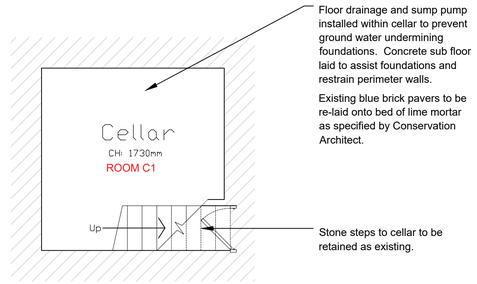
PROPOSED INTERNAL WORKS - GENERAL NOTES

- Existing bitumen screed and concrete sub-base removed from ground floor rooms and replaced with new concrete laid over damp proof membrane. Proposed ground floor construction to consist of insulated concrete screed incorporating underfloor heating pipework. Final finish TBC
- Plaster to be removed from all internal walls. Internal masonry partition walls to recieve traditional 3 coats of lime or lime/hemp plaster. Unless otherwise stated, internal side of external walls are to be provided with "breathable" insulation either directly bonded to masonry or incorporated into timber studwork set away from the existing walls. All to be finished with lime or lime/hemp plaster.
- All new/proposed internal partitions to be insulated timber stud walls to receive plasterboard unless otherwise stated.
- Timber floor to first floor bathroom and study to be retained and repaired where necessary
- All foul and grey water to be connected to new drainage system and discharge to sewage treatment plant located to southwest of site.
- Where internal timber supports are found to be defective (i.e. through timber decay and / or loss of section) these are to be replaced on like for like basis.
- All internal timbers to be treated with appropriate preservative and insecticide to prevent further insect attack
- Any chimney flues that are concealed are to be provided with hit and miss type vents to ensure ventilation of historic fabric
- Internal paneling, shutters etc associated with sash windows to be adjusted to allow for installation of internal wall insulation.
- Sash windows to be provided with secondary glazing internally.
- Additional floor beams to be installed beneath first floor ceiling joists to provide structural support to attic floor.
- Mains connected fire detectors to be installed in all habitable rooms.



Floor drainage and sump pump installed within cellar to prevent ground water undermining foundations. Concrete sub floor laid to assist foundations and restrain perimeter walls.

Existing blue brick pavers to be re-laid onto bed of lime mortar as specified by Conservation Architect.

Stone steps to cellar to be retained as existing.

P6 CELLAR PLAN
Scale: 1:50

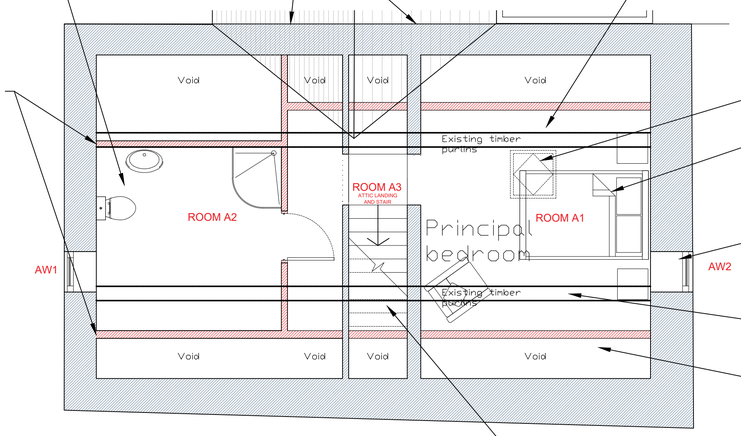
Existing lime-ash floor to be retained (cracks filled with lime mortar). Floor to be over-boarded with ply-board to achieve level surface to allow sanitary ware to be appropriately installed.

Strengthen existing purlins to Northern roof by installing additional timber beams to Structural Engineers design.

Supplementary rafters to be fixed alongside existing items to provide adequate fixing for new tile battens.

Insulated timber stud walls to be constructed to form false walls along North and South sides of attic rooms.

All new studwalls to attic rooms to be constructed to meet current fire and building regulations.



Proposed conservation rooflight 78 x 118cm

Existing lime-ash floor to be retained and repaired where necessary with lime mortar mix as specified by Architect.

Proposed window opening in original location with stone surround to match AW1

Localised repairs to roof structure

Roof rafters to be under-drawn with insulation and counter battened to allow adequate air gap and receive insulated plasterboard ceiling. Such as 80mm thick Kingspan Kooltherm K118. Finish with plaster.

All new ceiling construction to meet current fire and building regulations.

New staircase to attic rooms.

P7 ATTIC FLOOR PLAN
Scale: 1:50

Drystone faced retaining wall

Existing concrete sub-base to be retained and over-laid with insulation and concrete screed. Final floor finish to be confirmed.

Kitchen walls to receive plaster mesh membrane and insulated plasterboard fixed with either adhesive or onto tanalised timber battens. (to be confirmed).

No works proposed to hidden staircase

Proposed blocking of existing doorways using blockwork bedded on lime mortar. Blockwork to be recessed 25mm within reveals to demonstrate former opening.

External Stone bench thrall to be reinstated

Masonry to be consolidated and built up around bearing - end of beam to provide adequate support.

Masonry partition wall rebuilt in exact location of original brick wall

Modern style fireplace and fireback removed. Opening consolidated and built up using masonry bedded and pointed with lime mortar as specified.

Fireplace to be concealed as part of restoration works using reversible materials sympathetic to existing fabric.

Main floor beam to be repaired and structurally reinforced with flitch plate to Structural Engineers design.

Allow for provision of new joists as advised be engineer to match originals.

New joists proposed to be 125mm wide x 100mm deep. Note; detail of tenon joint (according to engineer's detail) to be fitted in its original mortice pockets of existing floor beam.

Insert additional reinforcement beneath internal window lintel to engineer's specification.

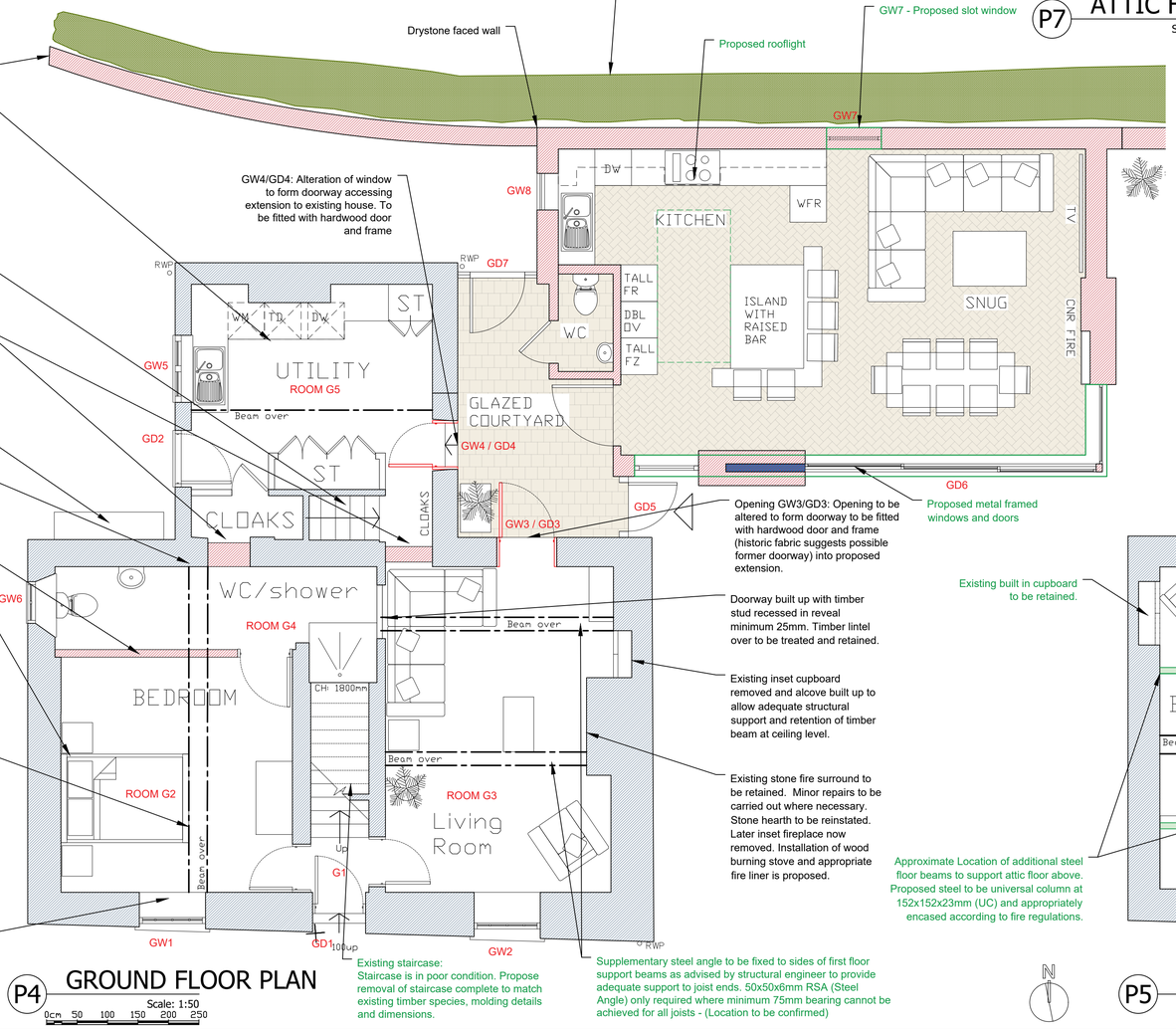
Drystone faced wall

Proposed native hedgerow

Proposed rooflight

GW7 - Proposed slot window

GW4/GD4: Alteration of window to form doorway accessing extension to existing house. To be fitted with hardwood door and frame



Opening GW3/GD3: Opening to be altered to form doorway to be fitted with hardwood door and frame (historic fabric suggests possible former doorway) into proposed extension.

Proposed metal framed windows and doors

Doorway built up with timber stud recessed in reveal minimum 25mm. Timber lintel over to be treated and retained.

Existing inset cupboard removed and alcove built up to allow adequate structural support and retention of timber beam at ceiling level.

Existing stone fire surround to be retained. Minor repairs to be carried out where necessary. Stone hearth to be reinstated. Later inset fireplace now removed. Installation of wood burning stove and appropriate fire liner is proposed.

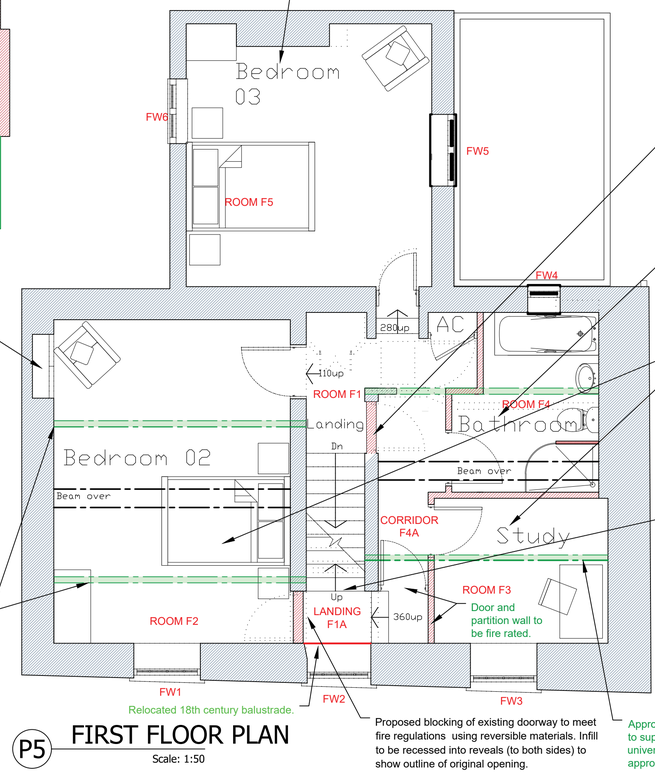
Existing staircase: Staircase is in poor condition. Propose removal of staircase complete to match existing timber species, molding details and dimensions.

Supplementary steel angle to be fixed to sides of first floor support beams as advised by structural engineer to provide adequate support to joist ends. 50x50x6mm RSA (Steel Angle) only required where minimum 75mm bearing cannot be achieved for all joists - (Location to be confirmed)

P4 GROUND FLOOR PLAN
Scale: 1:50
0cm 50 100 150 200 250

N

Loose masonry to tops of walls to be consolidated and rebuilt where necessary using lime mortar.



Existing built in cupboard to be retained.

Approximate Location of additional steel floor beams to support attic floor above. Proposed steel to be universal column at 152x152x23mm (UC) and appropriately encased according to fire regulations.

Relocated 18th century balustrade.

Proposed blocking of existing doorway to meet fire regulations using reversible materials. Infill to be recessed into reveals (to both sides) to show outline of original opening.

Door and partition wall to be fire rated.

P5 FIRST FLOOR PLAN
Scale: 1:50

Proposed blocking of existing doorway using reversible materials. Infill to be recessed into reveals (on both sides) to show outline of original opening.

Approximate location of additional steel floor beams to support attic floor above. Proposed steel to be: universal channel at 152x152x23(UC) and appropriately encased according to fire regulations.

Remove lath and plaster ceiling to first floor rooms to allow close inspection of joists. Where existing joists display decay or loss of section, insert new timber joists alongside existing,

Lath and plaster ceilings to be reinstated following insertion of accostic wool insulation in ceiling void.

Proposed new staircase up to attic rooms, accessed from existing half landing. Existing 18th century balustrade from half landing to be relocated to protect window.

Approximate location of additional steel floor beam to support attic floor above. Proposed steel to be: universal column at 152x152x23mm (UC) and appropriately encased according to fire regulations.

GENERAL NOTES:

1 All finishes disturbed and all damage caused resulting from the works is to be made good.

2 This drawing is to be read in conjunction with Drawing Nos issued with the prefix 1160/ and any specification of materials and works together with any accompanying schedules that may be issued.

3 Inform the Architects of all untoward findings or discrepancies.

4 Written dimensions are to be taken in preference to scaled. All dimensions are to be confirmed on site prior to commencement of the works. Do not scale from these drawings. If in doubt ask.

5 Where Architects approval is required the Architects confirm that a minimum of 1 week notice must be given for inspection.

6 Where possible the Architects have undertaken not to specify deleterious materials.

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All materials shall be new unless otherwise stated and shall comply with the current British Standards/Codes of Practices and or have a BBA Certificate. All materials/components shall be used and fixed in accordance with the manufacturer's recommendations. The Architects are to be informed of any anomalies or discrepancies. Where possible the Architects have undertaken not to specify deleterious materials.
No dimensions other than those indicated should be taken from the drawings.
Construction dimensions should be checked by the main contractor prior to the commencement of work.

Key:

- Recently Amended Notes

Revision Notes:
REV A - 18-04-2023 - Notes amended

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Project Title:
WHITEHOUSE FARM
IRETON WOOD

Drawing Title:
FARMHOUSE RENOVATION AND EXTENSION FLOOR PLANS AS PROPOSED

Drawn/Check: **GRLS-SG-TCS-CFE**	
First Issue: **MARCH 2019**	RIBA Stage: **3**
Current Issue: **APRIL 2023**	Scale: **1:50 at A1**
Drawing Number: **1160-LBC402**	Revision: **A**