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/m^{2}K 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

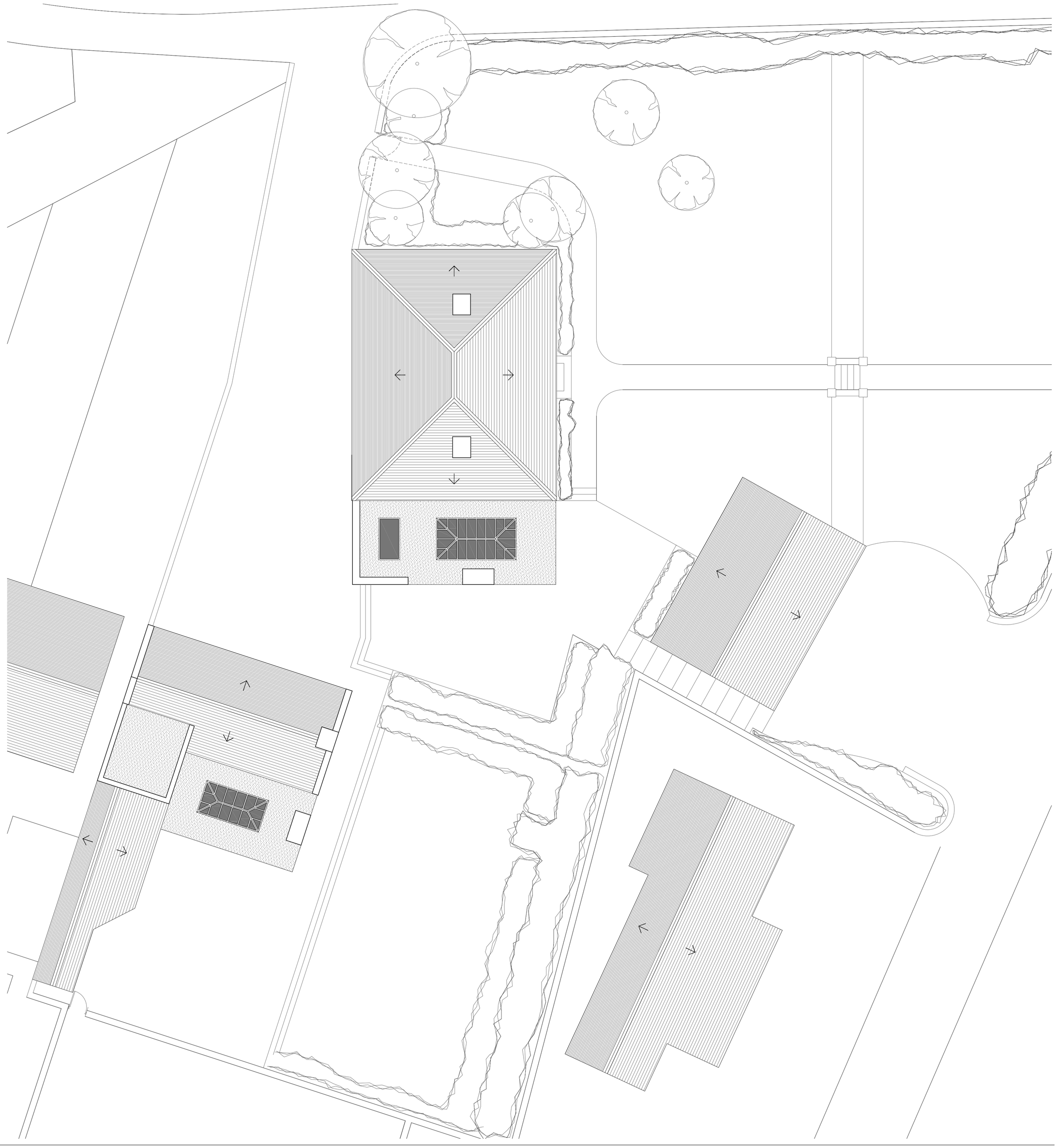
Wall and Ceiling Finishes - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoates and finishing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



New side extension to house and annexed cottage 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/m^{2}K. 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 side extension to annexed cottage first floor level 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/m^{2}K

New 2000 x 3800mm (to house) and 1500 x 3000mm (to annexed cottage) powder coated aluminium, hipped slimline rooflights 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/m^{2}K, frame colour to be confirmed by the client

New 2000 x 3200mm powder coated aluminium flush flat roof glazing above utility room 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 toughened 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/m^{2}K, frame colour to be confirmed by the client

Allow for including recessed hidden gutter channel within flat roofs to house and cottage (recessed into the insulation layer behind roof edge) and to fall towards an overshoot adjacent to the building with Cast Iron hopper and downpipe to match existing. All to drain to new soak-away within the garden

Chimneys to roof of the house and annexed cottage to be formed in coursed, dressed stone to match extension wall

Form new 50mm depth ashlar stone coping to head of parapet wall (above utility room to house), the upper level annexed cottage extension and to the chimney to house and cottage, NOTE parapet wall to extend above the finished roof level by min 150mm

New extension roofs to house and annexed cottage (including upperl level extension to annexed cottage) consisting of GRP finish laid to all manufacturers recommendations and with all required edge and abutment trims/ accessories on vapour barrier on 22mm plywood deck on SW timber joists to S. Eng's spec and details with 125mm Kingspan Kooltherm K7 Roof Board insulation fixed between the joists and min 25mm cavity and with firrings to create 1:60 fall on 62.5mm Kingspan Kooltherm K18 insulated plasterboard and skim finish all to achieve a u-value of 0.18W/m^{2}K

Existing outbuilding roofs to be cut back as shown and made good around new extension roof

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT	MR & MRS HARVEY	SCALE	1:100@A1
		DATE	MAR 2016
PROJECT	BELMONT HOUSE, THURGOLAND	DRAWN	ML
		CHECKED	
DRAWING TITLE	ROOF PLAN AS PROPOSED	JOB NUMBER	1535
		DRAWING NO.	203
		REVISION	

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Roof Plan As Proposed

Scale 1:100@A1