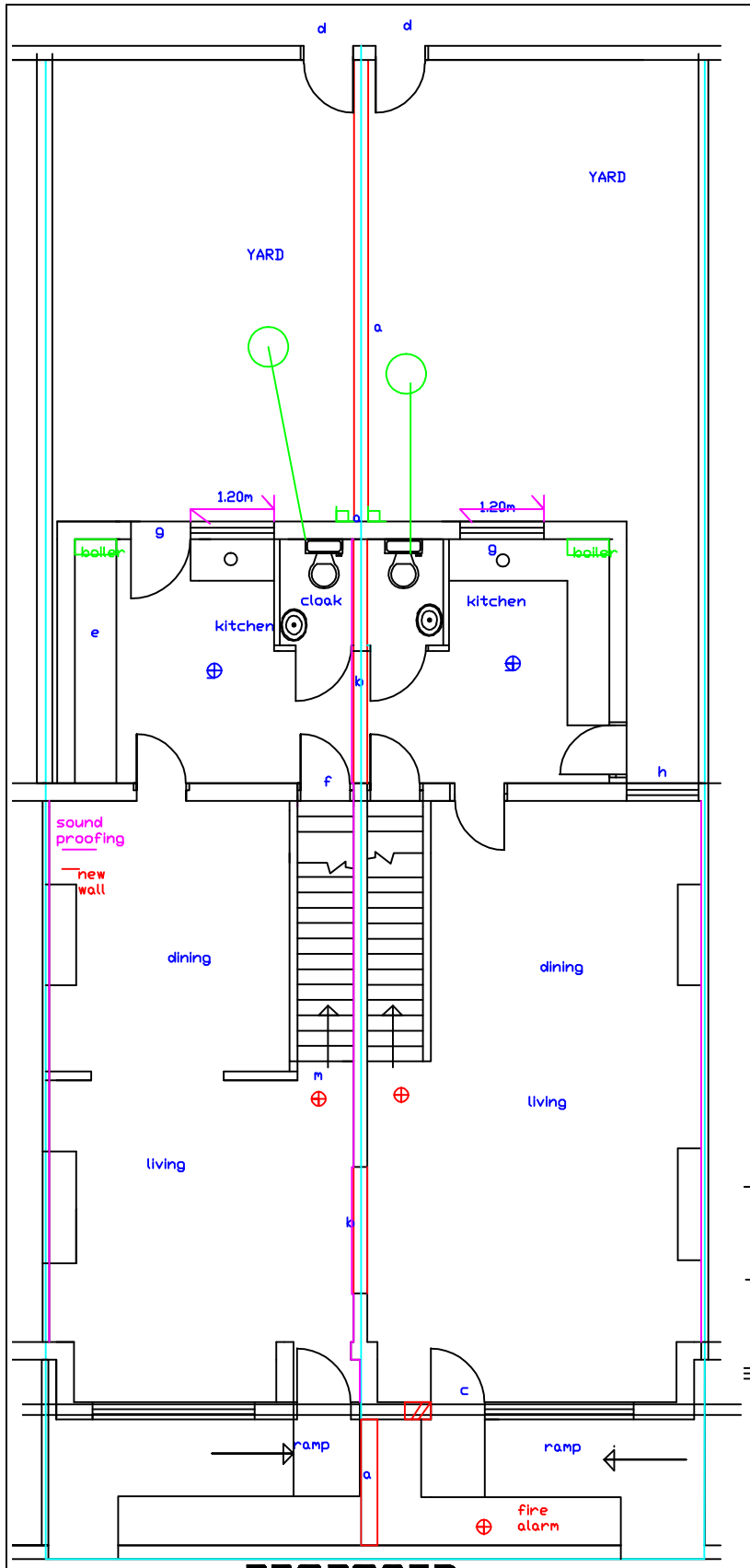
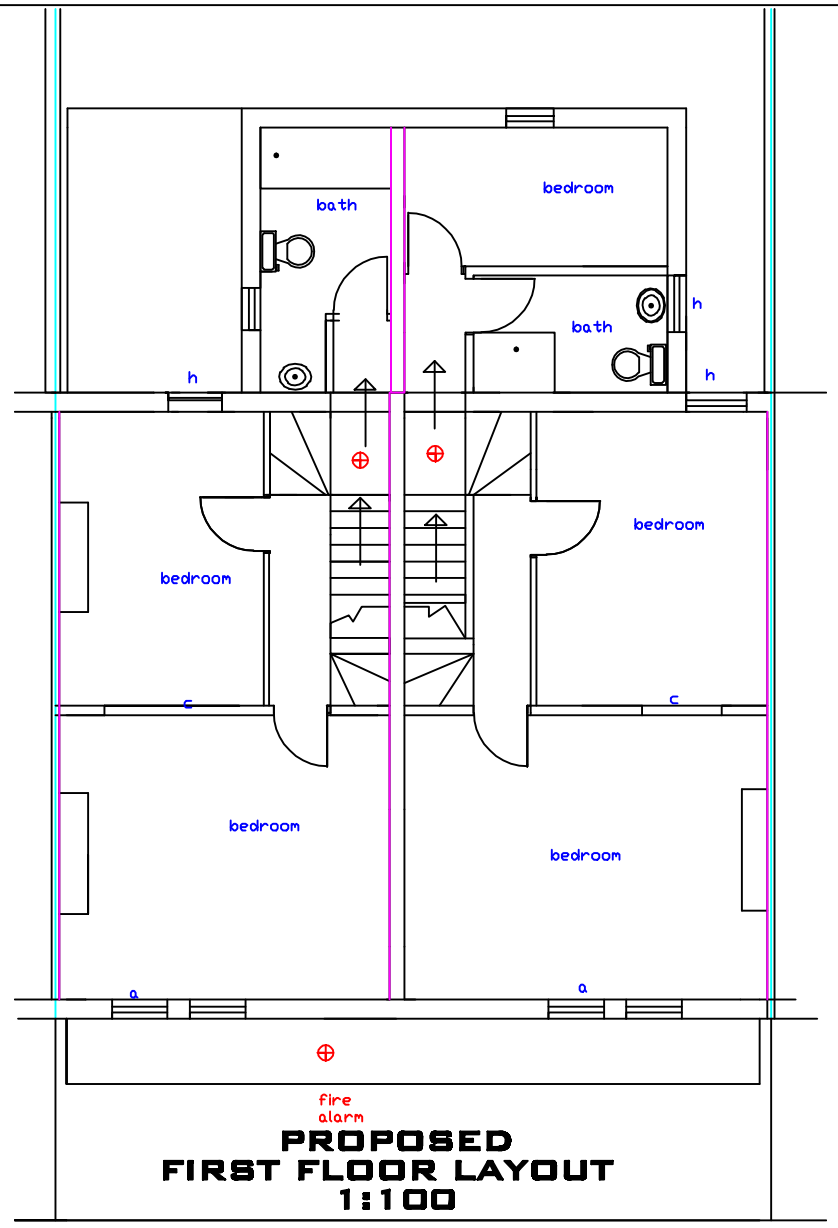
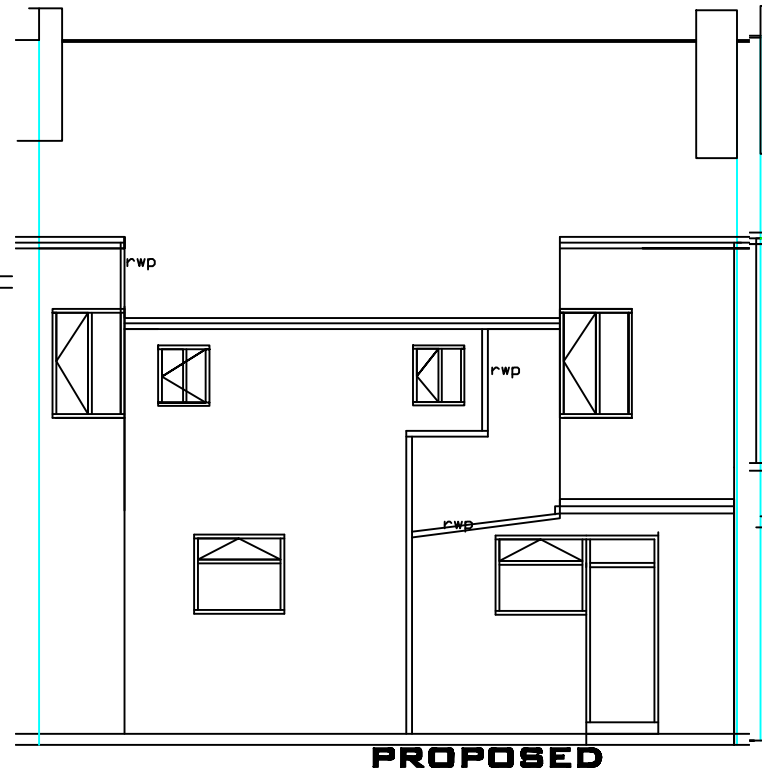


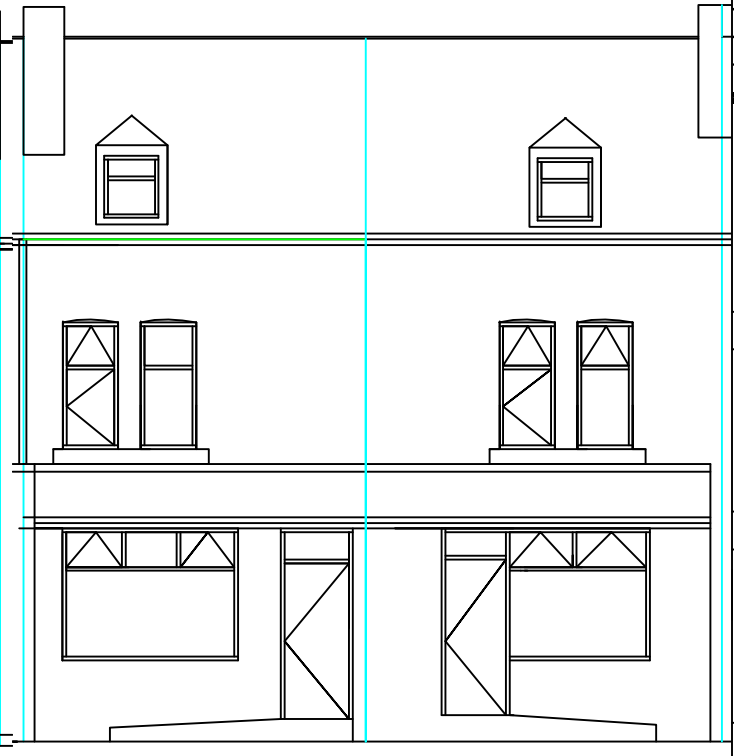

PROPOSED GROUND FLOOR LAYOUT 1:100




PROPOSED FIRST FLOOR LAYOUT 1:100




PROPOSED REAR VIEW 1:100



PROPOSED FRONT VIEW 1:100

Roof Construction, check existing foundations and lintols for suitability . strip back and set aside any roof materials for re use as required,(existing is slate roof )100mm x 75 mm wall plate strapped to block work with 1.80 m galvanised straps at 2.00m centres main ,code 4 lead to any up stands3 layer callender rool and pour roof on 145mm kingspan on vapour barrier on 20mm Wpb plywood and 1;80 firrings on 175mm x 50mm flat roof joists Exiting roof 50mm air gap to soffits with fly screen protection 300mm insulation mineral wool with insulated loft accee s to each separate roof space, check party wall to roof space and to the basement and inill with block is f so required party walls to either side and to them selves 100mm sound quilt and battens as required all external walls existing upgrade thermal elements with 75mm perma board or equivalent , existing first and second floors and part basement intall 150mm mineral wool between floor joists on mesh as required

Any Stud partitions to be 80mm x 50 mm with 80 mineral wool infill, . existing construction assumed at 50mm cavity any new lintols all bed minimum 150 mm onto brick/block. On and including 150mm deep pad stones all steel beams encased for half hour fire fire line board plasterboard protection all lintols on and including pad stones as required and make good extend cavities and close of with dpc as required .Cavity tray to existing house wall where new roof abuts .Close insulated cavities in existing opening close all insulated cavities with insulated DPC all plaster board at 10kg / m2 Decoration to Clients specification as required . brick work .min 550mm returns 650mm returns to corners any floor reapirs infills to be 22mm floor grade chipboard chip board floor mid span herring bone struts to any fllor repairs etc all skirtings as required as required all internal doors and frames . Provide new stairs to first floor and down to basement step 235mm going riser to match existing height on site as required 200mm check on site 900mm wide with max pitch 42 degree balustade and handrails max 900mm vertical height, max 99mm spherre to pass through any gaps, turning stairs 50mm min tnsed all even , 2.00m clear headroom with structural newel post floor joist trimmed as specified and drawn with 175mm x 75mm floor joist or I beams as required

opening a Front and rear garden walls 1 brick wide foundstuions 900mm deep with 150mm thick 1:3 :6 mix concrete as reuired all tied in to existing walls as required,dpc 150 mm above ground levelopening b new solid party wall,opening c plasterboard 100mm wide 100mm mineral wool infil,opening e flat roof, opening d one new garden gate timber to rear yard form opeing in exuisting 1 brick wall,opening g and h new windows in existing cavity 50mm assumed wall ctnic cn 50 over , sloed insulated cavities as requiredopening m form internal opening in existing wall for new stairs use concrete neam over all steel encased in two l;ayers of plasterboard for fire rating, opening f new door way down to basement ensure integtrsty of basement ceiling double board as required used for storage only ,Loft floor existing conditions and stairs for storadge use only

Date Rev

DO NOT SCALE OF THIS DRAWING TAKE ALL DIMENSIONS ON SITE
Do not start any works untill all the approvals have been obtained

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CHANGE OF USE TO TWO TERRACE HOUSES WITH INTERNAL ALTERATIONS

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