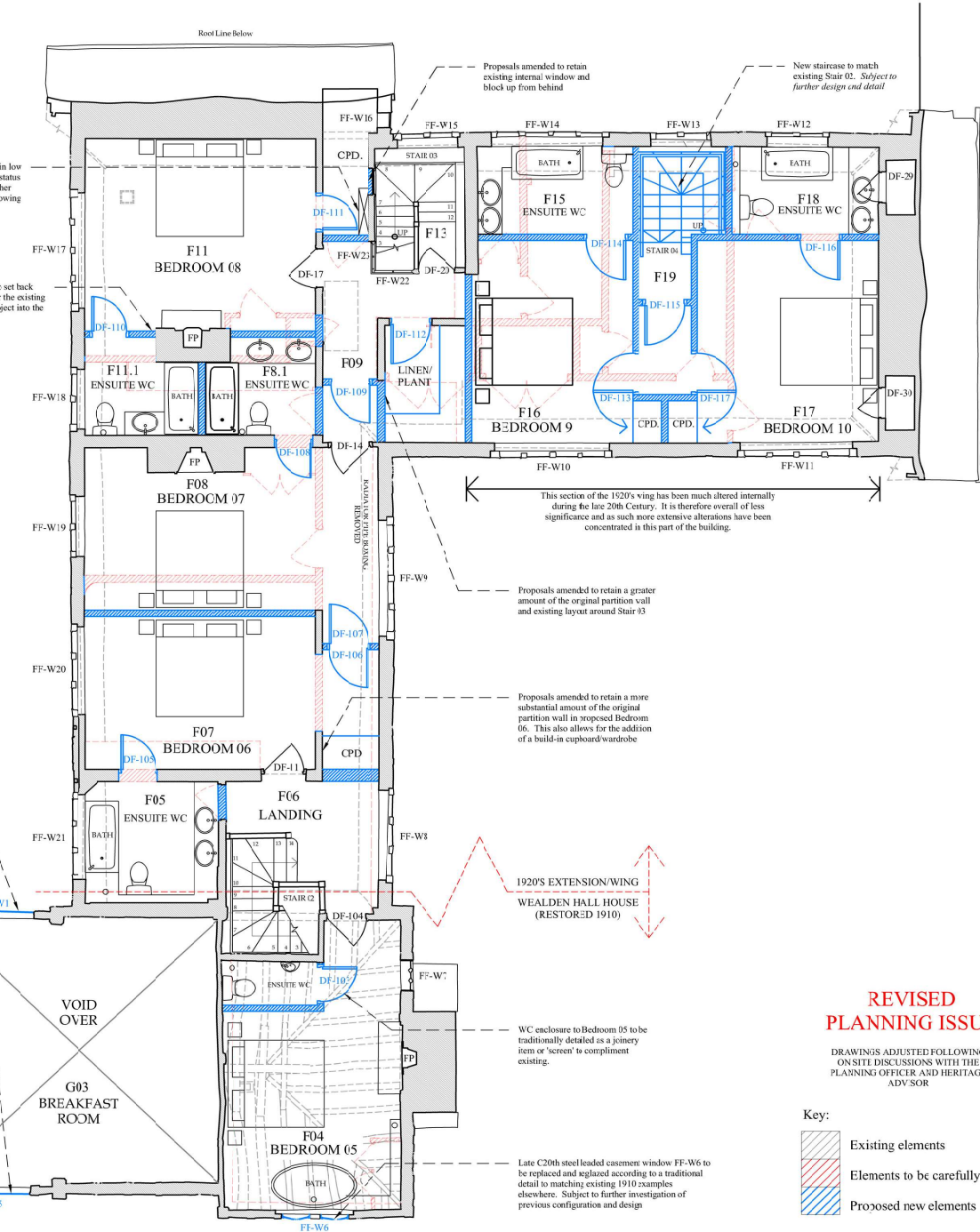
Proposals amended to retain a more substantial amount of the original partition wall in proposed Bedroom 06. This also allows for the addition of a built-in cupboard/wardrobe

WC enclosure to Bedroom 05 to be traditionally detailed as a joinery item or 'screen' to complement existing.

Late C20th steel leaded casement window FF-W6 to be replaced and glazed according to a traditional detail to matching existing 1910 examples elsewhere. Subject to further investigation of previous configuration and design

Proposals amended to retain existing internal window and block up from behind

New staircase to match existing Stair 02. Subject to further design and detail



REVISED
PLANNING ISSUE

DRAWINGS ADJUSTED FOLLOWING
ONSITE DISCUSSIONS WITH THE
PLANNING OFFICER AND HERITAGE
ADVISOR

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

Notes

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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	28.02.19	Revised Planning and Listed Building Consent Drawings

Drawing Number:
9790 P (0) 002

Rev:
-

Project:
French House
Job No. 9790

Title:
Proposed - First Floor Plan

Drawn: AANCB	Checked: GQ
Date: February 2020	Scale: 1:100 @ A3

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