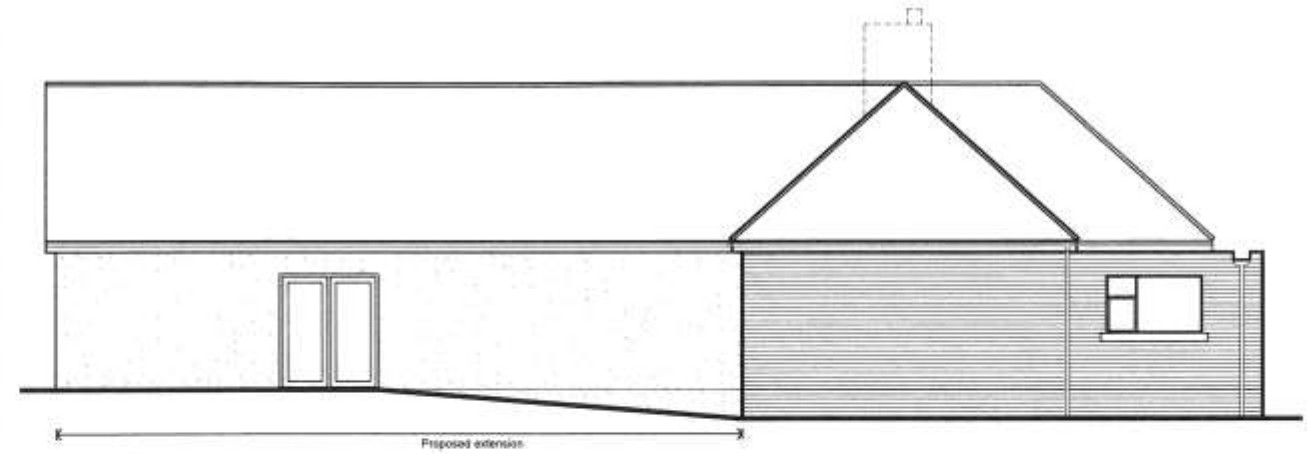


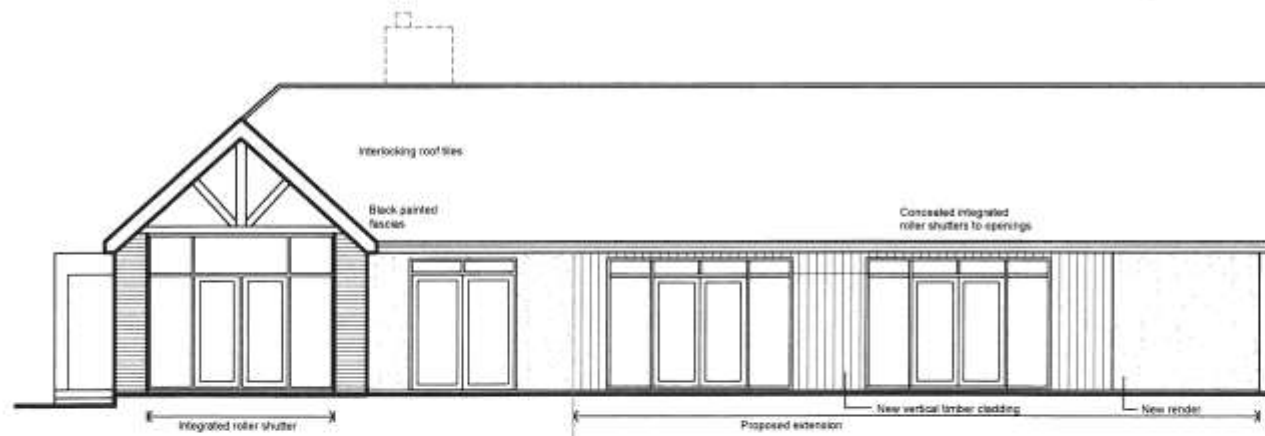
Proposed Floor Plan



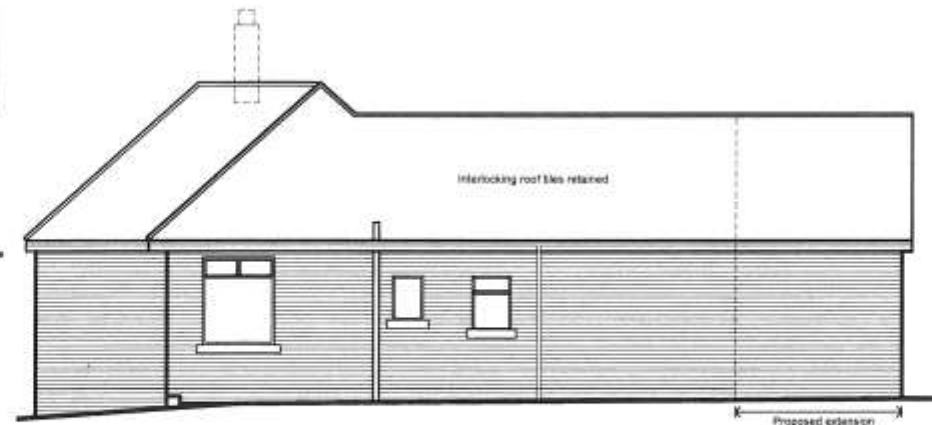
East Elevation



South Elevation



West Elevation



North Elevation

NOTES

- (1) Existing gable to be taken down. Room extended as indicated on plan with insulated cavity wall and insulated floor. New roof trusses, with vapourcheck plasterboard ceiling, 400mm mineral wool insulation, breathable sarking and tiling to match existing. Provide double glazed upvc window and French door (PAS24 certified).
- (2) Carefully take down section of existing internal wall. Provide new stud partition wall with new door to WC. Provide new sanitary fittings and associated plumbing. Adjust opening to adjacent room, and provide new door. Patch & make good all adjacent surfaces.
- (3) Carefully take down existing walls and door, where identified with dashed line (full height). Make good to ground floor, walls, ceiling and roof. Construct new stud partition where identified with doors as shown.
- (4) New extension to be constructed with insulated ground floor (beam & block), insulated external cavity walls, raised tie trusses with Kingspan insulation between & over rafters, ceiling to follow pitch of rafters, breathable sarking and tiling to match existing. Upvc french doors (PAS24 accredited). Feature 'picture' window to gable end (possible curtain walling).
- (5) Existing window removed, wall removed to FFL and adjacent surfaces made good and new double doors installed.
- (6) Strip out existing kitchen units. Provide new kitchen units, worktop and tiled splashbacks.
- (7) Provide insulation to existing ceiling areas (400mm mineral wool) and insulated dry lining to all external walls (allow 50mm insulated plasterboard).
- (8) Provide new non-slip vinyl flooring to Kitchen, WCs and Store. New carpet tiles to all other areas.
- (9) Allow for flushing existing radiators and for provision of new boiler.
- (10) Emulsion paint finish to all walls & ceilings.
- (11) Allow for new internal doors throughout (FD30 specification), new skirtings and architraves.
- (12) Allow for roller shutters to all windows and doors.
- (13) Replace flat roof covering over kitchen extension with 50mm Kingspan insulation and single ply membrane.
- (14) Provide new rainwater goods all round.

NOTE

These proposals are based on a simple dimensional and visual survey of the existing building. No access was gained to any voids (roof, floor, enclosures etc), and no opening up was undertaken. Condition and integrity of structural elements have not been assessed. Damp, rot, infestation, asbestos, drainage or services (electricity, gas, water etc) surveys have not been undertaken by Logic.

P2 Updated in line with Client Comments 23/09/16  
P1 Notes added 14/06/16

Rev	Issue	Date
Boho One   Bridge Street West   Middlebrough   TS2 1AE admin@ogicarchitecture.com (01642) 309307 www.logicarchitecture.com		
Client: Leeming Associates Project: Dean Bank Park, Ferryhill		
Drawing: Proposed Cottage Extension		
Scale: 1:125 @ A3	Date: May 2016	
Drawn: CB	Checked: MB	
Project: 15.64 / 200 P2		