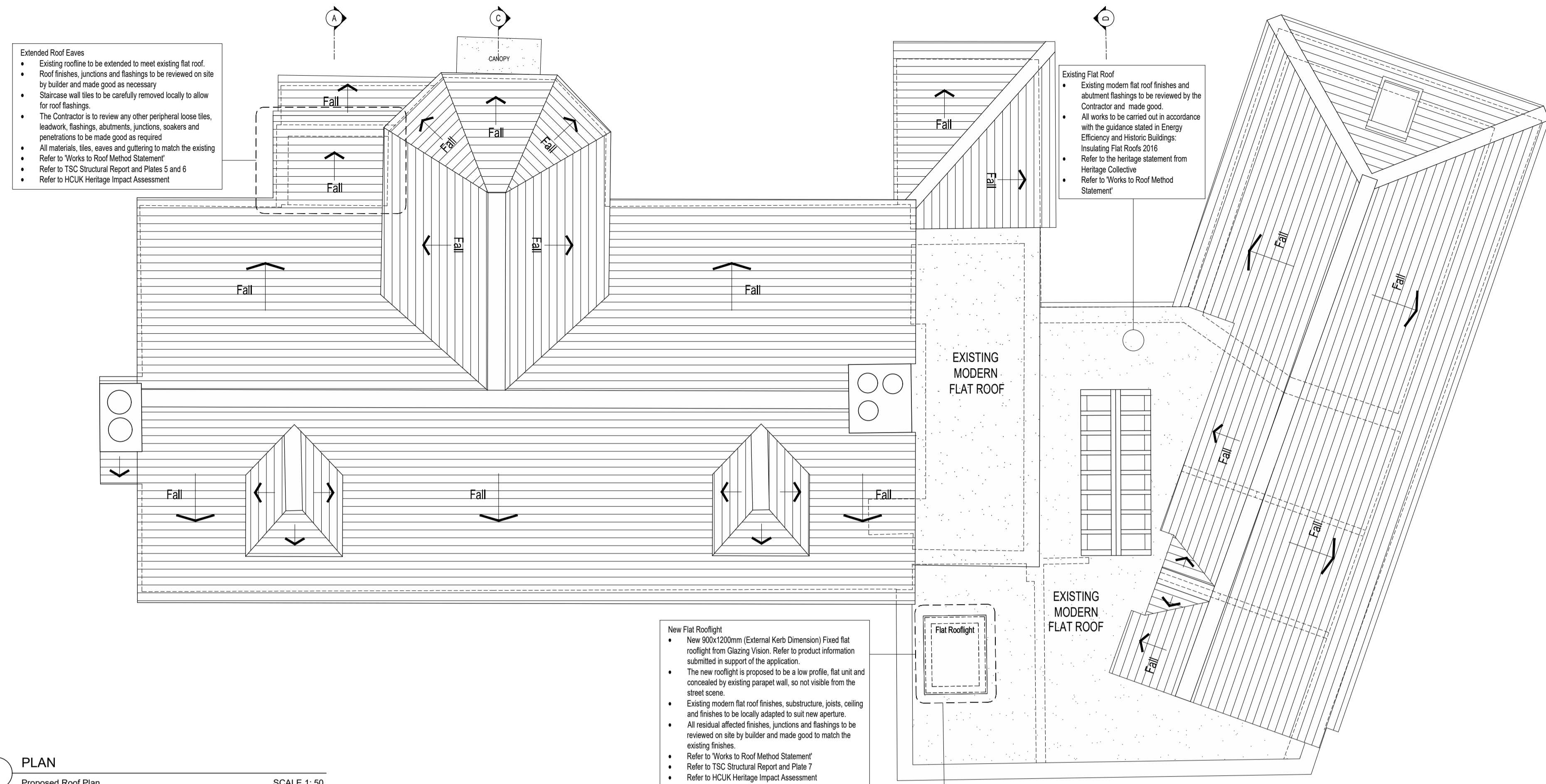
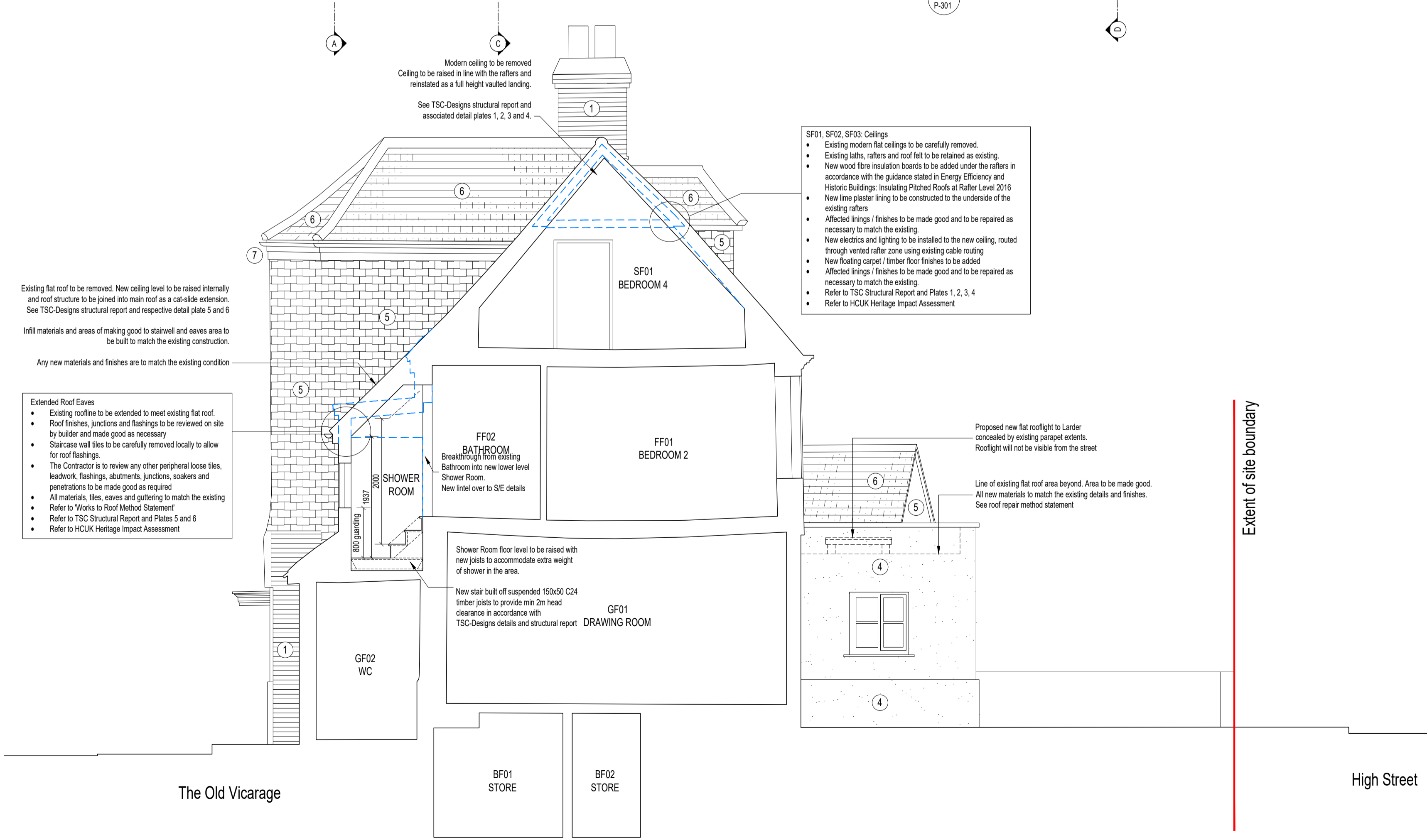


DO NOT SCALE FROM THIS DRAWING.
 Except for planning purposes. All dimensions must be verified by the main contractor before the commencement on site of any item of work or the preparation of shop drawings for their own work or that of sub-contractor or suppliers.
 This drawing is to be read in conjunction with all relevant documents. Any queries or discrepancies must be reported immediately to the architect.
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1 PLAN
 Proposed Roof Plan
 SCALE 1: 50



AA SECTION
 Proposed Section AA
 SCALE 1: 50

Key	
	Planning Application Boundary
	Line of existing building

Heritage Report	Structural Report
Refer to HCUK Heritage Impact Assessment Ref: 6484	Refer to TSC-Designs Structural Assessment and associated Sketches

Materials Key	
1	Red multistock facing brickwork
2	Natural stone walling
3	White painted facing brickwork
4	White stucco
5	Plain clay tile cladding
6	Plain clay roof tiles
7	White painted timber eaves, soffit and fascia with black gutter and downpipes
8	White painted timber windows / patio doors

RISK SCHEDULE	
ITEM	DESCRIPTION OF RISK & ACTION
<p>Generally - All Parties to follow principles set out within the Construction (Design & Management) Regulations 2015 and to take account of the health and safety risks to everyone affected by the work (including members of the public). Client to appoint Principle Designer. Contractor to review proposed design and to plan, manage, monitor and coordinate the entire construction phase to ensure that all risks are effectively managed.</p>	
1.	Contractor to review access requirements for suitable manlift system for flat roof / gutter maintenance access - Ladders systems or similar.
2.	Risk of falling: Works to roof - contractor to provide sufficient scaffold / edge protection. Ladders and walkways to be securely fixed with appropriate guarding.
3.	Installation of new lintels, steels or replacement floor joists - ensure adequate propping and follow H&SE guidance in regards to lifting heavy materials and loads.
4.	Client to allow maintenance / cleaners to use of pole reach / wash from front garden or rear garden / parking area.
5.	Contractor to allow for suitable machinery and gear to facilitate installation of any required structural steelwork.

GENERAL NOTES	
	Extent of demolition
	Line of beams over To SE details
	Wall area to be infilled with construction to match the existing materials and finishes. To be made good and redecorated.
	New partition to be constructed from lightweight timber stud construction. To be lined with gypsum based plasterboard and finished with a plaster skim finish and decorated to match with the surrounding finishes.
<p>Generally - All walls to be made good and finished as required to match the existing finishes.</p> <ul style="list-style-type: none"> To be re-painted throughout All windows to be reviewed, restored, painted and eased as req'd 	

CDM Regulations 2015
 The role of Principle Designer is to be provided by the Client's Project Manager or by the Main Contractor directly. Not by Studio Hudson Ltd.

Notes

- Party wall / floor / fence awards are to be arranged by the Client directly as required
- Any proposed electrical, lighting and services layouts to be agreed on site by Client with builder's electrician. Any locations shown are illustrative locations.
- To be read in conjunction with third party S/E Structural layouts, details and structural calculations. All beam sizes and pedestals to S/E details.

Site specific notes

All dimensions and vertical / horizontal setting out is required to be checked on site by the contractor and verified prior to commencement of works or ordering of any materials.

All walls to align with the existing finishes where possible.

All construction and material interfaces, air tightness and weathering junctions to be constructed in accordance with H&SE and Trade standards and to the requirements illustrated in the Accredited Details and constructed to suit.

Windows Generally:
 Any windows to be overhauled to include: Timber repairs, parting beads, putties, decorative sashes, replacement hinges and renewal of decorations. Any sections of sash rails or cills that show signs of decay are to be cut out and replaced with new sections splayed in to match the existing.

Internal Finishing Generally:
 Plaster repairs to be finished to match the existing plaster finish of the existing walls.

Decoration Generally
 Unless otherwise noted all walls and ceilings to be cleaned, and damages made good to match the existing conditions. To be re-painted throughout all affected areas of the proposals.

Services Generally:
 Drainage to be investigated, repaired and made good.
 Damage to ceiling finishes to be made good locally to match the existing.
 Electricals to be re-wired using existing routing. New back boxes and sockets / switches throughout. Any repairs to be made good locally to match the existing finishes.

Kitchen, Utility Room, WC and Bathrooms Generally:
 To be removed carefully and replaced with new kitchen, sanitaryware and joinery as illustrated. New appliances to use existing routing and services.

SCALE 1:50

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For Planning Submission Purposes

Project: **The Old Vicarage**
 High Street, Sevenoaks. TN13 1JD

Issued for Planning: **May 2021**

Drawing Title: **Proposed Layouts**

Drawing Number: **20021-P-700**

Date: **May 2021**

Scale: **Noted @ A1**

Rev: **A**