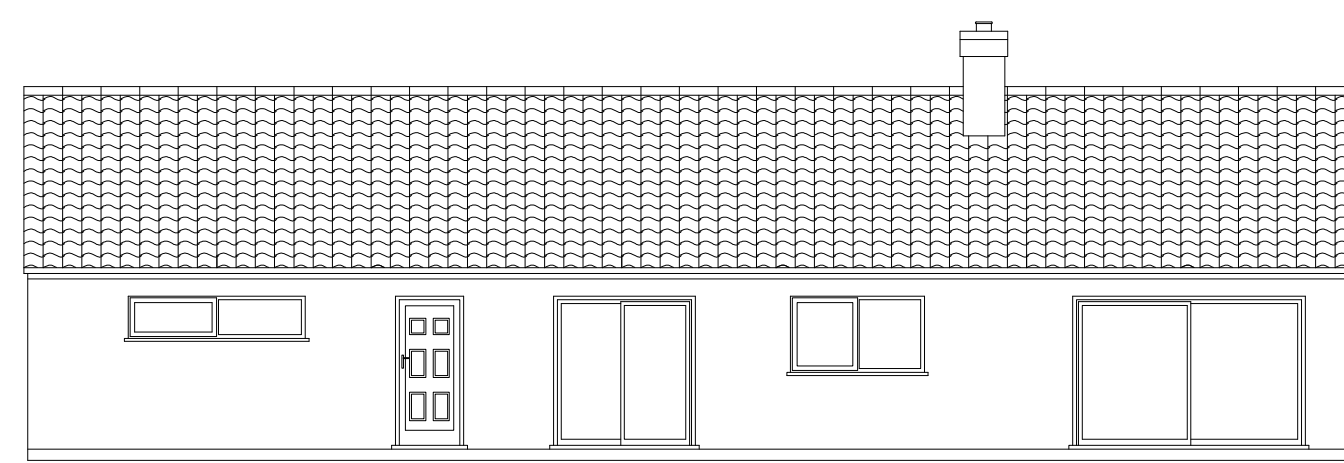
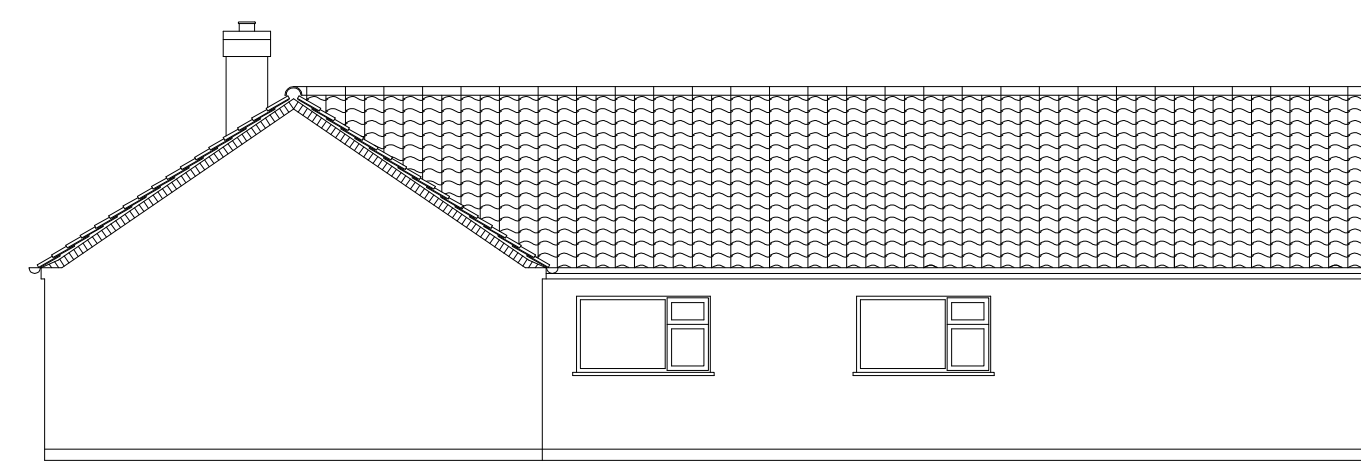


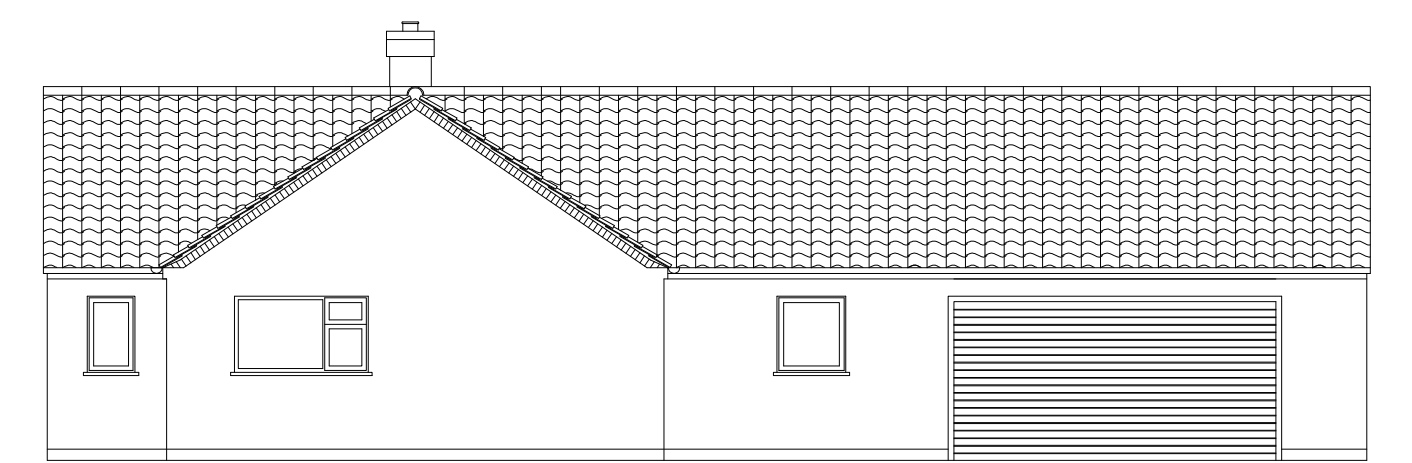
EXISTING NORTH WEST ELEVATION



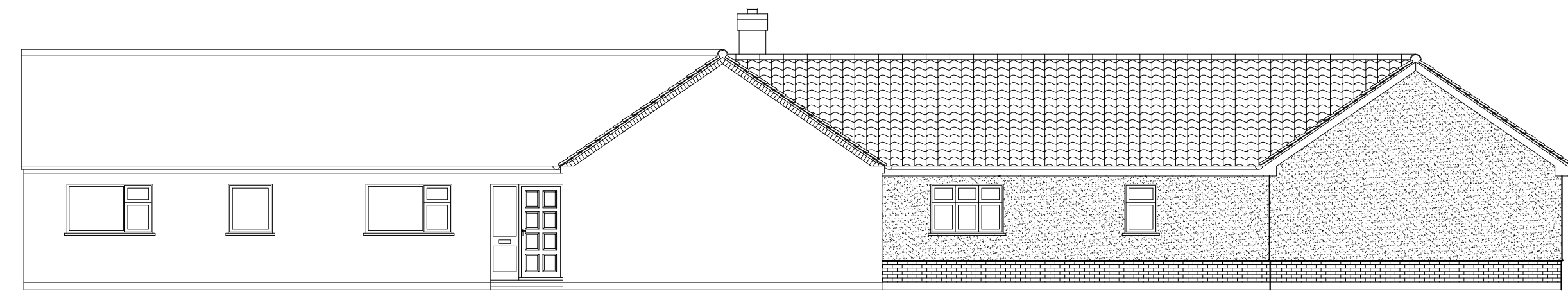
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EXISTING SOUTH EAST ELEVATION



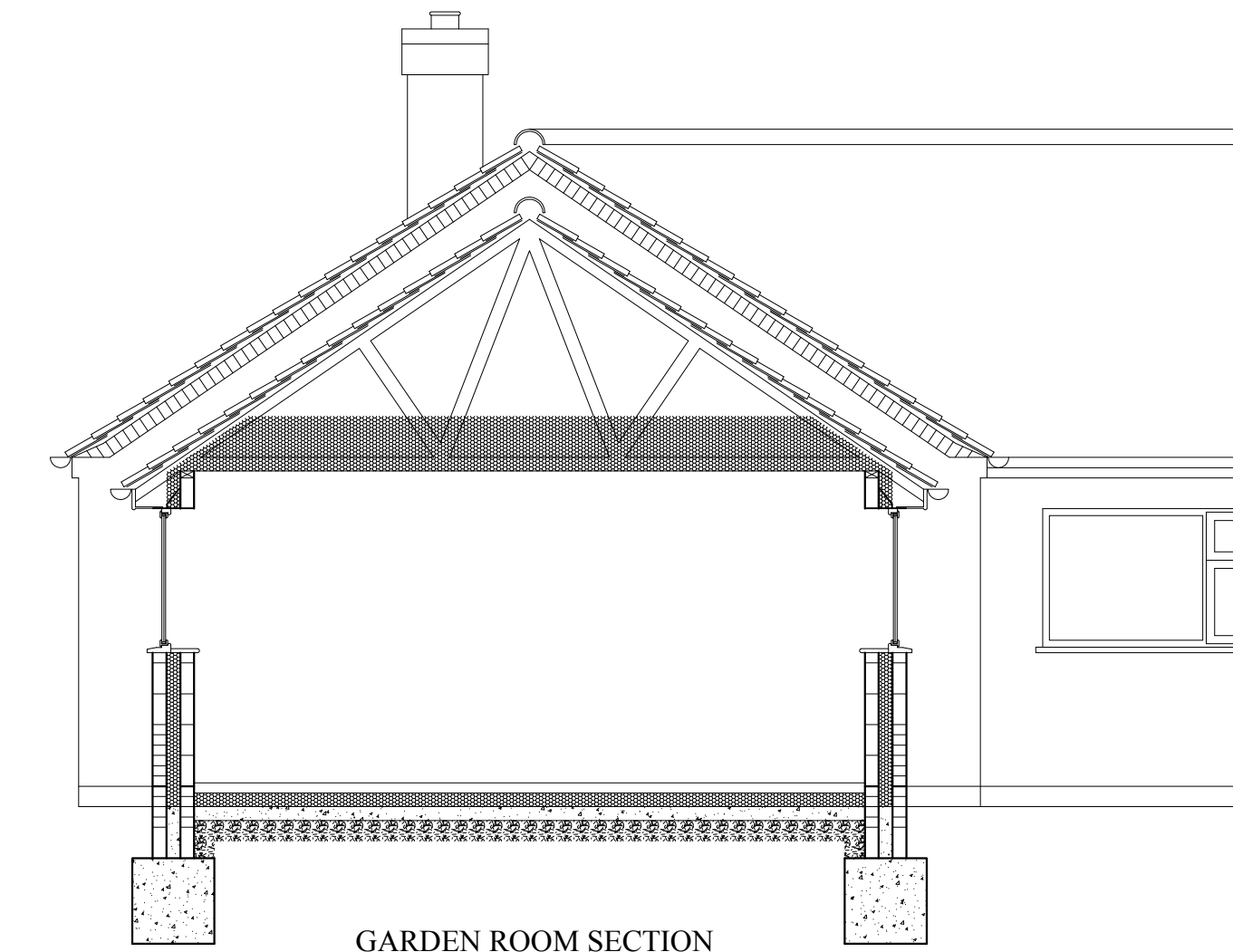
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PROPOSED NORTH WEST ELEVATION



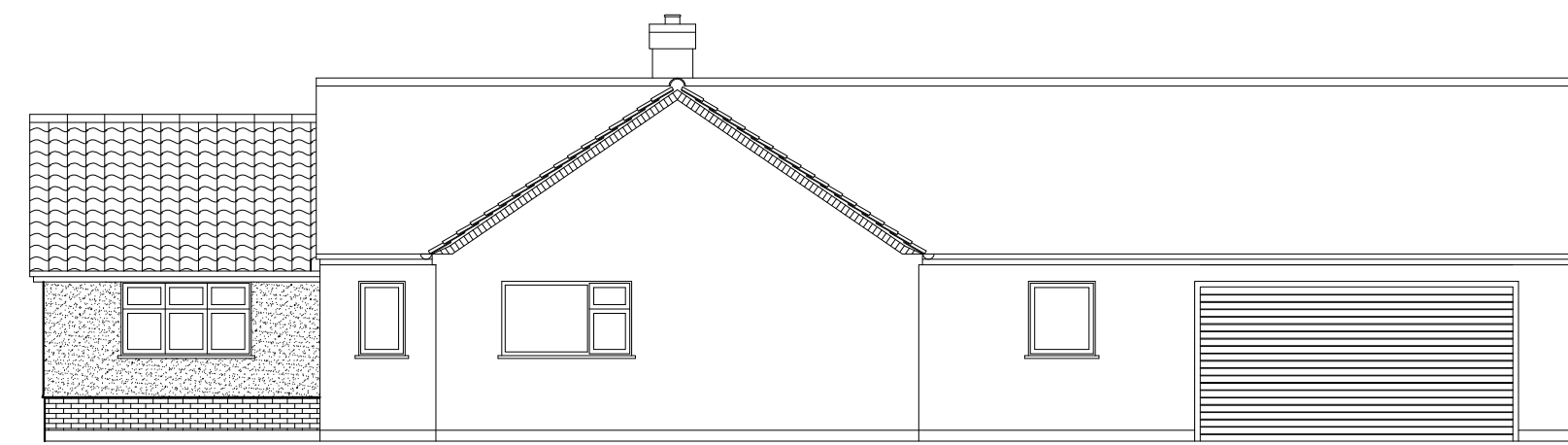
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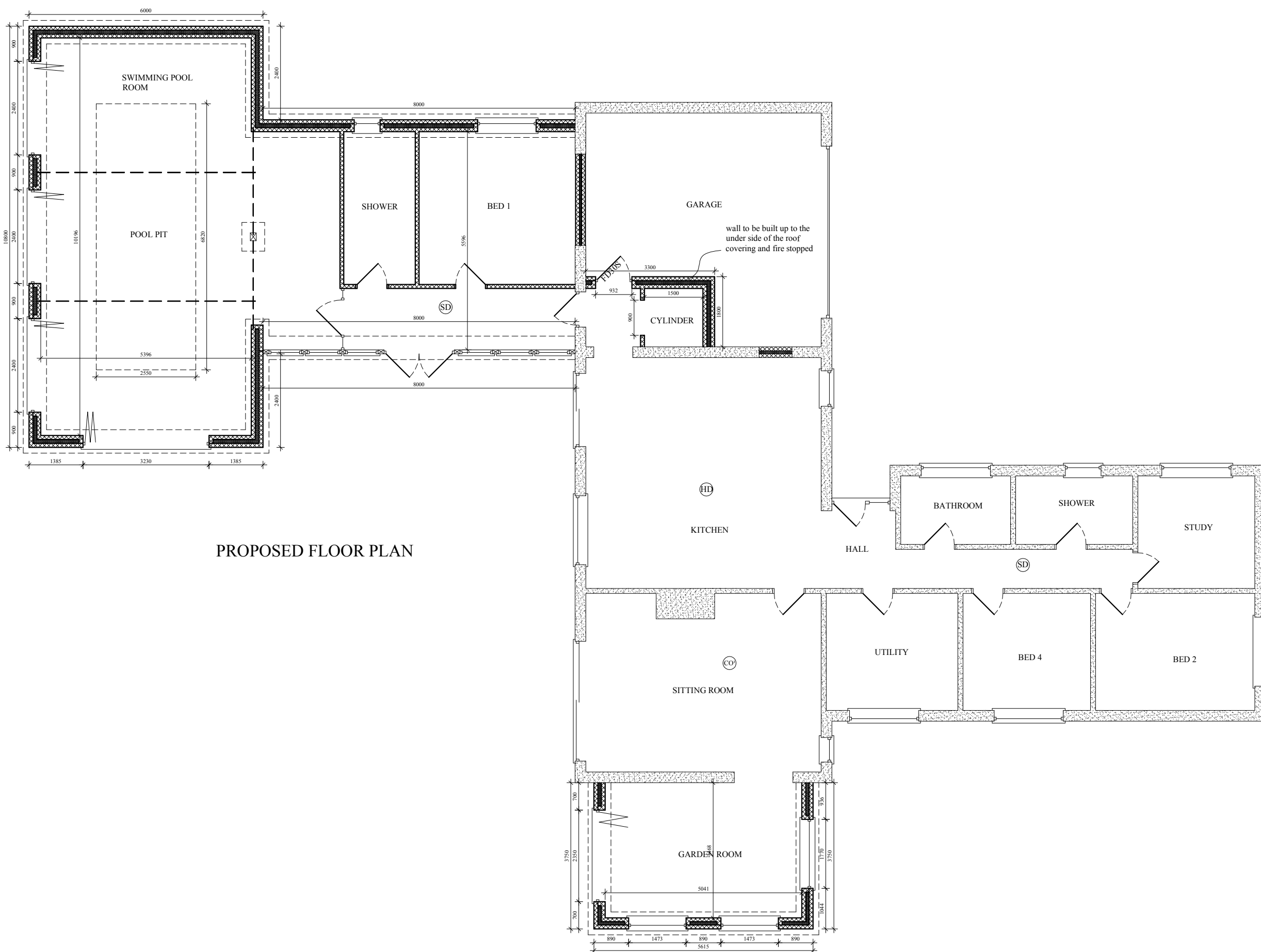
GARDEN ROOM SECTION



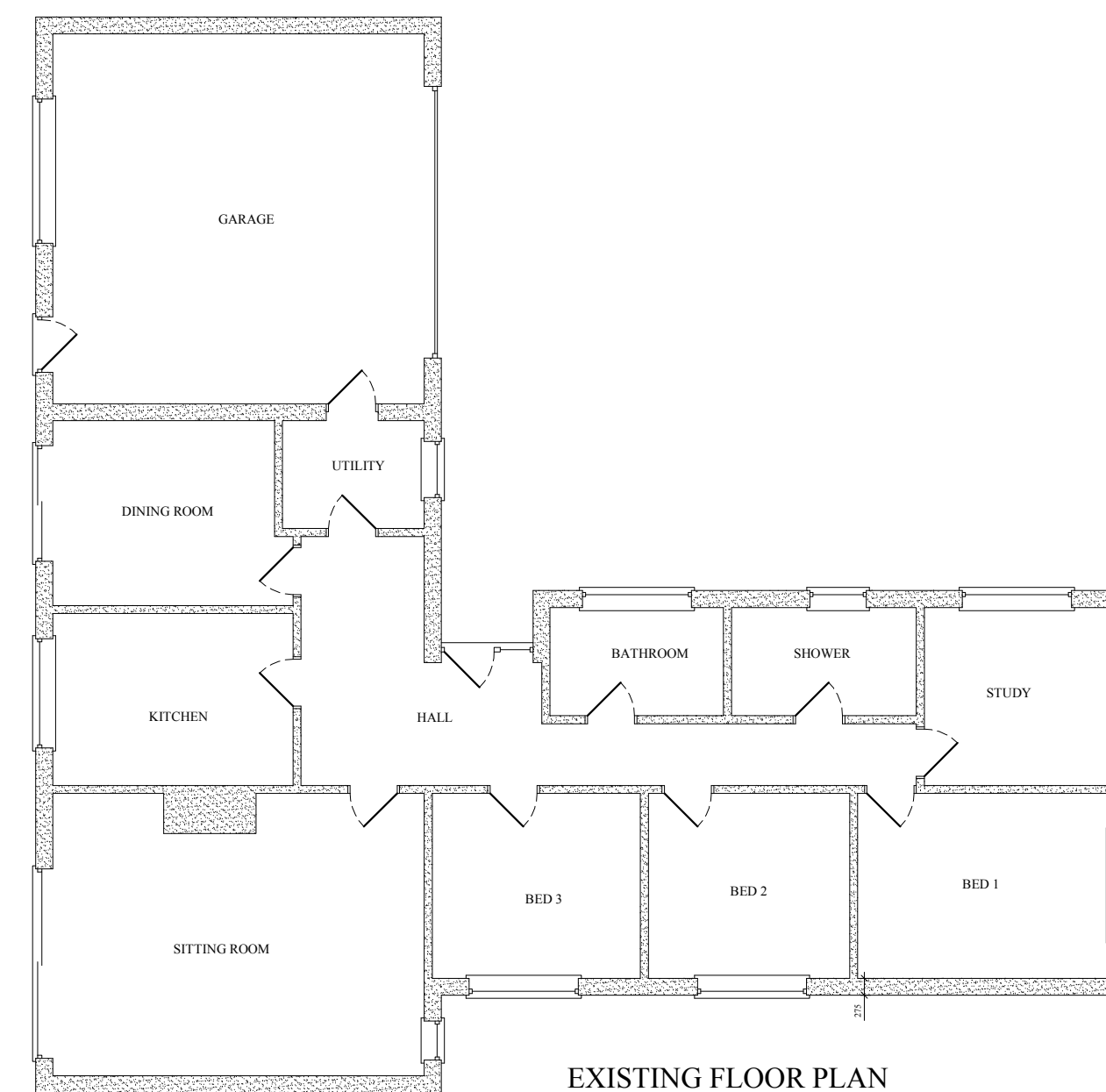
PROPOSED SOUTH EAST ELEVATION



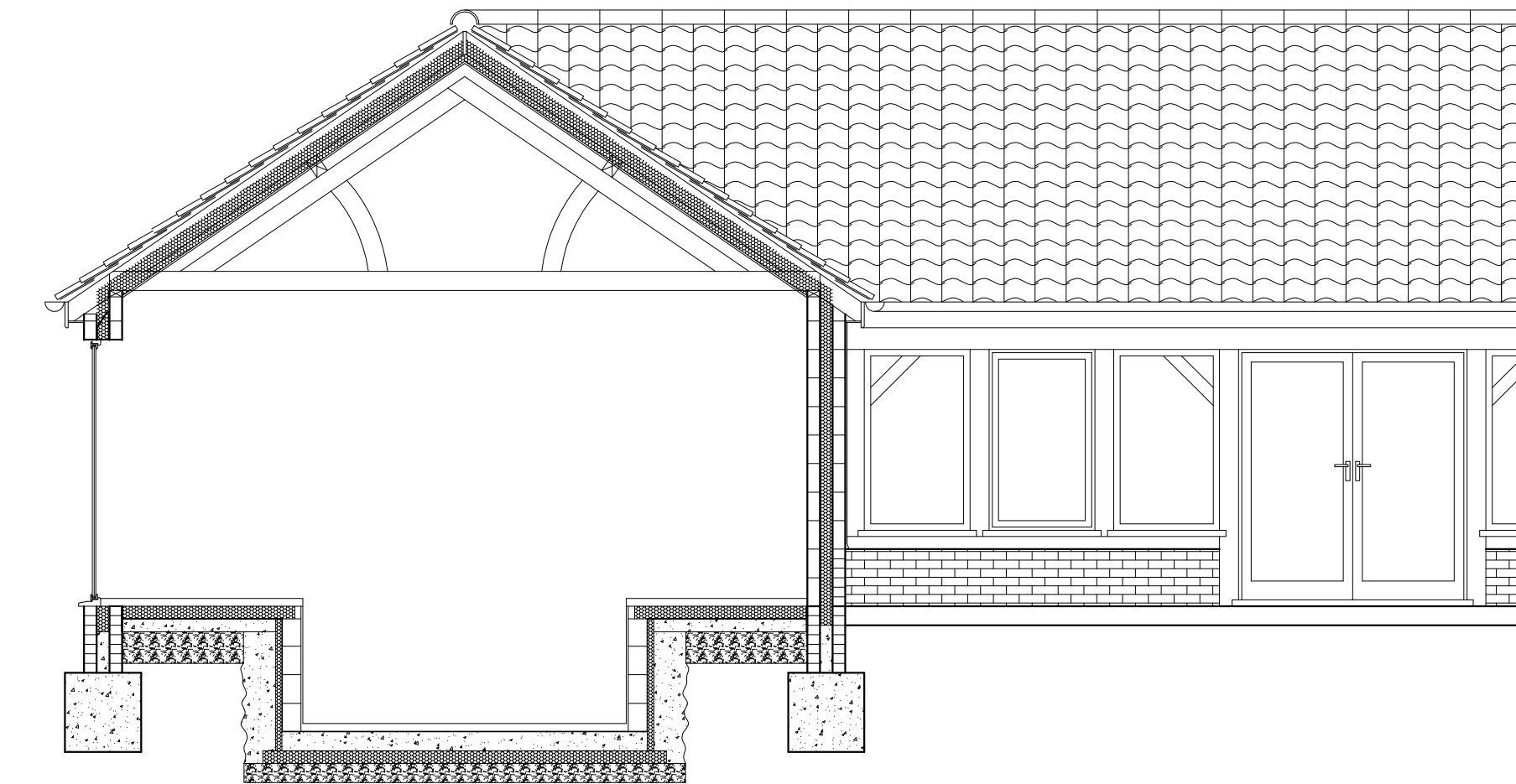
PROPOSED NORTH EAST ELEVATION



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN



POOL ROOM SECTION

Foundations are to be min 600mm wide x 450mm thick Gen 1 strip foundations min 1000mm 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 with lean mix concrete and an inner skin of 100mm dense concrete blocks, all bedded in 4:1 sand and portland cement mortar. DPC is to be 150mm above external ground level.

Ground floor to the Garden room and link extension is to be 75mm of trowelled finish 3:1 sand and portland cement screed on 100mm of Celotex TB3000 on 1 layer of 500g vapour control membrane on 100mm of Gen2 oversite concrete with 1 layer of A142 reinforcement at mid depth on 1 layer of 1200g Visqueen DPM on 150mm of mechanically compacted and sand blinded Type 1 granular material.

Ground floor to the Pool room extension is to be 75mm of trowelled finish 3:1 sand and portland cement screed on 100mm of Celotex GA4000 on 2 layer of Bituthene DPM on 100mm of Gen 1 concrete on 150mm of mechanically compacted and sand blinded Type 1 granular material. The Bituthene DPM is to be linked to the DPC and be continuous around the sunken pool pit. The pool pit is to be 75mm screed on 2 layers of Bituthene DPM on 150mm of Gen 1 concrete with 1 layer of A393 steel fabric at mid depth on 100mm of Celotex GA4000 on 150mm of mechanically compacted Type1 granular material. The pool pit sides are to be a rendered finish on 150mm dense concrete blocks on 2 layers of bituthene DPM on 50mm of Jabfloor 70 and all backed up with 350mm of compacted dry-lean mix concrete.

Masonry above Dpc is to be an outer skin of 6 courses of facing bricks topped with 100mm render key faced medium density concrete blocks, a 100mm cavity full filled with Crown Dri-therm cavity bats and an inner skin of 100mm Durox super blocks, all bedded in 6:1 sand and portland cement mortar. 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. 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. Lintels are to be Catnic Cougar CG70/100type with 150mm end bearings.

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 5000mm<sup>2</sup> 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 habitable 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.

Surface water drainage is to be Black Upvc gutters discharging to 68mmØ downpipes connecting to 110Ø below ground drainage and discharging to a large rubble soak away of at least 2.5m<sup>2</sup> below the invert of the discharging pipes and positioned at least 5.0m from any building.

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 mains 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 gully kerb is to be provided around. The SVP shall terminate 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, detectors are to be interconnected and power is to be drawn from a separately fused circuit.

Mechanical extraction is to be provided in the kitchen equal to 60l/sec and in the bathrooms and utility equal to 30l/sec, all are to be Humidi-stat controlled.

Internal partitions are to be Celcon or similar dense aircrete blocks bedded in sand and cement mortar, switch and sockets are not to be installed back to back in different rooms to prevent the passage of sound through the structure. The internal cavity wall separating the garage from the habitable part if the dwelling is to continue through the roof space to the underside of the roof covering and be fire stopped.

The Garden room roof is to be tiles on 25mm x 38mm tanalized soft wood abtens on 1 layer of Tyvek Supro vapour permiable sarking felt on 50x 175 C16 rafters at 600mm c/c on 100mm x 50mm softwood wall plates bedded onto the inner masonry skin, wall plate and gable restraint straps are to be 3mm x 30mm x 1500mm galvanised steel positioned at max 1500mm C/C, gable straps are to be installed across at least 3nosid noggad rafters. Insulation is to be 150mm of Celotex GA4000 cut snuggle between the ceiling joists, the ceiling is to be underdrawn with 1 laler of 12.5mm plasterboard and skim plaster.

The Pool room roof is to be tiles on 25mm x 38mm tanalized soft wood abtens on 1 layer of Tyvek Supro vapour permiable sarking felt on 50x 175 C16 rafters at 600mm c/c on Oak trusses and perlns on 100x50softwood wall plates bedded onto the inner masonry skin, wall plate and gable restraint straps are to be 3mm x 30mm x 1500mm galvanised steel positioned at max 1500mm C/C, gable straps are to be installed across at least 3nosid noggad rafters. Insulation is to be 100mm of Celotex GA4000 cut snuggle between the rafters with an additional 50mm beneath in a continuous layer, the ceiling is to be underdrawn with 1 laler of 12.5mm plasterboard and skim plaster. The oak trusses and perlns are to be designed by The Structural Engineer.

Heating and hot water and ventilation systems are to be designed by the Mechanical Engineerare.