

EXISTING SOUTH WEST ELEVATION



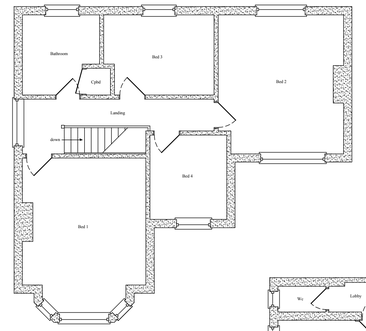
EXISTING SOUTH EAST ELEVATION



EXISTING NORTH EAST ELEVATION



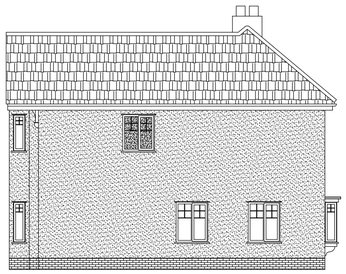
EXISTING NORTH WEST ELEVATION



EXISTING FIRST FLOOR PLAN



PROPOSED SOUTH WEST ELEVATION



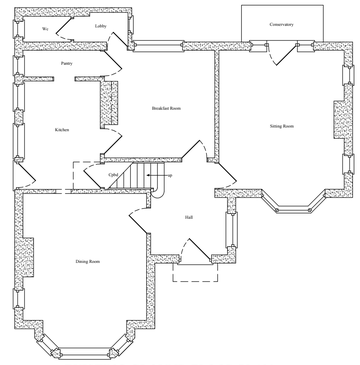
PROPOSED SOUTH EAST ELEVATION



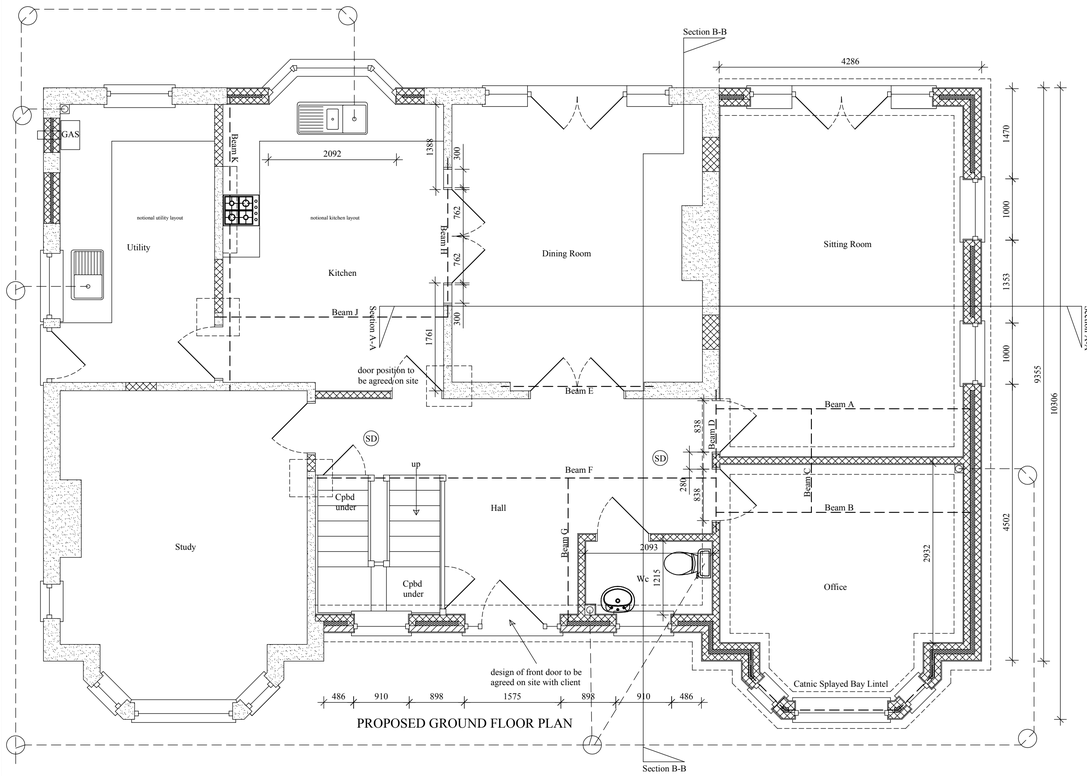
PROPOSED NORTH EAST ELEVATION

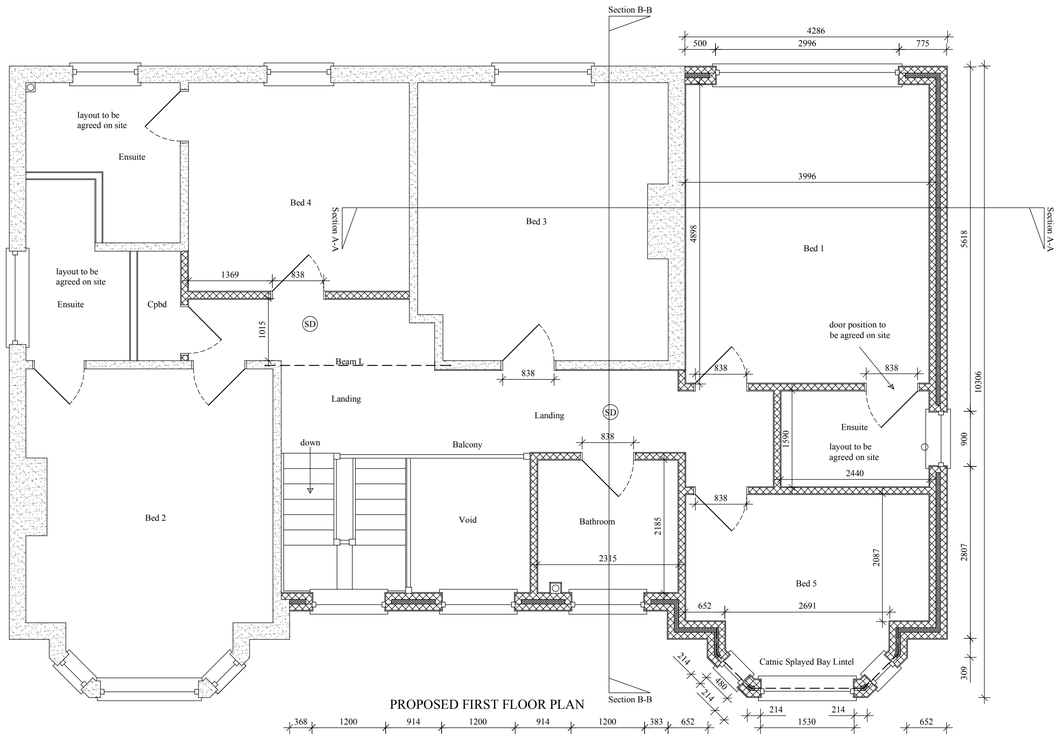


PROPOSED NORTH WEST ELEVATION



EXISTING GROUND FLOOR PLAN





Surface water drainage is to be via deep flow guttering and 68mmØ down pipes to 110mmØ below ground drainage to large rubble soak aways in the free draining sandy subsoil at least 5m from the building.

Mechanical extraction is to be provided in the kitchen 60lt/sec and bathrooms, ensuites and utility 30lt/sec..

Foundations are to be min 600mm wide x 300mm thick Gen 1 strip foundations min 750mm deep onto an undisturbed subsoil layer.

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 Fletton brickwork, all bedded in 4:1 sand and portland cement morter.

Ground floor is to be 50mm of trowelled finish 3:1 sand and portland cement screed on 100mm of Gen 1oversite concrete with 1 layer of A142 reinforcement at mid depth on 1 thickness of 500g vapour control membrane on 100mm of Celotex GA4000 rigid insulation on 1 layer of 1200g DPM on 150mm of mechanically compacted and sand blinded Type 1 granular material.

Masonry above Dpc is to be an outer skin of 100mm render key faced concrete blocks above red facing brick to match the existing, a 100mm cavity full filled with Crown Dri-therm SLAB 32 cavity batts and an inner skin of 100mm Durox super blocks or similar, all bedded in 6:1 sand and portland cement morter, Ancon stainless steel wall ties are to be provided at 900mm c/c horizontally and 450mm c/c vertically, the ties are to be sufficiently long to cross each skin by 75mm, the inner face is to be provided with 12mm thick render and set plaster coats, the outer face is to be finished with a textured coating on 2 coats of sand and cement render, Cavity wall Lintels are to be Catnic CG90-100, type with 150mm end bearings, the outer skin for the squint bay is to be constructed from fletton brick with squint brick and cant brick specials, the inner leaf is to be brickettes of the same inner leaf block, special squint bay lintels are to be used in the bay, any brickwork detailing on the existing should be matched on the new work.

Windows and doors are to be white Upvc framed with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level is 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, 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 a cill height of no more than 1000mm above floor level. Glazing shall achieve a u-value of at least 1.4w/m²k, THE WINDOWS SHOWN ON ELEVATIONS ARE NOTIONAL, FIRE ESCAPE OPENINS AS SPECIFIED NEED TO BE ACHIEVED

The Structural Engineer is to inspect the existing structure to ensure its ability to take any additional loads.

Roofs are to be matching tiles on 25x50mm tanalized soft wood battens on 1 layer of Tyvek supro or similar sarking felt on prefabricated gang nail trusses by Read Bros of Norwich, all trusses are to be fixed and braced as per manufacturers details, Gable and wall plate straps are to be provided at max 1500mm c/c. either screwed down the inner leaf of the cavity walls or across 3no nogged rafters, Insulation is to be 400mm of Crown loft roll where flat ceilings, , all ceilings are to be under drawn with 1 thickness of 15mm plasterboard and skim plaster, code 4 lead valley is to be formed where the new and existing roofs meet, form a cat slide type roof at the front as previousley described, (structural engineer to design)

Heating and hot water are to be provided from an "A" Rated Gas fired boiler, All radiators are to be fittedwith thermostatic valves, the room stats are to be positioned in the hall and on the landing.

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 stone 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 least 900mm above any openable windows within 3.0m horizontally.

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 is to be provided in the circulation spaces within the dwelling not more than 7.5m from any habitable room, where any ceiling downstand is greater than 10% of the story height smoke detectors are to be positioned either side of the downstand, detectors are to be interconnected and power is to be drawn from a separately fused circuit. All switch and sockets are to be positioned between 450mm and 1200mm above finished floor level.

The external textured wall coating is to be removed and the sand and cement render base retained and repaired where neccessary, a new top coat to the clients choice is to be applied.

The first floor is is to be 22mm t&g timber floor boards of the clients choice on 50x195 and 50x220 C24 timber joists at 400mm c/c and Easi Joists by Read brothers where spans are greater than acceptable for 50x220 joists, the underside is to be 15mm plasterboard and skim plaster, 100mm of Rockwool sound deadening quilt is to be provided within the floor void. where the floor joists run parallel to the external walls, 3x30x1500mm restraint straps are to be provided at max 1500mm c/c and fixed across at least 3no nogged joists, herring bone or solid strutting is to be provided within the joists at max 2.0m c/c

Steel Beams, floor joist trimming etc is to be designed by a Structural Engineer and clad with 2 layers of 12mm plasterboard and skim plaster. all steel beams are to be treated with Red Lead or equivalant paint.

The chimney on the North West elevation and the chimney above the Kitchen are to be removed and all internal finishes and the roof made good..

The front cat slide roof is to be the same tile and batten on counter battens on a 3 layer hot bonded felt system on12.5mm WBP ply on 50x150 C24 Rafters, a stud wall is to be built of the existing wall in the roof void to support the rafters, Code 4 valleys on WBP ply lay boards are to be constructed where roofs meet, the existing roof is to be stripped and felt and battens replaced where needed or completely (to be agreed with the client) and replaced with felt and battens as previously described.

Internal partitions are to be either 100mm light weight block with render and skim plaster to each side or 50x75mm studs at 400mm c/c finished with 1 thickness 12.5mm OSB and 1 thickness of 12.5mm plasterboard and skim plaster each side, where the stud walls separate, bedrooms, bathrooms and toilets they are to be part filled with 50mm of Rockwool sound deadening with a density of at least 10kg/m³, electric sockets and switches are not to be positioned back to back to avoid the passage of sound through the structure.

The stairs are to be provided by a spacialist contractor, max rise is to be 220mm with a min going of as near to 270mm as the space will allow, a handrail is to be provided min 900mm above the pitch line, any guarding is to be non climbable with no spaces greater than 99mm, headroom of min 2000mm is to be provided over the top and bottom landings and all flights. Gouarding with gaps no greater than 99mm to be provided at min 900mm above the pitch line of the stairs and around the balcony over the void.
Builders to ensure Cill height of of front windows either side of front door to be above the the height of the half landing.