High level window to provide natural light. – Less than 1m2 in area to comply with building regulations Existing Soil and Vent pipe retained and — enclosed within storage cupboards proposed partition walls constructed from 47 x 100mm timber studs, at 400mm ctrs, with full fill mineral wool insulation between. 12.5mm plasterboard and plaster skim, to each face. Existing opening narrowed and 762 x 1981mm door and lining installed, to form Larder / Pantry Existing window reduced in width to facilitate extension Velux 550 x 780mm CK02 Cc light above Landing Existing door removed. Opening infilled with 7.2N concrete block to facilitate removal of rear wall 1500 x 750mm electrically-operated, hinged flat roof light over Boot Room External wall to west elevation finished with facing bricks to prevent fire spread NORTH ELEVATION SCALE 1:100 3755 GROUND FLOOR PLAN Utility Lounge ceiling +2430 Boot room 2300 x 2100mm bi-folding fully glazed doors Standing seam Zinc rand Boot room Door and wall recessed to provide covered area 1500 x 750mm electrically-operated, hinged flat roof light over Boot Room Hallway Larder Kitchen Dining EAST ELEVATION SCALE 1:100 1000 Utility Bedroom Shower Min. 665mm masonry nib retained at corner of existing house Structural Timber frame constructed from 47 x 140 C24 timber studs at max 400mm centres with 11mm OSB board to outer face. New structural beam installed (subject to structural engineer's design) to allow removal of rear wall. 30 minutes fire resistance to steel beams. 1000 x 1600mm window, with window internally Kingspan K112 (min 80mm thick) insulation between studs, (air gap to front of studs). Internal face finished with vapour barrier, 12.5mm Plasterboard and External face of structural frame finished with breathable membrane, 50 x 25 treated battens and Ecoscape Weather-Resistant & ethically-Sourced Slatted Cladding -coloured silver birch 否 Heat Detector Soil & Vent Pipe Denotes mineral wool insulation / stud walls Denotes Proposed Blockwork Rainwater Downpipe Smoke Detector enotes proposed Concrete / steel pads / spreaders otes Type 1 Hardcore proposed foil-backed insulation proposed facing bricks Velux 550 x 780mm CK02 Conservation roof light above Landing Existing window reduced in width to facilitate extension n bi-folding fully glazed doors Roof finished with plain tiles to match existing house 1000 x 1600mm window, with window seat formed internally Ecoscape Weather-Resistant & ethically-Sourced Slatted Cladding - coloured Silver Birch SOUTH ELEVATION SCALE 1:100 FIRST FLOOR PLAN SCALE 1:50 Bathroom Bedroom **2-2-2-2000000000** Landing Bedroom ceiling +2417 Bedroom MOLLY'S COTTAGE, CONDICOTE Dressing PROPOSED PLANS AND ELEVATIONS 2 nr Velux 550 x 780mm CK02 Conservation roof lights above bedroom External wall to west elevation finished with facing bricks to prevent fire spread High level window to provide natural light. Less than 1m2 in area to comply with building regulations Gable roof structure constructed over existing bathroom window WEST ELEVATION SCALE 1:100 Existing bedroom converted into dressing area, with full-height hanging space 1200mm wide opening formed through rear wall to link bedroom and dressing room 550 x 750mm window to east elevation 2 nr Velux 550 x 780mm CK02 Conservation roof lights above bedroom Extent of sloping ceilings DRAWN BY: IJP SCALE: APPROVED BY: May 2021 IJP MC.C.PR.01 CLIENT: Ms Emma Harrison Molly's Cottage Condicote Glos Proposed Plans and Elevations Cladding revised Revised following client comments FIRST ISSUE CONSTRUCTION SERVICES 4 KENELM RISE. WINCHCOMBE, CHELTENHAM, GLOUCESTERSHIRE, GL54 5JU (0) 7879 000650 EMAIL: INFO@IJPCONSTRUCTION May 2021 30.10.2021 18.10.2021 30.05.2021 DATE