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Front Elevation

existing front entrance
door removed, walls
opened up internally
and window inserted.
brickwork infill to match
existing

clay plain-tiled roof
matching existing

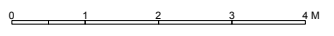


facing brick and mortar
to match existing as
closely as possible.

footings provisionally
1500mm depth x
600mm width
see engineer's details
for local area of
cantilever footing at NE
corner

footings step up where
garage slab is 225mm
above general FFL

North Side Elevation

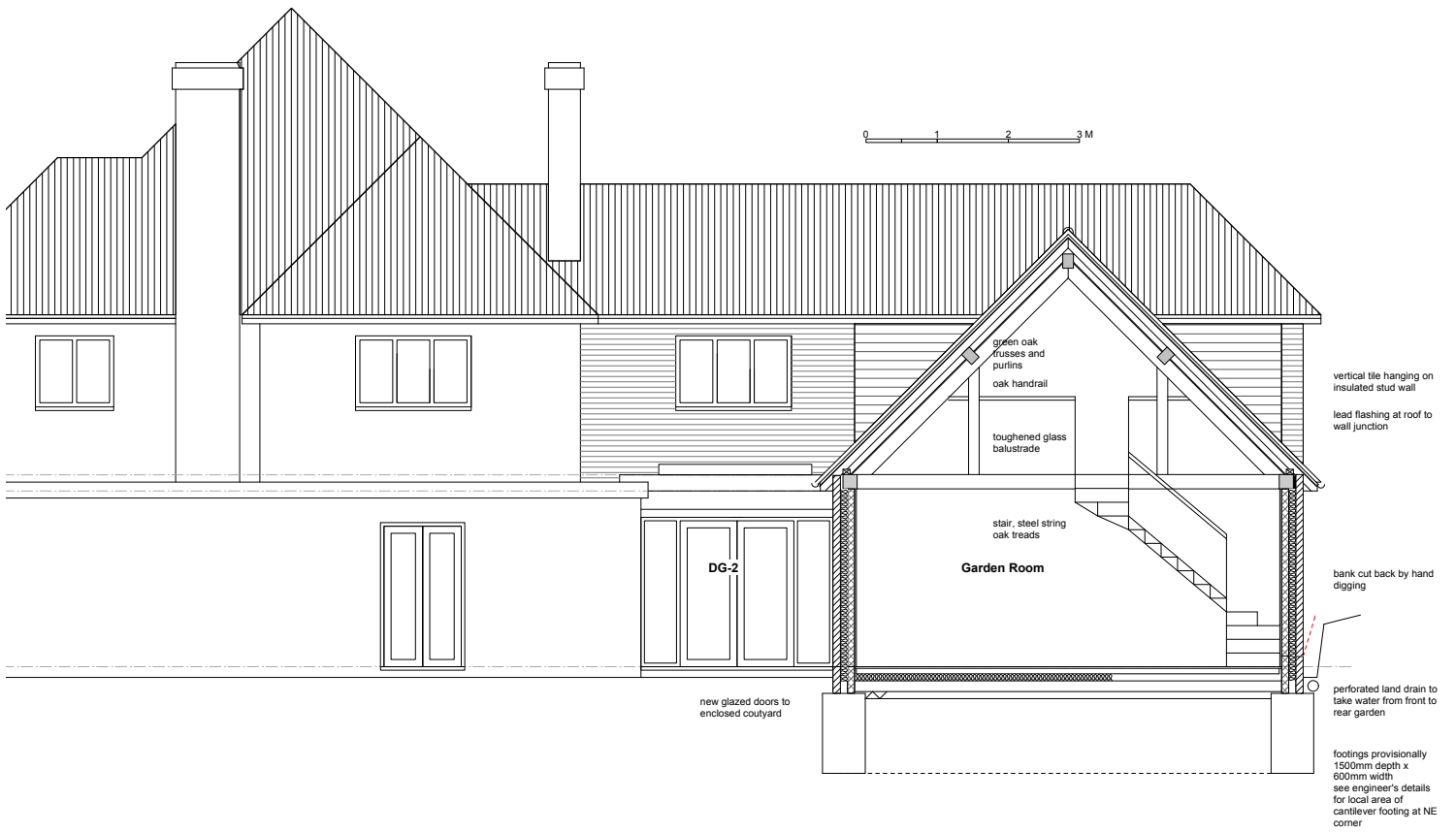


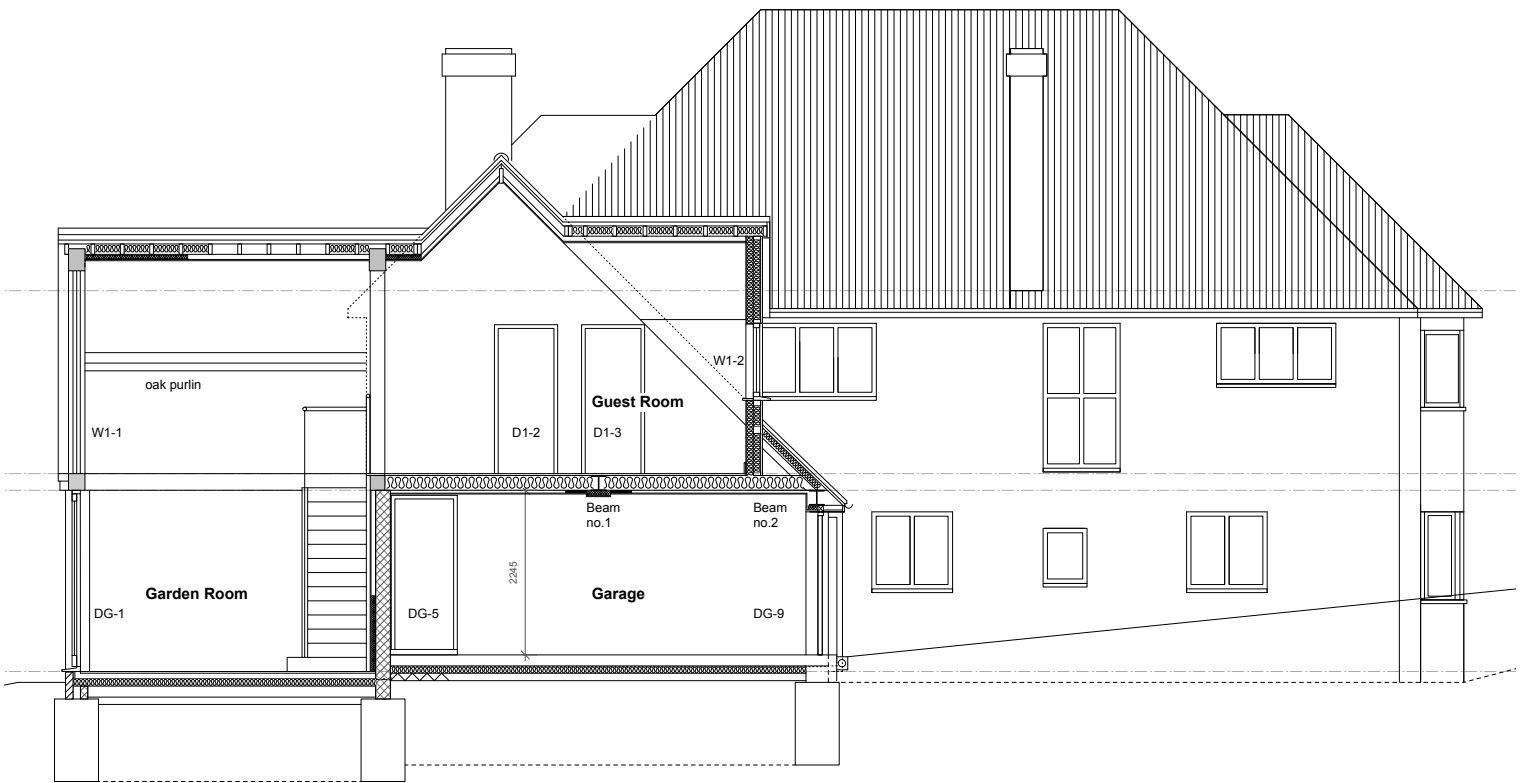
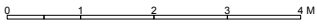


Rear Elevation



South East Side Elevation





Demolitions:

Demolish garage and porch as shown on the drawings.
At front elevation strip out existing doorway and brickwork in preparation for new window.
Internally, take out gas stove and set aside for relocation in extension.
At first floor form new door opening in external wall / window opening to NW bedroom.
Brick fireplace in living room stripped out in later stage works.

Groundworks:

Reduce levels
Construct new footings to side extension to structural engineer's details. Provisionally trench fill footings 1200mm depth (from garden room FFL) 600mm width. Note at SE corner of extension foundations to be reduced in depth to 600mm and steel reinforced to cantilever over notional beech tree root protection area. Details of footing / ground beam depth and reinforcement subject to detail design by Structural Engineer)

Excavations to be hand dug at North West side where footings are close to the root protection area of the trees T4 and T6.
Comply with Planning Condition taking photographs of the excavations in relation to trees and roots for submission to Wycombe DC

Lay 150mm dia perforated land drain alongside new footings, protected with geotextile sheet and backfilled over with shingle to prevent water build-up and drain surface water to lower ground at the rear.
Excavate for new drainage connections and lay 100mm uPVC drains to new manholes (positions to be agreed) replacing exg. salt glazed earthenware pipework. Install new internal double sealed manhole for connections from utility and bathrooms.
Rainwater drainage to new soakaway at rear garden, placed minimum 5m from house
Install Aco channel drain and metal grille at garage door threshold

Tree Protection:

To be under supervision of an arboricultural specialist.
Photographic record and brief report to be submitted by tree specialist to Wycombe DC Planning & Sustainability.
Root Protection Areas as indicated on the Arborial Impact Assessment, to be fenced and no storage of materials permitted within those areas.

Walls:

New external walls cavity construction. Facing bricks matching existing house brickwork as closely as possible.
Cavity 100mm full filled with Knauf DnTherm 32
Inner leaf of 100mm Thermalite Hi Strength 10 conc. block.
Wall lies at 900mm horiz. and 450mm vert. centres, 300mm centres at openings.
Insulated cavity closers installed at all external openings.
Internal finish, plasterboard on dabs and plaster skim.
Hyload dpc

Garage internal separating wall 200mm 10N concrete blockwork insulated on house side using Celotex 62.5mm insulation / plasterboard faced PL4055 to achieve U 0.27

External, tile hung timber framed wall to rear at first floor and to dormers: 100x50C16 treated studwork, 12mm ply sheathing, Tyvek battens and plain tile cladding externally 100mm Celotex fitted tightly between studs and taped. Interior layer of Celotex GD5025 35mm thickness plasterboard faced

Structure:

Green oak frame to Garden Room. Posts, trusses and purlins sized by specialist oak frame manufacturer.

Steel beam B1 above garage set within first floor construction. Concrete padstones at end bearings.
Beam B2 lintel at garage door opening
Beam B3 at eaves over porch
Beam B4 supporting glazed roof over new courtyard

Ground Floor construction:

Floor to Garage: 150mm mesh reinforced oversite slab laid on 100mm Celotex laid on Polythene 1000 gauge DPM and 100mm blinded compacted MOT Type 1 crushed stone. Concrete slab float finish and falling slightly to garage door threshold.

Floor to garden room, Utility and lobby: Compacted hardcore blinded to receive 150mm mesh reinforced oversite concrete.
Polythene DPM turned up at perimeter and lapped with DPM set in wall construction.
100mm Celotex insulation laid on DPM to receive 75mm cement/sand screed.
Floor finish to be agreed

Roof:

Roof over Garden Room and Guest room, Clay plain tiled to match house, Rafters 100x50 C16 softwood supported at ridge, purlins and eaves. Warm roof construction.
100mm Celotex fitted tightly between rafters and taped 62.5mm Celotex GD5050 fixed below rafters.
Tyvek breather membrane laid over rafters and beneath tiling battens
Ridge tiles to match existing roofs

Roof over courtyard flat construction accommodating glazed rooflight. Topseal or similar GRP weathering to flat roofed area. Timber joist structure, ply deck, warm roof construction
Roof light provisionally Glazing Vision Flushglaze fixed glazing 1.5x1.5m.

New rainwater goods black h/r PVC gutters and 70mm dia downpipes

First Floor:

Provisionally 175x50 C16 joists at 400mm c/s
22mm chipboard deck
100mm mineral wool acoustic quilt in voids
150mm mineral wool thermal insulation quilt in floor above garage.
12.5mm plasterboard and skim to soffit
PL4040 Celotex plasterboard faced insulation to garage soffit
Bathroom floor decked with 25mm marine ply screw fixed at 300mm centres to joists and lined with Ditra tiling membrane and finished with 300x300mm porcelain tiled finish (allow £55/sq.m supply only cost)

Stud partitions:

generally 70x50mm studs, infilled with mineral wool quilt and plastered each side with 12.5mm wall board and skim.
Loadbearing stud partitions 150x50 C16 lined with plywood and screwed to studs and finished with 12.5mm plasterboard & skim
Bathroom partitions lined with moisture resisting board to receive tiled finishes

Second fix carpentry:

New skirtings and architraves to match existing, primed and finished with eggshell paint.

Doors:

DG/1 Oak framed glazed French doors, Each leaf 760mm W x 2400mm H, x 63mm T, 24mm sealed units, toughened and low E soft coated Argon filled. Doors rebated meeting sills weatherstripped. Oak sills three point locking.
DG/2 Doors to rear courtyard as DG/1 but softwood paint finish and incorporating full height glazed side panels, glazing spec. as DG1
DG/3 Doors to front porch as DG/2
DG/4 internal glazed doors and side panels to courtyard as DG/3
DG/5 internal door solid core flush, 1/2hr FR rated
DG/6 internal door to garage, solid core flush, 1hr FR rated
DG/7 760x1981 solid core flush door, paint finish, ironmongery to match existing house doors.
DG/8 New front entrance door and glazed side panels and full height glazed side panels. Glazing spec. as DG/1
DG/9 Garage double width door electrically operated up-and-over type, provisionally 4840mm W x 2134mm H (style to be agreed)

D1-1 door to new bathroom, new structural opening, four panelled door, paint finish. Bathroom lock and door furniture to match existing
D1-2 bathroom door, as D1-1 but 760mm width door leaf
D1-3 as D1-1 but without bathroom lock

Windows: All glazing to windows using sealed units, 24mm, toughened glass, low E soft coated. Argon filled cavities.
WG/1 Fixed glazing set into oak glazing bars within green oak frame.
WG/2 softwood window 1650x375 with 3no. top hung lights. Metal window sections MetTherm AG210 thermally broken sections set into painted timber sub-frames. Secure key operated window locks
WG/3/Window replacing existing front door. Side hung casements fully lockable. Metal sections in timber subframes as WG/2

WG/2 softwood window 1650x375 with 3no. top hung lights. Metal window sections MetTherm AG210 thermally broken sections set into painted timber sub-frames. Secure key operated window locks
WG/3/Window replacing existing front door. Side hung casements fully lockable. Metal sections in timber subframes as WG/2

W1/1 Upper part of full height glazing to gable end of Garden Room, set within oak roof truss and oak posts, similar spec. to WG/1

W1/2 softwood window 1500 x 1050 with 1no. fixed light and 2no. side hung opening lights. Paint finish. Multi-point locking. MetTherm AG210 thermally broken sections set into painted timber sub-frames. Secure key operated window locks
W1/3 As W1/2
W1/4 As W1/2

Stair:

steel string and oak treads and risers to winding stair.
Balustrade toughened glass to stair and to gallery.

Floor Finishes:

Garden Room: screed to receive client supply carpet finish on underlay
Install slate hearth at stove position.
Upper deck and dressing room carpet
Utility and circulation route vinyl flooring matching existing kitchen diner.

Wall Finishes:

Generally, new walls and partitions skimmed plaster on plasterboard lining. Boards set onto dabs and continuous plaster ribbon ensuring airtight seal to voids behind wall lining.
Ceramic tiling to bathroom and utility to be agreed.

Plumbing and Heating:

Sanitary Fittings: to be agreed
allow for fitting bath, shower, whb and WC
New wall mounted gas combi-boiler in garage providing space heating to extension rooms and hot water to new bathroom and utility room.
Wall mounted radiators. S/steel ladder type towel rail in bathroom
Connect all new appliances in bathroom and utility room to hot & cold water and wastes
Install outside brass bibcock tap for garden watering.

Existing gas fired stove relocated from dining room to new Garden Room. Flue to discharge through side wall.
New log burner / solid fuel stove (supplied by client) to be installed in Dining Room in place of gas stove. New insulated twin-wall flue fitted, sized to suit new stove output. Flue connected to rear of stove and run up outside face of wall to 900mm above flat roof and fitted with suitable terminal and weathering.

Test and Certify gas installation and solid fuel stove on completion

Electrics:

Check distribution board and upgrade to latest IEE standards if necessary.
strip out existing wiring where disturbed by the demolitions and replace and connect up to new socket outlets and lighting positions. (see separate Lighting and Power Outlet Schedule for provisional quantities and positions)

Fit new mains powered heat and smoke detectors in the Guest Room, Garage, Utility and Lobby at Ground Floor

Extract fans fitted to Utility rated at 30 l/sec and to new Bathroom rated at 15 litres/sec and linked to light switch, fitted with over-run. Check existing extract fan fitted to existing ground floor cloakroom and WC and duct fan to outside.

Install new ceiling lights in Garden Room, Guest Room, Dressing Room, Bathroom, lobby and Utility Room (to IP44 in bathroom areas)

Install new power outlets to extension, provisionally:
5no. double s/o to Garden Room
8no. to Guest Room and dressing room
1no. shaver socket in bathroom

2no. double s/outlets to ground floor lobby
5no. double s/outlets to Utility Room
4no. double s/outlets to Garage
2no external weatherproof sockets
Power supply to entrance gates for future electrical operation

Test and Certify electrical installation on completion.

Decorations:

Plasterwork painted with matt emulsion
Doors, windows internally, skirtings, linings and architraves painted eggshell finish

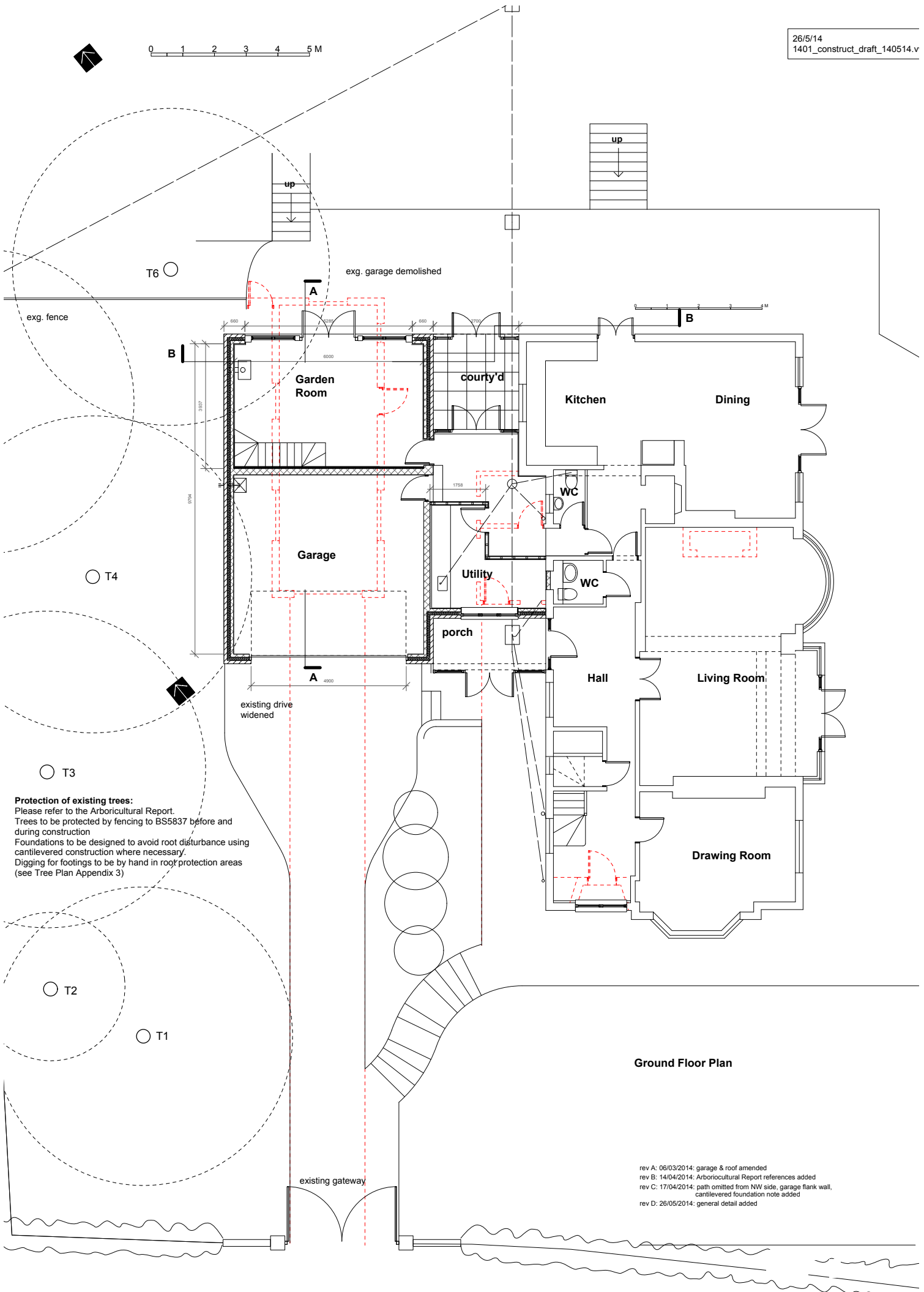
Utility Room Fittings:

To be purchased by client and installed by main contractor

External Works

Existing drive widened to suit new garage width. Existing stone in retaining wall to be salvaged and re-used.
Aco drain installed at garage door threshold.

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Protection of existing trees:
Please refer to the Arboricultural Report.
Trees to be protected by fencing to BS5837 before and during construction
Foundations to be designed to avoid root disturbance using cantilevered construction where necessary.
Digging for footings to be by hand in root protection areas (see Tree Plan Appendix 3)

Ground Floor Plan

rev A: 06/03/2014: garage & roof amended
rev B: 14/04/2014: Arboricultural Report references added
rev C: 17/04/2014: path omitted from NW side, garage flank wall, cantilevered foundation note added
rev D: 26/05/2014: general detail added