



**Replacement Gates**

- New PPC / Painted matt black metalwork gates
- Freestanding support posts not connected to existing brickwork piers
- Brickwork to be made good as necessary
- Existing electrical and intercom routing to be re-used with new proprietary intercom accessories located in the same places
- Refer to drawing 2002-P-400 for detail

**GF06: Larder**

- New faced flat rooflight to be installed to modern flat roof over. See Roof plan and Detail C
- New electrics and lighting to be installed using existing cable routing for connections
- Any changes to the heating system to be made good and existing pipe routing to be used for any new ducting
- Affected linings / finishes to be made good and to be repaired as necessary to match the existing
- Generally - Walls, timber-work, coving, skirting and ceiling to be made good and painted white
- Refer to TSC Structural Report and Plate 7
- Refer to HCUK Heritage Impact Assessment

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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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

**RISK SCHEDULE**

ITEM	DESCRIPTION OF RISK & ACTION
1	Contractor to review access requirements for suitable manual system for flat roof / gutter maintenance access - Ladders systems or similar. Risk of falling: Works to roof - contractor to provide sufficient scaffold / edge protection. Ladders and walkways to be securely fixed with appropriate guarding.
2	Installation of new linings, sheets or replacement floor joists - ensure adequate propping and follow H&SE guidance in regards to lifting heavy materials and loads.
3	Client to allow maintenance / cleaners to use of pole reach / wash from front garden or rear garden / parking area
4	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 fixed with gypsum based plasterboard and finished with a plaster skim. Finish and decorated to match the surrounding finishes.
- Generally - All walls to be made good and finished as required to match the existing finishes.
- To be re-painted throughout
- All windows to be reviewed, restored, painted and eased as req'd

CDM Regulations 2015  
 The role of Principal 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 / 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 positions 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 NHBC and Tada standards and to the min 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 discoloured panes. Any sections of sash rails or cills that show signs of decay are to be cut out and replaced with new sections applied 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 damaged 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

1 PLAN  
 Proposed Ground Floor Plan  
 SCALE 1: 50

High Street

SCALE 1:50

**STUDIO HUDSON architects**

Studio Hudson Ltd. 2 Wilman Road, Royal Tunbridge Wells, Kent. TN4 9AJ  
 t: 01892 673 158 e: info@studio-hudson.co.uk www.studio-hudson.co.uk

**For Planning Submission Purposes**

Project: **The Old Vicarage**  
 High Street, Sevenoaks. TN13 1JD  
 Drawing Title: **Proposed Floor Plans**  
 Drawing Number: **20021-P-300**

Date: **Dec 2020**  
 Scale: **Noted @ A1**  
 Rev: **F**

Issued for Planning **July 2021**