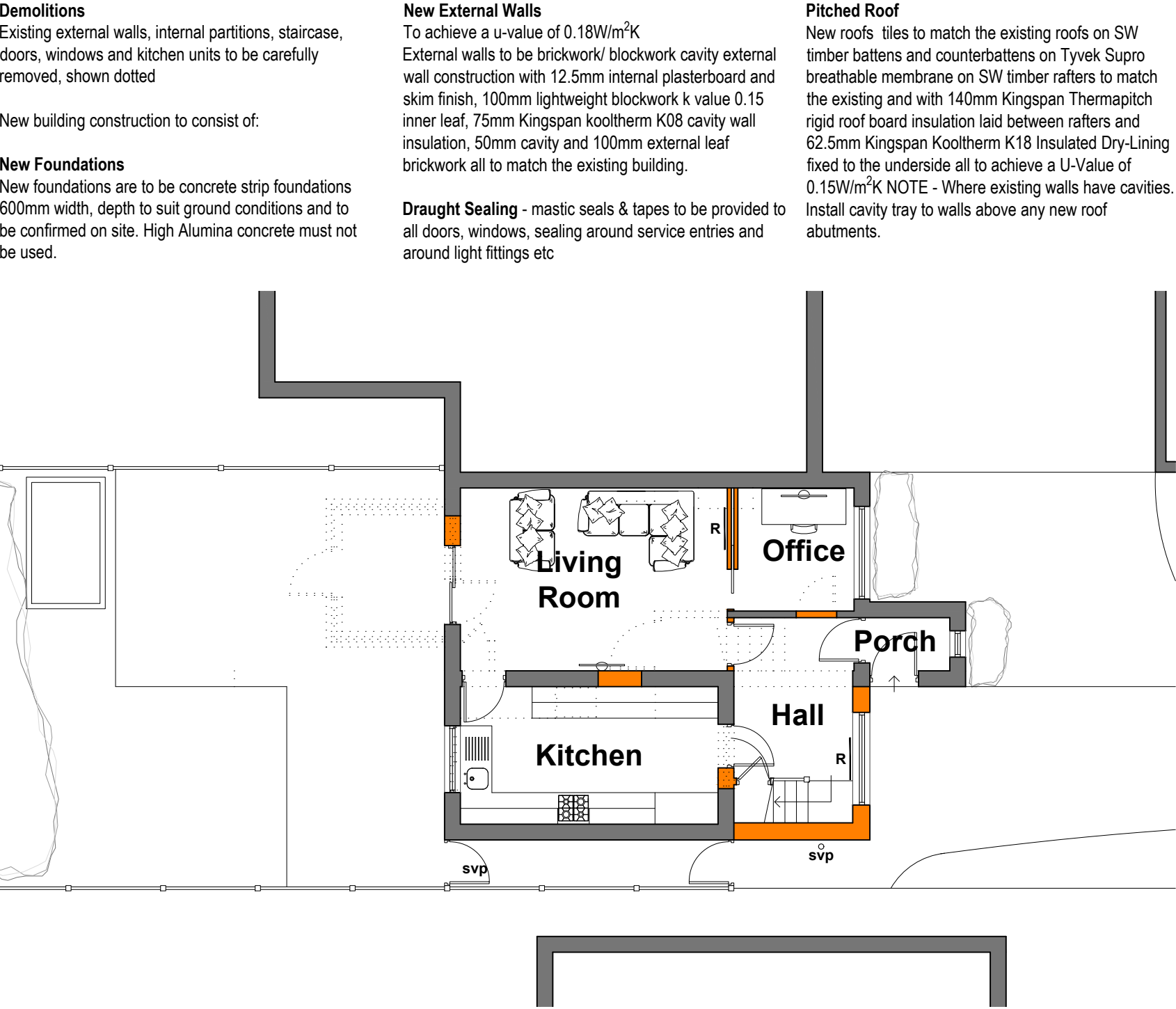




Demolitions
Existing external walls, internal partitions, staircase, doors, windows and kitchen units to be carefully removed, shown dotted

New building construction to consist of:

New Foundations
New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

New External Walls
To achieve a u-value of 0.18W/m²K
External walls to be brickwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 75mm Kingspan kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork all to match the existing building.

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

Pitched Roof
New roofs tiles to match the existing roofs on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to match the existing and with 140mm Kingspan Thermapitch rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.15W/m²K NOTE - Where existing walls have cavities. Install cavity tray to walls above any new roof abutments.

Windows
Windows to be uPVC fully double glazed openable casement windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals.
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m² and have no dimension less than 450mm high or 450mm wide.

Dormer Walls
To achieve minimum U Value of 0.18W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens fixed on vertical counterbattens to ensure vented and drained cavity. breathable membrane below (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 120mm Kingspan kooltherm between plus 37.5mm kingspan kooltherm insulated plasterboard over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster.

Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

New Staircase
Existing ground floor to first floor staircase to be retained, install new sw timber staircase from first floor to second floor to consist of 13 No risers (2.6m FFL to FFL) as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to match that of the adjacent and below staircase

Structural Items
All structural openings and supports to removed items, including new roof structure to the design and spec of the S. Eng All steel beams to be fully encased and achieve 30mis fire resistance.

External Doors
External doors to be uPVC double glazed pair of sliding doors 2065mm x 2100mm doors to match the existing, fit the existing opening, and all as shown

Background Ventilation
Background ventilation via trickle ventswithin the window frame to new habitable rooms at a rate of min 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm²

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

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

Sanitaryware
New bathroom suite to be supplied by the client and to include wc, basin and shower to the bathroom, NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all bathroom and wc areas. NOTE all extracts to be taken to front or rear wall and not through the side wall

Kitchen/ Utility Units & Appliances
New Kitchen & utility units all to be supplied by the client, Contractor to allow for new domestic style 30l/s mechanical extract vent through the external wall (allow for installation)

Electrics
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 Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Glazing - New and replacement windows and doors to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. to be safety glazing within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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. Install new wet floor underfloor heating to the kitchen area, New Stelrad radiator locations as shown, new AAA+ combi boiler to replace existing, located within store to first floor

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT	MR & MRS MORLEY				1:100@A3	SEP 2024
PROJECT	4 QUEENS GARDENS, HOYLAND	DRAWN	ML	CHECKED		
DRAWING TITLE	GROUND FLOOR PLAN AS PROPOSED	JOB NUMBER	DRAWINGS NO.	REVISION		
		240903	202			

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Ground Floor Plan As Proposed
Scale 1:100@A3