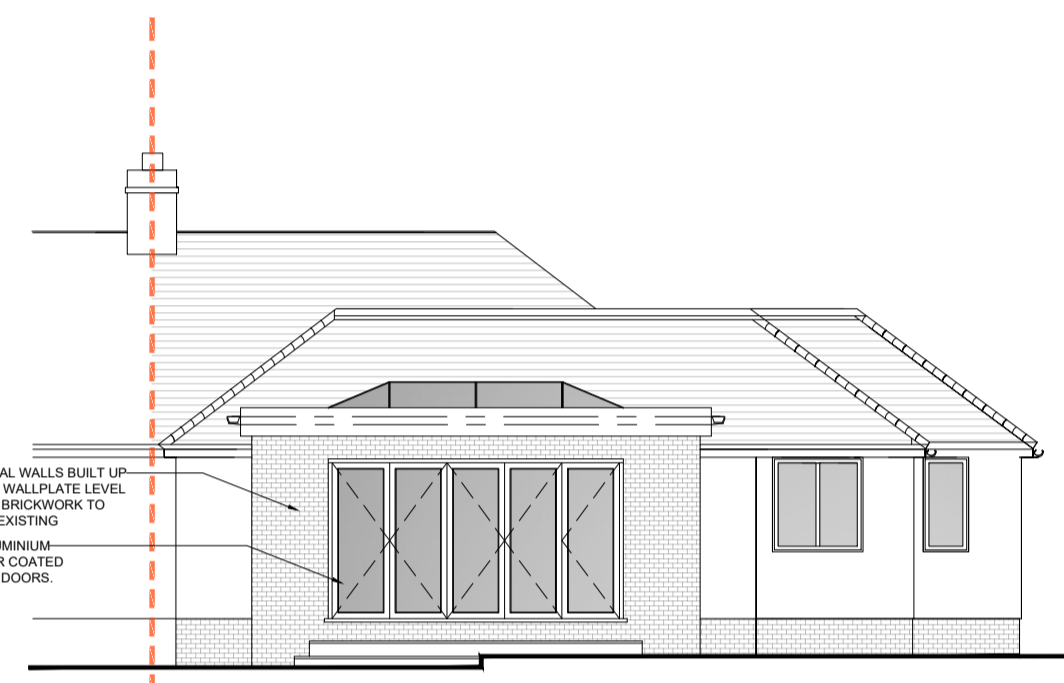
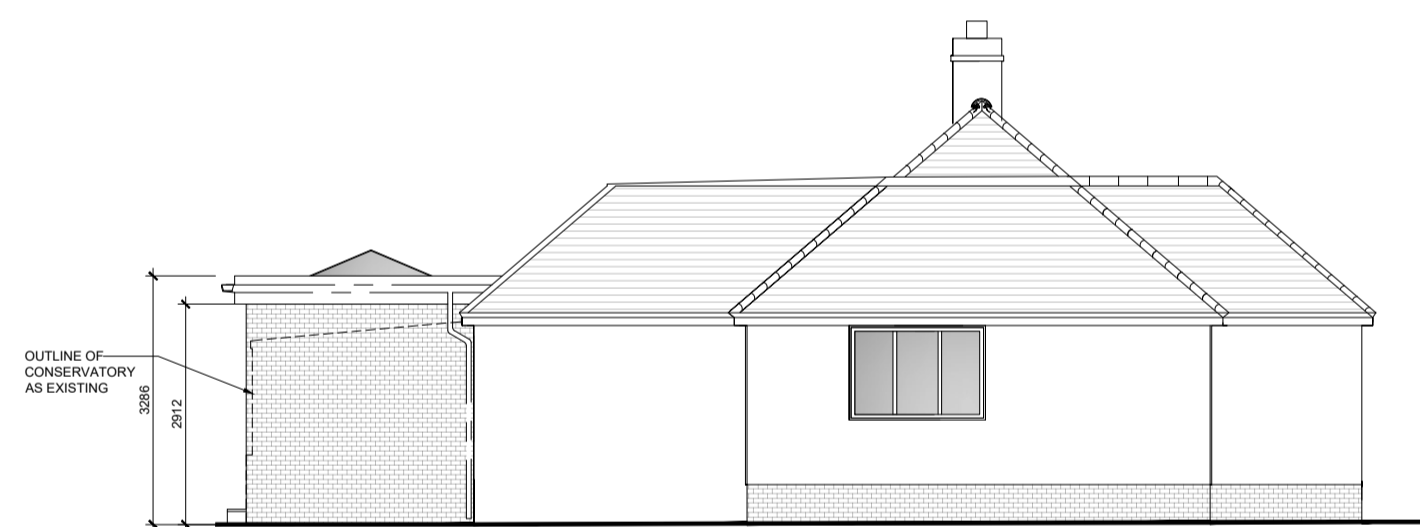




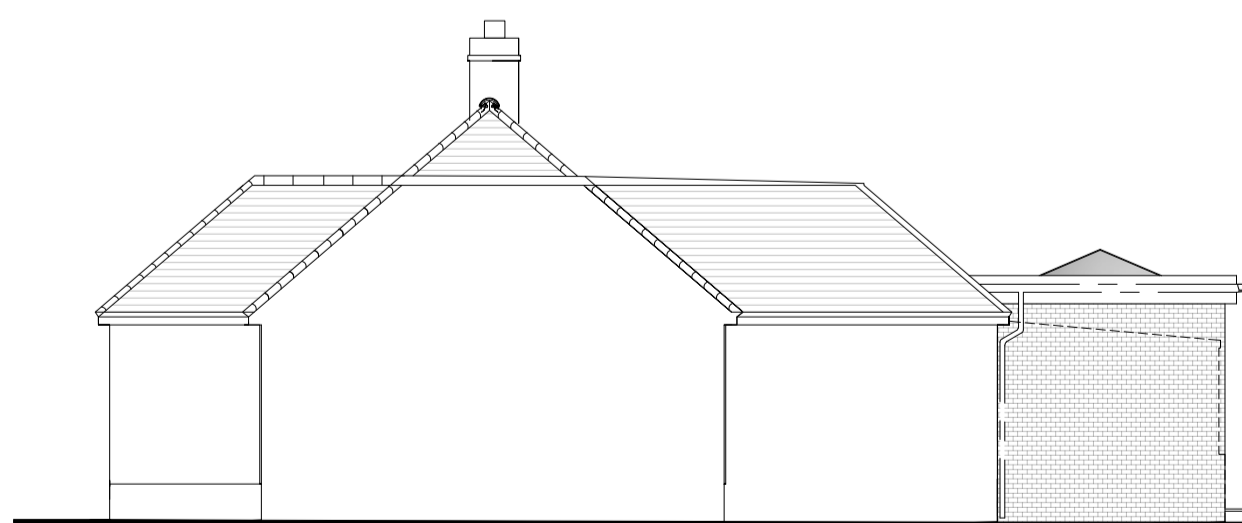
01 FRONT ELEVATION - AS EXISTING
Scale: 1:100



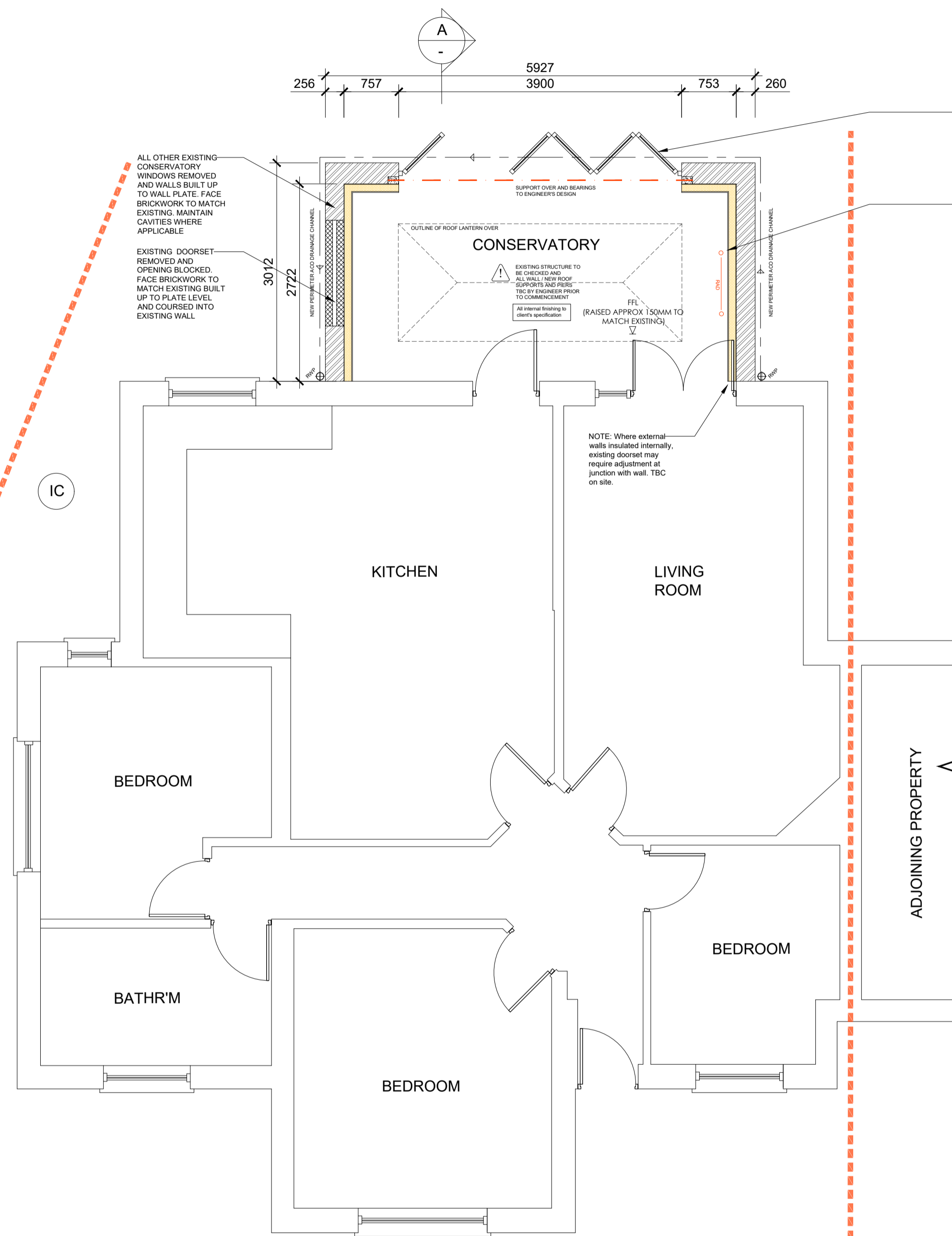
02 PROPOSED REAR ELEVATION
Scale: 1:100



03 PROPOSED FLANK (1) ELEVATION
Scale: 1:100

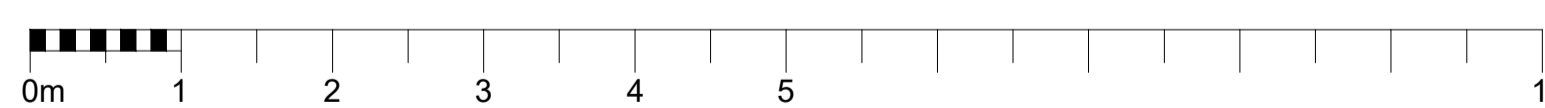


04 PROPOSED FLANK (2) ELEVATION
Scale: 1:100

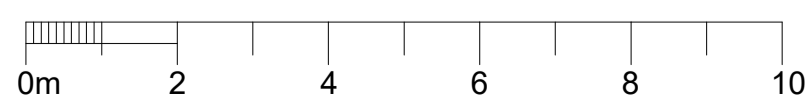


05 PROPOSED GROUND FLOOR PLAN
Scale: 1:50

SCALE 1:50



SCALE 1:100



NEW AND REPLACEMENT BI-FOLD DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.

EXTERNAL WALL UPGRADE
To achieve minimum U Value of 0.18 W/m²K. 6mm gauge coat applied to existing masonry wall, adhesively fixed 100mm PIR insulation backed board with integrated vci to meet minimum 0.18 W/m²K. 3mm skim and paint finish.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Provide a cavity tray at the base with weep holes at 500 c/c. Provide horizontal strip polymer (hydro) damp proof course to new leaf minimum. An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM.
A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

ALL OTHER EXISTING CONSERVATORY WINDOWS REMOVED AND WALLS BUILT UP TO WALL PLATE FACE BRICKWORK TO MATCH EXISTING MAINTAIN CAVITIES WHERE APPLICABLE
EXISTING DOORSET REMOVED AND OPENING BLOCKED FACE BRICKWORK TO MATCH EXISTING BUILT UP TO PLATE LEVEL AND COURED INTO EXISTING WALL

CONSERVATORY
EXISTING STRUCTURE TO BE REINFORCED AND ALL WALL 150mm ROOF TO BE REINFORCED TO COMPLEMENT
FF (RAISED APPROX 150MM TO MATCH EXISTING)
All internal flooring to be replaced

NOTE: Where external walls insulated internally, existing doorset may require adjustment at junction with wall. TBC on site.

NOTE - Statutory Services Connections
It is the Client's/ Contractors responsibility to check and to gain all necessary consents for Statutory Services Connections prior to the commencement of any works on site.

NOTE - Materials Requirements
All materials, products and building systems should be suitable for their intended purpose. Account should be taken of the use and location of materials and products with regard to geographical location, position on the site, position within the structure and construction works and durability. All materials and products must be in accordance with the relevant British Standards or equivalent European Technical Specification, approved by a Committee for Standardisation, and used in accordance with the relevant Code of Practice.

NOTE - Workmanship Requirements
All work should be carried out in a proper, neat and workmanlike manner. The Builder should ensure that the conditions of the materials, products and the completed works are satisfactory, and appropriate precautions are taken to prevent damage. Account should be taken of the requirements of the design, suitable methods of unloading and handling, proper protection during storage, use of correct installation methods, protection against weather during construction and protection against damage by following trades.


NOTES
• Any works carried out prior to building regulation approval is deemed to be at Client/ Contractors Risk.
• All structural work to be in strict accordance with structural engineers details.
• This drawing are to be read in conjunction with the specification of works and other drawings.
• Client to arrange all Party Wall agreements with the relevant individuals/ owners of neighbouring properties.

NOTE - Waste Management
Allow for providing skips on site to an agreed location for the removal of debris from site, ensure all recyclable debris are separated and suitably disposed of at an approved Waste Management Site.

- Contractor to set out and check all site dimensions prior to commencement of works, any discrepancies to be reported.
- Do not scale off drawing, if in doubt ask.
- All drawings to be read in conjunction with structural engineers calculations and details.
- All drawings to be read in conjunction with detailed roof specifications and calculations supplied by Structural Engineer
- All details to be considered provisionally until fully approved by building inspectors.
- Contractor to ensure work is being carried out in accordance to the most recent drawings unless told otherwise by Agent or Local Authority Building Control.
- Client/ Contractor is to ensure that all work undertaken is properly inspected and approved by Local Authority Building Control at required stages, and on completion is issued with an appropriate completion certificate.
- All work undertaken without formal Building Regulation approval or similar documentation, is at clients/ contractors own risk.
- Client/ Contractor must satisfy themselves of their legal obligations from the conditions set in the planning approval prior to the commencement of works.
- In undertaking the works, the client/ contractor must satisfy themselves of their legal obligations to occupiers of adjoining properties in accordance with the Party Wall Act 1996.

*** PLANNING ISSUE ***
Works subject to local authority planning approval and submission and approval of detailed structural engineering drawings.

IDENTIFICATION OF RESIDUAL RISKS



- POSSIBLE HIDDEN UNDERGROUND SERVICES
- POSSIBLE ASBESTOS
- POSSIBLE CONTAMINATION
- WORKING AT HEIGHT
- OVERHEAD LINES
- HEAVY STRUCTURAL COMPONENTS

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PROPOSED PLANS

date **NOV 23** drawn **CM**

scale **AS SHOWN @ A1** drg no. **R7-247-PL02**