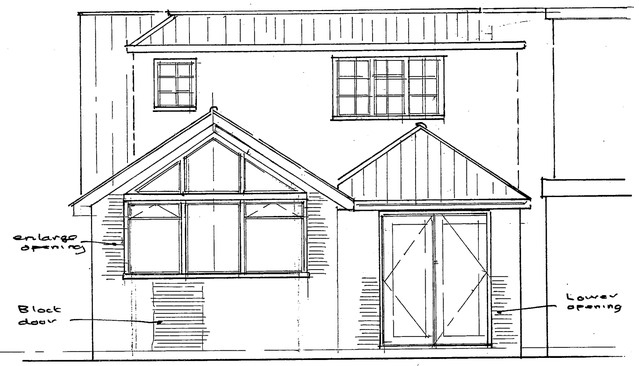
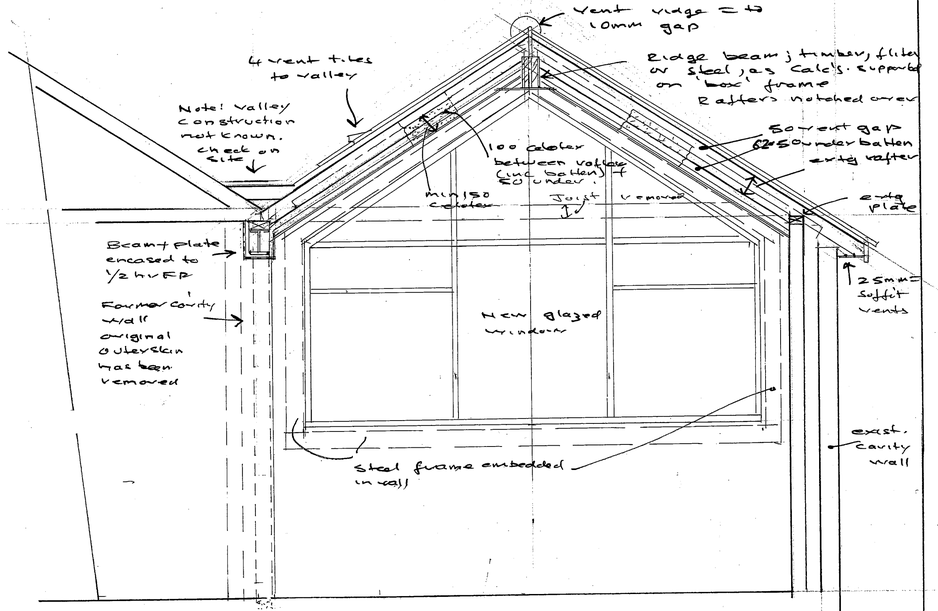


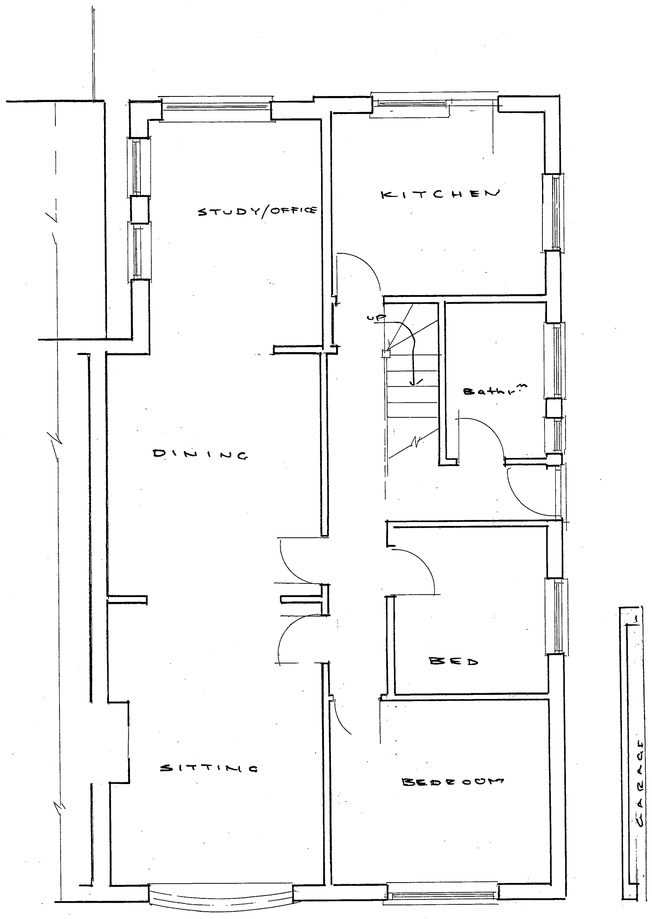
REAR ELEVATION
(EXISTING)



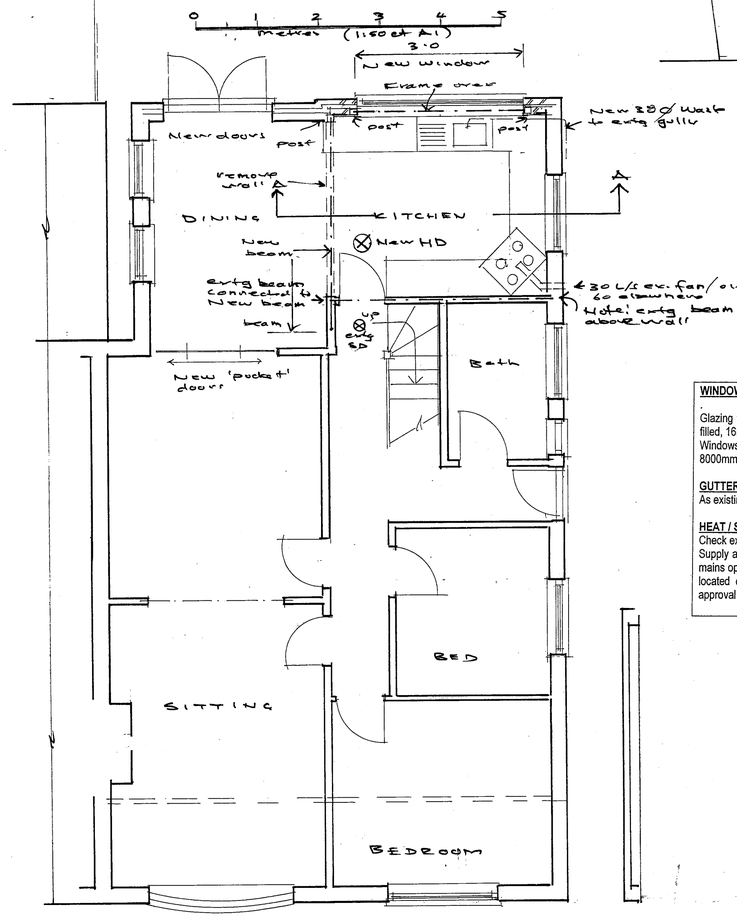
REAR ELEVATION
(Proposed)



SECTION A–A (at A1 = 1:20)
0 0.5 1 metre @A1



EXISTING GROUND FLOOR



PROPOSED

WINDOWS

Glazing to be in Double glazed units with low "E" glass, argon filled, 16mm gap to give "U" value of 1.6 w/m2 deg C
Windows to be fitted with Trickle vent to habitable room to 8000mm2 and have 1:20th floor area openable

GUTTERS AND R.W.P'S
As existing

HEAT / SMOKE DETECTORS
Check existing HD/SD system for compliance
Supply and fit any new heat and smoke detectors to BS.5446, mains operated, interlinked and with battery back-up, detectors located on landing and ground floor as shown, or to BCO approval

BUILDING REGS SPECIFICATIONS;

Note: full support to existing structure to be maintained during works

1. **REMOVE WALL** shown between kitchen and new dining area, **NB; Check support for valley gutter over** and install beam, post and padstones as calculations allow for connection for exisitng beam over wall between kitchen and bathroom; NOTE: exisitng beam may sit on top of new beam, or use connectors> Allor for 2 layers 12..5 plasterboard, scrim and set to give ½ hour fire resistance
2. **KITCHEN CEILING**; Remove ceiling joists to kitchen and install ridge beam and support post at bathroom end and structural frame at external wall
3. **BLOCK DOOR**: existing external door to kitchen to sill height in cavity brick work to match existing. Enlarge WHOLE opening to 3.00m as shown; (or as suitable as shown in calculations)
4. Cut tooth and bond new to existing and Install cavity closers at reveals
5. **NEW WINDOW;** Install new complete glazed frame as shown. Allow to include trickle vents
6. **NEW DOORS;** Reduce sill height of new dining room window to ground level and install cavity closers, full height, allow to break open reveals
7. Install double doors; allow for trickle vents
8. **KITCHEN ROOF**: Under batten exisitng rafters with 50 X 50) battens to allow for 100mm Celotex insulation between while maintaining 50mm air gap over install [redacted]mm Celotex to underside, plasterboard, scrim and set
9. **WASTES**; Provide new 38mm waste to repositioned sink with 75mm dep trap, allow to run ti exisitng gulley

10 ; **ventilation;** Kitchen to have 30l/s extract fan via cooker hood vented to external air;

Extract fans to be located 400mm down from Ceiling and 400mm way from trickle ventilators

Fans over hobs to be located between 600 and 750mm above hob level

11. **INTERNAL DOORS**; Install new "pocket doors to separate dining from living room

Floor Plans and Sections			PHILIP J CLAY ARCHITECTURAL DESIGN TELEPHONE -01903 815889
PROJECT: **Internal alterations and new rear fenestration** **2 Dawn Crescent** **Upper Beeding** **West Sussex** **BN44 3WH**			
CLIENTS: **Mr and Mrs Clarke**	Scale & plan size 1:50 at A1 (section: 1:20 at a1)	DWG NO. 2327 – 1	P. J. Clay Nov. 2023