

FRONT ELEVATION

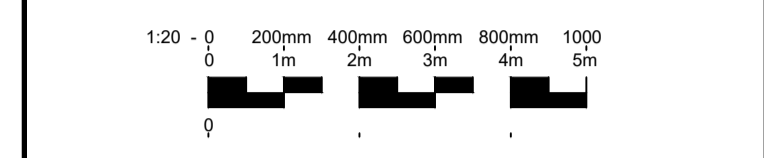
SIDE ELEVATION

REAR ELEVATION

The drawing and the building works depicted are the copyright of the client and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels of connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage design & planning/conservation regulations. Sketch proposals may be based upon estimations of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.



- notes:
- CONSTRUCTION LEGEND**
- EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.
 - Full Fill Cavity Wall
To achieve minimum U value of 0.28W/m²K
New cavity wall to comprise of 103mm reconstructed stone to match existing. Full fill cavity with 100mm Dithen32 cavity insulation as manufacturer's details. Inner leaf to be 100mm 7.3N/mm² block K value 1.13, e.g. Lafarge Stancirete. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:6 cement mortar.
 - UPGRADE OF SOLID EXTERNAL WALL
To achieve min U-value 0.28W/m²K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim. All work in accordance with BS 6212: 1995 (Code of practice for dry lining).
 - INTERNAL STUD PARTITIONS
75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 75mm head and sole plates and solid intermediate horizontal nogginns at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide nogginns where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Tapes and joints complete with beads and stops.

- ELECTRICAL LEGEND**
- Ceiling mounted mechanical extract vent ducted to external grille see notes
 - Ceiling mounted mechanical extract vent ducted to tile vent see notes
 - Low voltage downlighter
 - Pendant type light fitting
 - Batten holder light fitting
 - Single light switch
 - Two way light switch
 - Three way light switch
 - Double switched socket at low level
 - Double switched socket at high level
 - External light
 - Heat detector
 - Main operated interlinked smoke detection with battery backup
 - Low Level Television aerial outlet point
 - High Level Television aerial outlet point
 - Telephone outlet point
 - Double switched socket at high level

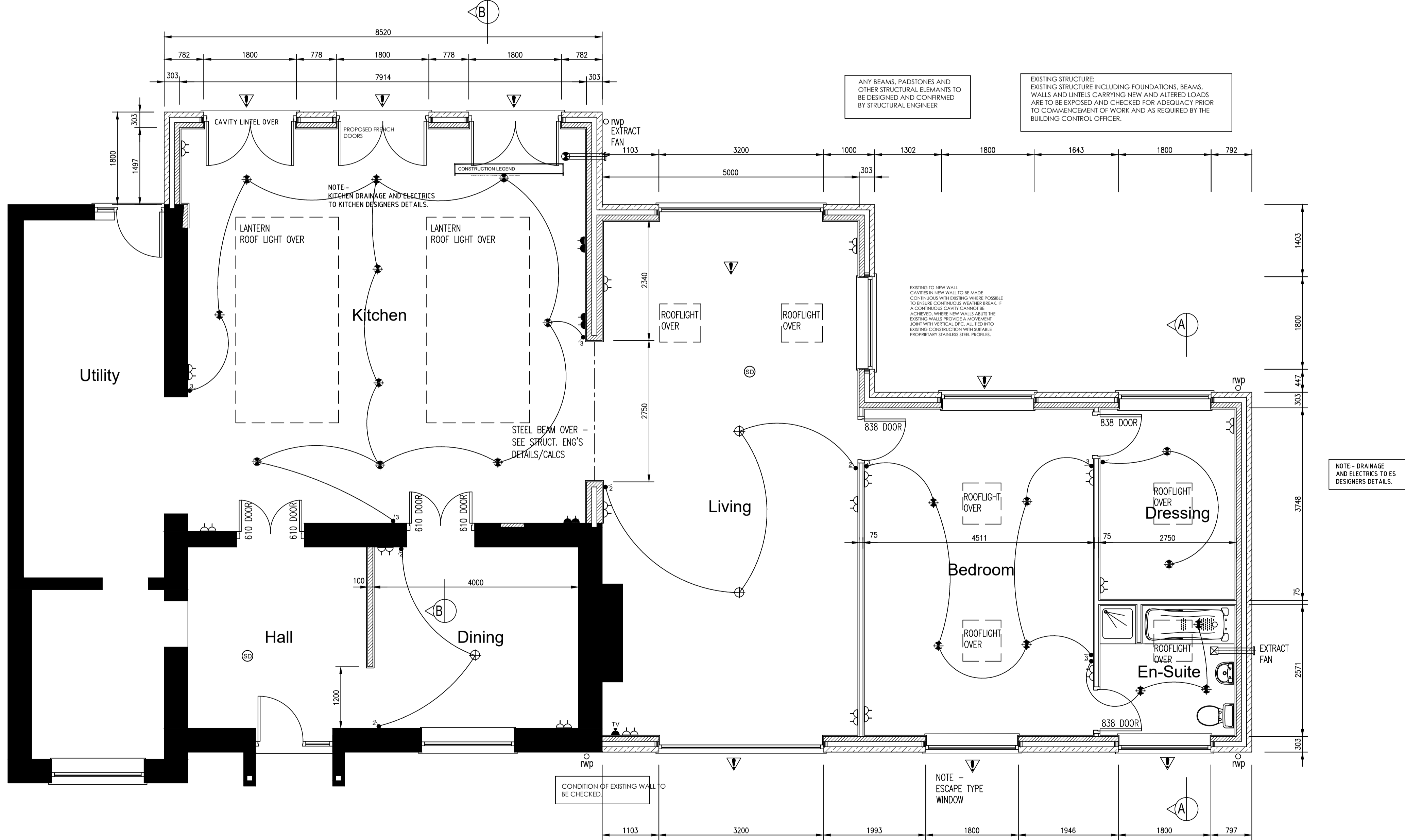
Rev B 15.02.23 EA
 Amendments as per clients instruction
 Rev A - Amendments as to Building
 Inspector's letter of 24-03-21

Client: _____
 Project: LITTLE BINNALL COTTAGE, BRIDGNORTH
 Title: PLANS & ELEVATIONS - AS PROPOSED
 Status: Planning
 Job no: _____ drawing no: _____
 date: MARCH 2021 **03B**
 scale: 1:50 & 1:100

SAFETY GLAZING
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part N of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 900mm above floor level in windows.

ELECTRICAL LAYOUT INDICATIVE ONLY. TO BE CONFIRMED BETWEEN CLIENT AND MAIN CONTRACTOR.

RADIATOR SIZES ARE INDICATIVE ONLY. REFER TO HEATING DESIGNS FOR ACTUAL SIZES.



PLAN

EXISTING BRICK PIER TO BE TIMBER CLAD TO MATCH MAIN HOUSE

CONDITION OF EXISTING WALL TO BE CHECKED

EXISTING TO NEW WALL
 CARRYING NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE POSSIBLE TO MAINTAIN STRUCTURAL INTEGRITY. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUT THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL D.P.C. ALL TIES INTO EXISTING CONSTRUCTION WITH SUITABLE PROFESSIONAL SURVEYED STEEL PROFILE.

ANY BEAMS, PADSTONES AND OTHER STRUCTURAL ELEMENTS TO BE DESIGNED AND CONFIRMED BY STRUCTURAL ENGINEER

EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

NOTE - DRAINAGE AND ELECTRICS TO ES DESIGNERS DETAILS.

ALL LINTELS TO BE 'HI-THERM' BY KEYSTONE OR SIMILAR APPROVED