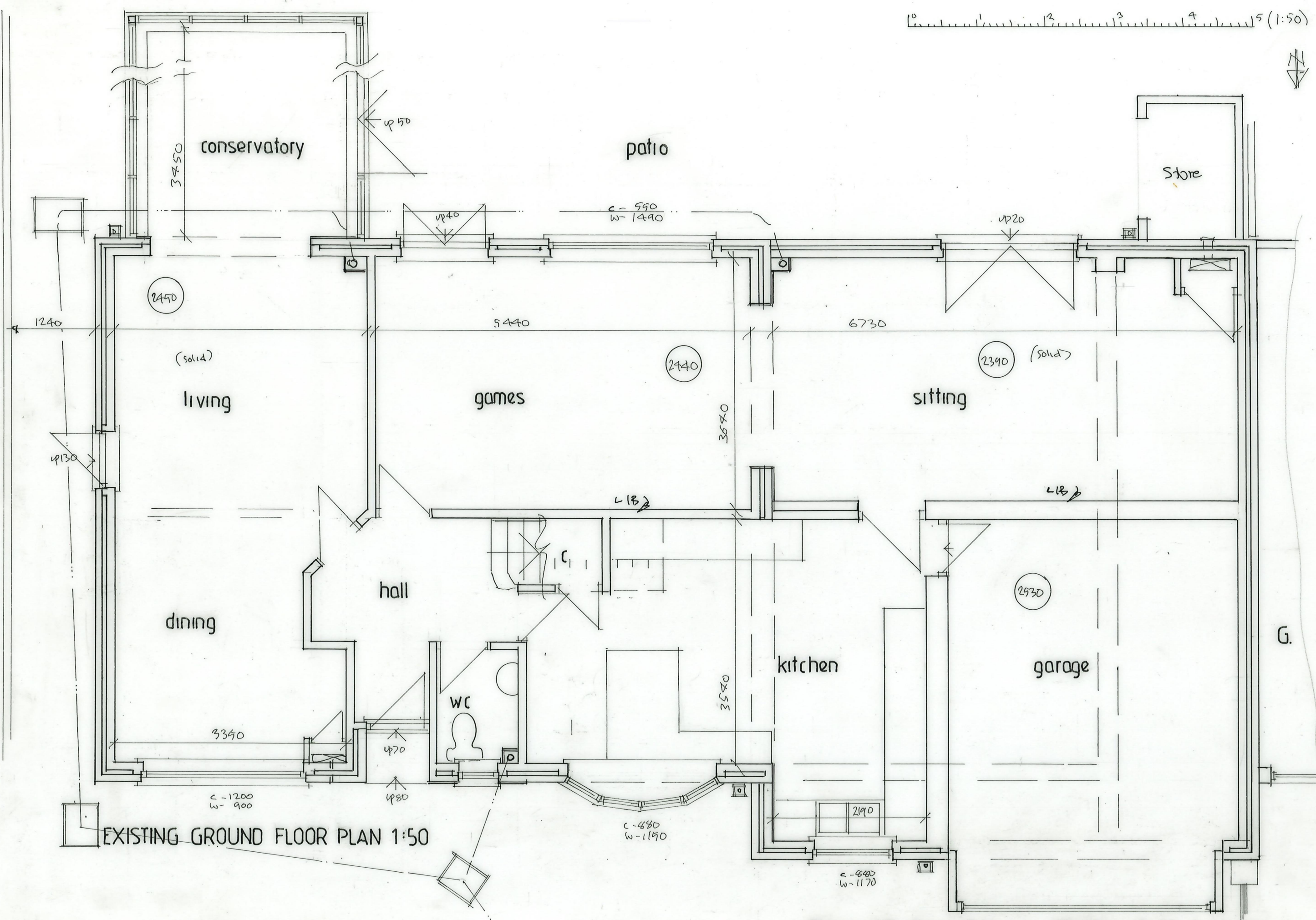
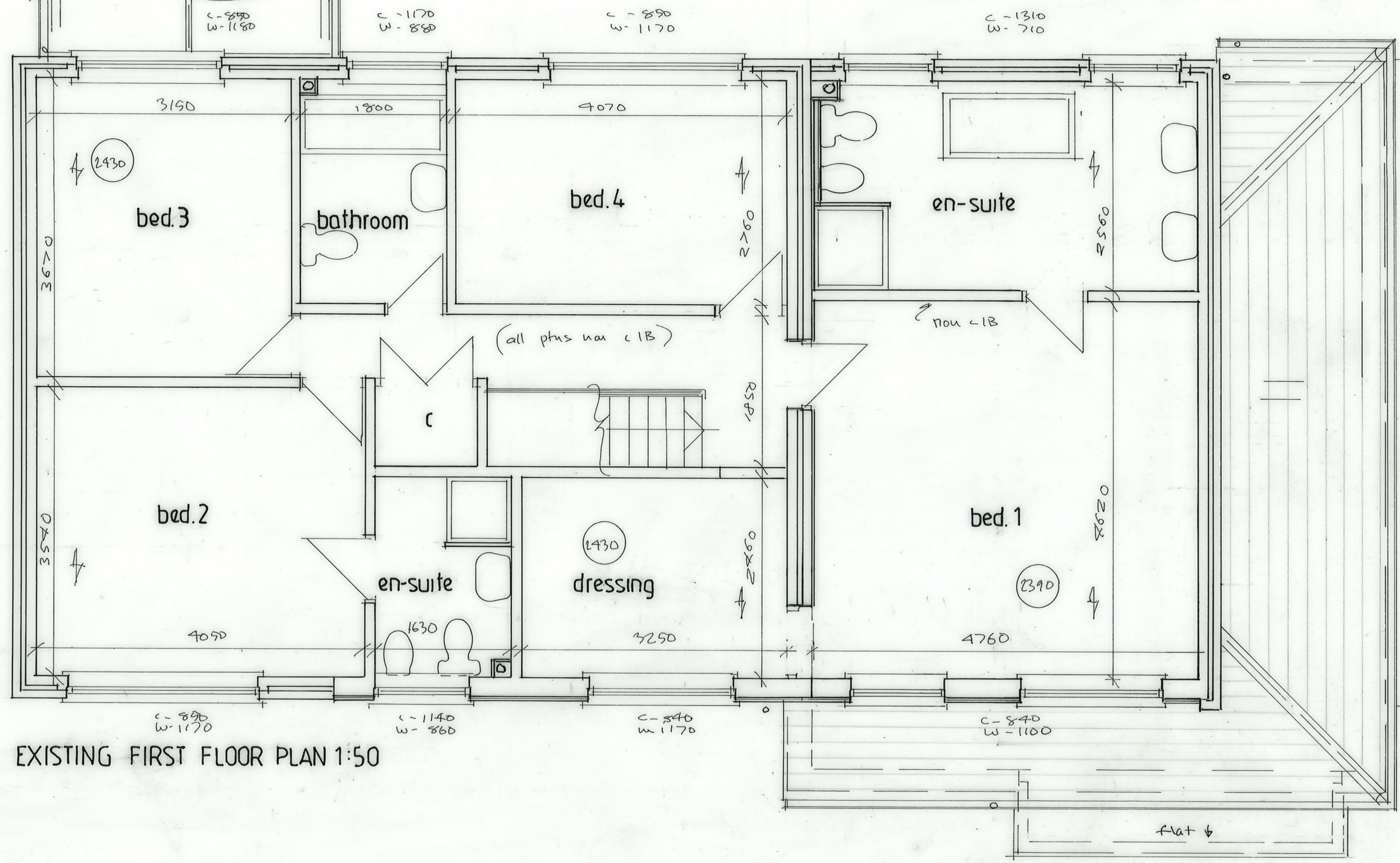




EXISTING GROUND FLOOR PLAN 1:50



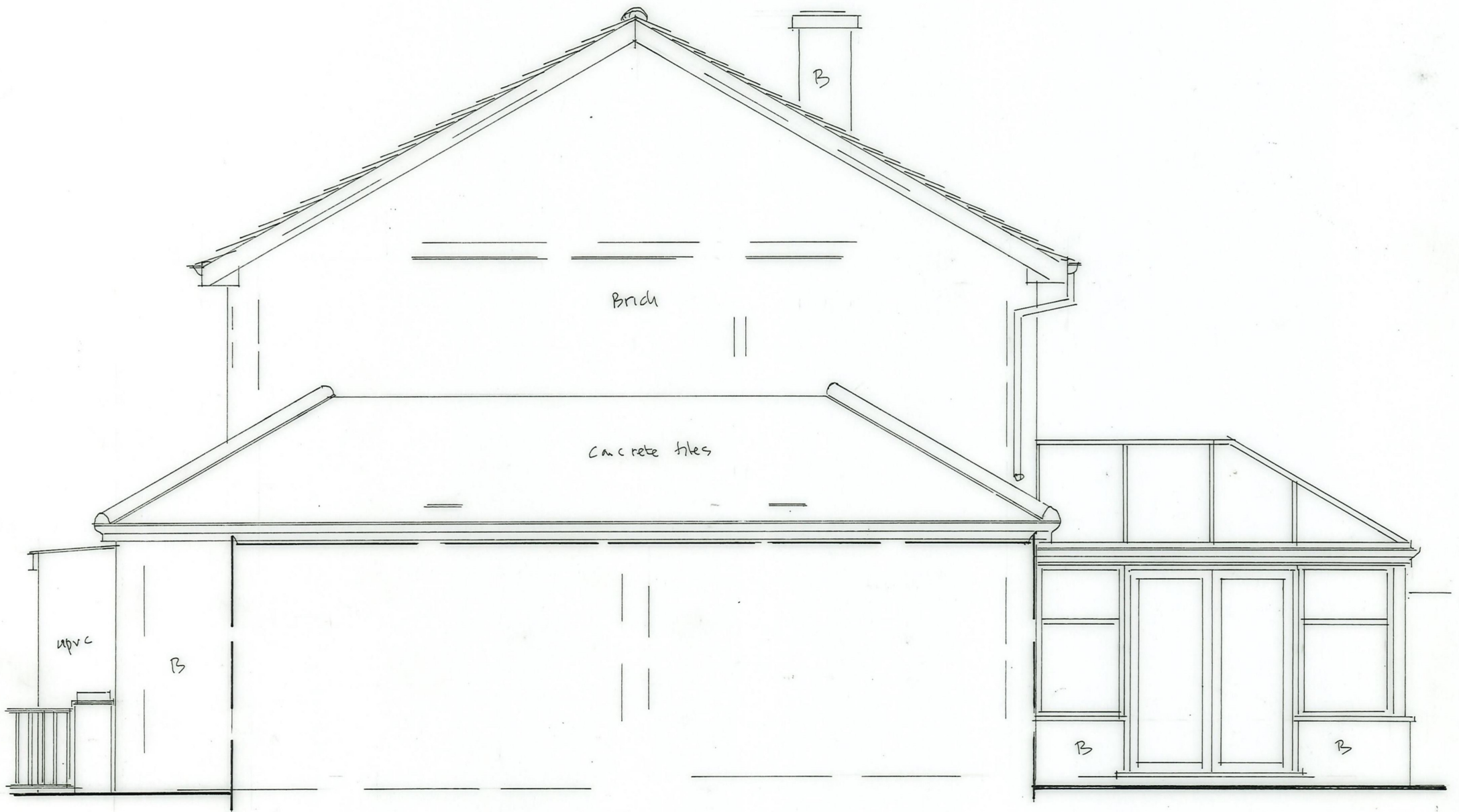
EXISTING FIRST FLOOR PLAN 1:50



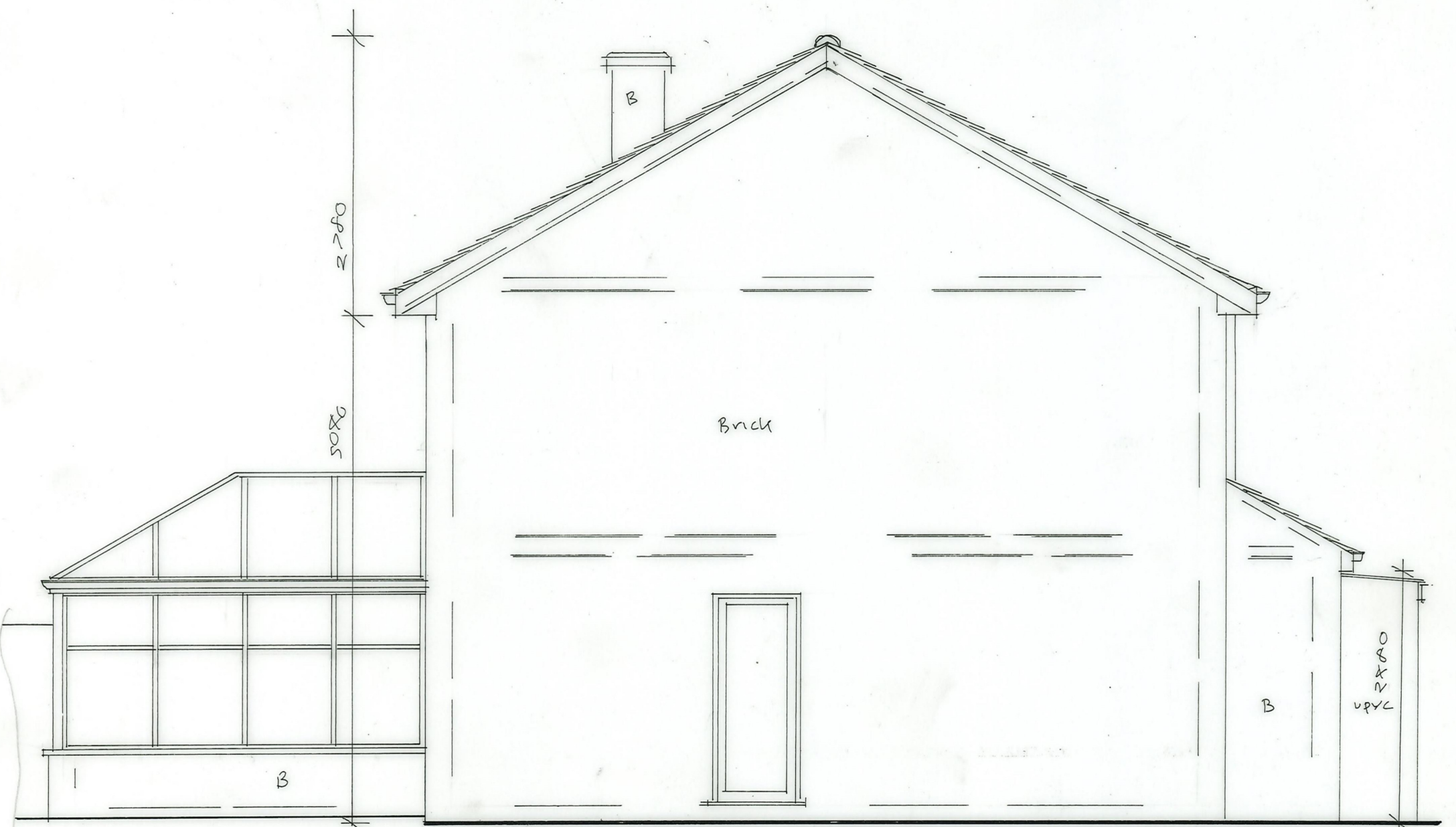
EXISTING ROOFS PLAN 1:50



EXISTING FRONT ELEVATION 1:50



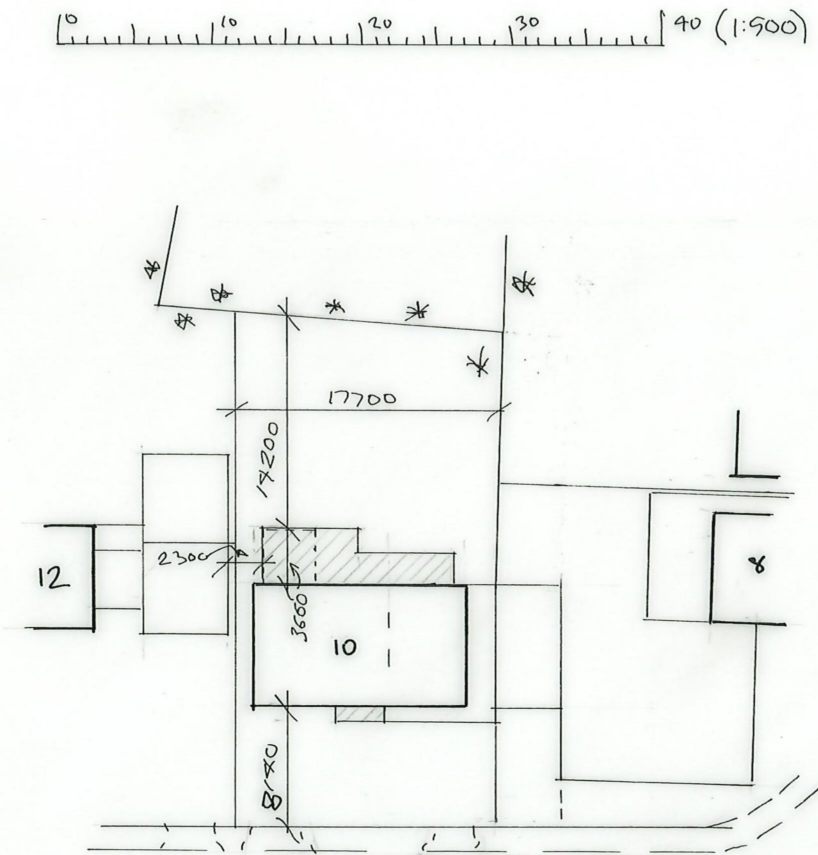
FLANK ELEVATION 1:50



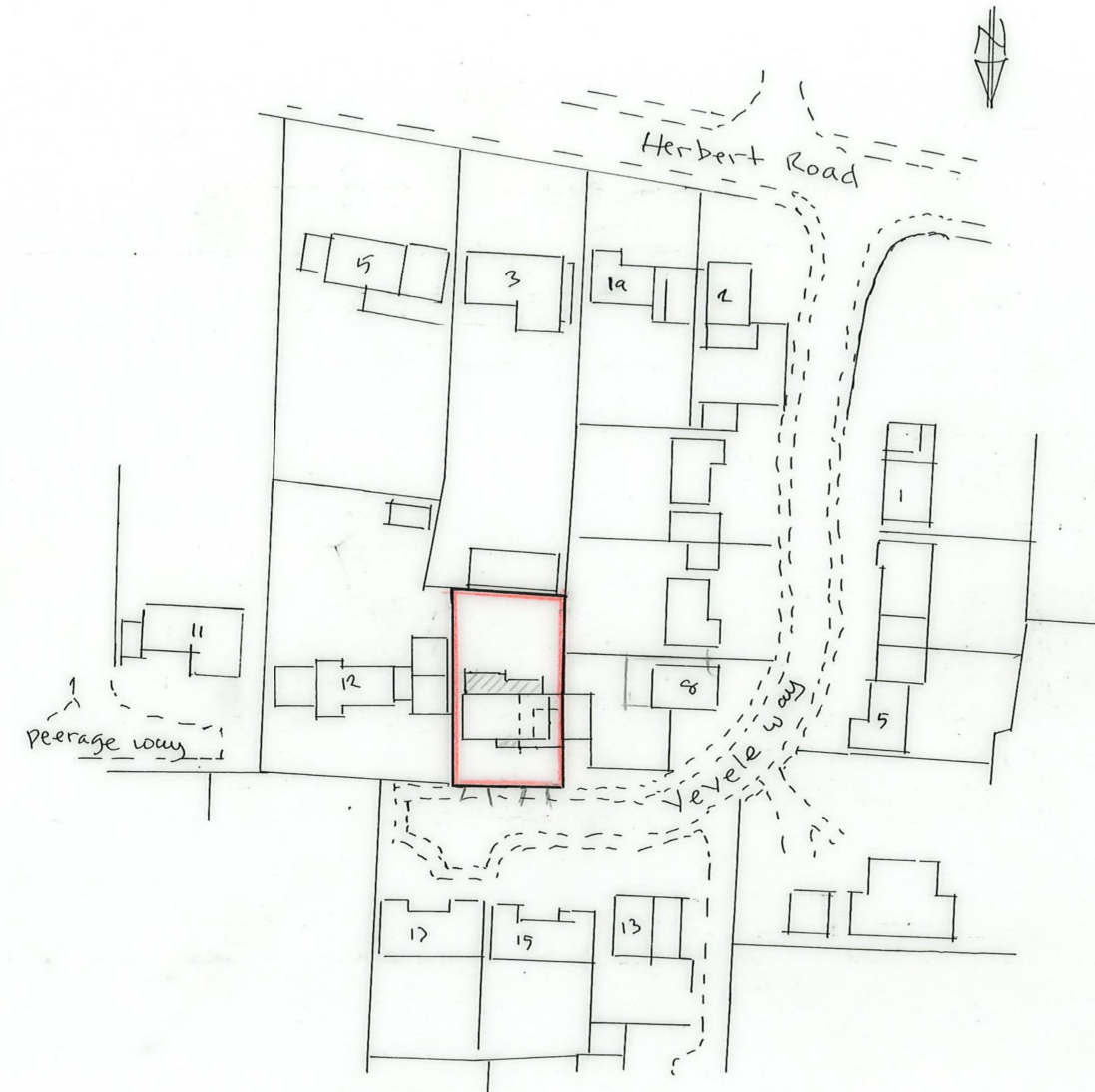
SIDE ELEVATION 1:50



EXISTING REAR ELEVATION 1:50



SITE PLAN 1:500



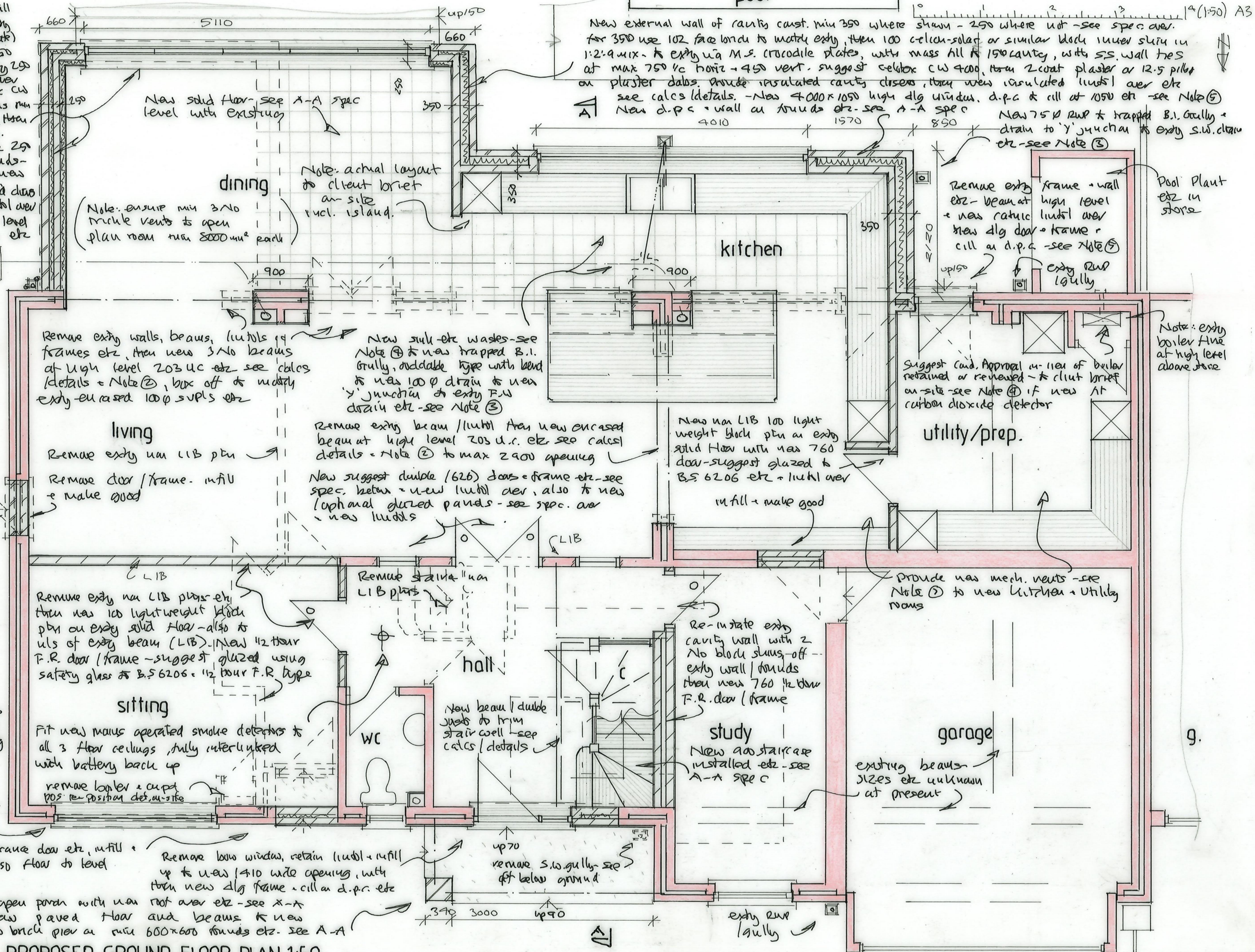
LOCATION PLAN 1:1250

Remove c/s + wall
retain + re-use exty
found (if adequate)
then raise new 250
rauty wall off exty 250
wall - see spec. over
except 50 c/s box c/s
400 between plus min
50 at 400 over, then
12.5 p/bd + slum.
At rear continue 250
wall in new founds -
see A-A, then was
910 x 2100 b/fld dno
frame + ins. luhl over
(see calcs) then level
access platform etc

suggest re-place
exty window with
d/g to match exty
see Note ③ to
exty opening +
luhl but with
cillat 820 (min
850 etc) to chart
brief on-site

Remove exty entrance door etc, infill +
make good also floor to level

New open porch with new roof over etc - see A-A
also new paved floor and beams to new
340 x 340 brick pier at min 600 x 600 founds etc - see A-A



re-u as 75p
RWP



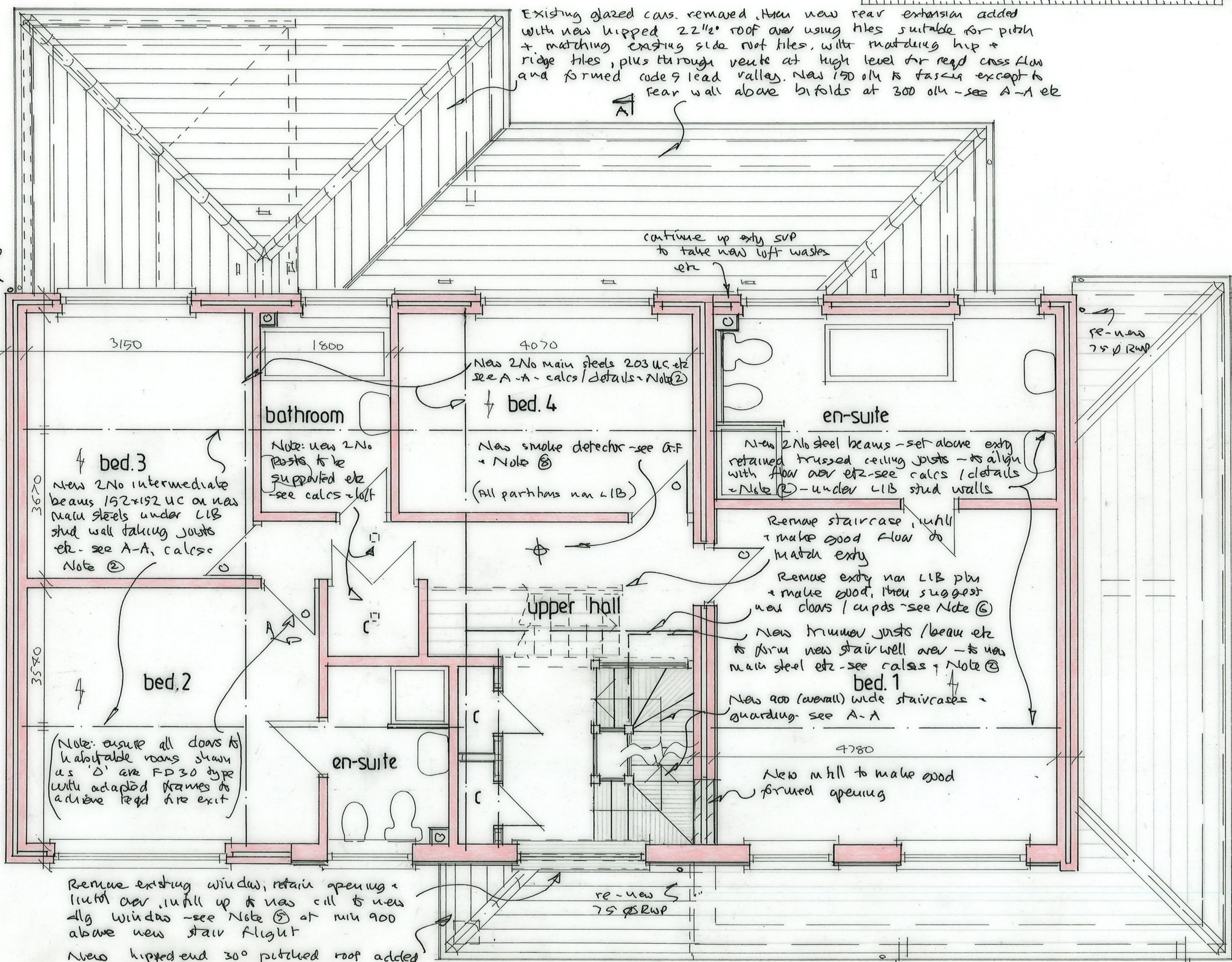
Existing glazed cons. removed, then new rear extension added with new hipped 22 1/2° roof over using tiles suitable for pitch + matching existing side roof tiles, with matching hip + ridge tiles, plus through vents at high level for reqd cross flow and formed code 9 lead valley. New 150 o/h to fascia except to rear wall above bifold at 300 o/h - see A-A etc

A

continue up exty sup
to take new loft wastes
etc

re-u as
75p RWP

fall



bed.3
new 2 No intermediate
beams 152x152 UC on new
main steels under LIB
stud wall taking joints
etc - see A-A, calcs
Note ②

Note: new 2 No
posts to be
supported etc
- see calcs - loft

New 2 No main steels 203 UC etc
see A-A - calcs / details - Note ②

New smoke detector - see A-A
+ Note ⑧
(All partitions non-LIB)

New 2 No steel beams - set above exty
retained trussed ceiling joists - to align
with floor over etc - see calcs / details
- Note ② - under LIB stud walls

Remove staircase, until
+ make good floor to
match exty

Remove exty non LIB ply
+ make good, then suggest
new doors / cupbs - see Note ⑥

New timber joists / beam etc
to form new stairwell over - to new
main steel etc - see calcs + Note ③

New 900 (overall) wide staircases -
guarding - see A-A

Note: ensure all doors to
habitable rooms shown
as 'D' are FD30 type
with adapted frames to
achieve reqd fire exit

Remove existing window, retain opening +
infill over, infill up to new sill + new
alg window - see Note ⑤ at min 900
above new stair flight

New hipped end 30° pitched roof added
+ aligning existing - see A-A spec

re-u as
75p RWP

PROPOSED FIRST FLOOR PLAN 1:50

A

Rev. A. Sept. 25, Roof pitch - dormers changes - intervals etc

drg.no.YW:10:JAWS:9



New 3 No 'Plain' hie hung dormers added
- see spec. on A-A, with dormer face over
new / added flow joists, then cheeks on
double joists at low level, double rafters
at higher level. New 1950 wide windows
- see Note ⑤ 1350 high to bedrooms d.p.c. to
cill at 810 (min 800), to Bathroom
1200 high, cill at 960 - max 2600
extend up exty 100 p
SVP - see elevation

Provide new mech. vent - see Note ⑦, suggest
a new roof over - to client brief on site
New actual layout to client brief
with wastes see Note ⑧ to extended
up 100 p SVP etc

New 37° Plain hied or corr. hied
roof to replace existing etc - see
A-A spec etc, to new eaves,
fascia at exty o/u etc

New L1B 100x50
stud walls, on
new intermediate
steel beams - see
A-A, with 100x
100 to corners
then 100 celotex
GA 4000 between
plus 50 over then
12.5 p/bd - slum
fin 154. Add 50
celotex to back
of all access doors
to Roof voids

Note - assume no
insulation to end
gable (extended)
Add new celotex
GA 4000 to wall
in room area - use
100 mm or clabs
to wall + 12.5
p/bd - slum

New ridge beams
added - see A-A & calls
- Note ② suggest of
required split to long
span on beam above new
door on posts on beams
etc - see calls

All new pine u/s L1B - see
Note ⑥ on double joists with
parallel, with 1/2" baur F.R.
doors / frame where slum
plus 'Perlio' closers

New / optional 2 No
980x780 velux d/g rooflights
to trimmed rafters

New / suggest 2 No 1400
x 940 velux d/g rooflights
etc - see A-A spec

new external wall etc
see spec. above

New flow joists -
flooring etc - see
A-A & calls

New FDSO door
frame with 'Perlio'
self closer fitted
with new camric
latched w/ or beam
- see calls

bathroom

gallery

store

bed 6

bed 5

new rooflights - see spec
over
loft

loft

New 900 wide staircase and guarding
at dip as gallery - see A-A spec
Start Revised - see A-A spec

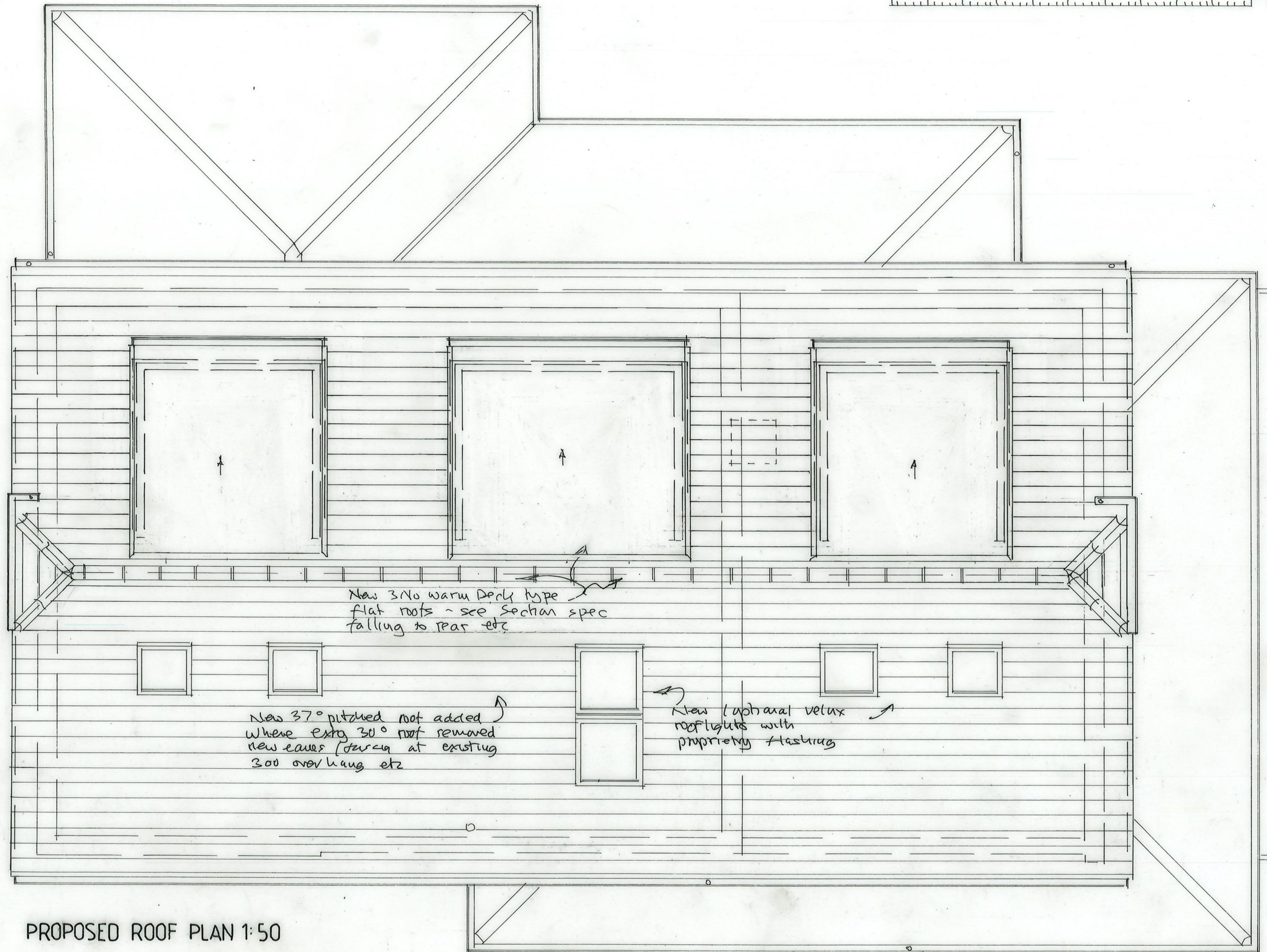
exty end gables
to be clad to
uniform - see
spec. over

Note - both end
gables to be
extended due to
increase pitch
in matching borch
- block etc

re-new roof at new 40° pitch etc
- see A-A spec - spec. above

PROPOSED ROOFSpace PLAN 1:50





PROPOSED ROOF PLAN 1:50

whole new pitched roof added, at 37° pitch, using plain tiles laid at approved gauge and min lap, on 38x25 s.w. battens, in 'tyvel' supro' laid to man. spec / detail on new min 125x50 s.w. rafters at max 400% to new min 200x20 s.w. ridge board (supported on 100x50 s.w. stud on new ridge beam - see plans & calls / note ②), with 100x50 s.w. noggin in web of steel with s.w. spacers. Fixed to rafters, with min 150 quilt between, min 200 over, then 12.5 bit backed pilbed + skim ceiling. Provide m.s. straps to restrain min end three rafters and ceiling / floor joists, where parallel at max 1200%. New rafters supported at mid-span on new L.B. 100x50 stud walls. See plan on new joists & steel, down to new eaves at exty level and o/h with felt over s.w. fillet over new fascia to tyvel spec detail, with un-vented ext ply soffit, then 100 Ø R.W. gutter to 75 Ø RWP's

Note: over stairwell then continuous slope, with 100 celotex G.A.4000 between plus min 50 over, then 12.5 pilbed + skim finish, with at slope new rafters to new s.w. beam - 2x 150x50 s.w. on double rafters at sides, then 2 No 1400x940 velux d/g rooflights, to double rafter openings and proprietary lead flashing. Note 980x780 velux to Bedrooms etc

New 900 wide (overall) staircase - to client brief, with top flight - 14 No rises of 203, with 250 treads. 225 going, with going to also be achieved across centre of windows at new ex 100x100 newel posts, min 50 wide. Use min 20mm risers, min 25 treads and strings fixed to walls & newels. New handrail at 900 above flight - continuous throughout with suggest new glazed guarding - to BS.6206 - to client brief on-site - to LA approval, also to landings

At R.F. spec same except 13 No rises of 204. Ensure min 2000 clear above & below. New s.w. min double joists to trim stairwells. Provide min 12.5 pilbed + skim to uls of flight to top flight

Remove exty window, raise cill to replacement d/g frame to min 900 above new flight, then in fill - make good - see plan etc

New hipped roof added at front - spec. as above except at exty 30° pitch & align existing, with new 100x50 s.w. rafters to min 170x20 hip board, with rafters on s.w. beaver at wall, then joists on beaver, also both on new s.w. beam min 170x75 at exty end walls. New external ply soffit

Remove bus window - in fill - make good etc - see plan

New paved porch floor laid to falls to front on sand on conc. base. New 330x390 brick wall (prev) on min 600x600x1000 deep conc pad - spec. as found over

New solid floor to new areas - see plan - to align exty using min 50 s/c screed, on min 100 conc slab of 1:2:4 mix on new 150 celotex G.A.4000 m.s. board (turned up at perimeter, at 1200 gauge d.p.m. lapped up & over new exty d.p.c. on min 150 hard core / blinding

Note: provide pre-cast R.C. lintel over exty drain when passing through new founds, min 150 clear

New Warndek type flat roof, with approved single layer membrane, bonded (to BS 747) to new min 150 celotex G.A.4000 (or similar approved m.s. board) turned down to seal off cold roof areas, on 50 mm wide s.w. firrings, laid at min 1:40 fall, on new min 125x50 s.w. joists at max 400%, on new L.B. stud wall, then into web of new steel with s.w. spacers, then 12.5 pilbed + skim ceiling. At ridge felt over ridge, then ridge tiles added & made good; at sides felt over s.w. angled fillet down over ext ply fascia, at zero o/h past tiles; at eaves felt down over 50x25 s.w. batten as drip, on ext ply fascia at 200 over hang past stud wall (taken to uls of decking), then 100 Ø R.W. gutter to 75 Ø RWP

New d/g window - see plan & new 'plain' tile hung dormer, laid at approved gauge and min lap, on min 38x25 s.w. battens, on 38x25 s.w. cross battens for cross flow, on roofing grade felt on min 10 ext ply on new 100x50 s.w. stud at max 400% with 100x100 to corners and reveals, 150x100 over as lintel, with 100 celotex G.A.4000 between, then vapour barrier, then 50 celotex G.A.4000 over, plus 12.5 pilbed + skim finish

Note: at dormer new rafters (see spec over) fixed to new stud wall, then new 150 code 4 lead soakers, with through vents fitted then down to new eaves at exty level / overhang etc

New flooring laid where exty trussed rafters at 600 (max) centres removed, but with ceiling member retained and fixed to new joists. No disruption to exty R.F. rooms - to be agreed on-site. New min 22 mm t.+g. edged floor grade chipboard, moisture resistant type to wet area, on new floor joists - see calls / details on m.s. hangers on new assume 152x152 beams, fixed to s.w. batten in web, with new steel on new main 2 No steel spanning front & rear between exty joists and min 25 clear of exty ceiling, on exty rear - front walls etc. see calls / details etc. Provide min 100mm wood wool slabs as sound ins. on Netlon draped over new joists

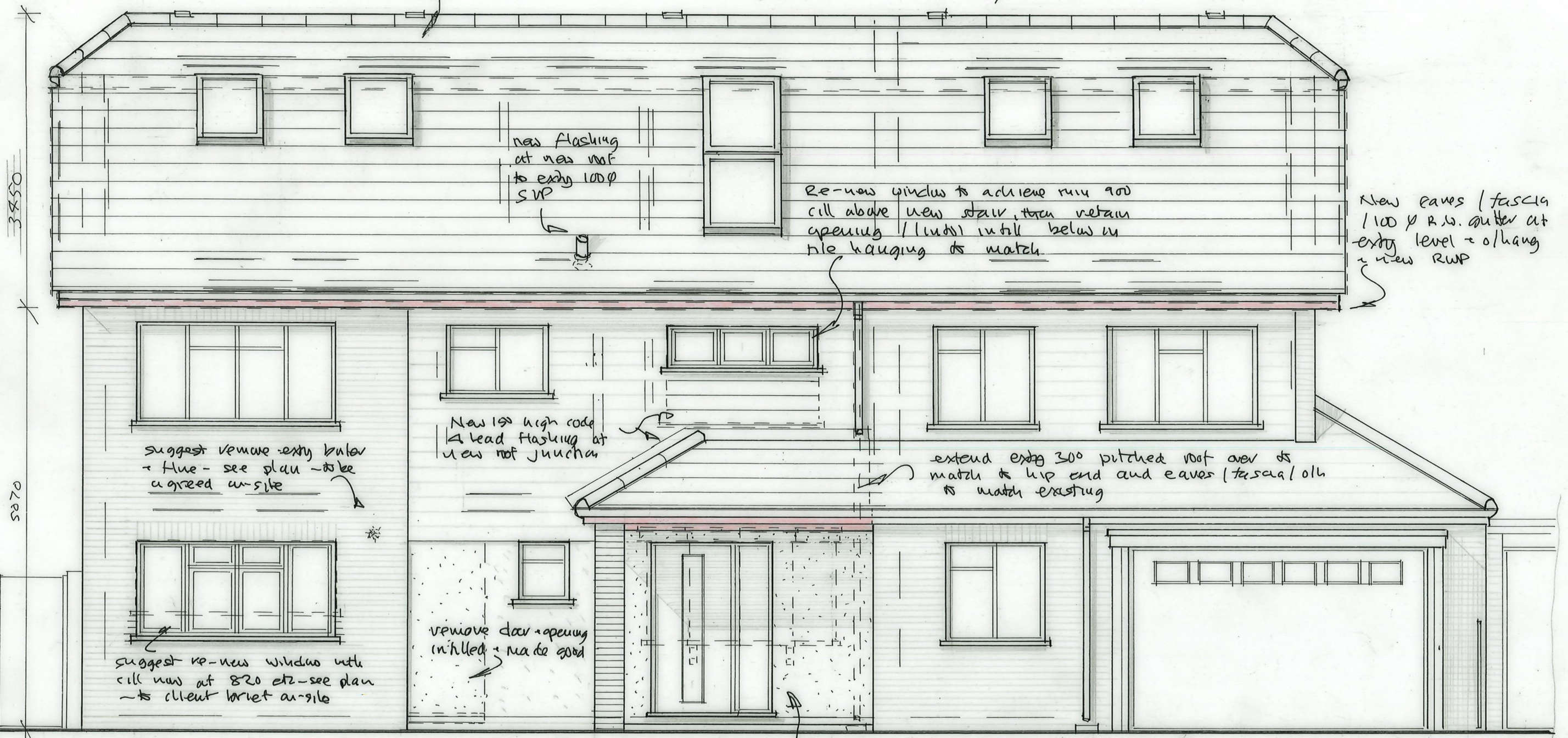
New hipped roof added - spec. as above except at 22 1/2° pitch. Use tiles suitable for pitch - to match 'plain' tiles above, except use at small span 100x50 s.w. rafters and joists at max 400% etc, 147x50 to larger spans, with rafters on s.w. beaver to wall, then joists on m.s. hangers off s.w. beaver, with min 150 quilt between, 200 over & 12.5 bit backed pilbed + skim. At eaves on new 100x50 s.w. wall plates bedded & strapped to walls at max 600%, then eaves at 150 o/h etc. 300 above brickls wall. New 200x20 s.w. hip & ridge boards, 220x20 lay board where roof on roof etc

New d/g frames - see plan & Note ⑤ to new min 350 cavity wall (250 where shown - see plan) then d.p.c. laid at min 150 above ground lapped over exty, then double flttn brick skins down to new founds, with lean mix fill to cavity below ground, all on new min 1000 (overall) founds x min 600 wide of 1:2:4 mix etc

PROPOSED CROSS SECTION A-A 1:50

Remove existing 30° concrete tiled trussed rafter roof (original + added) then new 37° roof added with suggest 'plain' tiles or concrete to match exty at lower level, with matching ridge tiles with continuous ridge vents for cross over vent

New optional velux d/g rooflights - see A-A - plans spec. with proprietary flashing at roof



PROPOSED FRONT ELEVATION 1:50

New 340x340 face brick pier to match exty with d.p.c. added, on new 600x600x1000 deep pad foundations

Remove exty bay window in fill - make good up to new entrance door - side panel - see plan, with cill a d.p.c. then 2 coat s/c render & BS 5262 to match existing

Whole new 37° pitched roof added where exty 30° removed, with dry packing to tile verge to new barge board at existing 300 o/h, with un-vented ext ply soffit past new face brick until to match existing

New 'Warm Deck' Flat roofs, fascia at 200 o/h at sides past tile hanging, 200 at rear past stud wall etc

New 'Plain' tile hung dormers with code & lead flashing and soakers at roof junctions

New eaves at exty position and 300 o/h

remove exty disused cl stack

re-new 75p RWP over exty roof

FLANK

New 'flying hip' to each end with matching ridge tiles, with new 100 p RWP gutter to return around at rear to discharge over rear roof

exty disused clb removed

New hipped roofing added at 22½° pitch using matching tiles to G.F. roof plus through vents at high level and matching hip & ridge tiles with continuous ridge vents

Note: 150 o/h to new fascia, suggest 300 at rear with downlights added above new bifolds

New matching 30° pitched roof with hipped end etc with new 340x340 brick pier see plan A-A

in fill & make good

SIDE

remove exty rms and low level walls that was raised off exty foundation etc. d.p.r. lapped over exty run 150 above ground

PROPOSED ELEVATIONS 1:50
Rev. A - Sept. 25 - Roof & Dormers changed

drg.no.YW:10:JAWS:14 A

Remove exty 30° roof & replace with 37°, using 'Plain' or conc. tiles to match existing, with matching ridge tiles with continuous ridge vents
New three number Warm deck flat roofed dormers, made good at new ridge etc, fascia at zero o/h at sides 200 at rear past stud wall

New 'flying' hip added, above new ceiling level, in line with existing ridge line, new 100p RW gutter to turn & discharge new roof at rear

New eaves / fascia at 200 o/h past stud walls with 'Plain' tile hung dormers, with code 4 lead valleys at roof junctions and 150 deep code 4 lead under new eaves.

New through vents added for cross flow

New 150 high code 4 lead flashing set and stepped into wall at new roof junctions

exty / pos re-newed boiler - flue - det on site

Exty 100p upvc SUP's to be extended up to vented terminal min 900 above openings with flashing at new roof junction

New eaves / fascia at exty o/h and position from new 75p RW's

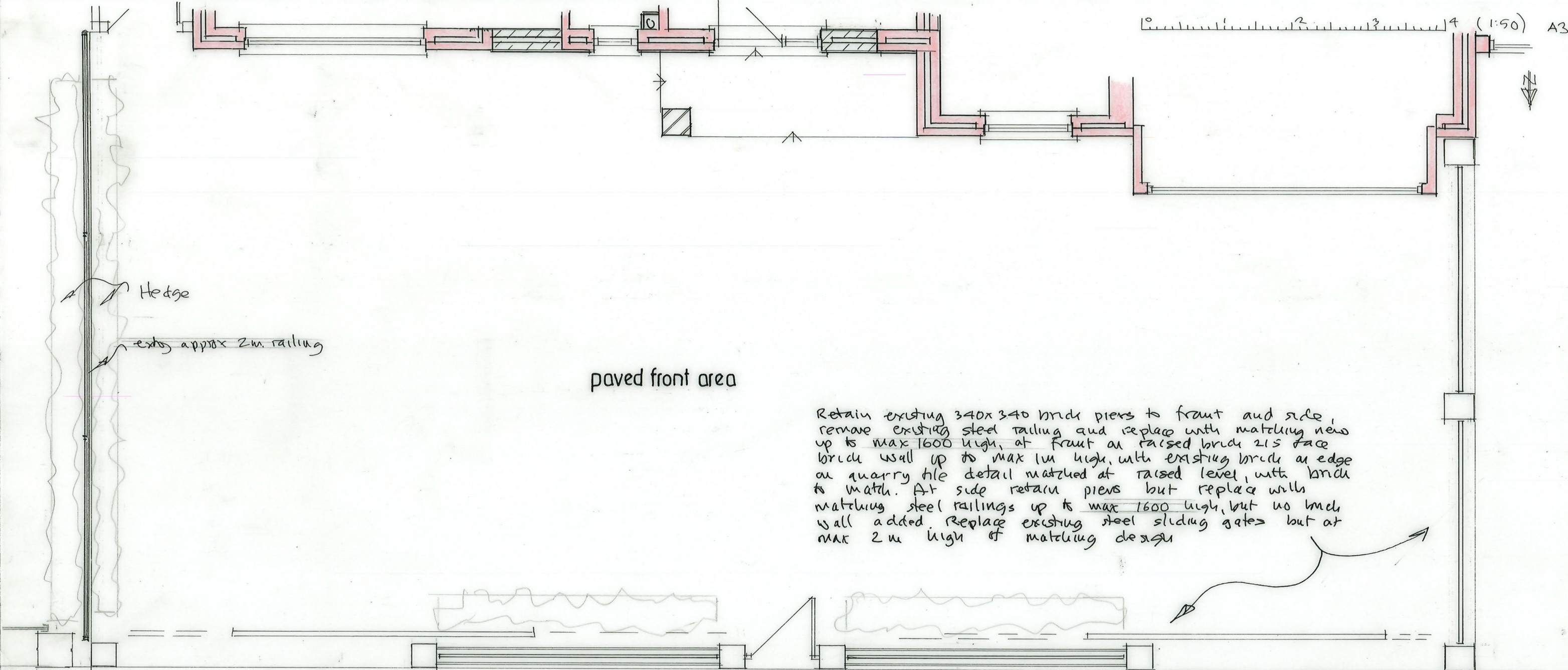
New 22 1/2° hipped roof added with matching hip & ridge tiles, with through vents added, with code 5 lead valley and tiles matching exty conc. tiles

New d/g door to part exty opening etc

PROPOSED REAR ELEVATION 1:50

New d/g frames - suggest different to exty at upper floors, to new face brick walls to match exty. to exty via M.S. crocodile plates etc. with d.p.r. lapped over existing at min 150 above reduced ground level, where exty tiles / paving part removed

Remove existing conservatory and low level walls retain & extend over foundations to suit with new 250 cavity wall on exty foundations (if adequate) and new etc - see A-A spec



paved front area

Retain existing 340x340 brick piers to front and side, remove existing steel railing and replace with matching new up to max 1600 high, at front a raised brick 215 face brick wall up to max 1m high, with existing brick at edge on quarry tile detail matched at raised level, with brick to match. At side retain piers but replace with matching steel railings up to max 1600 high, but no brick wall added. Replace existing steel sliding gates but at max 2m high of matching design.

PLAN

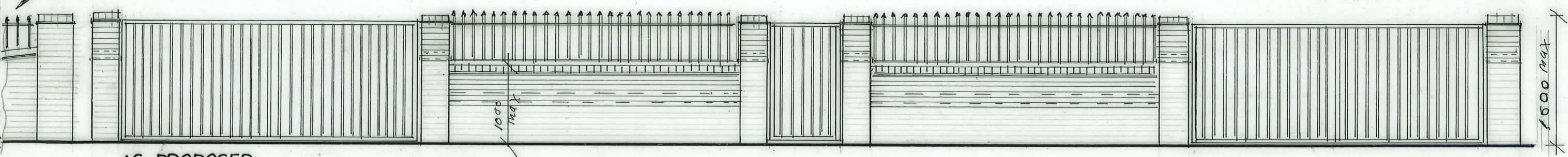
Note: No. 8 has fully brick bounding wall - see city No. 17, at approx 2000 high

steel rails + gates

face brick

AS EXISTING

Note: No. 12 has 1600 high piers + railings, with 1000 high (to 1200) lower wall



AS PROPOSED

FRONT/SIDE WALLS 1:50

Rev A, Sept. 29 - height reduced

drg. no. YW:10 JAWS:16 A

Replace existing 30° pitched roof with new 32° pitch, using 'Plain' tiles, with new ridge at new 750 above existing, with suggest flying hipped roofs at ends to reduce bulk/impact from entry ridge position. Can be full gable if planning require. New velux rooflights added etc

Existing 30° pitched roof extended over to new hipped end, over new 'open' porch etc



12

Note: exty front wall & railing with piers at 1600 high

Note: existing 1950 high steel railing between 10 & 12

10

Note: see city No 16A for new front wall to No. 10, with piers raised to approx 1600 & align No. 12 with steel railings & match



10



8

Note: existing boundary at No. 8 is of face bricks at approx 2000 high - connected to house and garage as shown