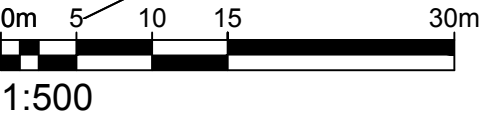




Existing Site & Location Plan (1:500)



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ORIGINAL
SHEET SIZE

A3

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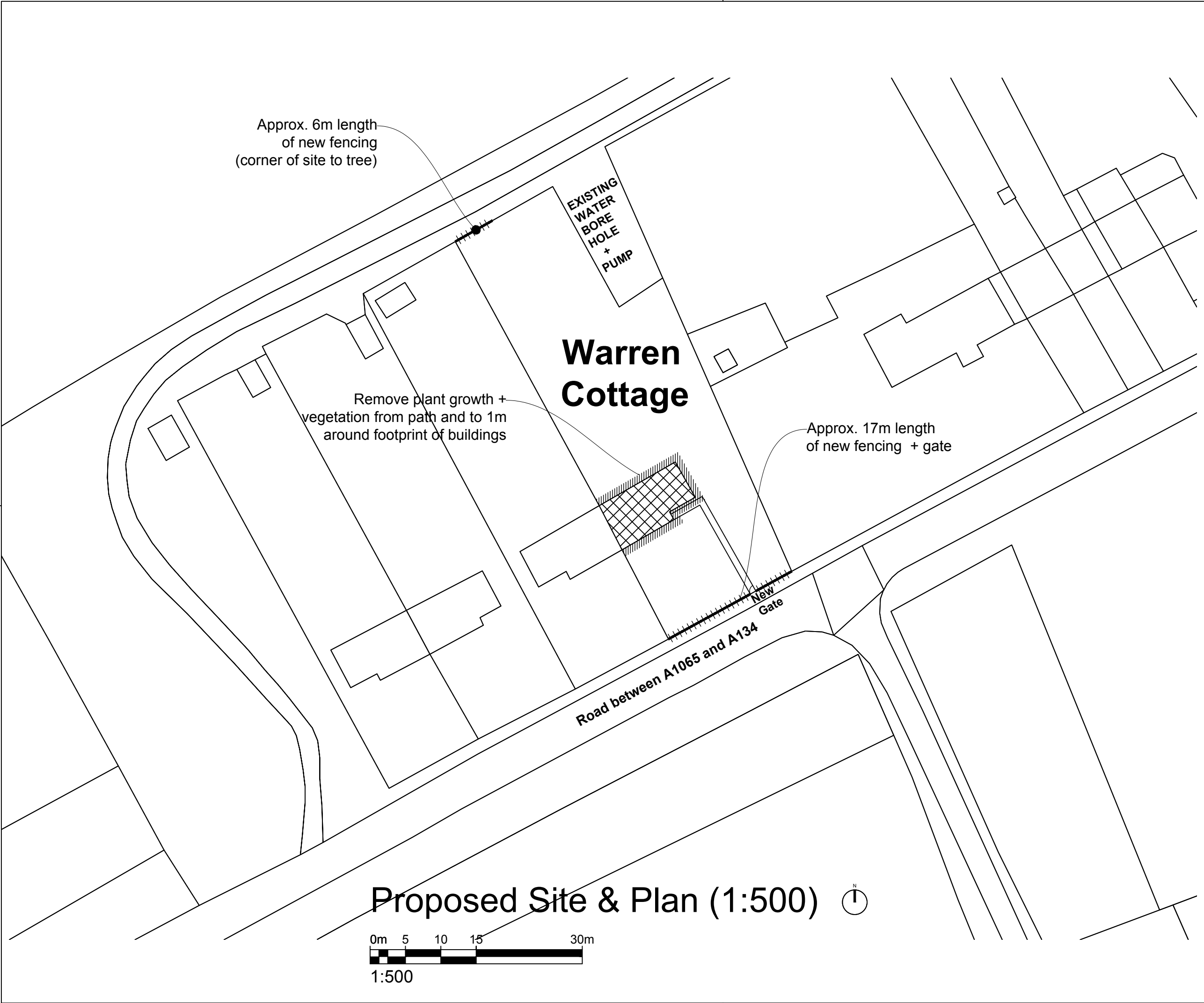
CLIENT	Forestry Commission East England Forest District Santon Downham, Brandon, Suffolk, IP27 0TJ
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PROJECT	Refurbishment of Warren Cottage Lynford, Thetford, IP25 5ET
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TITLE	Existing Site & Location Plan
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SCALES	DATE	DRAWN	CHECKED
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CLIENT

Forestry Commission East England Forest District

Santon Downham, Brandon, Suffolk, IP27 0TJ

PROJECT

Refurbishment of Warren Cottage

Lynford, Thetford, IP25 5ET

TITLE

Proposed Site Plan

SCALES	DATE	DRAWN	CHECKED
1:500	02/10/2017	MP	MPH
PROJECT NR	DRAWING FIELDS	UNIQUE NR	REV CODE
18-3-6022	HBS-DR-B11		P3

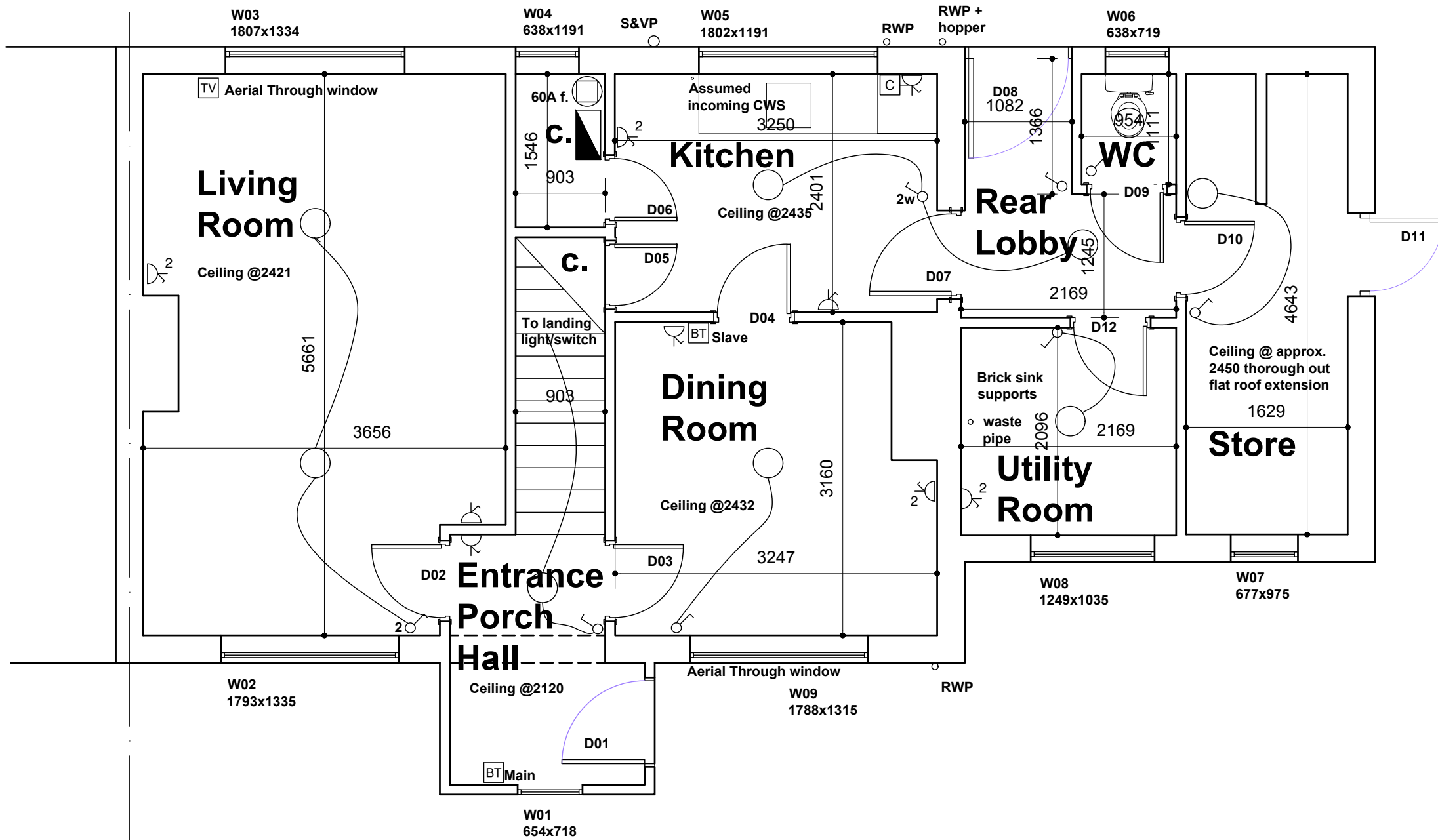
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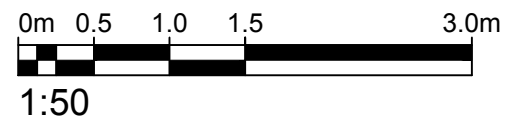
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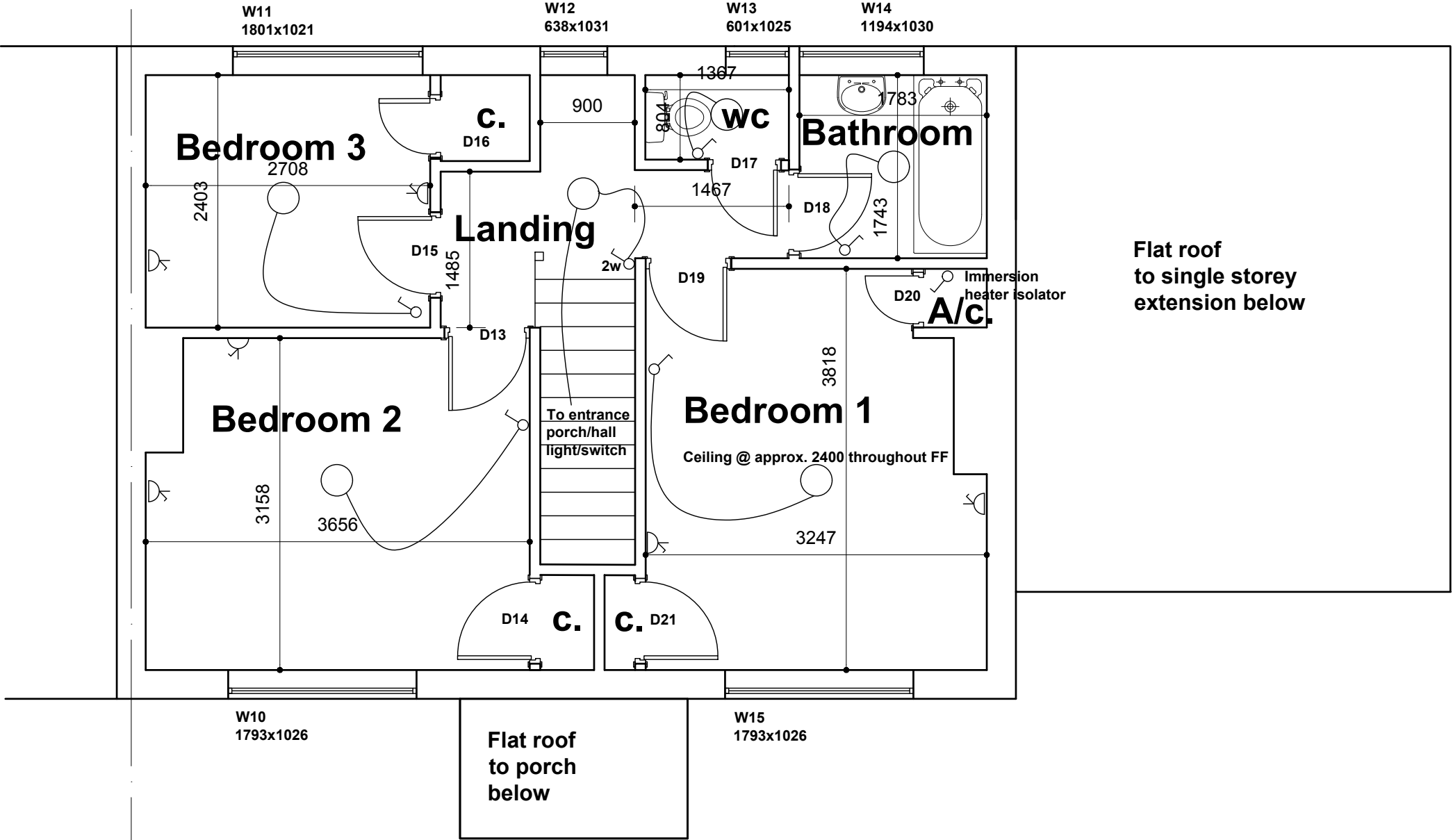
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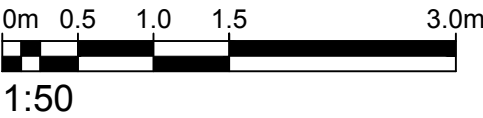
Existing Ground Floor Plan (1:50)



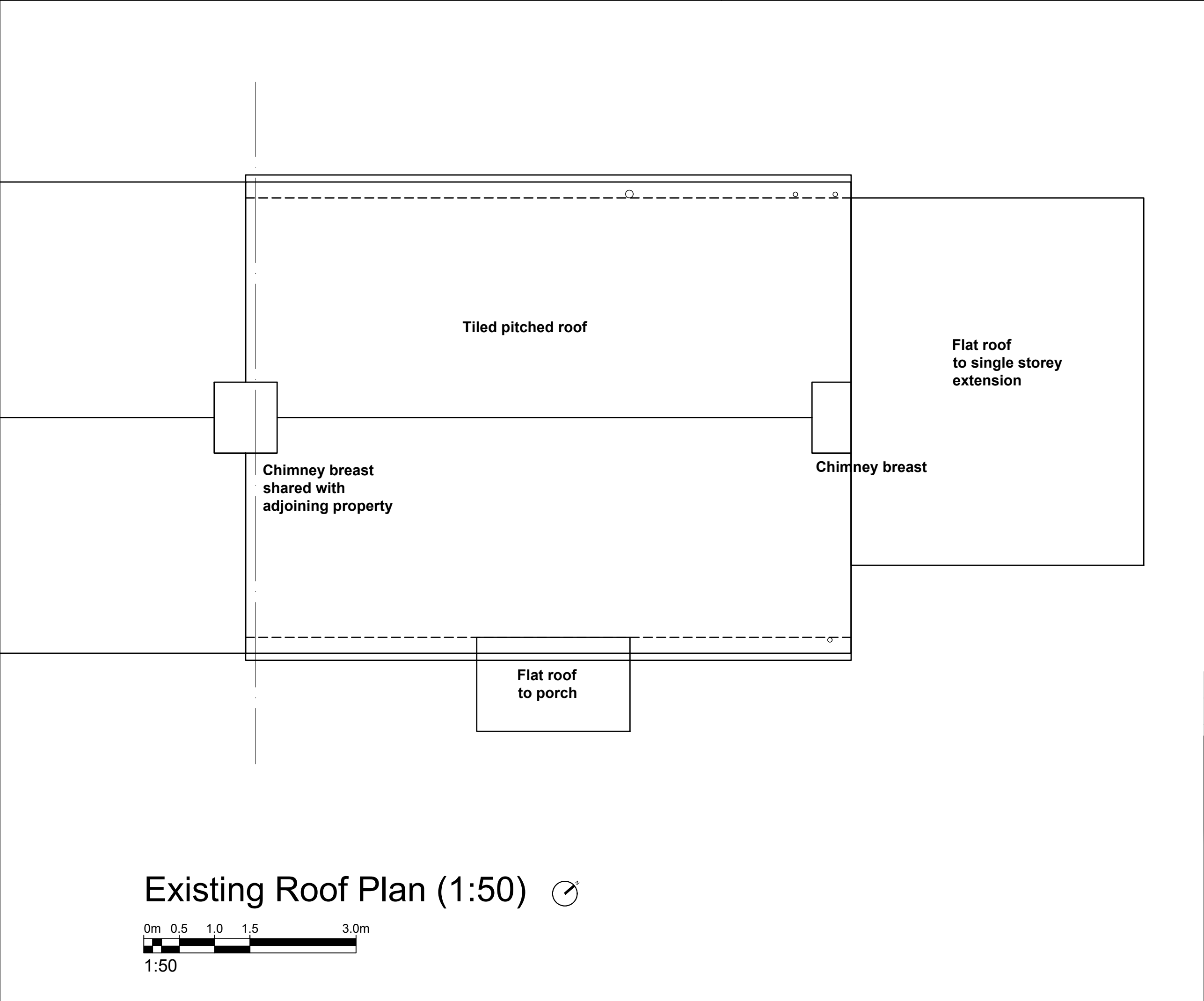
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PROJECT	Refurbishment of Warren Cottage Lynford, Thetford, IP25 5ET		
TITLE	Existing Ground Floor Plan		
SCALES	DATE	DRAWN	CHECKED
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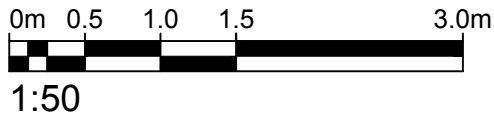
Existing First Floor Plan (1:50)



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PROJECT	Refurbishment of Warren Cottage Lynford, Thetford, IP25 5ET			
TITLE	Existing First Floor Plan			
SCALES	DATE	DRAWN	CHECKED	
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Existing Roof Plan (1:50)



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ORIGINAL SHEET SIZE

A3

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Santon Downham, Brandon, Suffolk, IP27 0TJ

PROJECT

Refurbishment of Warren Cottage
Lynford, Thetford, IP25 5ET

TITLE

Existing Roof Plan

SCALES	DATE	DRAWN	CHECKED
1:50	02/10/2017	MP	MPH

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18-3-6022	HBS-DR-B22		P2

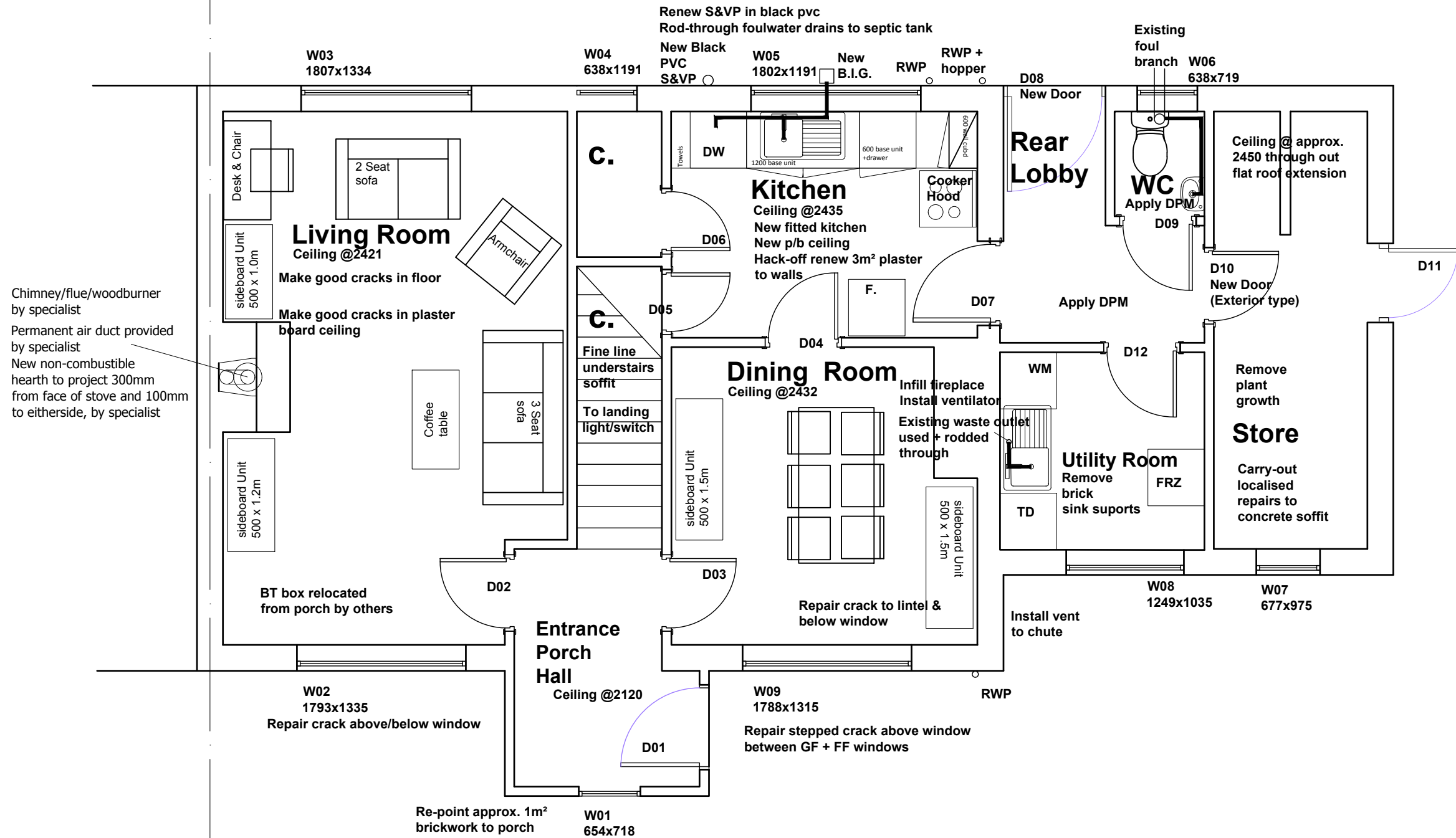
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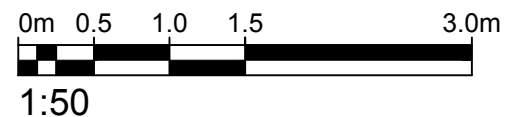
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Proposed Ground Floor Plan (1:50)



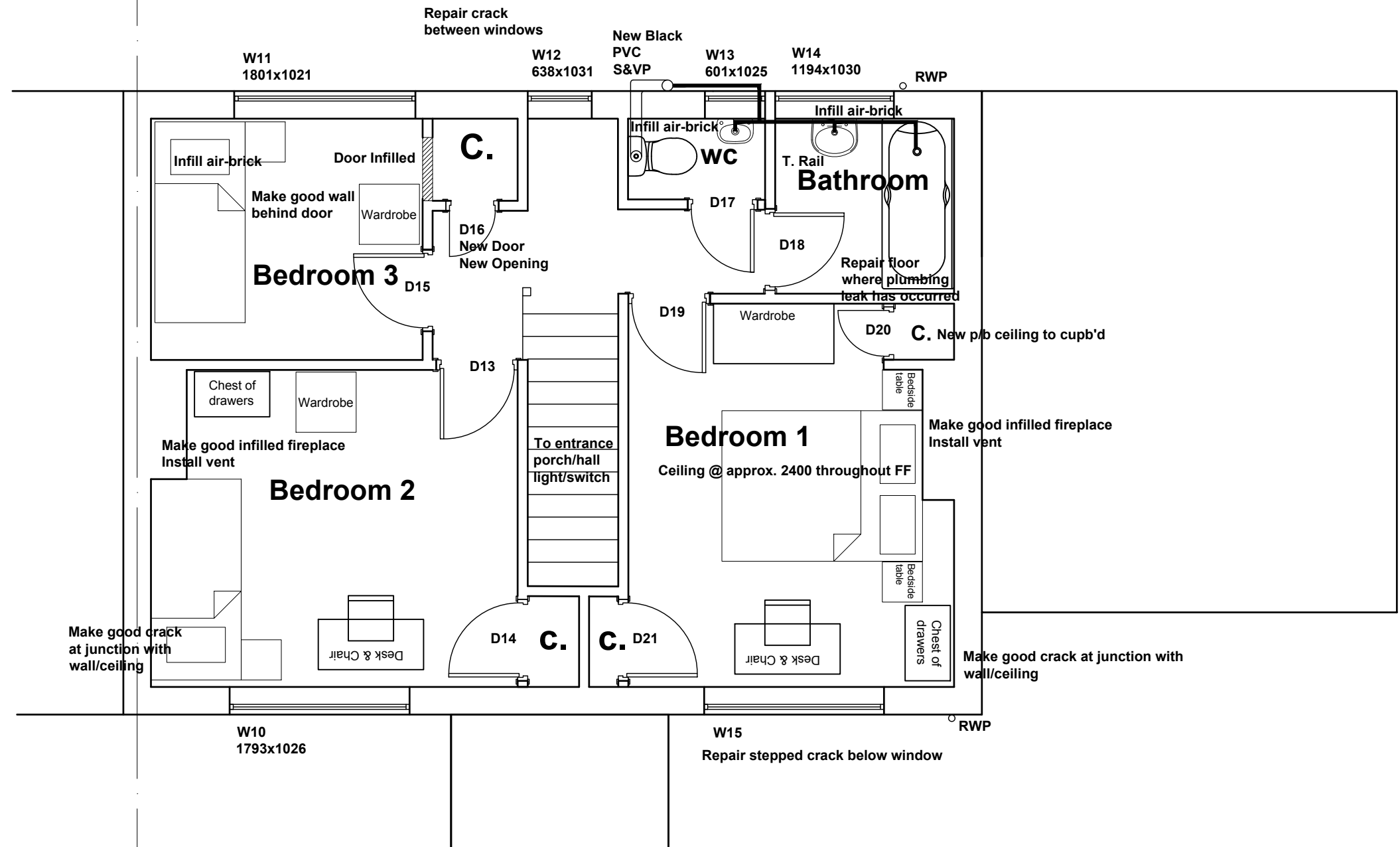
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CLIENT	Forestry Commission East England Forest District Santon Downham, Brandon, Suffolk, IP27 0TJ		
PROJECT	Refurbishment of Warren Cottage Lynford, Thetford, IP25 5ET		
TITLE	Proposed Ground Floor Plan		
SCALES	DATE	DRAWN	CHECKED
1:50	02/10/2017	MP	MPH
PROJECT NR	DRAWING FIELDS	UNIQUE NR	REV CODE
18-3-6022	HBS-DR-B	23	P4

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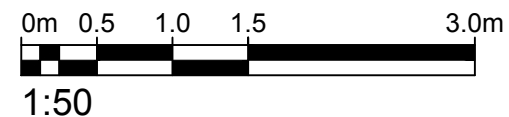
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Proposed First Floor Plan (1:50)



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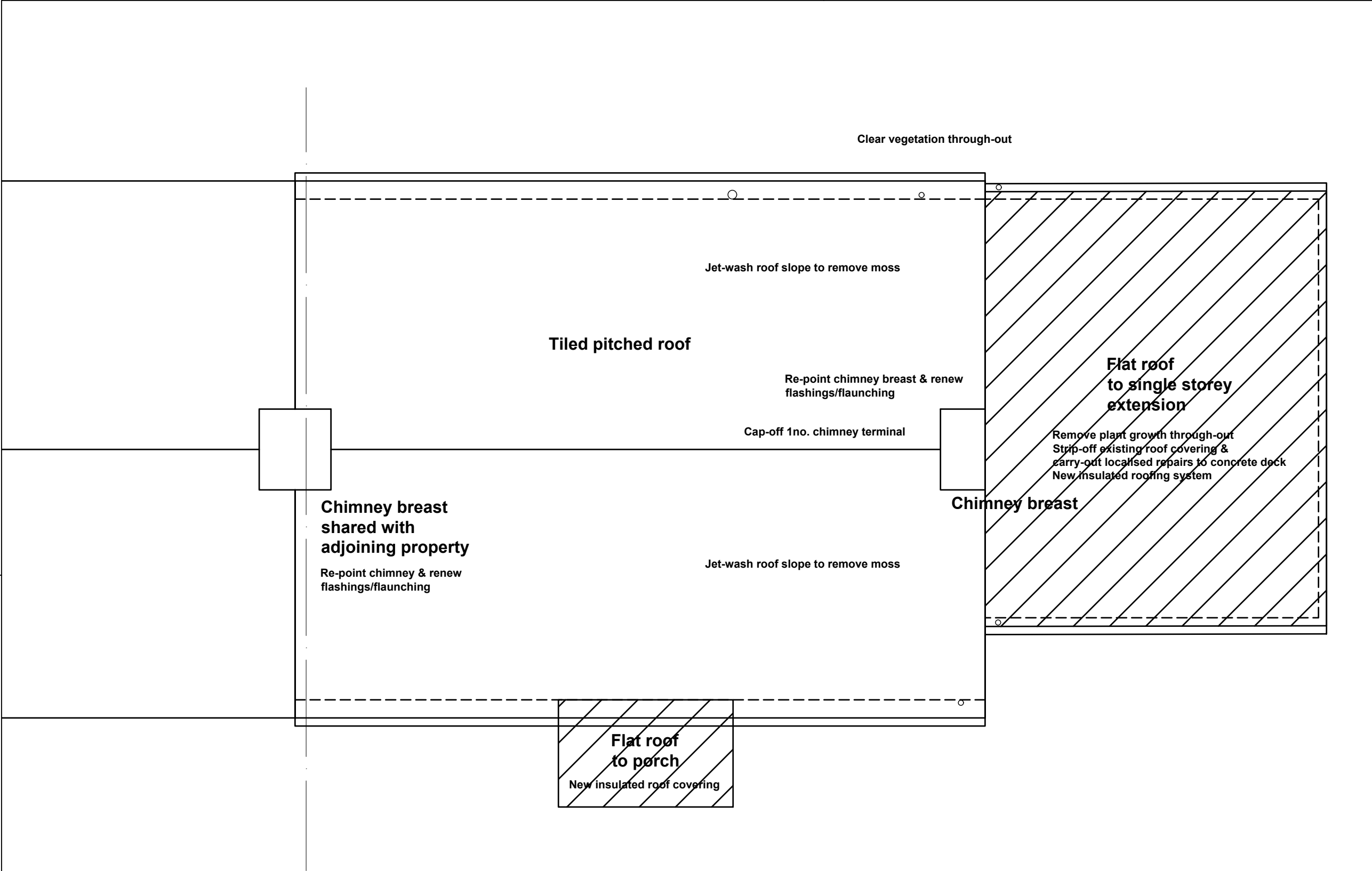
PROJECT

Refurbishment of Warren Cottage
Lynford, Thetford, IP25 5ET

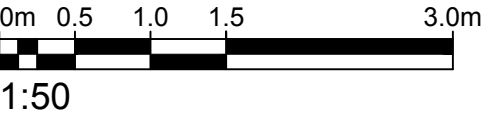
TITLE
Proposed First Floor Plan

SCALES	DATE	DRAWN	CHECKED
1:50	02/10/2017	MP	MPH

PROJECT NR	DRAWING FIELDS	UNIQUE NR	REV CODE
18-3-6022	HBS-DR-B	24	P3



Proposed Roof Plan (1:50)



ORIGINAL SHEET SIZE

A3

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Santon Downham, Brandon, Suffolk, IP27 0TJ

PROJECT

Refurbishment of Warren Cottage

Lynford, Thetford, IP25 5ET

TITLE

Proposed Roof Plan

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PROJECT NR

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UNIQUE NR

REV CODE

18-3-6022

HBS-DR-B25

P2

Date Plotted: 17 November 2017 15:25:43

NEW WINDOWS

New windows - side hung casements
Approved FENSA or CERTASS PVC-u system, double glazed to achieve whole unit 'U' value of 1.6w/m²k , 1no. trickle ventilation in each window. Adequately Screwed to masonry reveal and at maximum 600 mm centres. White poly-sulphide mastic seals.

Insulated cavity closer installed to all openings prior to installation

New white MDF window-boards through-out

CAVITY WALL INSULATION

Injected cavity wall insulation to achieve 'U' value of 0.55w/m²k or less

FLAT ROOF CONSTRUCTION

To achieve 'U' value 0.18w/m²k or less
Insulated flat-roofing system (min. 15yr/insurance backed refer to specialist supplier's specification and details) with proprietary trims/flashing etc. on existing concrete deck (repaired/sealed prior)

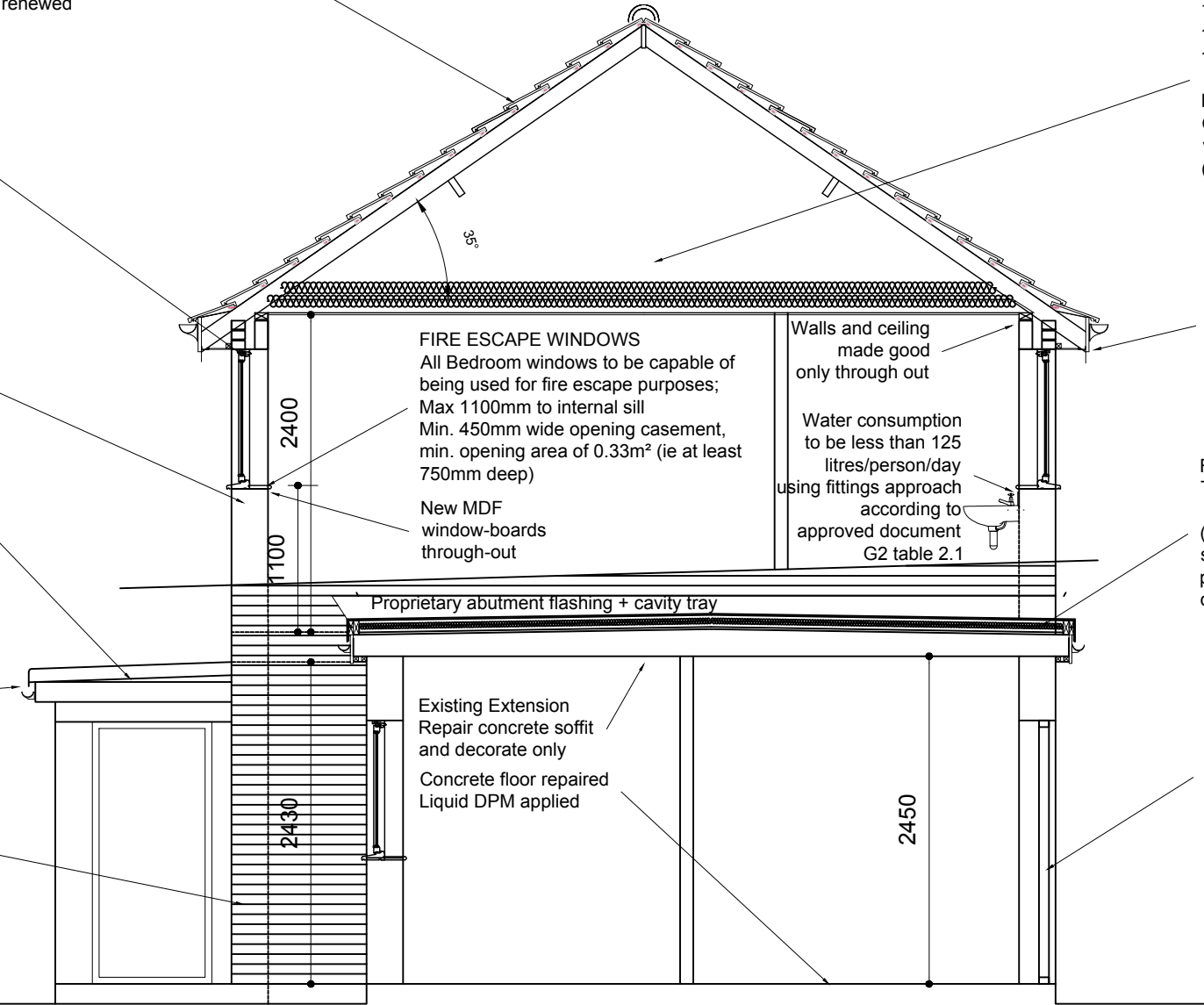
NEW SOFFIT/FASCIA/RAINWATER GOODS

- 6mm white pvc soffit
- 25mm white pvc fascia
- ½ round black upvc guttering + RWP's

Spot repairs carried out to to brickwork and plant growth removed throughout

1m strip back of existing vegetation around footprint of building

Roof slopes cleaned and chimneys repaired/flashing and flaunching renewed



FIRE ESCAPE WINDOWS
All Bedroom windows to be capable of being used for fire escape purposes;
Max 1100mm to internal sill
Min. 450mm wide opening casement, min. opening area of 0.33m² (ie at least 750mm deep)

New MDF window-boards through-out

Walls and ceiling made good only through out

Water consumption to be less than 125 litres/person/day using fittings approach according to approved document G2 table 2.1

Existing Extension
Repair concrete soffit and decorate only
Concrete floor repaired
Liquid DPM applied

INSULATION TO EXISTING PITCHED ROOF

To achieve 'U' value 0.16w/m²k or less
100mm thick Rockwool Roll in between ceiling joists + 170mm over ceiling joists

RETRO FIT ROOF VOID VENTILATION

Glide Vale SV2000 twist and lock 70mm dia white soffit ventilators at 200mm c/s and RV655 rafter ventilators (to ensure ventilation path over insulation).

NEW SOFFIT/FASCIA/RAINWATER GOODS

- 6mm white pvc soffit
- 25mm white pvc fascia
- ½ round black upvc guttering + RWP's

FLAT ROOF CONSTRUCTION

To achieve 'U' value 0.18w/m²k or less
Insulated flat-roofing system (min. 15yr/insurance backed refer to specialist supplier's specification and details) with proprietary trims/flashing etc. on existing concrete deck (repaired/sealed prior)

NEW ETERNAL DOOR

Approved FENSA or CERTASS PVC-u system to achieve 'U' value 1.6w/m²k or less
Fully safety glazed to BS12600

Insulated cavity closer installed to opening prior to installation

VENTILATION: Mechanical ventilation refer to separate drawing. Ensure at least one window per room has controllable trickle vent fitted to head of frame complete with external grille, to give 8000m2 per habitable room, or 4000mm2 for kitchen, bathroom, utility or separate WC, all in accordance with BS 5250 and Building Regulations Approved Document F1.

CARBON MONOXIDE DETECTOR: Refer to Electrical Drawing/Specification

SMOKE ALARMS: Refer to separate electrical drawing/specification

WINDOWS & DOORS

All windows and doors to overlap cavity closers by min. 30mm
Windows to be PVC-u system range to achieve whole window u-value 1.6 W/m²k, double pane insulating glazing units,
External doors achieve u-value of 1.6 W/m²k.
Manufacturers to provide necessary certification upon completion of fitting.

All openable windows and doors be draught stripped. Perimeter of window & door frames to be sealed with polysulphide sealant.

GLAZING: All to comply to BS 8000:Part 7. Areas of critical glazing to be in accordance with BS 6206 and Building Regulations Approved Document N: All doors with glazed panes below 1.5m above finished floor level or exceeding 250mm in width or 0.5m2 in area; side glazing within 300mm of any doorway and less than 1.5mm above finished floor level; and all windows and glazed screens where glazing is less than 800mm above finished floor level.



1:50

Proposed Section (1:50)

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PROJECT	Refurbishment of Warren Cottage Lynford, Thetford, IP25 5ET
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TITLE	Proposed Section
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