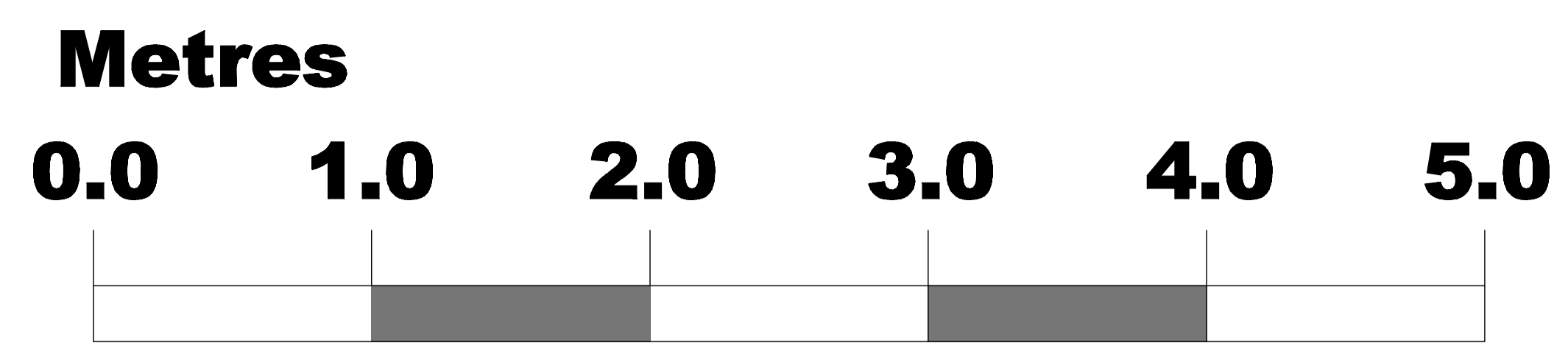


NOTES:

All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Local Authority Building Inspector.
 All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies are to be reported prior to the commencement of the relevant works. Do not scale off this drawing.



Read in conjunction with structural engineers calculations

BOUNDARY WALL

BOUNDARY WALL

115mm nom. galv. steel post 115mm nom. galv. steel post 115mm nom. galv. steel post

existing rainwater pipe

Remove existing doors, frame, fanlight and glazed panel support and glazed panel. Replace rafter with 125 x 50 wrot good quality softwood rafter, pressure treated. Bottom arises to be stop chamfered. All prepared for decorating, k.s and p.
 Fix new patent glazing bar and cap on top of new rafter ready for glazing, using all seals, caps, correct fixings, etc.

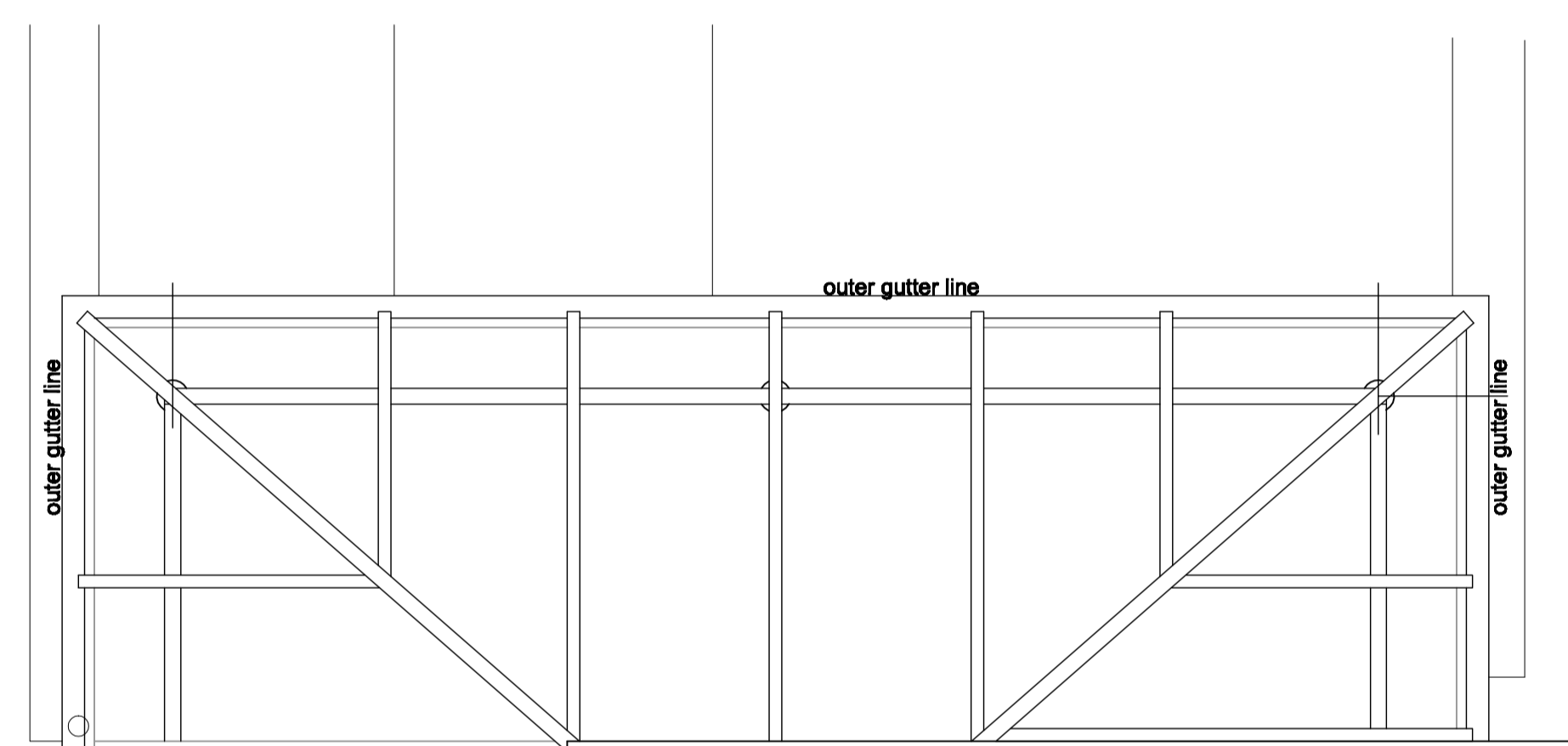
Reduce existing structural opening to width dimension indicated by breaking out existing nib and using bonded facing brickwork to match existing. Include all necessary vertical dpc's.

Supply and install new single leaf, powder coated aluminium frame and door. Include fanlight and cill within framework. All framing to include thermal break. Door and fanlight to be fitted with double glazed panels of 2no. skins clear toughened glass, cavity and glass sizes to be determined by supplier, all compliant with Building Regulations. On completion of installation neatly apply mastic seal, colour to clients choice.

Kitchen

Carefully strip out lean too glazing from within clients building, providing temporary weatherproofing and security. Retain existing timber rafters and glazing bars in position whilst removing existing upvc gutter and timber fascia. Inspect timber rafter conditions and treat any exposed timber and strip back decor. Replace any rafters as required by condition, with same section size and chamfer in good quality treated softwood, k. s and p.
 Inspect existing glazing bars and seals and report to client condition to determine need for replacement. Retain all if appropriate.
 Additionally strip back leadwork locally to examine building condition behind and identify any leadwork requiring repair. Specialist design, supply and installation of replacement clear double glazed units, to include toughened glass, to be fixed into existing or replacement glazing bars.
 Having made good leadwork supply and fix to rafter ends white upvc fascia system and black upvc 100mm dia. half round gutter, include rainwater outlet and connect to existing downpipe.
 Ensure cleaning down all work, leaving no debris on neighbouring abutting polycarbonate roof and rainwater goods.

Kitchen



Part Kitchen Floor Plan

Kitchen Lean-Too and Canopy Plan

| | | | |
|---|-------------------------|--------------------|-----|
| REV: | DATE: | DESCRIPTION: | BY: |
| <p>MARTIN HUBBARD ASSOCIATES LIMITED</p> <p>ARCHITECTURAL DESIGN DEVELOPMENT CONSULTANT PROPERTY MANAGEMENT</p> <p>54 King Street, Southwell, Notts. NG25 0EN Tel + Fax: 01636 816088 E-mail: office@martinhubbardassociates.co.uk</p> | | | |
| PROJECT: Rear Alterations and Refurbishment | | | |
| DRAWING TITLE: Proposed Plans | | | |
| PROJECT ADDRESS: 48 Helen Road Oxford OX2 0DE | | | |
| CLIENT: W. Skinner-Smith and R. Smith | | | |
| DATE: September 2020 | SCALE: 1:20 | FORMAT: A1 | |
| DRAWN: MJH | DWG NO: MH652/03 | REVISION: B | |
| CHECKED: | APPROVED: | | |