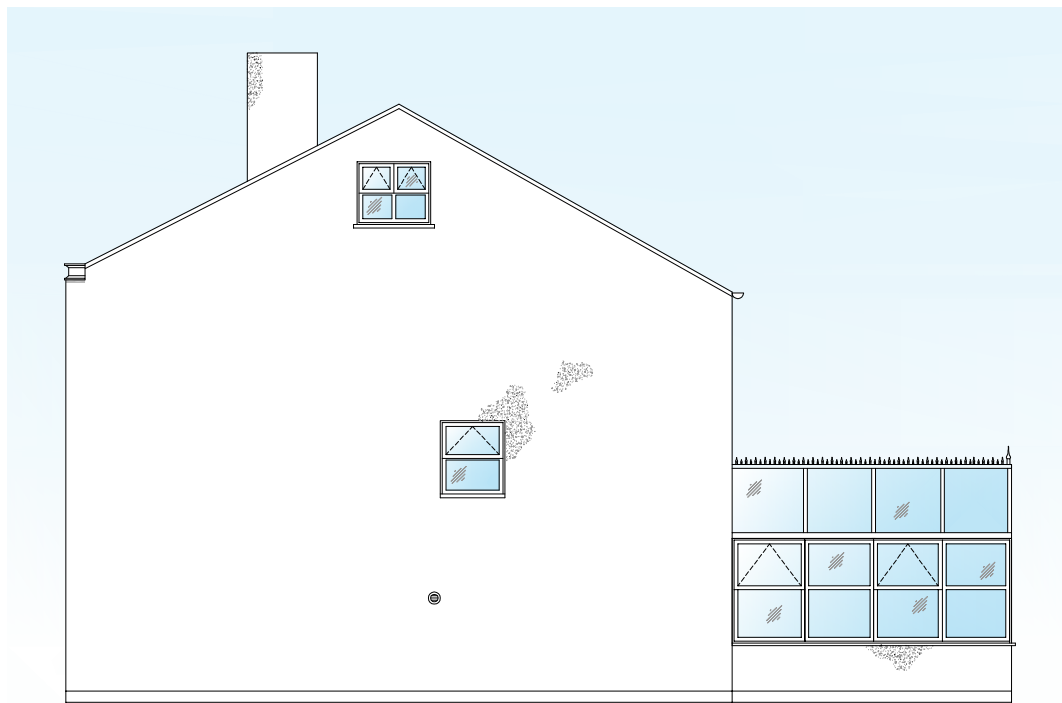




EXISTING FRONT ELEVATION
scale 1:100



EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



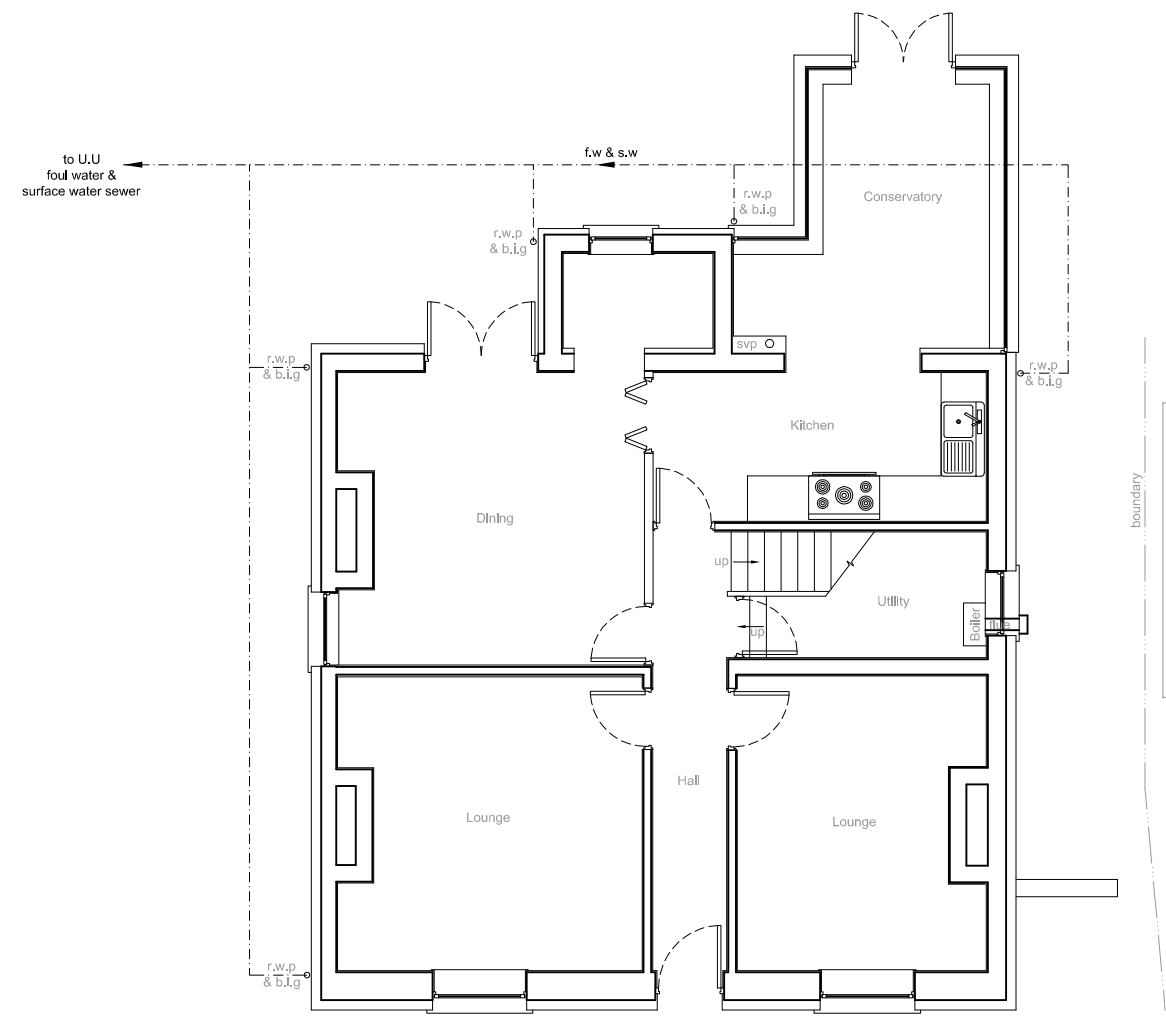
PROPOSED FRONT ELEVATION
scale 1:100



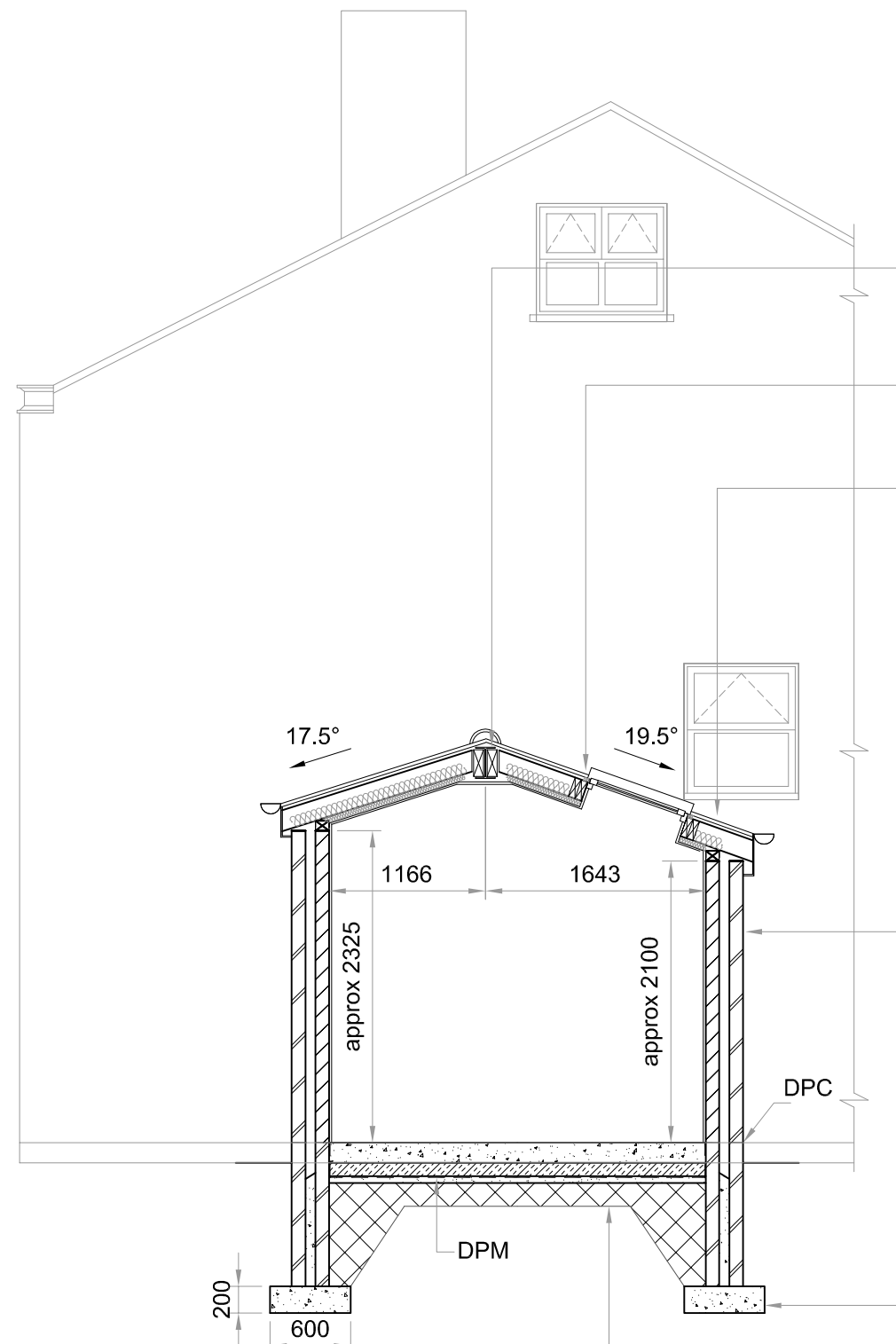
PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



EXISTING GROUND FLOOR PLAN
scale 1:100



SECTION A-A
scale 1:50

Ridge beam to S.E.'s details.

Double 38x150 s.w trimmings around skylight
Flashing skirt required to skylight
Double up rafters either side of skylight.

Install 38x150 C16 rafters at 600mm ctrs, to be secured top & bottom using truss clips
Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails. Install 120mm deep Recticel Eurothane GP between rafters leaving min 30mm gap for drape of felt.
Provide a further 50mm thick layer of Recticel Eurothane GP under rafters (to achieve 'u' values of 0.15 W/m²K), tape joints to create vapour control layer and air leakage barrier to underside of rafters, finish underside with 12.5mm plaster and skim.
Please Note: Vaulted roof - VCL or insulation should not be penetrated or cut to facilitate the installation of downlights. Consider installing surface mounted downlights or slim surface downlights

WALL CONSTRUCTION:

Cavity wall comprising of: 103mm facing bwk, to match existing, 100mm cavity filled with 90mm thickness Recticel Eurowall Plus cavity wall insulation board (to achieve 'u' values of 0.18 W/m²K); stainless steel wall ties (5 No. per m² & at staggered ctrs.- double up wall ties around all opening reveals); 100mm Thermalite Turbo concrete block inner skin; dense conc. foundation blocks or common bwk. below g.l. with fine conc. cavity fill terminating 225mm below dpc; Hiloed pitch polymer dpc, min 150mm above g.l. for both skins; Lap & seal inner skin dpc to floor dpm. 100 x 75mm wall plates tied to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel lintels by Keystone Lintels Ltd. With cavity tray dpc's over & external weep holes
New brickwork to be bonded to old using wall ties or similar approved method. Intersecting walls to create continuous cavities.

All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with special PVCu insulated cavity closures by Thermabate or similar & approved to prevent cold bridging; ensure cavity wall insulation board terminates 150mm below finished floor level; ensure that no mortar snots or other debris fall between cavity board to bridge skins of wall. Finish internally with 12.5mm plaster and skim. Ensure cavity wall insulation abuts roof insulation to reduce cold bridging

600mm x 200 mm concrete strip foundations, min 1m deep or 150mm below invert level of drains which ever is the greater or to suit exposed sub-soil conditions.

GROUND FLOOR CONSTRUCTION

Laid level with existing using tiles or asphalt finish on 150mm thickness concrete on polythene separation layer on 100mm thickness Recticel Eurothane GP insulation (to achieve 'u' values of 0.18 W/m²K) on, 1200 gauge Visqueen damp proof membrane on 50mm sandblinding, finished fully level & smooth; 150mm layers of clean & sulphate free consolidated hard-core to a maximum depth of 600mm.

All new hard-core must be clean & free of all wood, vegetation etc. Second-hand hard-core shall not be permitted.

NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.

KEY

Foul water & Surface water drains

Rain water pipe

Back inlet gully

Soil vent pipe

Soil stack

Manhole

Inspection chamber

Mechanical extractor fans

Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.

Structural Engineer

Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim

Joist span direction

Blockwork built on suitable foundations

Facing brickwork

to U.U
foul water &
surface water sewer

f.w & s.w

r.w.p

b.i.g

s.v.p

s.s

MH

i.c

e/f

sd

S.E

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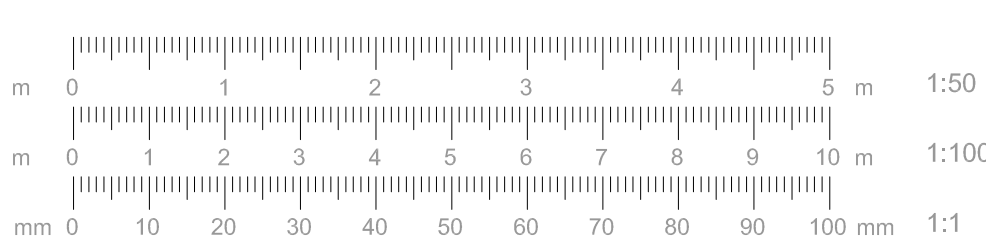
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PROPOSED GROUND FLOOR PLAN

scale 1:50



All drainage shown is assumed and must be checked on site (care to be taken when excavating)

New i.c

Boiler to be relocated and/or to be fitted with a flue management system with plume diverted away from any window openings.

550mm(w) by 780mm(h) skylight over.

Create new opening, provide box 100 lintels over (see notes). Install a sliding door.

Garden wall to remain

New sd

Setting out dimensions are approximate and should be taken from existing structural masonry, not render finishes.