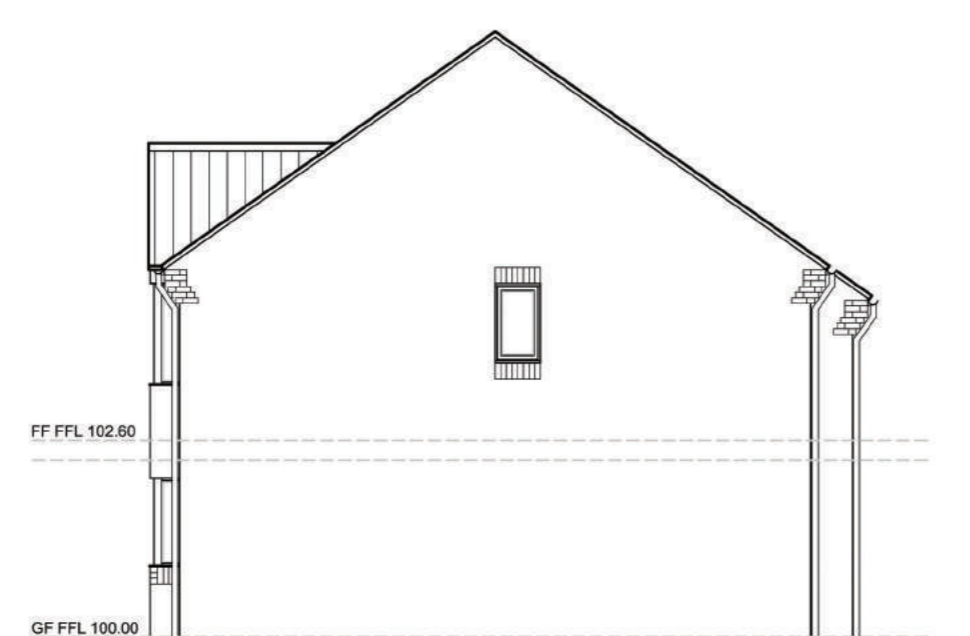


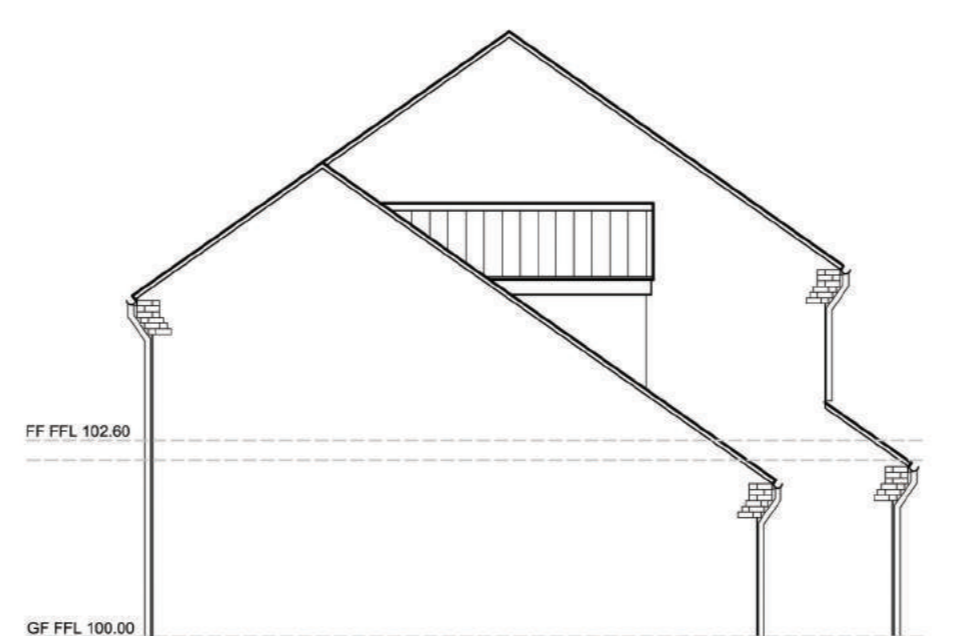
IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS NOT PRESENT PRIOR TO COMMENCEMENT. SIDNEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER COM REGULATION. UNLESS CONTRACTED TO DO SO, SIDNEY DESIGN WILL NOT ACT AS THE 'PRINCIPAL CONTRACTOR'. ALL DIMENSIONS TO BE CHECKED ON SITE. ONLY FIGURED DIMENSIONS TO BE USED. ANY DISCREPANCIES TO BE RAISED WITH SIDNEY DESIGN ASSOCIATES BEFORE WORK COMMENCES. DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION AND CALCULATIONS. SIDNEY DESIGN ASSOCIATES ARE A PROUD MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS. CIAT



Existing Rear Elevation
Scale 1:100



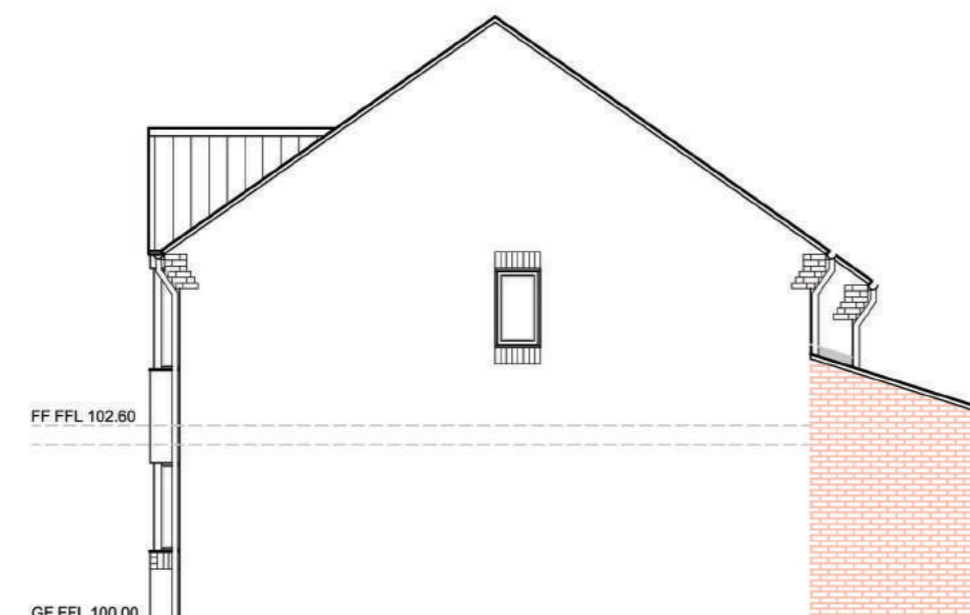
Existing Side Elevation
Scale 1:100



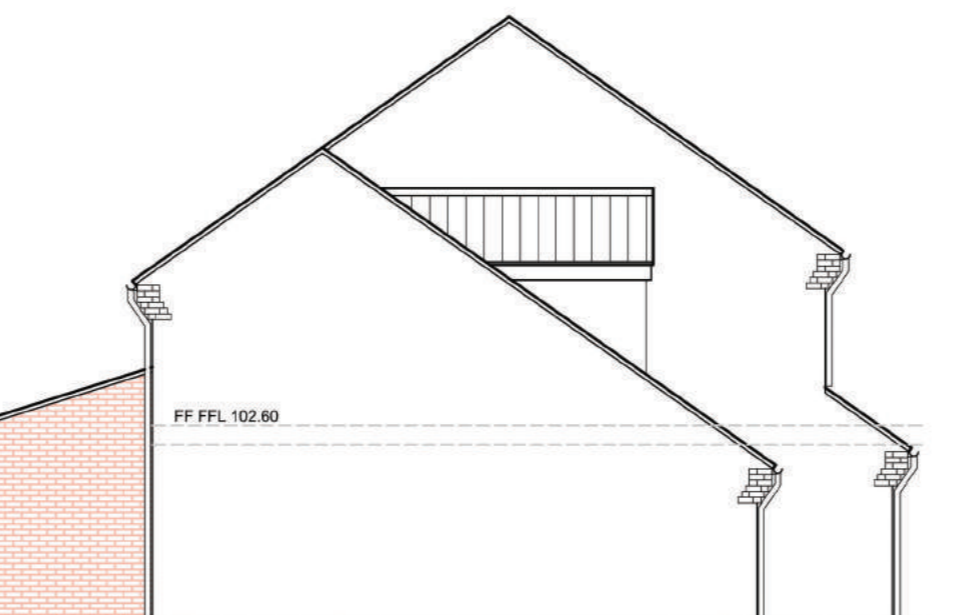
Existing Side Elevation
Scale 1:100



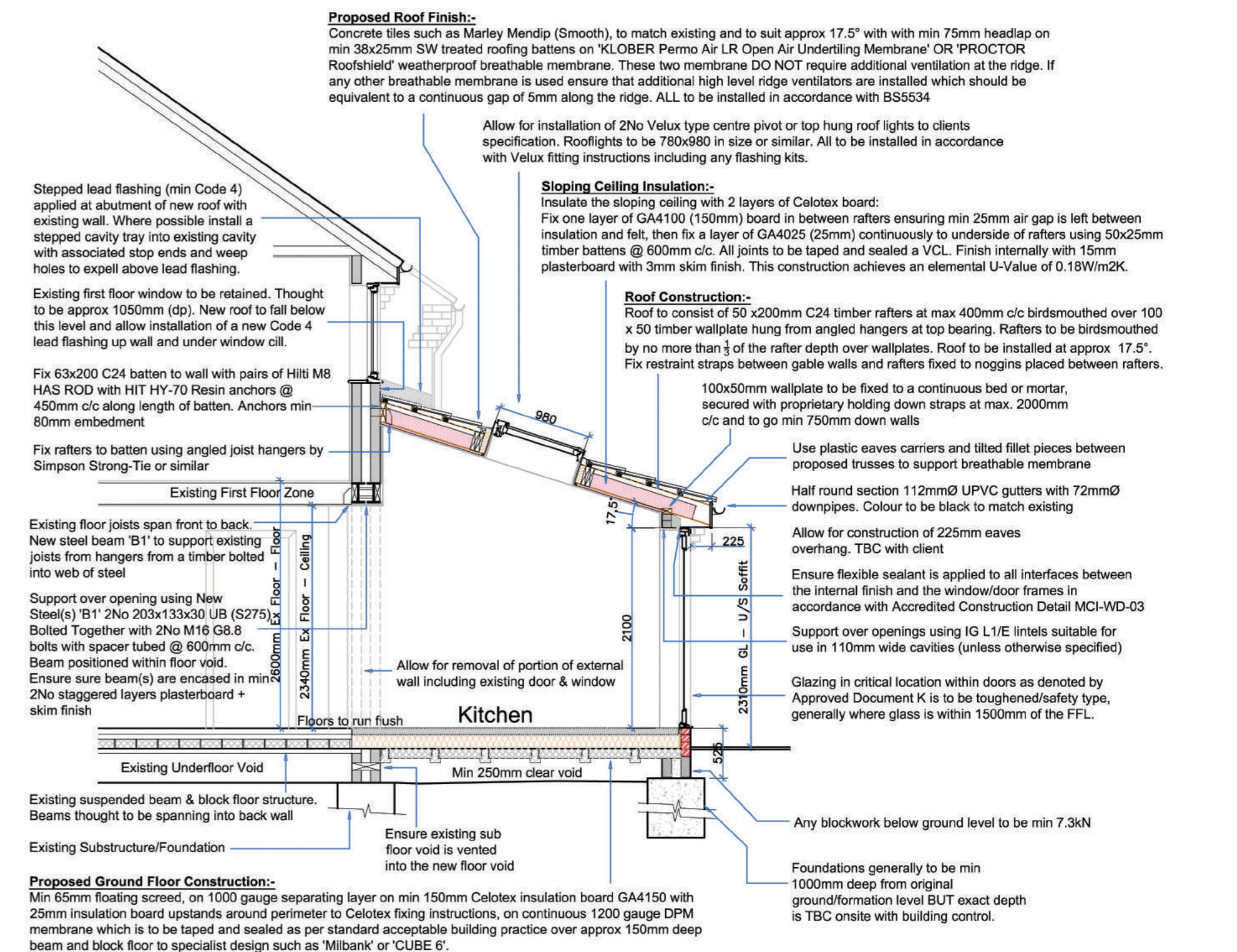
Proposed Rear Elevation
Scale 1:100



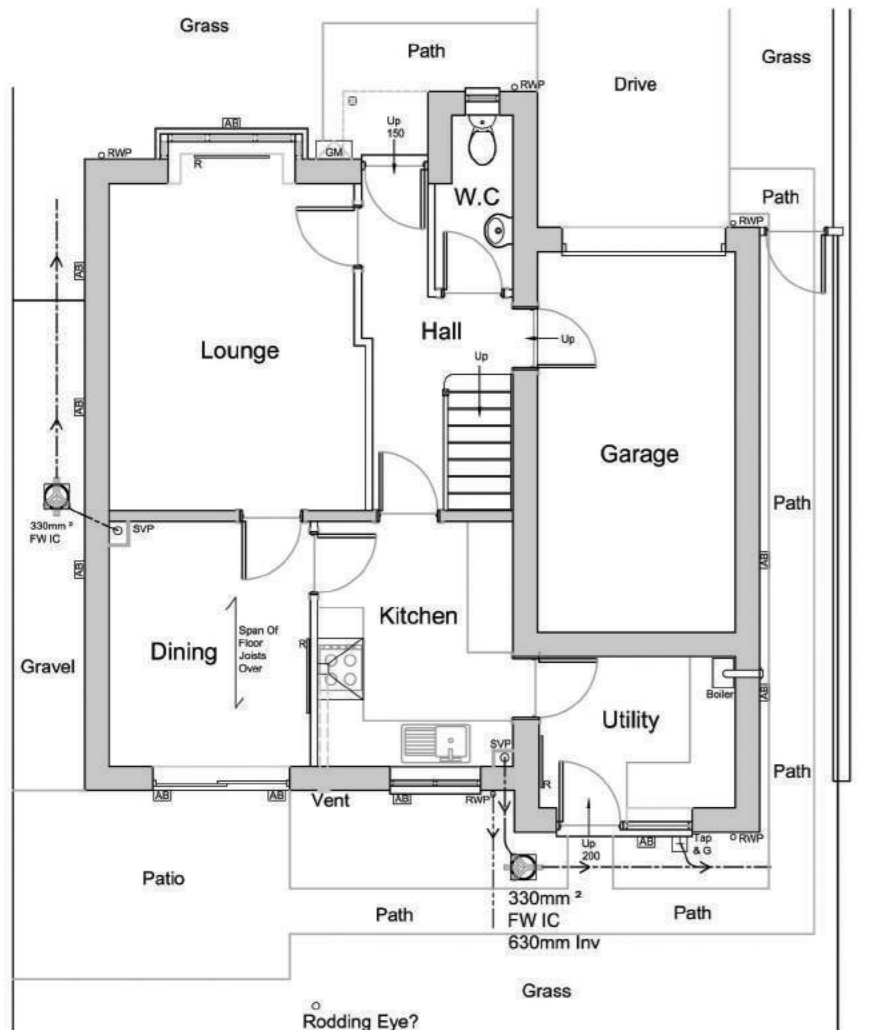
Proposed Side Elevation
Scale 1:100



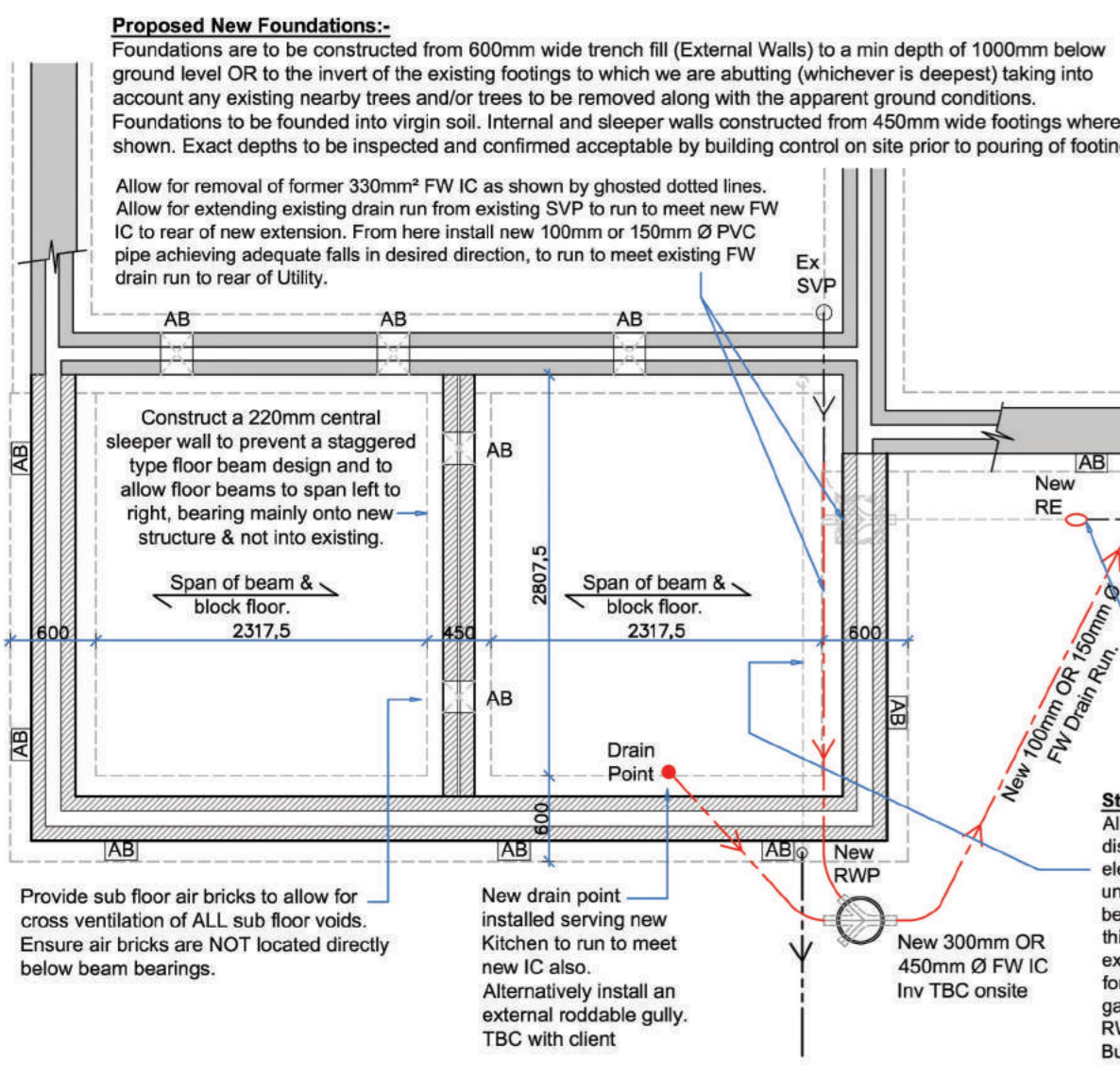
Proposed Side Elevation
Scale 1:100



Proposed Section A-A
Scale 1:50



Existing Ground Floor Plan
Scale 1:100



Proposed Foundation/Drainage Plan
Scale 1:50

Proposed External Walls:-
External walls to be 310mm cavity wall construction, 102.5mm outer leaf of facing brickwork (to match existing), 110mm cavity filled with insulation batts such as Knuf Crown DrTherm 32, 100mm inner skin of Calcon Standard blockwork min 3.6kN. Clad internally with 12.5mm plasterboard with 3mm skim finish. Walls designed to achieve a U-Value of 0.28W/m2K or better.

Wall ties to be 225mm long (for cavity width of 110mm), type vertical twist. Wall ties to be spaced with staggered centres at 450 vertically and 750 horizontally and within 225 from any structural opening spaced at 300mm vertically.

All openings in external cavity walls to be supported over using IG or similar approved cavity wall. All lintels to be sized by manufacturer's engineer. Provide decorative brick detailing over windows where shown in elevation.

Close all cavities at jambs and sill of opening with insulated cavity closers such as Polyfoam Plus System Closers or similar approved. Width to match cavity width. Secure with proprietary clips at max. 500mm c/c.

Allow for removal of former wall between former Dining Room and Kitchen along with associated door and old Kitchen units and cooker as denoted by ghosted dotted lines. Wall assumed to be NON loadbearing lightweight studwork. Make good affected areas. Contractor to ensure wall is NON Loadbearing prior to removal.

Contractors heating engineer to allow for removal of former radiator as shown. Any redundant supply/return pipework to be capped off OR extended to meet new radiator. New rad to be relocated/replaced in new location shown. New radiator position TBC with client.

Proposed new padstones 'MP1' - To be 450mm (l) x 100mm (w) x 215mm (dp) Class B Eng Brick stred centrally beneath each beam bearing

Where proposed new cavity walls meet existing masonry walls, to be fixed with a 'Trix' type stainless steel fixing suitable vertical DPC to be used to help prevent ingress of any damp. Contractor to assess existing wall structure prior to commencement. Insulation in cavity to run continuously.

Former external walls which are now internal are to be overboarded with plasterboard + skim finish.

New extension covers up 3No existing air bricks serving the underfloor void of the dwelling. Allow for venting these air bricks into the new underfloor void of the new extension. Refer to Section A-A for clarity

Allow for removal of former patio doors, former Kitchen window and all masonry between and below openings down to below existing floor level. Support over large opening with new Steel Beam(s) 'B1' to be designed by Structural engineer. Ensure steel(s) are positioned within the existing floor void. Floor joists are thought to run front to back, therefore existing joists are to be hung from side of new steel beam 'B1'. See section A-A for clarity

Proposed External French Doors:-
Allow for installation of proposed new external french doors as shown to be approx 1810mm (w) x 2100mm (h). Support over with new IG L1/E Eaves lintel with min 150mm end bearings. Doors generally to be in white uPVC to match existing windows and doors to be double glazed to achieve min U-Value of 1.6W/m2K. Any glazing in doors to be safety type in accordance with approved document N. Doors generally to be in accordance with Security Standards as set out in BS publication PAS 24:2012 OR Appendix B of Approved Document Q

Allow for removal of former wall between former Dining Room and Kitchen along with associated door and old Kitchen units and cooker as denoted by ghosted dotted lines. Wall assumed to be NON loadbearing lightweight studwork. Make good affected areas. Contractor to ensure wall is NON Loadbearing prior to removal.

Contractors heating engineer to allow for removal of former radiator as shown. Any redundant supply/return pipework to be capped off OR extended to meet new radiator. New rad to be relocated/replaced in new location shown. New radiator position TBC with client.

Proposed new padstones 'MP1' - To be 450mm (l) x 100mm (w) x 215mm (dp) Class B Eng Brick stred centrally beneath each beam bearing

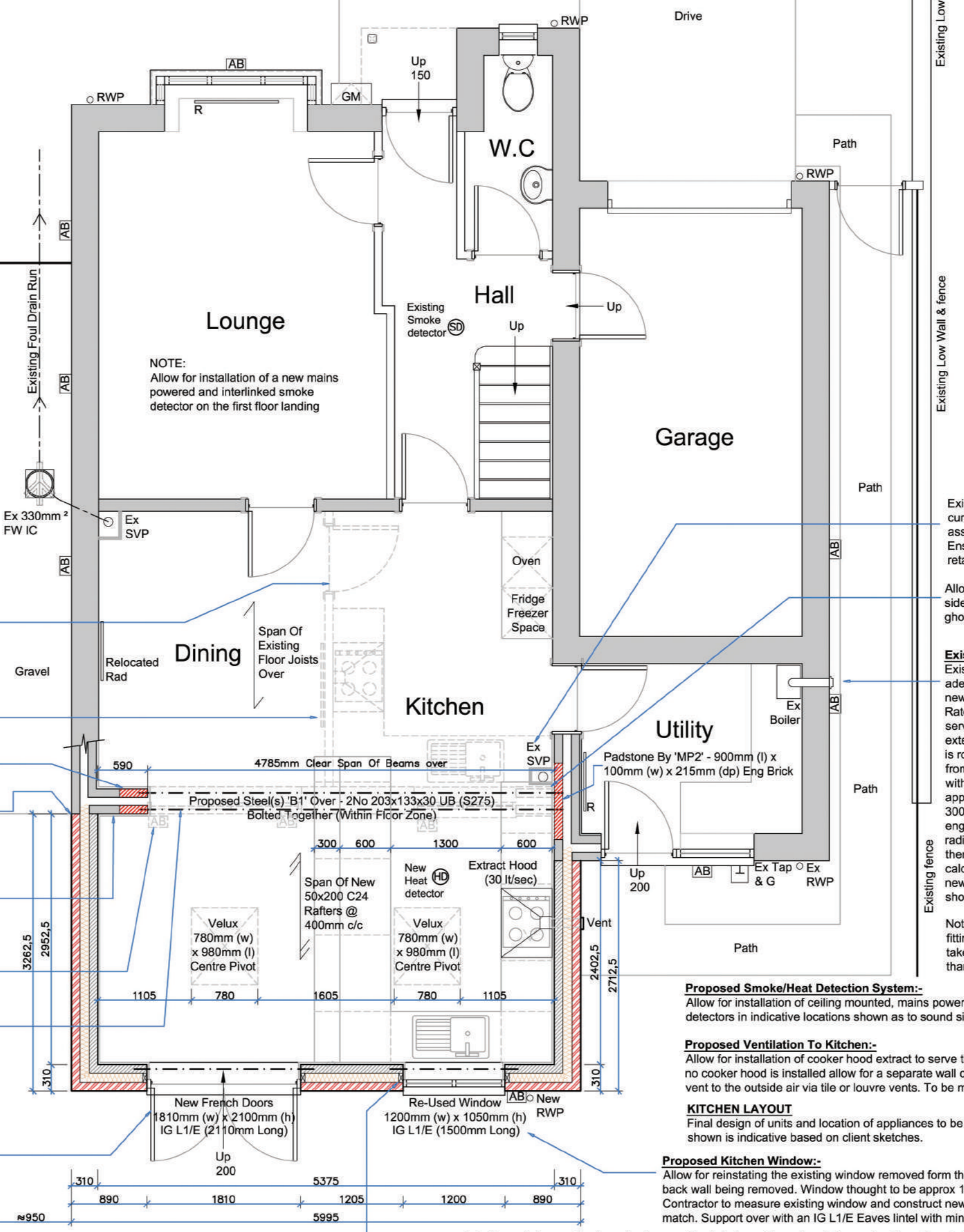
Where proposed new cavity walls meet existing masonry walls, to be fixed with a 'Trix' type stainless steel fixing suitable vertical DPC to be used to help prevent ingress of any damp. Contractor to assess existing wall structure prior to commencement. Insulation in cavity to run continuously.

Former external walls which are now internal are to be overboarded with plasterboard + skim finish.

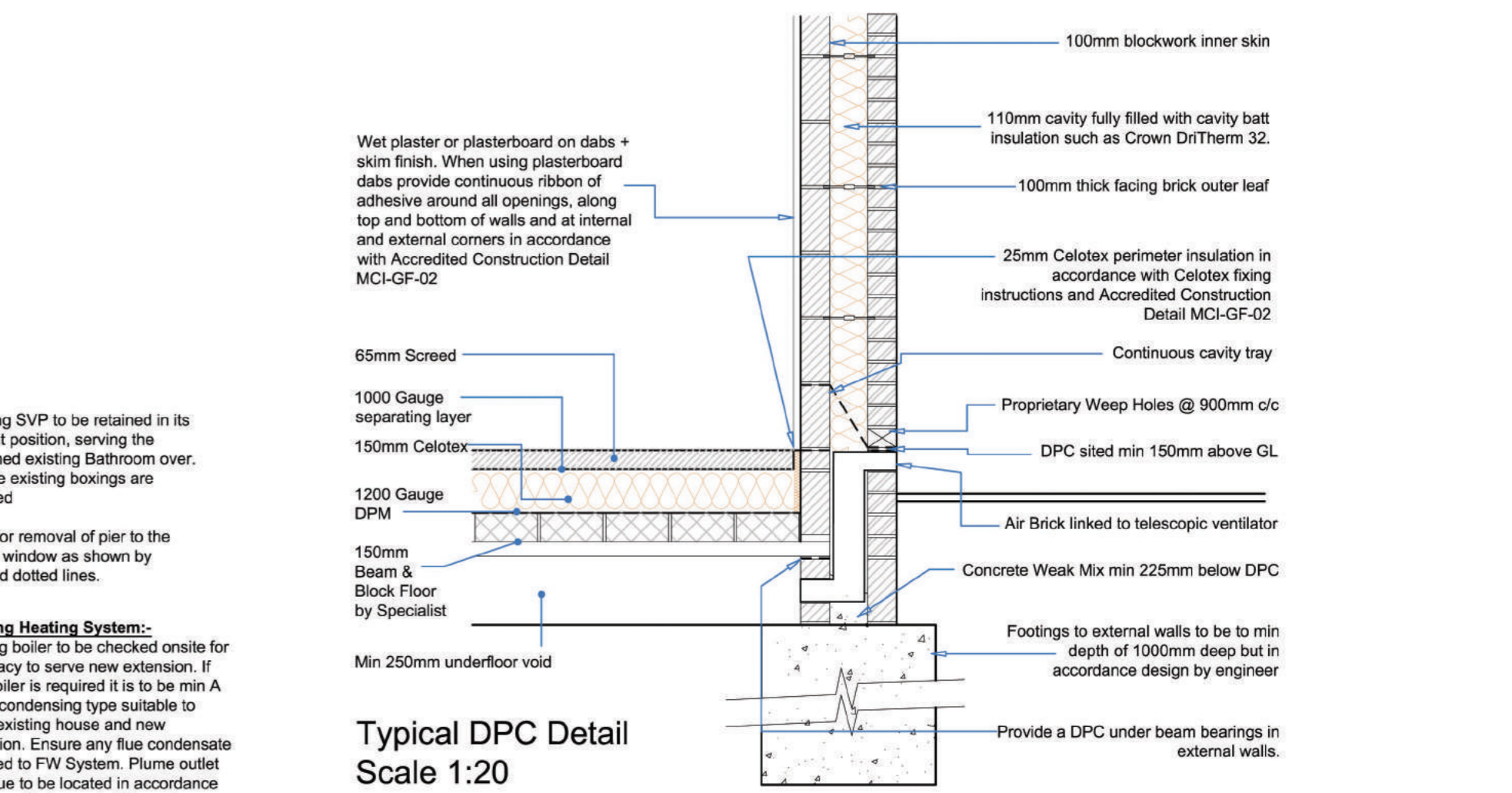
New extension covers up 3No existing air bricks serving the underfloor void of the dwelling. Allow for venting these air bricks into the new underfloor void of the new extension. Refer to Section A-A for clarity

Allow for removal of former patio doors, former Kitchen window and all masonry between and below openings down to below existing floor level. Support over large opening with new Steel Beam(s) 'B1' to be designed by Structural engineer. Ensure steel(s) are positioned within the existing floor void. Floor joists are thought to run front to back, therefore existing joists are to be hung from side of new steel beam 'B1'. See section A-A for clarity

Proposed External French Doors:-
Allow for installation of proposed new external french doors as shown to be approx 1810mm (w) x 2100mm (h). Support over with new IG L1/E Eaves lintel with min 150mm end bearings. Doors generally to be in white uPVC to match existing windows and doors to be double glazed to achieve min U-Value of 1.6W/m2K. Any glazing in doors to be safety type in accordance with approved document N. Doors generally to be in accordance with Security Standards as set out in BS publication PAS 24:2012 OR Appendix B of Approved Document Q



Proposed Ground Floor Plan
Scale 1:100



Typical DPC Detail
Scale 1:20

Client

Sidney Design
ARCHITECTURE

10 MARKET SQUARE, HIGHAM FERRERS, NN10 8BT
TEL: 01933 317967 FAX: 01933 311161
EMAIL: enquiries@sidneydesign.co.uk
WEBSITE: www.sidneydesign.co.uk

Drawing Status

CONSTRUCTION

Drawing Title: Existing & Proposed Plans, Existing & Proposed Elevations, Proposed Section & Details

Date	Drawn	Checked	Scale	Drawing No.	Rev.
	SC		As Noted		