

EXISTING NORTH WEST ELEVATION



EXISTING SOUTH WEST ELEVATION



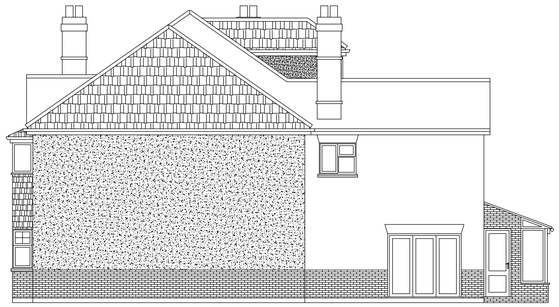
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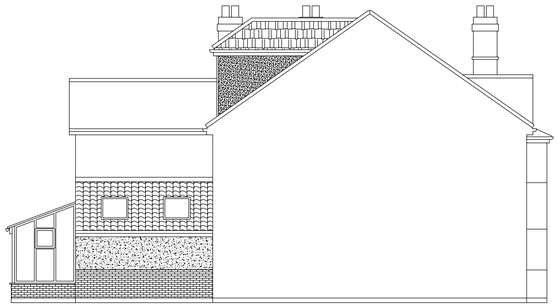
PROPOSED NORTH WEST ELEVATION



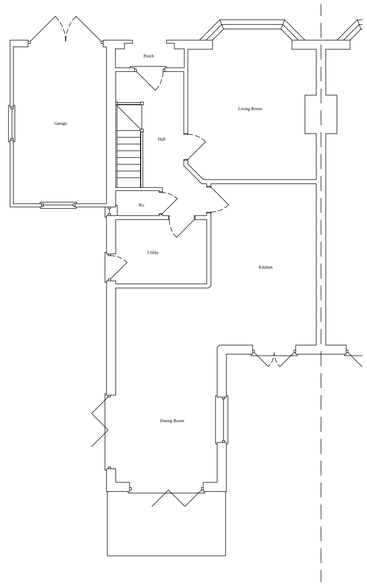
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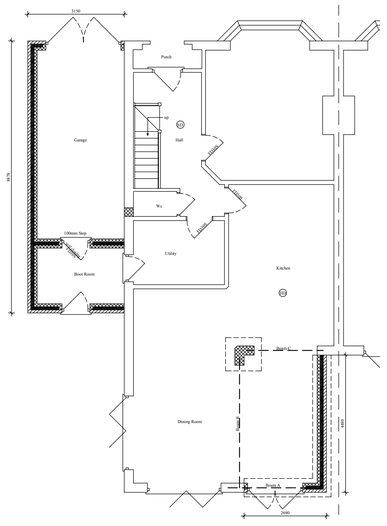
PROPOSED SOUTH EAST ELEVATION



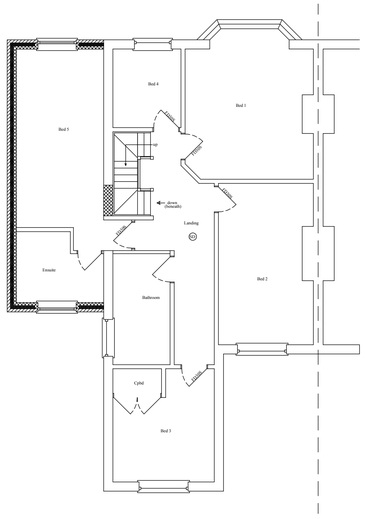
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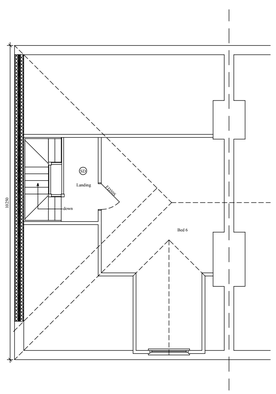
EXISTING GROUND FLOOR PLAN



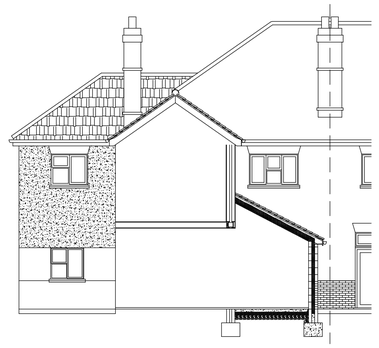
PROPOSED GROUND FLOOR PLAN



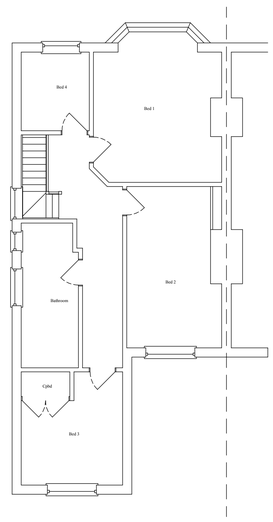
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



SINGLE STOREY SECTION



EXISTING FIRST FLOOR PLAN

Foundations are to be min 600mm wide x 450mm thick Gen 1 strip foundations min 900mm deep onto an undisturbed subsoil layer. Foundation depths to be taken from the NHBC Table 4.2 where trees and clay subsoils are found, the pad foundation is to be designed by a Structural Engineer.

Masonry below ground is to be 302mm overall thickness with an outer skin of 102mm facing bricks, 100mm cavity filled to ground level with lean mix concrete and an inner skin of 100mm dense concrete blocks, all bedded in 4:1 sand and portland cement morter.

Ground floor is to be 50mm of 3:1 sand and cement screed on 100mm Gen2 oversite concrete with 1 layer of A142 reinforcement at mid depth on 1 thickness of 500g vapour check membrane on 100mm of Celotex GA4000 on 1 layer of 1200g damp proof membrane on 150mm of mechanically compacted and sand blinded Type 1 granular material.

Masonry above Dpc is to be an outer skin of concrete blocks over facing bricks, a 100mm cavity full filled with Crown Dri-therm cavity batts and an inner skin of 100mm Durox super blocks, all bedded in 6:1 sand and portland cement morter, Ancon stainless steel wall ties are to be provided at 900mm c/horizontally and 450mm c/c vertically, the ties are to be sufficiently long to cross each skin by 75mm, Fur fix wall starters are to be provided at the junctions with the existing walls, the inner face is to be provided with 12mm thick render and set plaster coats and the outer blocks are to be rough cast sand and cement render. Lintels are to be Catnic CG90-100 type with 150mm end bearings.

The new first floor is to be 19mm t&g ply on min 50x150mm C24 Joists at 400mm c/c supported on the new inner masonary leaf and on jiffy hangers to the existing side walls on 50x150mm battens with 10mm Ø rawl bolts, herring bone or solid strutting is to be provided at mid span, the ceiling is to be 1 thickness of 15mm plasterboard and skim plaster, 100mm of sound deadening quilt with a min density of 10kg/m³ is to be snuggly fitted between the joists.

Windows and doors are to be upvc framed with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level are to be safety glass, all frames are to be set back 30mm over the cavity, all reveals are to be closed with thermabate cavity closers or returned in block work onto 1 layer of Damcor insulated DPC, background ventilation equal to at least 5000mm² is to be provided to each room by trickle ventilator strips in the window and door heads, purge ventilation is to be provided to all habitable rooms by means of openable doors and windows equal to at least 5% of each rooms floor area. All habbitable rooms are to have doors or windows suitable for means of escape in the event of a fire, clear unobstructed openings of at least 450mm wide and 735mm high are to be provided with the bottom of the opening no more than 1100mm above floor level.

The electrical installation is to be carried out by a Part P registered installer who will provide certification showing compliance with Part P prior to completion, 100% of all light fittings are to be energy efficient providing at least 45 lumens per circuit watt, a mains operated fire alarm system with alarms to BS5446-1 :2000 and installed to BS5839-6:2006. is to be provided in the circulation spaces within the dwelling not more than 7.5m from any habitable room, detectors are to be interconnected and power is to be drawn from a separately fused circuit. External lights are to be controlled by either PIR or daylight sensitive switching,

Stairs are to be 13 equal risers with straigh and winding treads, winding treads are to be min 50mm at their narrowest, guarding is to be min 900mm above the pitch line and min 1000mm above the landing, spacings are to be max 99mm between spindles, the stair pitch is to be max 42 degrees from horizontal , 2000mm clear headroom si to be provided over the entire stair and both top and bottom landings.

Foul drainage is to be 50mmØ wastes to shower, sinks and baths and 110Ø to w.c's,all connecting to 110mmØ below ground drainage laid at 1:60 falls and bedded 100mm all round in 10mm pea staone and connecting to the existing system Upvc inspection chambers are to be provided at each junction and change of direction, where drains pass into the building they are to be overspanned with pre cast concrete lintels and have 50mm clear space all around, all wastes are to be provided with 75mm deep water traps to prevent the ingress of drain smells, external gulleys are to be the rodable bottle type, a concrete gulley kerb is to be provided around. The SVP shall teminate at a vented ridge tile atleast 900mm above any openable windows within 3.0m horizontally.

Steel beams and pad stones are to be designed by a Structural Engineer and installed per his instructions, all steel beams are to be clad with 2 layers of 12,5mm plasterboard and skim plaster.

Surface water drainage is to be Upvc gutters discharging to 68mmØ downpipes connecting to 110Ø below ground drainage and discharging to the existing surface water system.

Heating and hot water are to be from extensions of the existing systems, any new radiators are to be fitted with Trv's.

Mechanical extraction is to be provided in the ensuite and utility equal to 30lt/sec, the windowless utility fan is to be wired through the light switch and run on for 15 minutes after the light has been extinguished, a 10mm gap is to me maintained under the door to allow for a make up air supply to the room

The new single storey roof is to be tiles to match the existing on 25x50mm treated softwood battens on 1 thickness of Tyvel Supro sarking felt on 50x170mm C24 rafters at 600mm c/c, double rafters are to be provided to support the roof light trimming, insulation is to be 120mm of Celotex GA4000 cut tightly between the rafters with an additional continuous 50mm thick layer to the underside, the ceiling is to be 15mm plasterboard and skim plaster, 3x30x1500mm galvanized wall plate and gable straps are to be provided at max 1500mm c/c, the gable straps are to be fixed across at least 3 solid nogged rafters.
The new two storey roof is to be tiles, battens and felt as the single storey roof, timber sizes for the new roof and strengthening and alterations to the existing roof and second floor are to be desigand by a Structural Engineer, insulation over flat ceilings is to be 400mm of Crown loft roll in 2no 200mm layers a t90 degrees to each other between and over the ceiling joists, Insulation to the dormer cheeks and front is to be 75mm of Celotex GA4000 between teh studs with an additional continuous 50mm layer to the inner face of the studs and finished internally with 12.5mm plasterboard and skim plaster, insulation to any sloping ceilings is to be 75mm of Celotex between the rafters with an additional continuous 50mm thick layer to the underside and also finished with 12.5mm plasterboard and skim plaster