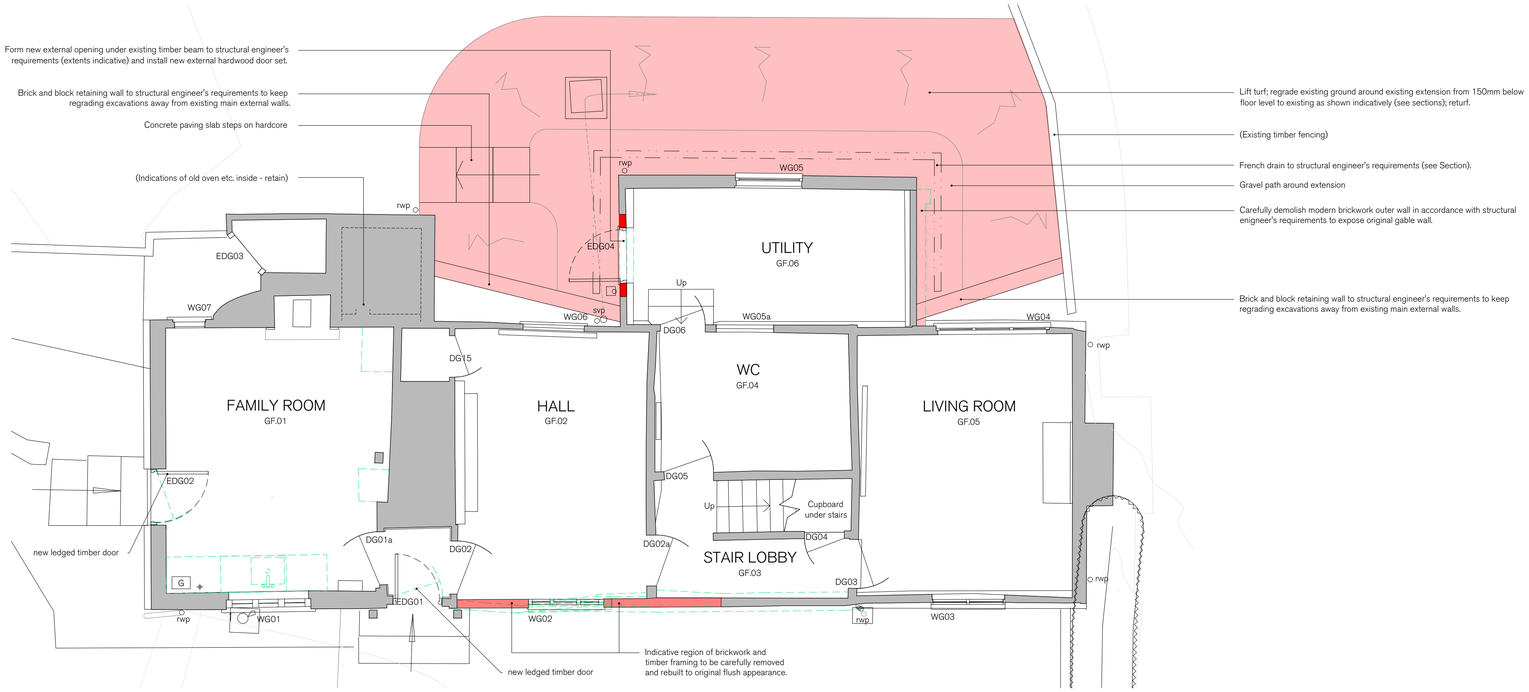


1

PROPOSED GROUND FLOOR PLAN

1:50

NOTES:

To be read in conjunction with S&P architectural and Simpsons drawings and specification.

Carefully remove all vegetation in accordance with invasive species regulations and without damaging any building elements.

All excavations to be implemented to a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the design team and approved in writing by the local planning authority.

All demolition to be in accordance with structural engineer's requirements. No timbers or joints between timbers shall be sawn without prior express consent in writing. Any dismantled timber shall be carefully stored under weatherproof and secure covers on the site until suitability for re-use is confirmed. Material to be carefully removed from the building and architect's input awaited as to whether to retain or despose of.

All demolition work to be carried out in accordance with relevant information including, but not limited to Asbestos Reports, Structural Engineer's documentation, and Risk Assessments.

Contractor to protect all retained elements for the duration of the project.

ALL RAINWATER GOODS - Removed and replace with cast iron goods (4" half round gutters, 3" downpipes) including all fittings necessary.

ALL ROOFS - All roof tiles to be carefully removed and set aside for reuse. Allow for all battens and roofing felt to be removed and replaced. Replace missing and damaged tiles in handmade clay to match existing (assume 25% of whole). Re-mortar broken joints to hip tiles and ridge tiles. Provide new lead flashings to all chimneys chased and pointed in to existing brickwork.

TIMBER

Further investigation by structural engineer of floor joists and rafters is required once visible to determine the section sizes and strength of the members. It is also prudent to ensure the infestation from the roof space has not spread to the joists. Where timber shows signs of infestation it is to be suitably prepared and treated with insecticidal fluids. Rotten material including in suspended ground floors is to be replaced with new to match, cutting out and splicing to sound remainders where possible.

All rafters, roof framing and exposed wood work (joists, beams, studwork) internally to be retained unless otherwise stated on drawings. Repair any damaged and replace to match existing.

All windows and windows sills remaining to be rubbed down, refurbished as necessary and re-decorated.

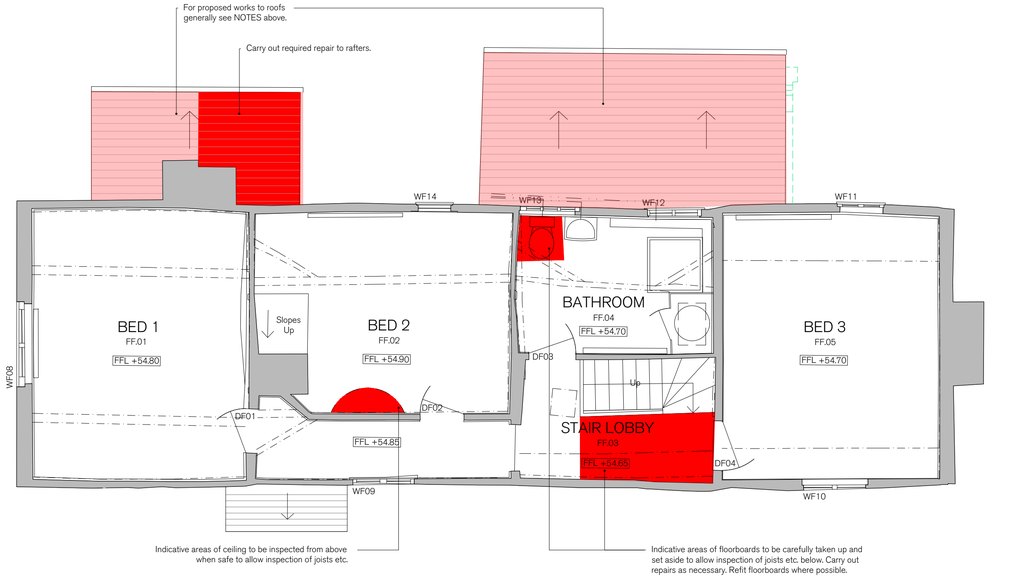
All internal doors to remain in place.

KEY

Expected fabric for demolition (see also 'NOTES' above

Indivative extent of expected localised works; see notes on drawings for details.

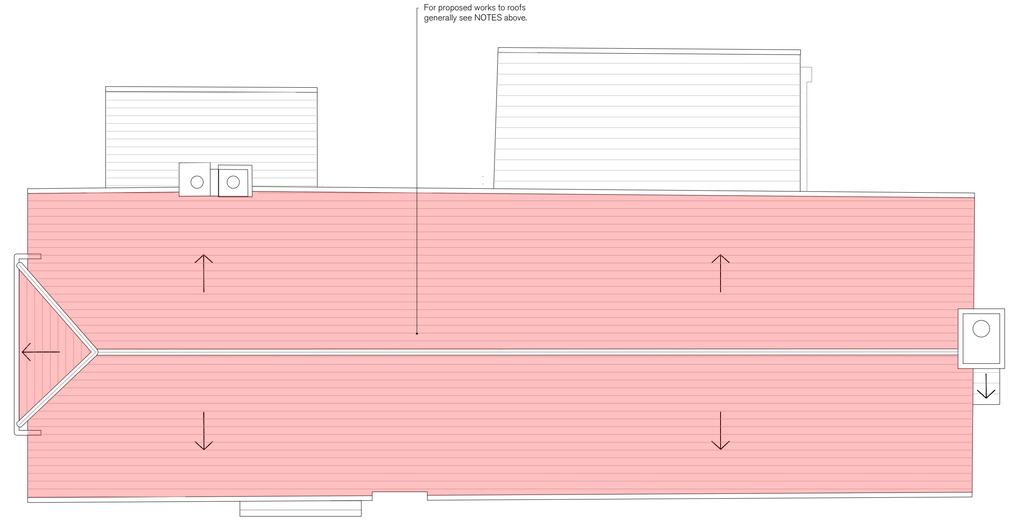
Generalised works as 'NOTES' above.



2

PROPOSED FIRST FLOOR PLAN

1:50



3

PROPOSED ROOF PLAN

1:50

1:50
0 1 2 3 4 5m

SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS . 01491 411277

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REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
-	-	-	-	-
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PROJECT: Keepers Cottage, Duffield Road, Sonning

DESCRIPTION: PROPOSED Plans

CLIENT: Sonning Golf Club

DATE: Oct 2026 | SCALE AT A1: 1:50

STATUS: Planning

DRAWN: JO | CHECKED: ST

JOB NO: 23.045

DRAWING NO: PL.1310

REV: -

S & P