Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be openable to achieve purge ventilation to each room

Glazing - all glazing to be to be 2No 6mm leafs low 'E' glass, 12mm 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

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 the design and specification of the S. Eng. Install pre cast concrete relieving lintels over drains under masonry walls

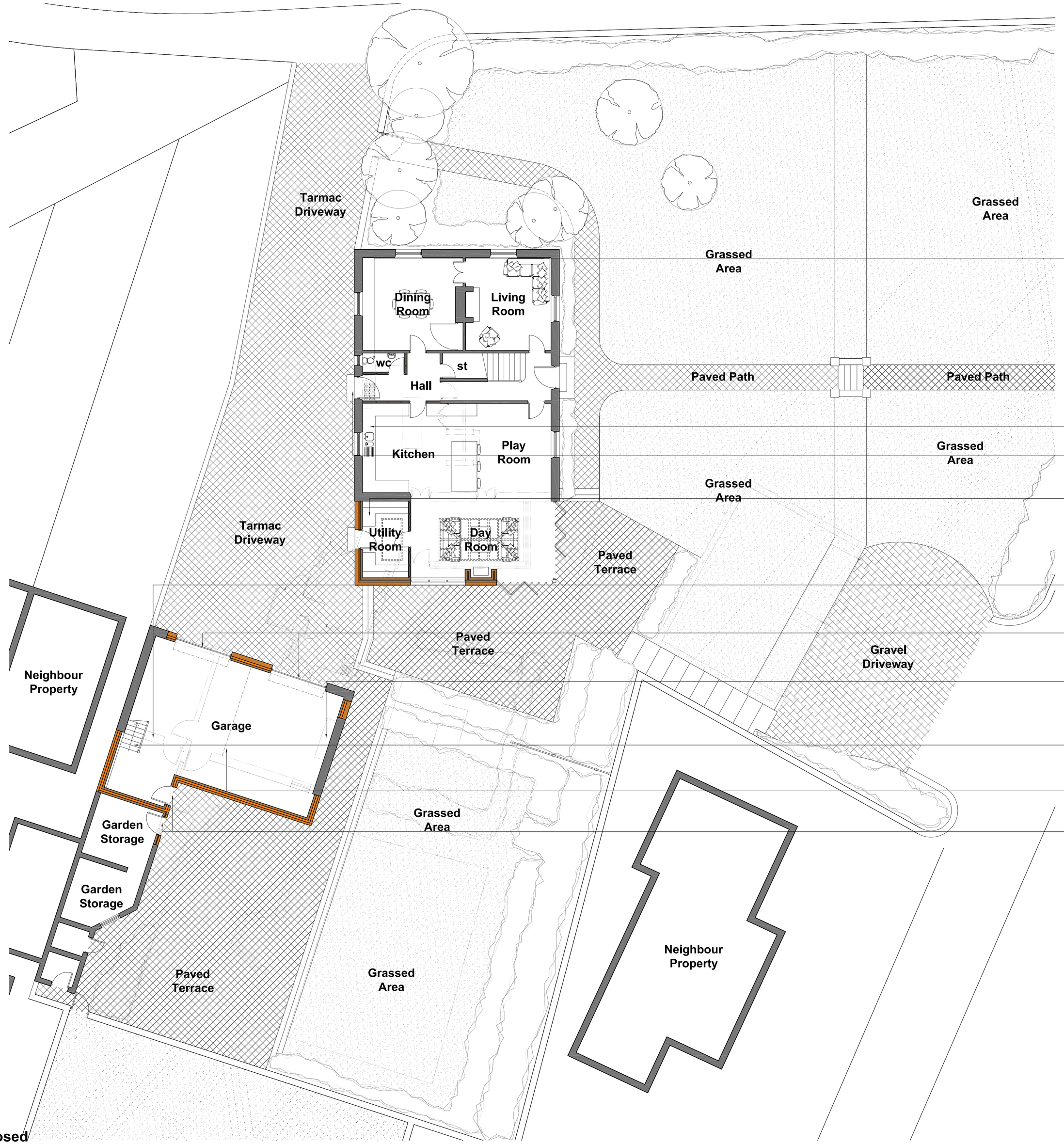
Wall and Ceiling Finishes - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoates and finishing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

Drainage - All new UPVc waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WC's, include for boxing out including low level pipework, allow for installing all new sanitaryware, items to be supplied by the client

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.

All electric works to be carried out by a member of an appropriate competent persons scheme



Extensions to the house to include painted timber fully double glazed screens and folding sliding doors, 2595 x 2500mm screen, 3 No leaf 2670 x 2500mm and 5 No leaf 3725 x 2650mm folding sliding doors to the house, 1850 x 2500mm & 2 No 1000 x 2500mm screens, 5 No leaf 4470 x 2650mm folding sliding door to the cottage all by Oracle Window Solutions Ltd, Oracle House, 149 Nottingham Road, Mansfield, NG18 4AE, www.oraclewindowsolutions.com Tel 01623 631 116 or equal approved. NOTE glazing to be 6mm glass with soft coat Low 'E' Planitherm Total coating to inner pane, Argon filled 12mm cavity all to achieve a u-value of 1.4W/m²K, frame colour to be confirmed by the client

Existing garage within garden area to be carefully removed, NOTE existing stonework and roof slate to be set aside on palettes and re-used on the amends and extension to the cottage building

NOTE external landscaping to be undertaken by others beyond these works

New 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs and new painted timber doors all to create new corridor, wc, kitchen and utility room

New bathroom suite to be supplied by the client and to include wc and basin, NOTE allow for installation and include for new domestic style 15l/s Bathroom mechanical extract vent to the outside through the external wall with 15min overrun and connected to the light switch

New side extension to house to consist of stonework / blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm medium density blockwork inner leaf, 50mm Kingspan Kooltherm K8 cavity wall insulation, 50mm cavity and external leaf coursed dressed stone tied into, and to match the existing house and cottage walls and all to achieve a u-value of 0.28W/m²K. New floor construction to be finish (to be confirmed by the client) laid on 22mm sw timber floor boards on SW timber joists to size and spec of S. Eng, height to match the existing floor and suspended above the floor slab supported off the new and existing external walls @ c/c's to spec of S. Eng and with 125mm Kingspan Kooltherm K3 Floor Board insulation laid between the joists. Void to be fully ventilated to the external wall with masonry vents, floor slab to be 150mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill, upper level wall to be treated western red cedar timber cladding (to replace the stonework external leaf), tongue and groove fixing on sw timber battens

New kitchen suite including new wall units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall. Allow for installing all electrics

Existing previous rear door to be re-opened up, size and style (including stone canopy over) to match the door to the front of the house

Existing external wall, doors, well feature and stone steps to be carefully removed (shown dotted), walls, floor and ceiling to be made good, structure above to the design and spec of the S. Eng, include for new stone steps to match existing built of weak concrete footing

New utility suite including base and wall units to incorporate new washing and drying facilities, allow for new domestic style 30l/s mechanical extract vent to the outside ducted through the external wall with 15min overrun and connected to the light switch

Existing access stair down to basement to be covered over with new timber access hatch opening to allow space below stair to be utilised as storage, hatch timbers to match those of the existing timber floor with 22mm SW timber floorboards to match existing

Existing floors, ceilings, internal and external walls to thre annexed cottage to be carefully cleaned, walls to be lined internally with new 25 x 25mm SW timber battens and 112.5mm Kingspan Kooltherm K18 insulated dri-lining all to achieve a u-value of 0.28 W/m²K

Existing cottage external wall to be carefully removed/ opened up (shown dotted), walls, floor and ceiling to be made good, new structure to support the walls and floor to the design and spec of the S. Eng

Existing windows within external wall to be carefully removed (shown dotted), install new 2 No garage doors to be 2750mm width x 2200mm (arch spring), 2600mm (arch head) door openings with profiled steel lintel to the design and spec of the S.Eng and external finish of Aslar dressed stone arch head and quoins to match existing to the house, new garage doors to be Roll Matic powder coated Aluminium roller garage doors including complete automatic operator system by Hormann UK Ltd, Gee Road, Coalville, Leicestershire, LE67 4JW, www.hormann.co.uk, tel 01530 513000, allow for the first floor structure to be cut back locally to accommodate the door mechanism to the design and spec of the S.Eng

Existing fireplace and chimney breast to be carefully removed (shown dotted), chimney to exterior to be retained and supported internally within the roof space to the design and spec of the S. Eng, walls, floor and ceiling to be made good

New timber staircase to access first floor level to be formed as shown, 14 No risers, tread profile, 220mm width with bullnose finish, 22mm depth treads, 9mm risers, height to suit change in level allowing the rake of the stair to be no more than 42° and to include 48mm diameter HW timber handrail fixed back to wall on 10mm steel angle brackets 900mm above the rake of the stair

Existing first floor to be carefully cut back as shown to allow full height void space, allow for installing new 1100mm height timber balustrade/ guarding to match the stair balustrade supported off the floor structure to the design and spec of the S.Eng

Form 2 No, new 910mm width, height to match existing door openings to access garage and external storage area and install new external grade timber boarded doors to match existing

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
A	July 2016	ML		Cottage details amended

CLIENT: MR & MRS HARVEY
SCALE: 1:100@A1
DATE: MAR 2016
PROJECT: BELMONT HOUSE, THURGOLAND
DRAWN: ML
CHECKED:
DRAWING TITLE: GROUND FLOOR PLAN AS PROPOSED
JOB NUMBER: 1535
DRAWING NO.: 201
REVISION: A

Ground Floor Plan As Proposed
Scale 1:100@A1

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Registered Company Number in England and Wales: 8033383, Director: Michael Leigh
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