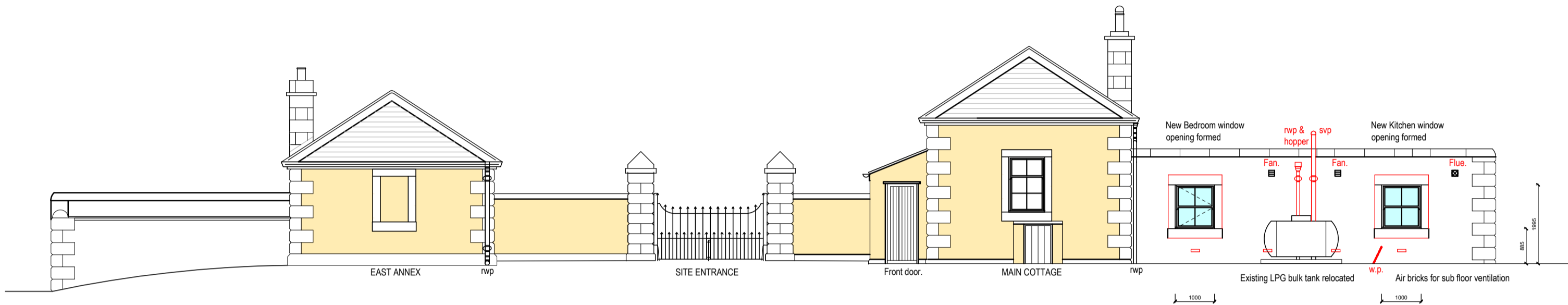
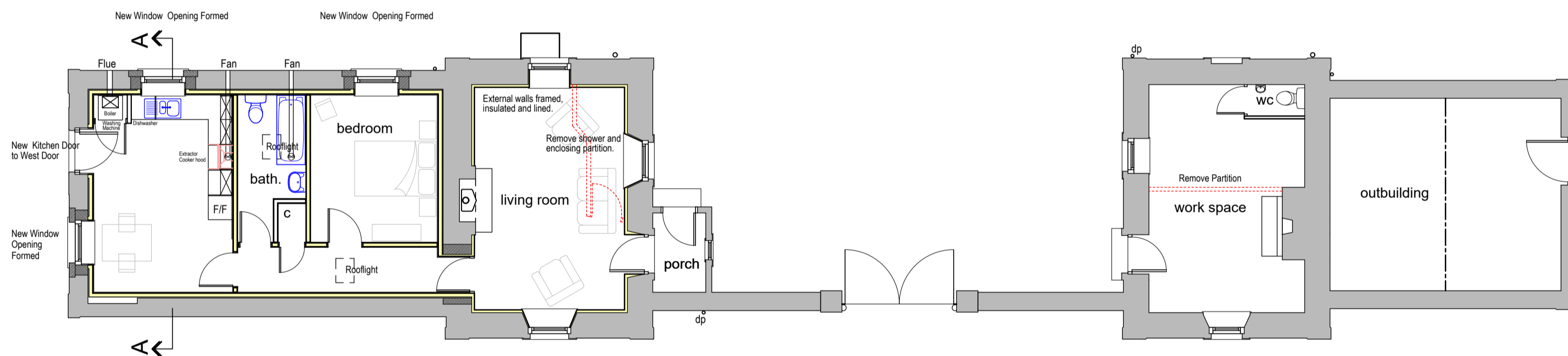


Front Elevation (South), As Proposed at 1:100



Rear Elevation (North), As Proposed at 1:100



Floor Plan, As Proposed at 1:100

To the North elevation courtyard wall serving the new infilled courtyard roof drainage:

- New pre-painted cast iron rainwater goods and soil vent pipe, from the 'Hargreaves Foundry' or similar, approved, in corresponding size, shape and design to the existing to match appearance to BS 416:1.
- All cast iron fittings fixed with 4" galvanised drive spikes through lugs and bobbins, offset 2" from the face of the wall. Push fit sockets fitted EPDM rubber sealing gaskets
- 100mm dia. two-way cast iron outlet along the parapet wall with rectangular box grate, including overflow downspout positioned above the hopper;
- Rainwater head comprising five sided cast iron round downpipe hopper head fluted eared outlet, 325mm (W) x 200mm (D) x 290mm (H), with incorporated decorative side ears for fixing back to the wall.;
- 100mm dia. eared cast iron downpipe including shoe with sockets on each end section

New soil vent pipe to the North elevation courtyard wall, as indicated, including:

- 100mm dia. eared cast iron soil pipe with sockets on each end section;
- 100mm dia. 87.5dg eared access branch with round door;
- 100mm dia. decorative soil cowl.

Note, soil pipe termination, min. 900mm above the adjacent extractor fan vents and window openings

Windows & Doors

Internal secondary glazing to the existing windows of the living room (3 No.), comprising:

- Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish. Frames white high gloss with black gaskets. The sub-frame comprising pre-painted redwood 62mm x 21mm. All frames are factory glazed.
- Secondary glazing to be openable min. 500mm unobstructed.

New Window Units to Infilled Courtyard:

To the three new window positions, including the bedroom (North Elevation) and both Kitchen windows (West and North Elevations):

Side hung timber casements with applied glazing bars to match the style of the existing, and manufactured in treated redwood throughout.

Include short extended sill drip. Sashes to be hung on patent stainless steel hinge system, and be fitted with locking handle (white) with break-seal facility, and fully draught proofed.

Frames to have a factory finished paint system to all surfaces before glazing and touched up after installation; colour white. Trim vent arrangement to be included in the head detail of all windows with internal controller in white pvc.

All frames to be double glazed 24mm (4/16/4) with sealed units incorporating Light Grey Warm Edge spacer bars, soft coat Low-E coating and argon filled cavity, in beads. Glazing bars to be applied back-to-back with spacer. All glass to be clear.

Fix frames into the new openings with galvanised or stainless steel straps screwed to the frame and plugged and screwed to the jamb. Fixings to be at maximum 600mm centres and with at least 3no on each side and not more than 150mm from the corners. Provide packings as necessary at fixing positions. All fixings to be austenitic stainless steel or otherwise approved. Fill around frame with expanding foam and seal externally with silicone.

To all glazing in critical locations for doors and windows, to be of a safety type, i.e. toughened or laminated to BS 6262 Pt. 4 2005, and have the appropriate BS mark. Critical locations means -

- All glass within 800mm of floor or ground level.
- Glass below 1500mm in a door.
- Glass within 300mm of a door.

Note, small panes having a maximum dimension of 250mm and area of 0.5sqm, may be of 6mm annealed.

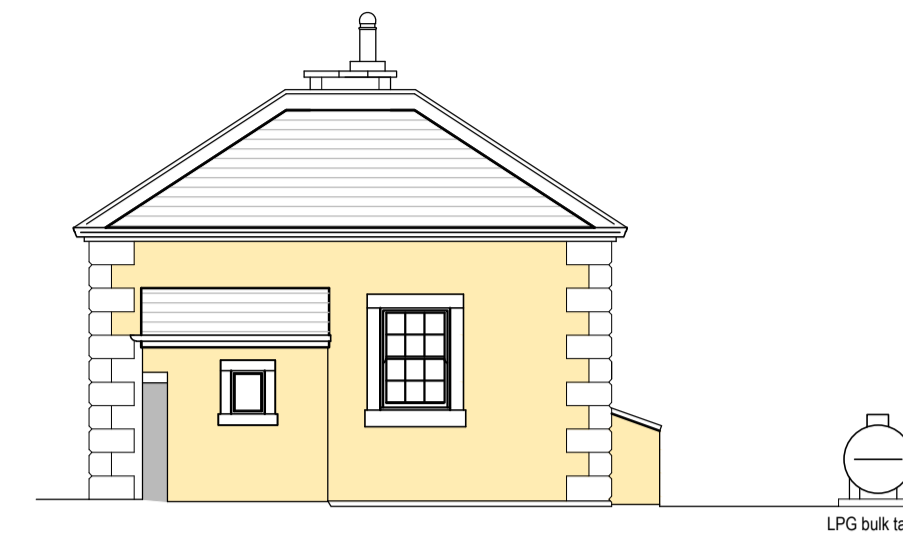
New Kitchen Door (West Courtyard):

Remove existing frame and dispose.

New timber doorset to suit existing opening. Door to be a half glazed panel door, with four vertical panels in the lower part, with an upper glazed panel divided into four panes. Door and frame to be constructed in treated redwood, with rebated frame and fully draught sealed door including standard patent thresh. Door and frame to have a fully factory finished paint system to all surfaces before glazing and touched up after, colour white. Glazing to be sealed unit incorporating Light Grey Warm Edge spacer bars, soft coat Low-E coating and argon filled cavity, fixed in beads, and with applied back-to-back glazing bars with spacers. Glazing to be obscure as chosen, and of the safety type with 4mm toughened and 6.8mm laminated (BS EN 356:200 class P1A) panes. Safety glass to have the appropriate BS marking. Door to include 3no stainless steel ball bearing hinges, multipoint locking system with key / thumb turn Euro cylinder, white lever handles and sleeved letter plate. Provide 5no keys.

The new external doorset is to meet the standards for 'Secured by Design', and Approved Document Part Q. To achieve this, it must as a minimum standard be manufactured to PAS 24:2016 'Enhanced Security Performance Requirements for Doorsets and Windows in the UK', and certified by the manufacturer. PAS 24 labels to be affixed during fabrication.

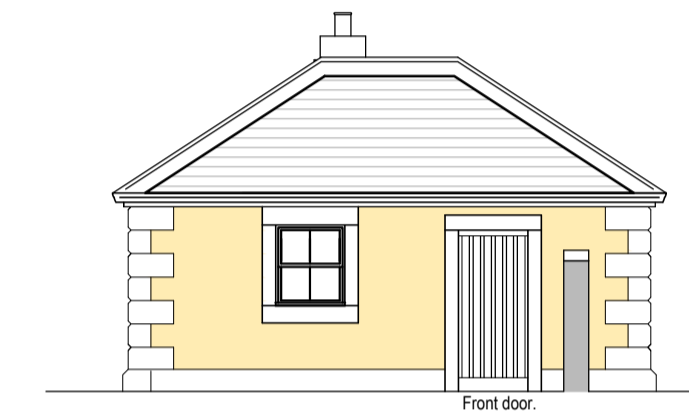
Fix doorset into existing opening. Fixings to be at maximum 600mm centres and with at least 4no on each side and not more than 150mm from the corners. Provide packings as necessary at fixing positions. All fixings to be austenitic stainless steel or otherwise approved. Fill around frame with expanding foam and seal externally with silicone



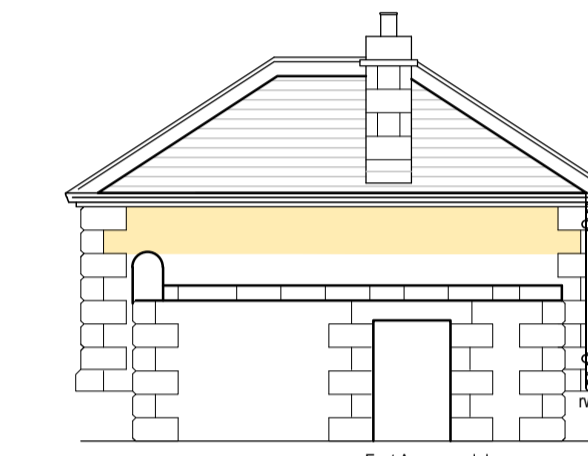
Side Elevation (East), As Proposed at 1:100



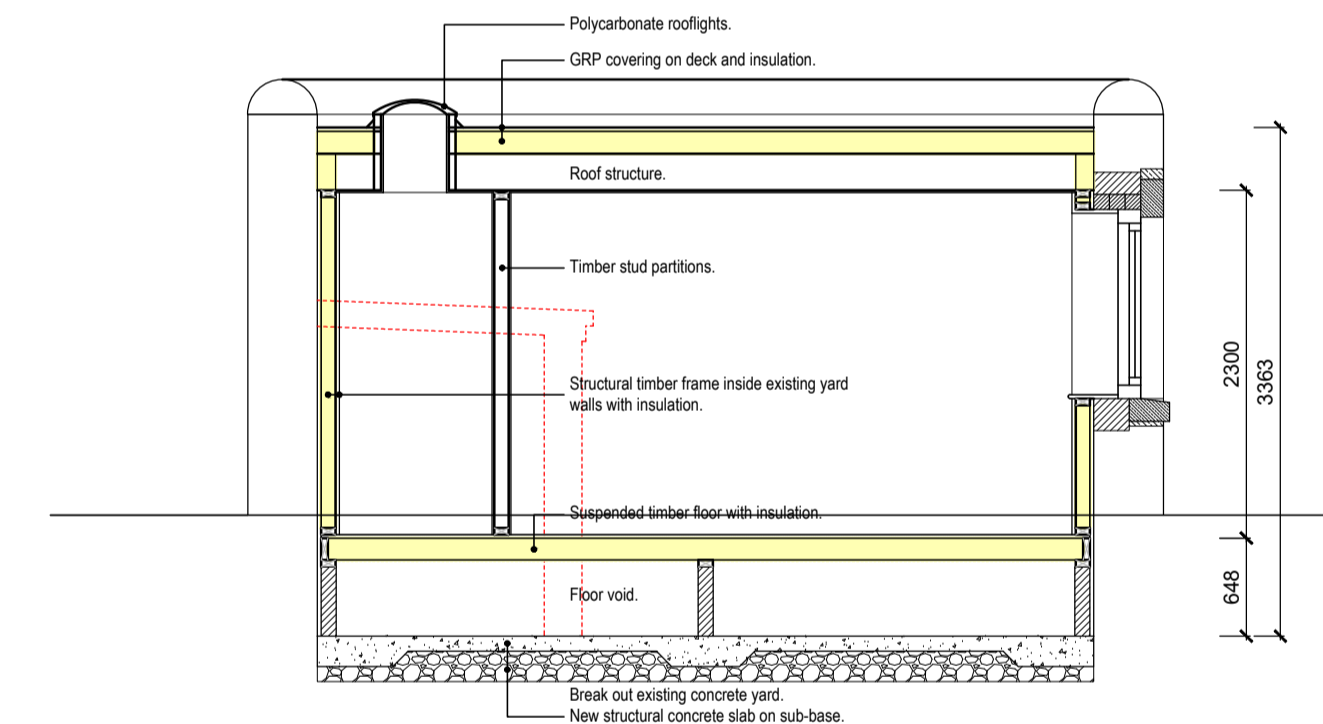
Side Elevation (West), As Proposed at 1:100



Side Elevation (West), As Proposed at 1:100



Side Elevation (East), As Proposed at 1:100



Section A-A, As Proposed at 1:50

- Within the main cottage, form timber framed internal walls with 50mm thick PIR insulation boards overlaid with plasterboard;
- Internal secondary glazing to the existing multi-pane windows, comprising polyester powder coated extruded aluminium in white finish within the existing frame dimensions. The dimensions of the secondary glazing would ensure that the sight lines of the existing frames would not be impaired, and the secondary glazing frames would not be viewed externally;
- Domestic hot water and central heating to be supplied from the existing combination gas fired system boiler and upgraded central heating system with TRVs; and
- Within the main roof voids to both the main cottage and the Annex, thermal improvements will comprise of 240mm Thermafleece Cosywool, or equivalent, insulation cross-laid between and over the ceiling joists, maintaining 50mm clear air spaces to the eaves.

NOTES

Demolish internal partitions to the main cottage & Annex, as Indicated.

Demolish the lower level adjoining single storey ancillary areas within the West courtyard of the main cottage, including:

- The bedroom, kitchen & utility ;
- Excavate concrete yard to new formation level, removing all concrete. Set aside slates from the mono-pitched roof of the bedroom for re-use on the main roof;
- Grade and compact the existing solum and lay 100mm thick oversite concrete thickened to 200mm to support new perimeter walls laid on Visqueen DPM and sub-base;

Form a new enclosed living space, comprising of the following:

- Establish new floor level and form blockwork perimeter walls and sleeper walls within the courtyard for new timber framed structure and suspended timber floor with insulation between floor joists;
- Provide tanking compound to the existing perimeter courtyard walls along the sub floor void level, comprising Sovereign Hey, di K11;
- Maintain sub floor ventilation within the courtyard, with 215 x 65mm rectangular air bricks, along the North, West and South elevations to the telescopic sub floor vent positions, as indicated
- Form structural timber frame inside existing yard walls with insulation.
- Internal walls comprising timber stud partitions;
- Form new window openings to the West elevation and North elevation, as indicated. Set over openings internally with 100 x 100mm pre-stressed concrete lintels. Externally, stonework to each new opening shall comprise 150mm thick ashlar coursed to match existing natural stone lintels, jambs and sills with stooped ends built in; include weathered top, throating;
- Timber roof structure bearing onto the structural timber frame with GRP roof covering on deck and insulation. Integrated polycarbonate roof lights. Falls laid to central gutter.
- Gutter outlet formed on the North elevation of the courtyard wall, discharging into a cast iron hopper and rainwater pipe; and
- External joinery to the infilled courtyard comprising multi-pane timber framed double glazed windows to the newly formed openings and part double glazed solid timber door to the West yard door

AMENDMENTS

PROJECT

Proposed Improvements & Alterations
At
South Lodge
Ewart
WOOLER
NE71 6HH

CLIENT

Ewart Estate c/o Savills

TITLE

Elevations, Plans & Sections As Proposed



The Lumen, St James Boulevard, Newcastle
Helix, Newcastle upon Tyne, NE4 5BZ
Tel 0191 917 1444
www.savills.co.uk

SCALE

1:100 @ A1
1:50 @ A1

DRAWN J.W

DATE Oct 2021

DRAWING NUMBER

5289-103