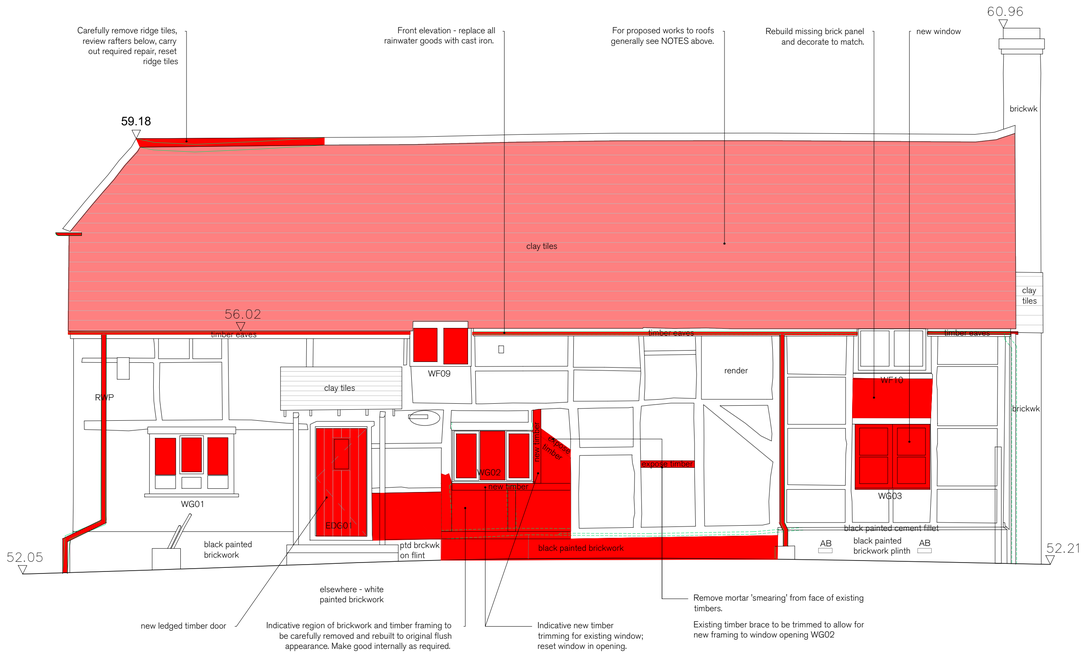
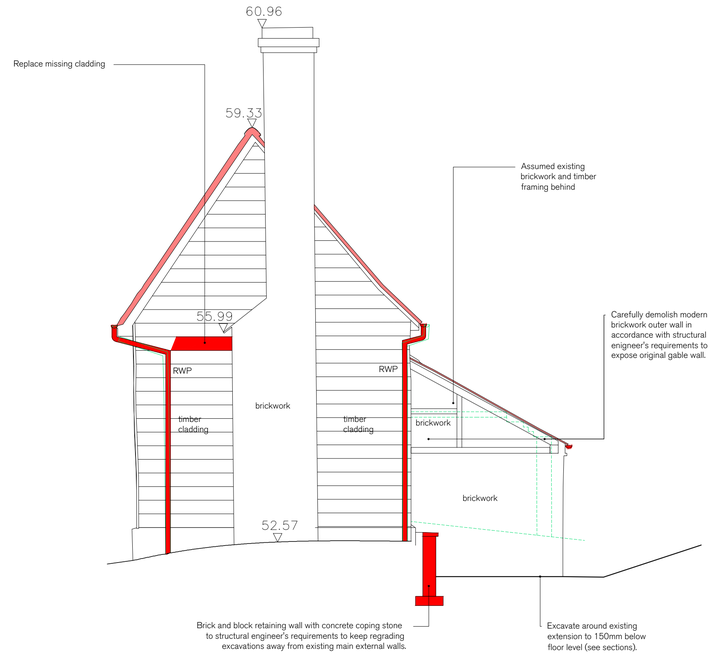
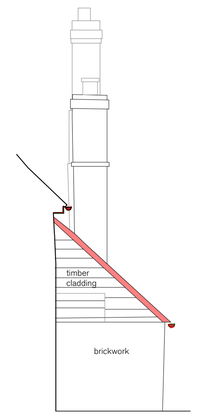


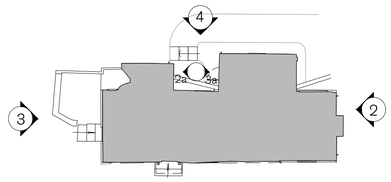
1 PROPOSED SOUTH ELEVATION 1:50



2 PROPOSED EAST ELEVATION 1:50



2a PROP'D E ELEV'N 1:50



KEY PLAN 1:250

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.

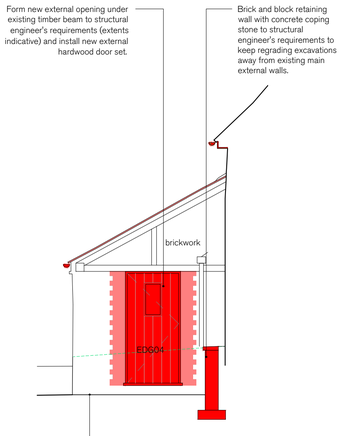
KEY

Expected fabric for demolition (see also 'NOTES' above

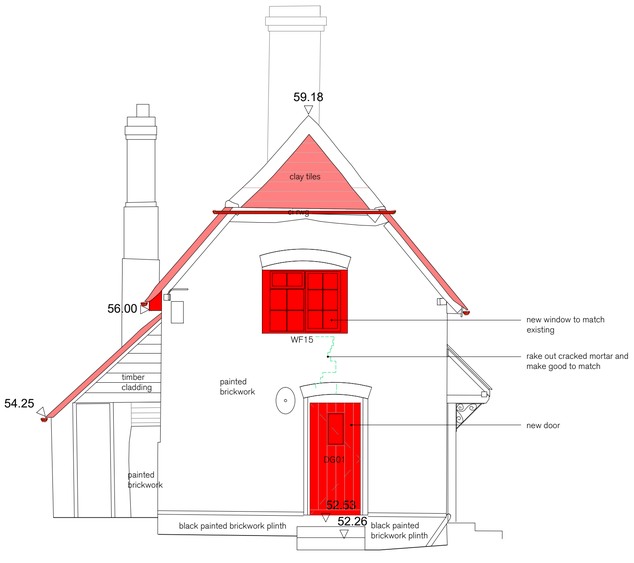
Indivative extent of expected localised works; see notes on drawings for details.

Generalised works as 'NOTES' above.

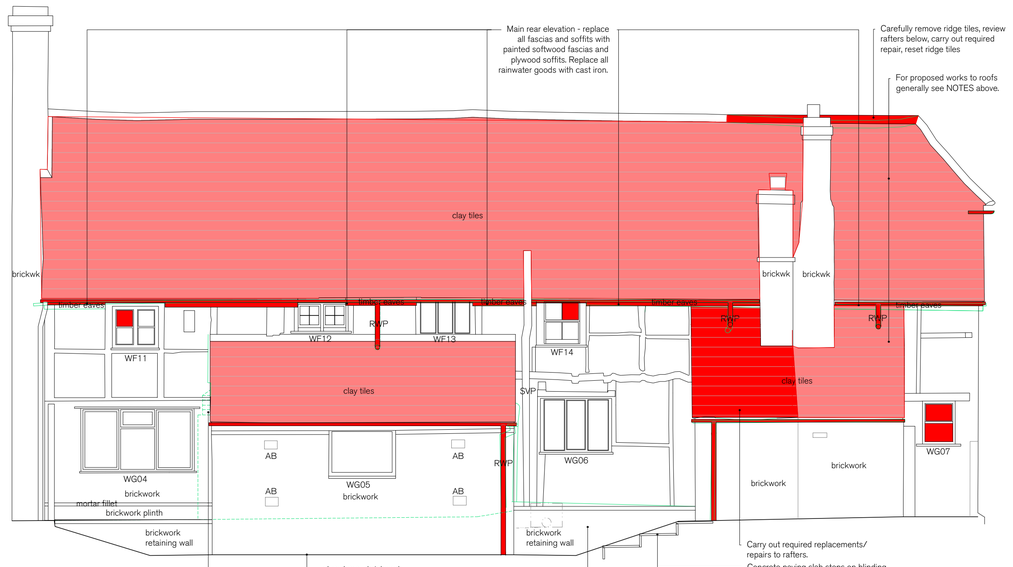
AB Air Brick
RWP rainwater pipe
rwg rainwater goods
SVP soil vent pipe



3a PROP'D W ELEV'N 1:50



3 PROPOSED WEST ELEVATION 1:50



4 PROPOSED NORTH ELEVATION 1:50

WINDOW & EXTERNAL DOOR SCHEDULE			
	Type	Condition	Expected work required
Ground			
EDG01	Plain modern flush timber from inside; boarded up from outside.	Appears fair	Replace with boarded timber door, including small vision panel
EDG02	Modern timber with applied external beading	External veneer delaminating	Replace with boarded timber door, including small vision panel
EDG03	Timber door lining only (leaf missing)	Paint peeling	Redecorate frame; replace leaf.
EDG04	PROPOSED - Timber	n/a	New boarded door with small vision panel in new opening in existing wall
WG01	Timber casement, elegant profiles	Paint peeling, broken/ missing panes	Redecorate; replace missing panes
WG02	Timber casement, more modern profiles	Paint peeling, broken/ missing panes	Redecorate; replace missing panes
WG03	uPVC casement (double glazed)	Broken/ missing panes	Replace with timber casement
WG04	Modern timber casement (metal secondary glazing internally)	Fair	Redecorate
WG05	Modern timber, appears fixed	Appears fair	Redecorate
WG06	Metal opening light in timber frame	Appears fair (external cill obscured by veg'n)	Redecorate
WG07	Metal opening light in timber frame	Broken/ missing panes (ext'l cill obscured by boarding)	Redecorate; replace missing panes
First			
WF08	Modern timber casement	2 glazing beads (& ext'l cill?) & paintwork damaged, panes broken	Replace
WF09	Timber casement (appears modern)	Broken/ missing panes	Redecorate; replace missing panes
WF10	Modern timber casement	Paint peeling	Redecorate
WF11	Timber casement, elegant profiles (metal secondary glazing internally)	Paint peeling, broken/ missing panes	Redecorate; replace missing panes
WF12	Timber casement	Paint peeling	Redecorate
WF13	Timber (fixed lights)	Paint peeling	Redecorate
WF14	Timber sash, Victorian profiles	Paint peeling, broken/ missing panes	Redecorate; replace missing panes

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
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

PROJECT: Keepers Cottage, Dufield Road, Sonning
DESCRIPTION: PROPOSED Elevations
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.1510
REV: -

S & P