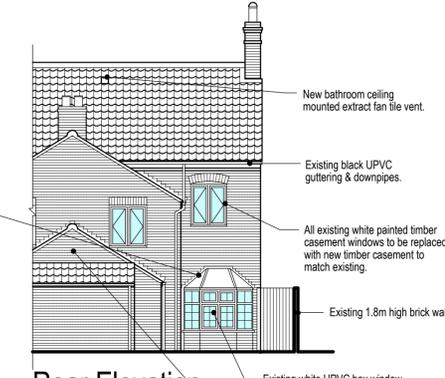


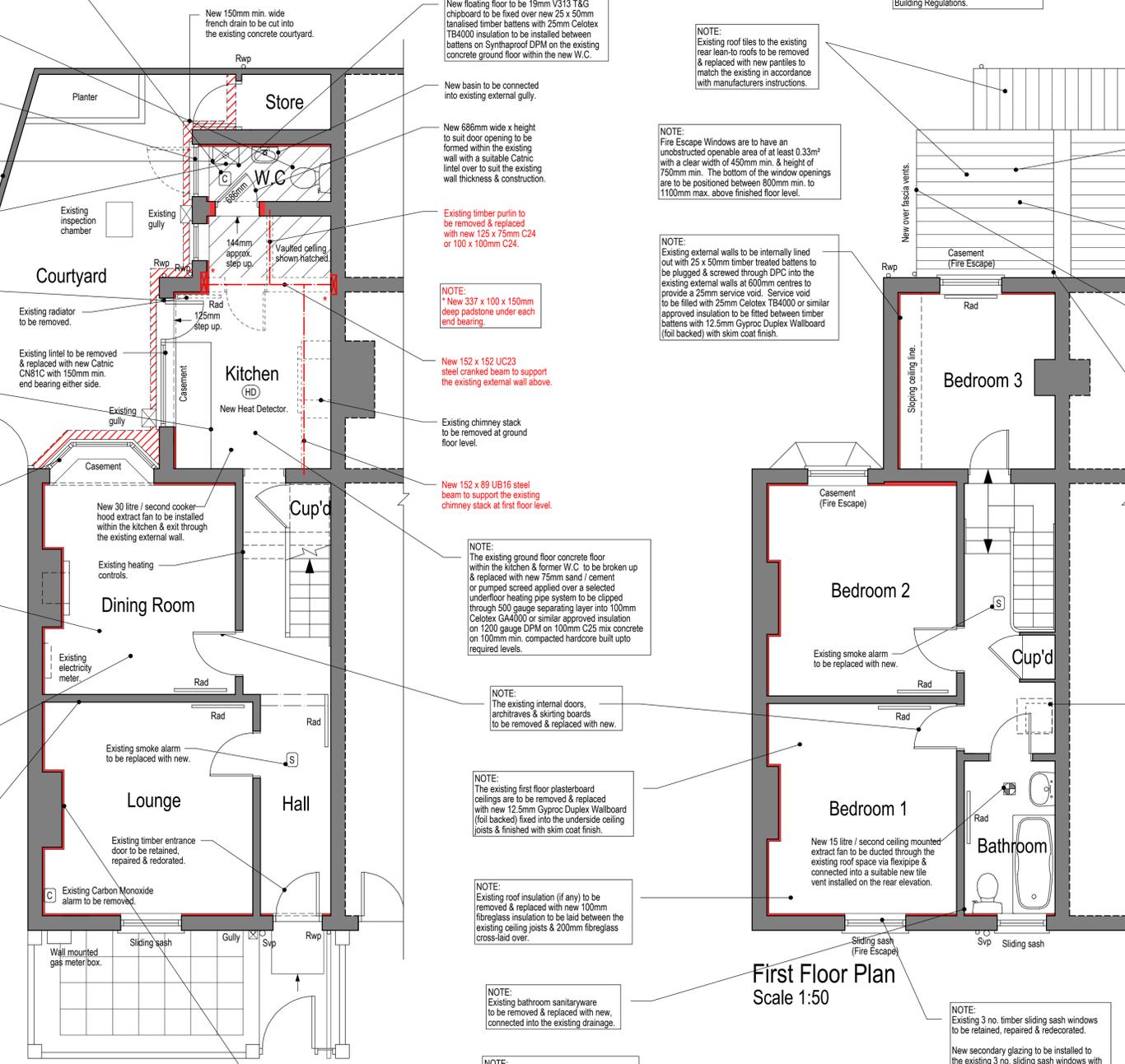
**Front Elevation**  
Scale 1:100



**Side Elevation**  
Scale 1:100



**Rear Elevation**  
Scale 1:100



**First Floor Plan**  
Scale 1:50

**Ground Floor Plan**  
Scale 1:50

**NOTE:** Existing brickwork to front elevation only to be repointed.

Existing orange coloured pantries.

Existing black painted Svp & drainage pipe & hopper.

Existing red coloured facing brickwork.

Existing wall mounted gas meter box.

**NOTE:** New Carbon monoxide detector to be installed on the ceiling at least 300mm away from any wall & within 1m to 3m horizontally from the existing gas boiler to comply with BS 50291:2001.

New Saniflow W.C. system to be installed & pumped outlet connected into the existing inspection chamber.

Existing door & frame to be removed & existing external wall to be part blocked up & new window to be installed to match the existing adjacent.

Existing 1.8m high brick wall.

Existing wall mounted gas fired boiler with vertical flue.

**NOTE:** New selected underfloor heating system to be connected into the existing gas fire boiler in accordance with the heating engineer.

Existing kitchen timber door to be removed & replaced with new. See New Door Notes.

**NOTE:** Existing kitchen units to be removed & replaced with new & new sink to be connected into the existing gully.

Kitchen layout to be designed & agreed with the client.

**NOTE:** Existing timber & UPVC casement windows to be removed & replaced with new timber casement windows to match existing. See New Window Notes.

**NOTE:** The existing ground floor timber suspended floor within the lounge, dining room & hall to be removed & replaced with new 75mm sand / cement or pumped screed applied over a selected underfloor heating pipe system to be clipped through 500 gauge separating layer into the 100mm Celotex GA4000 or similar approved insulation on 1200 gauge DPM on 100mm C25 mix concrete on 100mm min. compacted hardcore built up to required levels.

**NOTE:** The existing ground floor plasterboard ceilings are to be removed & replaced with new 12.5mm Gyproc Wallboard fixed into the underside of the floor joists & finished with skim coat finish.

**NOTE:** The existing wall finish to be removed back to the existing brick / block wall structure & with new 12.5mm Gyproc Wallboard on dabs with skim coat finish to be installed.

**NOTE:** All Electrical work required to comply with the requirements of Document P of the Building Regulations and it shall be designed, installed, inspected & tested by a person competent to do so. An appropriate BS7671 certificate shall be issued for the work by a person competent to do so.

Existing white painted concrete windows cills & lintols.

Obscured glazing to bathroom window.

All 3 no. existing white painted timber sliding sash windows on the front elevation to be retained, repaired & redecorated.

Existing green painted timber door to be replaced with new.

Existing concrete plinth.

**NOTE:** New floating floor to be 19mm V313 T&G chipboard to be fixed over new 25 x 50mm laminated timber battens with 25mm Celotex TB4000 insulation to be installed between battens on Synthaproof DPM on the existing concrete ground floor within the new W.C.

New basin to be connected into existing external gully.

New 686mm wide x height to suit door opening to be formed within the existing wall with a suitable Catic lintel over to suit the existing wall thickness & construction.

Existing timber purlin to be removed & replaced with new 125 x 75mm C24 or 100 x 100mm C24.

**NOTE:** New 337 x 100 x 150mm deep pedestals under each end bearing.

New 152 x 152 UC23 steel cranked beam to support the existing external wall above.

Existing chimney stack to be removed at ground floor level.

New 152 x 89 UB16 steel beam to support the existing chimney stack at first floor level.

**NOTE:** The existing ground floor concrete floor within the kitchen & former W.C. to be broken up & replaced with new 75mm sand / cement or pumped screed applied over a selected underfloor heating pipe system to be clipped through 500 gauge separating layer into 100mm Celotex GA4000 or similar approved insulation on 1200 gauge DPM on 100mm C25 mix concrete on 100mm min. compacted hardcore built up to required levels.

**NOTE:** The existing internal doors, architraves & skirting boards to be removed & replaced with new.

**NOTE:** The existing first floor plasterboard ceilings are to be removed & replaced with new 12.5mm Gyproc Duplex Wallboard (foil backed) fixed into the underside ceiling joists & finished with skim coat finish.

**NOTE:** Existing roof insulation (if any) to be removed & replaced with new 100mm fibreglass insulation to be laid between the existing ceiling joists & 200mm fibreglass cross-laid over.

**NOTE:** Existing bathroom sanitaryware to be removed & replaced with new, connected into the existing drainage.

**NOTE:** All existing radiators (ground & first floors) to be removed & replaced with new.

Existing white painted render.

Existing door & frame to be removed & existing external wall to be part blocked up & new window to be installed to match the existing.

**NOTE:** SG - Provide safety glazing or laminated glazing to the windows & doors between FFL & 800mm above for windows & between FFL & 1500mm above for doors & sidelights as shown shaded to comply with Document K of the Building Regulations.

**NOTE:** Existing roof tiles to the existing rear lean-to roofs to be removed & replaced with new pantries to match the existing in accordance with manufacturers instructions.

**NOTE:** Fire Escape Windows are to have an unobstructed openable area of at least 0.33m<sup>2</sup> with a clear width of 450mm min. & height of 750mm min. The bottom of the window openings are to be positioned between 800mm min. to 1100mm max. above finished floor level.

**NOTE:** Existing external walls to be internally lined out with 25 x 50mm timber treated battens to be plugged & screwed through DPC into the existing external walls at 600mm centres to provide a 25mm service void. Service void to be filled with 25mm Celotex TB4000 or similar approved insulation to be fitted between timber battens with 12.5mm Gyproc Duplex Wallboard (foil backed) with skim coat finish.

Existing vaulted ceiling to be installed with 50mm Celotex GA4000 insulation between the existing 100mm deep rafters with 80mm Celotex GA4000 insulation fixed under the rafters to achieve a min. U-Value of 0.18 W/m<sup>2</sup>K.

Ensure a 50mm min. air gap to be provided between the existing roof membrane & the Celotex insulation.

**NOTE:** New over fascia vents to be installed to provide a 25mm min. continuous air gap to ventilate the existing eaves & vaulted ceiling.

**NOTE:** New high level tile vents or ridge vents to be installed to provide a 5mm min. continuous air gap to ventilate the existing ridge / vaulted ceiling.

Existing loft hatch to be increased in size, 500 x 500mm min. structural opening with new insulated loft hatch & lining to be installed (no ladder).

**NOTE:** Existing 3 no. timber sliding sash windows to be retained, repaired & redecorated.

New secondary glazing to be installed to the existing 3 no. sliding sash windows with the horizontal transom to mirror the existing sash position.

New bathroom ceiling mounted extract fan tile vent.

Existing black UPVC gutters & downpipes.

All existing white painted timber casement windows to be replaced with new timber casement to match existing.

Existing 1.8m high brick wall.

Existing white UPVC bay window to be replaced with new timber casement window to match existing.

**NOTE:** Existing single storey gable end brickwork to be rebuilt.

**NEW VENTILATION INFORMATION**

**INTERMITTENT EXTRACTS**

Kitchen - 30 l/s min. achieved by cooker hood extract fan.

Bathroom - 15 l/s min. achieved by ceiling mounted extract fan.

**BACKGROUND VENTILATION**

All existing habitable rooms to have 5000mm<sup>2</sup> min. background ventilation.

Kitchen & W.C. to have 2500mm<sup>2</sup> min. background ventilation.

All to be achieved by trickle ventilators in the new window frames.

**PURGE VENTILATION**

Opening areas of windows in habitable rooms to be no less than 1/20th of the floor area of the room.

(Room floor area / 1/20th floor area = window opening size (actual window opening size))

**NEW REPLACEMENT WINDOWS & DOORS**

All existing timber / UPVC framed windows to be replaced with new timber to match the existing patterns as indicated on elevations.

All new windows are to be double glazed units (4-16-4) with Low E glass to inner pane and Argon gas filled. Ensure back edge of frame is set back 30mm minimum into the cavity from back edge of the external brick outer leaf and to be silicone sealed internal and externally. Where windows are within 800mm of floor level, opening restrictors are to be fitted to restrict the opening gap to 100mm max. and designed so that children are not able to readily override them. U-Value of windows are not to be less than 1.5 W/m<sup>2</sup>K. All windows to be made to a design to meet the security requirements of British Standards PAS 24:2012.

Existing kitchen timber door to be removed & replaced with new timber door to match existing. New door must be designed to resist unauthorised access, door set to be manufacturer to meet the security requirements of British Standards publication PAS 24:2012. U-Value of new door not to be less than 1.8 W/m<sup>2</sup>K.

All frames to be mechanically fixed to the structure of the building.

**NEW ELECTRICS**

To habitable rooms and hallways switches to be provided at 1200mm above floor level and socket outlets at 450mm above floor level.

All electrical to comply with part P Building Regulations and be undertaken by competent persons who are registered with a Part P self certification scheme.

Low energy light fittings to be provided throughout the property.

Certificate to be provided to Building Control Officer on completion.

**NEW SMOKE ALARMS & HEAT DETECTOR**

Existing smoke alarms to be removed and replaced with a new mains operated self-contained smoke alarm system to BS 5446: Pt 1 is to be installed, positioned to a max. 7m from rooms where fire is likely to start (e.g. kitchens or living rooms) and 3m from bedrooms, measured horizontally.

At least one self-contained smoke alarm is to be provided per floor with new heat detector installed within the kitchen.

Where two or more alarms are required they must be inter-connected and permanently wired to separately fused circuit at the distribution board, all to be installed in accordance with current Building Regulations & manufacturer's instructions.

**PRELIMINARY (SUBJECT TO BUILDING CONTROL APPROVAL).**

B Sliding sash window notes amended. 28/07/20  
A Additional notes added. 15/05/20

**NORTH & HAWKINS**

**BUILDING CONSULTANCY**  
Client  
Southwold Town Council.

Project  
13 Station Road,  
Southwold,  
Suffolk,  
IP18 6AX.

Title  
Proposed Plans & Elevations.

Job No.	1908002
Drawing	BR01
Scale	A1@As Shown
Drawn	DP
Revision	B
Date	April 2020
Checked	TN