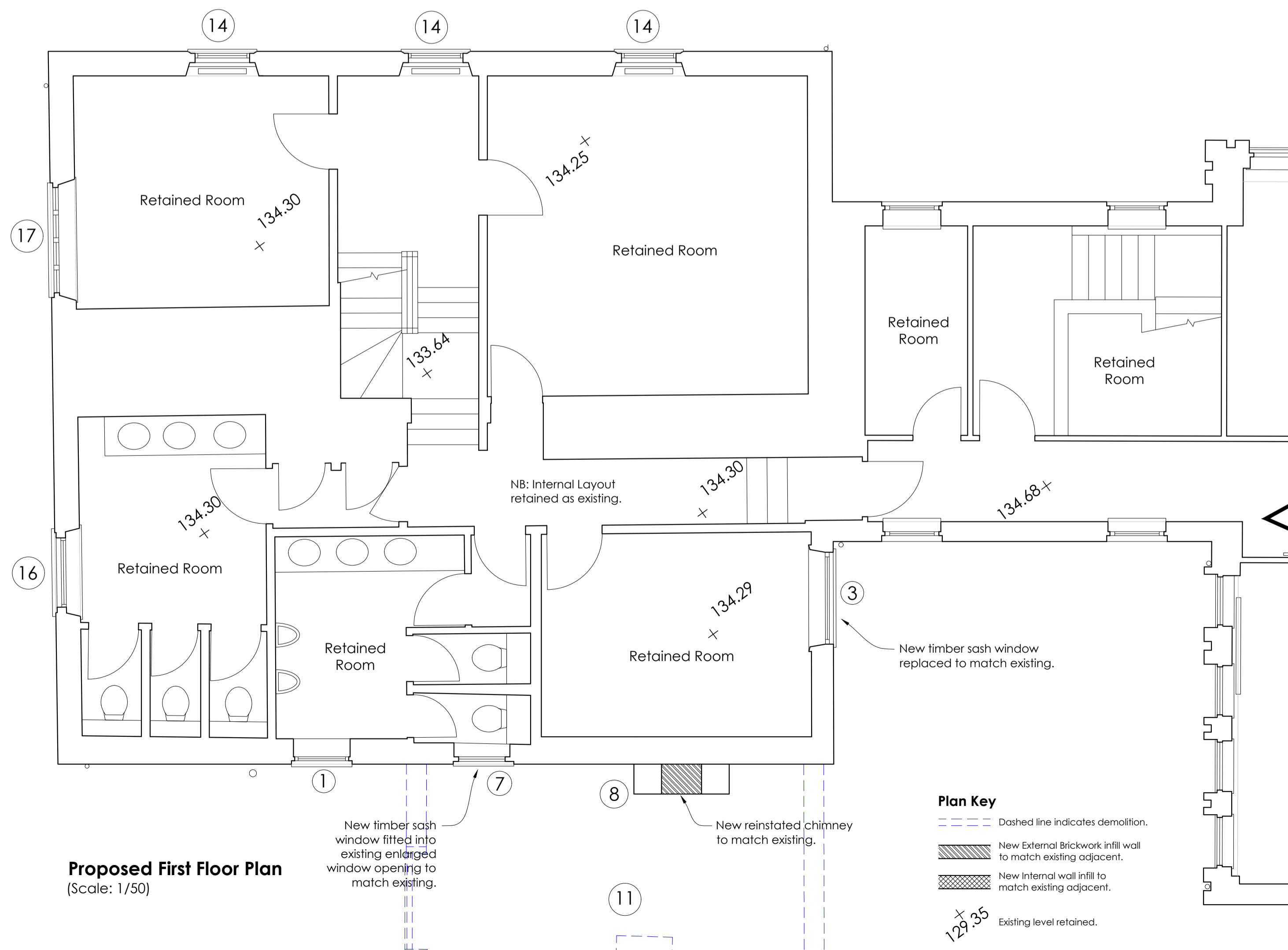
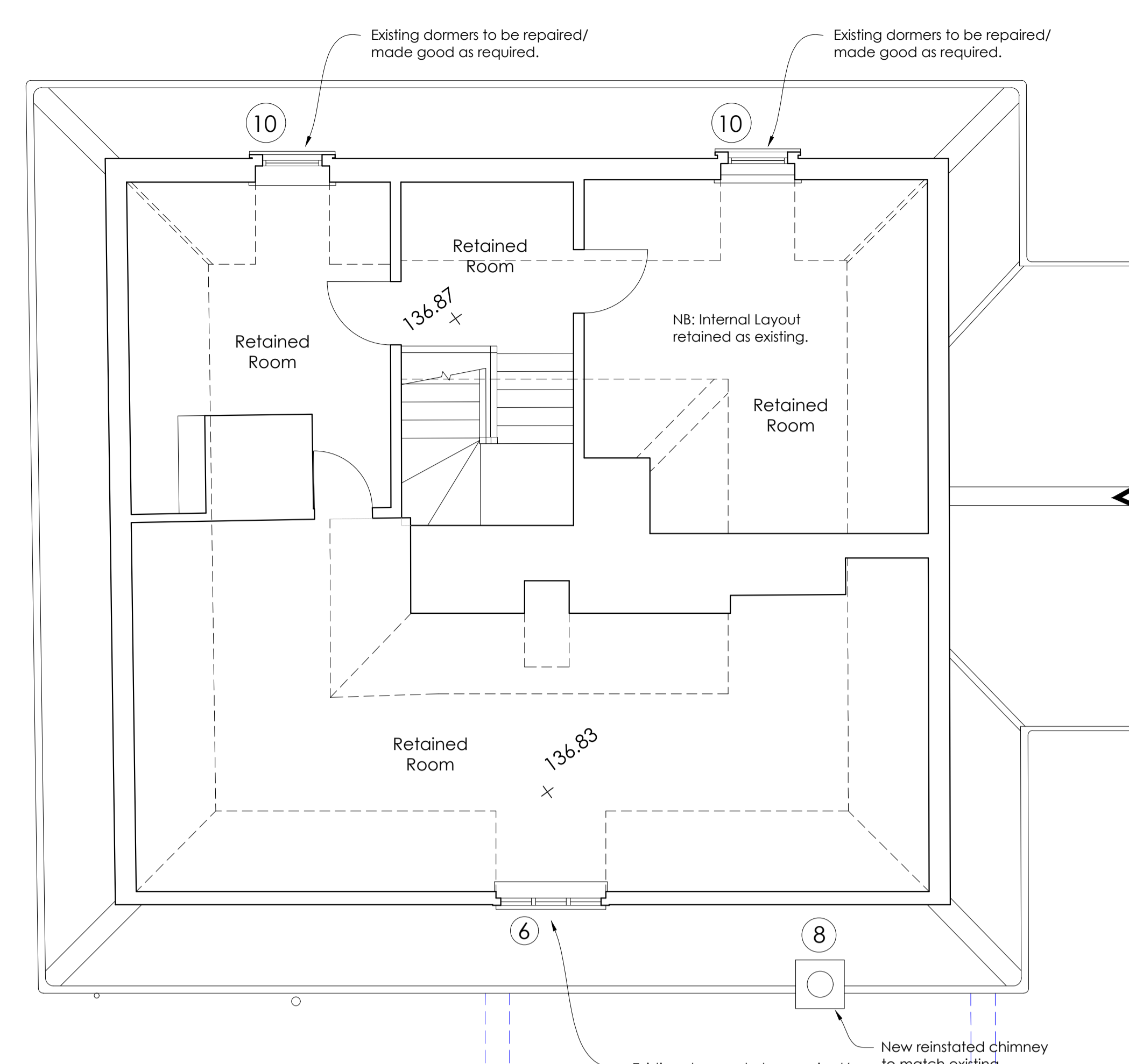
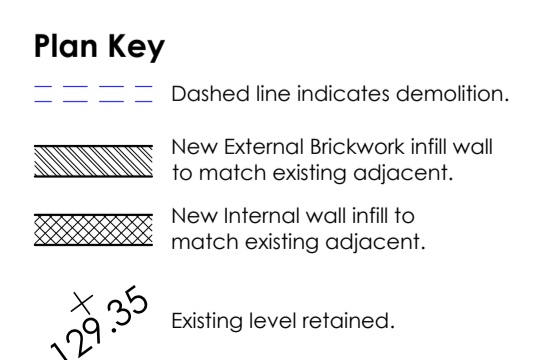


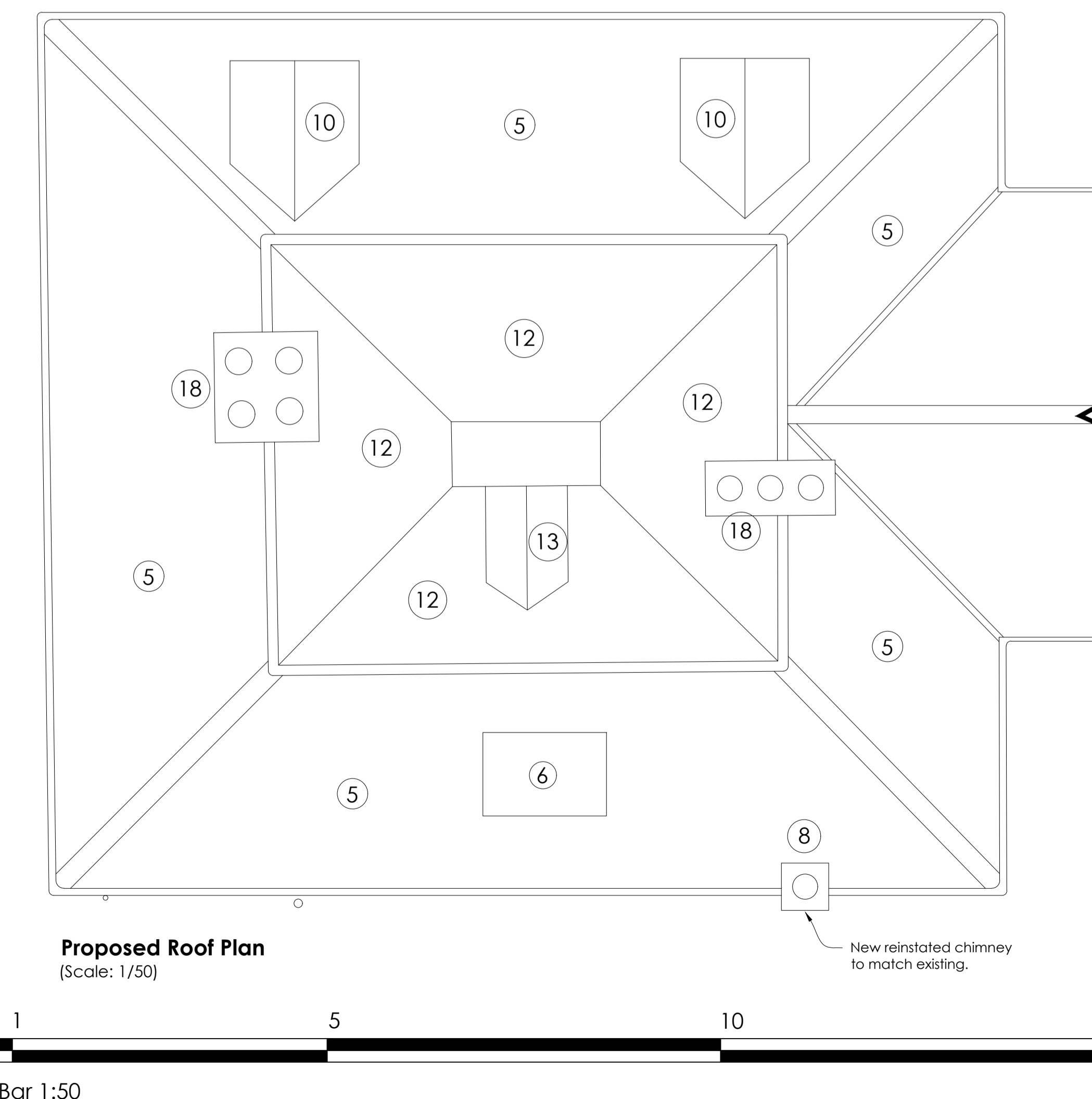
**Proposed Ground Floor Plan**  
(Scale: 1/50)



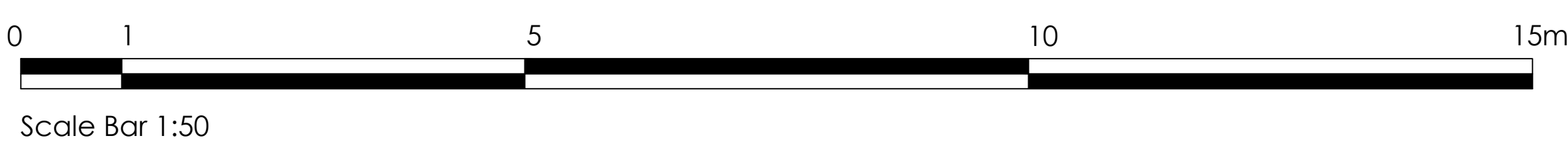
**Proposed First Floor Plan**  
(Scale: 1/50)



**Proposed Second Floor Plan**  
(Scale: 1/50)



**Proposed Roof Plan**  
(Scale: 1/50)



File

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Northpoint:

Rev	Date	Amendment	By	Chk
A	04-07-19	Schedule of Works notes added	LD	ADP
B	12-07-19	Scale bar added	LD	ADP
C	19-11-20	Drawing updated following comments from contractor & client	MR	ADP
D	30-04-21	Drawing updated following receipt of schedule of works.	MR	GN

Notes:

- Schedule of Works**
- Reference photographs 001-004 in the Schedule of Works document produced by Heritage Collective
- 1 - Replacement of horizontal toilet window and insert new sash window to match existing.
  - 2 - East elevation, ground floor: replace French door with a traditional timber french door/window.
  - 3 - East elevation, first floor: replace window like for like (existing window is damaged by water ingress and damp/ sash is upside down possibly recycled from a previously removed window).
  - 4 - Removal of waste pipes from the south elevation.
  - 5 - Replace damaged roof tiles to match existing.
  - 6 - Existing dormer & window to be cleaned / refurbished. Damaged Lead flat roof covering to be replaced to match existing (Code 5 Lead).
  - 7 - South elevation, first floor: existing first floor high level window removed and opening enlarged and fill new sash window to match existing.
  - 8 - Reinstatement of previous Chimney (including clay chimney pot) to the South Elevation (please see precedent images document included in application).
  - 9 - Existing brickwork repointed with lime mortar as required.
  - 10 - North elevation: Existing dormer & window to be cleaned / refurbished.
  - 11 - Area of Brickwork & Flint wall behind demolished extension to the rear of the Manor House to be retained & made good where required (hatched yellow).
  - 12 - Central Valley Pitched Roofs to be refurbished / repaired.
  - 13 - Access Dormer door & hinges to be replaced. Existing leadwork & roof tiles to be cleaned/repairs where required. (Hidden within central valley roof).
  - 14 - North Elevation timber sash windows to be refurbished/ repaired where needed with new paint finish.
  - 15 - Front entrance door & frame to be refurbished with new paint finish.
  - 16 - Existing window to be refurbished, includes removal of extract vent/ fan.
  - 17 - Existing window to be refurbished where required.
  - 18 - Existing Chimneys cleaned, repointed & damaged/ missing clay chimney pots replaced to match existing.
  - 19 - Front entrance door concrete step replaced with Stone Step to match existing.
  - 20 - Existing uPVC SVP replaced with black coloured Cast Iron SVP.
- General Works to be Carried Out**
- Existing rainwater goods to be removed, cleaned and repainted before refixing.
  - uPVC pipework replaced with cast iron rainwater goods throughout.
  - Vent cover grilles near front door & other areas to be replaced with metal vent cover grilles (painted black).
  - All existing painted timber to be repainted in line with method statement. Including front door surround/ pediment.
- NB:** Additional works to internal layouts to be completed by future occupier. External brickwork to be made good where necessary to match existing. All works to be carried out in line with Method Statements provided by Specialist Contractors & Manufacturers Instructions where applicable.



Project: **Proposed Residential Development The Manor House, New Ash Green**

Client: **Even (New Ash) Ltd**

Title: **Manor House - Proposed Plans Listed Building Works**

Date:	Scale:	Size:	Drawn:	Checked:
June 19	1/50	A1	LD	ADP

Project No:	Dwg No:	Rev:	Status:
3097	204	D	Planning