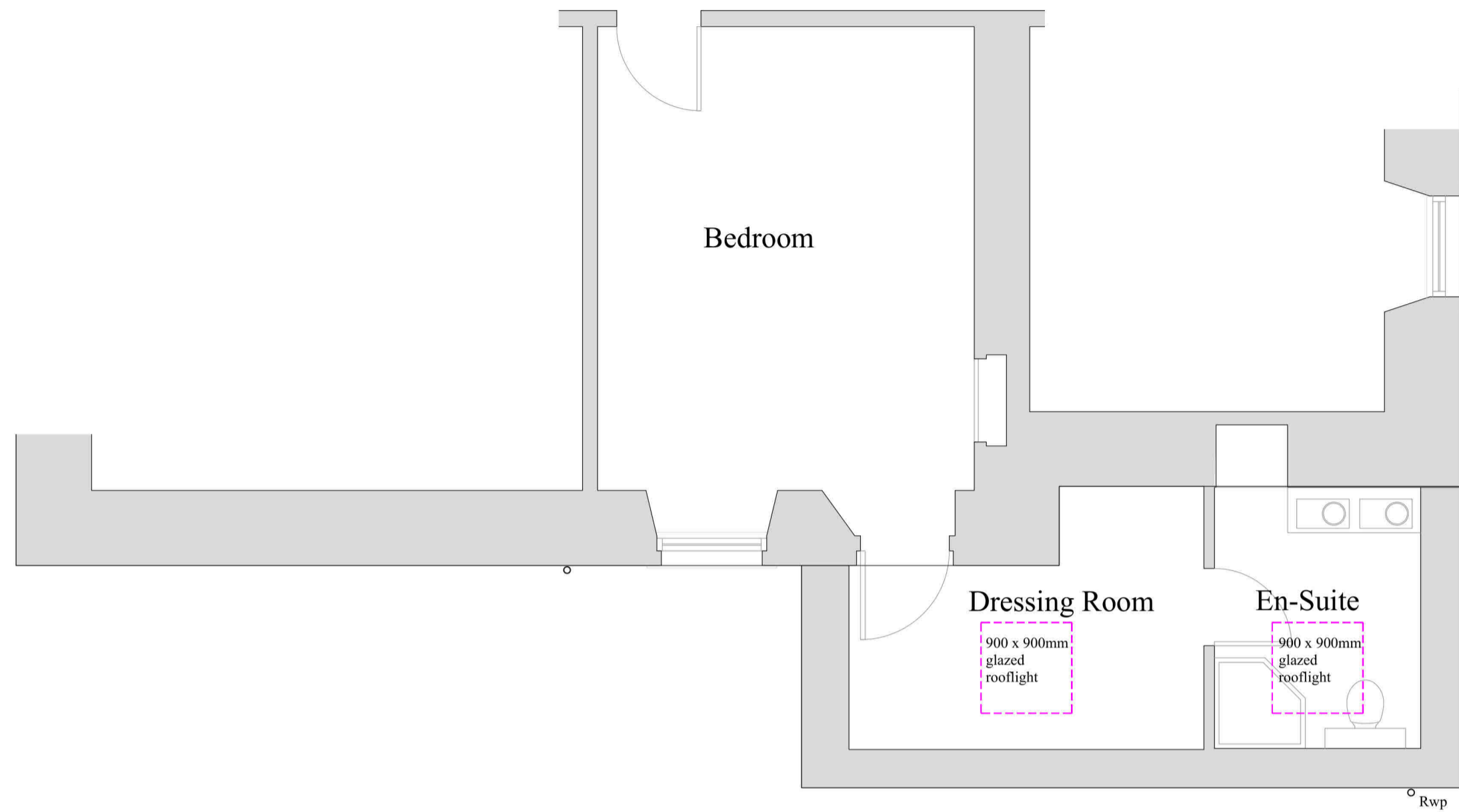


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Remainder of Floor Plan Not Shown - Not applicable to proposals



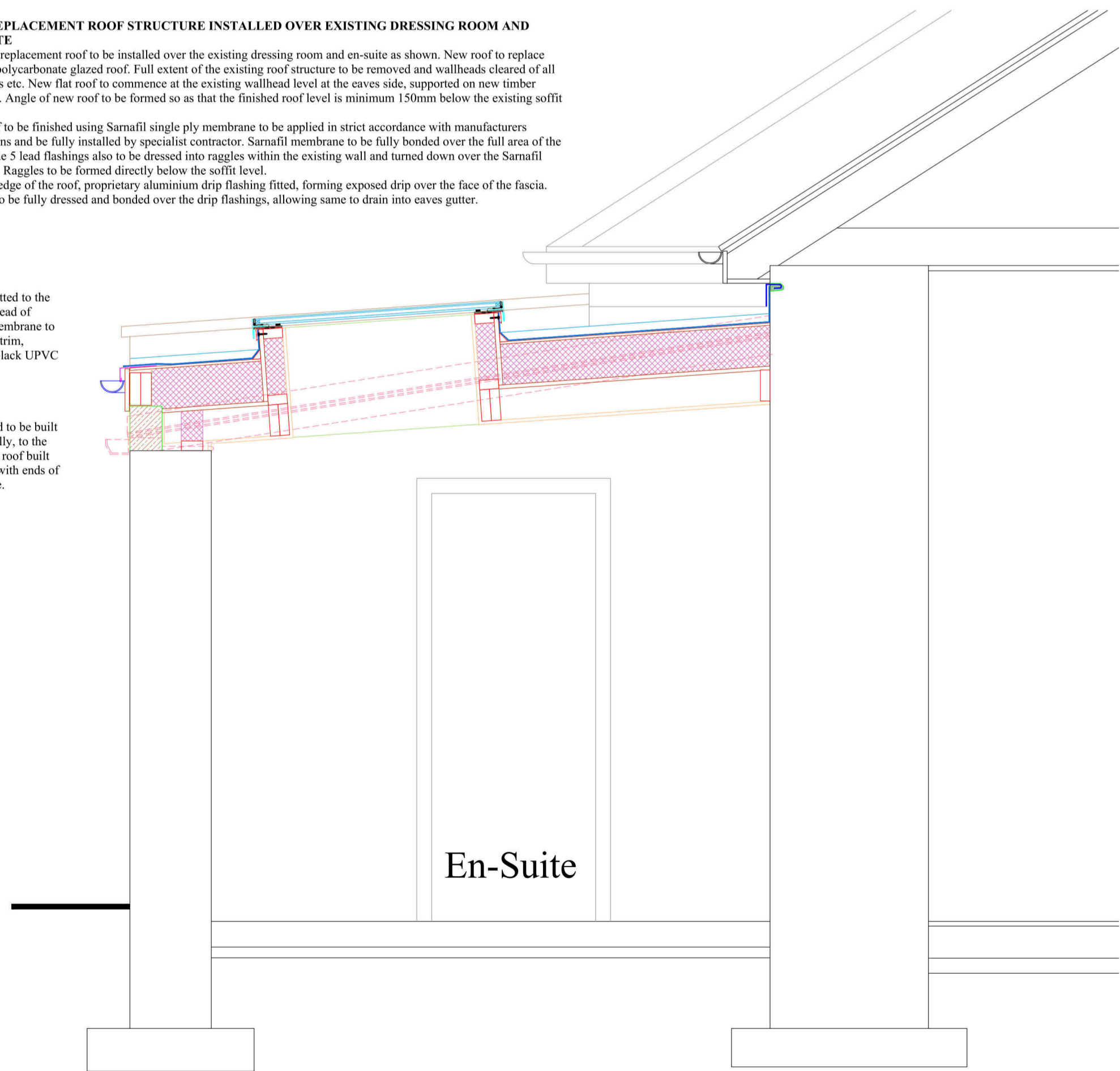
1:50 PART GROUND FLOOR PLAN AS PROPOSED

REMOVAL OF EXISTING GLAZED ROOF OVER THE CURRENT DRESSING ROOM AND EN-SUITE
 Full extent of the existing polycarbonate glazed roof over the existing dressing room and conservatory to be fully removed. Existing roof comprises polycarbonate panels, fitted into brown UPVC glazing bars. Glazing bars to be fully removed, including all wallhead support wallplates etc. Remove all existing flashings where the current roof meets the original house wall, together with all sides, below the existing wallhead copes. Remove existing brown UPVC gutter and rainwater pipe complete. All removals to be taken off site as works progress.

NEW REPLACEMENT ROOF STRUCTURE INSTALLED OVER EXISTING DRESSING ROOM AND EN-SUITE
 Full new replacement roof to be installed over the existing dressing room and en-suite as shown. New roof to replace existing polycarbonate glazed roof. Full extent of the existing roof structure to be removed and wallheads cleared of all wallplates etc. New flat roof to commence at the existing wallhead level at the eaves side, supported on new timber upstands. Raggles to be formed directly below the soffit level. Angle of new roof to be formed so as that the finished roof level is minimum 150mm below the existing soffit level.
 New roof to be finished using Sarnafil single ply membrane to be applied in strict accordance with manufacturers instructions and be fully installed by specialist contractor. Sarnafil membrane to be fully bonded over the full area of the roof. Code 5 lead flashings also to be dressed into raggles within the existing wall and turned down over the Sarnafil upstands. Raggles to be formed directly below the soffit level.
 At outer edge of the roof, proprietary aluminium drip flashing fitted, forming exposed drip over the face of the fascia. Sarnafil to be fully dressed and bonded over the drip flashings, allowing same to drain into eaves gutter.

Proprietary aluminium drip trim fitted to the edge of the flat roof, fixed to the head of double timber runners. Roofing membrane to be fully bonded to the head of the trim, allowing roof to drain to 100mm black UPVC eaves gutter.

Outer face of the existing wallhead to be built up with natural stonework externally, to the level of the sarking to the new flat roof built up. Stonework to match existing, with ends of flat roof joists stopped inside same.



1:20 CROSS SECTION AS PROPOSED



1:50 NORTH EAST ELEVATION AS PROPOSED

New roof over existing side extension to be finished with Sarnafil single ply roofing membrane as shown. Sarnafil to be applied in strict accordance with manufacturers instructions and fitted by specialist contractor. Sarnafil to be dark grey coloured and be fitted with imitation standing seam joints as shown, fitted at equal spacings, approx 630mm - to be fully checked on site.

New replacement roof to be fitted with 2No glazed Velux flat roof rooflights. Rooflights to have a structural size of 900 x 900mm and be positioned minimum 150mm above the flat roof surface. Upstands around rooflights to be fully insulated. Sarnafil roofing membrane to be fully dressed up and onto the head of the upstands, prior to fitting of rooflights, to form watertight seal.

No dimensions to be scaled from drawing. All dimensions to be checked on site. Any discrepancy to be notified immediately.

Existing wallheads to either side to be raised as shown, to allow wallhead copes to be fitted at raised level. Head of copes to be installed directly below the soffit board to the existing house. Existing wallheads to be built up externally with 150mm natural stone, all to fully match existing. All new stonework to include dressed stone quoins, all as per existing.

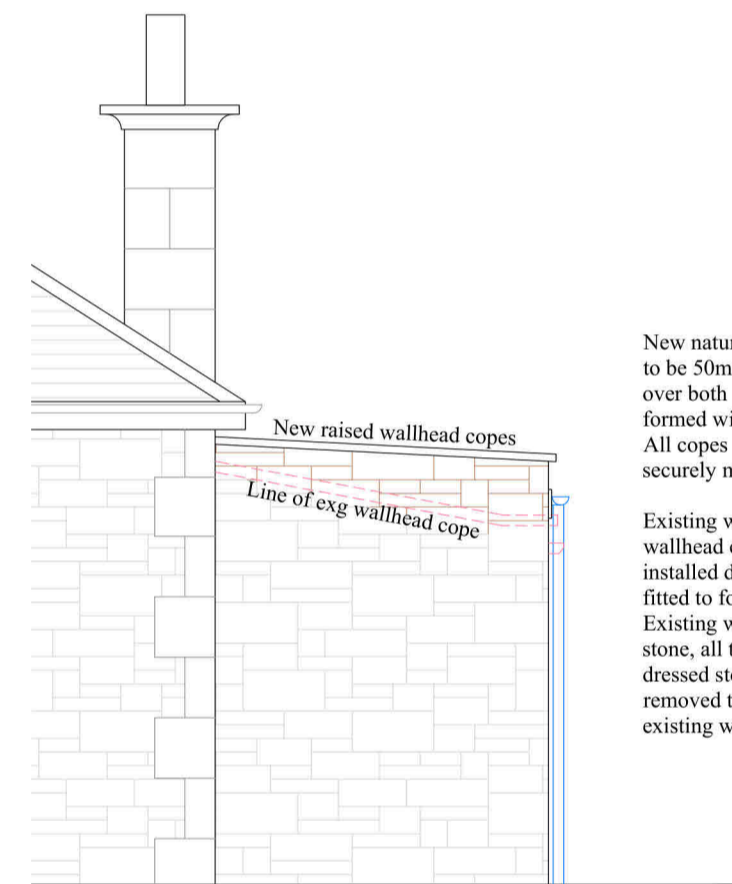
New natural stone copes fitted to the head of the revised walls. Copes to be 50mm thick, and be formed with minimum 50mm overhang over both faces of the revised wall. Underside of the copes to be formed with 10mm drips, minimum 25mm from the face of the wall. All copes to be formed in approx 1000mm long sections and be securely mechanically fixed to the wallheads.

Edge of the revised roof to be fitted with max 180mm deep x 25mm timber fascia board. Fascia board fitted directly to the face of the stonework as shown, fixed to the edge of the roof structure. Fascia board to be painted to match existing fascia's to the current house.

100mm black deep flow UPVC gutter fitted to the fascia board. Gutter fixed using brackets at max 900mm spacings, laid to falls towards replacement Rwp.

New replacement 70mm diam black UPVC Rwp fitted to the face of the existing wall. New Rwp supported using brackets at max 800mm spacings, connected to the new UPVC gutter at eaves level.

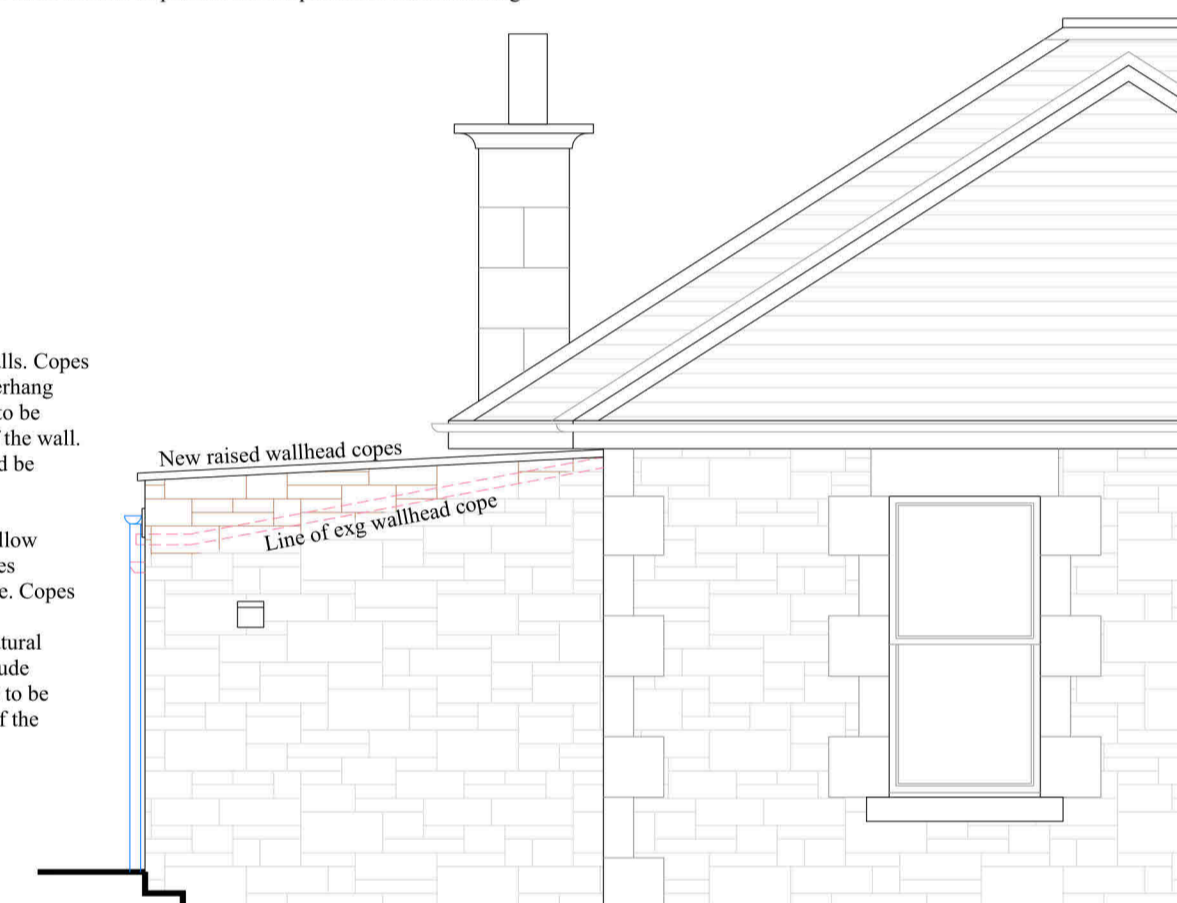
Existing polycarbonate glazed roof and brown UPVC gutter etc to be fully removed. Existing wallhead levels to be built up as shown, to form raised levels to suit the new flat roof structure. Existing wallheads to be exposed and built up using 150mm natural stonework externally. Stonework to be coursed and sized to fully match the existing and be taken up to the level of the new fascia and wallhead copes to both sides. All stonework to include dressed stone quoins at corners etc to fully match the existing. Walls fully extended internally with 100mm blockwork, all as per existing. All stonework to be pointed on completion to match existing.



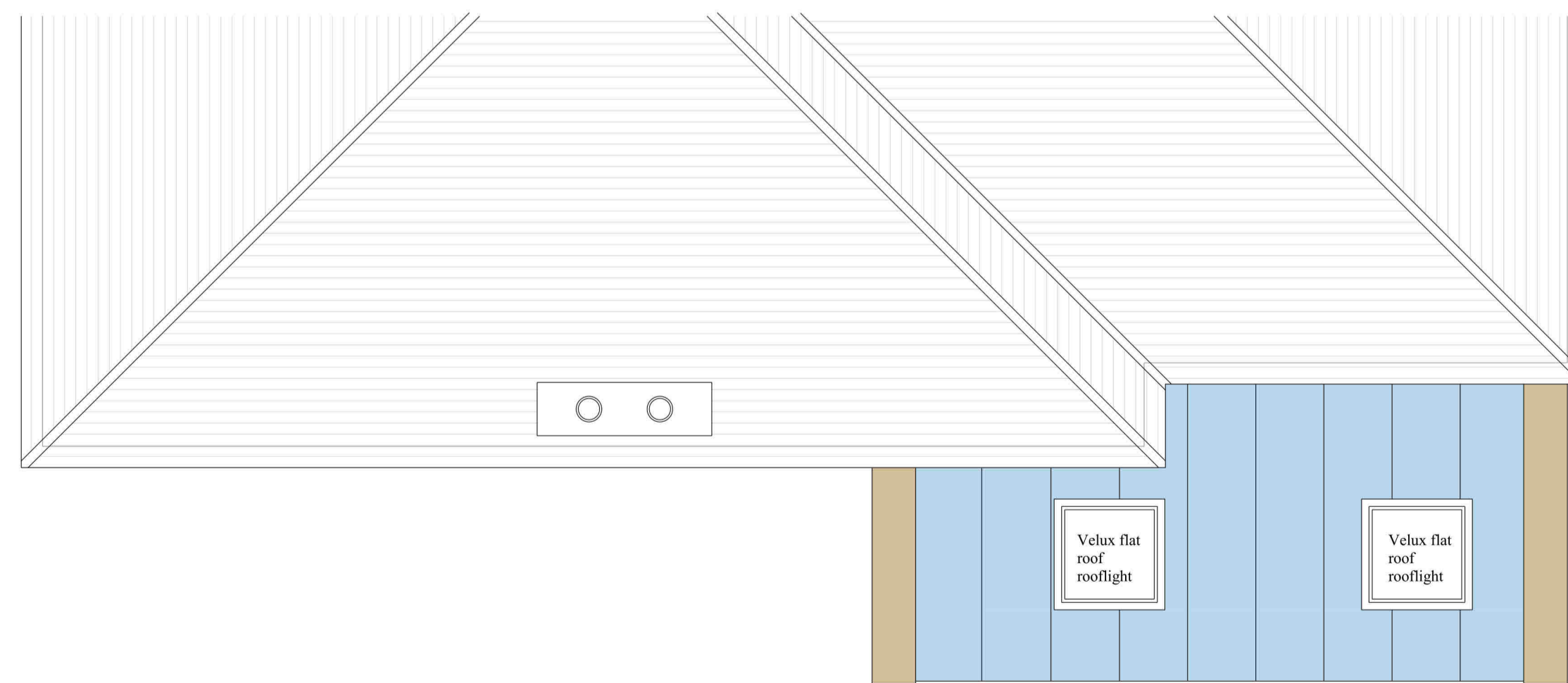
1:50 PART SOUTH EAST ELEVATION AS PROPOSED

New natural stone copes fitted to the head of the revised walls. Copes to be 50mm thick, and be formed with minimum 50mm overhang over both faces of the revised wall. Underside of the copes to be formed with 10mm drips, minimum 25mm from the face of the wall. All copes to be formed in approx 1000mm long sections and be securely mechanically fixed to the wallheads.

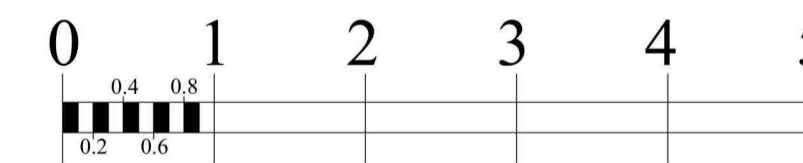
Existing wallheads to either side to be raised as shown, to allow wallhead copes to be fitted at raised level, with head of copes installed directly below the soffit board to the existing house. Copes fitted to follow line of sloping roof. Existing wallheads to be built up externally with 150mm natural stone, all to fully match existing. All new stonework to include dressed stone quoins, all as per existing. Existing cut stones to be removed to allow new stonework to be built into the head of the existing walls, all to fully match existing.



1:50 PART NORTH WEST ELEVATION AS PROPOSED



1:50 PART ROOF PLAN AS PROPOSED



1:50 SCALE BAR


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Proposed Plans, Elevations and Cross Section		
1:50	1:20	21824 - 03
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