

24 Dalry Road, Beith

Description of works

Downtakings: Areas of alternation and demolition:

General

- Existing electrical works to be inspected and proposed re use to be determined by qualified electrician.
- Existing drainage to be inspected for re-use. CCTV surveys may be required to determine suitability for future connections.
- Internal floor / wall junctions to be assessed on opening up for any evidence of water ingress and potential remedial works
- Structural engineer required to assess existing building structure prior to any taking down.

Existing rear sitting room

- Internal suspended timber floor to be removed.
- Existing fireplace removed.
- Existing window to be removed for replacement with new window and door.
- Existing stone work removed to form new gable window.
- Existing door removed in lieu of new fire rated and toughened (impact resistance) window.
- Existing walls/ floor level to be assessed for potential damp and remedial proposals.

Existing WC

- Internals partitions to be removed to perimeter of WC
- Fixtures and fitting to be removed.
- Plumbing tails to be retained for reused in new utility sink

Existing Dining room

- External wall and window to garden to be taken down / removed in lieu of new wall.
- Existing roof (structure and finishes (to and to kitchen) removed throughout.
- Existing party wall retained to wall head level.
- Assess wall to solum level for potential damp.
- Fixtures and fitting removed.
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Existing Kitchen

- External wall and window to garden to be taken down / removed in lieu of new wall.
- Existing roof (structure and finishes (to and to kitchen) removed throughout.
- Existing party wall retained to wall head level.
- Assess wall to solum level for potential damp.
- Fixtures and fitting removed.

Existing Garage

- Existing roofing to be stripped.
- Double doors to be replaced.
- Existing window infilled.
- Floor slab condition to be assessed for reused and or repair.

Existing garden

- Garden level to be grubbed up to area of new terrace and walling.
- Existing stones / slabs removed and disposed off site or reused on making up level.

Proposed works

General

- Allow for upgrade too electrics throughout new area of works.
- New plumbing and drainage required to kitchen , utility, and ensuite.
- All finishes tbc by client. Allow for gyproc with plaster skim painted (colour tbc) as base finish.

New Kitchen

- New suspended timber floor set at new lower ground level (+84.46) to connect with garden and bedroom level. Floor structure / timbers tbc by engineer (allow 150 x 50mm timbers).
- New floor finishes tbc by client.
- Vented solum to be maintained through out
- Structural bracing in lieu of existing floor to perimeter to be determined by engineer.
- New window and door arrangement in lieu of existing window. Doors and windows by rationale doors windows (or equal and approved). Triple glazed through out.
- Kitchen supplied by client and to be installed by main contractor.
- Existing plaster to be checking for spalling and make good through out where necessary.
- Existing fire place removed and set aside for reuse in new location.
- Need for insulated linings with ventilated cavity to kitchen gable and rear walls tbc. Walls will require internal vent if any cavity is formed in order to expel any moisture present.
- Moisture resistant plasterboard / linings to wet areas.
- Fixture and fittings tbc by client.
- Toughened and fire rated glazing required in lieu of existing sitting room door. Glazing and fixings designed by specialist and to be included in engineers SER.
- Natural ventilation to be provided through openable door and window (gable). Mechanical ventilation as required through external well and to rates as noted in building standards (30ml/s where above hob - 60ml/s where located elsewhere).

New Utility

- Drainage and plumbing adjusted to reflect to new layout.
- Moisture resistant linings throughout (to all wet areas).
- Fixtures and finishes tbc by client.
- New lighting required.

New bedroom /ensuite

- New timber roof structure required through out bedroom and ensuite. Structure sizes / specification tbc in discussion with engineers design.
- Existing party wall head to be made good (engineer to confirm stabling of existing).
- Existing floor structure to be assessed for reuse. Finishes tbc by client.
- Existing floor level retained (+84.46)
- New triple glazed sliding doors to bedroom. U value and technical specification to meet current building standards.
- Roof lights to be triple glazed and fire rated in line with building standards and boundary calculations. Opaque so no cleaning required, or privacy issues with overlooking.
- Under floor heating throughout bedroom and ensuite.
- Insulated linings with ventilated cavity throughout.
- Ensuite floor level to be raised to level of bedroom (+84.46).
- Fixtures and fitting by client.
- New insulated external wall in line with current building standards to be constructed. Connection / ties to existing wall tbc by engineer.
- Insulated linings with ventilated cavity throughout.
- Roof drainage to connect to existing below ground system
- New charred larch cladding to external walls. Profile tbc.

Terrace

- Landscape and external works design by others.
- Allow for formation of new hard standing terrace area and retaining walls as indicated.
- Surface water drainage to connect to existing drainage systems.

Office / studio

- New extension to be erected onto existing masonry garage.
- Existing external concrete slab to be assessed for reuse / repair by engineer, prior to erection of new studio timber frame. Structural frame to be specified by engineer.
- Roof to new and existing - warm pitched roof insulated to current building standards. EPDM roof finish , drained to existing eaves (new valley) and down pipes.
- New opening formed internally to existing garage to allow sliding door connection between office and studio.
- New charred larch cladding to external walls. Profile tbc.
- Allow for office walls and floor to be insulated. Suspended floor on existing slab with solum ventilation required.
- Electrical source to be established and new power / lighting provided to office and studio.

Existing gable

- Remedial works to existing gable to be determined. Allow for painting. Surface condition to be assessed by stone work specialist.

Status	Rev	Date	By	Revision Note
PLANNING				
 Loader Monteith Architects Limited 38 Balfour Road, Glasgow, United Kingdom G42 9QH info@loadermonteith.co.uk www.loadermonteith.co.uk	Project	24 Dalry Road, Beith		Project No. 170
	Client	Ross & Lindsay McNally		
	Date	030322		Revision
	Scale	1:50	A3	-
	Author	IM		
	Check	-		
	Drawing			Drawing No.
		DESCRIPTION OF WORKS		SP001