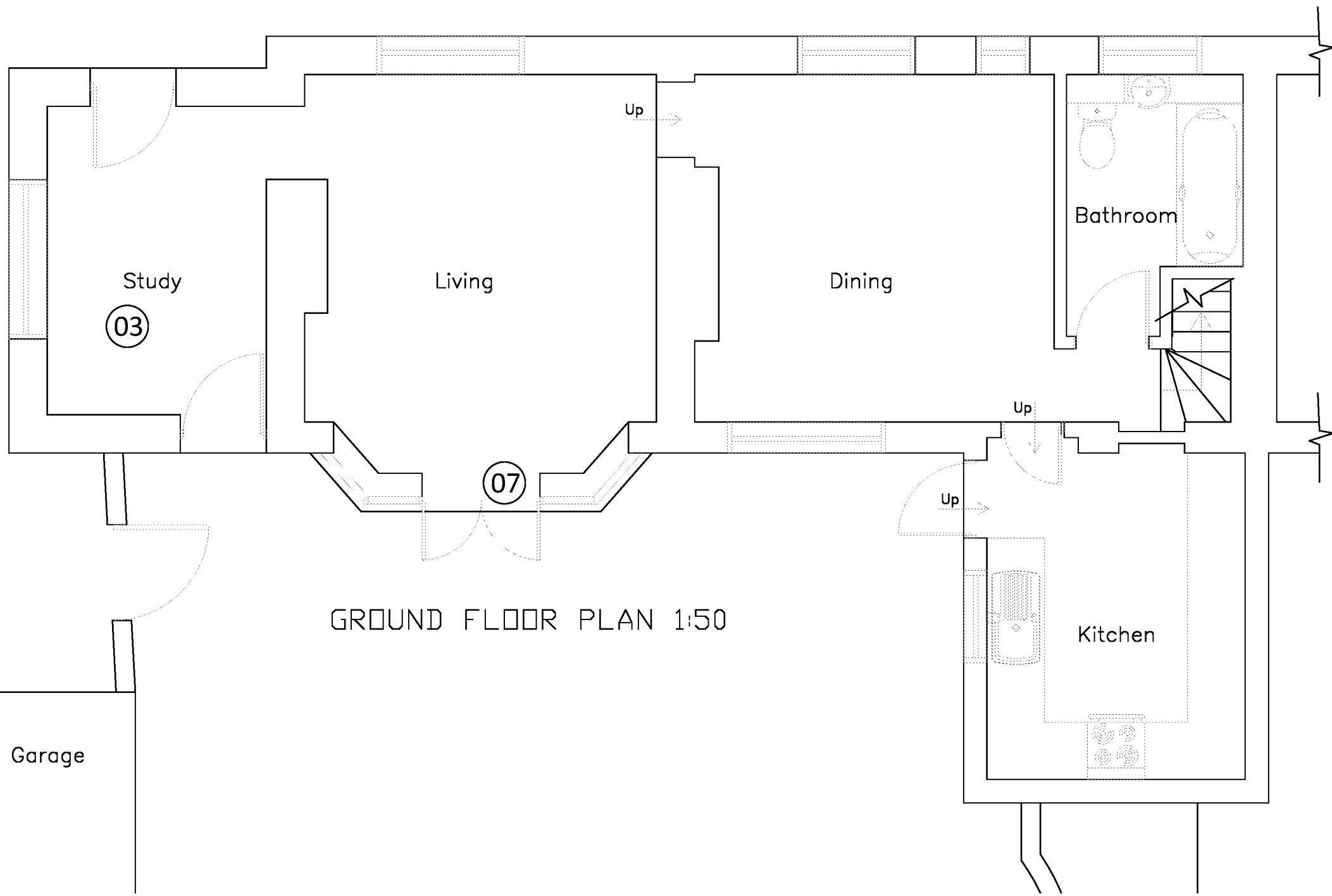
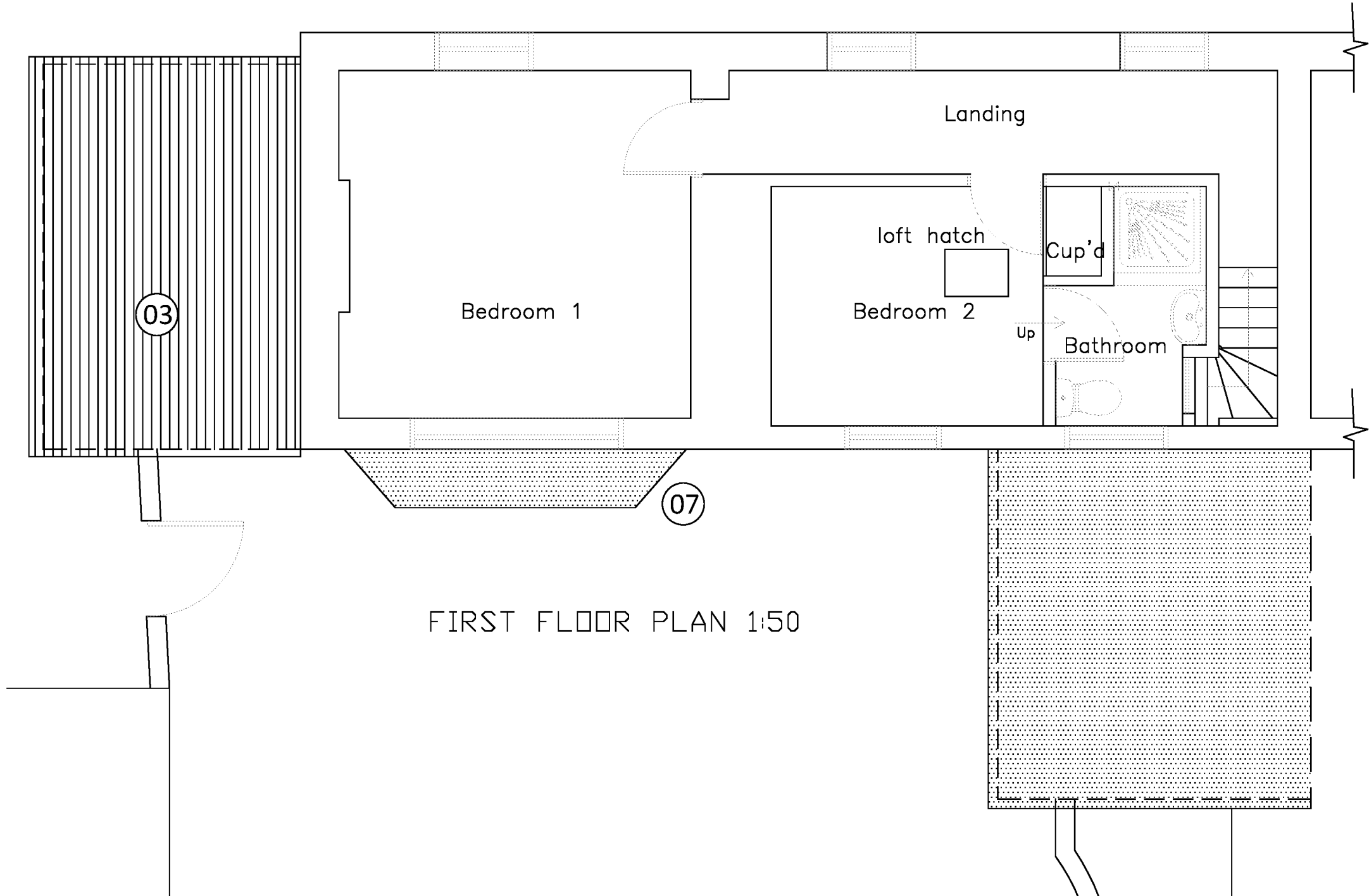
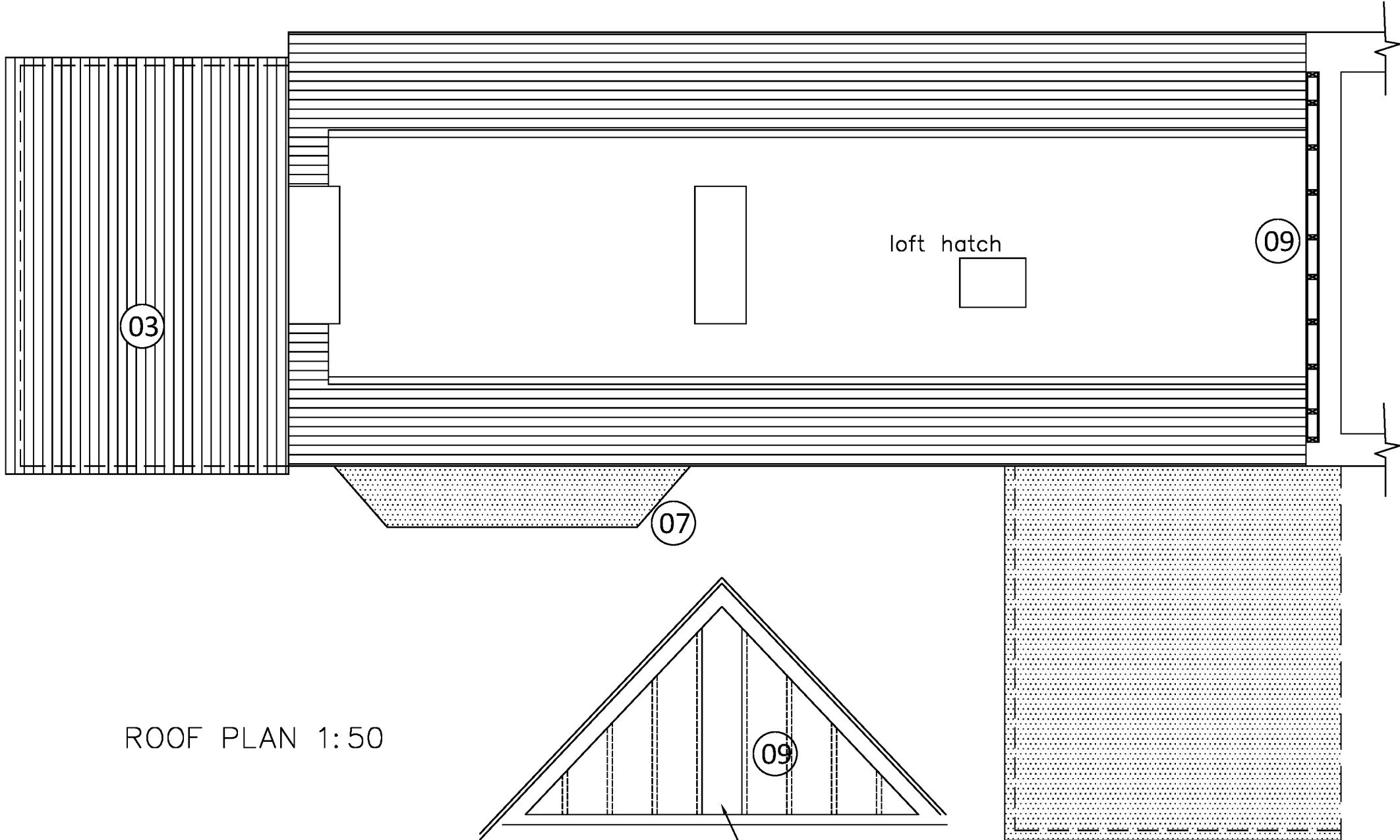




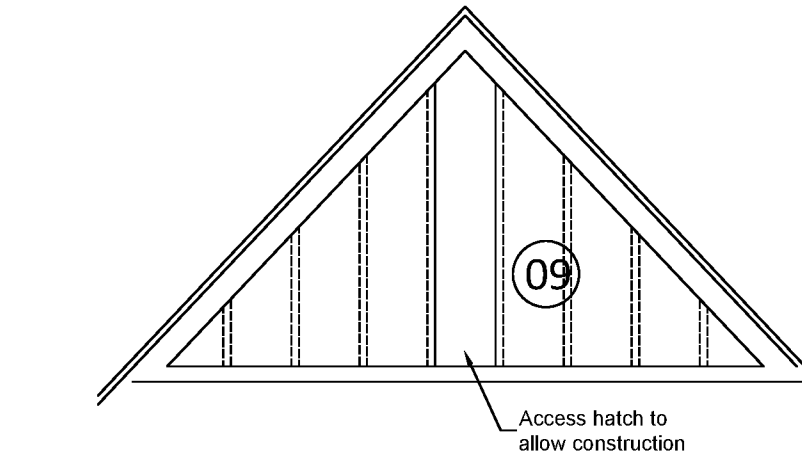
GROUND FLOOR PLAN 1:50



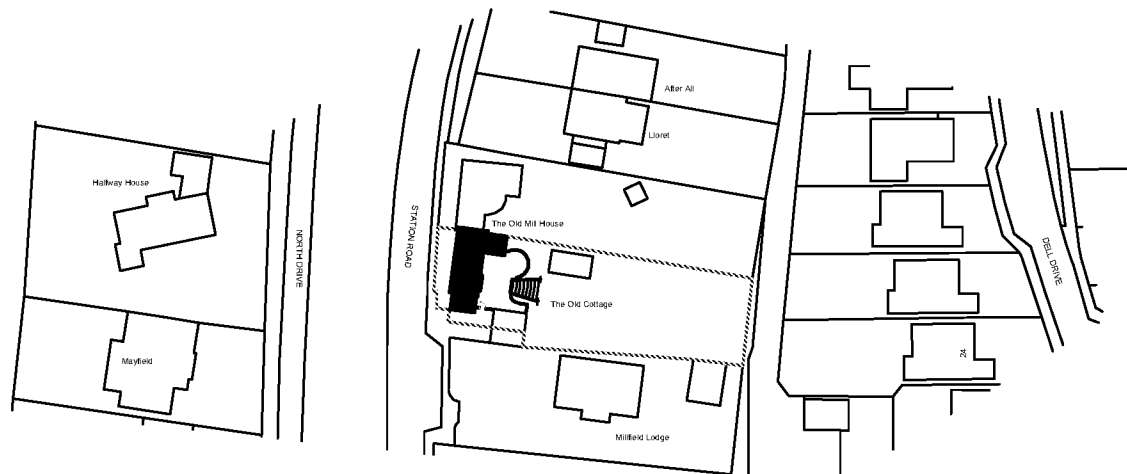
FIRST FLOOR PLAN 1:50



ROOF PLAN 1: 50

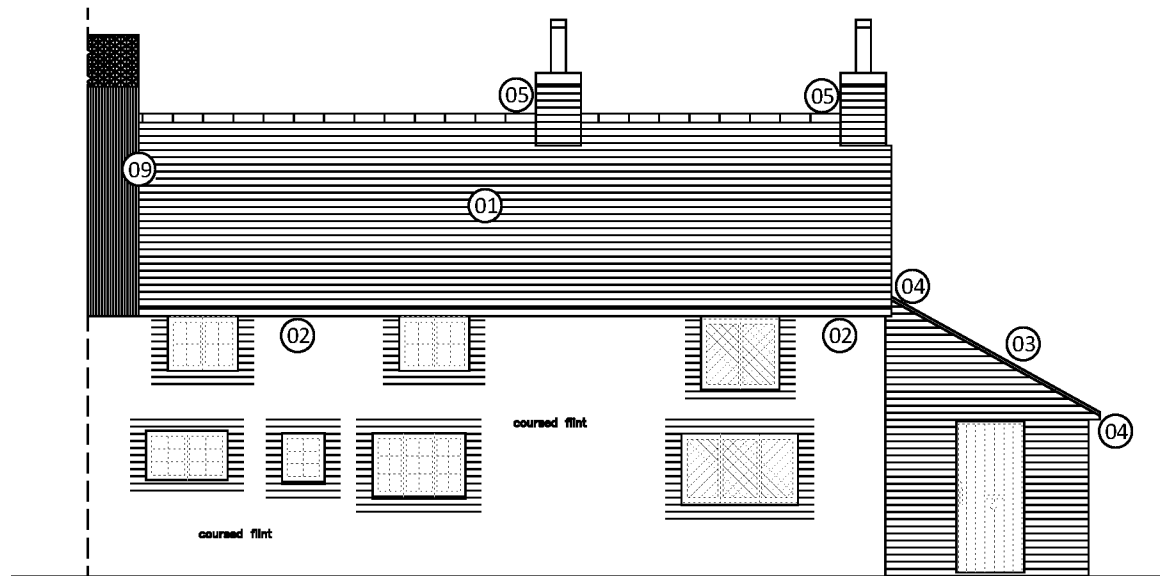
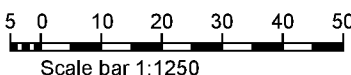
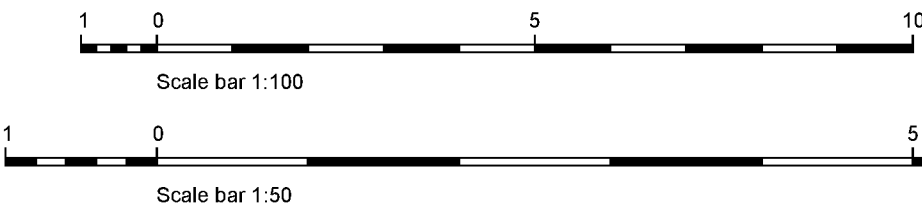


Section through roof showing new 1hr fire barrier along party wall

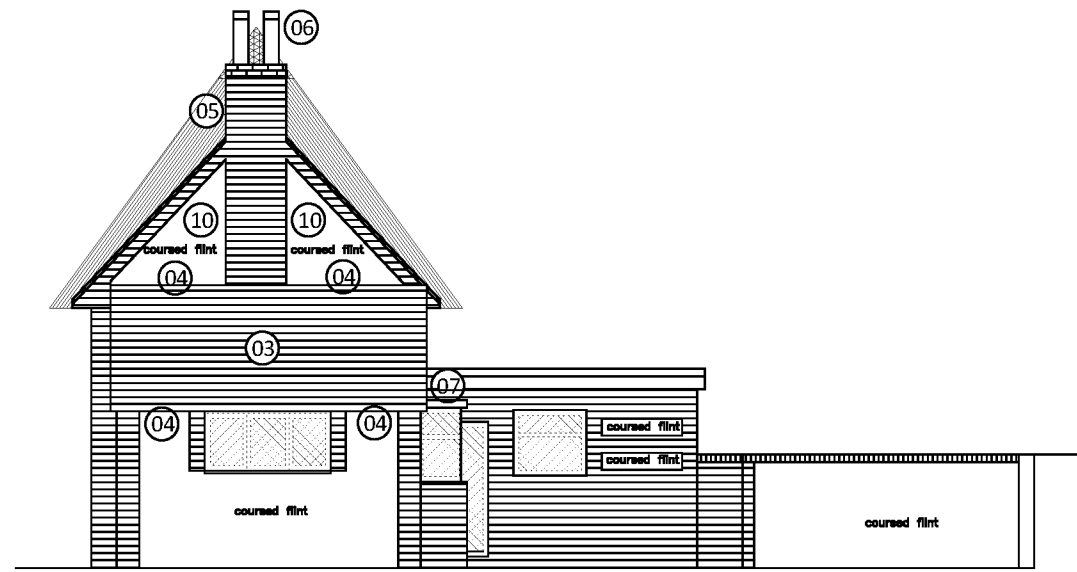


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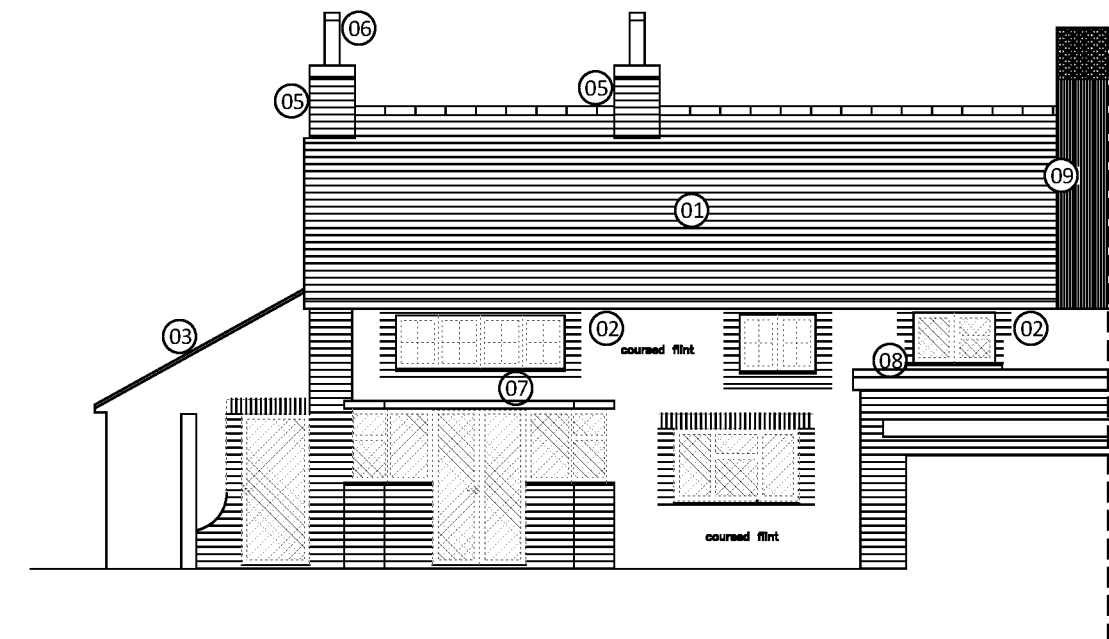
LOCATION 1:1250



FRONT ELEVATION 1:100 WEST



SIDE ELEVATION 1:100 SOUTH



REAR ELEVATION 1:100 EAST

- NOTES**
- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
 - CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
 - ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
 - COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

01 - Main Roof. Remove gutters and set aside to refix later. Carefully remove existing plain clay roof tiles and set aside salvageable tiles for relaying later. Note that the existing tiles extend under the neighbours thatched roof overhang.

Remove bedded roof tiles, tile battens and felt and cart away. Remove insulation from between ceilings and clean. Install 50mm Actis Hybis insulation friction fitted between rafters from outside, laid in accordance with manufacturers details.

Fix Actis Boost breathable membrane over roof joists laid with a 10mm drape, laid in accordance with manufacturers details and fix new treated battens. Ensure proprietary eaves carrier is installed to protect membrane from UV degradation.

Lay new clay tiles (Keymer Goxhill hand-made Autumn Brown colour) over battens. Bed new half round clay ridge tiles and re-install guttering.

02 - Install over fascia vents by Nicholson Airtrak or similar along full length of East and West elevations to achieve 25mm continuous gap and min 50mm airflow over Hybris insulation. Provide insect mesh where required to all gaps.

03 - Single Storey Study. Remove gutters and set aside to refix later. Carefully remove existing plain clay tiles and set aside salvageable tiles, remove felt and battens over Study and clean between ceiling joist from above. Ascertain current insulation provision. If required, install 100mm Knauf Earthwool Loft & Roll 40 between ceiling joists and 170mm Knauf Earthwool Loft & Roll 44 over joists to achieve 0.16 m/m2K U-Value. Lay Tyvek breather membrane, treated battens and tiles all to match existing. Ensure proprietary eaves carrier is installed to protect Tyvek membrane from UV degradation.

04 - Install over fascia vents by Nicholson Airtrak to acheive a continuous 25mm gap. At gable abutment install Nicholson Airtrak VA ventilation apron to achieve a 10mm continuous gap installed to manufacturers details. Dress lead flashing over.

05 - Repoint existing chimneys and install new lead flashings all in accordance with lead sheet association details and specification.

06 - Replace existing cracked un-ventilated chimney pot with new clay ventilated pot to match existing to meet AD F and J and gas safe regulations.

07 - Carefully remove existing lead roof over bay window including apron flashing and timber deck. Replace timber deck and firrings to ensure fall of 1:80 is acheived away from the building and lay new lead roof with rolls to match the existing. Provide new apron flashing and repoint as required. Lead to be installed to lead sheet association specification and details

08 - Carefully remove lead flashing from the existing bathroom cill/substrate and replace if required to provide fall away from window onto flat roof. Provide new flashing and fully weather flashings at each side of the window to the new flashing. Repoint as necessary.

09 - Install 1hr timber stud fire wall in loft space along party wall lin, including forming support across roof above existing stud party wall at first floor. New wall to comprise of 100x50mm treated SW studwork at 400c/c with one layer of 15mm Gypsum Fireline board on both sides. Stud wall can only be constructed from one side as access is not available on the neighbours side; construct access hatch to allow neighbouring side to be constructed and then move to the other side to complete. Install 15mm fireline board under roof joists a distance of 1.5m back from party wall. Apply intumescent mastic around joints to existing structure. Wall could also be prefabricated to fit space during roof replacement. Note new wall is under existing neighbours thatched roof overhang.

10 - Repoint brickwork and flint walling as required in mortar to match existing.

REV	DATE	BY	AMENDMENT


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Mr and Mrs Hinds

JOB TITLE
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BN16 4HY

DRAWING TITLE
Proposed Refurbishment Works
PLANNING ISSUE

DATE	SCALE	DRAWN BY
Dec 2019	1:100/50 @ A1	mf
	CHECKED BY	

JOB NO.	DRAWING NO.	REVISION
19068	2.01	B