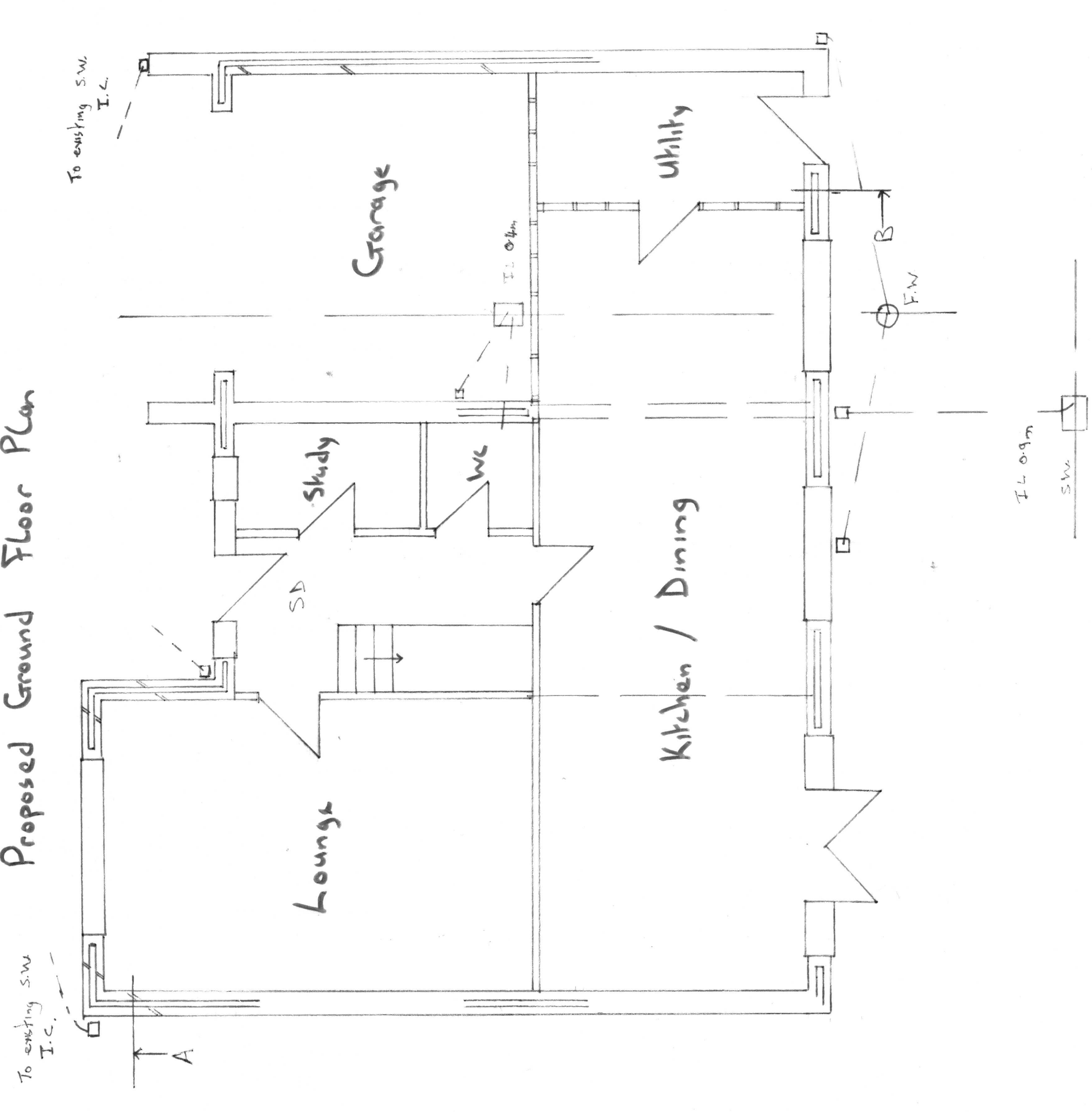
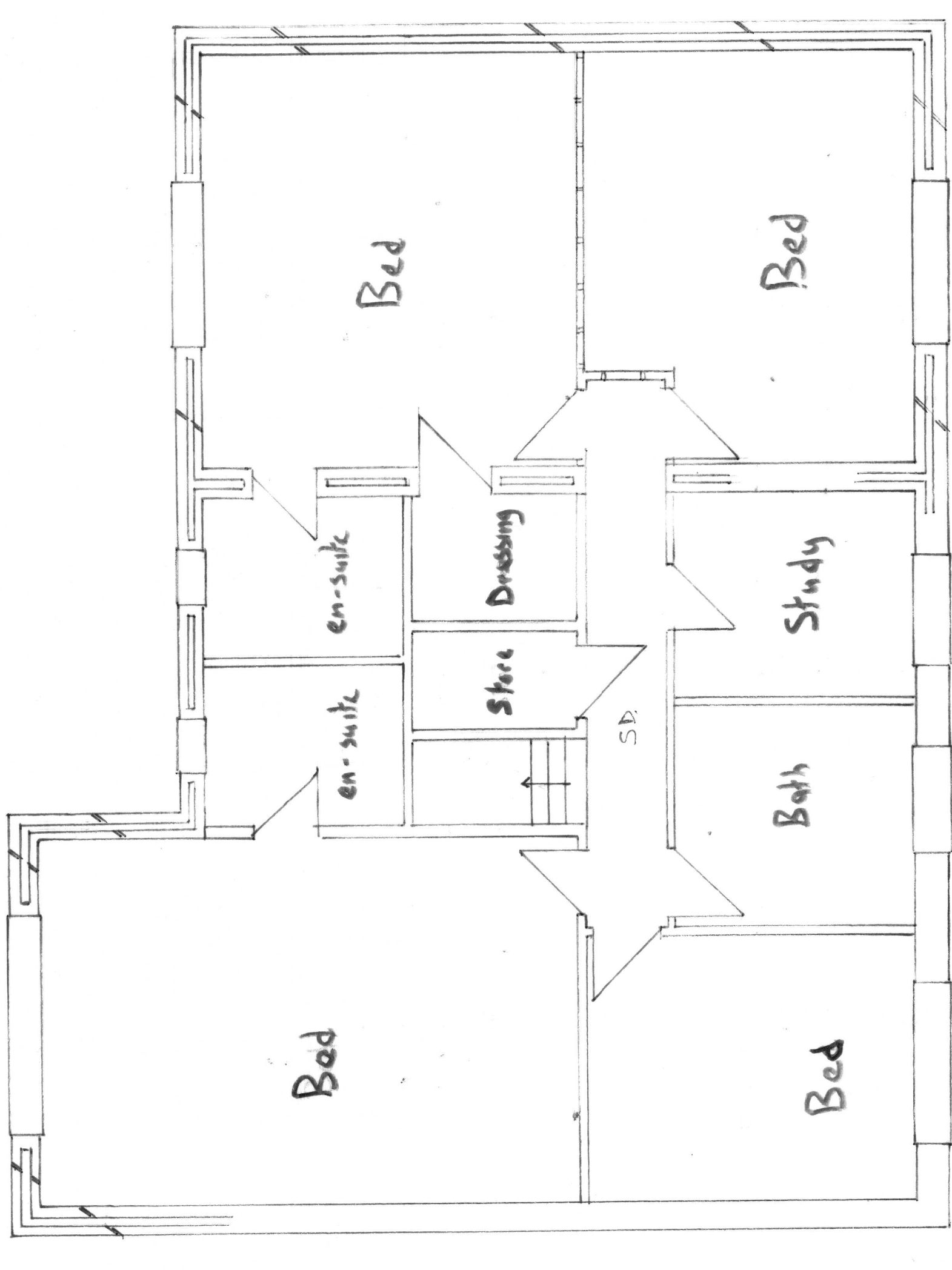


Proposed Ground Floor Plan



Proposed 1st Floor Plan



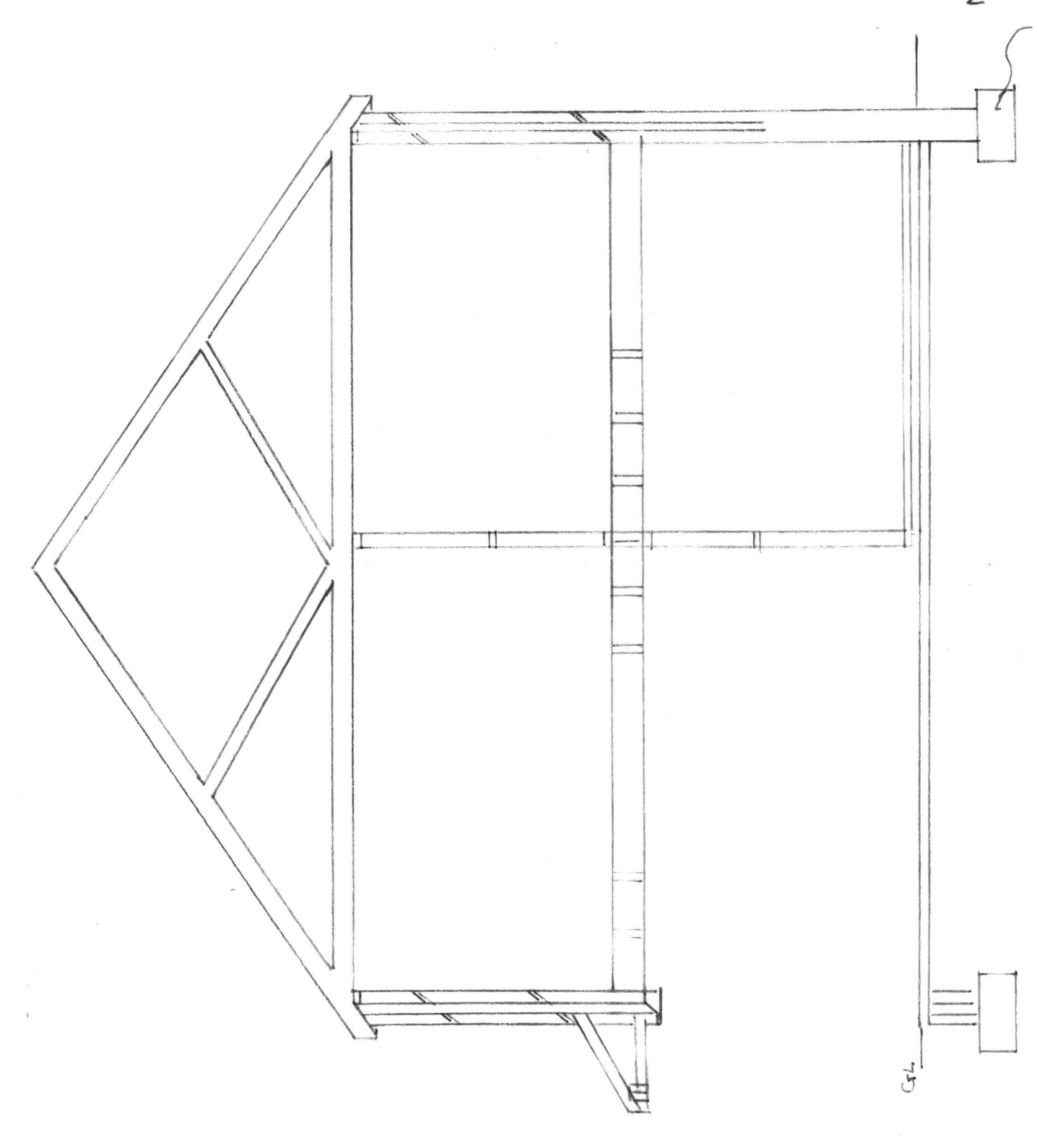
Roof: Roof tiles to match existing all mechanically fixed to manufacturer guidelines on 50x25mm treated battens on Tyvek breathable membrane on manufactured roof trusses including all bracing designed by the architect on 100x50mm treated wallplate with holding down straps at 1.8m centres and lateral restraint straps to rafters and ceiling ties at 1.5m centres on 50x50mm rafter, over 3mm roof trusses.
Provide 100mm Rockwool insulation between the ceiling ties with 200mm Rockwool laid over at right angle maintaining 50mm air space between the insulation and Tyvek with 12.5mm plasterboard and skim ceiling finish.
NB: Provide gable truss over bedroom opening to roof truss ceiling change frame 300mm wide 18mm WSP plywood valley boards with 100x4 lead linings. Fascia boards soffits, verge and 100mm uPVC gutters and downpipes to match existing.

Front Mosaic Tiles: Roof covering on above with 150mm metal flashing and cavity trays to wall/roof abutments.
Provide 100x50mm rafter and ceiling joists at 400mm centres with uPVC cladding to the soffits with 200x150mm timbers fixed together opening flashing walls to support tile roof.

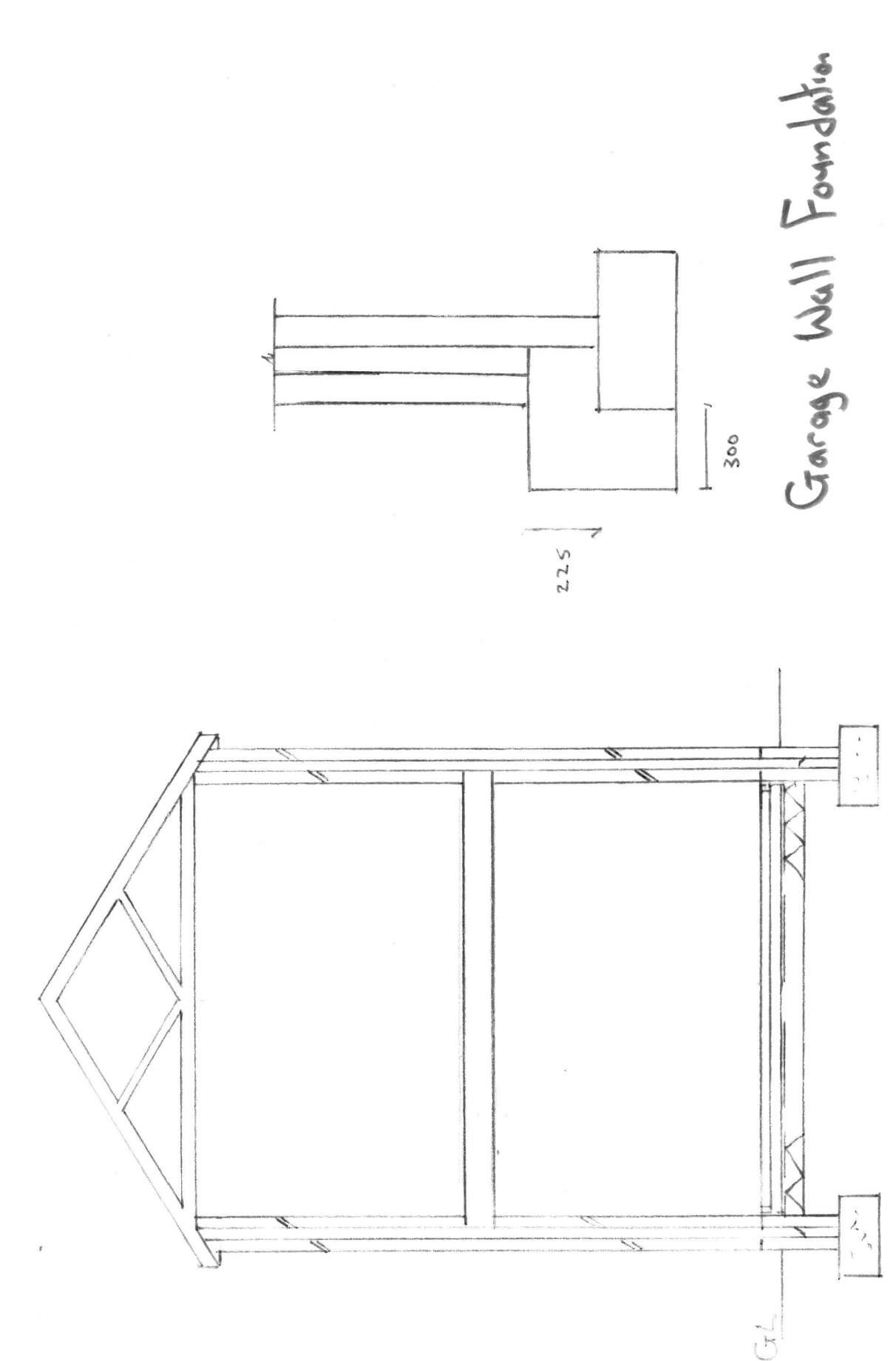
Ventilation: Opening areas to be min. 1/20 of the room floor area with 20000m² brick ventilation fitted with escape mesh to all habitable rooms 750x450mm clear opening with the sill height between 0.8m and 1.1m above floor level.
Provide mechanical extraction ducted to the outside air to the kitchen and utility at 60 litres per second and en-suites at 15 litres per second.
All new glazing to be Pilkington K double glazed argon filled units in fully insulated frames to 1.6 W/m²K with all glazing in critical locations to be safety glass.

General: Provide more elevated listed smoke detectors at the top and bottom of the existing staircase with listing back up. Electrical layout to be agreed with the client including 75% energy efficient lighting installed to Part P by a competent electrician.
Heating engineer to offer the new radiators including flow/return valves with location agreed with the client.
Client to obtain the advisory consent for any work on the boundary line including the Party Wall Act if deemed necessary.

23, The Chase
23, The Chase
Front and Side Extension
Scale 1:50



Section A



Section B

NB: Reinforce the existing utility room cavity walls, soffits and foundations for implications by Building Standard