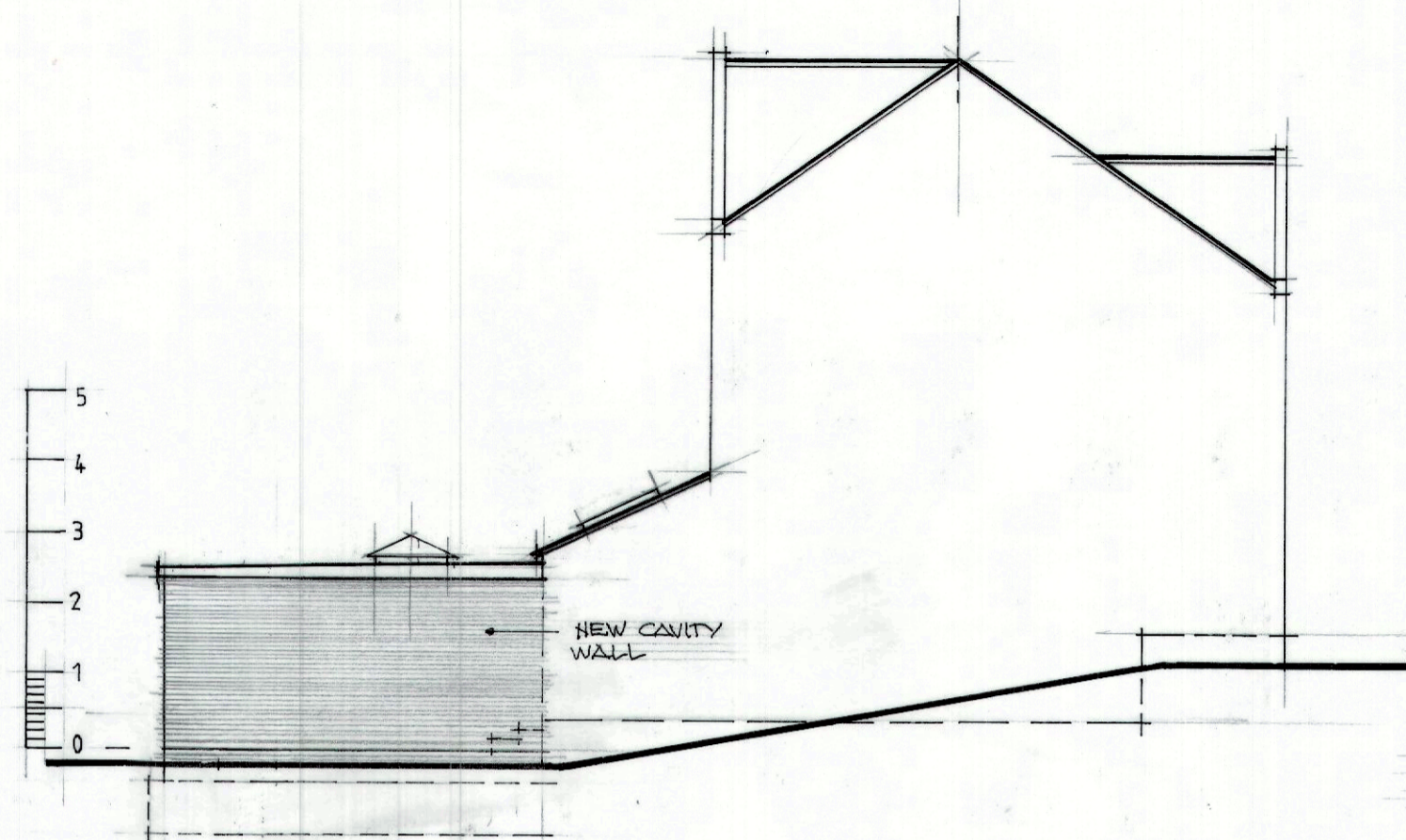
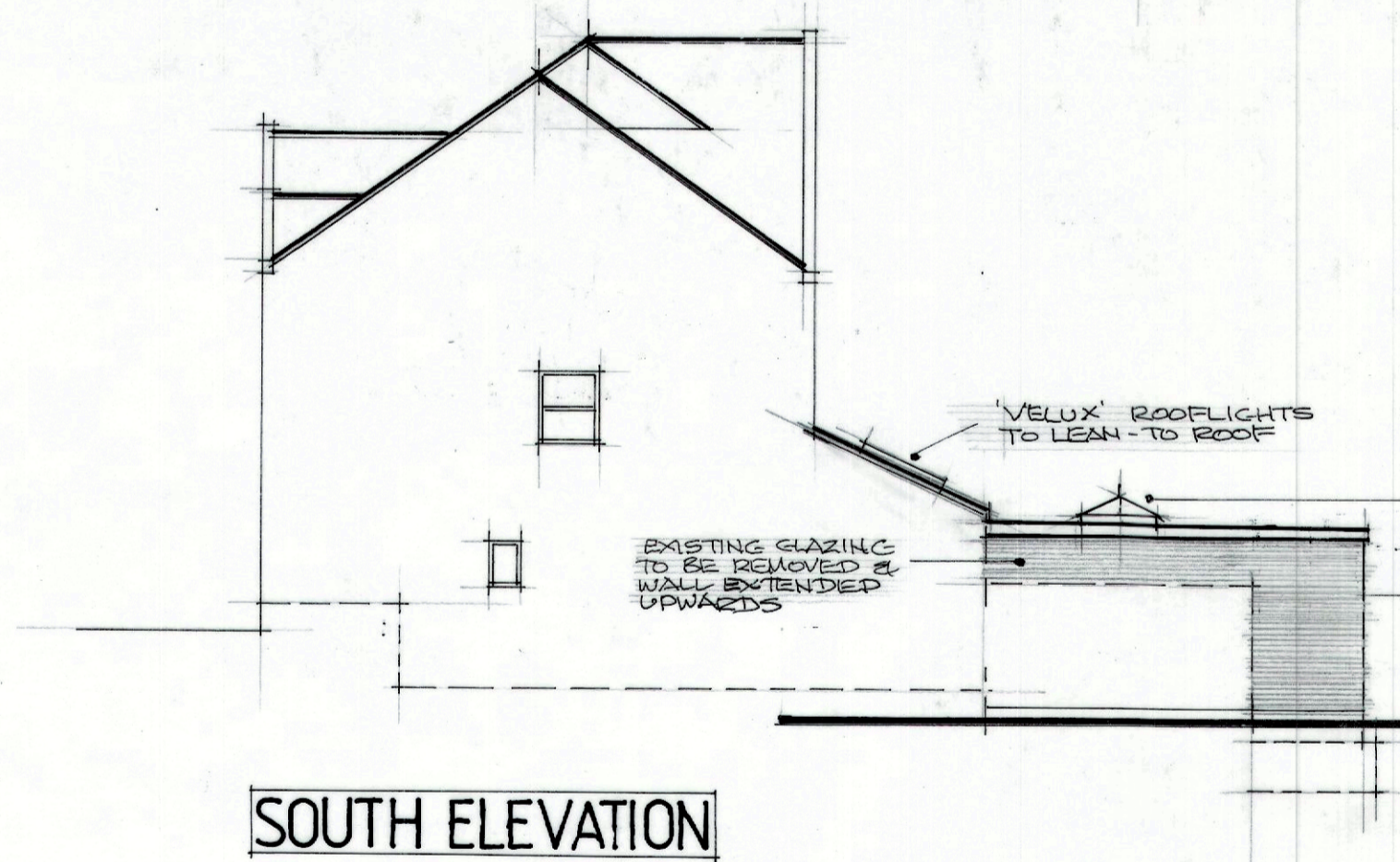


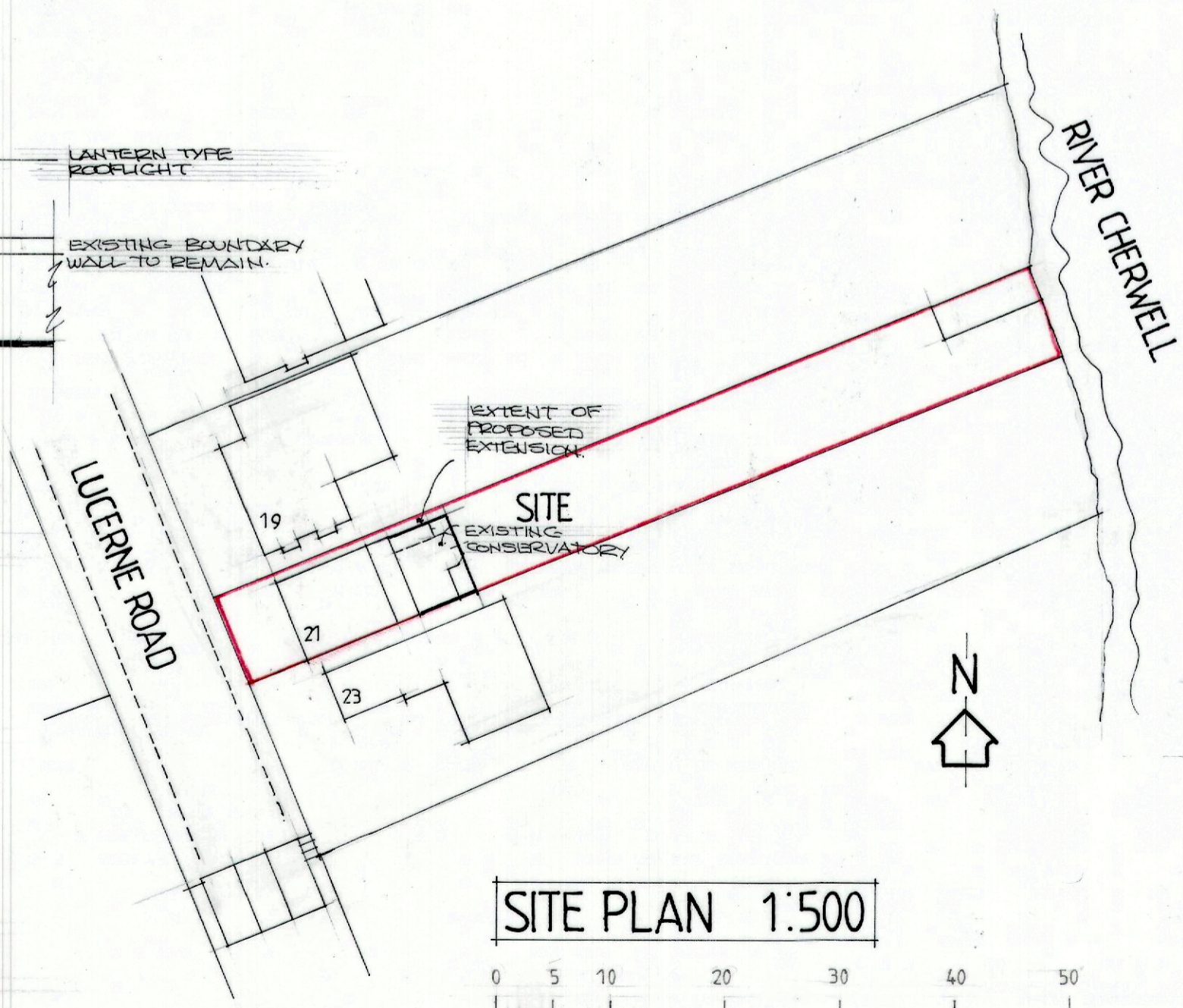
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SITE PLAN 1:500



SCALE BAR 1:500

NOTES:

STRIPPING OUT/DEMOLITIONS:

TAKE OUT EXISTING RANGE OF KITCHEN FITTINGS.
TAKE DOWN EXISTING KITCHEN WALL & PIER IN POSITION SHOWN.
TAKE OFF EXISTING GLAZED ROOF TO CONSERVATORY TOGETHER WITH DOORS & WINDOWS/WALLING TO FLANK WALL. REMOVE EXISTING TILES FROM LEAN-TO ROOF & RETAIN FOR RE-USE.
TAKE DOWN ROOF TO THIS AREA.
REMOVE EXISTING GLAZING AREA OVER CAVITY WALL TO ALLOW FOR NEW WALLING ABOVE EXISTING.

STRUCTURAL STEELWORK:

ALL NEW STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH DETAILS & CALCULATIONS PROVIDED BY THE STRUCTURAL ENGINEER.
ALL NEW STEELS ARE TO BE PROVIDED WITH MIN 1/2 HOUR FIRE PROTECTION USING 2 LAYERS OF 9.5mm GYPSUM PLASTERBOARD WITH STAGGERED JOINTS FIXED TO TIMBER BATTENS OR PACKERS & ARE TO BE FINISHED WITH SKIM PLASTER.

FOUNDATIONS:

EXCAVATE OUT TO FORM STRIP FOUNDATION FOR NEW FLANK WALL.
PROVIDE TRENCH FILL FOUNDATION IN MASS CONCRETE ROUNDED MIN 1000mm BELOW ESTABLISHED GROUND LEVEL. EXACT DEPTH & FORM OF FOUNDATION TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS & ARE TO SUIT GROUND CONDITIONS.

FLOOR CONSTRUCTION:

NEW FLOOR TO BE PROVIDED NEXT TO NEW WALLING & IS TO BE LEVEL WITH EXISTING FLOOR TO CONSERVATORY.
PROVIDE 150mm OF CONSOLIDATED HARD CORE & SAND BLINDING WITH A D.P.M OF 'MOHARFLEX' LINKED TO D.P.C. IN INNER LEAF OF NEW WALL.

INSULATION TO BE WITH 100mm 'DOW' FLOORMATE BATTIS (OR EQUAL) 100mm FLOOR SLAB IN C 25 GRADE CONCRETE & 60mm CEMENT/SAND SCREED WITH FLOOR FINISH OVER TO MATCH EXISTING.

WALL CONSTRUCTION:

FORM NEW CAVITY WALL TO FLANK, CONSISTING OF FACING BRICKWORK TO MATCH EXISTING WALLS, 100mm CAVITY WITH FULL FILL 'WALLMATE' INSULATION BATTIS, & AN INNER LEAF OF 100mm 'FENLITE' INSULATION BLOCKWORK.
WALL TO BE TIED TOGETHER USING WALL TIES @ 750mm C.C.S. HORIZONTALLY & 450mm C.C.S. VERTICALLY, STAGGERED IN PATTERN CAVITY TO BE CLOSED AT EAVES USING PRE-FORMED CAVITY CLOSERS.
D.P.C. TO OUTER LEAF TO BE MIN 150mm ABOVE ESTABLISHED GROUND LEVEL & LINKED TO D.P.M. AT INNER LEAF POSITION. USE 'HYLOAD' OR EQUAL.

TIMBER:

ALL CARCASSING & STRUCTURAL TIMBERS TO BE PRESSURE TREATED IMPREGNATED TO B.S. 5286 & ALL CUT TIMBERS ARE TO HAVE THEIR ENDS RE-TREATED.

DOOR:

NEW EXIT DOOR TO BE PROVIDED BY CONSERVATORY SUPPLIER & IS TO BE FITTED WITH SEALED DOUBLE GLAZED PANEL, ANY GLAZING BELOW 800mm TO BE CARRIED OUT USING SAFETY GLASS.

VENTILATION:

NATURAL VENTILATION TO BE WITH OPENING LIGHTS OF NOT LESS THAN 1/20th OF THE FLOOR AREA OF THE ROOM, INCLUDING ROOFLIGHTS PROVIDE TRICKLE VENTS TO ALL OPENING LIGHTS.

SURFACE WATER DRAINAGE:

NEW 65mm DOWNPIPES FROM NEW ROOF POSITION TO DISCHARGE TO 100mm DIA 'HEPSLEEVE' DRAINAGE PIPES WITH A MIN FALL OF 1:100 TO NEW OR EXISTING SOAKAWAYS MIN SW FROM BUILDINGS.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF 'PART P' (BUILDING REGULATIONS) - ELECTRICAL SAFETY & MUST BE DESIGNED & INSTALLED/TESTED BY A PERSON COMPETANT TO DO SO. THE INSTALLATION MAY REQUIRE AN APPROPRIATE B.S. 7671 CERTIFICATE ON COMPLETION.

LIGHT FITTINGS:

NOT LESS THAN 3 PER 4 OF ALL LIGHT FITTINGS IN THE AREAS OF WORK TO BE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT & A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

SMOKE DETECTION:

MAINS POWERED WITH BATTERY BACK-UP SMOKE DETECTORS TO BE PROVIDED WHERE SHOWN ON PLAN. SYSTEM TO BE 'A' GRADE 'D' CATEGORY LIDS STANDARD TO CONFORM TO B.S. EN 1460 & 2005 SMOKE ALARM DEVICES OR B.S. 5446 2: 2003 FIRE DETECTION & FIRE ALARM DEVICES FOR DWELLINGS PART 2 SPECIFICATION FOR HEAT ALARMS RESPECTIVELY.

J.L. ENGLISH,
'CHANDLERS COTTAGE',
5 GRAVEL PIT LANE,
YARNTON, OXON; OX5 1PX.

PROJECT:
21, LUCERNE ROAD,
OX FORD,
OX2 7QB.

DRAWING:
WORKING DRAWING

DATE: 05/23 DRAWN: JLE SCALE: 1:100

PROJECT No: 1335 DRG No: 03 REV: 'A'