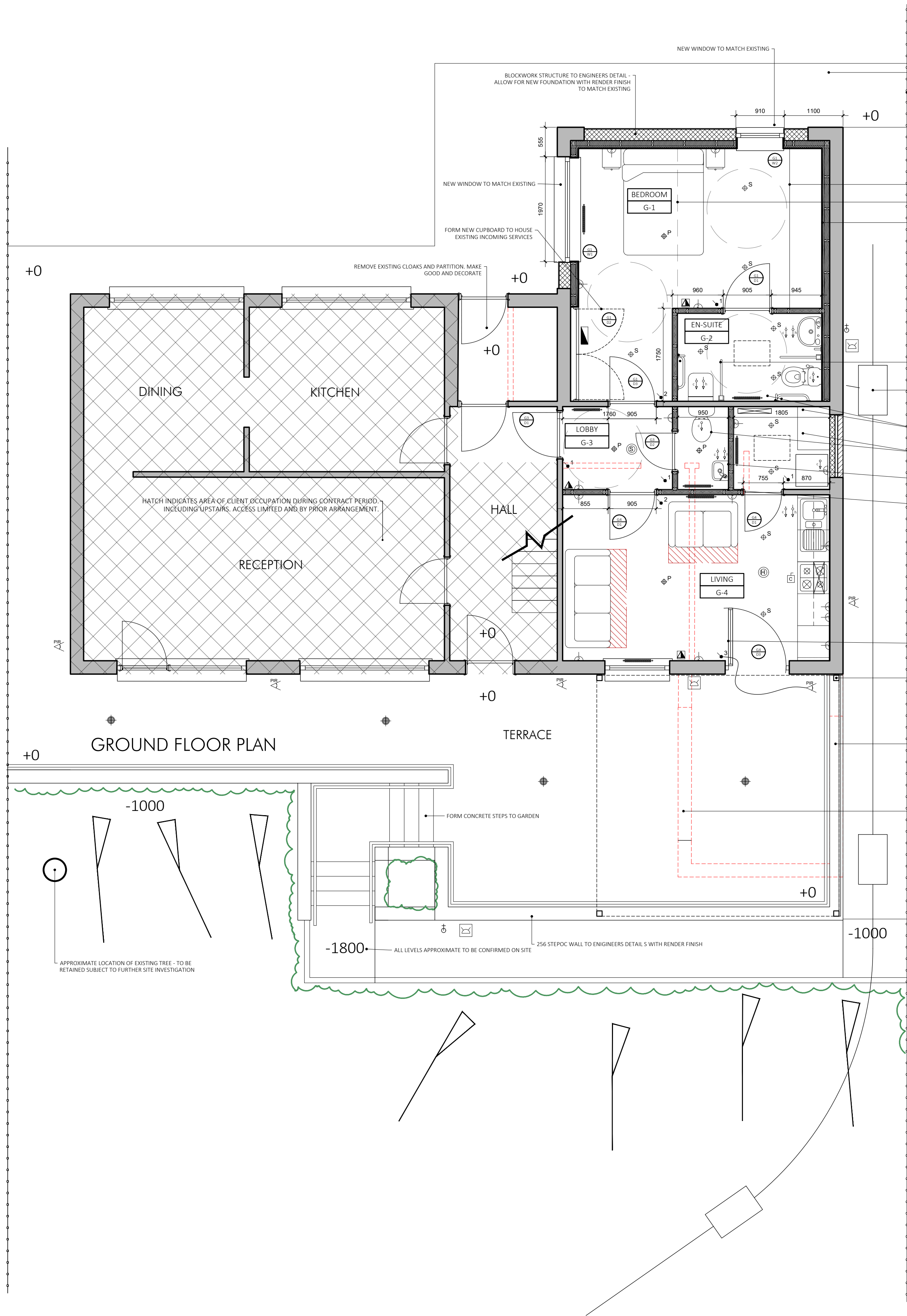




ALLOW TO RESURFACE AND GRADE EXISTING PATHWAY TO FORM LEVEL THRESHOLD, INCLUDE THRESHOLD DRAINS AT OPENINGS

EXISTING FENCELINE TO BE RETAINED

SEE SECTION FOR WARDROBE CONFIGURATION

LINE OF STORE OVER - SEE SECTION AND ENGINEERS DETAILS

TIMBER STUDS TO ENGINEERS DETAILS ABUTTING WALL WITH DAMP PROOF COURSE LINING AND 25x25 TIMBER STOP BATTEN WITH 75mm KINGSPAN KOTOTHERM INSULATION BETWEEN STUDS AND 52.5 KINGSPAN KOTOTHERM K118 FIXED TO TIMBERS WITH 3mm SKIM FINISH - U-VALUE 0.17W/m²K

IDEAL STANDARD 800x600 SHOWER ROOM PACK C/W WC & WASHBASIN - CONTOUR 21 ASSEMBLY

EXISTING MANHOLE - UNDERTAKE A DRAINAGE SURVEY TO ASCERTAIN THE FLOW AND CONDITION OF EXISTING DRAINS AND DESIGN NEW DRAINAGE TO CONNECT TO EXISTING - ENSURE CLEAN AT COMPLETION

EXISTING SOLAR POWER RELOCATED TO OPPOSITE SIDE OF WALL IN NEW UTILITY

IDEAL STANDARD COMPACT BACK TO WALL CC WC WITH COMPACT TOILET UNIT AND CISTERN INC. WORKTOP

IDEAL STANDARD 41cm GUEST WASHBASIN WITH UNIT BELOW

STEEL POST TO ENGINEERS DETAILS

GENERAL - ALLOW FOR MAKING GOOD AND SKIM TO ALL WALLS WITH PAINT FINISH - DULUX OR SIMILAR

ALLOW FOR NEW FLOOR FINISHES AND JOINERY

TILED - BATHROOM AND ENSUITE, CARPET - BEDROOM, WOOD - HALL, LIVING/KITCHEN, UTILITY.

DOORS, ARCHITRAVE AND SKIRTING TO MATCH EXISTING HOUSE.

NEW DOOR TO EXISTING OPENING

ALLOW FOR METAL FRAMED CANOPY WITH RETRACTABLE ROOF

ALLOW FOR FENCE TO SIDE OF STRUCTURE TO FORM WIND BREAK

EXISTING STRUCTURE TO BE DEMOLISHED

FORM NEW OPENING IN WALL BETWEEN EXISTING HIGH LEVEL STORE AND NEW STORE

RETAIN EXISTING PURLIN TO BE SUPPORTED ON PROPOSED FLITCH BEAM TO ENGINEERS DETAILS

50x125 C24 RAFTERS TO ENGINEERS DETAILS WITH 100mm KINGSPAN KOTOTHERM K107 AND 37.5mm KINGSPAN KOTOTHERM 118 BELOW RAFTERS - U-VALUE 0.17 W/m²K - ENSURE EXISTING 25mm VENTILATION MAINTAINED THROUGHOUT AND BREATHEABLE SARKING OVER IN GOOD CONDITION

120mm KINGSPAN K103 FLOORBOARD WITH 65mm SCREED OVER TO LINE THROUGH WITH EXISTING FLOOR FINISH - 0.13W/m²K

NEW KITCHEN UNITS - HOWDENS CHELFORD DOORS AND UNITS INCLUDE ALLOWANCE FOR ALL WHITEGOODS, SERVICES, SINK, TAPS AND FULLY TILED SPLASHBACK

MAINTAIN EXISTING UNDERFLOOR VENTILATION BELOW DECKING AND NEW STRUCTURE

ALLOW FOR NEW WARDROBE WITH SHELVES, DRAWERS AND HANGERS AS INDICATED.

NEW CONSUMER UNIT - ALL RCBO'S, MINIMUM 31 CIRCUITS, 45 AMP HOUSE COOKER, 45 AMP FLAT COOKER, 45 AMP FLAT SHOWER, 30 AMP HOUSE FRONT POWER, 30 AMP HOUSE REAR POWER, 30 AMP HOUSE LANDING POWER, 30 AMP FLAT POWER, 30 AMP GARDEN POWER, 15 AMP HOUSE UPSTAIRS LIGHTS, 15 AMP HOUSE DOWNSTAIRS LIGHTS, 15 AMP FLAT LIGHTS INCLUDING OUT SIDE LIGHT.

Electricity Meter

Pendant / Downlight

Wall Mounted Lighting PIR

Light Switch

Carbon Monoxide Detector/ Sounder Combined Unit

Smoke Detector/ Sounder Combined Unit

Heat Detector/ Sounder Combined Unit

Combined Data & Telephone

45a Cooker Control Unit

Radiator - Size To Contractor Design

Gully

Hot & Cold Water Outlets

External waterproof double switch power sockets (i.p. 67 rated) with circuit breaker mounted on wall at 450mm

External tap

NEW CONSUMER UNIT - ALL RCBO'S, MINIMUM 31 CIRCUITS, 45 AMP HOUSE COOKER, 45 AMP FLAT COOKER, 45 AMP FLAT SHOWER, 30 AMP HOUSE FRONT POWER, 30 AMP HOUSE REAR POWER, 30 AMP HOUSE LANDING POWER, 30 AMP FLAT POWER, 30 AMP GARDEN POWER, 15 AMP HOUSE UPSTAIRS LIGHTS, 15 AMP HOUSE DOWNSTAIRS LIGHTS, 15 AMP FLAT LIGHTS INCLUDING OUT SIDE LIGHT.

Electricity Meter

Pendant / Downlight

Wall Mounted Lighting PIR

Light Switch

Carbon Monoxide Detector/ Sounder Combined Unit

Smoke Detector/ Sounder Combined Unit

Heat Detector/ Sounder Combined Unit

Combined Data & Telephone

45a Cooker Control Unit

Radiator - Size To Contractor Design

Gully

Hot & Cold Water Outlets

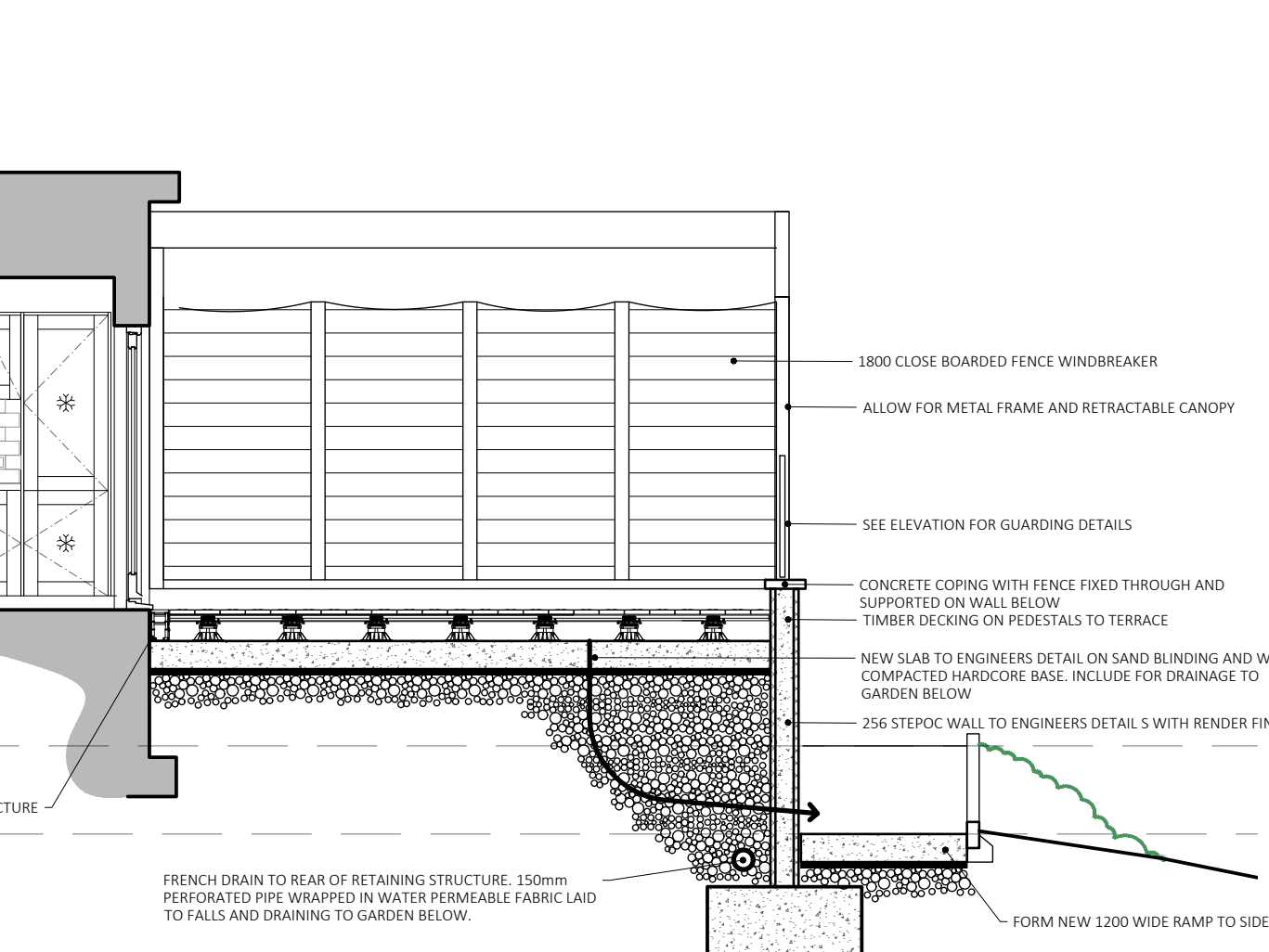
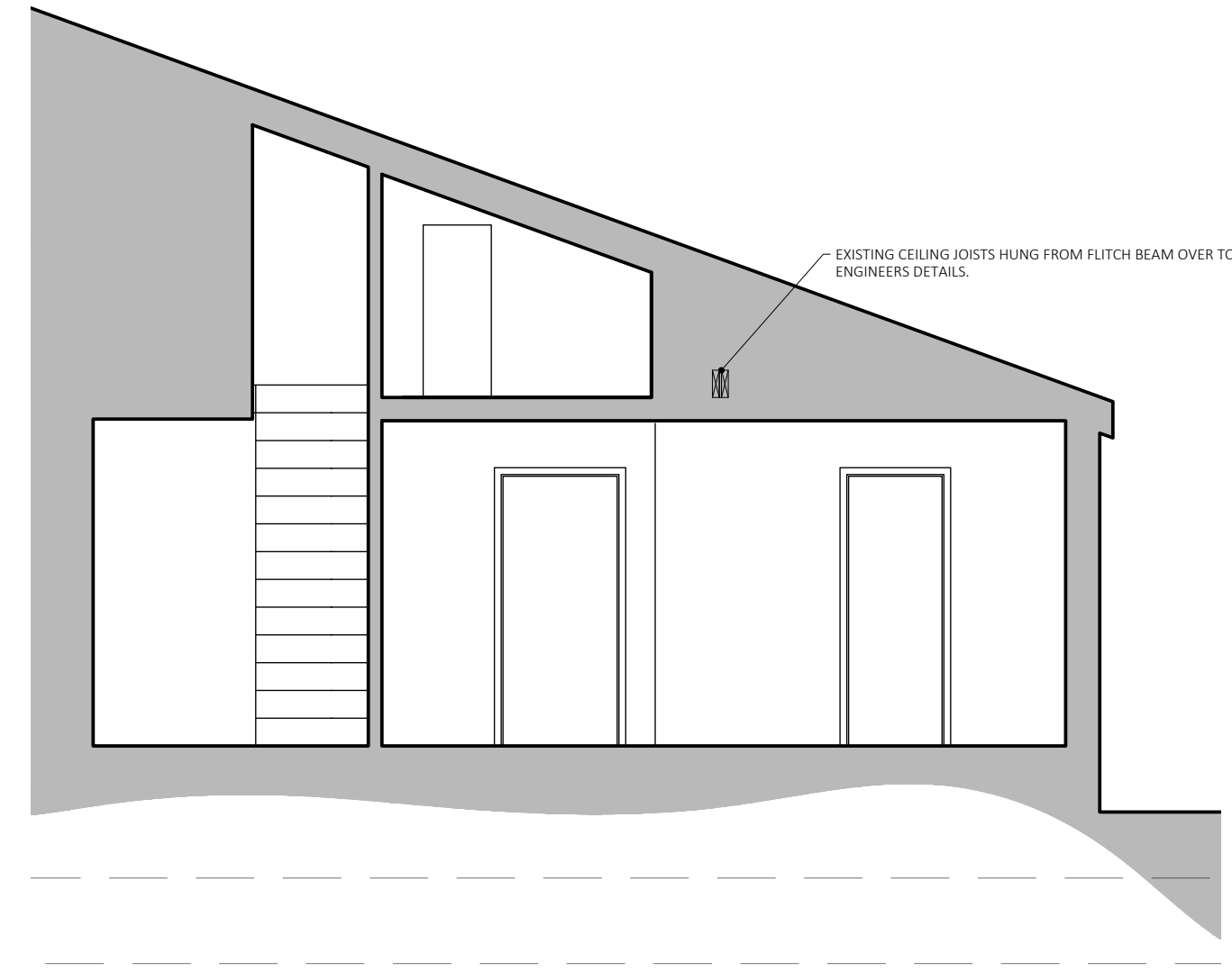
External waterproof double switch power sockets (i.p. 67 rated) with circuit breaker mounted on wall at 450mm

External tap

NEW CONSUMER UNIT - ALL RCBO'S, MINIMUM 31 CIRCUITS, 45 AMP HOUSE COOKER, 45 AMP FLAT COOKER, 45 AMP FLAT SHOWER, 30 AMP HOUSE FRONT POWER, 30 AMP HOUSE REAR POWER, 30 AMP HOUSE LANDING POWER, 30 AMP FLAT POWER, 30 AMP GARDEN POWER, 15 AMP HOUSE UPSTAIRS LIGHTS, 15 AMP HOUSE DOWNSTAIRS LIGHTS, 15 AMP FLAT LIGHTS INCLUDING OUT SIDE LIGHT.

Electricity Meter

Pendant / Downlight



1:50@A1

0 0.5 1 1.5 2 2.5 Metres

NEIL GASKELL ARCHITECTS
BALDOCK - HERTFORDSHIRE
INFO@GASKELLARCHITECTS.CO.UK

Drawing

PROPOSED PLAN & SECTION

Address THE WARREN ROYSTON

Client Mr. ELLIOTT

Revisions

Status PLANNING

© 2024 NEIL GASKELL ARCHITECTS ALL RIGHTS RESERVED

Date MAR 24

Scale 1:50@A1

Rev E

Project PROPOSED INTERNAL ALTERATIONS

Drawing Number BGK - 500

Revisions

Status PLANNING

© 2024 NEIL GASKELL ARCHITECTS ALL RIGHTS RESERVED