

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 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.
 This document is copyright of Studio Hudson Ltd



Rectory Lane

The Old Vicarage

Access Road

1 ELEVATION
 Proposed Front Elevation
 SCALE 1:50



The Old Vicarage

Extent of site boundary

2 ELEVATION
 Proposed Southern Gable Elevation
 SCALE 1:50

High Street
 SCALE 1:50
 0m 0.5 1 2 2.5 5

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
1	Contractor to review access requirements for suitable mansaf system for flat roof / gutter maintenance access - Latchways 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	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 S/E 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
	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 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 / electrician. Any locations shown are illustrative locations.
- To be read in conjunction with their party S/E Structural layouts, details and structural calculations. All beam sizes and pedestones 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 BS63 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.
 Electrics 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

STUDIO HUDSON architects Studio Hudson Ltd. 2 Wilman Road, Royal Tunbridge Wells, Kent. TN4 9AJ t: 02892 673 158 e: info@studio-hudson.co.uk www.studio-hudson.co.uk	Project: The Old Vicarage High Street, Sevenoaks. TN13 1JD Drawing Title: Proposed Sections/Elevations Drawing Number: 20021-P-800	Date: Dec 2020 Scale: Noted @ A1 Rev: E
	<p style="text-align: right;">For Planning Submission Purposes</p> <p style="text-align: right;">E Issued for Planning July 2021</p>	