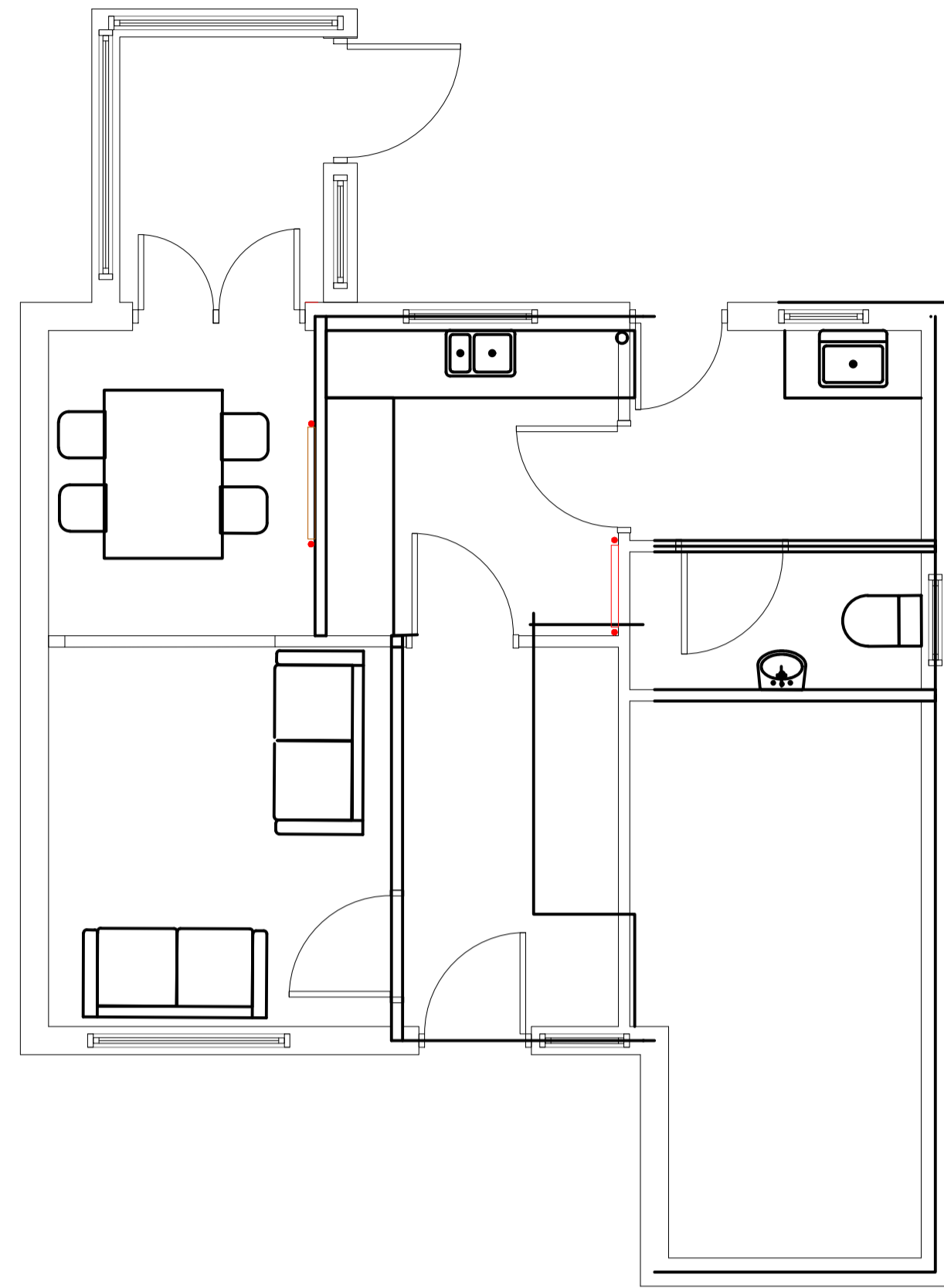
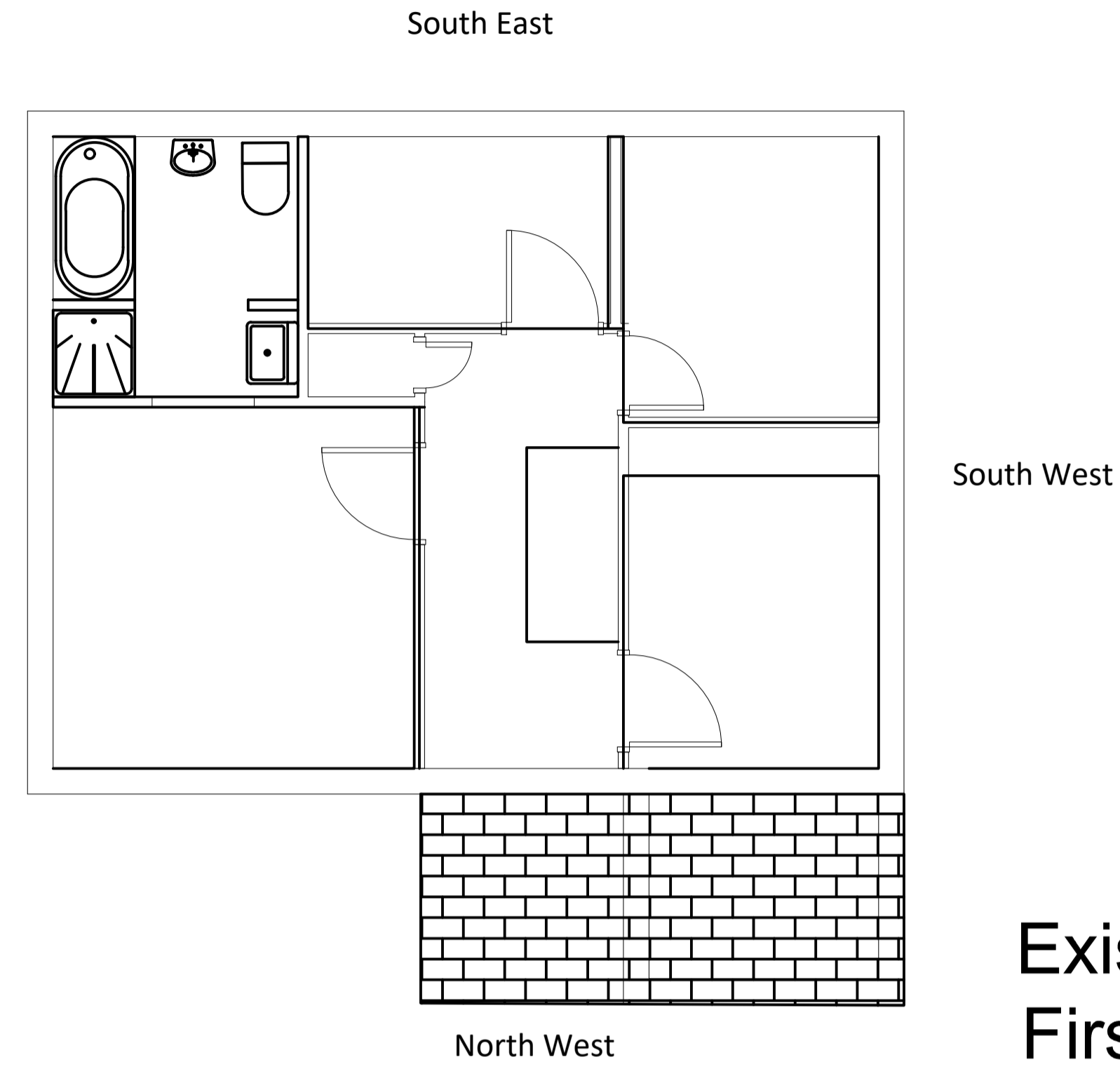


Existing conservatory, wall floor slab to be removed. Existing retaining wall to the front to be removed and the ground gradient back to form steeper steps.
Side return concrete wall to be partly removed to allow for the new structure and to prevent water ingress.

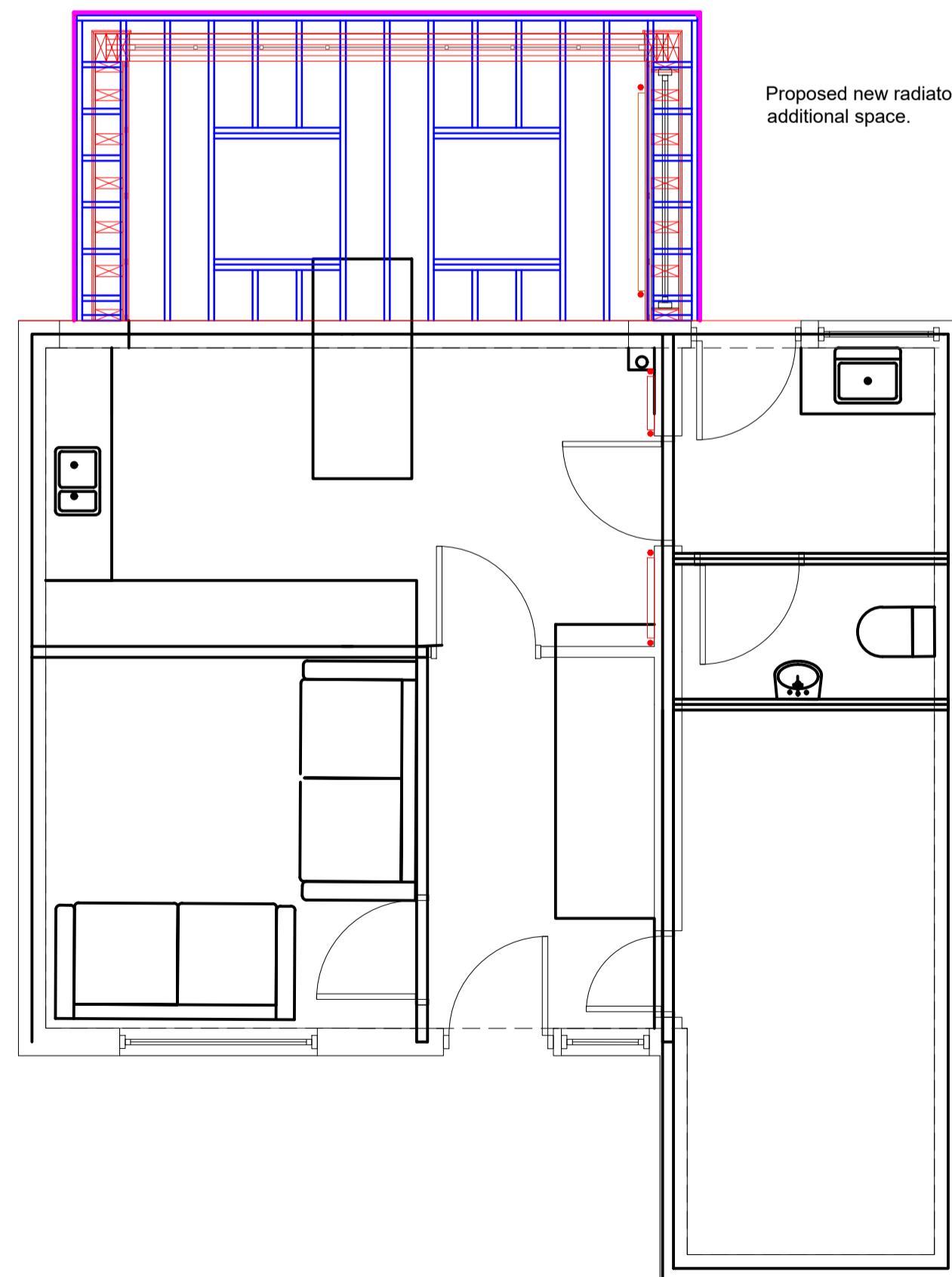


Existing Ground Floor



Existing First Floor

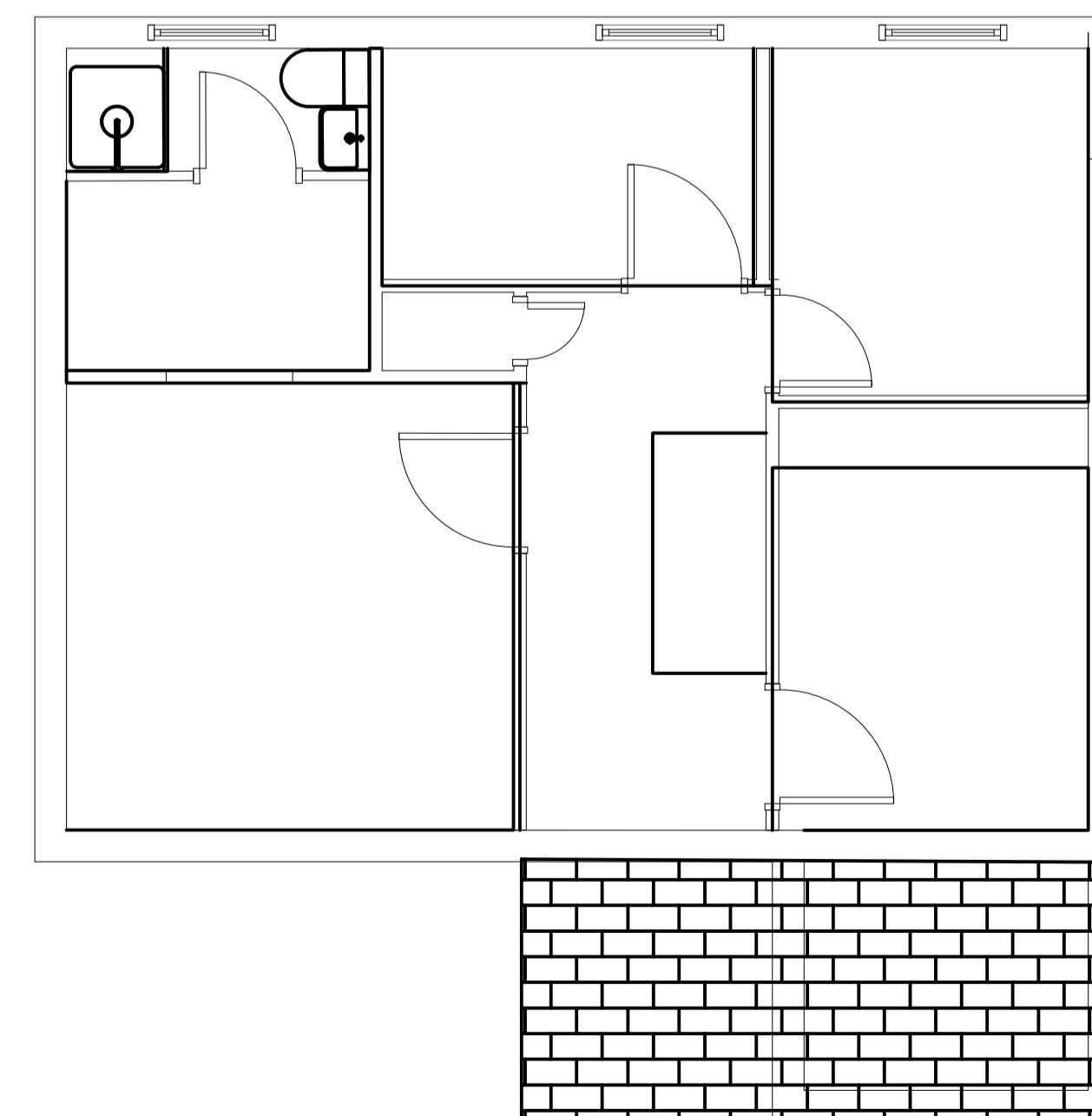
New strip footing DPC and concrete slab insulation layer and finished floor makeup OSB insulated Timber Panels vapor barrier. 25mm internal batten and 12.5mm plaster boards skimmed and finished, skirting board to match. Vapor barrier Cement board and render finish to match existing.
Timber insulated roof with single ply EPDM membrane on 22mm ply. Insulation between joists vapor barrier cross batten to provide services void of 50mm. PVC up-stand. Roof fall to existing rain water down pipe, connect with hopper.
Roof to have ladder extension internal vapor barrier. PVC soffit.
Ceiling: 12.5 mm plaster, 3mm skim and finish.
Roof to be fitted with roof lanterns.
New opening to be formed in the existing wall. Steel lintel to be below the floor zone. It is believed that the building is of a timber frame construction with a block outer leaf. An additional block pier wall may be required to support the new structural opening



Proposed Ground Floor

Proposed new radiator positions to cover the additional space.

Existing bathroom will be updated outside of the extension works but a provision to extend the hot and cold water supply needs to be coordinated as this needs to feed the kitchen below.
The radiator in the existing dining room needs to be moved and it is believed that this is fed from the ceiling void. Therefore access may be required before the finished floor is laid



Proposed First Floor

rev.	date	notes

CLIENT
Chris Wilson

PROJECT
**Kingfisher House
35 Tywardreath Highway**

TITLE
Proposed Alterations

DWG NO 2809-800 REV

DRAWN BY PPH SCALE 1:50@A1

CHECKED BY DATE Sept 2022



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