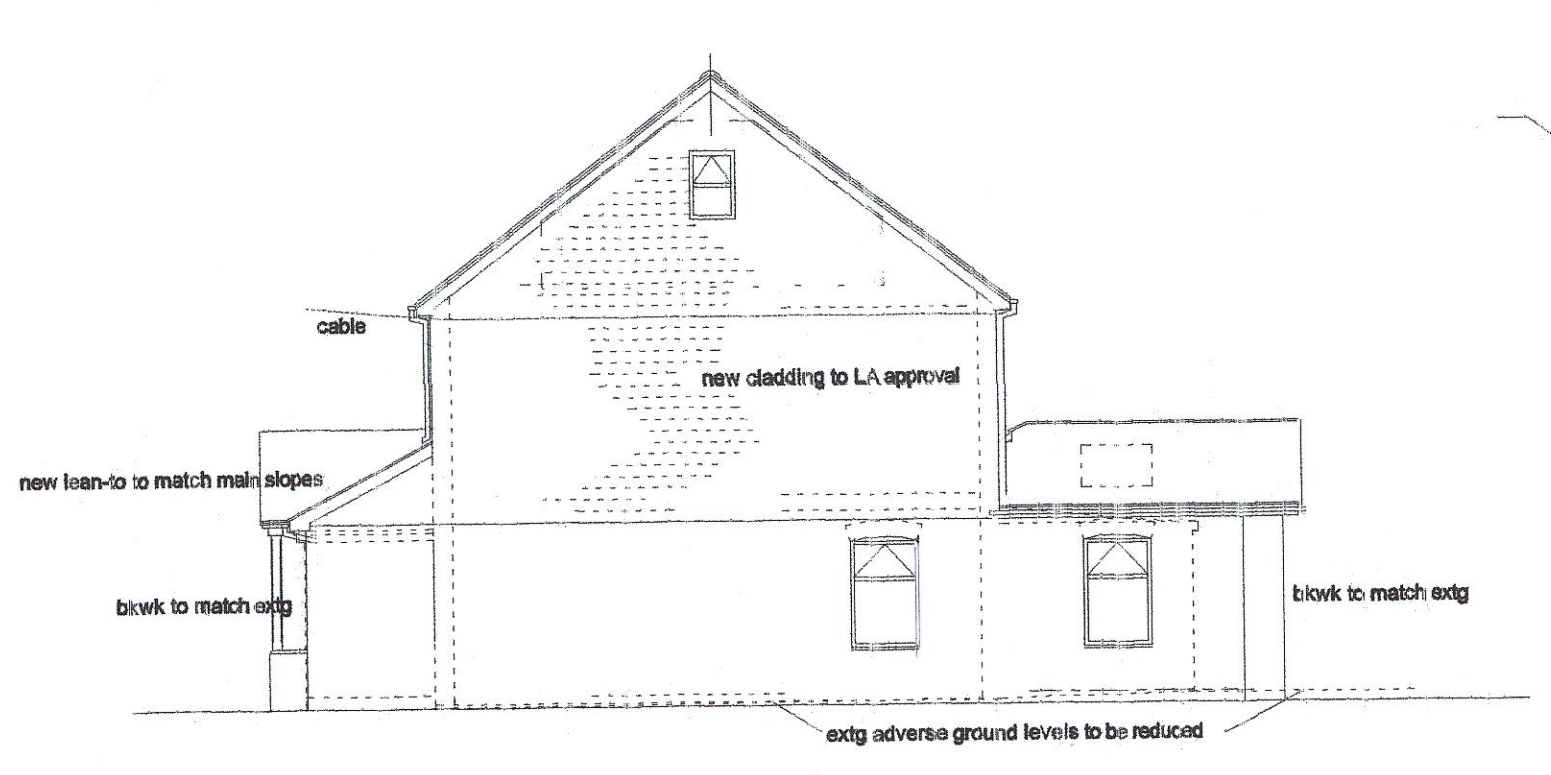


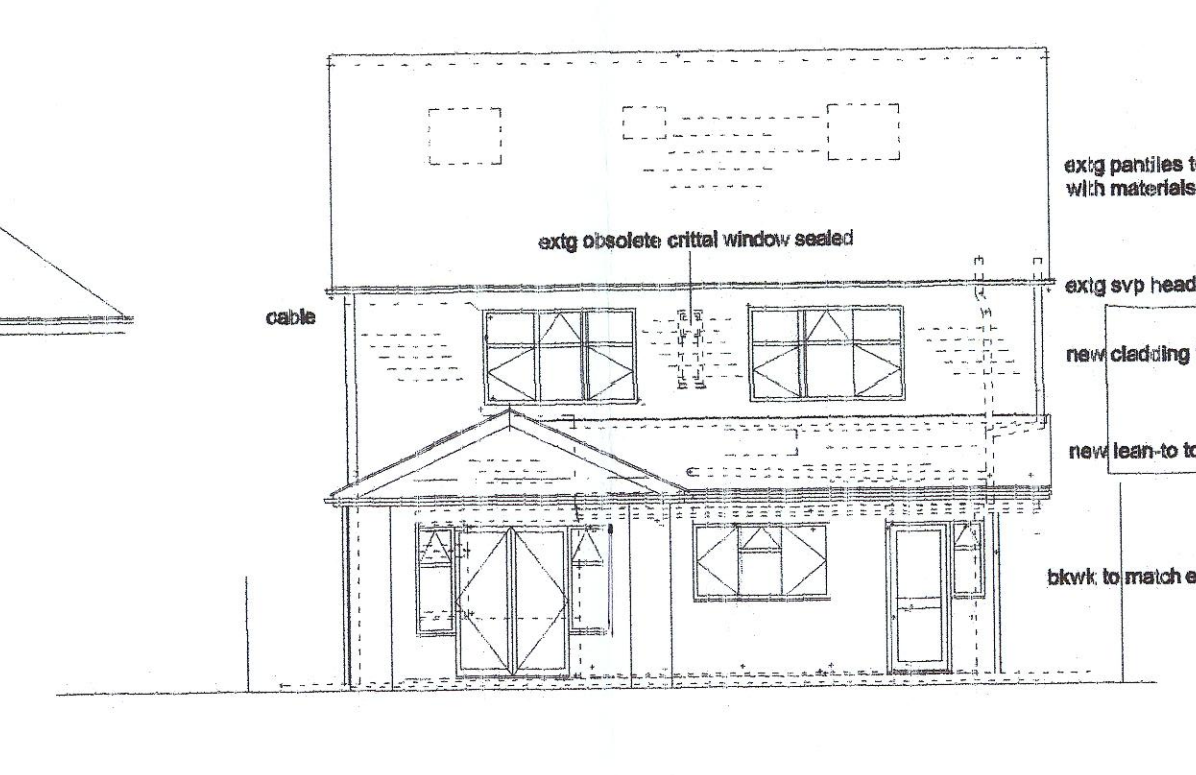
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bc	brickwork
bd	brickwork
be	brickwork
bf	brickwork
bg	brickwork
bh	brickwork
bi	brickwork
bj	brickwork
bk	brickwork
bl	brickwork
bm	brickwork
bn	brickwork
bo	brickwork
bp	brickwork
bq	brickwork
br	brickwork
bs	brickwork
bt	brickwork
bu	brickwork
bv	brickwork
bw	brickwork
bx	brickwork
by	brickwork
bz	brickwork
ca	concrete
cb	concrete
cc	concrete
cd	concrete
ce	concrete
cf	concrete
cg	concrete
ch	concrete
ci	concrete
cj	concrete
ck	concrete
cl	concrete
cm	concrete
cn	concrete
co	concrete
cp	concrete
cq	concrete
cr	concrete
cs	concrete
ct	concrete
cu	concrete
cv	concrete
cw	concrete
cx	concrete
cy	concrete
cz	concrete
da	double glazing
db	double glazing
dc	double glazing
dd	double glazing
de	double glazing
df	double glazing
dg	double glazing
dh	double glazing
di	double glazing
dj	double glazing
dk	double glazing
dl	double glazing
dm	double glazing
dn	double glazing
do	double glazing
dp	double glazing
dq	double glazing
dr	double glazing
ds	double glazing
dt	double glazing
du	double glazing
dv	double glazing
dw	double glazing
dx	double glazing
dy	double glazing
dz	double glazing
ea	external wall
eb	external wall
ec	external wall
ed	external wall
ee	external wall
ef	external wall
eg	external wall
eh	external wall
ei	external wall
ej	external wall
ek	external wall
el	external wall
em	external wall
en	external wall
eo	external wall
ep	external wall
eq	external wall
er	external wall
es	external wall
et	external wall
eu	external wall
ev	external wall
ew	external wall
ex	external wall
ey	external wall
ez	external wall
fa	floor
fb	floor
fc	floor
fd	floor
fe	floor
ff	floor
fg	floor
fh	floor
fi	floor
fj	floor
fk	floor
fl	floor
fm	floor
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ho	hatch
hp	hatch
hq	hatch
hr	hatch
hs	hatch
ht	hatch
hu	hatch
hv	hatch
hw	hatch
hx	hatch
hy	hatch
hz	hatch
ia	internal wall
ib	internal wall
ic	internal wall
id	internal wall
ie	internal wall
if	internal wall
ig	internal wall
ih	internal wall
ii	internal wall
ij	internal wall
ik	internal wall
il	internal wall
im	internal wall
in	internal wall
io	internal wall
ip	internal wall
iq	internal wall
ir	internal wall
is	internal wall
it	internal wall
iu	internal wall
iv	internal wall
iw	internal wall
ix	internal wall
iy	internal wall
iz	internal wall
ja	joinery
jb	joinery
jc	joinery
jd	joinery
je	joinery
jf	joinery
jj	joinery
jk	joinery
jl	joinery
jm	joinery
jn	joinery
jo	joinery
jp	joinery
jq	joinery
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ju	joinery
jv	joinery
jw	joinery
jx	joinery
gy	garden
gz	garden



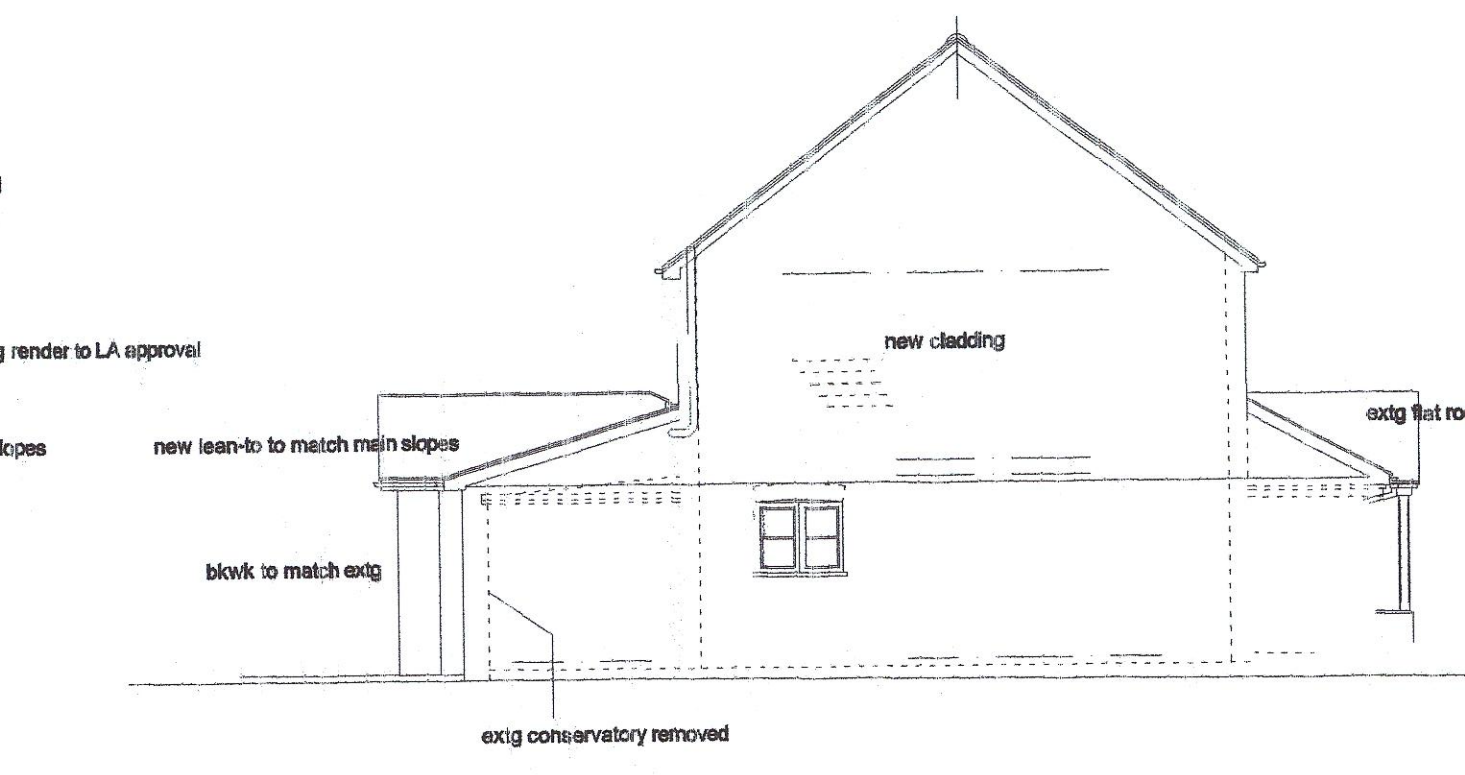
Front West Elevation



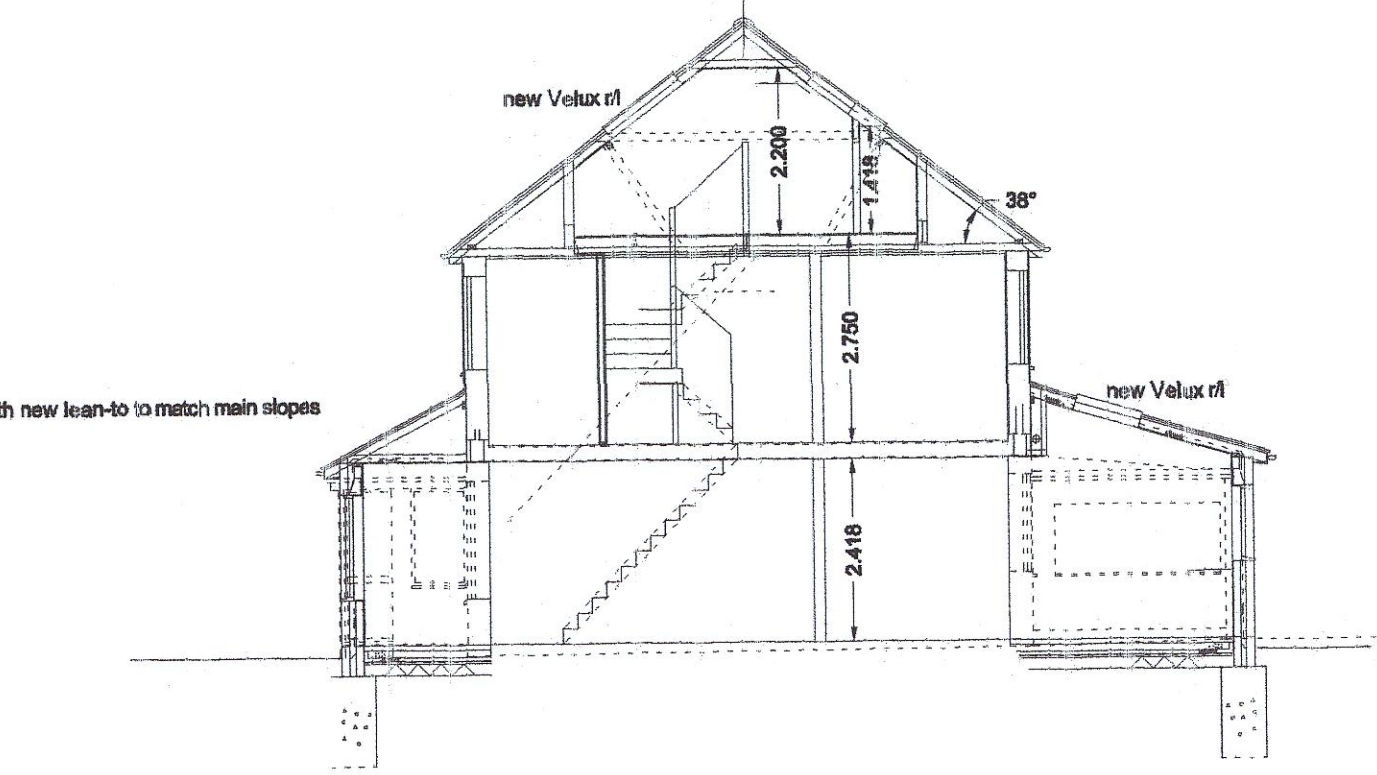
Side South Elevation



Rear East Elevation

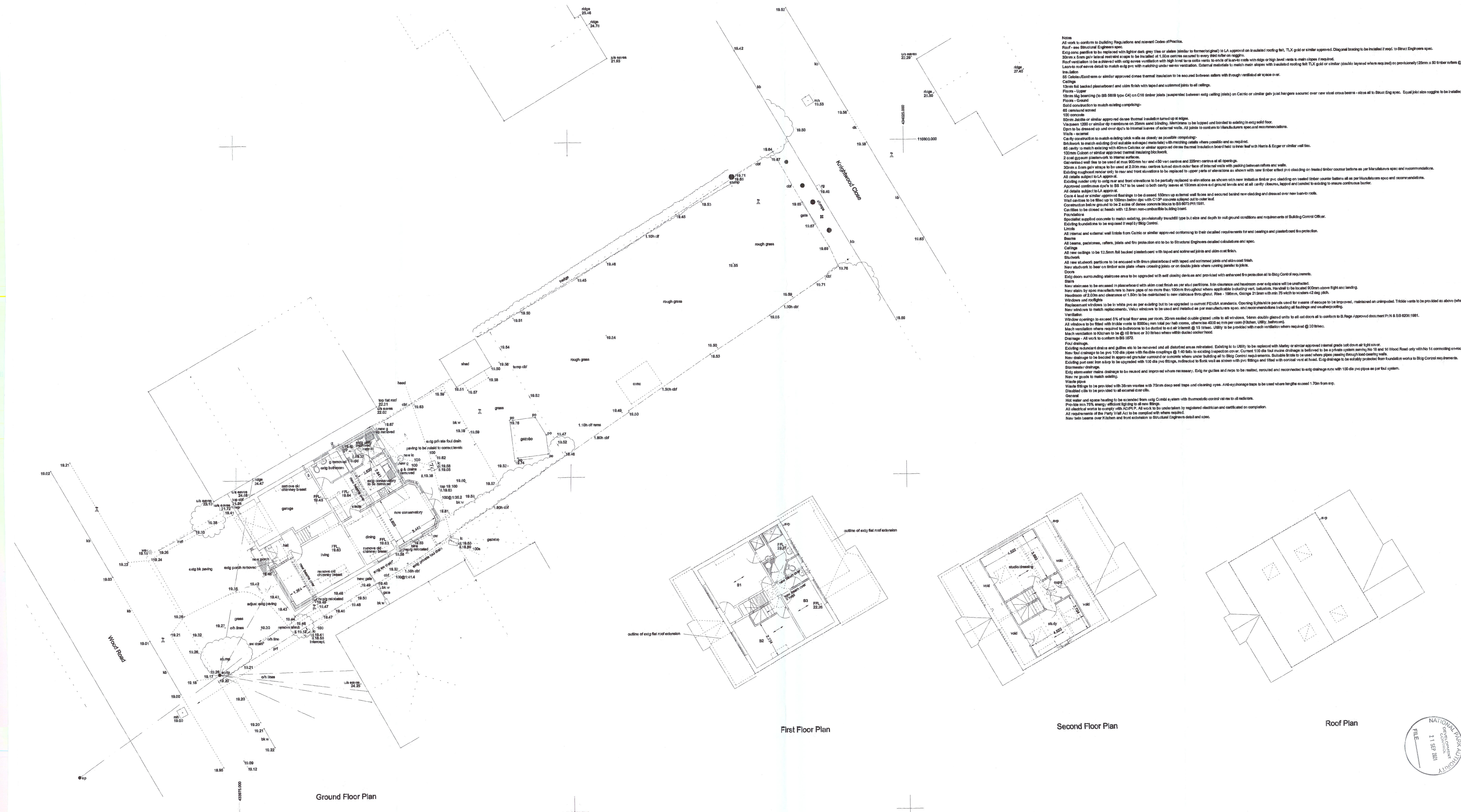


Side North Elevation



Section

15.000



Ground Floor Plan

First Floor Plan

Second Floor Plan

Roof Plan

Notes

All work to conform to Building Regulations and relevant Codes of Practice.

Roof - see Structural Engineers spec.

Existing panels to be replaced with lighter dark grey tiles or slates (similar to former original) to LA approval on insulated roofing felt, TLX gold or similar approved. Diagonal bracing to be installed if req'd. to Struct. Engineers spec.

30mm x 50mm girth treated resistant timbers to be installed at 1200mm centres to every third rafter on rafters.

Roof ventilation to be achieved with ridge vents with high level vents to match those in roof.

Leaky roof areas shall be made watertight with matching materials to match main slopes with insulated roofing felt TLX gold or similar (double layered where req'd) on provisionally 120mm x 60 timber rafters @ 400 centres on 100 x 50 timber wall plates.

Insulation

65 Calcium Sulfate or similar approved dense thermal insulation to be secured between rafters with through ventilated air space over.

Ceilings

125mm full backed plasterboard and skim finish with taped and scrimmed joints to all ceilings.

Floors - Upper

18mm ply boarding (to BS 6858 type C4) on C16 timber joists (supported between existing ceiling joists) on Celnic or similar grade (just here girths secured over new steel cross beams - extra all to Struct Eng spec. Equal joint sites require to be installed at max 2.4m centres.

Floors - Ground

Solid construction to match existing complete:-

- 65 cement screed
- 100 concrete
- 30mm slabs or similar approved dense thermal insulation turned up at edges.
- 20mm sand or similar approved dense thermal insulation turned up at edges.
- Membrane to be lapped and bonded to existing in existing solid floor.
- Dpm to be dressed up and overlapped to internal levels of external walls. All joints to conform to Manufacturers spec and recommendations.

Walls - external

Cavity construction to match existing with as closely as possible complete:-

- Bricks to match existing and suitable exterior material with matching mortar as required.
- 85 cavity to match existing with 40mm Celnic or similar approved dense thermal insulation board held to inner leaf with Herts E Edge or similar wall ties.
- 100mm Celnic or similar approved thermal insulation board.
- 2 coat gypsum plasterwork to internal surfaces.
- Gas tested wall ties to be used at 2.00m max centres turned down outer face of internal walls with packing between rafters and walls.
- 30mm x 50mm girth straps to be used at 2.00m max centres turned down outer face of internal walls with packing between rafters and walls.
- Existing roughcast render only to rear and front elevations to be partially replaced to upper parts or elevations as shown with new timber effect pvc cladding on treated timber counter battens all as per Manufacturers spec and recommendations.
- All details subject to LA approval.
- Existing render only to entry rear and front elevations to be partially replaced to elevations as shown with new timber effect pvc cladding on treated timber counter battens all as per Manufacturers spec and recommendations.
- All details subject to LA approval.
- Coat of lead or similar approved cladding to be dressed 150mm up external wall faces and secured behind new cladding and dressed over new lean-to roof.
- Wall cavities to be filled up to 150mm below apex with C-SP concrete cast out to outer leaf.
- Construction joints ground to 25mm of dense concrete below to BS 6858 type C4.
- Cell ties to be dressed as heads with 12.5mm non-combustible building board.

Foundations

Specialist supplied concrete to match existing, provisionally trenchfill type but to size and depth to suit ground conditions and requirements of Building Control Officer.

Existing foundations to be exposed if req'd by BCG Control.

Lintels

All internal and external wall lintels from Celnic or similar approved conforming to their detailed requirements for lintels and plasterboard protection.

Beams

All beams, partitions, rafters, joists and fire protection etc to be Structural Engineers detailed calculations and spec.

Ceilings

All new ceilings to be 12.5mm full backed plasterboard with taped and scrimmed joints and skim coat finish.

Structures

All new structural partitions to be enclosed with 125mm plasterboard with taped and scrimmed joints and skim coat finish.

New studwork to bear on timber sole plates where crossing joists or on double joists where running parallel to joists.

Doors

Existing doors surrounding entrance area to be upgraded with self closing devices and provided with enhanced fire protection all to BCG Control requirements.

Stairs

New stairs to be enclosed in plasterboard with skim coat finish as per above partitions. Min clearance and headroom over stairs to be maintained.

New stairs by open manufacture to have gaps of no more than 100mm throughout where applicable including near balustrade. Headroom to be 2000mm above flight and landing.

Headroom of 2000mm and clearance of 150mm to be maintained to new staircase through glass. Rise - 190mm. Going 215mm with min 75 width by window 42 deg pitch.

Windows and rooflights

Replacement windows to be in white pvc as per existing but to be upgraded to current FENSA standards. Opening light/tilt/vent panels used for means of escape to be improved, maintained or unimpeded. Tilt/vent to be provided as above where currently none exist.

New windows to match replacements. Velux windows to be used and installed as per Manufacturers spec and recommendations including all fittings and weatherproofing.

Ventilation

Window openings to exceed 6% of total floor area per room. 20mm sealed double glazed units to all windows. 14mm double glazed units to all set doors to conform to B Reg Approved document P1 & B Reg 6006:1991.

All windows to be fitted with trickle vents to 3000mm min total per half room, otherwise 4000mm min per room (Broom. Utility, bathroom).

Match ventilation where required to bedrooms to be defined to each at least @ 15 l/s per room. Utility to be provided with match ventilation where required @ 30 l/s per room.

Match ventilation to kitchen to be @ 60 l/s per room or 30 l/s per room where fitted ducted cooker hood.

Drainage - All work to conform to BS 5252.

Foul drainage

Existing redundant drains and gullies etc to be removed and all disinfected areas reinstated. Existing to be replaced with Manley or similar approved internal grade laid full light cover.

New foul drainage to be pvc 100 dia pipes with flexible couplings @ 1:40 falls to existing inspection cover. Current 100 dia foul main drainage is to be a private system serving No 16 and No 10 Wood Road only with No 16 connecting sewer - see joint.

New drainage to be located in approved granular support or concrete where under building all to BCG Control requirements. Suitable traps to be used where pipes passing through boundary walls.

Existing joint cast iron traps to be upgraded with 100 pvc fittings and fitted with correct vent at head. Existing drainage to be suitably protected from foundation works to BCG Control requirements.

Stormwater drainage

Existing stormwater main drainage to be removed and improved where necessary. Existing gullies and traps to be retained, resealed and reconnected to existing drainage runs with 100 dia pvc pipes as per foul system.

New re goods to match existing.

Waste pipes

Waste fittings to be provided with 28mm waste with 75mm deep seal traps and cleaning eyes. AHS-synonage traps to be used where lengths exceed 1.70m from trap.

Disabled calls to be provided to all internal door calls.

General

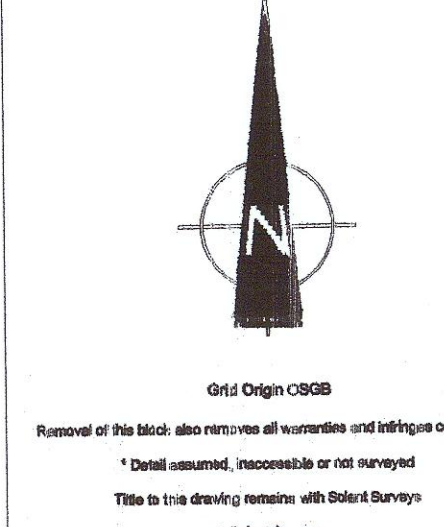
Hot water and space heating to be supplied from existing Combi system with thermostatic control valves to all radiators.

Provide min 75% energy efficient lighting to all new fittings.

All electrical works to comply with AD-PP. All work to be undertaken by registered electrician and certified on completion.

All requirements of the Party Wall Act to be complied with where required.

New twin beams over kitchen and front extension to Structural Engineers detail and spec.



PROJECT
Forest Cottage
 16 Wood Road
 Ashurst
 Southampton
 SO40 7BD

Proposed alterations

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 BUILDING AND LAND SURVEY CONSULTANTS
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 ASHURST, SOUTHAMPTON, ROAD 16D
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 Tel: 07030 71981

SCALE: 1:100
 DATE: Aug 2021
 DRAWING NUMBER: 14378

DRAWN BY: J.R.Chalk, A.ChmCES
 LEVELS BASED ON: GPS/OSBM Datum
 REVISIONS: S2 A