



Note: Uneven floor level , approx 120mm drop from north to south.

To keep the original floor and install a levelled timber deck to the floor to level out. Deck may need to be secured at high level, the self weight of deck should hold deck in place then re-carpet area. Using 50x 100mm C16 Timbers @ 400mm c/c to build floor frame with 18mm WBP Plywood. Timber cut to angle to slope of floor. Carpet + Underlay to be used to cover over platform.

Keep the original skirting in place and install over clad skirting to new levels.

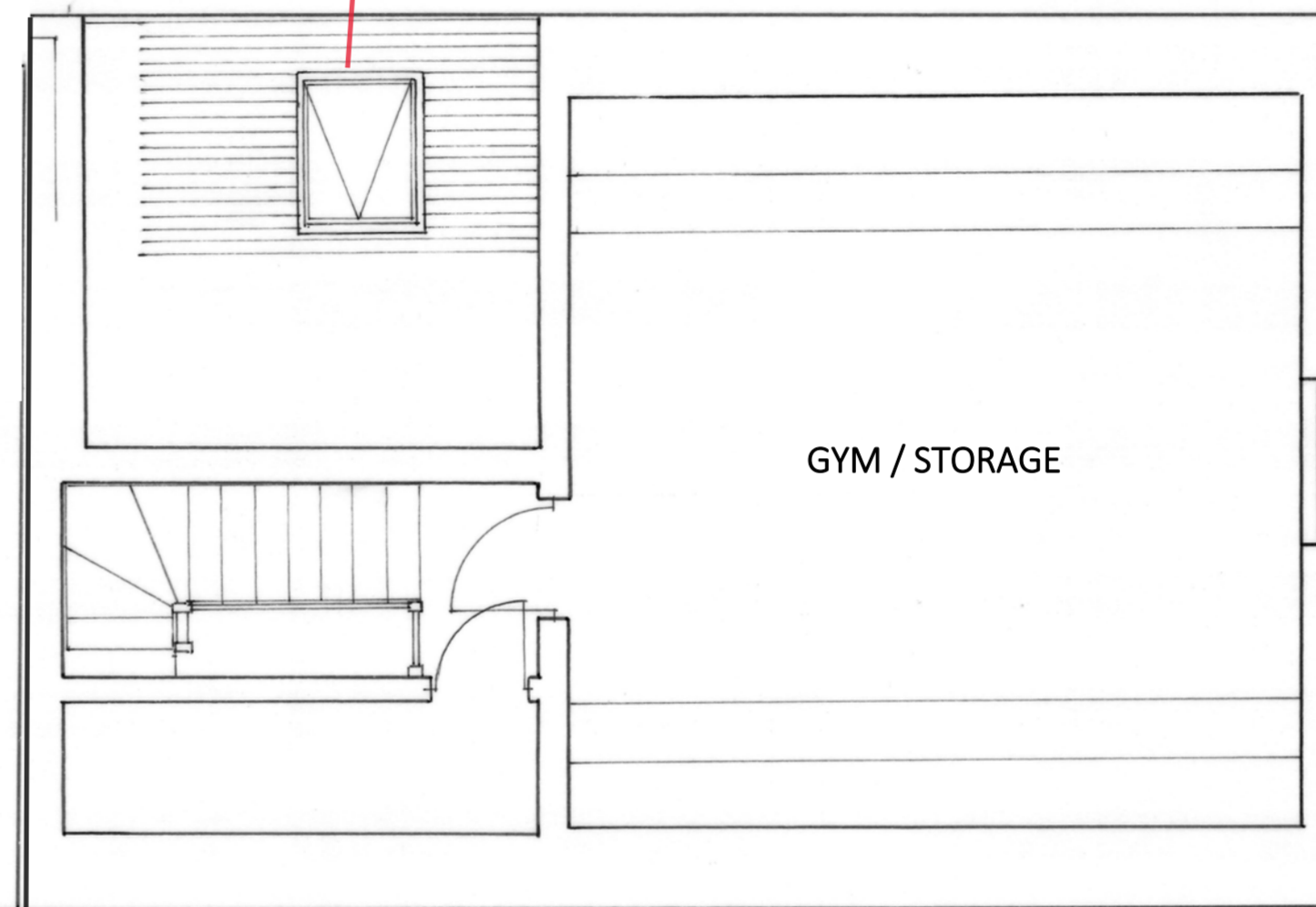


PROPOSED FIRST FLOOR PLAN 1:50



Note: Remove existing glazed roof and close up with roof tiles to match existing and new Heritage Conservation Velux Roof Light.

Size: SC08 1140 x 1400mm
Finish: Black



4.0 WINDOWS AND DOOR

Existing Timber Door original to the house remove from the South Elevation of the Boot Room and relocated on West Elevation. Proposed New Black Velux Heritage Conservation Roof Light Installed - SC08 / 1140mm x 1400mm.
Glazing: Double glazing - Laminated inner, toughened outer pane, Rain noise reduction, UV filter, Easy to clean (U-value 1.0 W/m2K)
Operation: Manual, Top-Hung. Opening mechanism: Original hand-winder for natural ventilation.

5.0 ROOF CONSTRUCTION

Existing Glazed Units to be removed, review existing roof trusses if they are suitable for re-use. Reclaimed Clay Tiles to match existing and laid in accordance with BS 5534 Parts 1 & 2 and manufactures recommendations fixed to 30 x 20mm tanilised roof battens at gauge to suit laid on pervious felt, all fitted to existing rafters (50 x 150mm pre-treated rafters @ 400mm C/C all other members 50 x 100mm C16). Insulation to be quilt of low-density mineral wool 'Rockwool Insulation' to BS 3533 and BS 5803 Part1 laid between joists with one layer of 12.5mm thick British Gypsum Wallboard Duplex with tapered edges: size 1200 x 2400, all joint to be taped and jointed. Roof to achieve 0.20W/m2K Approved Document L 2006

Oak Lintels 2no @ 1200mm for 900mm opening, 150mm bearing each side. 150mm x 150mm D24 spec in Oak used to maintain its heritage look.

6.0 ELECTRICAL & MECHANICAL

Approved Electrical contractor to be appointed to the project. All works to be installed & checked by registered electrician. All certs to be issued on completion for approval. In accordance with: Approved Document P, Electrical



Note: New Master Suit Walk in Wardrobe knock through stone wall and add oak beam lintels to create 2100mm x 900mm opening. solid wall comes through from the ground floor to roof level into the roof area.

We propose for a stonemason to create an opening that is flush and support by Oak Lintels 2no @ 1200mm for 900mm opening, 150mm bearing each side. 150mm x 150mm D24 spec in Oak used to maintain its heritage look. Exposed Stone or Lime Render to be reviewed with Heritage Planning Department.

CLIENT: Mr B & Mrs J Gough	Ian Jolliff Bsc	Application for Approval	DRW Ref: Proposed First Floor Plan	Scale: 1:50
Project Address: The Old Manor House, Church Lane, Tingewick, MK18 4RB	33 Catterick Road Bicester, Oxon OX26 1AU Contact: 07710 760891		DRW No.: IJBG/20122023B	Date: December 2023