

New building construction to consist of:

New Foundations

New foundations are to be concrete strip foundations 650mm width, height to be min 150mm and at depth to be min 450mm/ or deeper if ground conditions require, and to be confirmed on site and all as per approved Doc 'A', where ground conditions are not suitable, amended design to be confirmed by Architect and S. Eng. High Alumina concrete must not be used.

External Walls

External walls to be brickwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork inner leaf, 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork to match the existing, all to achieve a u-value of 0.18W/m²K

Sunken Seating Area

refer to drawing 210 for construction details, include for 5 No steps down to sunken area, (1.0m FFL to FFL) as shown, treads to be 220mm, risers to suit change in level to maximum 42 degrees rake, finish to match the floor finish and with bullnose nosing

Flat Roof

New roof to be GRP finish on 22mm plywood deck on 180mm Kingspan Thermaroof insulation on vapour control barrier on 22mm plywood deck on joists and beams to the design and spec of the S. Eng and with 12.5mm plasterboard and skim internal finish, all to achieve a U-Value of 0.13W/m²K, NOTE, allow for the new flat roof to be to a height to match the existing roof, new roof finish to be taken to the whole flat roof area

New Solid Ground Floor

New floor construction to be finish (to be confirmed by the client) laid on sand cement screed on 130mm Kingspan Kooltherm K3 rigid board insulation on visqueen separation layer on 150mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM/ Radon Barrier laid on 50mm sand blinding on well compacted hardcore fill all to achieve a u-value of 0.13W/m²K

External Doors

External doors to be 4960mm x 2100mm, powder coated steel, Crittall W20 style, fully double glazed, 5 No leaf, bifolding doors as shown. NOTE, allow for also replacing the existing adjacent 3 No leaf, bifolding door to the Kitchen to be style to match as shown

Roof Glazing

Allow for replacing 1 No existing roof lantern with new, 4000mm x 2500mm, powder coated aluminium, pyramid roof lantern as shown, include for opening lights within the glazing with remote control operation

Internal Layout

The internal arrangement to the design and spec of the Interior Designer

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Wall and Ceiling Finishes

finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

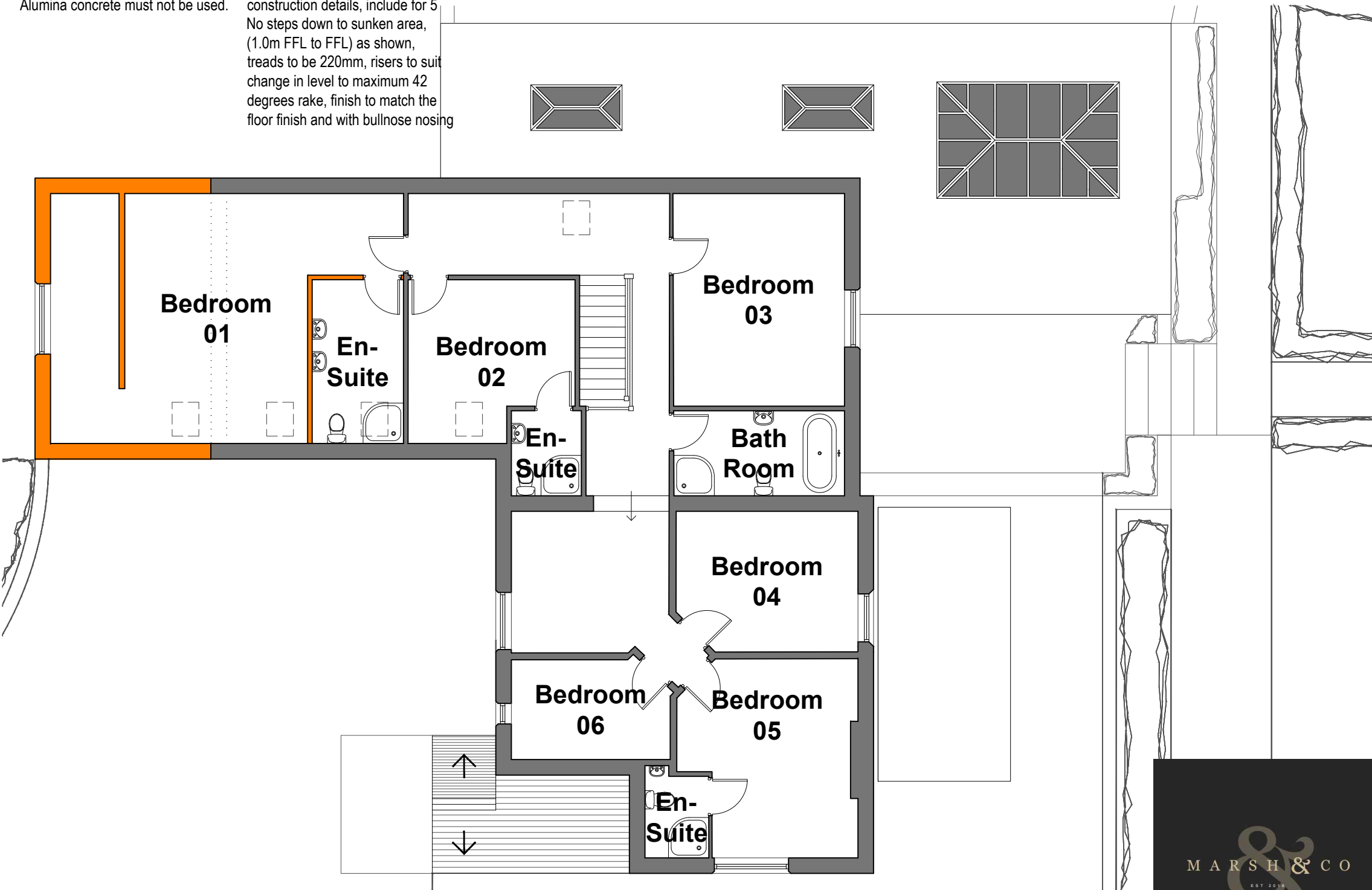
Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Heating Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. NOTE, existing radiators to the living room to be relocated

Acoustics - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dBRw all to comply with Part E of the Building Regulations

Electrics

All electric works to be carried out by a member of an appropriate competent persons scheme. All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.



Ground Floor Plan As Proposed

Scale 1:100@A3

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT	MR & MRS HACKETT				1:100@A3	JAN 2026
PROJECT	BEECH VILLA, THE AVENUE, WORTLEY	DRAWN	ML	CHECKED		
DRAWING TITLE	FIRST FLOOR PLAN AS PROPOSED	JOB NUMBER	260110	DRAWING NO.	203	REVISION



TIMEARCHITECTS

Creative Conservation - Inspiring Design. Time Architects 226-228 Holme Lane, Sheffield, S64JZ
 Registered Company Number in England and Wales: 8033383, Director: Michael Leigh
 W. www.timearchitects.co.uk E. info@timearchitects.co.uk T. 0114 430 0114
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