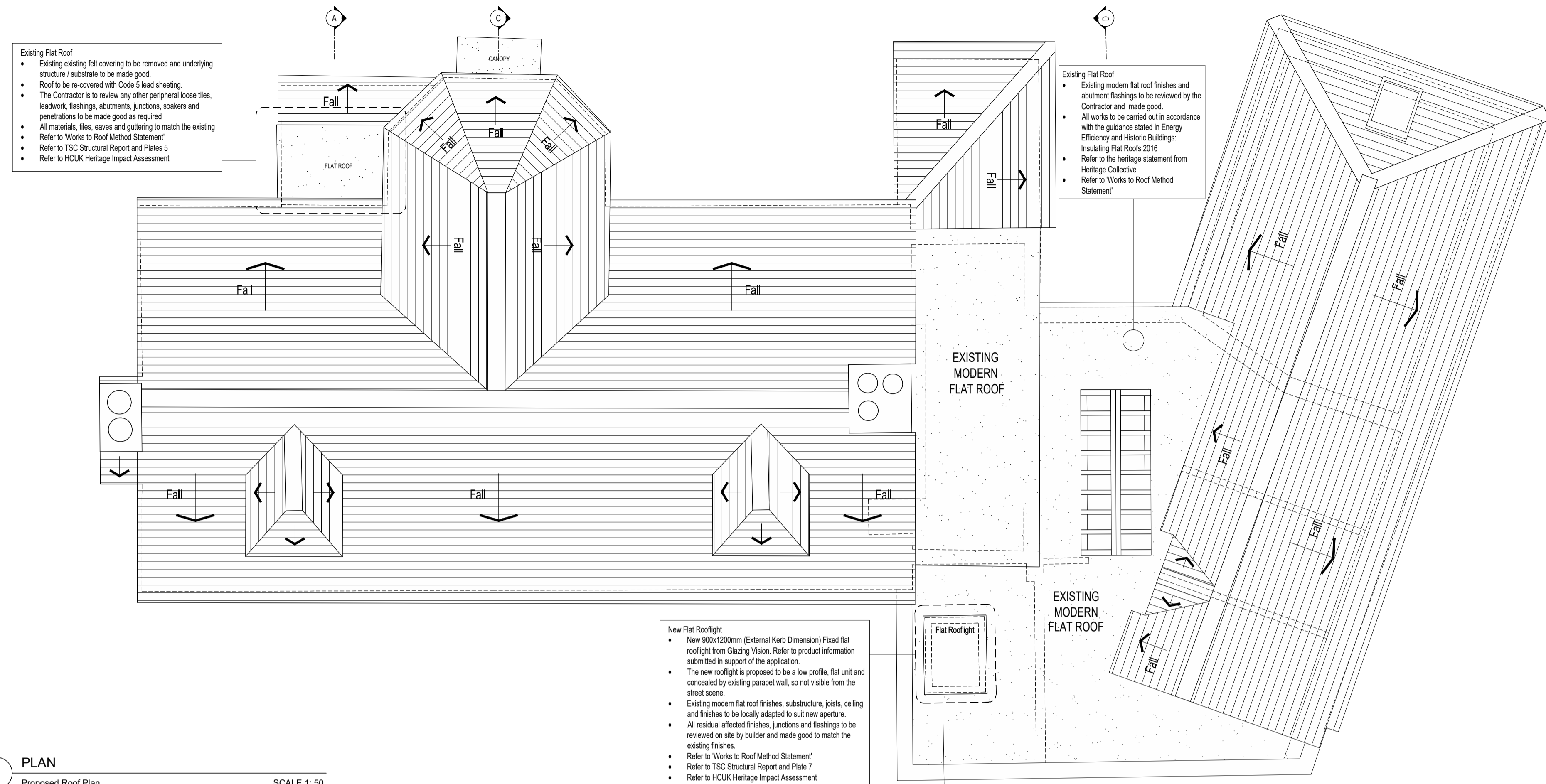
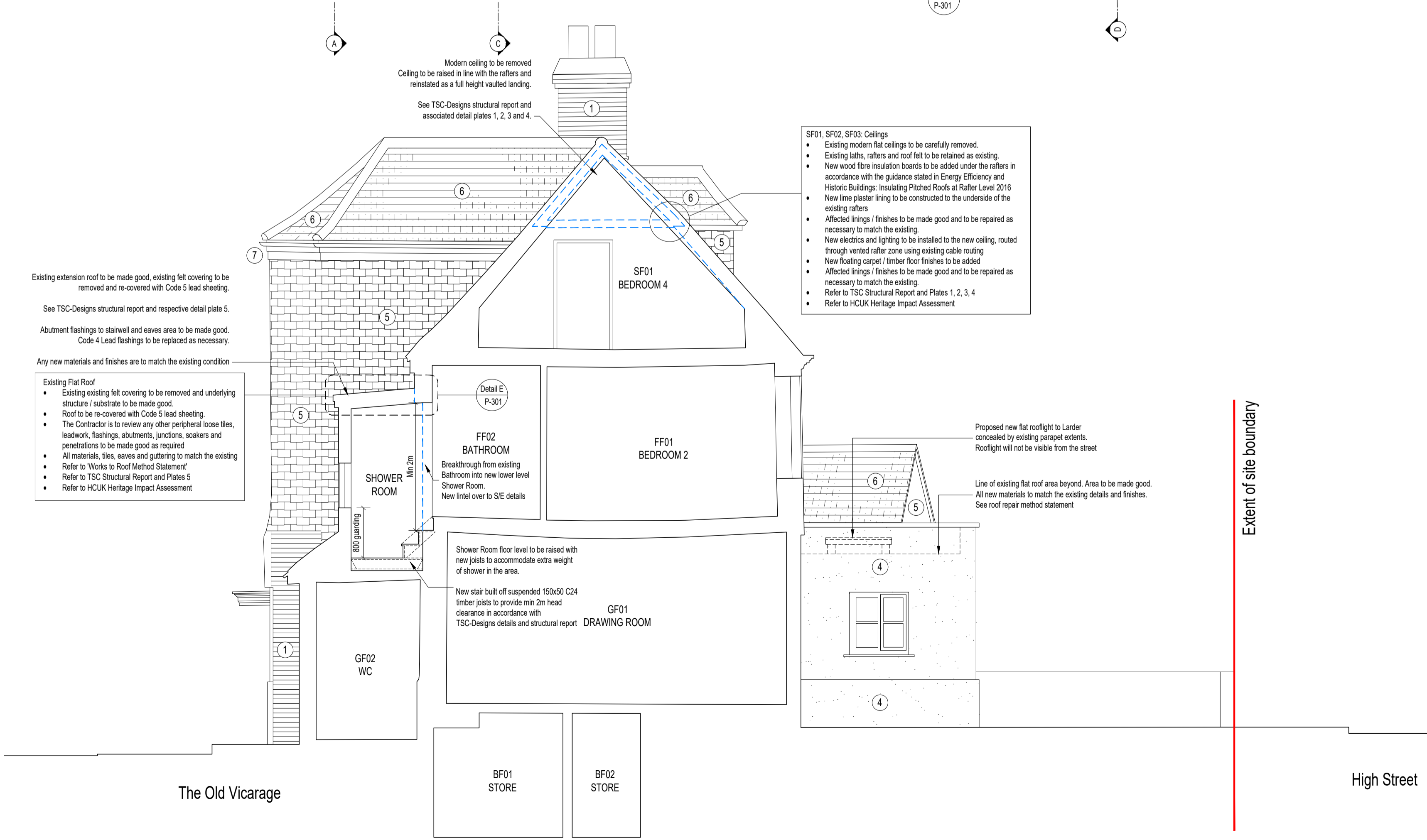


DO NOT SCALE FROM THIS DRAWING.
 Except for planning purposes, all dimensions must be verified by the main contractor before the commencement on site of any item of work or the preparation of shop drawings for their own work or that of sub-contractor or suppliers.
 This drawing is to be read in conjunction 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

New Flat Rooflight

- New 900x1200mm (External Kerb Dimension) Fixed flat rooflight from Glazing Vision. Refer to product information submitted in support of the application.
- The new rooflight is proposed to be a low profile, flat unit and concealed by existing parapet wall, so not visible from the street scene.
- Existing modern flat roof finishes, substructure, joists, ceiling and finishes to be locally adapted to suit new aperture.
- All residual affected finishes, junctions and flashings to be reviewed on site by builder and made good to match the existing finishes.
- Refer to 'Works to Roof Method Statement'
- Refer to TSC Structural Report and Plate 7
- Refer to HCUK Heritage Impact Assessment

SF01, SF02, SF03 Ceilings

- Existing modern flat ceilings to be carefully removed.
- Existing laths, rafters and roof felt to be retained as existing.
- New wood fibre insulation boards to be added under the rafters in accordance with the guidance stated in Energy Efficiency and Historic Buildings: Insulating Pitched Roofs at Rafter Level 2016
- New lime plaster lining to be constructed to the underside of the existing rafters
- Affected linings / finishes to be made good and to be repaired as necessary to match the existing.
- New electrics and lighting to be installed to the new ceiling, routed through vented rafter zone using existing cable routing
- New floating carpet / timber floor finishes to be added
- Affected linings / finishes to be made good and to be repaired as necessary to match the existing.
- Refer to TSC Structural Report and Plates 1, 2, 3, 4
- Refer to HCUK Heritage Impact Assessment

Existing Flat Roof

- Existing existing felt covering to be removed and underlying structure / substrate to be made good.
- Roof to be re-covered with Code 5 lead sheeting
- The Contractor is to review any other peripheral loose tiles, leadwork, flashings, abutments, junctions, soakers and penetrations to be made good as required
- All materials, tiles, eaves and gutters to match the existing
- Refer to 'Works to Roof Method Statement'
- Refer to TSC Structural Report and Plates 5
- Refer to HCUK Heritage Impact Assessment

Existing extension roof to be made good, existing felt covering to be removed and re-covered with Code 5 lead sheeting.
 See TSC-Designs structural report and respective detail plate 5.
 Abutment flashings to stairwell and eaves area to be made good. Code 4 Lead flashings to be replaced as necessary.
 Any new materials and finishes are to match the existing condition.

Modern ceiling to be removed
 Ceiling to be raised in line with the rafters and reinstated as a full height vaulted landing.
 See TSC-Designs structural report and associated detail plates 1, 2, 3 and 4.

Proposed new flat rooflight to Larder concealed by existing parapet extents. Rooflight will not be visible from the street.
 Line of existing flat roof area beyond. Area to be made good. All new materials to match the existing details and finishes. See roof repair method statement.

Shower Room floor level to be raised with new joists to accommodate extra weight of shower in the area.
 New stair built off suspended 150x50 C24 timber joists to provide min 2m head clearance in accordance with TSC-Designs details and structural report

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	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.
2	Contractor to review access requirements for suitable manlift 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
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 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. <ul style="list-style-type: none"> 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's 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 pedestals to S/E details

Site specific notes

All dimensions and vertical / horizontal settings 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&S and Trade standards and to the requirements illustrated in the Accredited Details and constructed to suit.

Windows Generally:
 N/A

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

SCALE 1:50
 0m 0.5 1 2 2.5 5

STUDIO HUDSON architects

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For Planning Submission Purposes

B Issued for Planning August 2021

Project: The Old Vicarage High Street, Sevenoaks. TN13 1JD	Date: May 2021
Drawing Title: Proposed Layouts	Scale: Noted @ A1
Drawing Number: 20021-P-700	Rev: B