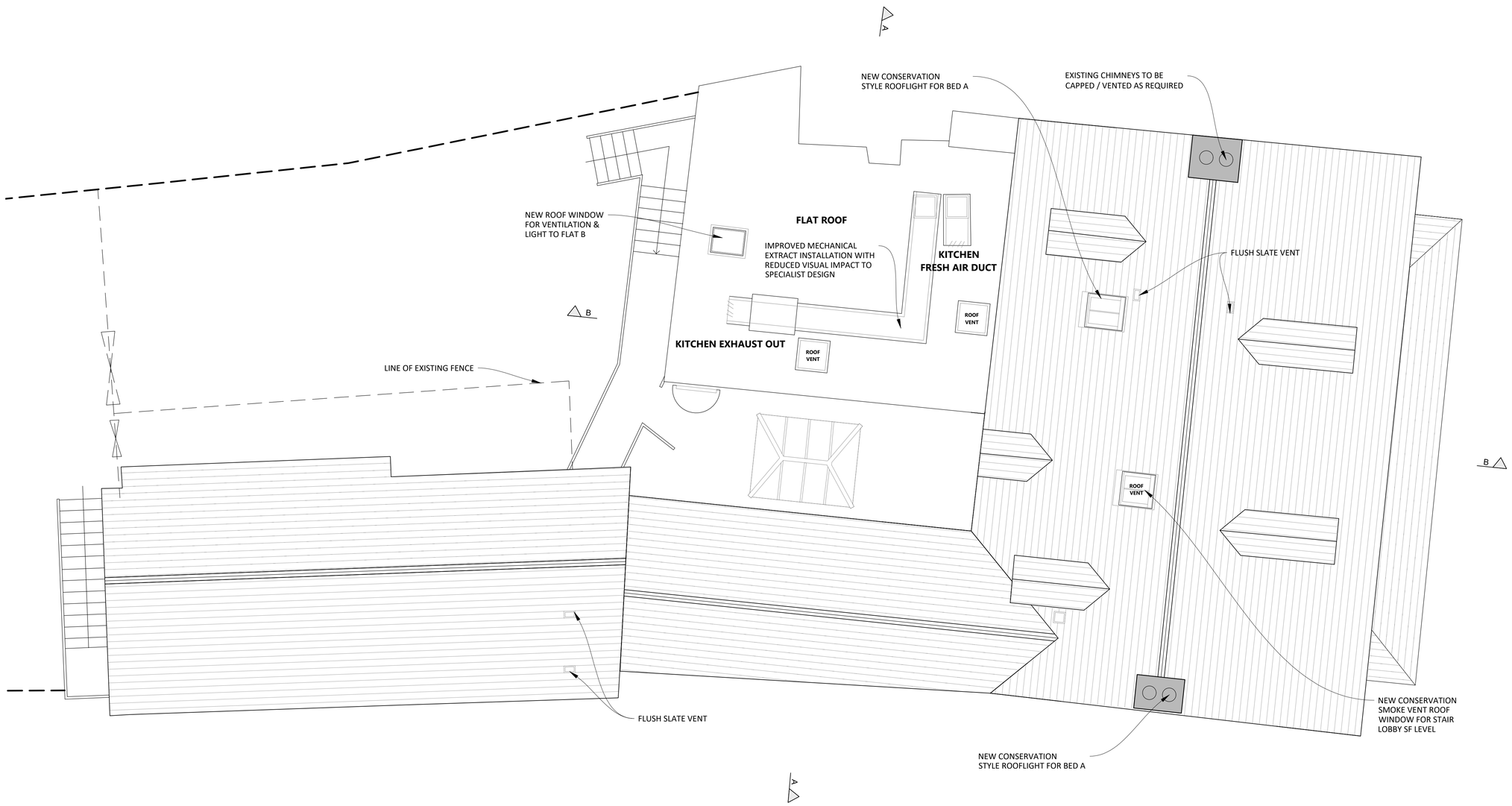
RECEIVED
By Liv Rickman at 4:34 pm, Apr 29, 2024

Drawing Scale 1:50
0 1.25 2.5m

© CAD ARCHITECTS LIMITED

THE DESIGN AND LAYOUT IN THIS DRAWING ARE THE COPYRIGHT OF CAD ARCHITECTS LTD. AND MAY NOT BE AMENDED OR ADAPTED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF CAD ARCHITECTS LTD.
THE DRAWING IS TO BE USED SOLELY FOR THE INTENDED PURPOSE AND THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ARISING THROUGH UNAUTHORISED USE.
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE AND ONLY WORK FROM FIGURED DIMENSIONS. TAKE SITE DIMENSIONS FOR ALL FABRICATION WORK. REFER ALL DISCREPANCIES AND REQUIREMENTS FOR ADDITIONAL INFORMATION TO THE ARCHITECT FOR CLARIFICATION OF INSTRUCTION BEFORE PUTTING WORK IN HAND.



NOTE: In addition to drawing annotations, the following works are to be carried out to all areas of the building as required:

- All structural/minor cracking to be inspected by a structural engineer. Walls to be repaired and sealed to maintain weathertightness to building with structural works to be undertaken in accordance with structural engineer's details.
- All structural repairs, or strengthening, identified as necessary during the works to be carried out in strict accordance with structural engineer's details.
- All existing masonry structures to be cleaned of vegetation which should be carefully removed with herbicides. Walls to be repointed and/or re-rendered to match existing using appropriate lime based materials with mineral paint finishes to render. All defective or modern pointing to be carefully removed and replaced with appropriate lime mortar.
- Any required internal damp proofing to be kept to practical minimum. A thorough assessment of exposed substrates and surrounding conditions to be carried out as part of the works to determine systems to be used and their extents.
- All existing plumbing, drainage & electrical services and plant to be updated or revised to suit proposed layout and coordinate with latest regulation requirements, including the provision of mechanical extracts and required ventilation to suit sanitary accommodation, kitchen fixtures & fittings. Existing ducts, trunking and notched/drilled service routes to be utilised as far as practicable. Mechanical extracts to be terminated with flush slate vents and/or painted metal wall mounted grilles.
- All new drainage to be installed to suit layout and existing or new drainage connections.
- All existing lintels and beams to be inspected and all defective beams/lintels to be replaced with new elements to structural engineer's recommendations.
- All rot/insect damaged timber to be appropriately treated, made good or replaced when exposed as required.
- All existing windows and doors to be refurbished, repaired & draughtproofed unless otherwise noted. Replacement modern units to be single glazed, but to match existing joinery profiles. New or defective cills to be replaced to match existing.
- All existing roof areas to be upgraded, insulated & ventilated as required by latest regulation requirements
- All retained historic doors to be refurbished & repaired or upgraded for fire resistance as far as reasonably practicable to regulation requirements. All new modern fire doors to client's specification.
- Existing fire doors retained and upgraded for fire resistance.
- Any modern damp concrete or defective/rotten timber floors identified during the works to be re-laid and floor levels rationalised as part of the proposed works.
- All intermediate, suspended, timber floors to be repaired or strengthened as required with any alterations undertaken in strict accordance with structural engineers details.
- All floor finishes to be repaired or replaced to client's specification.
- All modern wall/ceiling/floor finished removed & replaced to client's specification & internal scheme. Historic wall & ceiling finishes retained & made good. Historic floor finishes overlaid with new finishes as required to client's specification & internal scheme.
- All damaged, rotten or missing skirtings, architraves, picture/dado rails & covings to be repaired or replaced to match existing joinery profiles.
- All decorative wall cladding, tiling or splashbacks to be replaces to client's specification.
- Defective wall lining/plaster/ceilings to be repaired or re-lined to match appearance of existing in appropriate material for their substrate.
- All new & replacement bathroom, shower room, W/C, kitchen & other fixtures and fittings to be installed to client's specification and internal scheme.
- All gutters, flashing and weatherings to be inspected and replaced as required to prevent water ingress. All to lead sheet training academy's recommendations.
- All roof structures and coverings to be inspected and repaired as required unless otherwise specified to prevent water ingress. All existing rainwater goods, facias, soffits and bargeboards to be inspected, repaired, refurbished or replaced on a like for like basis as required.
- Existing chimneys to be inspected & rebuilt in brick as necessary. All flues to be capped/vented as required. All redundant flues to be vented internally.

REV	DESCRIPTION	DATE	INS
A	PLANNING SUBMISSION	APR 24	JP

01 ROOF PLAN - PHASE 2

REF 3258-3-213
SCALE 1:50 @ A1

CAD HERITAGE
THE CONSERVATION DIVISION OF CAD ARCHITECTS LTD
COURTLEIGH HOUSE, 74-75 LEMON STREET
TRURO, CORNWALL, TR1 2PN
CALL: 01872 630 041
MAIL: info@cadheritage.co.uk
WEB: www.cadheritage.co.uk
RIBA Chartered Practice

TITLE
CHANGE OF USE AT
THE BISHOP AND WOLF PUBLIC HOUSE,
HUGH ST, ISLES OF SCILLY, TR21 0LL
CLIENT
ST AUSTELL BREWERY
DETAIL
PROPOSED ROOF PLAN
PHASE 2

AUTHOR JP
DATE FEB 24
SCALE 1:50 @ A1
CHECKED CC

STATUS PLANNING
DRAWING No. 3258-3-213
REVISION A