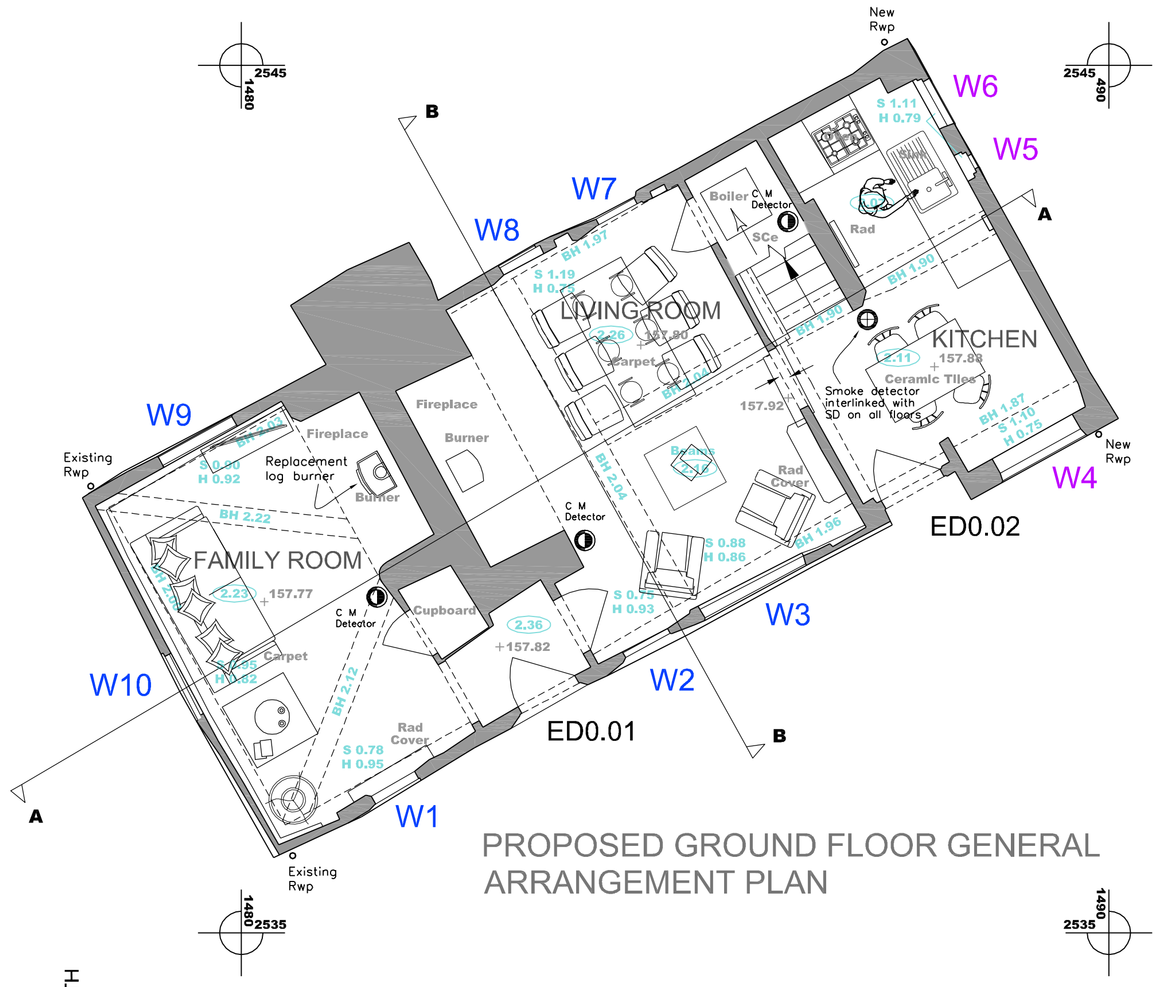



## PROPOSED GROUND FLOOR GENERAL ARRANGEMENT PLAN

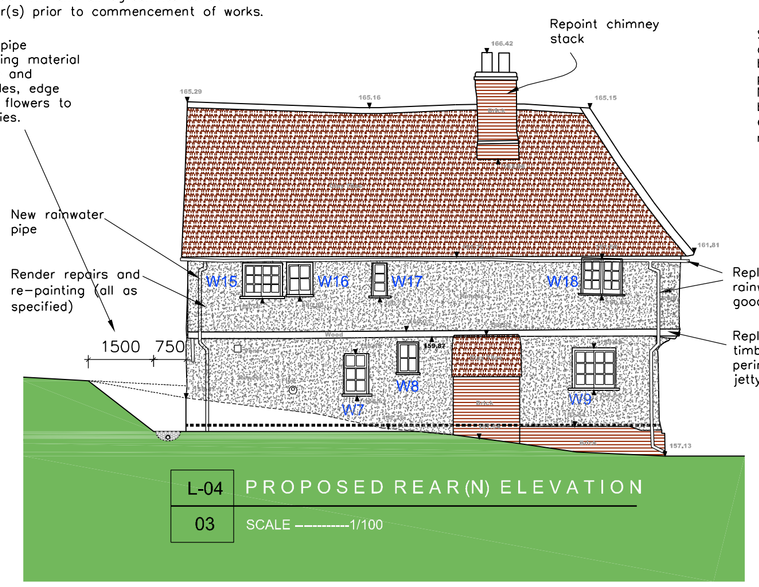
## PROPOSED FIRST FLOOR GENERAL ARRANGEMENT PLAN

Area of soil cut back to an incline and french drain provided to external perimeter of dwelling at bottom of sloped area, to suit site levels. French drain to be set approx 150mm below slab level.

Trial hole exploration required to confirm condition/extent of buried structure.

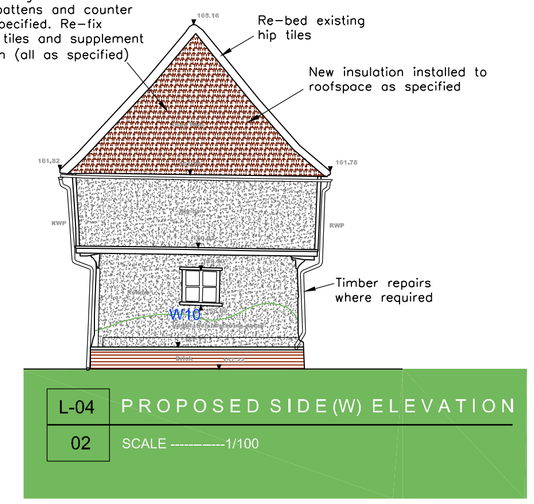
Structural Engineer to confirm and all agreemnts to be secured with land owner(s) prior to commencement of works.

100mm dia perforated pipe surrounded in free flowing material wrapped in a geotextile and topped with large pebbles, edge planning of ornamental flowers to be agreed with all parties.



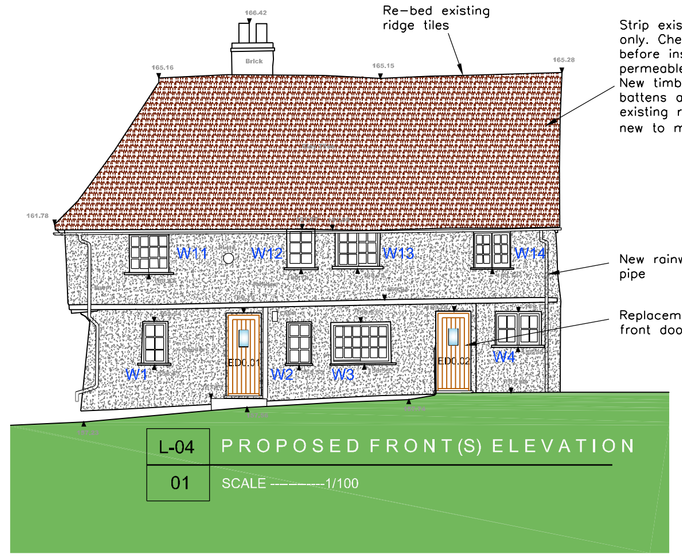

L-04 PROPOSED REAR(N) ELEVATION
03 SCALE ----------1/100

Strip existing western roof slope only. Check all roof members before installing new vapour permeable sarking membrane. New timber battens and counter battens as specified. Re-fix existing roof tiles and supplement new to match (all as specified)



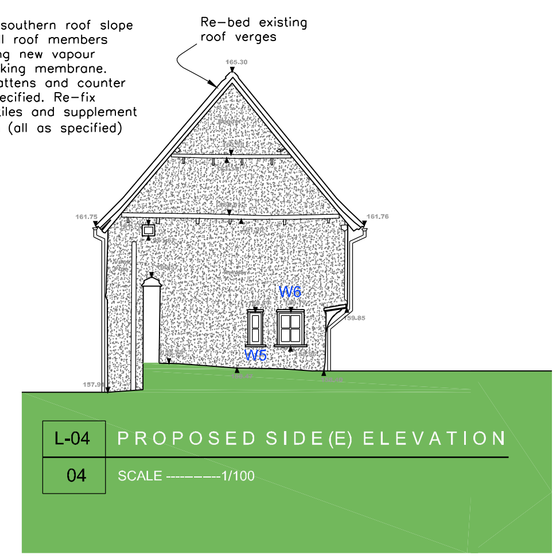

L-04 PROPOSED SIDE(W) ELEVATION
02 SCALE ----------1/100

3 Existing painted timber front doors (ED0.01 & ED0.02) to be replaced with new timber cottage doors as indicated. New Colour to Be Farrow & Ball Sage Green. Carry out timber repairs to existing linings and architraves and repaint white as existing.




L-04 PROPOSED FRONT(S) ELEVATION
01 SCALE ----------1/100

Strip existing southern roof slope only. Check all roof members before installing new vapour permeable sarking membrane. New timber battens and counter battens as specified. Re-fix existing roof tiles and supplement new to match (all as specified)




L-04 PROPOSED SIDE(E) ELEVATION
04 SCALE ----------1/100

EXISTING RENDER REMOVAL

Carefully remove all existing cementitious and live render to all elevations. Retained wattle and daub and timber framing to be carefully checked for any structural instability, damp, decay and insect attack and any essential remedial repairs carried out. If required, a specialist report should be carried out and backed with an insurance guarantee.

Install 100mm thick Warmshell Woodfibre boards to face of walls prior to re-rendering. All fixings to manufacturers recommendations.

LIME BASED RENDER (PAINTED IN RAL TO MATCH EXISTING) WITH CLAY BASED PAINT

**Plasters/Renders – Lime – Our Products**
**<https://ees.lime.org.uk/products/lime/plasters-renders.html>**

1 Methodology for rendering

Contractor to provide appropriate scaffolding ensuring a safe workplace and no contact with the listed building.

Render in natural hydraulic lime with no additions to conform to EN/BS 459, 1-2-3.
Contractor to provide protection from the wind, rain, frost and drying during the application process.

Process:-
*Apply one hand harled coat of Secil Consolidation Mortar to provide a key to the wall.
*Apply sufficient coats of haired mortar to smooth the contours of the wall up to a thickness of 12-15mm. Key each backing with a scratch comb. The mortar should be NHL3.5 mixed to a ratio of around 2:5:1 of lime/sand.
*Each subsequent coat should be a weaker mix or thinner than the previous coat to encourage moisture to be drawn out of the wall.
*Apply a topcoat of floated or hand harled lime mortar as desired. The mix should be NHL mixed at 2.5:1 or 3:1 with sand and applied at 6-8mm for a float coat or 3mm for a harled coat.
*Control suction by light spraying with water half an hour before applying each coat. In warm weather spray each coat afterwards.
*Allow each coat to harden before subsequent coats applied.

For specification per m²

3mm scratch coat of NHL3.5 unhaired mortar at 2:1=6kg/m²
15mm scratch coat of NHL3.5 haired mortar at 2:5:1=30kg/m²
7mm floated topcoat of NHL3.5 unhaired mortar at 2:5:1=14kg/m² or repeat the first scratch coat for a rough cast finish.

Limewash finish or Suitable Breathable paint to provide protection to the lime render and ensuring a breathable coating allowing evaporation of moisture and water vapour.
1-part mature lime putty to 1 part water. Provide four coats minimum.

2 BREATHABLE MASONRY PAINT

[redacted]

Masonry Paint is to be composed of a blend of natural minerals without the addition of polymers, plastics or harmful inorganic chemicals. It is supplied as a fine powder which is mixed with water to form an easily applied coating. Breathable and weather resistant Earles Masonry Paint cures to a super matt finish.

Ensure the surface is free of all weak and loose deposits and contamination such as dust, dirt, moss, lichen, grease, oil, sealer and anything that could affect the coating application.

Thoroughly saturate the surface with water and immediately commence painting. If rapid drying is apparent after 1 hour, mist the coated surface with water, this will aid the curing process. Repeat this process for the second coat of paint.

Masonry Paint is unique, it cures by hydration and during this process it is normal for the paint to appear chalky or slightly transparent. The paint will oxidise and initial curing will be complete within 7 days. After this initial cure the paint will continue to strengthen over time, resulting in a super matt, dust free finish.

Note: For application onto existing paint, where the previous paint has failed leaving areas of bare masonry, additional preparation is required. Apply two coats of Earles Masonry Paint onto the bare masonry areas before painting the entire surface with a further two coats of the paint. This will ensure the most even finish.

Alternative to use Lime Green Silicil
Thincoat Render with coloured finish coat (Tallow) installed to manufacturers recommendations.

3 Replacement windows to be painted white as the existing in a suitable Farrow and Ball shade of white.

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ALL SIZES OF STRUCTURAL COMPONENTS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

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MECHANICAL INSTALLATION OR MODIFICATION, INCLUDING HEATING & HOT AND COLD WATER AND VENTILATION SERVICES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CIBSE GUIDE AS PRODUCED BY THE CHARTERED INSTITUTE OF BUILDING SERVICES ENGINEERS & TO CURRENT BS SPECIFICATION, I ADDITION THEY MUST COMPLY WITH THE LOCAL WATER COMPANY BYELAWS, THE CIBSE GUIDE AND C OF P'S, THE LATEST EDITION OF THE BUILDING REGULATION APPROVED DOCUMENTS AND ALL NATIONAL AND LOCAL REGULATIONS.

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### CDM Regulations 2007 ; Designers' Notes on Significant Residual Risks

1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

| VERIFICATION STATUS | Verified by | Date |
|---|---|---|
| INFO/DESIGN | | |
| PLANNING | | |
| BUILDING CONTROL | | |
| CONSTRUCTION | | |

| No | Revision | Date | Drn | Chkd |
|---|---|---|---|---|

0.0 1.0 2.0 3.0 5.0 10.0 −1.0
Scale 1/100

0.0 1.0 2.0 3.0 5.0 −1.0
Scale 1/50

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Drg. No. L-04 Rev B

Scale @ A1 1/50 1/100

Date: Feb 2025

Drawn by: Nell

Checked: NRH

File:

Client: Sandon Bury Ltd, Old Sextons

Project Title: Old Sextons Rushden Road, Sandon Buntingford SG9 0QY

Drawing Title: Proposed General Arrangement Plans And Elevations

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