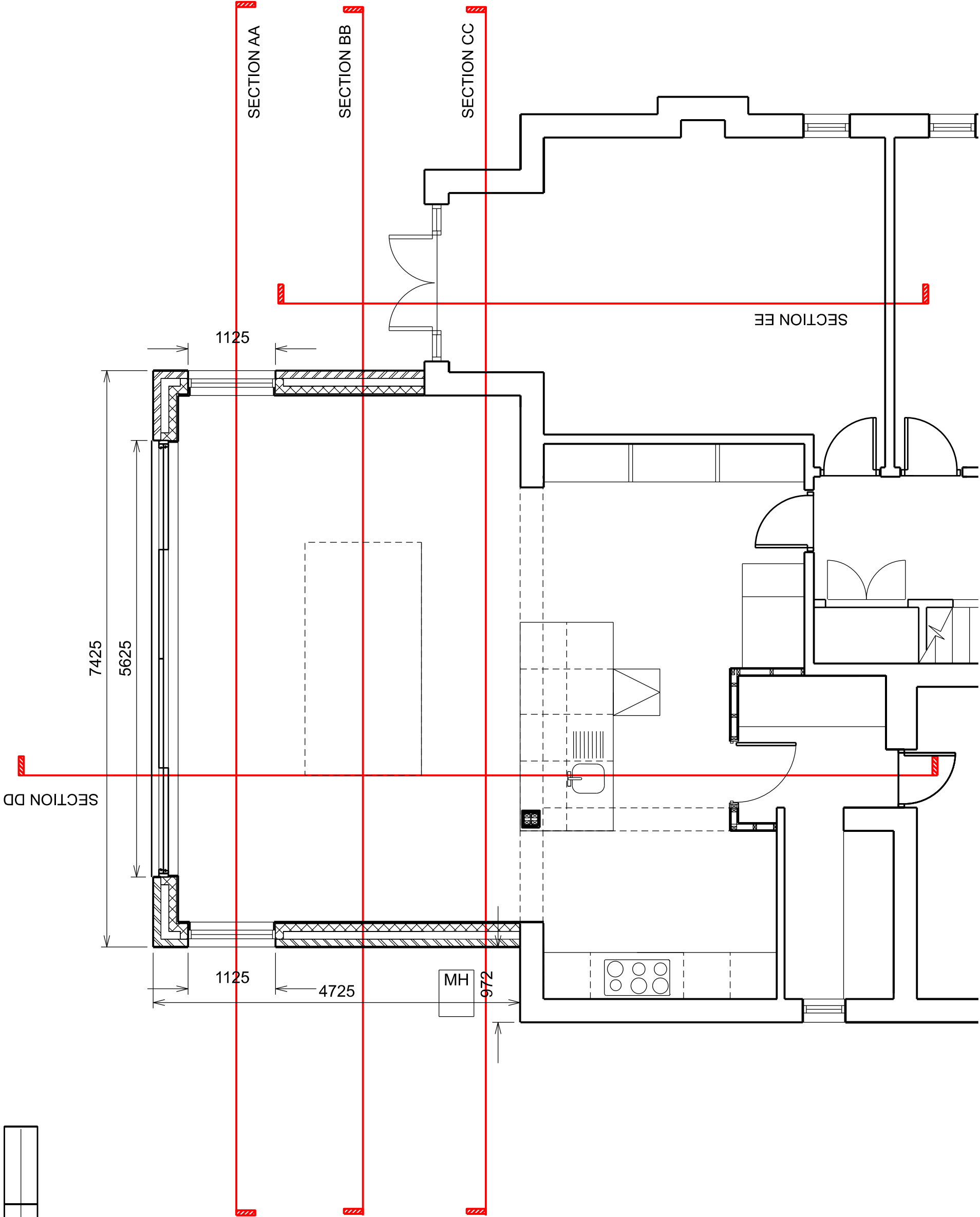




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Read in conjunction with Drawings
WW15 - 2022 - C001 to C008 inclusive.
Refer to notes on all drawings and
engineers details.

15 Willow Walk
Englefield Green

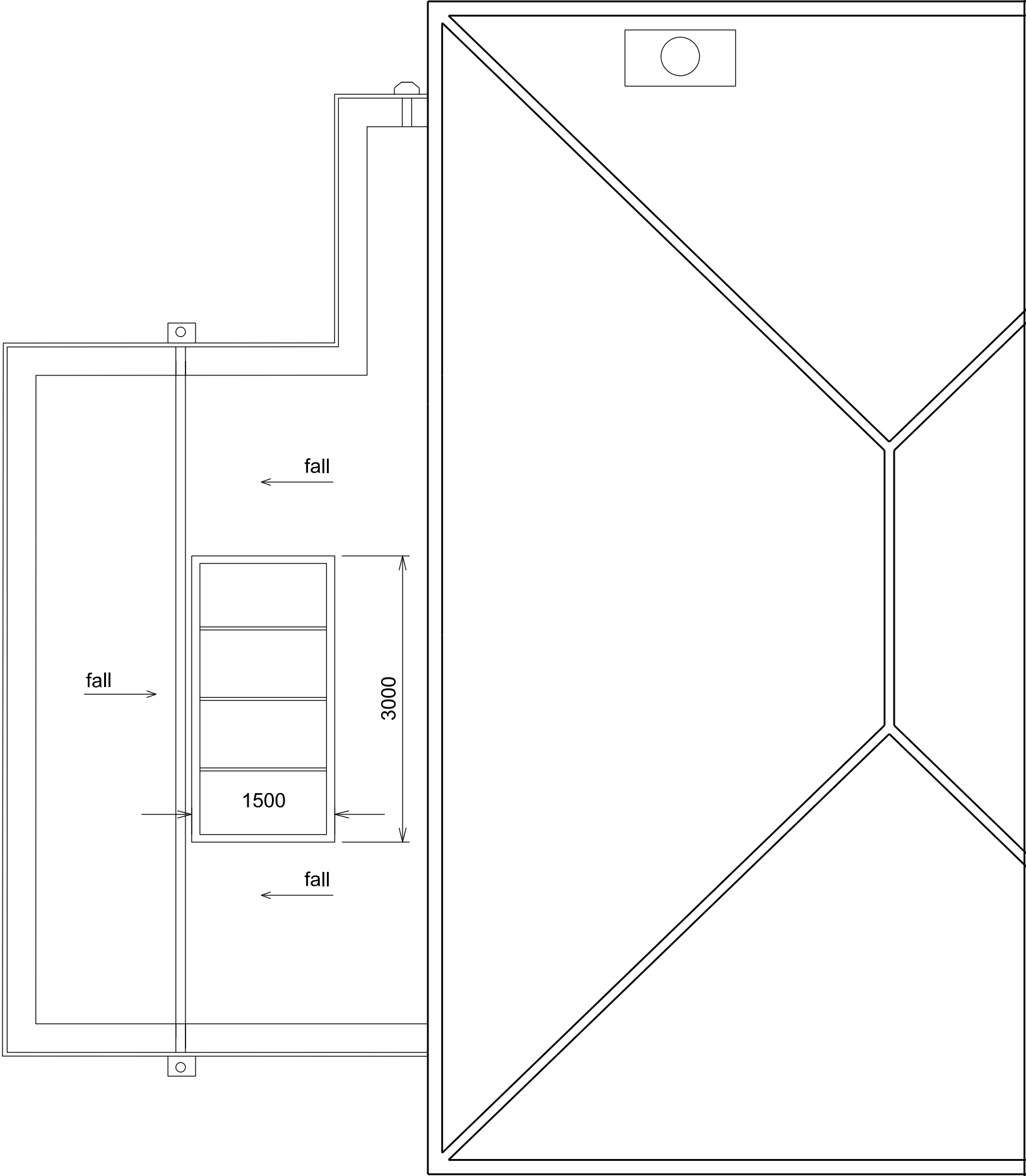
Proposed Ground Plan

WW15 - 2022 - C001 Scale 1:50 APRIL 2022

Loup Architecture Ltd
Louise Palomba
www.louparchitecture.com
mob: 07715 170 575



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15 Willow Walk
Englefield Green

Proposed Roof Plan

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- Drainage
- Existing SVP

SSO

Proposed Stub Stack

SVP

Proposed SVP

Proposed Drainage

Existing Drainage

Access Chamber

Rain Water Pipe

Lighting

light switch

recessed downlight

pendant light fitting

External wall light

cupboard light

under cupboard light

wall mounted uplight

Appliances

heat detector/fire alarm

power supply to appliance

power supply to cooker

double socket outlet

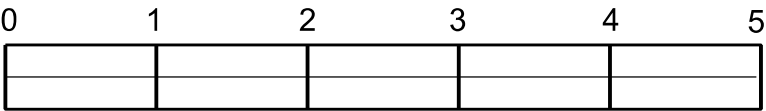
island mounted extract fan

External double socket outlet

usb provision

Final locations for kitchen electrics to be coordinated with kitchen supplier.

RWP
- 15 Willow Walk
Englefield Green
Proposed Electrics and Drainage
WW15 - 2022 - C003 Scale 1:50 APRIL 2022
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This set of drawings describe the proposed extension at 15 Willow Walk Englefield Green. All dimensions are to be checked on site and all drawings are to be read in conjunction with the engineers drawings and calculations.

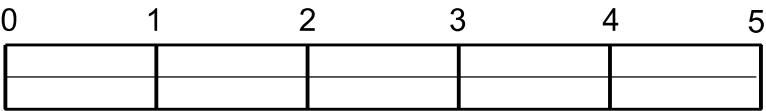
Scope of Work

The existing conservatory is to be demolished and replaced with a single storey rear extension. The extension is single storey and has a flat roof and large skylight as illustrated. Masonary brickwork finish.
The pitched roof over the lounge exit doors is to be removed. The bay enclosure is to be built up to the parapet level of the new extension. A new flat roof section over the bay is to be incorporated into the new extension.

Flat Roof:

The rear extension is constructed with a low pitch and is intended to be finished with an EPDM roofing system.
To achieve minimum U Value of 0.18W/m²K. Firestone rubber EPDM roof covering dressed to edges and around skylights. Provide Code no.5 lead cavity trays, flashings, cover flashings and junctions as required for proposed roof design.
Roof joists, 47 x 200 C24 at 400 mm c/c, with 19mm WBP board and insulation laid over joists. Insulation backed plasterboard fixed to underside of joists. Rain water directed into downpipes and discharged to new soakaways.

Doubled up timbers and flitched beams trim the skylight opening. All roof members and beams are to be installed in accordance with engineers recommendations.
All steelwork to achieve 30 mins fire protection - encase in plasterboard and insulate.



Drawing prints 1:50 at A3 size



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3. Skylights: 1no skylights is to be set into the flat roof of the rear extension. 1500 mm x 3000 mm glass fixed roof light. Double glazed unit, Argon filled, solar protection glass. 1.3 W/m²K. Eco Guard fixed roof light by Lonsdale Metal Company Ltd. or similar.

3. New Internal Wall Construction:
New studwork partition 50 x 75mm studwork set out at 450 mm c/c. Plasterboard lining. Skim plaster coat. Skirtings to match existing.

Existing Masonry Wall:
Existing internal walls. Make good where alterations are made. Plaster finish internally.

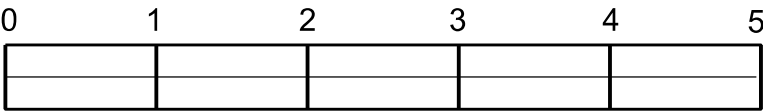
4. External Wall Construction: To achieve minimum U Value of 0.28W/m²K. The extension is to be constructed in exposed masonry brickwork. Areas of exposed outer leaf brick work are to match existing. 100mm cavity with 90mm insulation, 10mm air gap - rockwool or similar. Inner leaf of blockwork 100 Thermalite Sheild. Stainless steel wall ties: every 750mm horizontally, 450mm vertically and 300mm around openings. Weak mix concrete in cavity up to ground level. Vapour barrier and plasterboard on dabs with skim plaster finish. Vertical and horizontal dpes to all openings.

The extension brickwork is to be bonded/stitched into the brickwork of the existing house. Bricks to match existing. Header course is integrated over window and door openings.

Rainwater: All new rainwater pipes are to match existing and to be taken into new a soakaway established in the rear garden and in accordance with Part H of the Building Regulations.

5. Ceilings: New ceiling throughout the kitchen, lounge and dining room. 12.5mm Plasterboard and skim.

6. Flooring & Skirting boards:
Prepare the existing kitchen ceramic floor for the installation of Karndene flooring or similar (client specification). A latex screed is to be installed to elimiate joint lines and imperfections. Skirting to match existing, soft wood painted.



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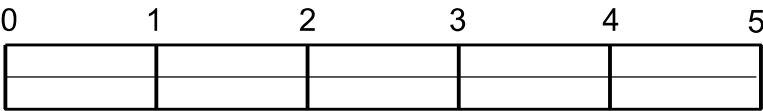
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7. Drainage: All existing manholes and drains within the property boundary are to be surveyed for position and invert levels prior to commencement on site and design to be to Local Authority approval. It is proposed to install a new SVP connection to drainage. The existing bathroom at first floor is to be re plumbed into the new SVP. Kitchen and Utility at ground floor is to be plumbed in accordance with Part H of the Building Regulations.

8. Glazing and Doorsets
Double glazed units with low E glass (U value of 1.3W/m²K) Argon filled. All in accordance with Building Regulations Approved Document Part F for ventilation and Approved Document Part K regarding safety glass.

Two pairs of sliding doors and two fixed windows are to be installed: Double glazed aluminium/upvc doors and windows. (Powder coated frame sections if aluminium) Lockable from inside. Ironmongery supply and fit by door manufacturer. Integrated blinds to control solar gain. Trickle vents incorporated. Flush threshold detail with internal floor finish.

9. Ventilation:
All fans in accordance with Building Regulations Approved Document Part F.
Kitchen: 30 l/s cooker extract hood to be integrated.
Utility: 30l/s extract fan to be integrated.



Drawing prints 1:50 at A3 size



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10. Electrical:
All electrical fittings to be designed and installed by a specialist and installed in accordance with NHBC and ICC requirements.

All to be installed and tested in accordance with BS 7671 and Approved Document Part P of the Building Regulations by a suitably qualified and experienced person. Certification will be required after installation.

All appliances to be tested and commissioned are to have test sheets available for inspection. Automatic Smoke detectors and alarms, conforming to BS5839 Pt1 standard L3, are to be fitted in the kitchen, utility room and hall way.

All fitted in accordance with the manufacturers' recommendations. Alarms are to be interconnected and wired separately to a fused circuit at the distribution board to IEE wiring regulations

11. Foundations:
Refer to engineers drawings for details on foundations.

12. Heating : Condition of the boiler to be verified. Radiators to all rooms.

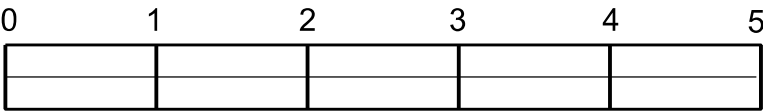
Size btu output in accordance with manufacturers recommendations.

Decoration: Allow for internal and external decoration.
Prepare surfaces and emulsion all walls and ceilings in the kitchen, dining and lounge areas. Similarly satin finish to internal and external timber work.

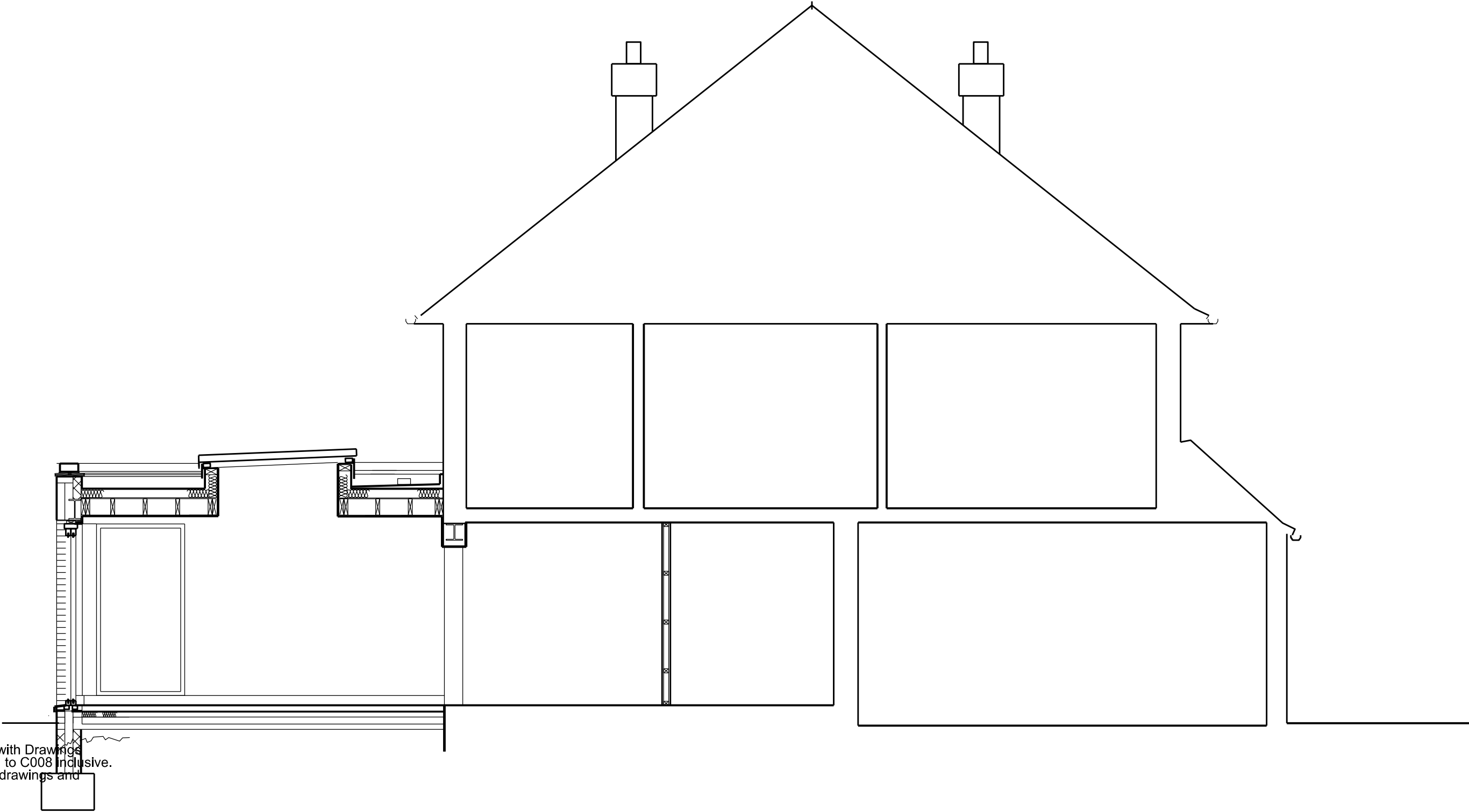
Notes for Quotation Purposes:

Flooring: allow for the levelling of the existing floor finishes and the installation of the new floor finish - client supply of floor finish product.

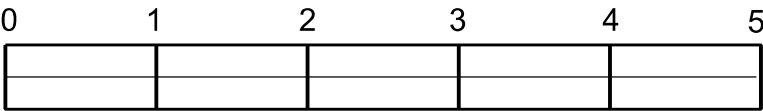
Kitchen: allow for the provision of all services to the kitchen appliances as shown on the drawings.



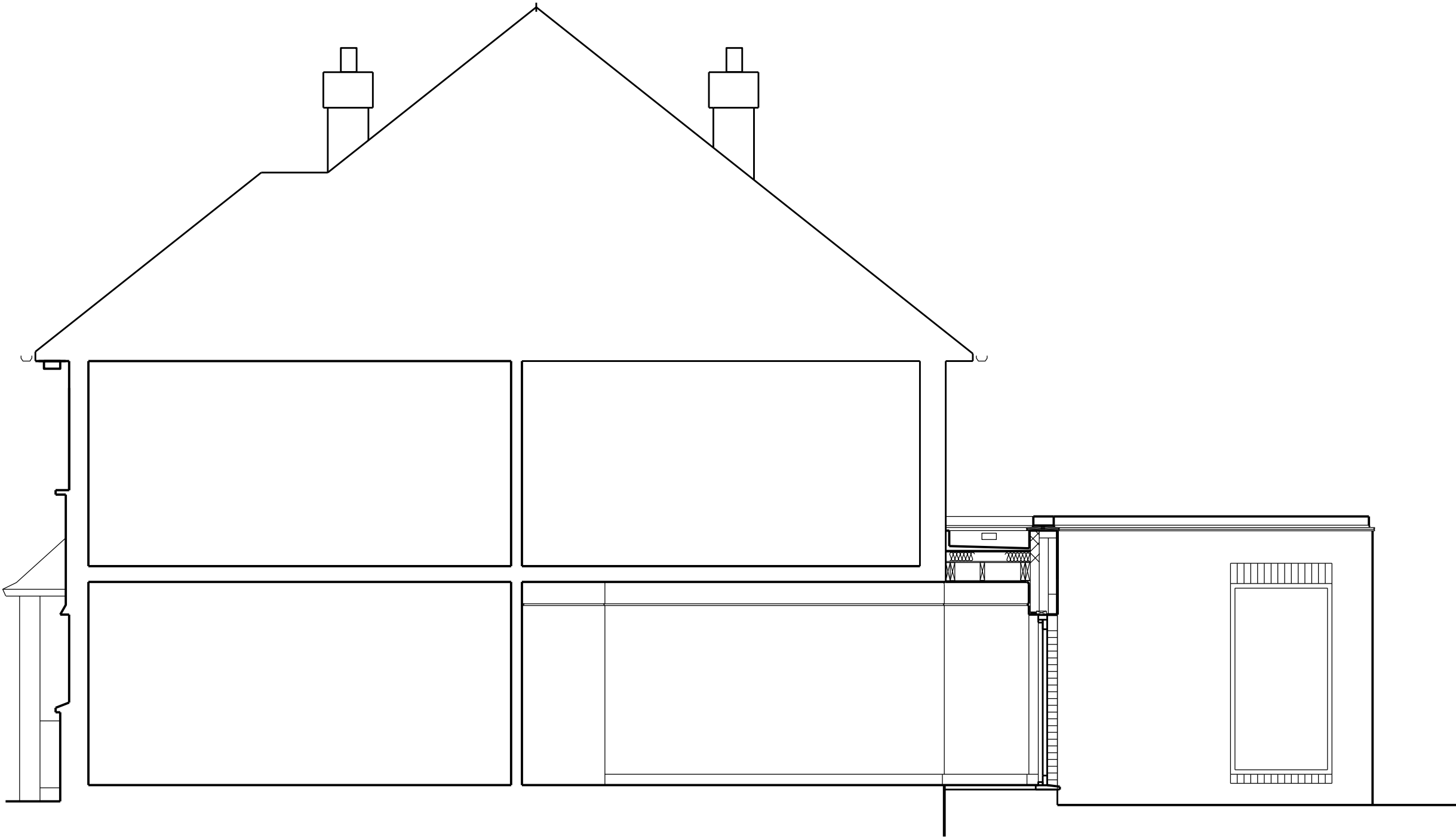
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