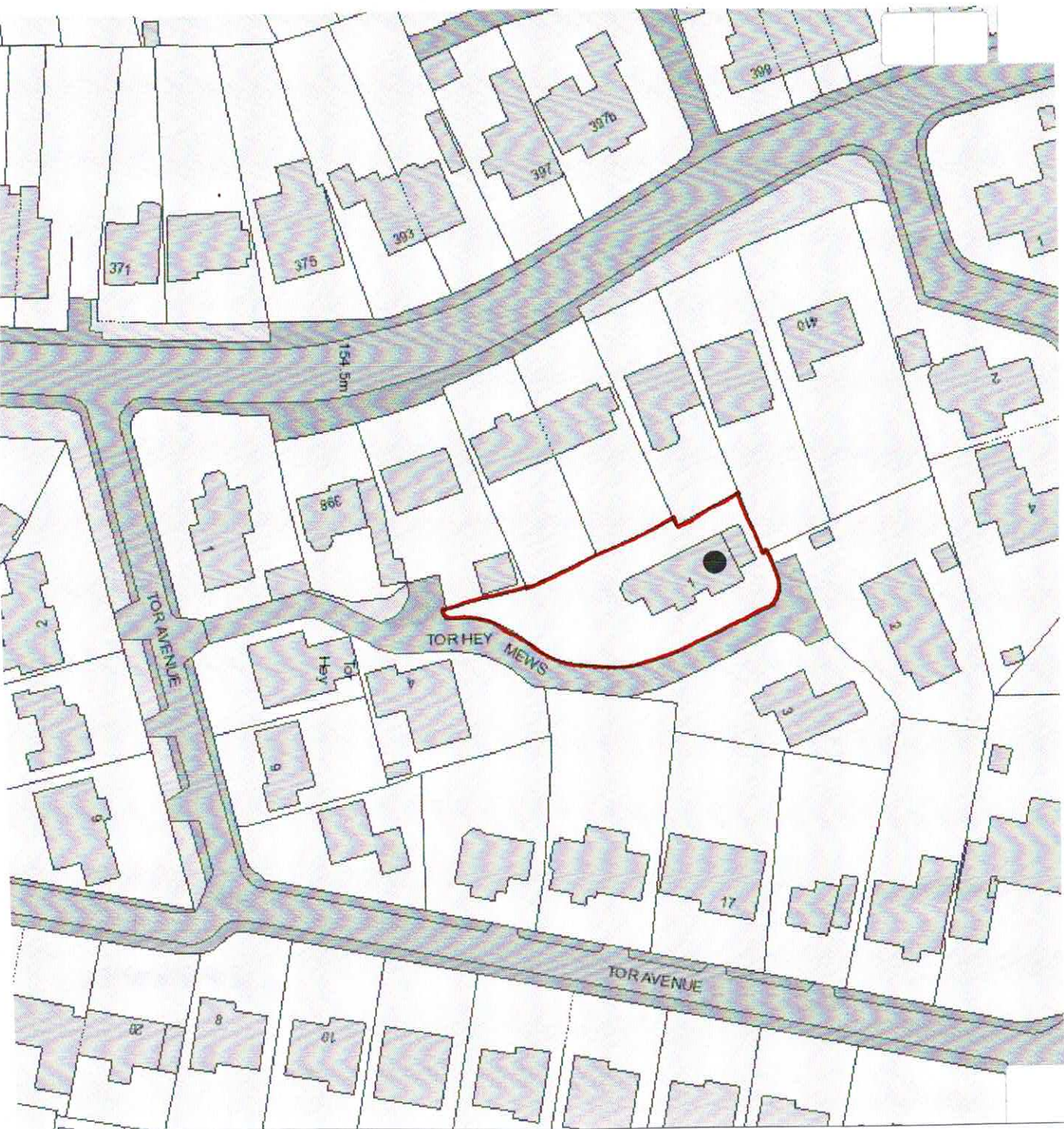


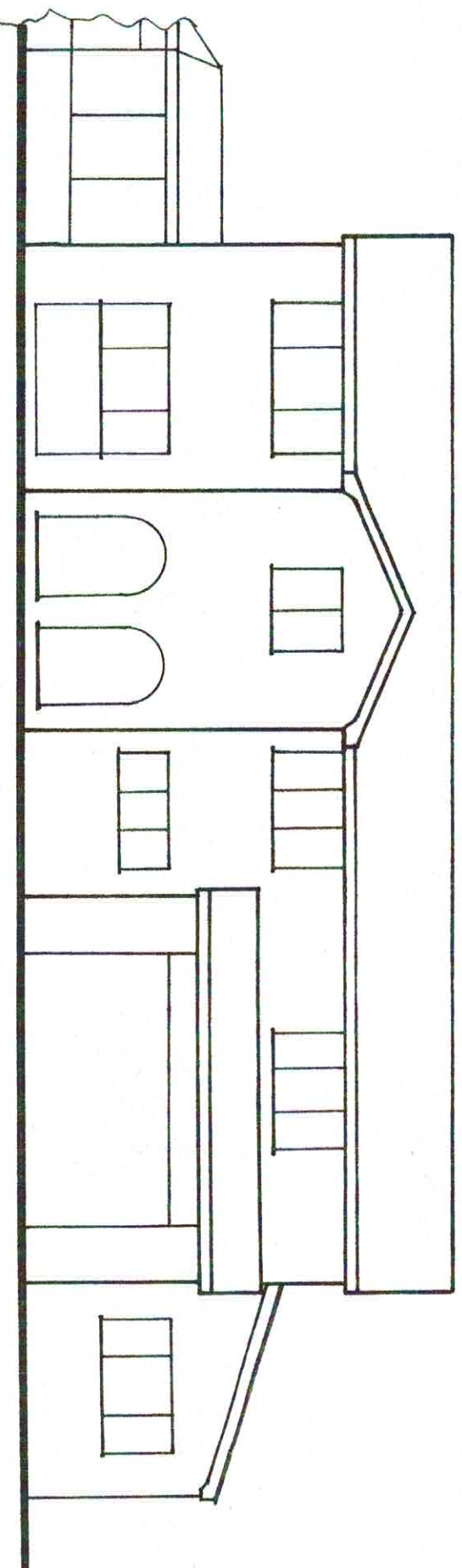


LOCATION
PLAN 1:1250



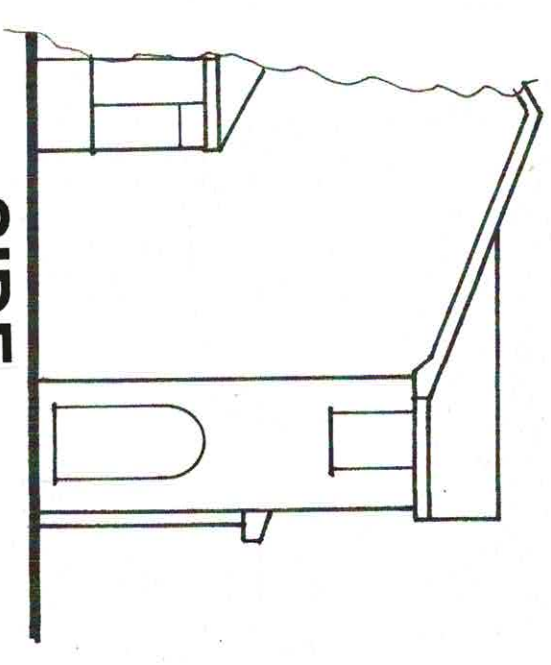
PROPOSED
SITE PLAN
1:500

**EXISTING
ELEVATIONS
SCALE 1:100**



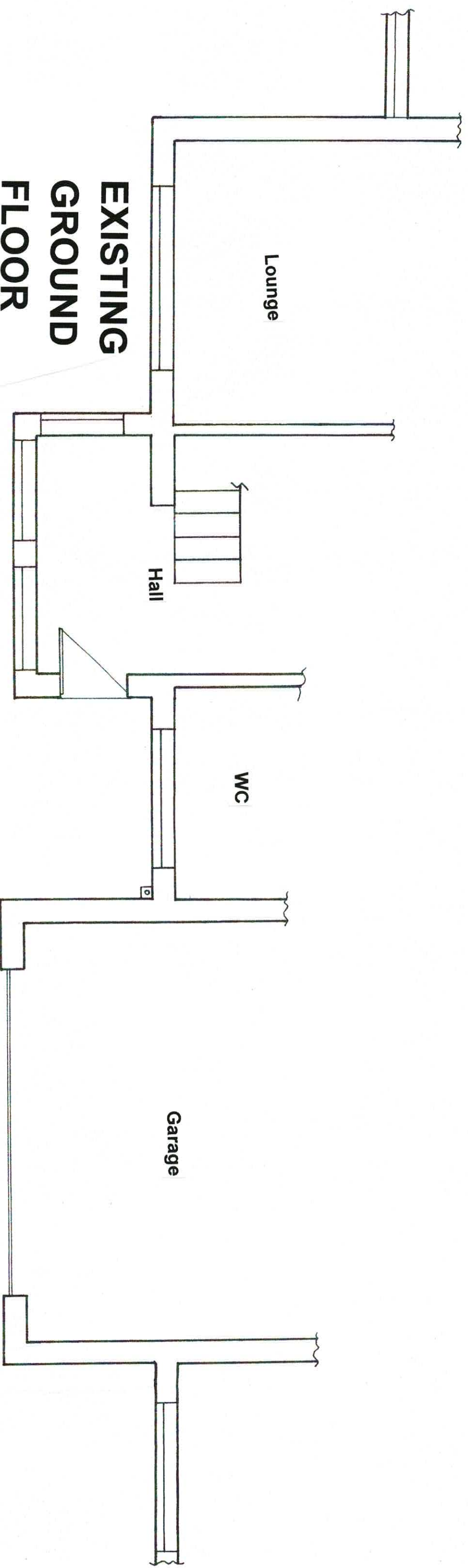
FRONT

**DWG 2 OF 4
AT A3 SIZE**

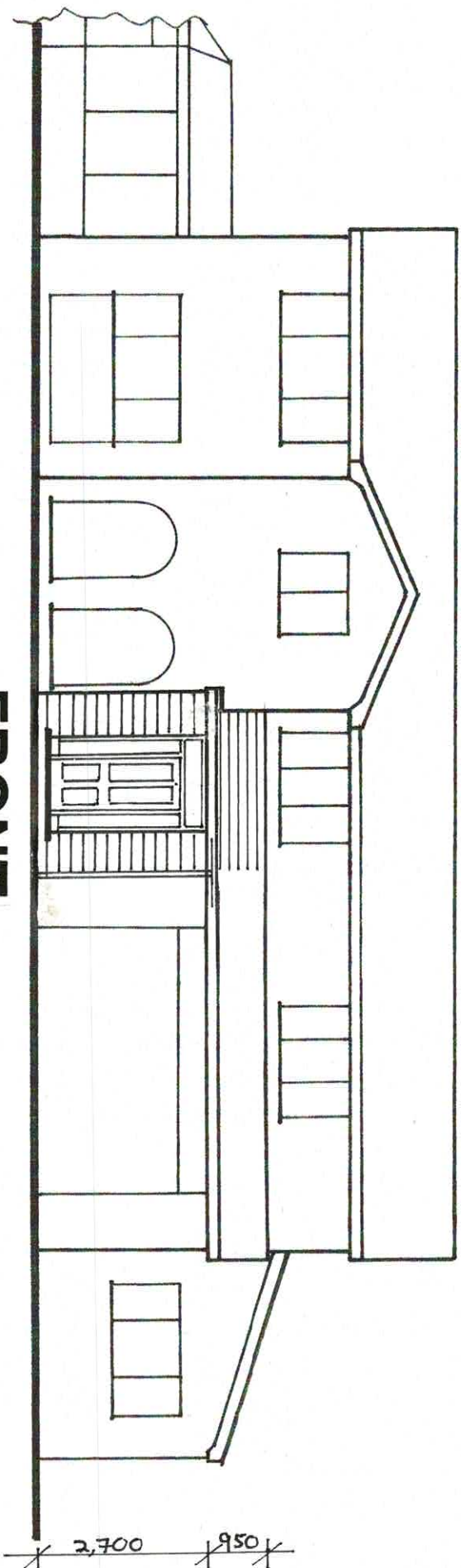


SIDE

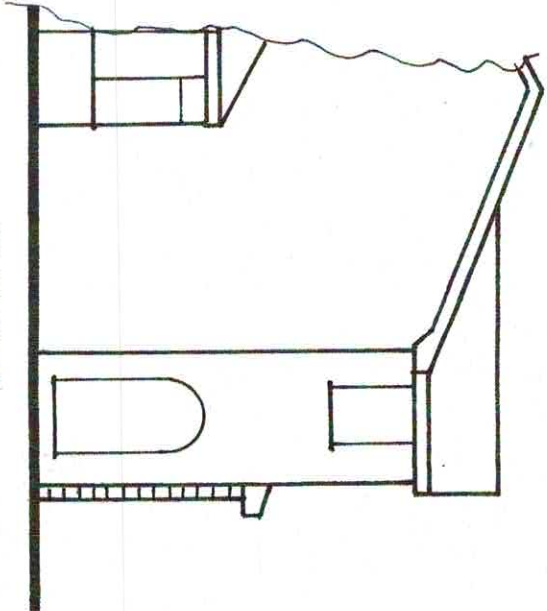
**EXISTING
GROUND
FLOOR
LAYOUT
SCALE 1:50**



**PROPOSED
ELEVATIONS
SCALE 1:100**

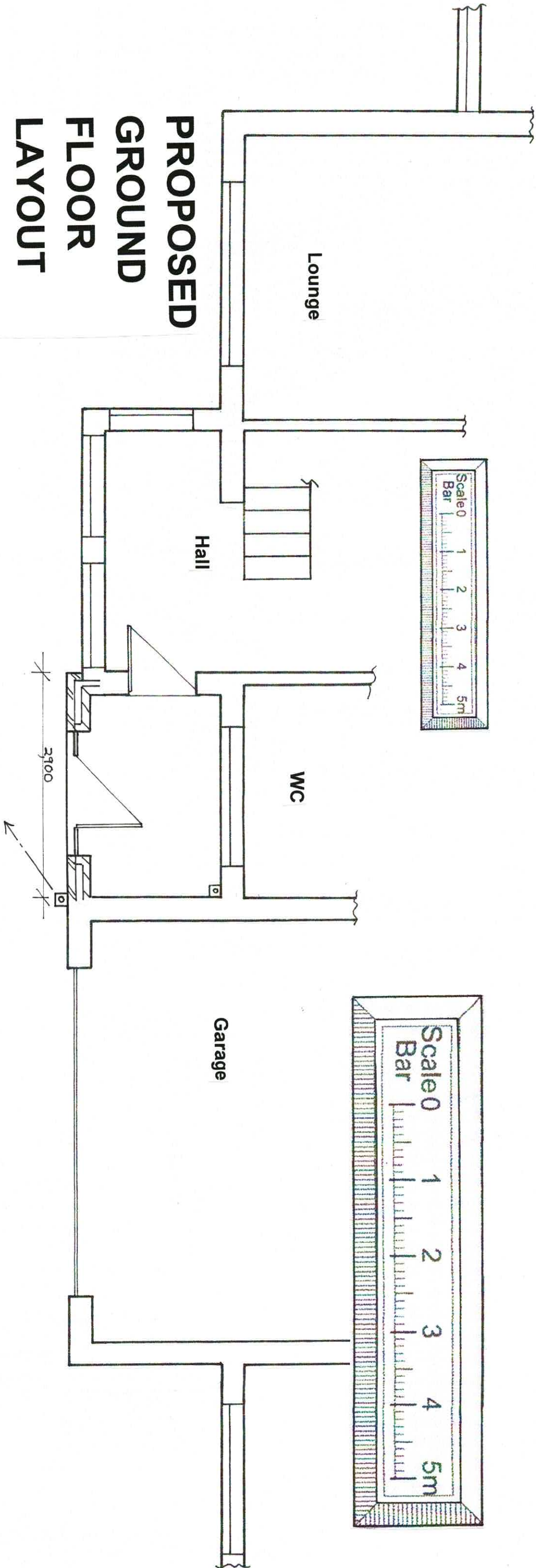


FRONT



SIDE

**PROPOSED
GROUND
FLOOR
LAYOUT
SCALE 1:50**



Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards, Codes of Practice or equivalent European Standards.

Any dimension should be used in preference to scaling drawings and should be site checked before that part of the works commences or materials ordered.

Any alterations or deviations from the drawings should be agreed in advance with Client, planning Authority if applicable and any other supervising body.

Permission for development should also be sought off land owner before work commences if site is not freehold.

If the work is subject to The Construction Design and Management (CDM) Regulations the Health and Safety Executive should be notified before work commences.

Where the development is within close proximity of a boundary, the Party Wall Act may apply and written intention should be given to the adjoining owners.

This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document.

All electrical, heating and plumbing requirements should be agreed with Client before work commences.

General Comments

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.

Energy efficient light fittings and bulbs to be used whenever possible.

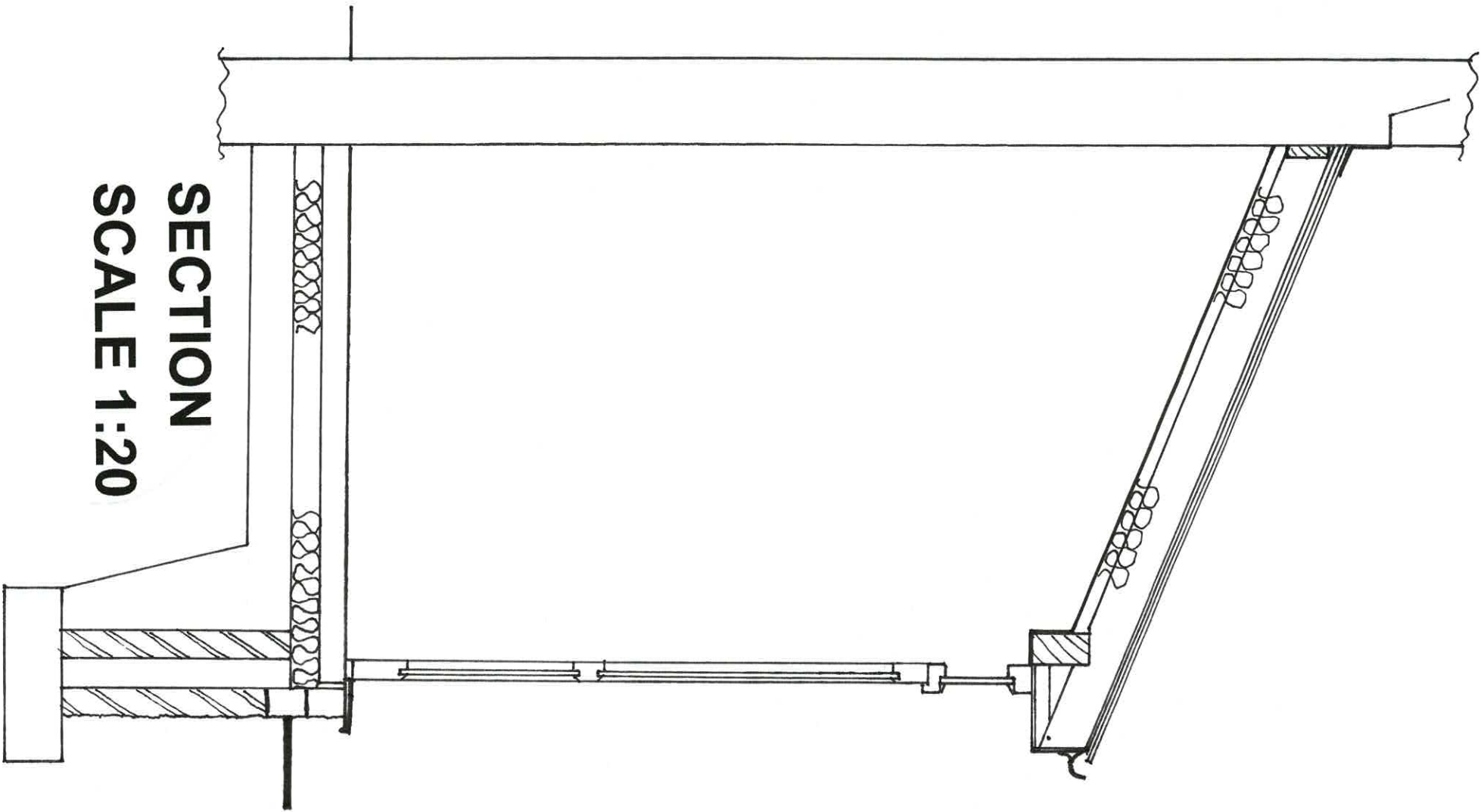
All new radiators to be fitted with thermostatic valves. If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Foundations

New concrete strip foundations 600mm wide x 200mm thick to cavity walls and 450mm wide x 200mm thick to loadbearing partition walls. Depth to be a minimum of 1.0M but to be taken below level of any adjacent drainage. Any drainage passing beneath proposal to be bridged within brickwork with concrete lintels over. Foundation grade brickwork/blockwork to be built up to DPC level and cavity to be filled with lean mix concrete up to 75mm below external ground level.

External Walls

To be of cavity construction and consist of reclaimed/reconstituted stone or in accordance with planning conditions.
100mm cavity with full fill 'Drytherm' insulation and internal leaf of lightweight blockwork (denser blockwork may be required if supporting structural steelwork). Inner face of blockwork to receive plasterboard on dabs with skim finish.
Stainless steel cavity ties to be provided at 450mm vertical centres and 750mm horizontal centres. Additional ties to be provided at door and window reveals.
Proprietary cavity closures to be used at door and window reveals.



Lintels

Generally to be 'Cathnic' or similar type galvanised steel lintels with plaster finish to give 30 minutes fire resistance. Lintel specification to be suitable for span, loading etc. and to have a minimum end bearing of 150mm.

Windows and Doors

To be to clients requirements and to consist of either PVC'U' or timber and to have draft seals to all openings. 'u' value should achieve a maximum of 1.6.
All rooms to have opening vents equivalent to 5% of the floor area and to also have background trickle vents of 8000 sq. mm.

Ground Floor

Floated concrete 100mm thick on 1200 gauge 'visqueen' membrane on 100mm thick 'Kingspan' or similar polyurethane insulation on 'visqueen' on sand blinded compacted hardcore.
Include for 25mm insulation upstands around perimeter. Also include for ducting any existing airbrick through new floor construction using rainwater pipes side by side.

Roof (pitched)

Concrete interlocking tiles, suitable for pitch and exposure to be fixed to tanitised slate battens over breathable roofing felt (Tyvek or similar)
Roof carcass to be of traditional construction and consisting of 100 x 50 rafters and ceiling joists at 400mm cts.
Wall plate strapped down to block work at 1.5M cts.
12mm plaster board and skim to soffit of ceiling.
Rafters to be battened down to facilitate 50mm ventilation gap over top of Kingspan insulation.
Fascia Boards, soffits, barge boards and rainwater goods to be PVC'U' unless otherwise stated. Down pipes to discharge to gullies as indicated.
Include for code 4 lead flashing and cavity tray at intersection of new roof with existing walls.

Drainage/Plumbing

Existing rainwater gully to be repositioned as shown.
New down pipe to discharge below grate level.