

### Main House Roof Repairs

Carefully strip off existing stone roof tiles throughout and set aside on timber pallets for re-use in existing courses (allow for marking each stone to allow reinstatement to match existing). Allow for carefully brushing off any existing moss growth. Carefully strip off all existing timber battens throughout and dispose of from site. Enable the CA access for close inspection of the existing timber rafters and purlins throughout to determine the repair works required - assume 20% replacements and 20% repairs required for purposes of pricing. NOTE where more than 50% of the length or depth of the timbers are decayed or defective, new material to be installed to BS EN 1995 and BS 5268; otherwise new material to be spliced in to existing timbers; new work shall match original in all other respects. Install new 36 x 25mm treated sw timber battens (gauge to match existing roofing tiles) throughout using ringed stainless steel nails. Reinstate all roofing stone throughout, all replacement stone to match existing, to the approval of the contract administrator prior to the commencement of the works and to be blended in across each roof pitch, stone to be fixed with broad-shouldered copper nails. Reinstate all ridge tiles throughout with NHL 3.5 Lime mortar, allow for 20% replacement tiles to match existing to the approval of the contract administrator prior to the commencement of the works and to be blended in across the roof. Include for the rooflights as noted.

### Garage Door

Garage door to be painted timber boarded doors to match the pedestrian door adjacent, pair of doors, 3645mm x 2100mm door opening all as shown

### Rooflights

New 4 No Clement 02 668 x 1021mm conservation rooflights by Clement Windows Group Ltd, Clement House, Weydown Industrial Estate, Haslemere, Surrey, GU27 1HR, 01428 643393  
[www.clementconservationrooflights.co.uk](http://www.clementconservationrooflights.co.uk) all as shown to the existing main house roof

### Pedestrian External Doors

Pedestrian external door to be painted timber boarded door to match the garage doors, single leaf 910mm x 2100mm door all as shown

### Structural Items

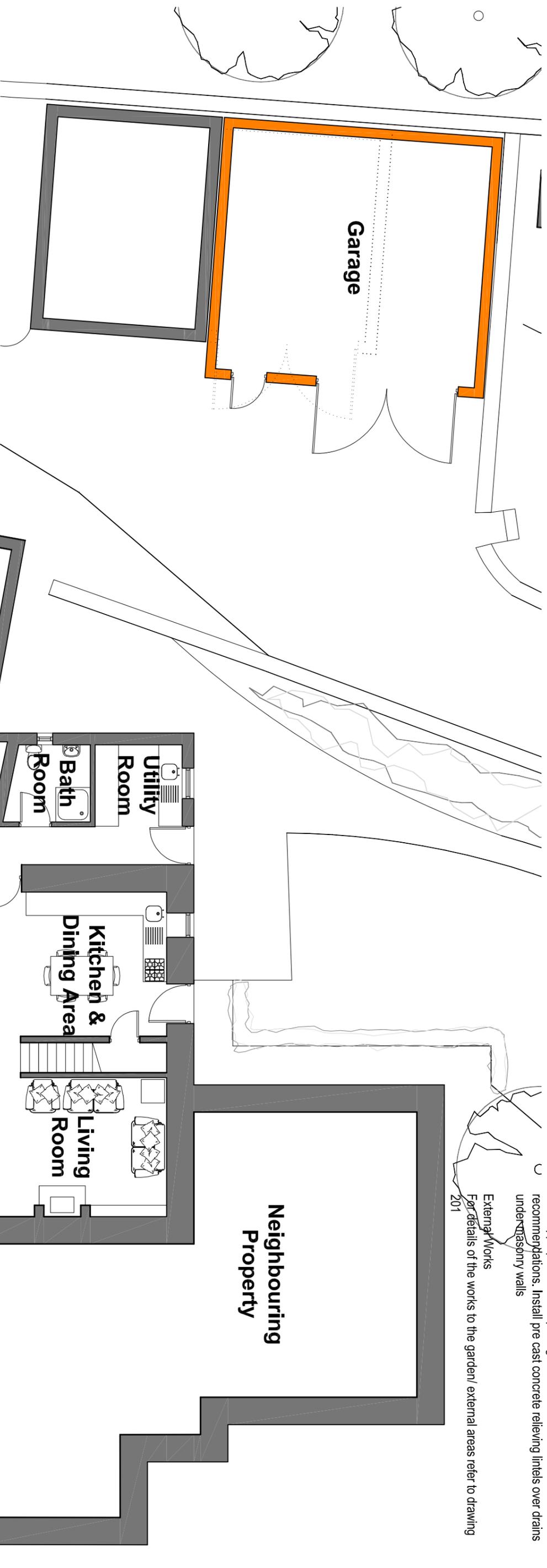
All structural openings and supports to removed items, including new roof structure, to the design and spec of the S. Eng

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to be Catholic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

### External Works

For details of the works to the garden/ external areas refer to drawing 201



### Demolitions

Existing garage walls, roof and doors etc. to be carefully removed, shown dotted

New building construction to consist of:

### New Foundations

New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

### New External Walls

External walls to be stonework/blockwork cavity external wall construction with 100mm medium density blockwork inner leaf, 50mm cavity and 100mm external leaf stonework all to match the existing stonework within the adjacent garden area

## Neighbouring Property

### New Ground Floor

New floor construction to be 150mm reinforced concrete floor slab on low density polyethylene 300mm, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill

## Neighbouring Property

## ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
B	July 2022	ML		Garage lintels amended		
A	Nov 2021	ML		Internal layout added		

CLIENT	PROJECT	DRAWING TITLE	DRAWN	CHECKED	DATE
MR & MRS MELLER	LOWER STANBOROUGH FOLD COTTAGE	GROUND FLOOR PLAN AS PROPOSED	MH		JUNE 2021

JOB NUMBER	DRAWING NO.	REVISION
2081	202	B

# Ground Floor Plan As Proposed

Scale 1:100@A3

# TIMEARCHITECTS

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