

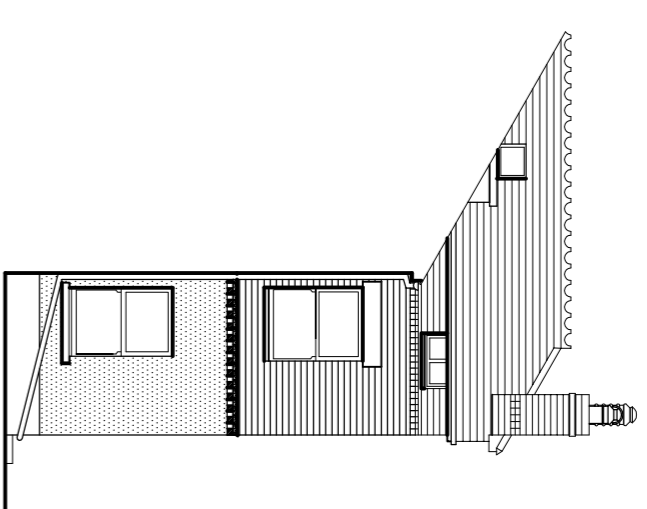
GENERAL SPECIFICATION

All work is to comply with the current edition of the Building Regulations and associated legislation.
 All work is to be carried out in accordance with Drawing Nos. 2 and 3.
 All materials specified and used are to be in strict compliance with Manufacturer's recommendations.
 Figured dimensions are to take preference over scaled dimensions.
 All work is to comply with current Health and Safety legislation.

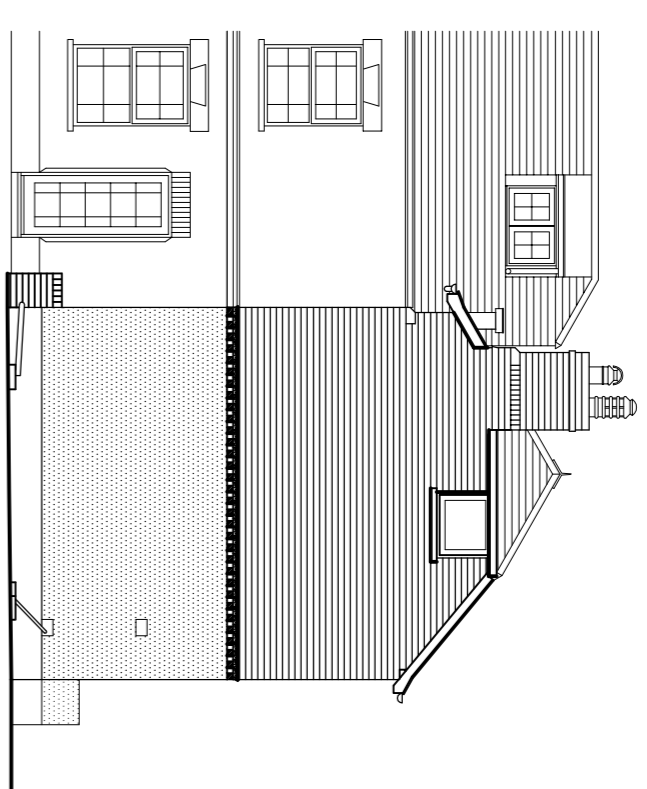
SCHEDULE OF WORK

All fixtures and fittings not shown on the Proposed Floor Plans to be carefully removed.
 Existing quarry tiled Kitchen / Dining Area floor to be removed to be replaced with a new fully insulated floor with underfloor heating all as per specification.
 D.p.c. to be checked as being fit for purpose when ground floor is removed.
 All existing walls to each floor are to be taken back to brickwork by removing foil backed plasterboard and batens, to be replaced with new batens, mull insulation and plasterboard and skirn all as per specification, to be replaced as per specification.
 All floor voids are to be filled with Rockwool or approved similar sound deadening material.
 Existing first and second floor joists and flooring are to remain.
 The existing second floor and roof are to be completely stripped out and reconfigured as shown on the proposed drawing to include new dormer windows to the North and South.
 The existing rooflight over the stairwell to the North Elevation is to be replaced with a new Velux roof window as per specification.
 The new fully insulated roof is to match existing finish as per specification.
 All existing double hung sash windows are to be carefully removed and replaced with new double hung sash windows to include all making good to internal and external finishes as per specification.
 Existing opening in existing West Elevation in first floor Living Room and supply and fix a new double hung sash window to match replacement windows as previously specified.
 From new lintel over as specified and make good to all internal and external finishes as necessary.
 Existing framed, ledged and braced front door and frame to be replaced with new UPVC.
 Sanitaryware and above ground drainage throughout to be replaced as indicated on proposed plans.
 Existing gas boiler to be replaced by approved electric boiler together with all existing radiators.
 This work to be carried out by an approved qualified Heating Engineer.
 Gas meter to be removed, as specified, to be installed by Specialist to Client's approval.
 All electrical fittings replaced are to be low energy fittings and all electrical work is to be carried out by a qualified Electrician to include heat detection and mains wired smoke detection and mechanical ventilation to Kitchen and Shower Room.

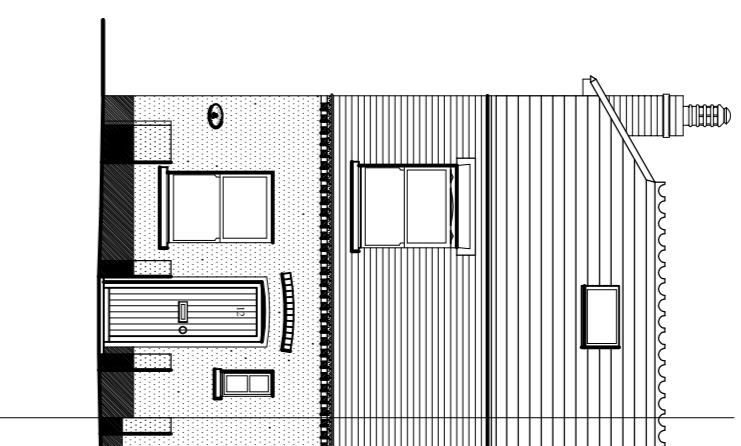
- Smoke Alarm
- Heat Detector



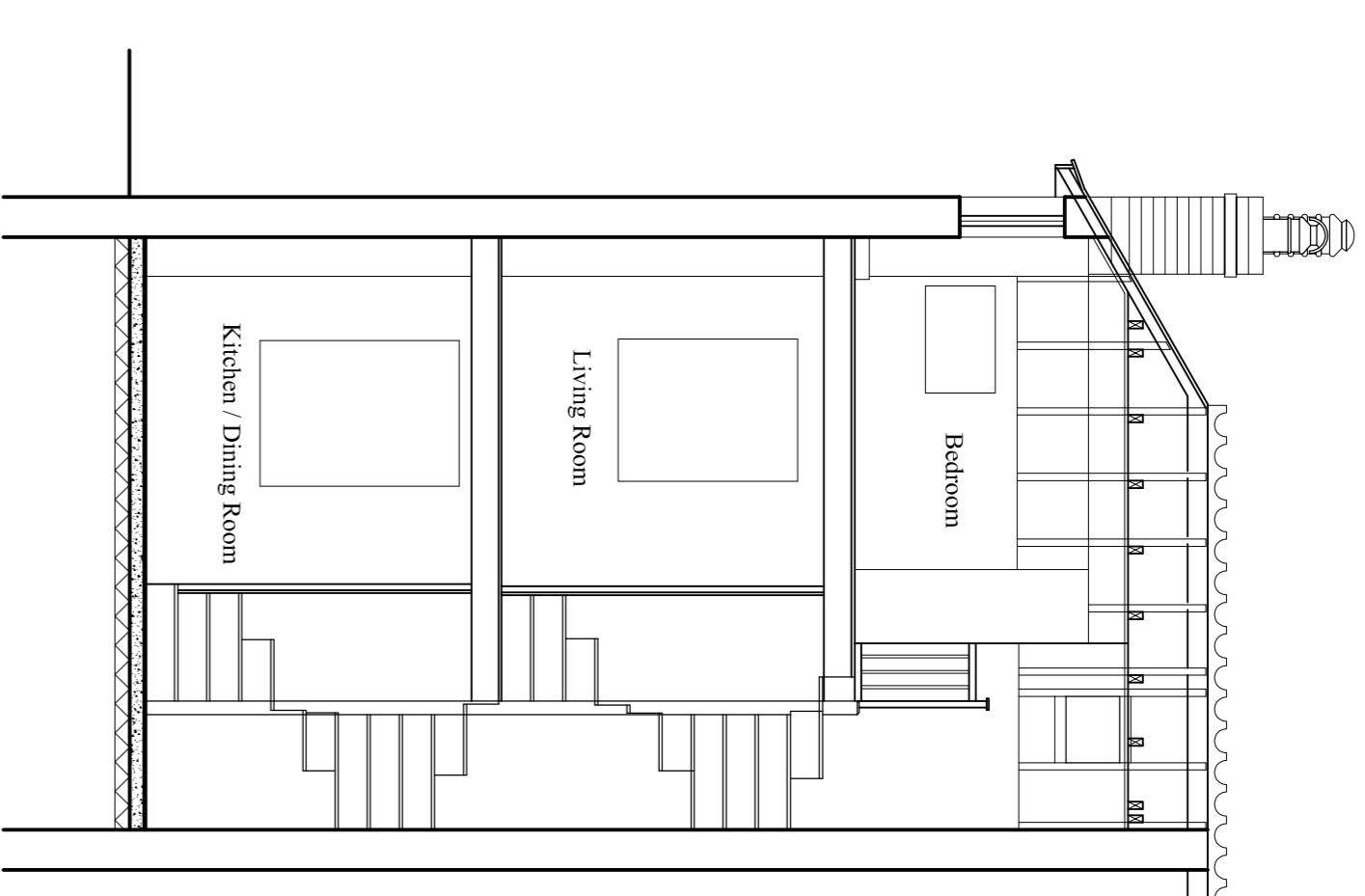
EXISTING NORTH ELEVATION SCALE 1:100



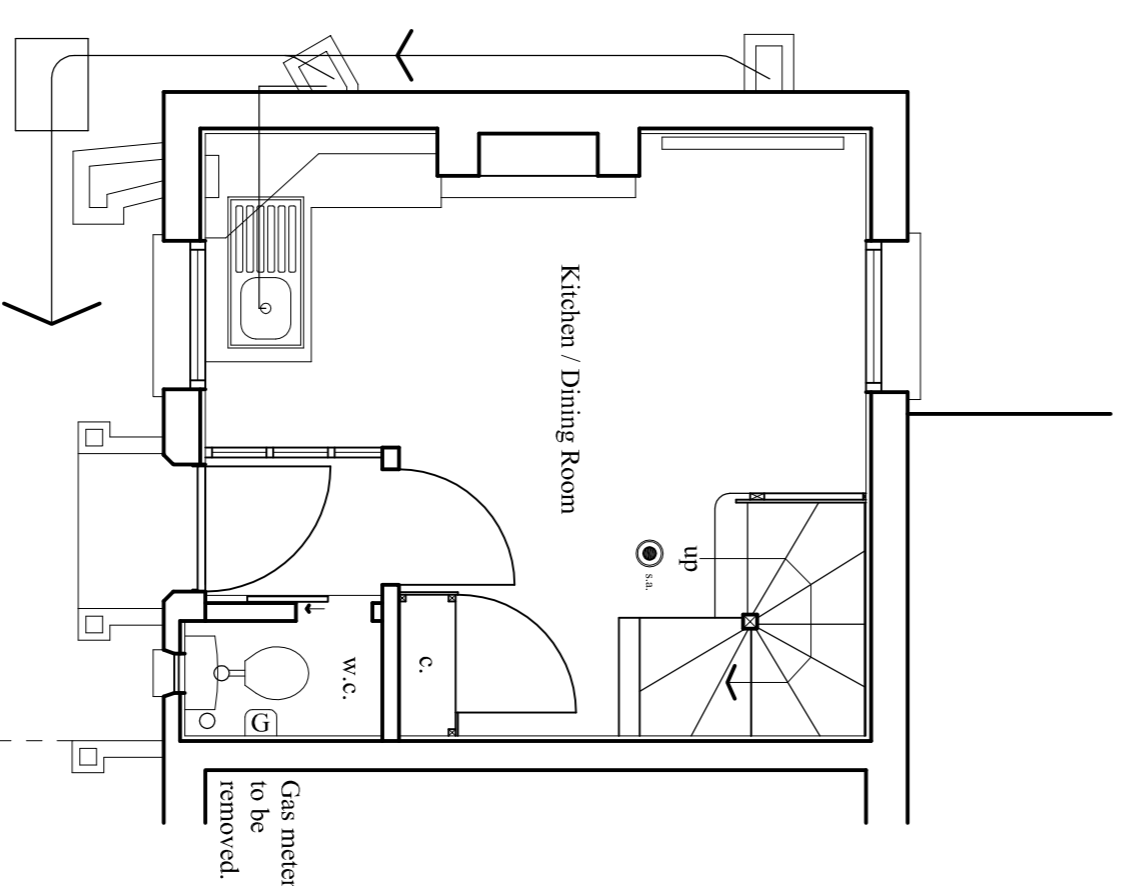
EXISTING WEST ELEVATION SCALE 1:100



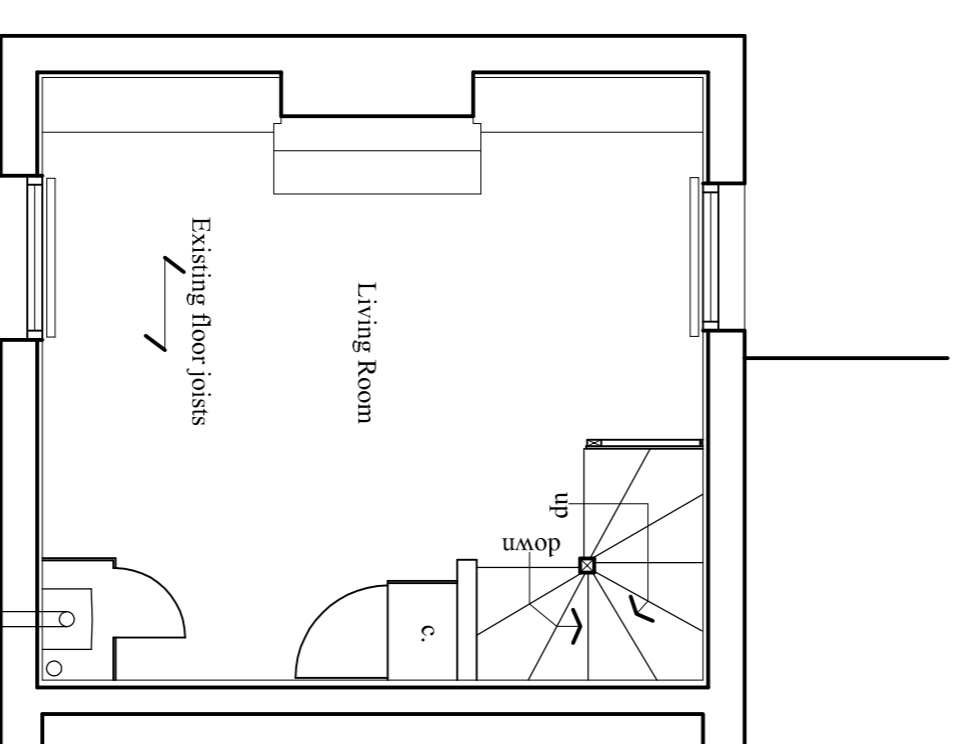
EXISTING SOUTH ELEVATION SCALE 1:100



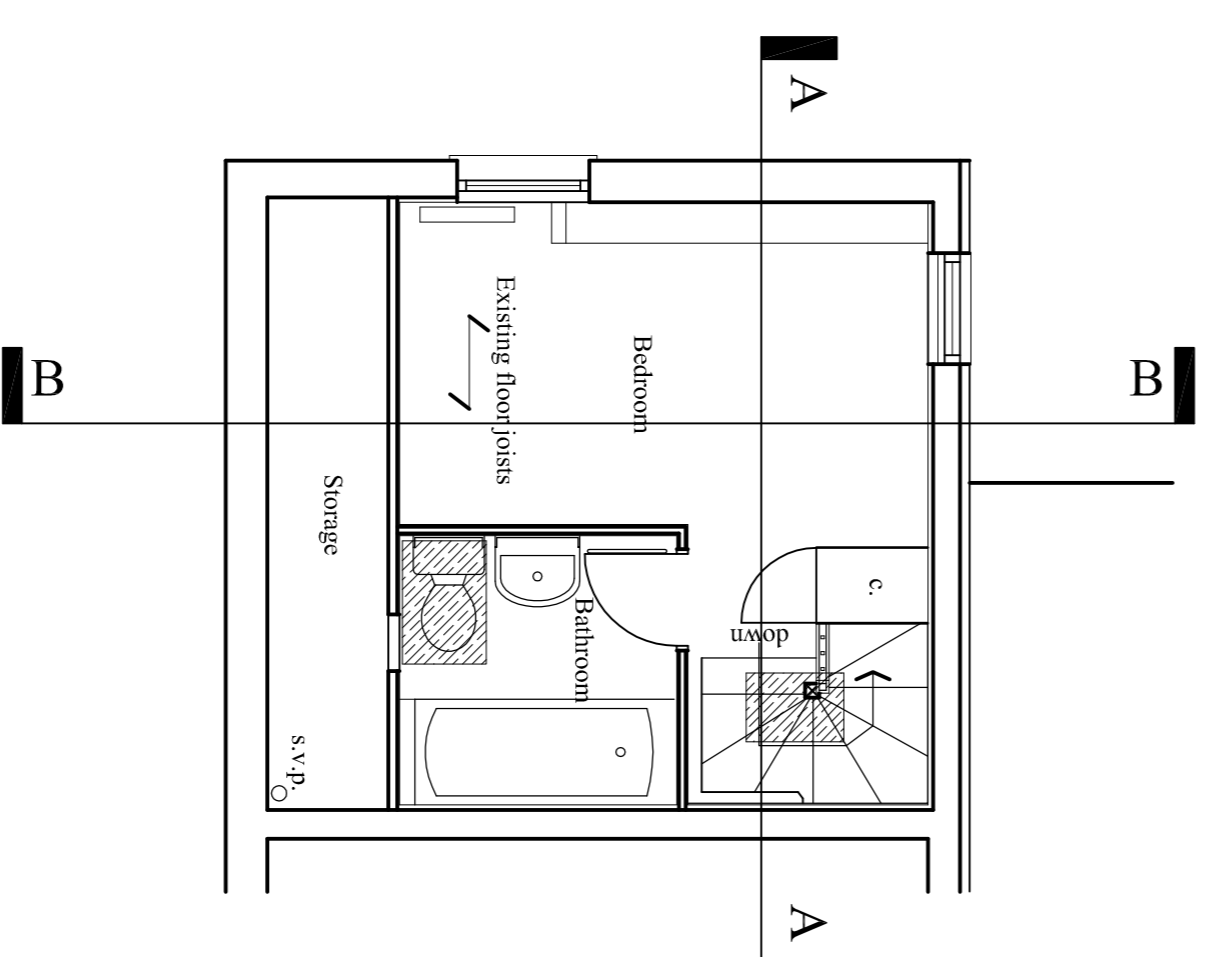
EXISTING SECTION A - A SCALE 1:50



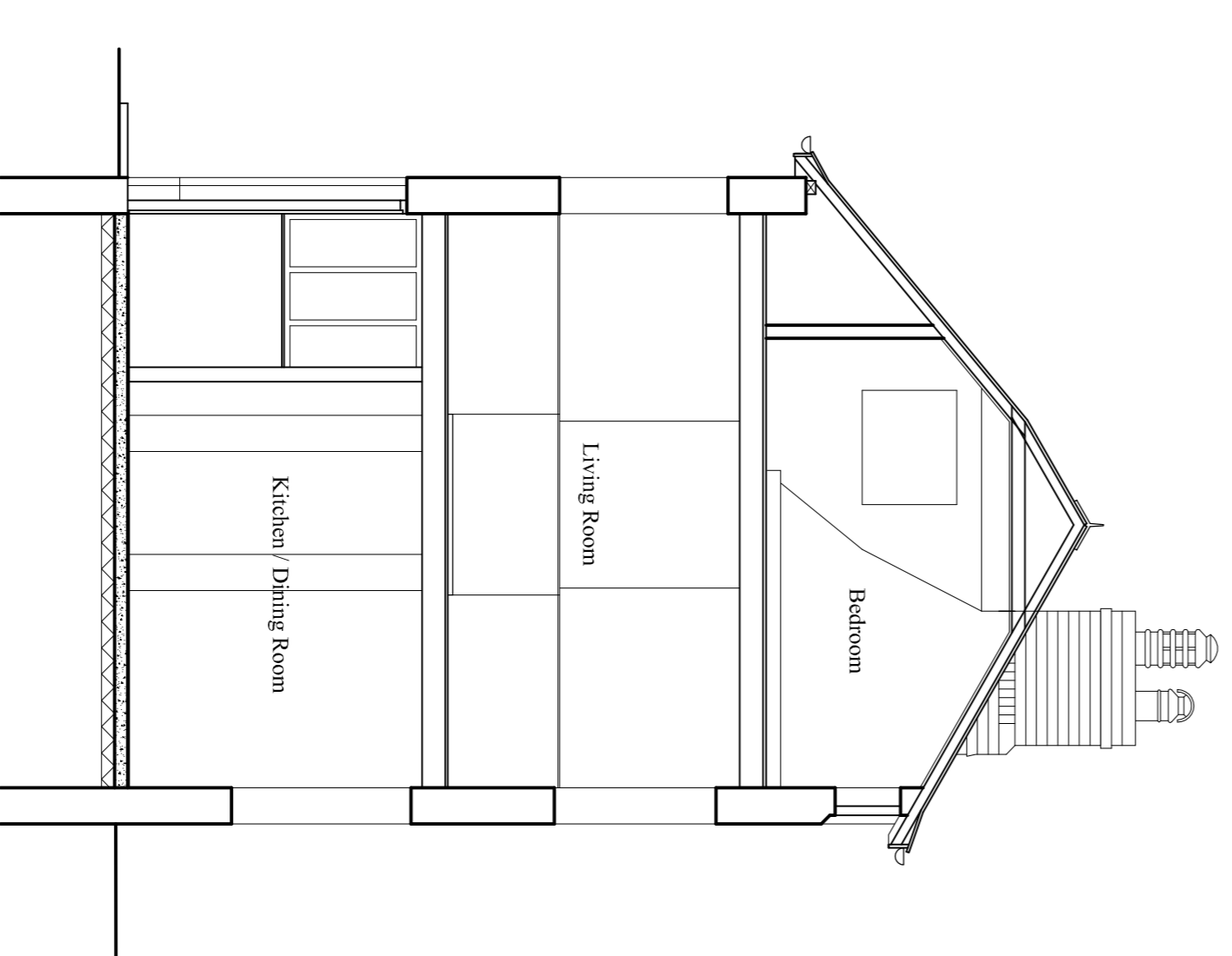
EXISTING GROUND FLOOR PLAN SCALE 1:50



EXISTING FIRST FLOOR PLAN SCALE 1:50

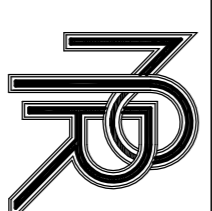


EXISTING SECOND FLOOR PLAN SCALE 1:50



EXISTING SECTION B - B SCALE 1:50

M. Rotchell M.C.I.A.T.
 Chartered Architectural Technologist.
 Telephone: Mobile 07815481237.
 Email: m.rotchell@hotmail.co.uk



Job Title
 Proposed Alterations to "Alongside", 12 Haverfield Cottages
 The Strand, Lymington, Devon, EX8 5EX, for Mrs. I Hindle.

Drawing Title
 Existing Floor Plans and Elevations,
 Existing Sections A - A and B - B.

Scale: 1:50 1:100
Date: 29/06/2023
Drawing No.: 1
Revision:
Date:

