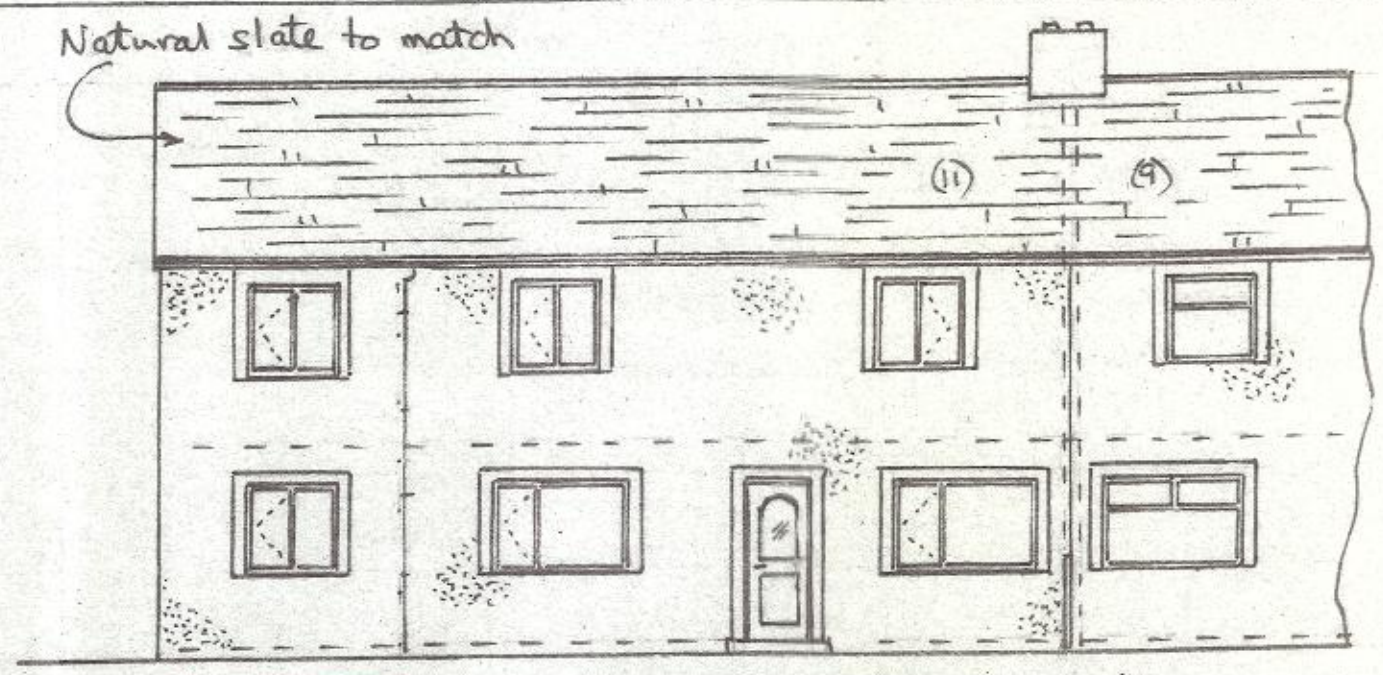




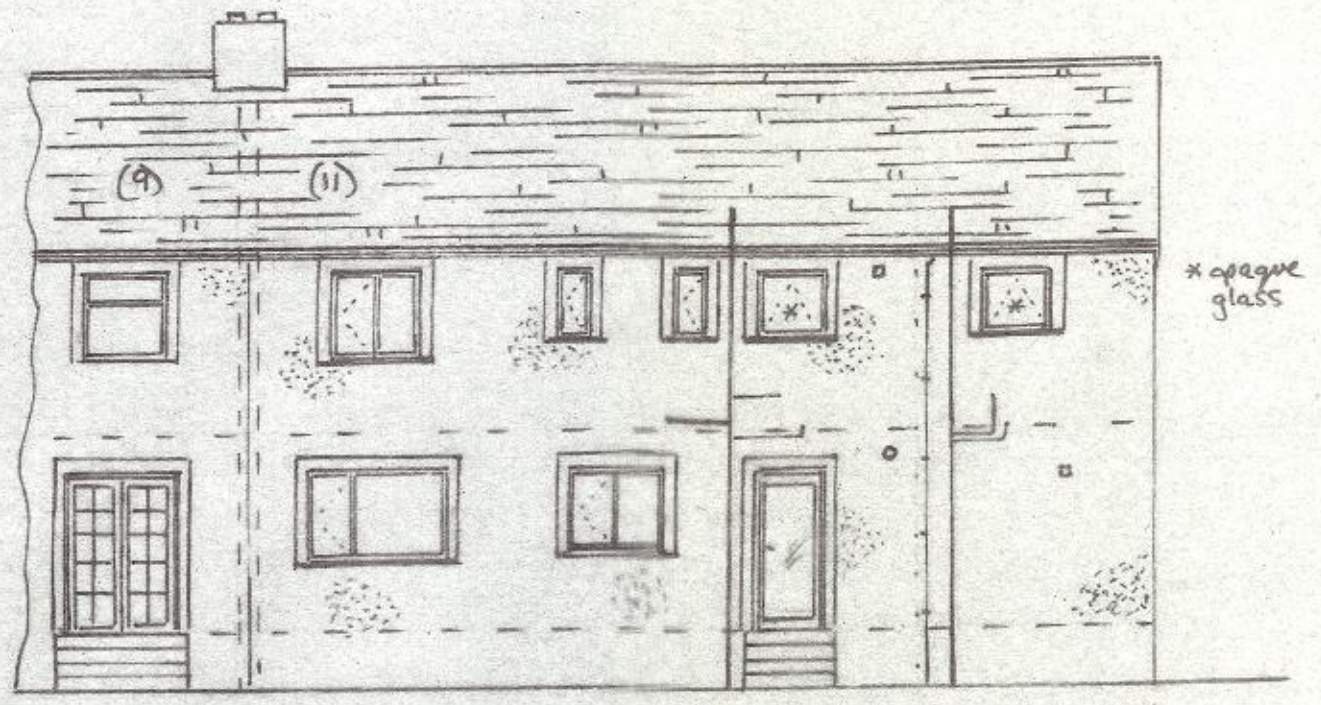
EXISTING NORTH WEST ELEVATION



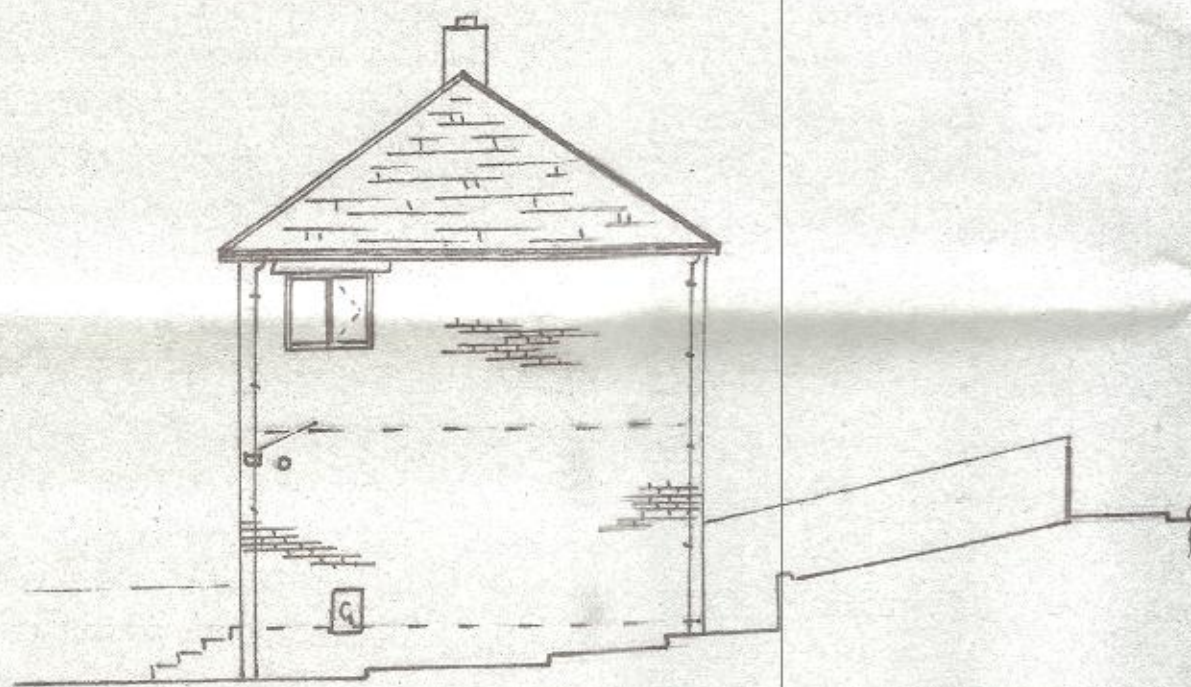
PROPOSED NORTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



EXISTING NORTH EAST ELEVATION



SCALE 1:100

PROPOSED NORTH EAST ELEVATION

- 1) ROOF COVERING TO BE NATURAL SLATE, EXISTING REMOVED, REDRESSED + RELAND WITH ADDITIONAL TO MATCH.
- 2) EXTERNAL WALL FINISH TO BE ROUGHCAST (WHOLE HOUSE).
- 3) NEW WINDOWS TO BE WHITE UPVC TO MATCH EXISTING.
- 4) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
- 5) WINDOWS TO BE DRAUGHTSEALED, FRAMES SEALED INTO WALLS WITH MASTIC + BE OF SECURE DESIGN TO BS. PAS 24: 2012, OR EQUIVARIANT.
- 6) CAVITIES AROUND OPENINGS INCLUDING LINTELS TO BE INSULATED TO PREVENT COLD BRIDGING, + BE CLOSED WITH MIN 1/2 HOUR FIRE RESISTANT MATERIAL.
- 7) ALL DRAINAGE TO BE TO SATISFACTION OF LOCAL AUTHORITY. EXISTING MAINS COMBINED SEWER SERVES.
- 8) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REG'S - LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO BUILDING CONTROL UPON COMPLETION.
- 9) ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 3'11") ABOVE FLOOR.
- 10) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING EFFICIENT LAMPS, MIN 40 LUMENS PER CIRCUIT WATT. OUTSIDE LIGHTS TO BE EITHER EFFICIENT AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
- 11) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF. M.S. BARS IN LOWER PORTION.
- 12) NEW INTERNAL DOORS TO BE MIN 806 (2'7 3/4") TO GIVE MIN CLEAR OPENING WIDTH OF 750 (2'5 1/2").
- 13) ENLARGED KITCHEN/DINER, + BEDROOM 4 TO HAVE OPENING PANELS EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000mm² (13in²) TRICKLE VENTILATION, + UTILITY ROOM TO HAVE ANY SIZE OPENINGS, 4000mm² (6 1/2 in²) TRICKLE VENTILATION, + 30 LITRE/SEC CAPACITY EXTRACTION FAN, + EN-SUITE, + EXIST BATHROOM, ANY SIZE OPENING, 4000mm² (6 1/2 in²) TRICKLE VENTILATION + 15 LITRE/SEC CAPACITY EXTRACTION FAN.
- 14) BED 4, + UTILITY ROOM TO ALSO INCLUDE AN OPENING PANEL WITH A MIN CLEAR OPENING AREA OF 0.33 m², WITH MIN CLEAR OPENING DIMENSION OF 450 (1'6") IN ANY DIRECTION, EG 450x750 (1'6"x2'6") OR 600(2'0") SQ, AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, + WITH BOTTOM OF OPENING NO MORE THAN 1100 (3'7 1/2") ABOVE FLOOR. (ANY FUTURE REPLACEMENT WINDOWS TO BEDS 1-3 TO INCLUDE SAME)
- 15) HOT WATER, + SPACE HEATING TO BE PROVIDED BY EXISTING GAS COMBI BOILER + EXIST RADIATOR SYSTEM EXTENDED.
- 16) EXISTING MAINS OPERATED FIRE DETECTION / ALARM SYSTEM TO BS 5839-6, 2004, GRADE D, CATEGORY L03, TO BE EXTENDED WITH SMOKE ALARM (SHOWN 9) TO BS EN14604, IN 1ST FLOOR CORRIDOR, + HEAT DETECTOR (SHOWN 10) TO BS 5446-2, IN UTILITY ROOM, LOCATED ON CEILING, MIN 300 (12") FROM WALLS + LIGHT FITTINGS, + ALSO INCLUDE A STANDBY POWER SUPPLY, EG BATTERY.
- 17) CONSERVATION OF ENERGY DETAILS - EXTENSION
 U VALUE OF FLOOR ... 0.22, U VALUE OF WALLS ... 0.26, U VALUE OF UPPER CEILING ... 0.16,
 INTERNAL FLOOR AREA OF EXTENSION, GROUND ... 15.452 m², FIRST ... 15.462 m², TOTAL ... 30.914 m², ∴ 25% = 7.726 m² } 8.715 m² (MAX NEW WINDOWS AT BASIC U VALUES)
 AREA OF WINDOW LOST DUE TO EXTENSION = 1.62 m²
 AREA OF WINDOWS, UPVC FRAME, MIN 20mm GAP D/G, EG SYSTEM 3, 1.1 NEUTRAL LOW E, AIRFILL, U VALUE 1.4 = 7.38 m² (OK)