



EXISTING NORTH EAST ELEVATION



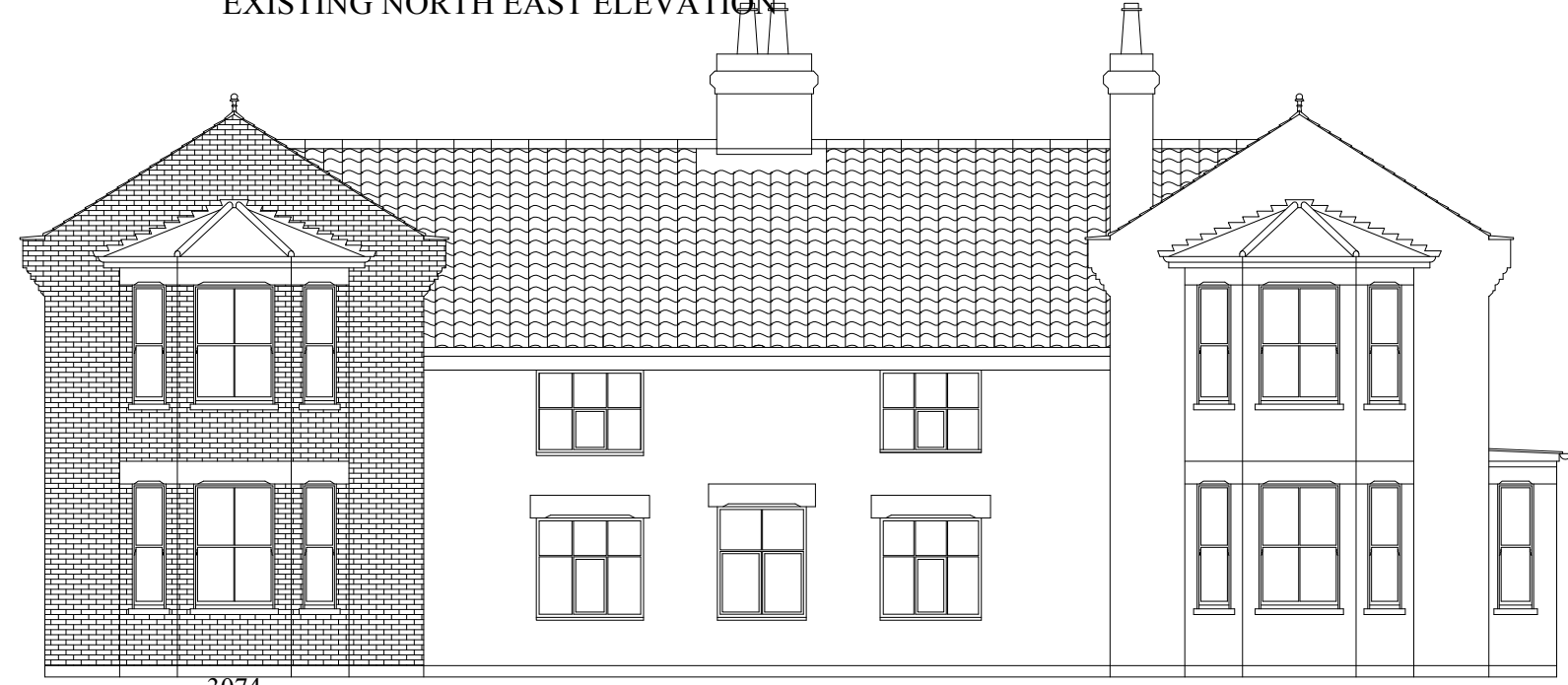
EXISTING SOUTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING NORTH WEST ELEVATION
(unchanged)



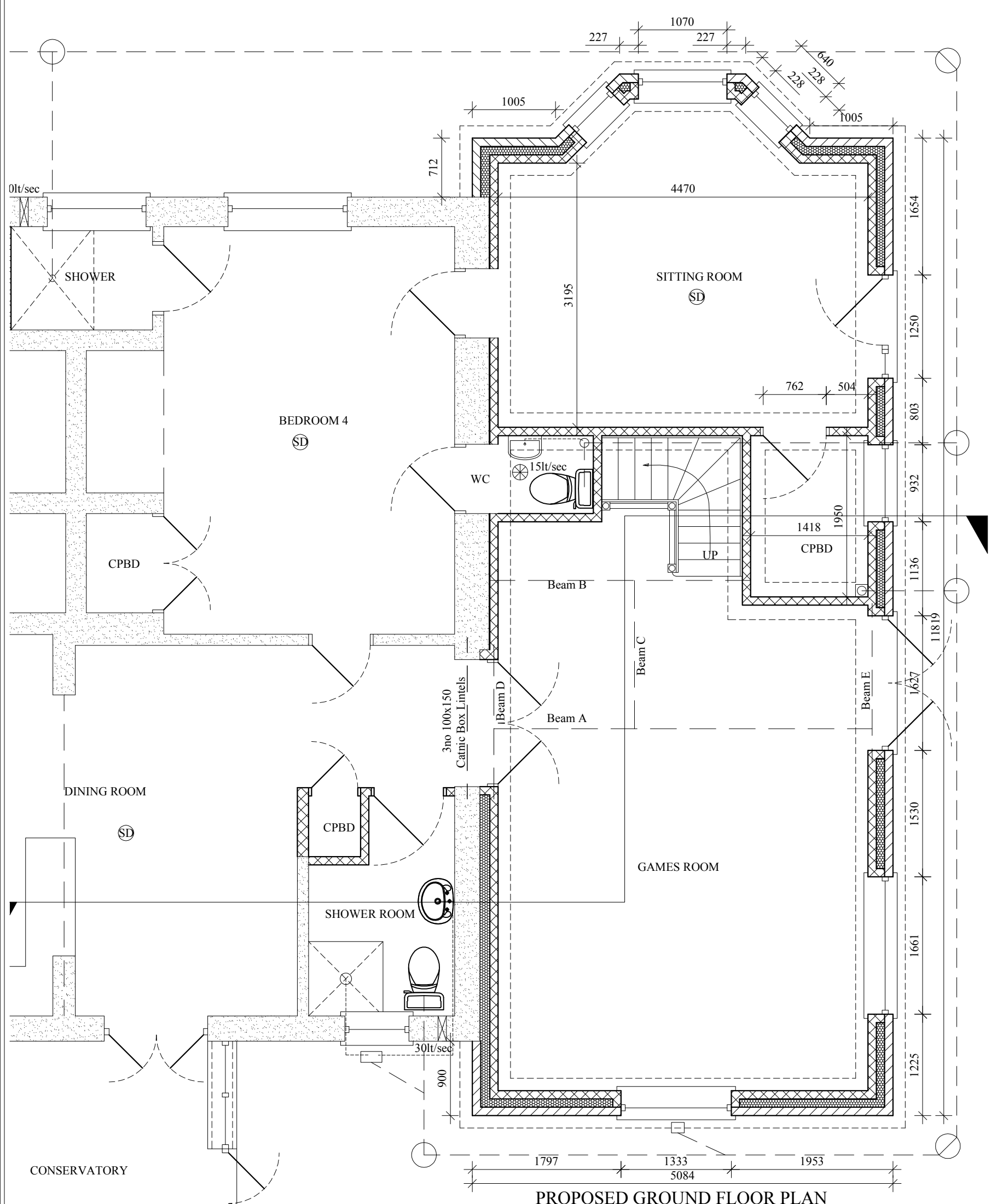
PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

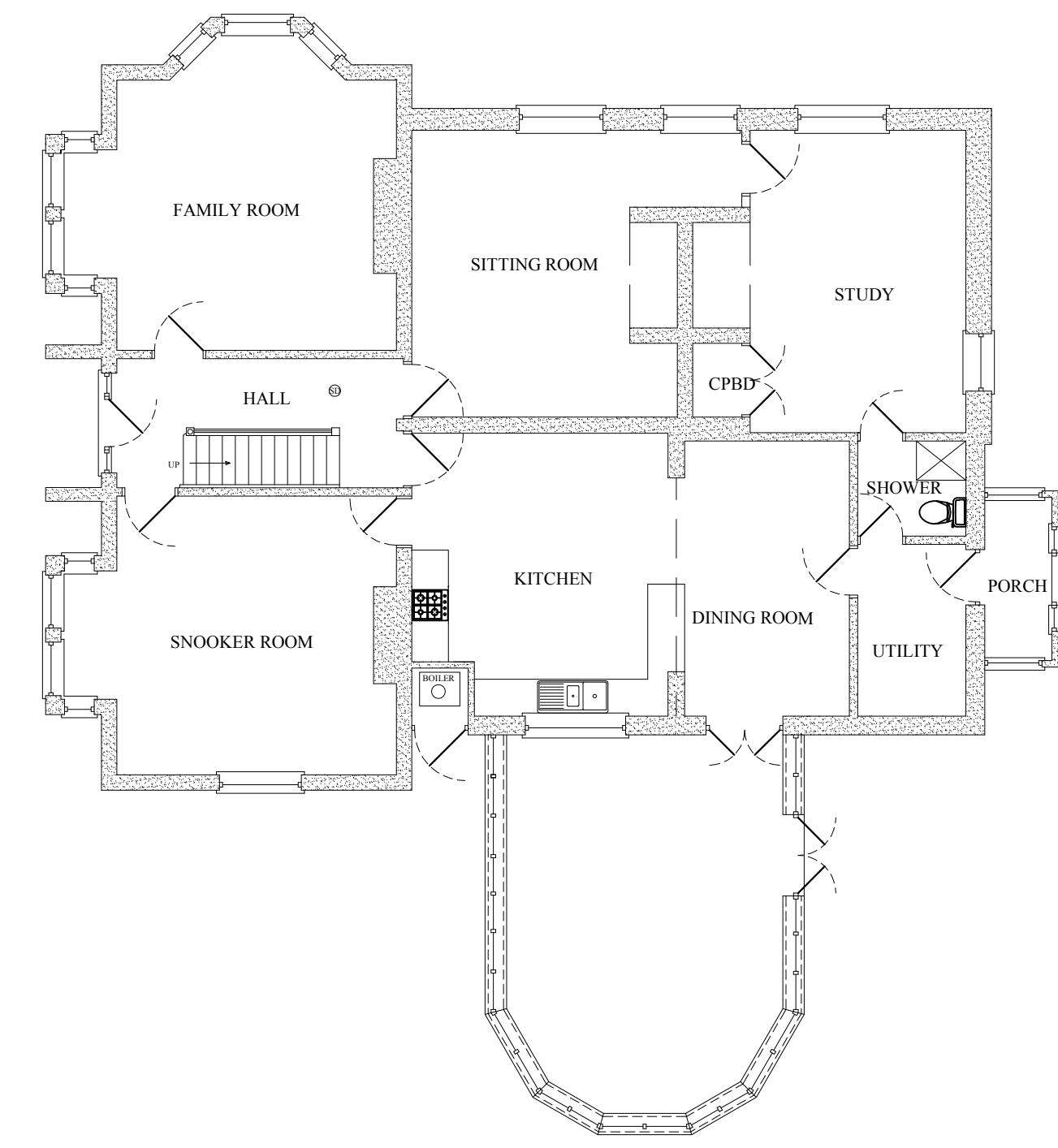


PROPOSED GROUND FLOOR PLAN

Foundations are to be min 600mm wide x 450mm thick Gen 1 strip foundations min 1000mm deep onto an undisturbed subsoil layer. Existing foundations are to be exposed and inspected where they are taking additional loads and underpinned as required.

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.

Ground floor is to be 50mm of trowelled finish 3:1 sand and portland cement screed on 100mm of Gen2 oversite concrete with 1 layer of A142 reinforcement at mid depth on 1 layer of 500g vapour control membrane on 100mm of Celotex TB3000 with an upstand to the external perimeter of the same insulation of 25mm thickness on 1 layer of 120g Visqueen DPM on 150mm of mechanically compacted and sand blinded Type 1 granular material.



EXISTING GROUND FLOOR PLAN

Masonry above Dpc is to be an outer skin of 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 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 CG90/100type with 150mm end bearings. Reconstituted stone window heads are to be provided to match the existing.

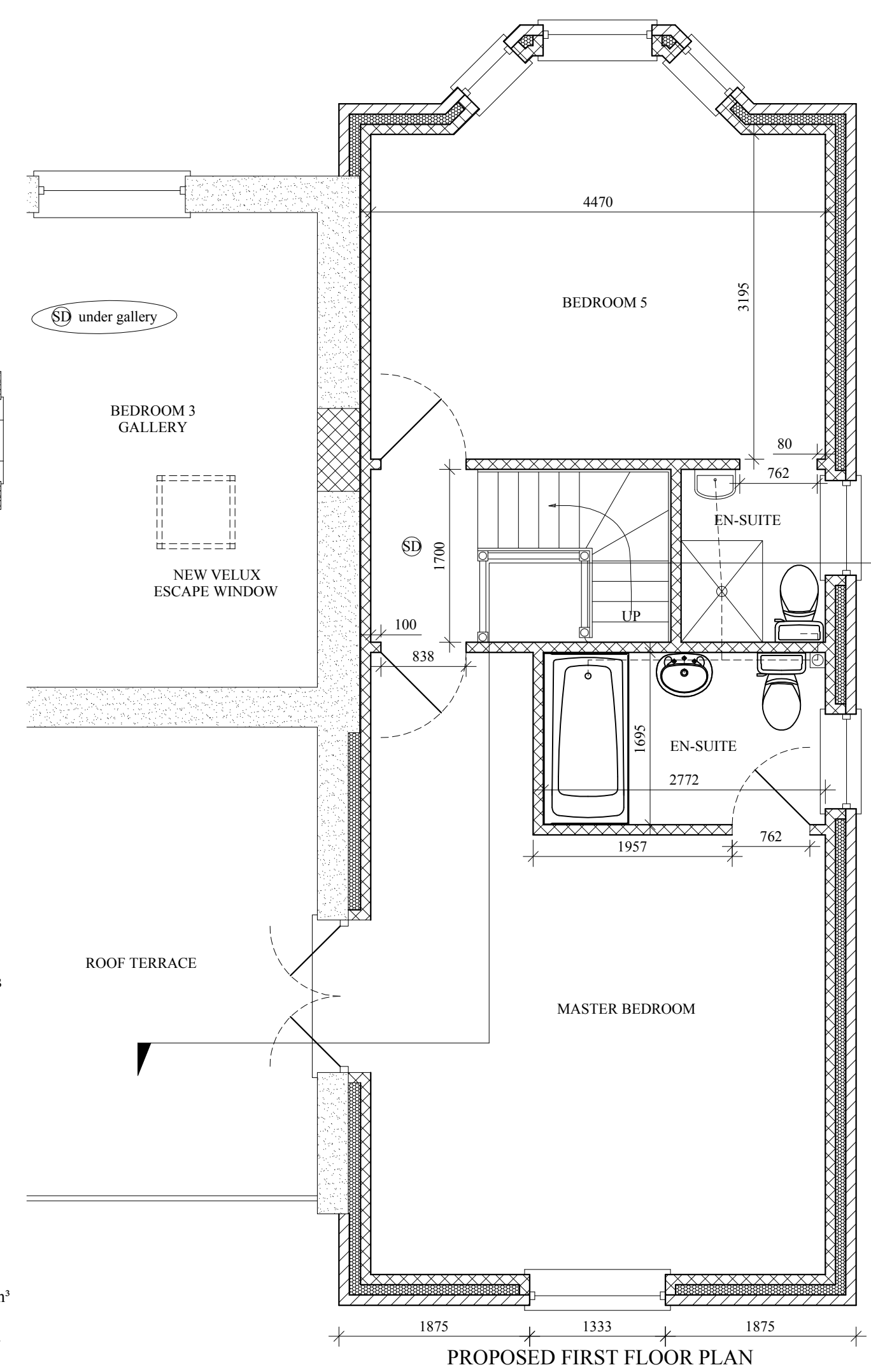
Windows and doors are to be Timber framed to match the existing with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level are to be safety glass, all frames are to be set back 30mm over the cavity, all reveals are to be closed with thermabate cavity 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. The Master bedroom, bedroom 5, bedroom 4 and the adjacent sitting room are to have windows suitable for secondary 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 white Upvc gutters to match the existing and discharging to 68mmØ downpipes connecting to 110Ø below ground drainage and discharging to the pond via a large rubble soak away in the rear garden of at least 2.5m² below the invert of the discharging pipes and positioned at least 5.0m from any building, the existing soak away is to be located and if within 5.0m of the extended dwelling it shall be grubbed out and the existing surface drains shall be rerouted to the new soak away.

Foul drainage is to be 50mmØ wastes to shower, sinks and baths and 110Ø 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 gully kerb is to be provided around. The SVP shall terminate at least 900mm above any openable windows within 3.0m horizontally. The foul drainage layout will be provided once the existing runs have been located.

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, 25% of all new light fittings are to be energy efficient providing at least 40 lumens per circuit watt, a mains operated Grade B LD3 fire alarm system is to be provided in the circulation spaces within the dwelling not more than 7.5m from any habitable room, and in the inner and inner rooms and access rooms, detectors are to be interconnected and power is to be drawn from a separately fused circuit.

Heating and hot water are to be provided from extensions of the existing system, all new radiators are to be fitted with thermostatic valves.



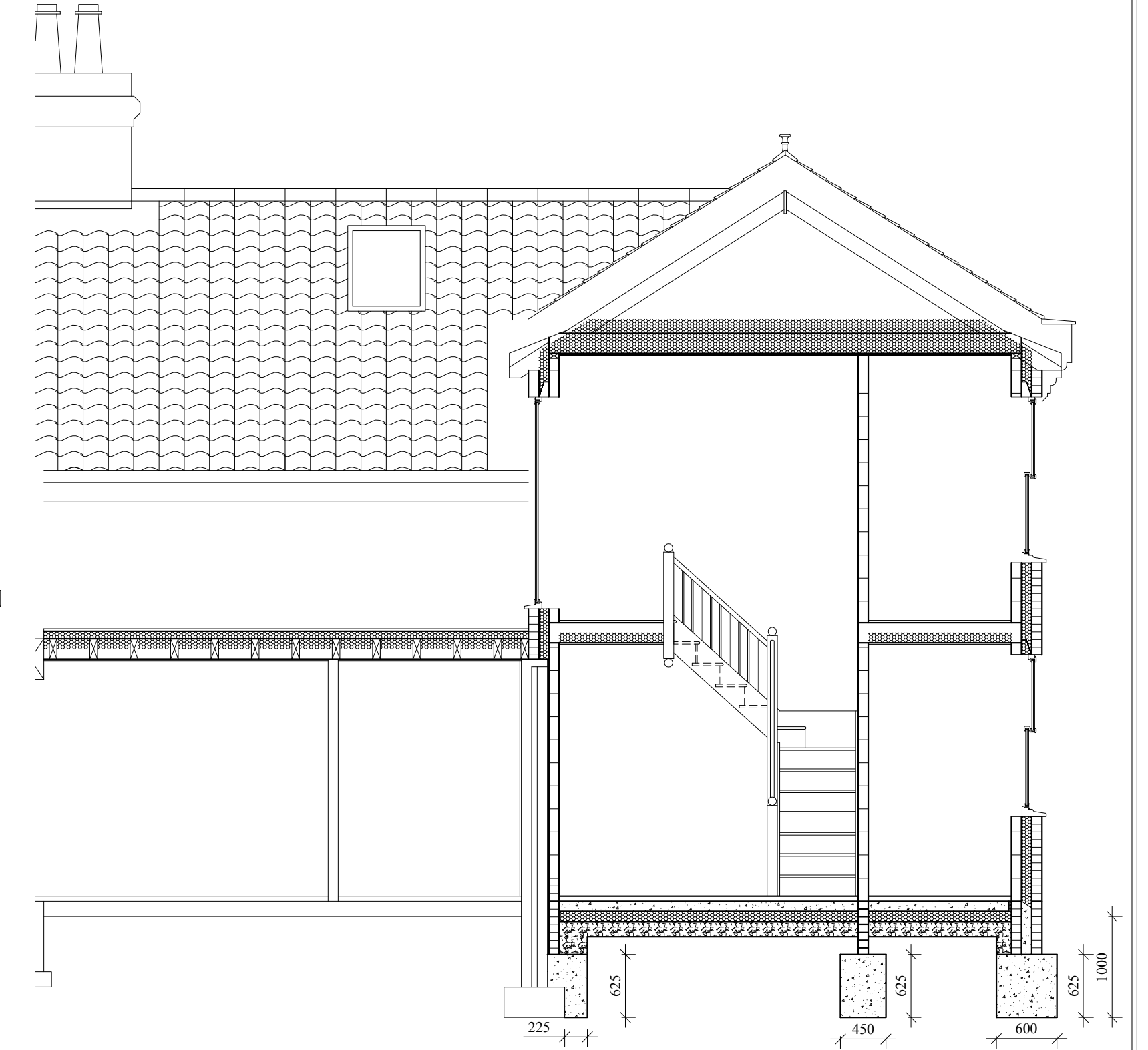
PROPOSED FIRST FLOOR PLAN

First floor is to be 22mm T&G boarding on 75mm x 200mm C24 joists at 400mm c/c built into the inner masonry leaf, Herring bone strutting is to be provided at 1600mm c/c, 100mm thick 10kg/m² Rockwool sound deadening quilt is to be provided between the joists, the ceiling is to be 15mm Gyproc Soundblock plasterboard with a skim plaster finish.

Steel beams and pad stones are to be as per the Structural Engineers design and installed as per his recommendations.

The new stairs are to be 13 equal risers of no more than 220mm and 12 equal treads of no less than 220mm, The pitch is to be no steeper than 42 degrees, 2000mm clear and unobstructed headroom is to be provided over the entire flight and both top and bottom landings and a handrail is to be provided on the open side at least 900mm above the pitch line with spindles at 100mm c/c.

Mechanical extraction is to be provided in the kitchen equal to 60l/sec and in the bathrooms equal to 30l/sec and in the windowless WC equal to 15l/sec, all are to be Humid-stat controlled except the windowless WC which shall be controlled by the light switch and have a 15 minute run on after the light is extinguished.



SECTION

The roof is to be tiles to match the existing on 25mmx38mm tanalised softwood battens on 1 layer of Tyvek Supro vapour permeable sarking felt on 150mmx50mmC24 rafters and 50mmx200mm C24 ceiling joists at 400mm c/c on a 50mm x 100mm wall plate fixed to the top of the inner skin blockwork with 1500mm x 30mm x3mm galvanised straps at 1500mm c/c and at high level to a 225mmx25mm ridge board. Insulation is to be 340mm of Crown loft roll between and over the ceiling joists, a min 25mm space shall be maintained above the insulation to aid ventilation, the ceiling is to be under drawn with 12.5mm plaster board and set plaster. Every third row of tiles and all verge tiles are to be either nailed or clipped. A code 4 Lead valley shall be provided front and rear of the new roof and a Code 4 stepped abutment flashing shall be provided where the tiled surface meets the parapet walls, all constructed in accordance with the Lead Sheet Assoc details.

The flat roof to the roof terrace is to be a non slip fiberglass deck on 25mm Marine ply on 125mm Celotex GA3000 on firing peices on 75mmx200mm C24 joists at 400mm c/c with solid noggins at 1500mm c/c, the joists are to be fixed to the existing 2 storey wall via jiffy hangers onto a timber plate bolted at 600mm c/c with 10mØ rawl bolts and at the rear onto the rear single storey wall plate. The fiberglass deck is to be dressed at least 150mm up the surrounding walls except at the outlet point.

The front squint bay roof is to be Code 4 Lead sheet on a 10mm ply deck with mop stick rolls at the hips on 50mm Celotex over rafter insulation on 50mmx150mm rafters with 100mm of Celotex between the rafters. A stepped flashing is to be provided at the abutment with the masonry

The roof terrace guarding is to be 50mmØ stainless steel frame with 10mm safety glass panels fixed with proprietary brackets within the frame, the guarding is to be between 900 and 1100mm above the terrace deck.