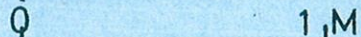


SCALE BAR : 1/25



EXISTING 'LEAN-TO' ROOF TO 'OUTSHOT'.

- THE 'LEAN-TO' ROOF TO THE SINGLE STOREY EXTENSION USED FOR LAVATORY/UTILITY PURPOSES IS COVERED WITH GLOSS PANTILES WHICH ARE DETERIORATING AND LEAKING.
- A SEARCH FOR MATCHING PANTILES HAS FAILED TO SOURCE MATCHING SIZE AND INTERLOCKING PATTERN TO IN ORDER TO PERMIT REPLACEMENT /REPAIR OF THE EXISTING ROOF COVERING.
- WE THEREFORE PROPOSE TO STRIP AND DISPOSE OF THE EXISTING PANTILES, AND REPLACE WITH FELT, BATTENS AND 'ONDULINE' UNDERLAYER TO CREATE A COLD ROOF COVERED WITH HAND MADE CLAY TILES.
- THE EXISTING CEMENT FLASHING AT THE ABUTMENT WITH THE TWO STOREY WALLING WILL BE REPLACED WITH APRON LEAD FLASHINGS CHASED AND POINTED WITH LIME MORTAR.
- ABUTMENT VENTILATION IS FORMED WITH CLAY TILE VENT ASSEMBLIES.
- VENTILATION FROM SHOWER ROOM AND KITCHEN TO BE DUCTED IN ROOF VOID TO DISCHARGE TO CLAY TILE ROOF VENTS. INTER and OVER INSULATION TO BE LAID BETWEEN and ON TOP OF FLAT CEILING AND 'SKEILING' JOISTS.

HISTORIC CHIMNEY

REMOVE AND SET ASIDE THE BOARDED TIMBER DOOR AND EXISTING STAIR ENCLOSURE AT GROUND AND FIRST FLOOR LEVELS CONCEALING PART OF THE HISTORIC STACK (PHASE 1)

THE LINING AND ENCLOSURES ARE LIGHTWEIGHT CONSTRUCTION STUD FRAMING AND PLASTERBOARD WALLING AND HARDBOARD CASED LINEN AND TANK CUPBOARDS. REMOVAL OF THE MODERN CONSTRUCTION WILL EXPOSE THE WORTHY STACK TO VIEW FROM THE PRINCIPLE ACCESS AND CIRCULATION AREAS.

THE EXPOSED STACK WILL BE REPAIRED AS NECESSARY FOLLOWING OPENING UP TO MATCH THE ORIGINAL AND SURROUNDING FABRIC.

SCRIBE AND FIT A PAINTED BOARDED INFILL TO SEAL THE GAP BETWEEN STRING AND THE STACK AND FLOOR.

SUPPORT FOR CUT JOISTS OVER

FIT TWO 150x100mm 'D30' OAK POSTS RESTRAINED AT FLOOR LEVEL AND SKEW NAILED TO JOIST, ALL TO ENGINEER'S DETAIL. ALLOWANCE IS MADE FOR CHARRING.

REMOVE AND SET ASIDE THE BOARDED TIMBER DOORS EXISTING FROM THE SNUG TO STAIR AND TO GROUND FLOOR STORE.

REPLACE DOOR

REPLACE DOOR

REFURBISHED FLOOR

DITURBED FLOOR AND ENTRANCE 'WELL' TO BE LEVELLED FOLLOWING REMOVAL OF PARTITIONS AND FITTINGS ETC AND PREPARED TO RECEIVE TIMBER BOARDING FINISH.

remove partitions

FILL WELL

RAISE HEAD

KITCHEN EXTRACT VENT

PROPOSED COOKER HOOD WITH EXTRACT VENT TO PASS THROUGH ROOF VOID TO DISCHARGE THROUGH PLAIN CLAY TILE VENTS FITTED IN THE REPLACEMENT ROOF COVERING.

EXISTING EXTERNAL DOOR

EXISTING FOOTWELL AT REAR DOORWAY IS PROPOSED TO BE INFILLED TO FORM LEVEL FLOOR. EXISTING DOOR, FRAME AND HEAD IS PROPOSED TO BE RAISED TO LEVEL OF FLOOR INFILL.

REDUNDANT 'PUB' LAVATORIES TO BE CONVERTED TO FORM RESIDENTIAL KITCHEN WITHIN EXISTING SHELL.

- REMOVE TILED LAVATORY PARTITIONS, DOORS AND SANITARY WARE AND SEAL DRAIN OUTLETS.
- INFILL EXISTING ENTRANCE FLOOR WELL AND LEVEL EXISTING QUARRY TILE FLOORING FOLLOWING REMOVAL OF BREEZE BLOCK AND BRICK PARTITIONS AND SANITARY FITTING AND DRAINAGE/PLUMBING PIPES.
- LEVELLED FLOOR TO BE COVERED WITH TIMBER BOARDING.
- FIT INSULATED/VENTED BOARD WALL LINING TO EXTERNAL WALL, RETAIN INTERNAL PAINTED BRICK WALLING WHERE EXPOSED. DECORATE WITH WATER BASED PAINT.
- CRITTALL STYLE CLEAR GLAZE WINDOWS
- MODIFY SERVICES WHERE POSSIBLE CONCEALED IN ROOF VOID OR WITHIN WALL LINING. (INCLUDE VENT EXTRACT FAN.)
- REINSTATE DISTURBED WALLS AND LINING AND BOARDED CEILING AND DECORATE WITH WATER BASED PAINT.
- INSTALL FREE-STANDING KITCHEN BASE/WALL UNITS.
- REPLACEMENT OAK BOARDED LEDGED AND BRACED DOORS TO HALL.

06 - PROPOSED LAYOUT

SCALE 1/25

CONVERT GEN WOLFE LAVATORIES TO KITCHEN.

PROPOSED : REINSTATEMENT AND ALTERATIONS

AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.
FOR : MR PHILIP SAUNDERS

derek salisbury practice
hoddern house cromborough road
nuttley east sussex TN22 3WY
telephone + fax 01825 713332
19.07/06

EXISTING OBSCURE GLASS WINDOWS

EXISTING STEEL WINDOWS TO BE REPLACED WHERE REQUIRED WITH CRITRAL STYLE RECLAIMED CLEAR GLAZED/PUTTIED PANES.

RETAINED EXTERNAL WALLS

ENCLOSING WALLS TO PROPOSED KITCHEN TO BE LINED WITH SPACED/VENTED/INSULATED LINING READY FOR DECORATION.



REDUNDANT SANITARY FITTINGS AND PARTITIONS

EXISTING SANITARY FITTINGS AND SUPPLIES TO BE CAREFULLY REMOVED AND DISTURBED SURFACES MADE GOOD.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 06



EXISTING EXTERNAL DOOR

EXISTING FOOTWELL AT REAR DOORWAY IS PROPOSED TO BE INFILLED TO FORM LEVEL FLOOR. EXISTING DOOR, FRAME AND HEAD IS PROPOSED TO BE RAISED TO LEVEL OF FLOOR INFILL.



REDUNDANT SANITARY FITTINGS AND PARTITIONS

EXISTING SANITARY FITTINGS AND SUPPLIES TO BE CAREFULLY REMOVED AND DISTURBED SURFACES MADE GOOD. SUPPLIES AND OUTLETS TO BE RETAINED TO SERVE KITCHEN APPLIANCES OR PERMANENTLY TERMINATED

REFURBISHED FLOOR

DISTURBED FLOOR AND ENTRANCE 'WELL' TO BE LEVELLED FOLLOWING REMOVAL OF PARTITIONS AND FITTINGS ETC AND PREPARED TO RECEIVE TIMBER BOARDING FINISH.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 06



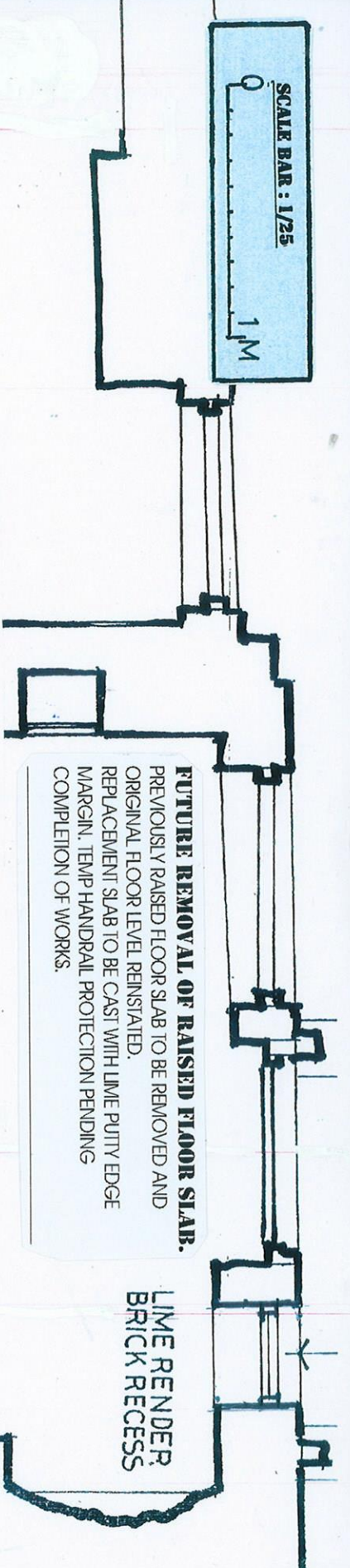
DEFECTIVE EXISTING 'LEAN-TO' ROOF.

THE 'LEAN-TO' ROOF TO THE SINGLE STOREY LATER EXTENSION USED FOR LAVATORY/UTILITY PURPOSES IS COVERED WITH GLOSS PANTILES WHICH ARE DETERIORATING AND LEAKING.

A SEARCH FOR MATCHING TILES HAS FAILED TO SOURCE A SIZE AND INTERLOCKING PATTERN TO PERMIT REPLACEMENT WITHIN THE EXISTING ROOF COVERING.

WE THEREFORE PROPOSE TO STRIP AND DISPOSE OF THE EXISTING PANTILES ROOFING, AND REPLACE WITH FELT, BATTENS AND 'ONDULINE' UNDERLAYER TO CREATE A COLD ROOF COVERED WITH HAND MADE CLAY TILES. THE EXISTING CEMENT FLASHING AT THE ABUTMENT WITH THE WALLING TO BE REPLACED APRON LEAD FLASHINGS CHASED AND POINTED WITH LIME MORTAR IN BED JOINTING.

INTERNAL FINISHES TO BE MADE GOOD TO MATCH SURROUNDINGS.

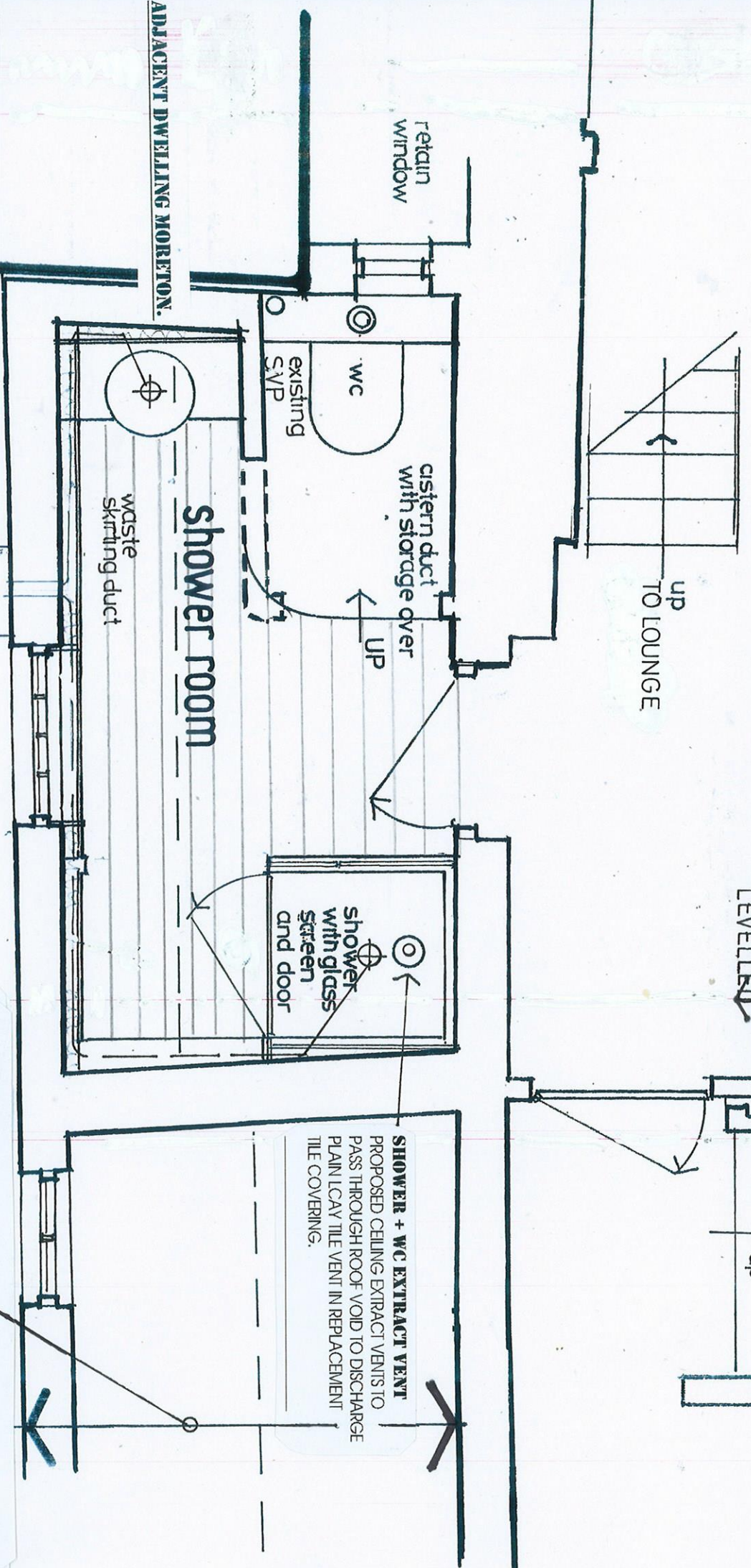


SEE WORKSHOP/UTILITY/STUDY LAYOUT PLAN

REMOVE EXISTING CORRIDOR PARTITION.
DIVIDING PARTITION TO BE REMOVED AND CHANGE IN LEVEL TO BE PROVIDED WITH TEMPORARY HANDRAIL AND BALUSTRADE UNTIL FLOOR SLAB IS REDUCED TO CORRIDOR LEVEL.

FLOORS TO BE LEVELLED

RETAIN
BOARDED DOOR



ADJACENT DWELLING MORETON.

REDUNDANT 'PUB' LAUNDRY ROOM TO BE CONVERTED TO FORM G.F. LAVATORY AND SHOWER ROOM WITHIN EXISTING SHELL.
SUMMARY OF WORKS TO LAUNDRY ROOM TO FORM SHOWER ROOM

- REPLACE PLY FLUSH DOOR WITH OAK BOARDED FRAMED AND LEDGED DOOR WITH CAST GLASS PANEL.
- REMOVE EXISTING LAUNDRY FITTINGS AND PIPEWORK.
- INSTALL WHITE V.C. TRADITIONAL W/C AND BASIN AND SHOWER CUBICLE AND CONNECT TO EXISTING FOUL AND WASTE SYSTEMS.
- CONCEALED W/C CISTERN DUCT WITH PAINTED TIMBER BOARDED STORE TO UNDERSIDE OF 'GABLE' WINDOW.
- REMOVE PLASTIC SHEET FLOORING AND PREPARE EXISTING CONCRETE FLOOR AND LAY WITH TIMBER BOARDED FLOORING.
- PROVIDE INSULATED/VENTED LINING TO EXTERNAL WALLS WITH WATER BASED PAINT FINISH.
- MODIFY SERVICES (INC SOIL BRANCH) AND WHERE POSSIBLE CONCEAL IN ROOF VOID.
- W/C VENT EXTRACT FAN DISCHARGE TO GABLE END WITH TERRA COTTA AIR BRICK.
- SHOWER VENT EXTRACT FAN DISCHARGE THROUGH ROOF WITH CLAY VENT ASSEMBLY OUTLET.
- REINSTATE DISTURBED WALLS AND LINING AND TIMBER BOARDED CEILING AND DECORATE WITH WATER BASED PAINT.
- EXISTING TIMBER CASEMENT REPLACED WITH CRITTALL STYLE WINDOW WITH OBSCURE CAST GLASS

DRAINAGE.
NEW MANHOLE ON LINE OF EXISTING DRAIN TO COLLECT EXISTING SOIL PIPE, BASIN AND SHOWER WASTE.
REINSTATE FINISH TO MATCH ADJACENT GARDEN.

EXISTING 'LEAN-TO' ROOF TO 'OUTSHOT'.
THE 'LEAN-TO' ROOF TO THE SINGLE STOREY EXTENSION USED FOR LAVATORY/UTILITY PURPOSES IS COVERED WITH GLOSS PANTTILES WHICH ARE DETERIORATING AND LEAKING. A SEARCH FOR MATCHING PANTTILES HAS FAILED TO SOURCE MATCHING SIZE AND INTERLOCKING PATTERN TO IN ORDER TO PERMIT REPLACEMENT /REPAIR OF THE EXISTING ROOF COVERING. WE THEREFORE PROPOSE TO STRIP AND DISPOSE OF THE EXISTING PANTTILES, AND REPLACE WITH FELT, BATTENS AND 'ONDULINE' UNDERLAYER TO CREATE A COLD ROOF COVERED WITH HAND MADE CLAY TILES.
THE EXISTING CEMENT FLASHING AT THE ABUTMENT WITH THE TWO STOREY WALLING WILL BE REPLACED WITH APRON LEAD FLASHINGS CHASED AND POINTED WITH LIME MORLAR. ABUTMENT VENTILATION IS FORMED WITH CLAY TILE VENT ASSEMBLIES. VENTILATION FROM SHOWER ROOM AND KITCHEN TO BE DUCTED IN ROOF VOID TO DISCHARGE TO CLAY TILE ROOF VENTS. INTER AND OVER INSULATION TO BE LAID BETWEEN AND ON TOP OF FLAT CEILING AND 'SKEILING' JOISTS.

WALL TILING.
THE OWNER PROPOSES CERAMIC WALL TILING AS FOLLOWS:-
THE SHOWER CUBICAL AREA AND THE SOUTH FACING WALL SPLASH BACK IN THE IMMEDIATE AREA OF THE WASH HAND BASIN

07 - PROPOSED LAYOUT SCALE 1/25
CONVERT GEN WOLFE LAUNDRY TO SHOWER ROOM
PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE, WESTERHAM, TN16 1RQ.
FOR : MR PHILIP SAUNDERS

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hoddam house, crowborough road, huddersfield, west. yorks. H12 9JY
19.01/07

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 07



WINDOW.
EXISTING TIMBER FRAMED WINDOW TO BE REPLACED WITH 'CRITALL' STYLE STEEL SALVAGED WINDOW.

RETAINED EXTERNAL WALLS
ENCLOSING WALLS TO PROPOSED SHOWER ROOM TO BE LINED WITH SPACED/VENTED/INSULATED LINING READY FOR DECORATION ABOVE SKIRTING DUCT TO CONCEAL WASTE PIPES.



WC RECESS.
EXISTING DIVISION WALL TO BE PART REMOVED TO FORM WC RECESS ON ELEVATED STEP.

FLOOR COVERING.
EXISTING SHEET FLOOR COVERING TO BE REMOVED AND REPLACED WITH TIMBER BOARDED FLOOR.

SCALE BAR : 1/25



JOINERY DETAILS

SEE DRAWING NOS 15/01 and 15/02

PREVIOUSLY BLOCKED DOOR

THE ORIGINAL ACCESS DOOR OPENING HAS BEEN PREVIOUSLY BLOCKED WITH SOLID PLY INFILL. THE EXISTING BLOCKING IS TO BE REMOVED AND ACCESS REINSTATED WITH NEW PAINTED SOFTWOOD BOARDED /LEDGED DOOR WITH GLAZED TOP PANEL. OPENING IS EXTENDED DOWN TO ORIGINAL INTERNAL FLOOR LEVEL.

EXISTING PORCH CANOPY

REPLACE BLOCKED DOOR and WINDOWS : SEE DRAWING NUMBERS 15/01 + 15/02

EXISTING INDUSTRIAL EXTRACT FAN

THE LARGE OPENING EXPOSED BY REMOVAL OF THE INDUSTRIAL KITCHEN EXTRACT FAN IS TO BE INFILLED WITH PAINTED SOFTWOOD CASEMENT WINDOW.

REPLACEMENT GAS FIRED BOILER
GAS FIRED BOILER WITH EXTERNAL FLUE FITTED IN LOCATION AND CONNECTED TO EXISTING SERVICES

workshop/utility

REFORM STEPS
dn

REPLACEMENT FLOOR SLAB TO STUDIO

THE FLOOR SLAB WITHIN THE (PREVIOUS PUB KITCHEN) HAS BEEN PREVIOUSLY RAISED WITH CONSOLIDATED STONE SUB-BASE TOPPED WITH CONCRETE OVERSITE SLAB. WE PROPOSE CAREFUL FUTURE REMOVAL OF THE ELEVATED SLAB AND BASE) USING NON-CONCUSSIVE METHOD. THE EXPOSED SLAB IS TO BE INSPECTED AND PREPARED, OR REPLACEMENT SLAB TO BE CAST TO FINISH AT ORIGINAL LEVEL WITH LIME PUTTY PERIMETER ABUTMENT STRIP TO SURROUNDING WALLS. FINISH WITH OAK BOARDED TIMBER FLOOR FINISH. **SLAB REDUCTION TO BE CARRIED OUT IN THE FUTURE. TEMP HANDRAIL AND BALUSTRADE TO BE FITTED TO EXPOSED EDGE FOR LATER REMOVAL WITHOUT DISTURBING THE HISTORICAL FABRIC.

LIME RENDER BRICK RECESS

[REDUNDANT 'PUB' KITCHEN AND STORE TO BE CONVERTED TO FORM STUDIO AND WORKSHOP / UTILITY AREA WITHIN EXISTING SHELL.

FLOORS TO ALIGN IN FUTURE

temp guardrail

up
TO LOUNGE

STUD AND PLASTERBOARD PARTITION

THE PUB KITCHEN WAS SEPARATED FROM THE ADJACENT CORRIDOR (RETAINED AT THE ORIGINAL FLOOR LEVEL) WITH STUD AND PLASTERBOARD PARTITION. THE PARTITION WAS BUILT ON A BRICK PLINTH TO CONTAIN THE RAISED SLAB. THE PLINTH AND PARTITION ARE TO BE REMOVED COMPLETE, AND ALL DISTURBED SURFACES ARE TO BE REINSTATED ON COMPLETION TO MATCH SURROUNDING FINISHES PRIOR TO DECORATION WITH WATER BASED PAINT.

EXISTING HISTORIC DOOR

THE EXISTING BOARDED/LEDGED DOOR IS ONE OF FEW HISTORIC DOORS REMAINING AND IS CONSIDERED WORTHY OF REFURBISHMENT AND RETENTION COMPLETE WITH FITTINGS. THE DOOR WAS PREVIOUSLY CUT DOWN TO ACCOMMODATE THE RAISED FLOOR AND WILL BE RETAINED WITH RAISED THRESHOLD AND STEP TO REFLECT THE 'HISTORY'.

REMOVE LINING AND DOOR. EXPOSE STACK

snug

shower room

kitchen

PROPOSED LAYOUT

SCALE 1/25

08 - GEN WOLFE CONVERT 'PUB' KITCHEN TO STUDIO USE

PROPOSED : REINSTATEMENT AND ALTERATIONS
AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.
FOR : MR PHILIP SAUNDERS

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19.07/08

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 08

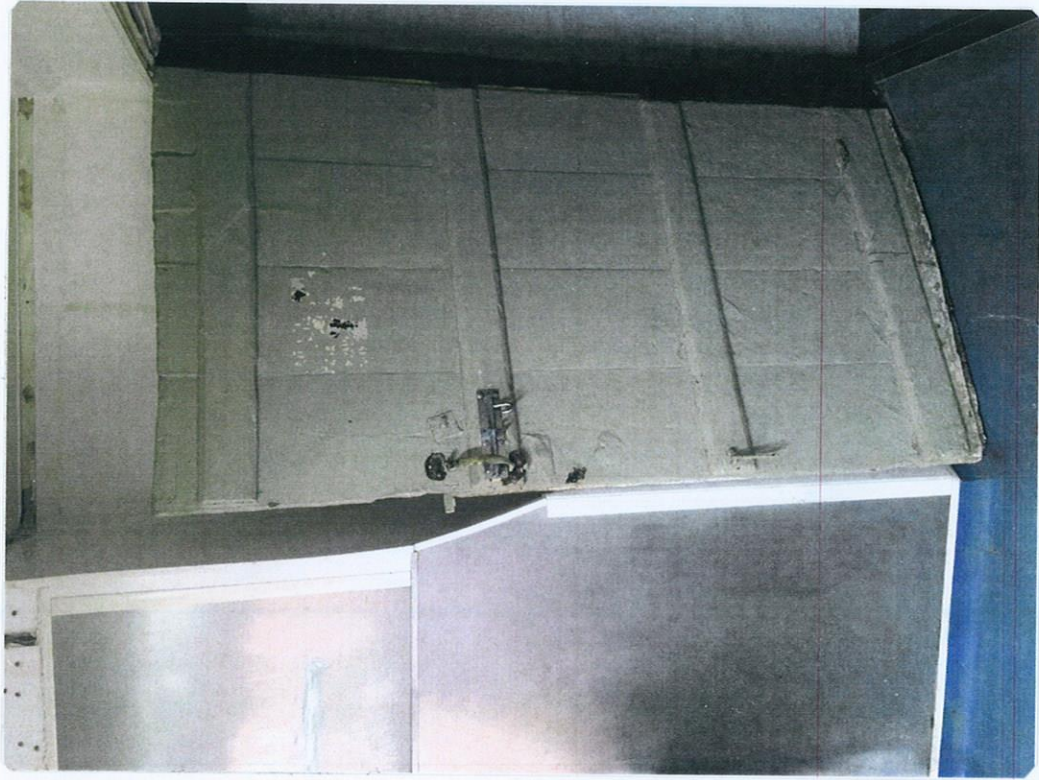


CORRIDOR VIEW.
: SHOWER ROOM DOOR ON LEFT.
: PARTITION ON RIGHT TO BE REMOVED.
: HISTORIC DOOR AND FRAME TO BE RETAINED ON RAISED KERB.



REMOVE EXISTING CORRIDOR PARTITION.
DIVIDING PARTITION TO BE REMOVED AND CHANGE IN LEVEL TO BE PROVIDED WITH TEMPORARY HANDRAIL AND BALUSTRADE UNTIL FLOOR SLAB IS REDUCED TO 'CORRIDOR' LEVEL.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 08



EXISTING HISTORIC DOOR

THE EXISTING BOARDED/LEDGED DOOR IS ONE OF FEW HISTORIC DOORS REMAINING AND IS CONSIDERED WORTHY OF REFURBISHMENT AND RETENTION COMPLETE WITH FITTINGS. THE DOOR WAS PREVIOUSLY CUT DOWN TO ACCOMMODATE THE RAISED FLOOR AND WILL BE RETAINED WITH RAISED THRESHOLD AND STEP TO REFLECT THE 'HISTORY'.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 08



VIEWS INTO PUB KITCHEN FROM CORRIDOR
FLOOR, WALL AND CEILING FINISHES TO BE REMOVED
PREVIOUSLY RAISED FLOOR SLAB TO BE REMOVED AND
ORIGINAL FLOOR LEVEL REINSTATED.
REPLACEMENT SLAB TO BE CAST WITH LIME PUTTY MARGIN.
TEMP HANDRAIL PROTECTION PROVIDED.

PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 08



EXISTING KITCHEN HYGIENE FINISHES
FLOOR, WALL AND CEILING FINISHES TO BE REMOVED



REMOVE EXISTING CORRIDOR PARTITION.
DIVIDING STUD AND PLASTERBOARD PARTITION TO BE REMOVED
AND CHANGE IN LEVEL TO BE PROVIDED WITH TEMPORARY
HANDRAIL AND BALUSTRADE UNTIL FLOOR SLAB IS REDUCED
TO 'CORRIDOR' LEVEL.

