

**NOTES** \* MAIN CONTRACTOR TO TAKE ALL CHECK MEASUREMENTS ON SITE & REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.

**roof**  
 ALL EXISTING ROOF TO BE STRIPPED BACK & ALL NECESSARY REPAIRS TO EXISTING TRUSS & REPLACEMENT OF PERPETIVE SPARS & PULNDS TO BE CARRIED OUT TO SATISFACTION OF L.A. BUILDING INSPECTOR. ROOF FINISH OF BLUE SLATES ON 38x19 PLOOFED PATIONS ON SHEATHING FELT ON 100x50 SPARS @ 400 CENTRES. 100x50 W.P. PLATES STRIPPED BACK AT (MAX) 1200 CENTRES UNLESS 1000 W.P. GALVANISED MILD STEEL ROOF SLATE FIBRE TO BLOCKWORK LINING WALL. REPLACE FACIA BOARDS GUTTERS & W.P. & ENSURE 25 GAP AT REAR OF FACIA BOARD TO ALLOW CROSS VENTILATION OF ROOF SPACE (ABOVE LEVEL OF INSULATION.) 200 THICK FIBREGLASS INSULATION TO ROOF SPACE. 75x50 HANDSLS & 100x50 RAFTERS @ 1200 (MAX) CENTRES. 75x50 CEILING JOISTS @ 400 CTR. 12.5 PASTERBOARD & SKIM. CEILING FINISH.

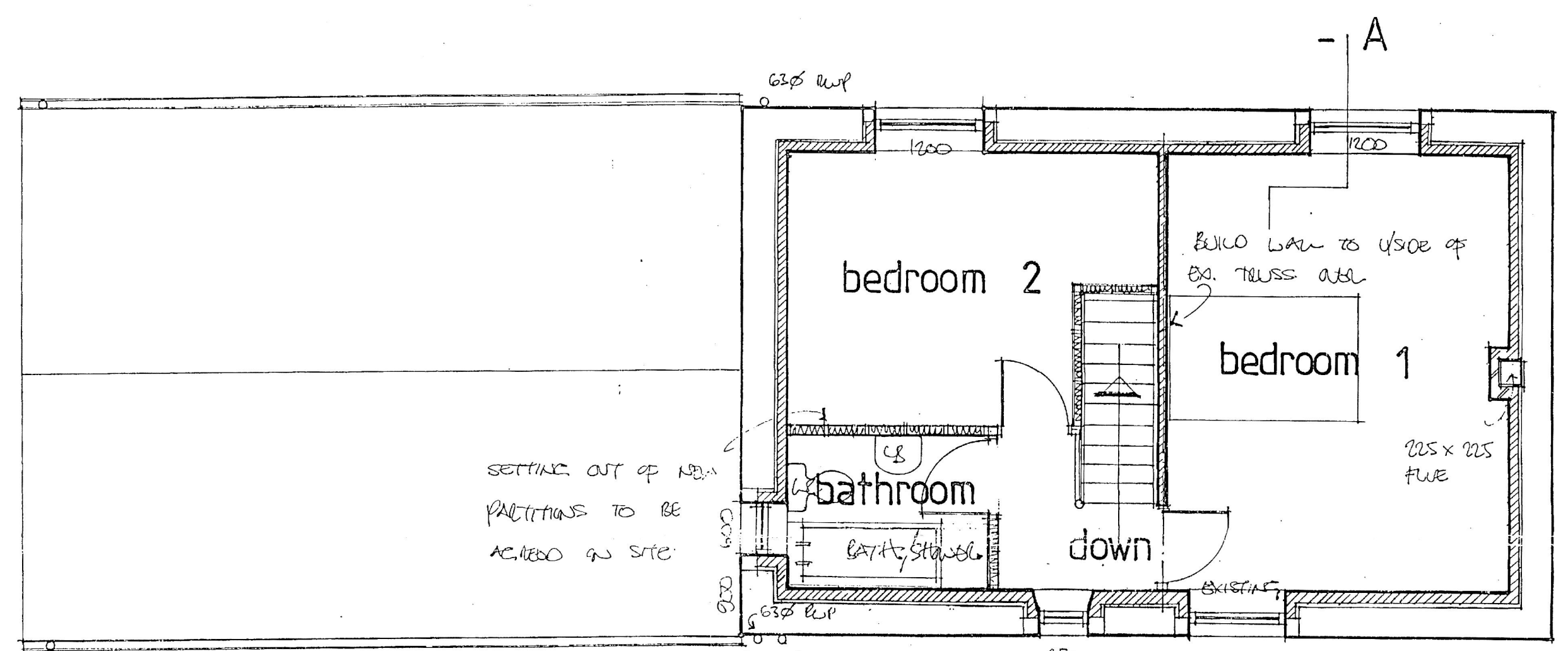
**walls**  
 OUTER LEAFS TO BE MADE GOOD & POINTED AS NECESSARY. ALL OPENINGS REVEALED OUT TO HAVE NATURAL STONE HEAD, CILLS & JAMBES TO MATCH EXISTING (SEE GENERAL NOTES FOR WINDOW SIZES.) WHERE OPENINGS BUILT UP, NATURAL STONE TO BE USED TO MATCH EXISTING. VERTICAL W.P. TO BE PROVIDED TO JAMBS & UP UNWELL/TD REAR OF CILLS. CAVITY TRAYS TO BE PROVIDED OVER ALL OPENINGS. SO CAVITY & INNER LINING WALLS OF 'PASCUAL TRAMMELBAND' BLOCKWORK WITH ENJOJO INSULATION (OR SIMILAR) WITH 12.5 PASTER FINISH INTERNALLY. NEW LINING WALLS TO BE TIED BACK TO EXISTING. OUTER STONE WALLS INTERNAL LOADBEARING WALLS OF 100 BLOCKWORK WITH 12.5 PASTER TO BOTH SIDES. 150 EC. UNTOOLS OVER DOORWAYS IN BRICK WALLS. ALL STUDDED PARTITIONS TO HAVE 75x50 STUDS & SOUND INSULATING WOOL TO ALL SIDES & 9.5 PASTERBOARD & SKIM TO EACH SIDE.

**floors**  
 FIRST FLOOR OF 25 T#G BOARDING (IF FLOODING GRADE CHIPBOARD IS TO BE USED, USE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, 18 THICK INTERLOCKING, PLOOFED GRADE) LAID ON TIMBER JOISTS AT 900 SPACING IN DIRECTIONS INDICATED @ 400 CENTRES.  
 \* PROVIDE SOLID OR 'HOLDERS' BRACING TO FLOOR JOISTS AT MID SPAN WHERE SPAN OF JOIST EXCEEDS 2.5 METRES. 12.5 PASTERBOARD & SKIM CEILING.  
 GROUND FLOOR OF 50 THICK SCREED ON 50 POLYSTYRENE FOAM INSULATION (LAID IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS) ON 100 UNWELLED W.P. (TO LINK TO W.P. IN WALLS.) ON 150 REINFORCED CONCRETE FLOOR SLAB. CAST OVER EXISTING FLOOR FINISH.  
 \* THIS METHOD ONLY USED IF AGREED ON SITE WITH L.A. BUILDING INSPECTOR.

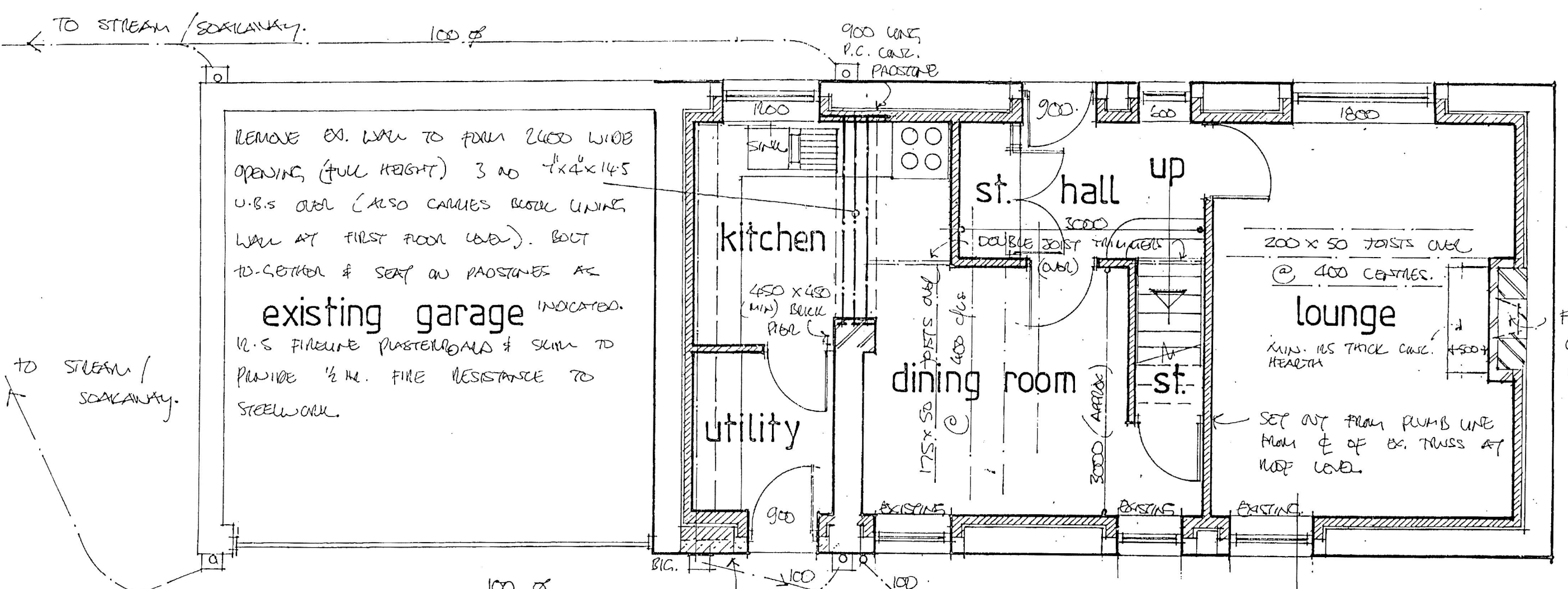
**foundations** \* SEE NOTE ABOVE FOR 12.5 FLOOR SLAB LINING WALLS & CROSS WALLS BUILT OFF 12.5 FLOOR SLAB. (IF AGREED BY L.A. BUILDING INSPECTOR.) ANY OTHER FOUNDATION TYPE TO BE TO APPROVAL OF BUILDING INSPECTOR.

**drainage**  
 \* ALL DRAINAGE TO BE TO THE SATISFACTION OF L.A. BUILDING INSPECTOR. 100 Ø 'SUPER-SLOVE' TYPE DRAINING TO BE USED, UNDO 1:40. ANY DRAIN UNWELL BUILDINGS TO BE ENCASED IN 150 CONCRETE. 30 Ø WASTES & DEEP SEAL MAP TO BATH & C.B. RE-SEALING TRAP PROVIDED TO KITCHEN SINK. FLOOR DRAINS (100 Ø) TO CONNECT INTO EXISTING MANHOLE & SEPTIC TANK. SURFACE WATER DRAINS TO HILL 1:40 TO STREAM/SEAWALKWAY.

**general**  
 ALL WINDOWS DOUBLE GLAZED & FRAMES PROVIDED WITH 'TERRACE WETS' MIN. 1/8" FLOOR AREA OPENING LIGHT PROVIDED GENERALLY. PROVIDE EXTRACT FANS - BATHROOM EXTRACT RATE 15 LITRES/SEC. TO UTILITY ROOM, 30 LITRES/SEC EXTRACT RATE. TO KITCHEN, 60 LITRES/SEC EXTRACT RATE.



FIRST FLOOR PLAN



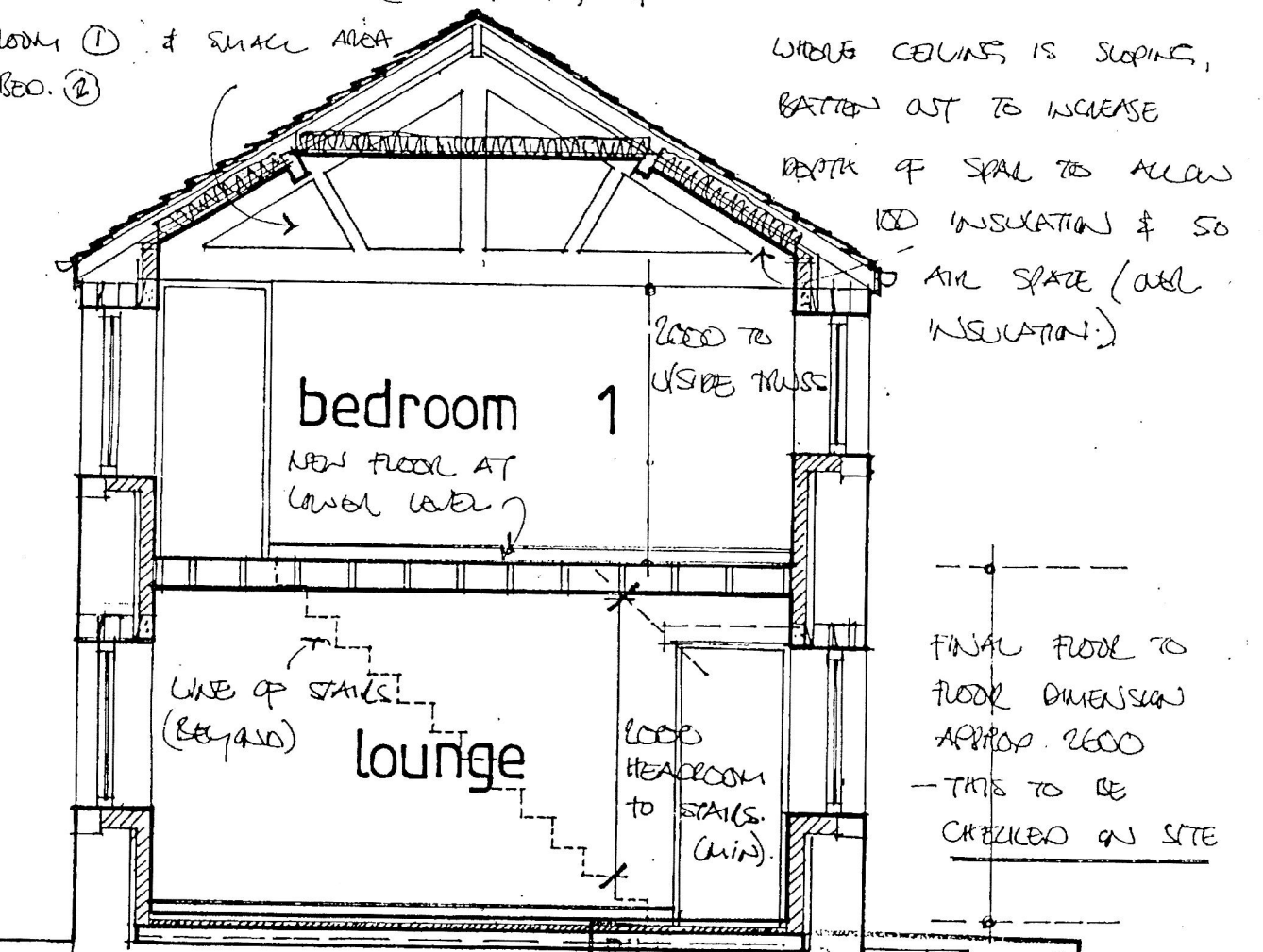
GROUND FLOOR PLAN

**lintols**  
 EXTERNALLY STONE HEADS PROVIDED TO MATCH EXISTING. INTERNALLY 150 EC. UNTOOLS PROVIDED TO FULL THICKNESS OF WALL & CAVITY TRAY TO BE INCORPORATED.

**staircase** \* JOINER TO TAKE ALL OWN MEASUREMENTS FROM SITE. MIN. WIDTH OF FLIGHT/LANDINGS. 800 MEASURED BETWEEN SIDE OF HANDRAIL & WALL OPPOSITE. MAX. ANGLE OF STAIRS TO NOT EXCEED 42°. MIN. 2m HEADROOM AT ANY POINT. MAX. RISE 200 MM. 22.5 CORNICES (150 TREADS INCLUDING 25 RISERS). HANDRAIL TO ONE SIDE AT 900 HEIGHT TO FLIGHT & 1000 TO LANDINGS. EX. 25x50 STRINGERS. 32 THICK TREADS, 18 THICK RISERS. EX. 100x100 NEWEL POST WHERE SPINDLES PROVIDED (TO LANDINGS) NO GAP TO EXCEED 100.

\* PROVIDE SMOKE ALARMS (WIRING OPERATED) TO HALL & LANDINGS TO SATISFACTION OF BUILDING INSPECTOR.

**heating** GAS FIRED COMB. BOILER SITED IN UTILITY ROOM. BUILD UP WITHIN SHAPES OF EXISTING TRUSS IN 100x50 STUDS WITH 12.5 PASTERBOARD & SKIM FINISH TO BOTH SIDES (TO LANDINGS & ROOMS) & SMALL AREA TO BED. ② WHERE CEILING IS SLOPING, BATTER OUT TO INCREASE DEPTH OF SPAL TO ALLOW 100 INSULATION & 50 AIR SPACE (OVER INSULATION).



SECTION A - A

High Wycombe Borough Council  
 Town and Country Planning Act 1990  
 Granted with Conditions  
 11 SEP 1997

**IMPORTANT**  
 ANY PROPOSAL TO CONNECT TO A PUBLIC SEWER MUST BE APPROVED BY THE COUNCIL'S DRAINAGE SECTION. NO PUBLIC SEWER MUST BE INTERRUPTED WITHOUT THE WRITTEN AUTHORITY OF THE ABOVE. CONTACT DRAINAGE SECTION 01200 425111. BEWARE! SEWERS CAN KILL!

**EXISTING**

DWELLING at WILPSHIRE LANE COTTAGE VICARAGE LANE · WILPSHIRE for Mr. McNEILL. ✪

drawn by	PETER J. HOLGATE	date	may 1997
	BEARDWOOD DESIGN LTD.	scale	1:50, 1:100
	14 WYCOLLAGE ROAD	ref. no.	97/1061 / 1
	BLACKBURN BB2 7JZ		
	TEL. 0574 616778		

Existing