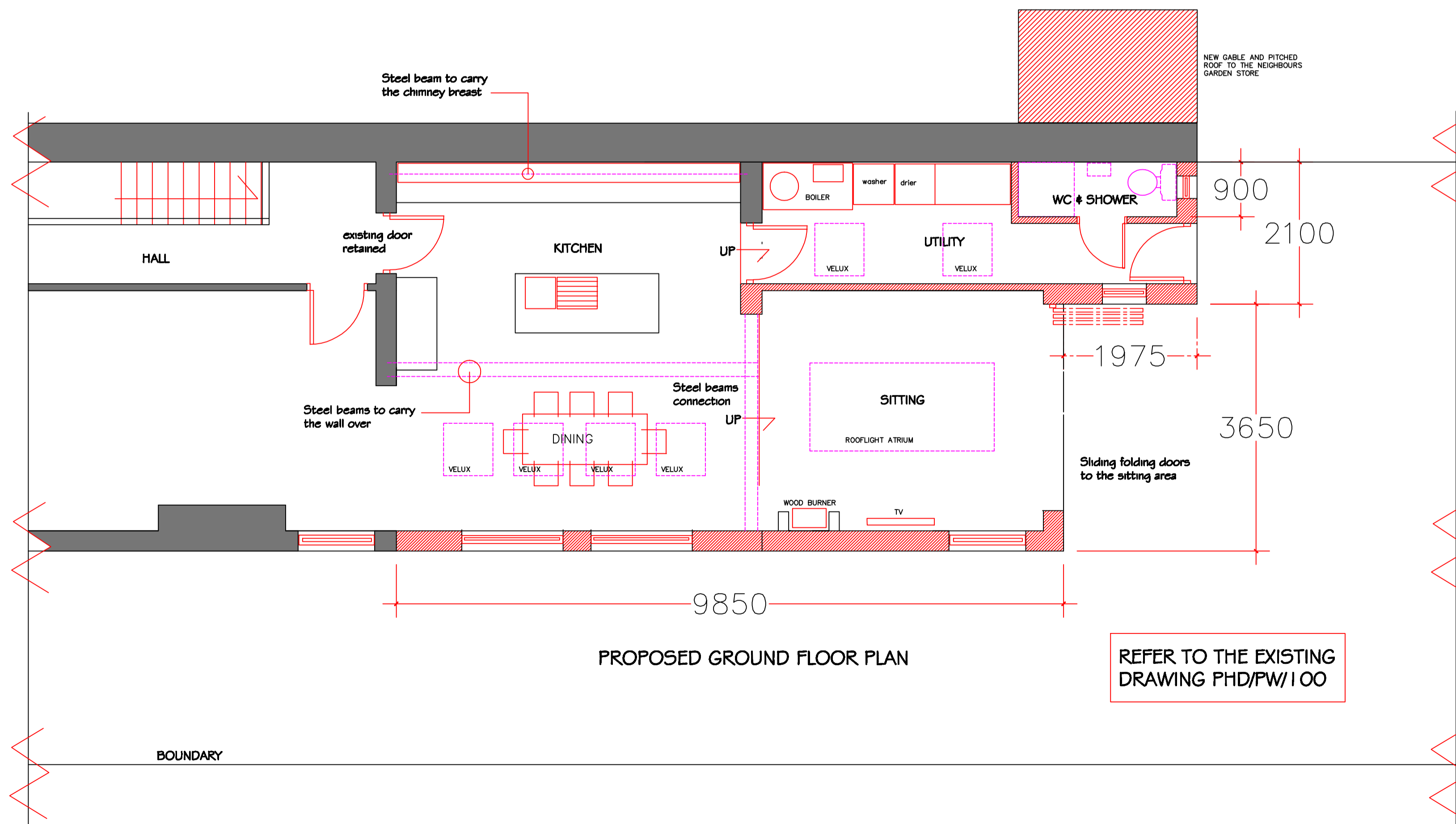


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

REFER TO THE EXISTING DRAWING PHD/PW/100

TENDER NOTES

DEMOLISH EXISTING GARDEN STORE STRUCTURE COMPLETE AND STRIP OFF THE EXISTING SLATE ROOF FINISH PROTECTING THE BOILER FLUE. REMOVE THE PATIO DOORS TO THE EXISTING DINING ROOM. PROVIDE PROTECTION TO THE EXISTING HOUSE AND ENSURE THE TANK AND BOILER REMAIN IN OPERATION.

CARRY OUT STRUCTURAL WORK INCLUDING THE REMOVAL OF THE BRICK NIBS IN THE EXISTING KITCHEN AND THE INSERTION OF STEEL BEAMS TO SUPPORT THE MASONRY ABOVE. ALLOW FOR THE DEMOLITION OF THE EXISTING REAR WING WALLS AND THE INSERTION OF NEW STEEL BEAMS TO CARRY THE WALLS ABOVE AS SHOWN. STEELS TO BE 254 X 102 UB SECTIONS.

GRUB UP THE INTERNAL SLABS AND PREPARE THE GROUND TO RECEIVE A NEW 100MM INSULATED CONCRETE SLAB (120MM KINGSPAN) TO THE WHOLE AREA. ALLOW FOR THE STEP UP IN THE SLAB LEVEL AT THE END OF THE KITCHEN. ALLOW FOR THE NEW FLOOR TO RECEIVE A SCREED FINISH OVER A NEW UNDER FLOOR HEATING SYSTEM TO THE KITCHEN, DINING AND SITTING AREA.

CONSTRUCT NEW 300MM CAVITY WALL CONSTRUCTION WITH FACING BRICKS TO BLEND WITH THE EXISTING HOUSE. INTERNAL WALL TO BE 100MM BLOCKWORK. ALL WALLS FINISHED WITH 13MM PLASTER AND SKIM.

FORM NEW FLAT ROOF CONSTRUCTION WITH TIMBER JOISTS, MARINE FLY DECKING TO A 1:60 FALL AND FINISH WITH 120MM KINGSPAN INSULATION AND SINGLE FLY MEMBRANE FINISH DRESSED DOWN THE TIMBER FASCIAS. 12.5MM PLASTERBOARD AND SKIM TO THE CEILING.

INSTALL NEW TYVEK BREATHABLE MEMBRANE TREATED BATTENS AND SLATE FINISH TO THE EXISTING PITCHED ROOF AND THE NEW PITCH ROOF AREAS TO MATCH THE EXISTING. INCLUDE FOR THE BUILDING OF A NEW GABLE AND PITCHED ROOF OVER THE NEIGHBOUR'S GARDEN STORE AS A REPEAT DETAIL. INSTALL CODE 4 LEAD UPSTAND FLASHING DRESSED INTO THE EXISTING WALL OF THE HOUSE ABOVE THE NEW DINING AREA. INSTALL A NEW UPVC FEATURE DOUBLE GLAZED GABLE WINDOW AS NOTED. ENSURE THE NEW SINGLE FLY FINISH IS DRESSED A MINIMUM OF 400MM UP THE SLOPE OF THE PITCHED ROOF BENEATH THE SLATE MEMBRANE WHERE THE PITCHED ROOF MEETS THE FLAT ROOF FOR WATER TIGHTNESS.

ALLOW FOR THE INSTALLATION OF 6 NEW VELUX ROOFLIGHTS (1000 X 800) AS SHOWN AND TRIM THE FLAT ROOF OVER THE SITTING AREA TO ALLOW FOR THE NEW UPVC ATRIUM ROOFLIGHT WITH UPSTAND DETAIL COMPATIBLE WITH THE ROOF FINISH.

INCLUDE FOR NEW UPVC BI FOLD DOOR INSTALLATION AND NEW DOUBLE GLAZED WHITE UPVC WINDOW AND DOOR INTO THE UTILITY AREA AT THE REAR. INCLUDE FOR NEW INTERNAL TIMBER DOORS AND SECOND FIX JOINERY.

ALLOW FOR THE DRAINAGE ALTERATIONS TO SERVICE THE NEW KITCHEN ARRANGEMENTS, THE UTILITY AND TOILET AREAS. CARRY OUT A FULL DRAINS INSPECTION AT THE OUTSET OF THE WORKS.

EXCLUDE THE KITCHEN FIXTURES AND FITTINGS AND THE UTILITY/TOILET FIT OUT. EXCLUDE THE ELECTRICAL WORK AND PLUMBING

PROPOSED SINGLE STOREY EXTENSION

19 PARIS
RAMSGREAVE
BLACKBURN
LANCASHIRE

PH/PW/200
FEBRUARY 2014 1:50 (A1)