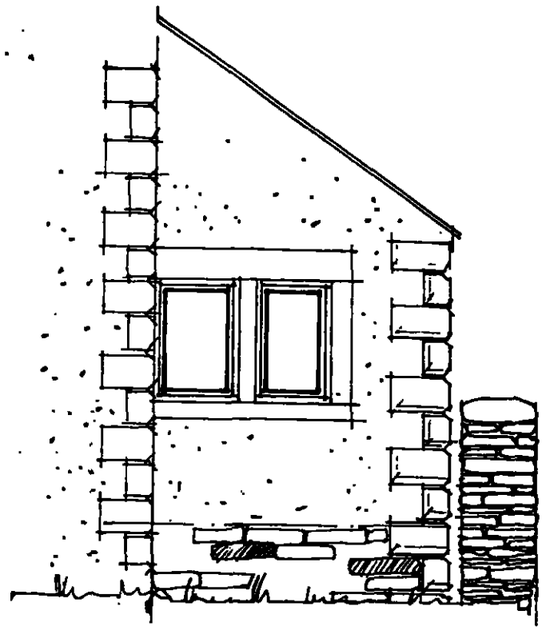
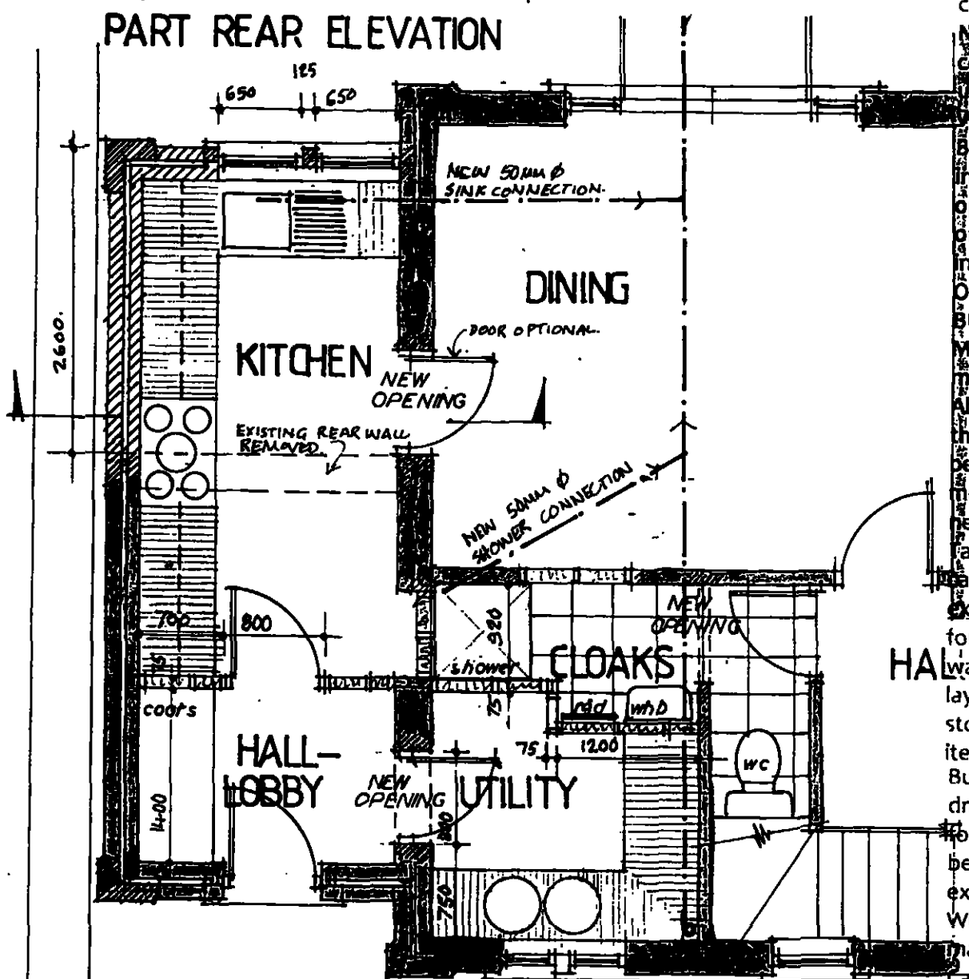


PART REAR ELEVATION



PROPOSED PLAN

STUD PARTITIONS
To be in 75 x 50 studs at 450 mm horizontal cts. with noggins at 900 vertical cts, clad both sides with 10mm plasterboard and skim finish. New skirtings and Architraves to match existing for profile and size. Void to be filled with Glasswool.

ELECTRICAL.
To comply in all respects to current edition af I.E.E. regulations, choice, type and style of fittings to be to clients choice, as for the siting and number of sockets and light fittings. Taken from existing circuits, no surface mounted wiring will be allowed. To be carried out by a competent person, ie. One capable of designing installing and fixing all wiring as needed by the current I.E.E. regulations. And providing a certificate of competence.

PLUMBING.
To be carried out by registered Corgi registered "Gas safe" installer for changing existing radiator and flow and return to new radiator to client's choice of siting. Thermostatic rad valves fitted.
New shower waste and wash hand basin waste to connect to underslung pipe under floor. Cap off or utilize existing sink waste.

WINDOWS.
Both new windows will be identical and shall incorporate escape window facility giving a clear opening area of 0.33 M2 (minimum dimension of open able width shall be 450mm) Both shall incorporate trickle vents with an area of 8000M2 OR to have lockable night latches.

BUILDERS WORK.
Make new opening in gable wall 800 wide and matching the height of the existing doorway. Allow for propping and temporary supports during this operation and allow sufficient time to elapse before removing temporary supports for the mortar to achieve sufficient strength. Include for new Spanlite R6 lintols over, and make good . Take out existing door and winglight frame, carefully take down rear corner of existing extension clean excess mortar off and save Quoins for re-use. Take back to full blocks along height of wall to bond new wall in with existing. Include laying Quoins to new external corner, New sawn stone jambe , cill and head , re-using the salvaged items from before.
Build wall in construction as described on previous drawing No AHW-300-1, in line with existing , foundations, underfloor and roof / ceiling to be as before described. Roof slates to be bonded in to existing, lead apron flashing to join existing.
Where existing rear wall removed , include for making good any disturbed surfaces .
Cavity to be closed around the new opening , incorporating a vertical D.P.C. such as Thermabate or similar approved system.

Back up the new rendered blockwork with lightweight thermal blocks such as Celcon or Thermalite with cavities closed as before , including S/S wall ties at every block course at 300 cts. Replaster the disturbed areas using Limelite renovating plaster and a skim finish.
Include for window boards in veneered M.D.F. with lipped facing edge, and curtain batten over new window using ex 75x25 wrot softwood.
Where existing openings to be blocked off, use 75 x 50 timber studs with noggins at 900 cts clad both sides with 12.5 plasterboard and 3mm skim. Void filled with 75 mm Glasswool insulation, Where full height blocking off , include for replacing the skirting to join either side of opening and decorated to match.
New opening in side w.c. wall to have single Plasmor R 100 concrete lintol over, make good all disturbed surfaces on completion.
New doors and frames and iron monger to match existing , where possible re-use any doors taken out . Have put into safe storage.
Wherever possible the construction from before should be replicated , so as to minimise the visual disturbance.
THE EXISTING KITCHEN AND APPLIANCES TO BE CAREFULLY REMOVED COVERED AND PLACED INTO SAFE STORAGE FRO THE DURATION , UNTIL REQUIRED ON COMPLETION. The layout of the refitted kitchen shall be devised in conjunction with the client and the Manufacturer as will the fittings to be included in the newly formed Utility room.
The re-hashed kitchen shall be by the original Kitchen manufacturer and all items shall match
New floor construction to be replicated and lined through with existing.
The eaves and Guttering to be extended to the rear and round the corner to the fallpipe, then to connect to the existing S.w. drain as before.

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

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GENERAL.
All work carried out in full accordance with current good accepted Building Practice and in all respects to the full satisfaction of the D.B.S.. All dimensions to be checked and verified before placing any work in hand. Any discrepancies to be cleared with the Architect before proceeding with any further work.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRWG N° AHW-300-1.

REV.	DATE	AMENDMENT

CLIENT
MR + MRS. CROWTHER.

TITLE
PROPOSED EXTENSION TO SIDE AND INTERNAL ALTERATIONS @ ANVIL COTTAGE HALIFAX ROAD WORTLEY, SHEFFIELD. S35

P. Dimelow
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SCALE	DATE	DRAWN
1:50	AUGUST 2012	P.D

DRAWING No.	REV.
MPCW - 812 - 1.	

HEATHERBANK D063 0800 0132514