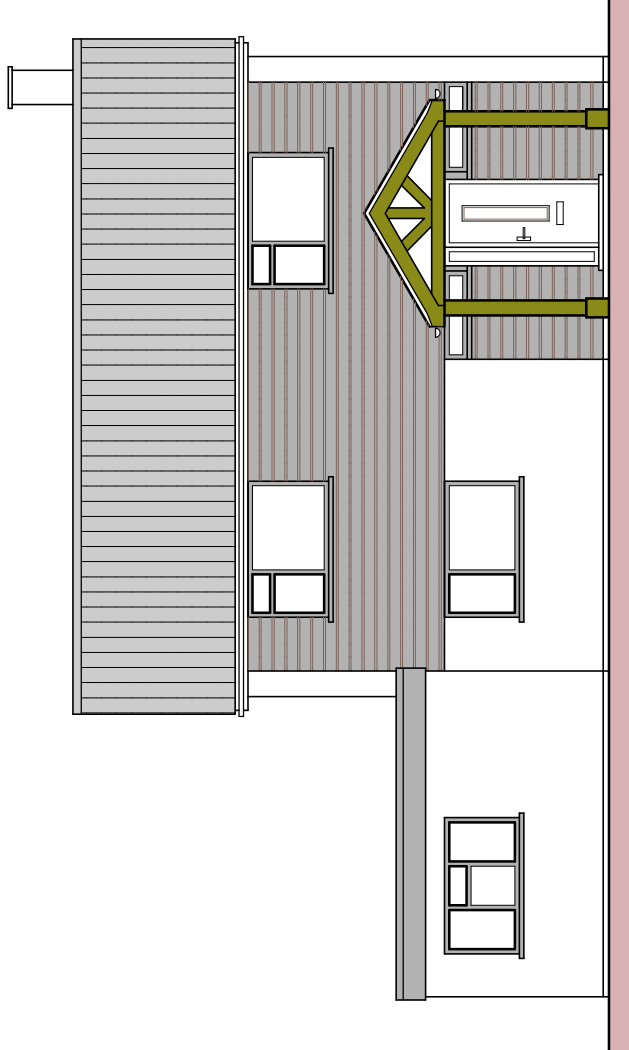
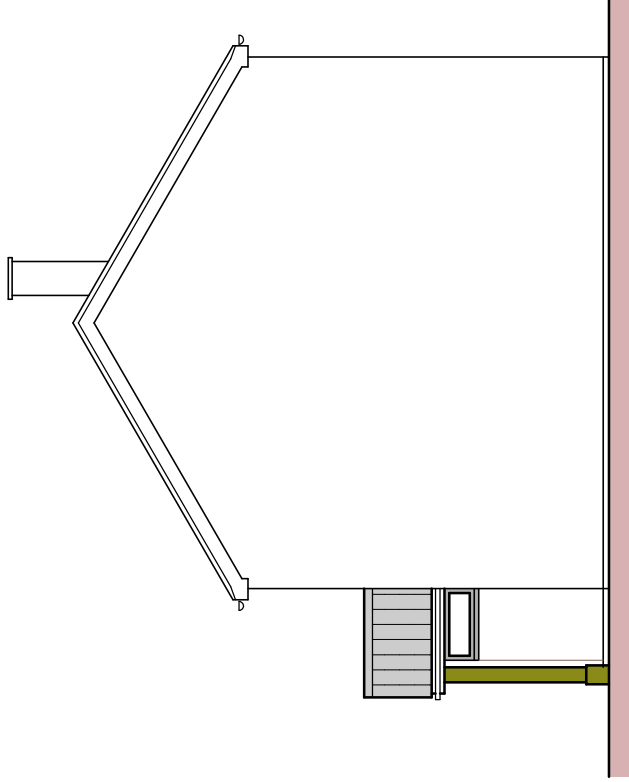
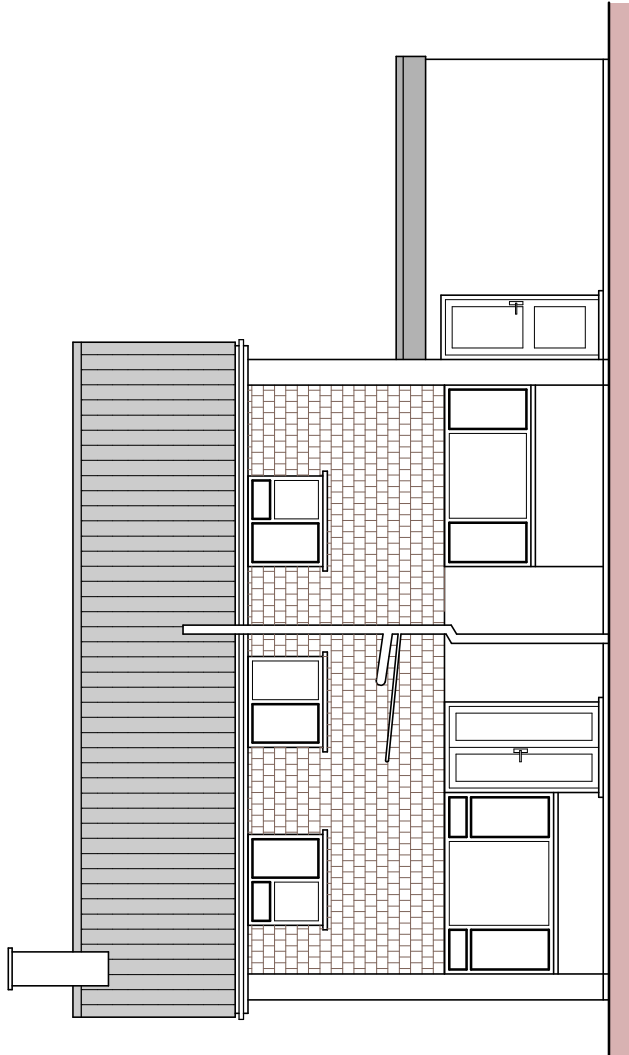




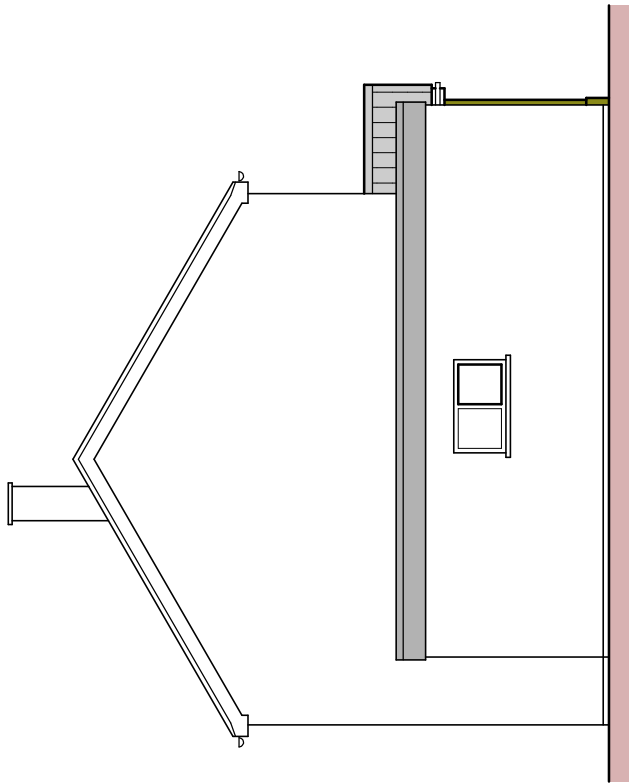
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

WALLS: (U-Value 0.18W/m²K)
New external wall infill to main bedroom window to be 125mm plasterboard internally on 25mm battens on Tyvec Vapour Control Barrier on 200mm stud wall with 50 x 200mm studs @ 600mm centres infilled with 200mm Celotex X64000 with plywood sheathing board on outer face with Tyvec breather membrane, treated battens and Black UPVC cladding to match existing cladding below.
Existing lintel over opening to remain.

Remove tile hanging to rest of front elevation first floor and replace with matching black UPVC cladding on treated battens on Tyvec breather membrane.
Existing internal partition walls to be removed at first floor level are all non-loadbearing.

New partition walls to be in 100 x 50mm S.W. studwork or 50mm metal C sections infilled with Sound blocker quilt SB22 and faced with 100gsm² sound insulating plasterboard & set coat both sides.

VENTILATION
All rooms to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 6000mm² in controllable opening area per room.
Bathroom to be fitted with mechanical extract fans capable of extracting 15 l/sec to bathroom.
All doors to have 10mm air gap at bottom.

WINDOWS
Replace rear windows with white UPVC framed windows.
Front windows to be retained and have frames coated black.
Place new smaller front window to master bedroom.
All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be toughened safety glass clearly marked to BS6200.

Windows to achieve a maximum U-value of 1.4 W/m²K, doors a maximum of 1.4 W/m²K and roof lights a maximum of 2.2 W/m²K .
Doors and window frames to be set back to overlap insulated cavity door by a minimum of 50mm.

ELECTRICS:
All new electric points and lighting to be provided to client's specification.
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Regulations and Building Regulation Part P. Electrical work to be carried out in accordance with the Electrical self-certification scheme authorised by the Secretary of State.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

DRAINAGE.
40mm Ø PVC wastes to bath & 32mm Ø to W.B.
All wastes to have 75mm deep seal anti-vacuum traps & leading gaps to BS 5722:1975, G.U.P. as above.
S.U.P. to terminate min. 900mm above any window head with durable cage fitted on top.

PORCH
Remove existing flat roof porch and replace with new proprietary Oak framed porch.
Roof to be tiled to match existing on Roofshedl breathable roof membrane.
Oak posts to have concrete pad foundations taken down to suitable loadbearing strata.

THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING LOCAL AUTHORITY CONSENTS ONLY. THE BUILDER MUST OBTAIN APPROVAL OF THE LOCAL AUTHORITY FOR ANY CHANGES TO THE NEW CONSTRUCTION. THESE PLANS WERE PREPARED ON THE BASIS OF A NON-INTRUSIVE SURVEY - SHOULD ANY HIDDEN BEAMS BE FOUND OR THE DIRECTION OF ANY JOISTS, ETC BE DIFFERENT TO THE PLANS, THE DESIGNER SHOULD BE NOTIFIED.

BUILDER TO ENSURE ALL WORK TO ACCORDS WITH THE AGGREGATED CONSTRUCTION DETAILS FOR PART L OF THE BUILDING REGULATIONS.

THE BUILDER MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING ANY FACTORY MADE UNITS, TRUSSES OR STAIRS.

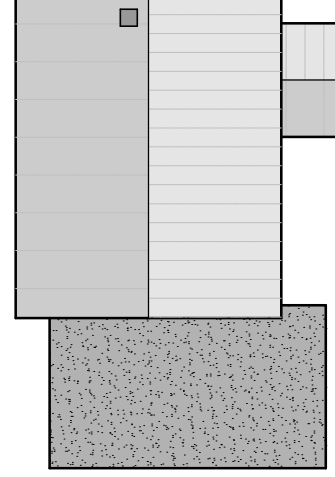
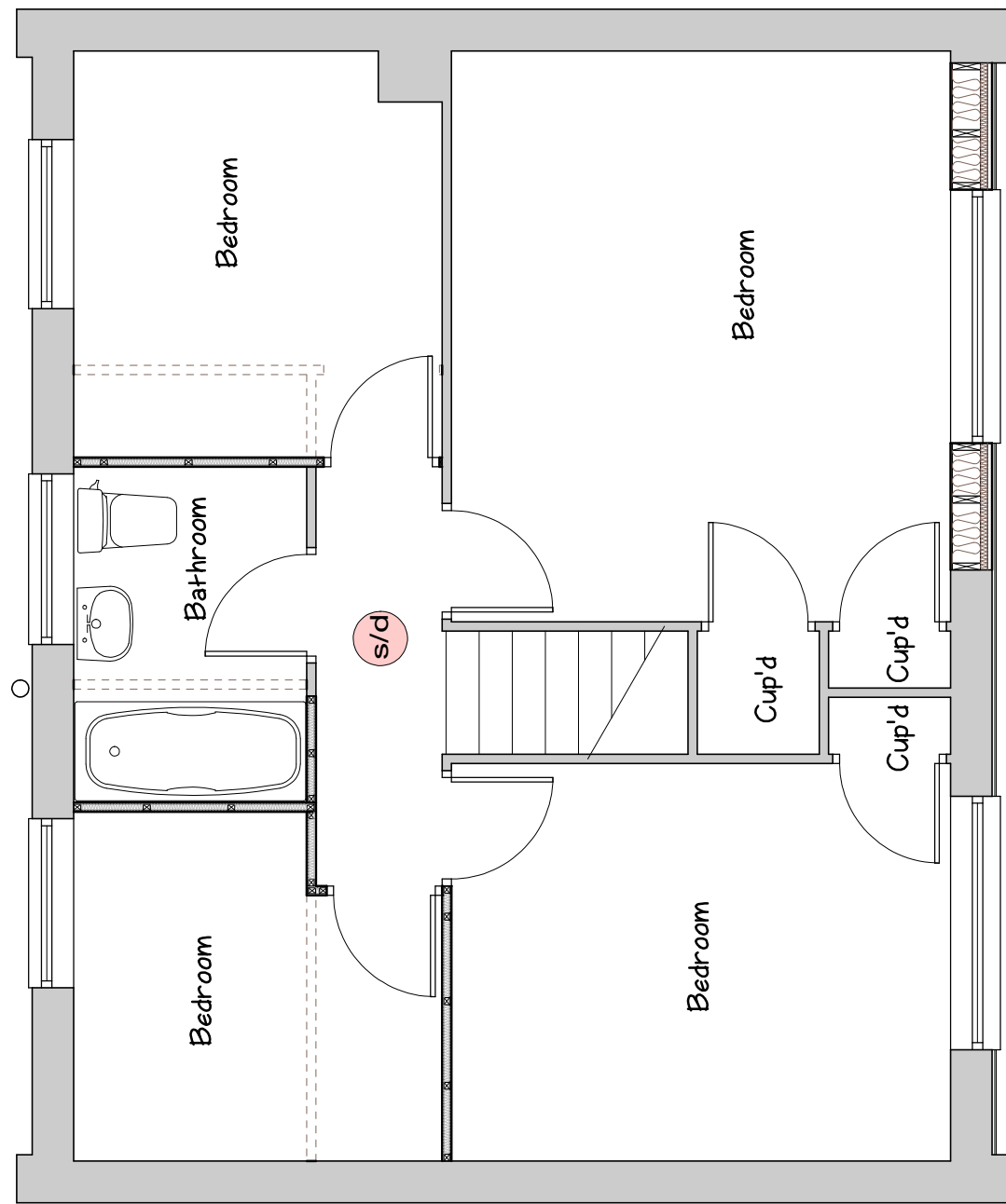
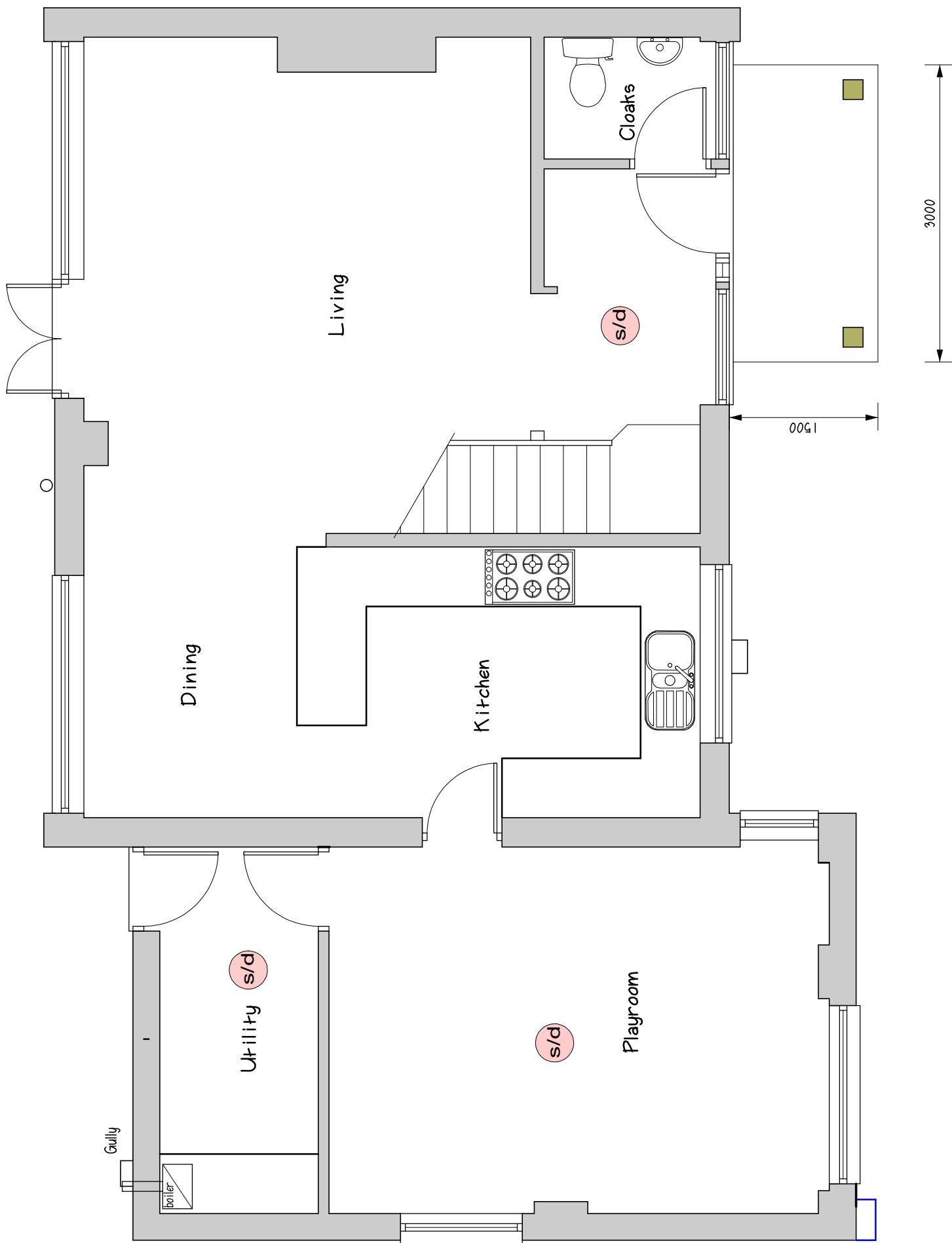
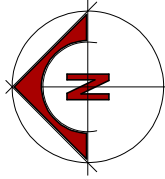
THE BUILDER MUST ALSO CHECK ON SITE FOR ALL OVERFLOW PIPES, MANS BOXES, MANS SUPPLY POINTS, ETC. NOT INCLUDED IN THE SPECIFICATION WHICH WOULD IMPACT ON THE PROPOSAL/SPECIFICATION.

THE OWNER/CLIENT MUST, PRIOR TO COMMENCEMENT OF WORK, ENSURE ALL COSMETIC DESIGN FEATURES, ELECTRICS AND HEATING REQUIREMENTS ARE AGREED WITH HIS CHOSEN CONTRACTOR.

COPYRIGHT RESERVED.



Proposed
Site Plan
1 : 500



Proposed
Roof Plan
1 : 200

Sheet size A1

Scale Bar 1:50
0 1m 2m 3m

Scale Bar 1:100
0 2m 4m 6m

Scale Bar 1:500
0 10m 20m 30m

Scale Bar 1:1250
0 25m 50m

**Milburn
Designs**

Oliver Milburn MFICS MCABE
Architect
Firmley
Cambridge
Surrey
GU16 9FL
Tel : 01252 835607
Email : milburndesigns@btinternet.com

CONTRACT	CLIENT Mr & Mrs K Durrell	
	Alterations & New Porch at 4 Meadow Road Wokingham RG41 2TD	
	DRAWING	
EXISTING PLANS	SCALE 1:50 1:100	
	DIMS No. 25/26 / 014 / 1	
	REV B	