

SCALE BAR : 1/25

**'REDUCE DECKING/RELOCATE STEPS'**  
RETAIN DECKING/BALUSTRADE AT 'TOP' LEVEL  
REMOVE DECKING AND SURROUND TO LOWER LEVEL  
RELOCATE EXISTING STEPS FROM PARKING TO DECKING.  
EXPOSED SPACE BELOW RETAINED DECKING TO BE  
INFILLED WITH STAINED WEATHER BOARDING.

RETAIN DECKING

REMOVE PART  
DECKING

**EXISTING SOLID BLOCKING TO OPENING**  
THE ORIGINAL ACCESS DOOR SERVING BREWERY CELLAR  
(I.E WORKSHOP) HAS BEEN PREVIOUSLY BLOCKED WITH SOLID PLY  
THE EXISTING BLOCKING IS TO BE REMOVED AND THE OPENING  
INFILLED WITH PAINTED TIMBER CASEMENT WINDOW.  
SINGLE REBATED/FLUSH FRONT (SEE DRG NO 15/02).

**EXISTING 'INDUSTRIAL**  
EXTRACT FAN TO BE REMOVED A  
WITH TIMBER FRAMED CASEMENT  
DETAILING AND PAINTED

**BLOCKED WINDOW OPENING**  
PREVIOUSLY BLOCKED CASEMENT WINDOW AT NORTH  
GABLE END TO BE EXPOSED AND REDECORATED.

**REPLACEMENT GAS FIRED BOILER**  
PREVIOUS FAILED BOILER REPLACED WITH NEW  
BOILER AND EXTERNAL FLUE FITTED IN THE SAME  
LOCATION WITHIN THE WORKSHOP BUILDING.  
AGREEMENT SUBJECT TO PREVIOUS LIASON AND  
EXCHANGES WITH 'CONSERVATION OFFICE'.

WM  
DRIER  
connect to  
existing  
services

**FUTURE REMOVAL OF RAISED FLOOR SLAB.**  
PREVIOUSLY RAISED FLOOR SLAB TO BE REMOVED AND  
ORIGINAL FLOOR LEVEL REINSTATED.  
REPLACEMENT SLAB TO BE CAST WITH LIME PUTTY EDGE  
MARGIN. TEMP HANDRAIL PROTECTION PENDING  
COMPLETION OF WORKS.

workshop utility

REFORM STEPS  
dn

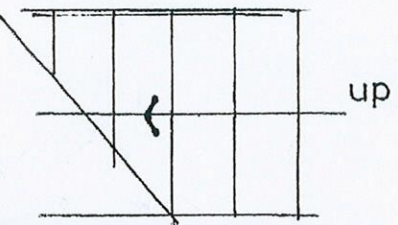
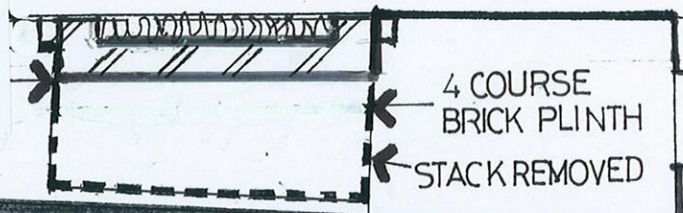
studio  
EX PUB KITCHEN

**WORKSHOP/UTILITY ROOM (EX PUB WORKSHOP)**

- SUMMARY OF WORKS TO WORKSHOP/UTILITY**
- FUTURE COMPLETE REMOVAL OF EXISTING PVC HYGIENE SHEET FACING TO EXISTING WORKSHOP WALLS.
- STEPS DOWN FROM STUDIO TO BE MODIFIED TO ACCOMMODATE REDUCED FLOOR LEVEL.
- MELAMINE CASING SURROUND TO BOILER RECESS TO BE REMOVED. GAS BOILER REPLACED BY PREVIOUS AGREEMENT AS ESSENTIAL REPAIR.
- REPLACEMENT GAS BOILER FITTED WITH EXTERNAL BALANCED FLUE.
- NEW WASHING MACHINE AND DRIER INSTALLED AND CONNECT TO SERVICES SERVING PREVIOUS ICE MACHINE.
- REINSTATE ALL DISTURBED SURFACES ON COMPLETION TO MATCH SURROUNDING FINISHES AND DECORATE WITH WATER BASED PAINT.

TEMPORARY HANDRAIL AND BALUSTRADE  
PENDING REDUCTION IN FLOOR LEVEL.

**REPLACEMENT FOR DEFECTIVE STACK.**  
HAND EXCAVATE AND CAST STABLE CONCRETE BASE  
TO SUPPORT 4 COURSE BRICK PLINTH ABOVE  
GROUND LEVEL TO REFLECT THE ORIGINAL STACK  
NOW REMOVED FOR STRUCTURAL SAFETY.  
ERECT A NEW BRICK SKIN WITH DPC TIED TO THE  
EXISTING WALL WITH TILED HAUNCH TO FOLLOW  
PROFILE OF THE ORIGINAL STACK.  
SEE DRAWING NUMBER 11/01



corridor

shower room

**09 - PROPOSED LAYOUT** SCALE 1/25  
**GEN WOLFE WORKSHOP TO WORKSHOP/UTILITY USE**  
**PROPOSED : REINSTATEMENT AND ALTERATIONS**  
**AT : GENERAL WOLFE. WESTERHAM. TN16 1RQ.**  
**FOR : MR PHILIP SAUNDERS**

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19.07/09

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 09**

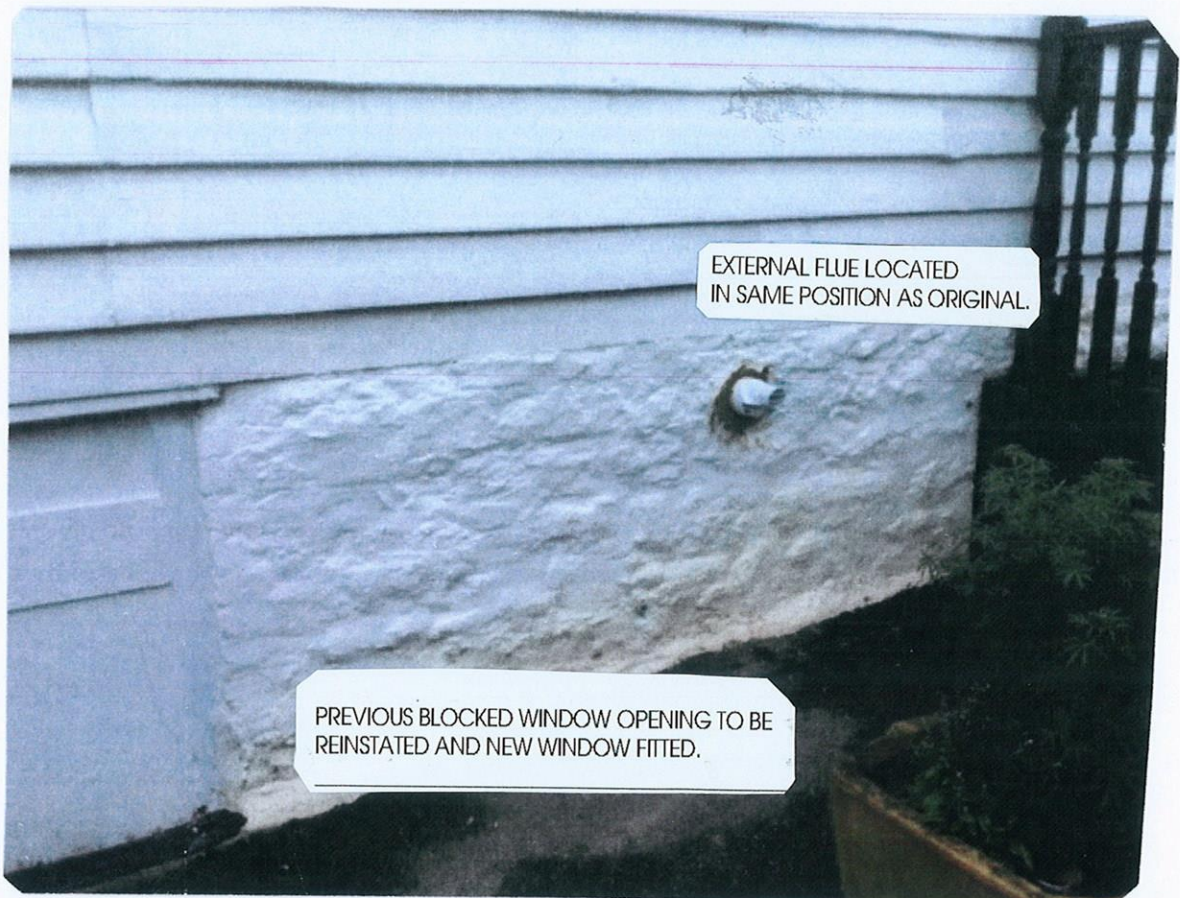


**ORIGINAL FAILED GAS FIRED BOILER**  
PREVIOUS FAILED BOILER AND FLUE REPLACED WITH NEW  
BOILER AND FLUE LOCATED IN THE SAME LOCATION.

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 09**



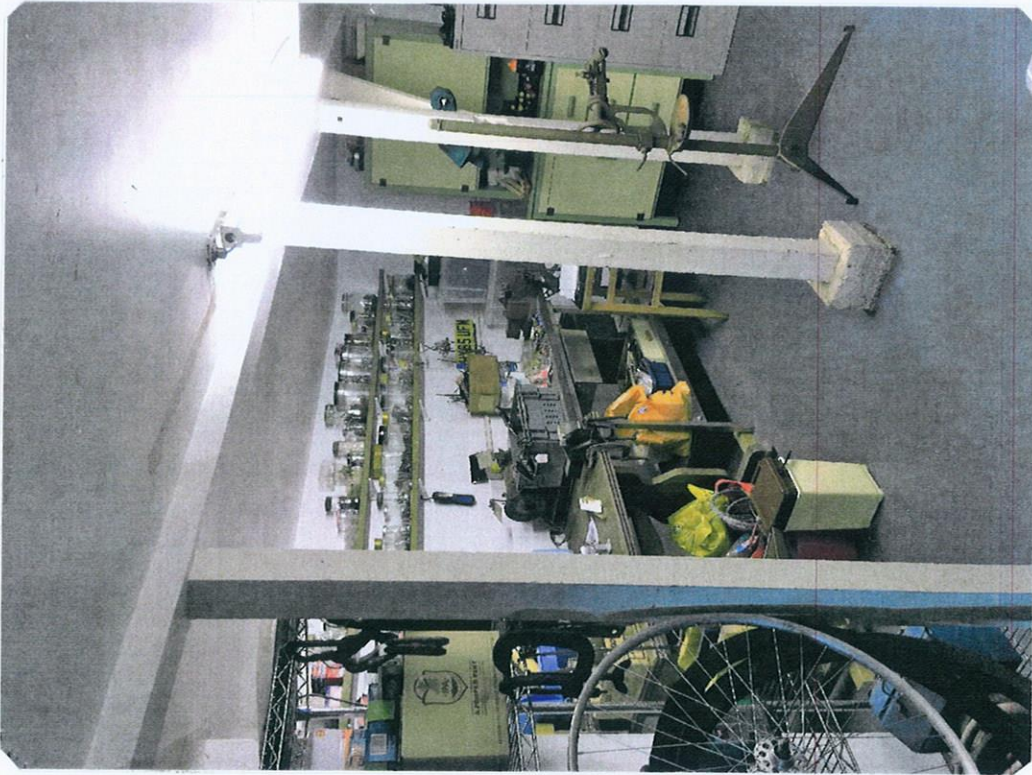
**REPLACEMENT GAS FIRED BOILER**  
PREVIOUS FAILED BOILER REPLACED WITH NEW BOILER AND EXTERNAL FLUE FITTED IN THE SAME LOCATION WITHIN THE WORKSHOP BUILDING. AGREEMENT SUBJECT TO OPREVIOUS LIASON AND EXCHANGES WITH 'CONSERVATION OFFICE'.



EXTERNAL FLUE LOCATED IN SAME POSITION AS ORIGINAL.

PREVIOUS BLOCKED WINDOW OPENING TO BE REINSTATED AND NEW WINDOW FITTED.

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 09**

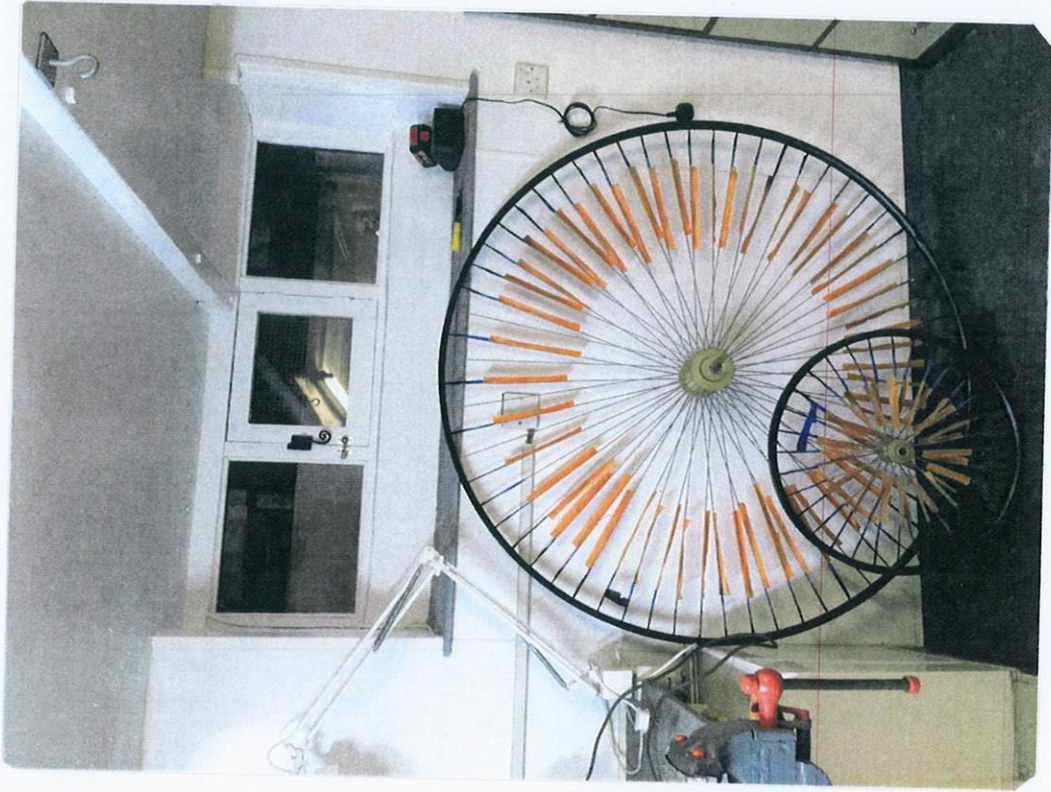


**GENERAL WORKSHOP UTILITY VIEWS**  
VIEW TO 'REAR' WITH CENTRAL SUPPORT POSTS  
EXISTING IMPERVIOUS WALL LINING TO BE IMPROVE  
BUILDING CONDITION.



**GENERAL WORKSHOP UTILITY VIEWS**  
VIEW THROUGH TO STUDIO AT UPPER LEVEL.  
SEE LAYOUT DRAWING NUMBER 08

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 09**



**EXISTING BLOCKED WINDOW OPENING**  
PREVIOUS BLOCKED WINDOW AT NORTH END  
REMOVED AND WINDOW RETAINED.



**EXISTING BLOCKED WINDOW OPENING**  
PREVIOUS BLOCKED WINDOW OPENING AT EAST SIDE  
TO BE EXPOSED AND NEW HW PAINTED WINDOW TO  
BE FITTED WITH FLUSH FRONT  
TO MATCH SURROUNDING WINDOWS.











#### **HISTORIC CHIMNEY**

THE STAIR ENCLOSURE IS FORMED WITH SOFTWOOD STUDWORK FACED WITH SINGLE SKIN PLASTERBOARD AND BOARDING.

THE LINING CONCEALS THE ORIGINAL 'PHASE 1' MASONRY FIRE BREAST AND STACK AND IS PROPOSED TO BE REMOVED TO EXPOSE THE HISTORIC BRICK FLANK OF THE ORIGINAL STACK.

AT FIRST FLOOR LEVEL, THE CASING COMPRISES HARDBOARD ON SOFTWOOD FRAME TO FORM LINEN AND TANK CUPBOARD PROPOSED TO BE REMOVED TO EXPOSE THE ORIGINAL STACK.

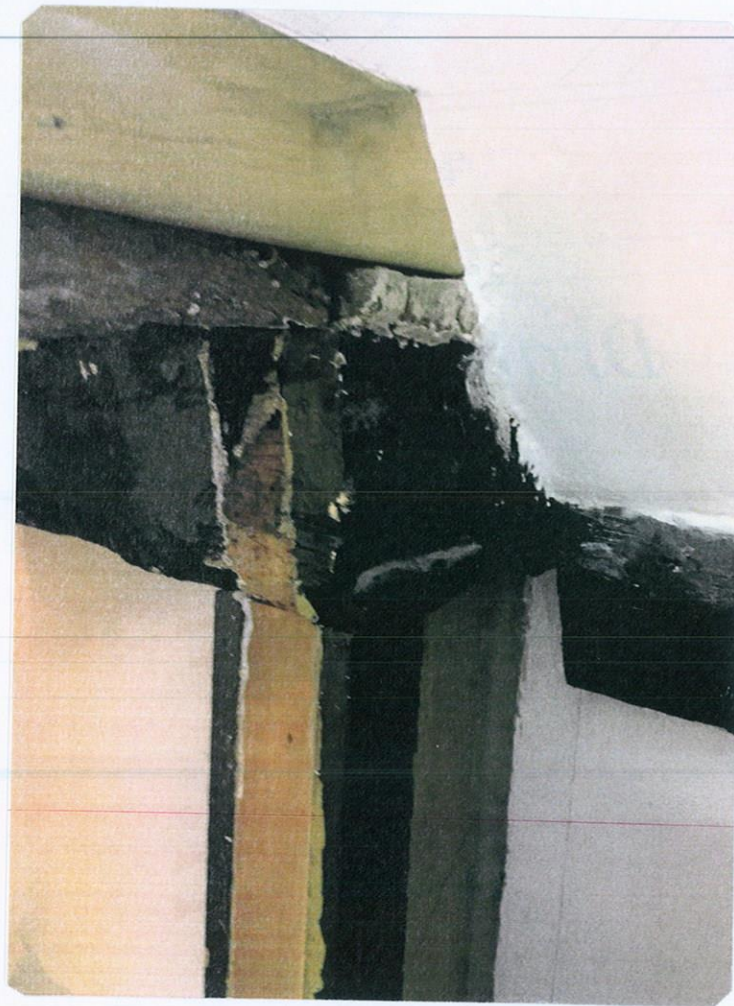
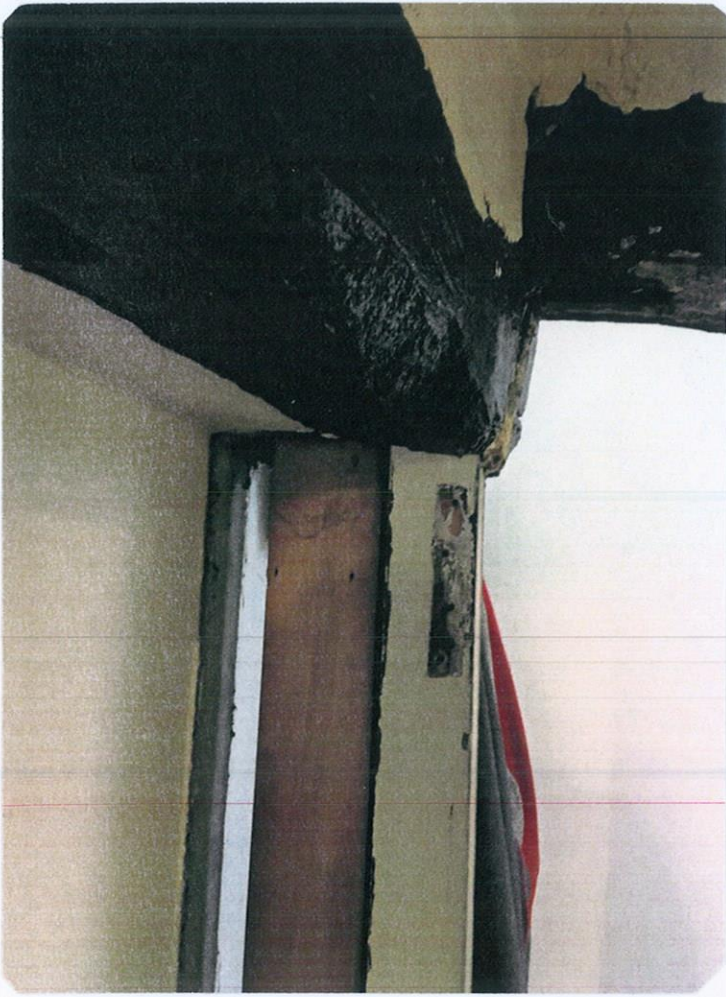
SCRIBE AND FIT A PAINTED TOP TO STAIR STRING TO SEAL THE GAP BETWEEN STRING AND THE STACK AND CLOSE STRING TO THE FLOOR.

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 10**

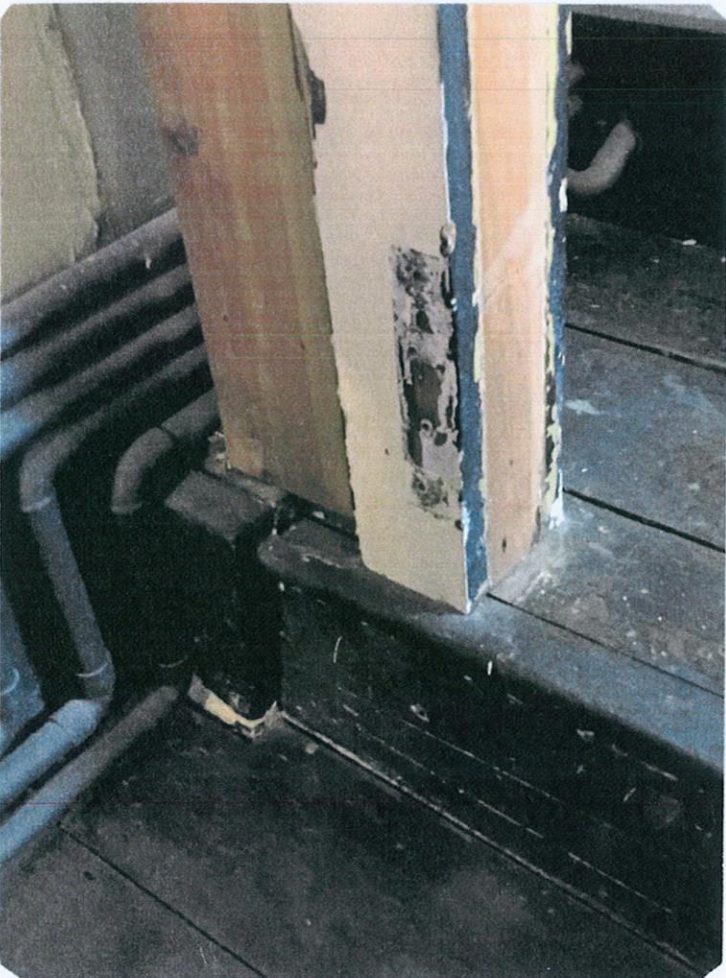
**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 10**



**EXPOSE HISTORIC STACK**  
LINEN ENCLOSURE, FLUSH DOOR, FITTINGS AND SHELVING AT  
HEAD OF STAIR TO BE REMOVED TO EXPOSE THE ORIGINAL STACK.  
STACK TO BE REPAIRED IF DISTURBED WITH MATERIALS TO MATCH  
SURROUNDING FABRIC.

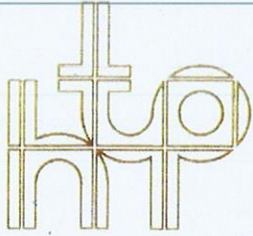


**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 10**



**STEEL CLEAT SUPPORT**

EXISTING WALL BEAM SUPPORTED ON TIMBER POST TO BE STRENGTHENED WITH STEEL ANGLE CLEAT BOLTED TO THE POST.  
FIXING CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAIL.



**CONSULTING CIVIL &  
STRUCTURAL ENGINEERS**

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Tel: (01825) 750440

Project

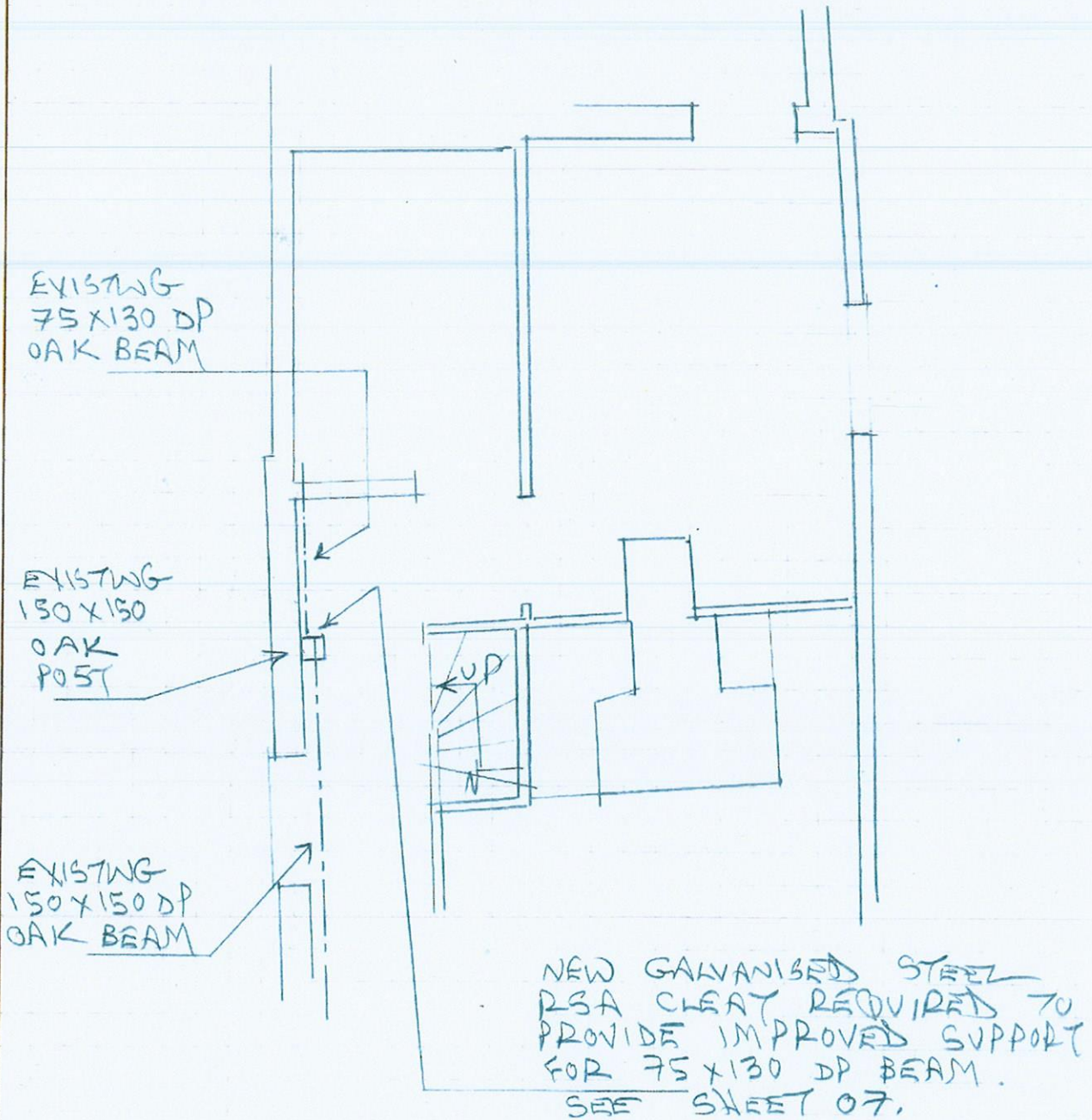
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Date. 7/20

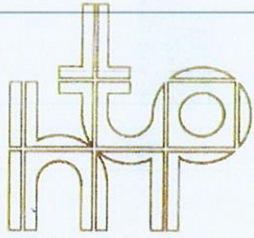
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Page No. 06 A

PART FIRST FLOOR PLAN (Scale 1:50)  
PWA, 5/1/21.



**TO BE READ IN CONJUNCTION WITH DRAWING 10**



CONSULTING CIVIL &  
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Project

Project No. 18233

Date. 9/20

Made by. SA

Page No. 07<sup>A</sup>

DETAIL FOR IMPROVED BEAM SUPPORT.  
(Scale 1:10) RWA, 5/1/21.

EXISTING  
150 X 150  
OAK BEAM

EXISTING 75 X  
130 mm DP  
OAK BEAM

EXISTING  
OAK  
POST

MIN. 50 mm LONG  
125 X 75 X 8 GALVANISED  
RSA CLEAT WITH MIN.  
2 No. 8mm  $\varnothing$  X 50 mm  
LONG GALV OR ZINC  
PLATED COACH SCREWS  
INTO POST, AND 1 NO.  
6.5 mm  $\varnothing$  X 50 mm LONG  
GALV OR ZINC PLATED  
COACH SCREW UP  
INTO BEAM.

150 X 150  
BEAM BEYOND

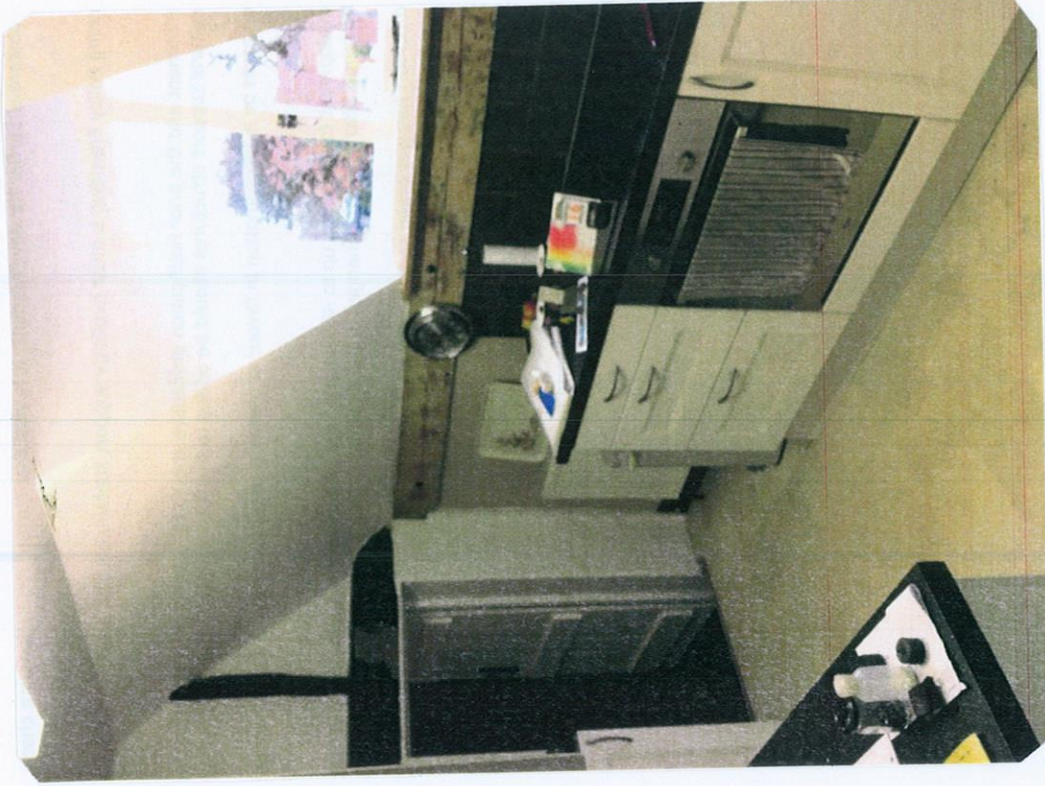
75 X 130 DP  
BEAM TO BE  
SUPPORTED

EXG POST

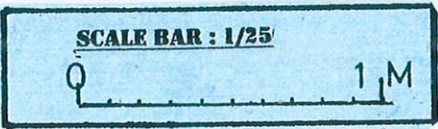
VOID BETWEEN WALL + POST.

**TO BE READ IN CONJUNCTION WITH DRAWING 10**

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 10**



**EXISTING PUB FLAT KITCHEN.**  
VIEW THROUGH TO STEPS LEADING TO LOUNGE  
AT LOWER LEVEL.  
SEE LAYOUT DRAWING NUMBER 10



**'REDUCE DECKING/RELOCATE STEPS'**  
 RETAIN DECKING/BALUSTRADE AT 'TOP' LEVEL  
 REMOVE DECKING AND SURROUND TO LOWER LEVEL.  
 RELOCATE EXISTING STEPS FROM PARKING TO DECKING.  
 EXPOSED SPACE BELOW RETAINED DECKING TO BE  
 INFILLED WITH STAINED WEATHER BOARDING.

REMOVE  
 LOWER LEVEL  
 DECKING + BALUSTRADE

RETAIN DECKING  
 AND BALUSTRADE

**STEPS UP TO KITCHEN.**  
 RETAIN STEPS UP TO KITCHEN  
 WITH BOARDED DOOR.

TIE RODS  
 ABOVE

SKEILING LINE

**RETAIN GENERAL WOLFE STAFF SITTING AREA**

- EXISTING VAULTED CEILING, PART BOARDED WALLS AND  
 TIMBER BOARDED FLOOR TO BE LARGELY RETAINED AND  
 DECORATED.
- EXISTING FIREPLACE AND STEPS AND DOOR TO KITCHEN  
 TO BE RETAINED.
- THE EXISTING DILAPIDATED EXTERNAL STACK HAS BEEN THE  
 SUBJECT OF PREVIOUS LISTED BUILDING AND TOWN PLANNING  
 CONSENTS. (LBC - 19/01923/LBCALT) and (TP - 19/01922/HOUSE)  
 THE DEFECTIVE STACK HAS BEEN CAREFULLY DISMANTLED  
 AND STOCK BRICKS SALVAGED AND CLEANED FOR RE-USE.  
 THE APPLICANT HAS PROVIDED WEATHER PROTECTION  
 FOLLOWING THE STACK REMOVAL AND IS NOW SEEKING  
 CONSENT FOR A SIMPLIFIED PROPOSAL FOR THE STACK  
 REPLACEMENT. SEE SEPARATE DETAIL. 11/01.
- THE EXISTING SINGLE ACCESS DOOR TO THE REAR GARDEN  
 IS PROPOSED TO BE REPLACED WITH UTILITARIAN, STEEL FRAMED,  
 COLOUR COATED DOORS AND SIDELIGHTS TO REFLECT THE  
 INDUSTRIAL HISTORIC USE ASSOCIATED WITH THE BREWERY  
 AND CONNECTION TO THE PUBLIC HOUSE.  
 SEE SEPARATE DETAIL.

lounge

kitchen

bathroom

STAIR DOWN TO CORRIDOR

**FIREPLACE**  
 REDUNDANT FIREPLACE SURROUND RETAINED  
 WITH PAINTED BOARDED WALL PANELLING.

**INDUSTRIAL DOORS AND SIDELIGHTS.**  
 REPLACE DOMESTIC STYLE GLAZED DOOR WITH  
 DOORS ASSEMBLY CONSTRUCTED WITH STEEL  
 SECTIONS BY DRURY WINDOWS OR EQUAL TO  
 REFLECT THE INDUSTRIAL CONNECTION WITH  
 THE HISTORIC BREWERY SERVING THE 'PUB'.  
 SEE DETAIL.  
 TIMBER FRAMED OPENING WITH PAINTED STOP  
 LININGS AND DRIP TO MASTER REINSTATED  
 PAINTED WEATHERBOARDING SURROUND.

tile haunch  
 brick plinth

**STEPS DOWN TO CORRIDOR.**  
 EXISTING STAIR FROM LOUNGE TO CORRIDOR.  
 HARDWOOD HANDRAIL AND BALUSTRADE.  
 BOARDED WALLS. CARPETED STEPS.

**11 - PROPOSED LAYOUT SCALE 1/25**  
**EXISTING GENERAL WOLFE LOUNGE RETAINED**

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

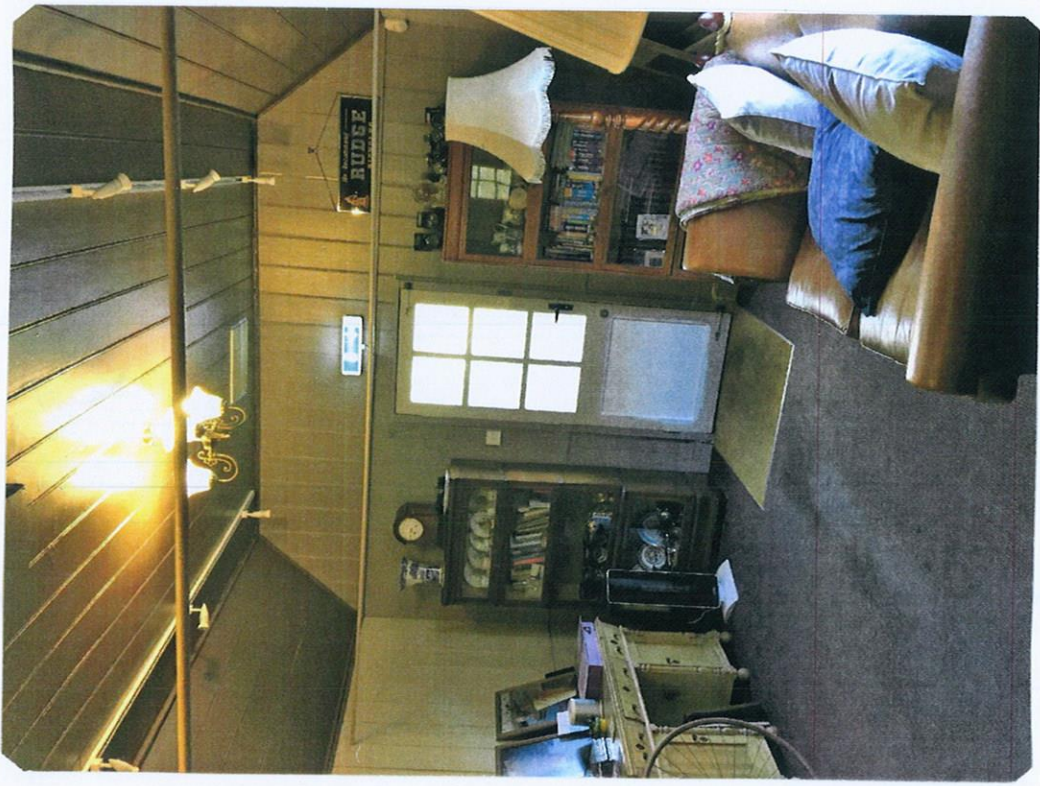
**REPLACEMENT EVIDENCE FOR DEFECTIVE STACK.**  
 REMOVE CLIENT'S TEMP' PROTECTION TO EXPOSE EXISTING  
 TIMBER FRAMED WALLING.  
 RETAIN EXISTING SOUND STUDS AND FIT OAK INFILL STUDS.  
 INFILL VOID WITH INSULATION, MEMBRANE AND WBP SHEATHING.  
 WITH BRICK FACING TIED TO STABILISED FRAME.  
 SEE DRAWING NUMBER 11/01

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 19.07/11

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 11**



**VIEW TO STAIRS.**  
STAIR UP TO ORIGINAL  
FLAT KITCHEN.  
STAIR DOWN TO CORRIDOR



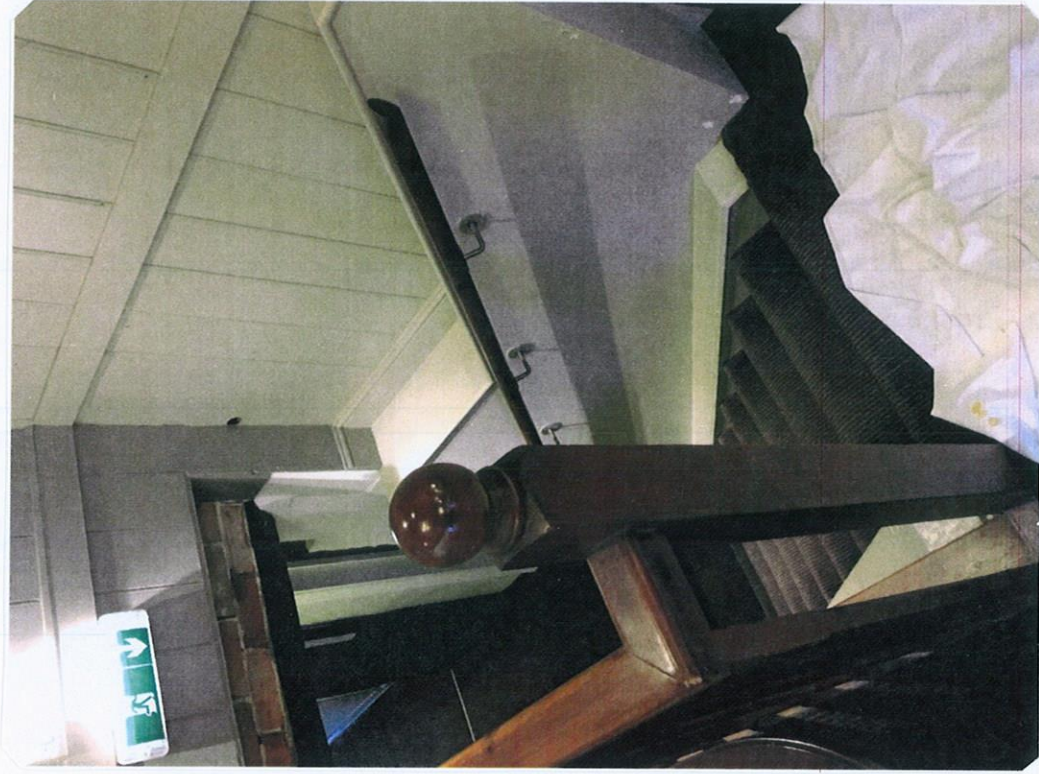
**VIEW TO REAR ACCESS TO DECKING.**  
TIMBER BOARDED WALLS AND VAULTED CEILING  
GLAZED TIMBER FRENCH DOOR LEAD TO DECKING.



**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 11**



**STEPS UP TO 'KITCHEN'**  
STAIR UP TO PUB FLAT (KITCHEN).  
BOARDED DOOR AND WALLS.  
CARPETTED STEPS.



**STEPS DOWN TO CORRIDOR.**  
EXISTING STAIR FROM LOUNGE TO CORRIDOR.  
HARDWOOD HANDRIAL AND BALUSTRADE.  
BOARDED WALLS.  
CARPETE STEPS.

**PHOTOGRAPHS TO BE READ IN CONJUNCTION WITH DRAWING 11**



**FIREPLACE**

REDUNDANT FIREPLACE SURROUND RETAINED WITH PAINTED BOARDED WALL PANELLING.

SCALE BAR : 1/10

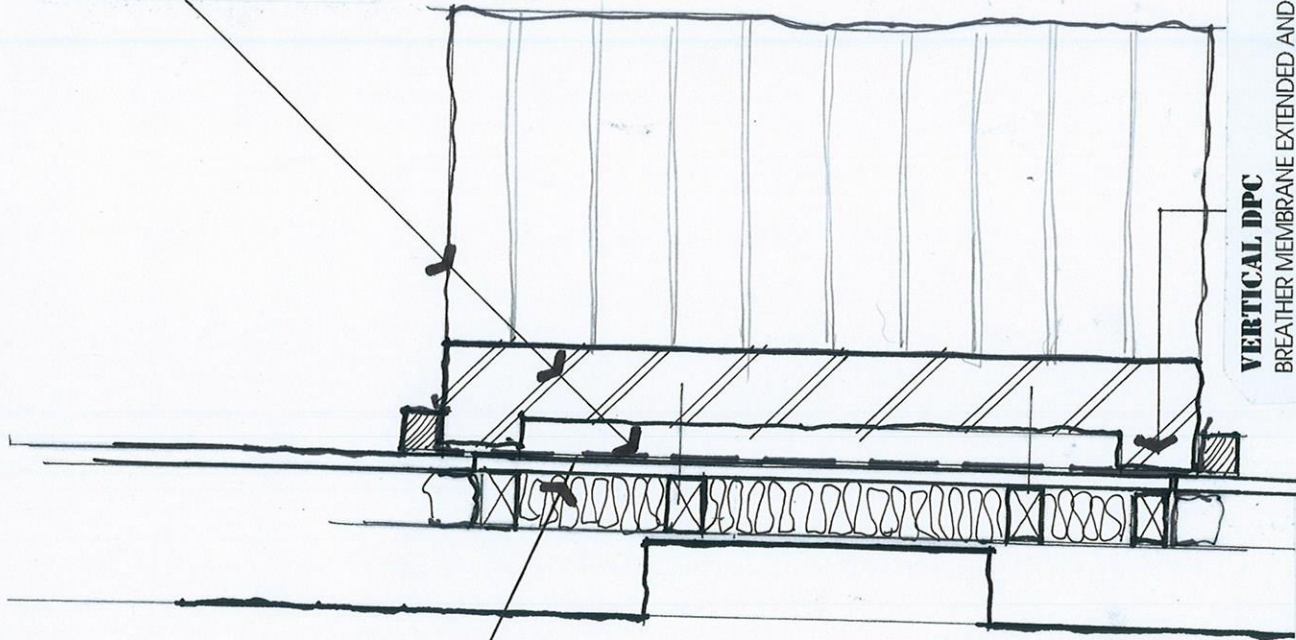
5cm

**TIMBER FRAME INFILL**

EXISTING TEMPORARY PROTECTIVE COVER TO BE CAREFULLY REMOVED AND EXISTING STUD FRAME TO BE EXAMINED AND CONFIRMED FOR STRUCTURAL INTEGRITY. ADDITIONAL TREATED TIMBER STUDS TO BE INSERTED BETWEEN EXISTING STUD FRAMING TO PROVIDE STABLE STRUCTURAL FIXING FOR 19mm WBP PLY SHEATHING. ROCKWOOL INSULATION BATTS FITTED BETWEEN STUD FRAMING. SHEATHING FACED WITH BREATHER MEMBRANE.

**SALVAGED BRICK FACING LAID IN LIME MORTAR**

SOLID BRICK PLINTH AT BASE TO REFLECT AND CORRESPOND WITH ORIGINAL STACK BASE. PLINTH CAPPED WITH CODE 5 LEAD LAID TO FALL 'AWAY'. CAPPING STEPPED UP AND MASTERED WITH APRON FLASHING. BRICK LEAF ERECTED WITH DPC STEPPED TO MASTER APRON FLASHING AND STEPPED TO CONNECT WITH BREATHER MEMBRANE. STAINLESS STEEL TIES SECURED THROUGH PLY SHEATHING TO NEW STUDS. CAVITY BETWEEN OUTER LEAF AND STUD FRAME TO BE VENTED TOP AND BOTTOM WITH TERRA COTTA 9" x 9" AIR BRICKS. BRICKWORK CAPPED BELOW EAVES WITH CODE 5 LEAD COPING.



**VERTICAL DPC**

BREATHER MEMBRANE EXTENDED AND TAPED TO CONNECT TO VERTICAL DPC WITH COVER BEAD AT JUNCTION WITH TIMBER BOARDING. COVER BEAD SEALED WITH MASTIC POINTING TO PROVIDE WEATHERPROOF JUNCTION.

**REPLACEMENT STACK DETAIL : SCALE 1/10**

**PROPOSED : REMOVAL/REPLACEMENT OF FAILED CHIMNEY**

**AT : GENERAL WOLFE, WESTERHAM. TN16 1RQ.**

**FOR : MR PHILIP SAUNDERS**

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17/01  
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**PHOTOGRAPH TO BE READ IN CONJUNCTION WITH DRAWING 11**



**REPLACEMENT EVIDENCE FOR DEFECTIVE STACK.**

REMOVE CLIENT'S TEMP' PROTECTION TO EXPOSE EXISTING TIMBER FRAMED WALLING.  
RETAIN EXISTING SOUND STUDS AND FIT OAK INFILL STUDS.  
INFILL VOID WITH INSULATION, MEMBRANE AND WBP SHEATHING.  
CONSTRUCT SALVAGED BRICK/LIME MORTAR FACING TIED TO STABILISED FRAME.  
ALL TO PROVIDE HISTORICAL EVIDENCE OF DEFECTIVE STACK NOW REMOVED  
SEE DRAWING NUMBER 11/01

