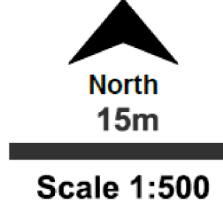
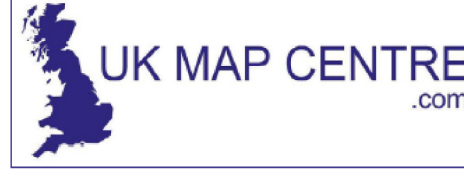


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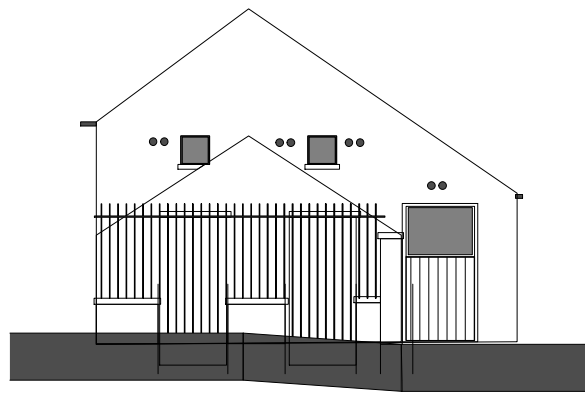


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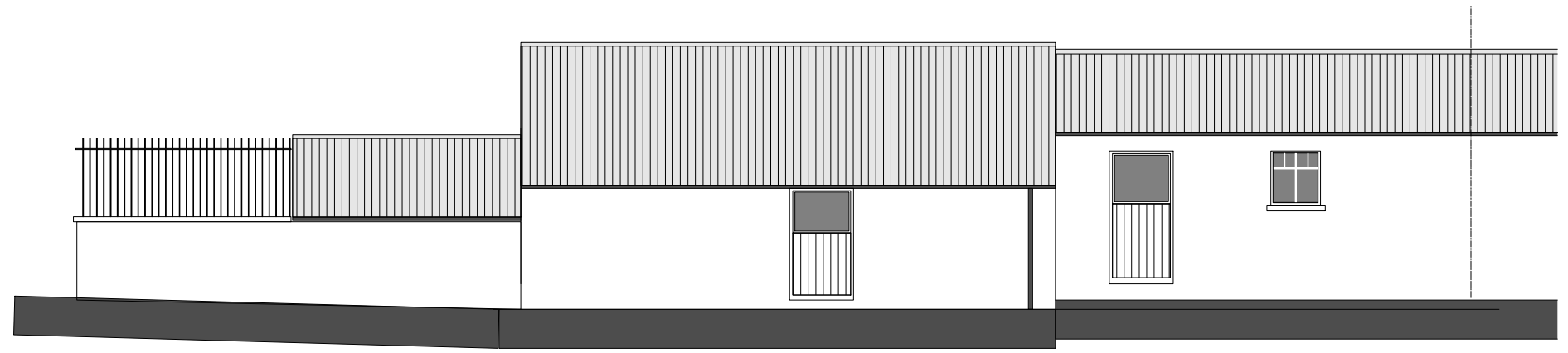
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location and block plans

proposed alterations at horseshoe cottage cloughton drawing no. 18.04-01

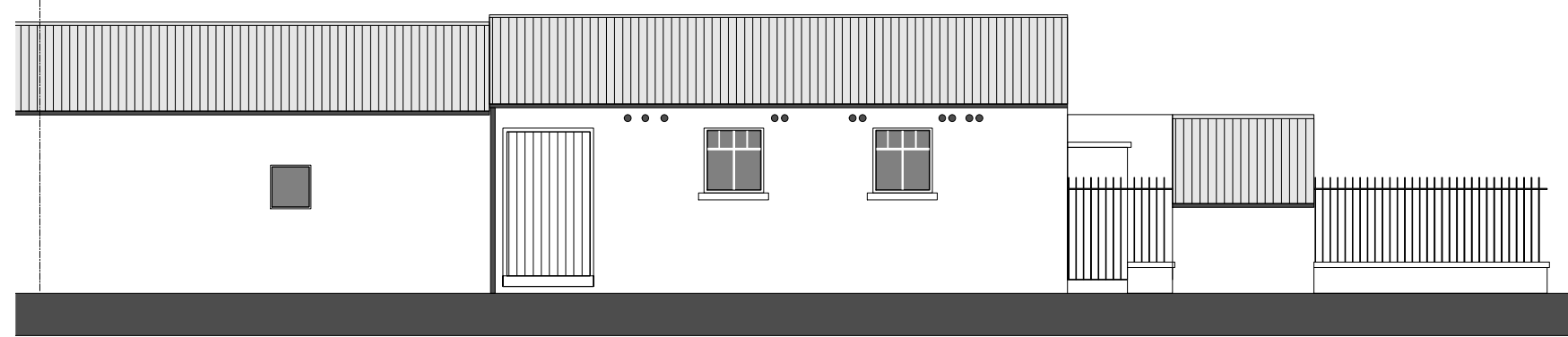


south elevation

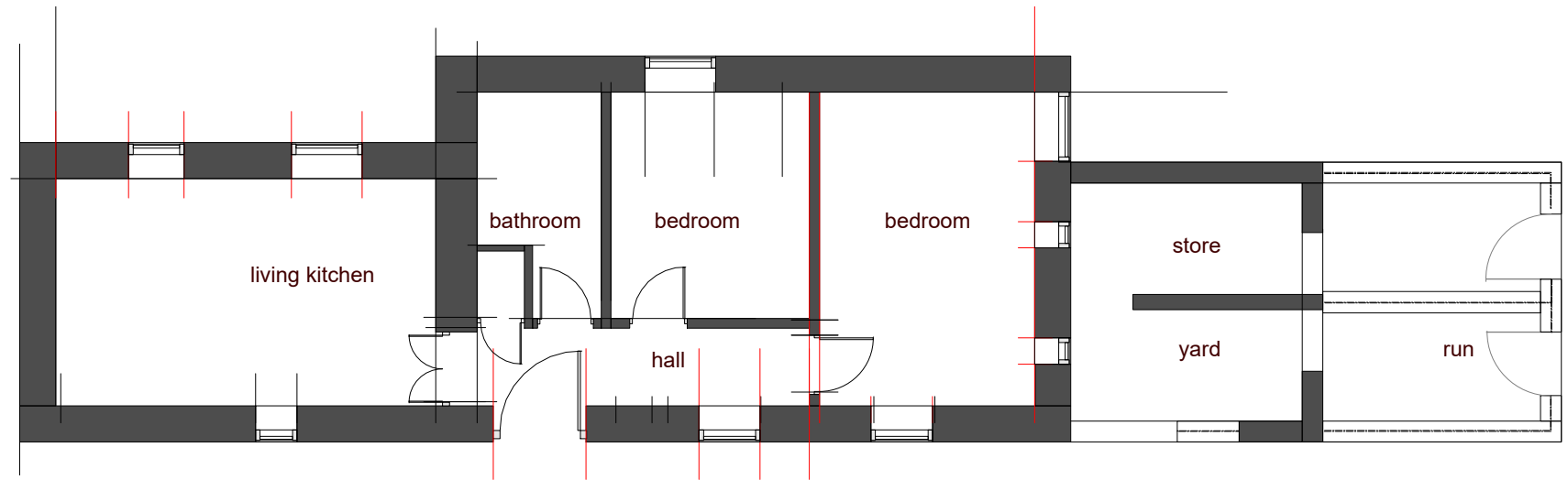


east elevation

red clay pantiles
 natural stone walls
 timber windows



west elevation



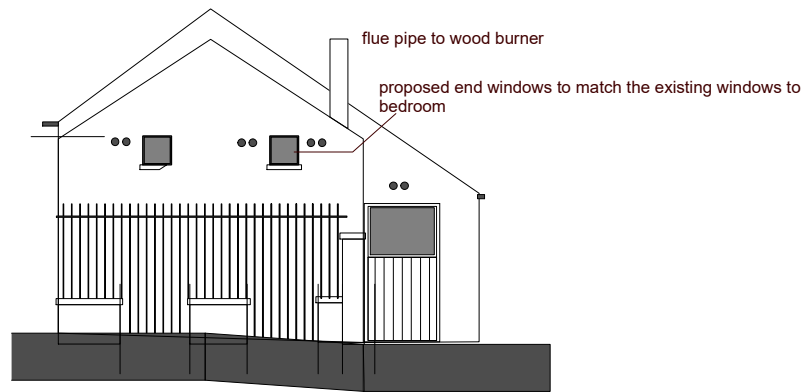
floor layout



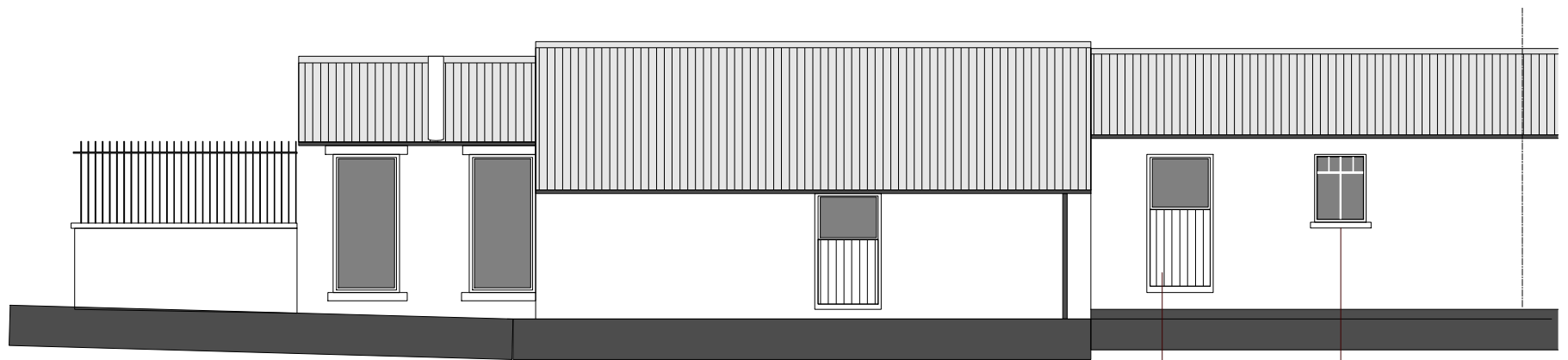
photographs of the existing building

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existing - layout and elevations
 proposed extension to horseshoe cottage cloughton - scale 1:100



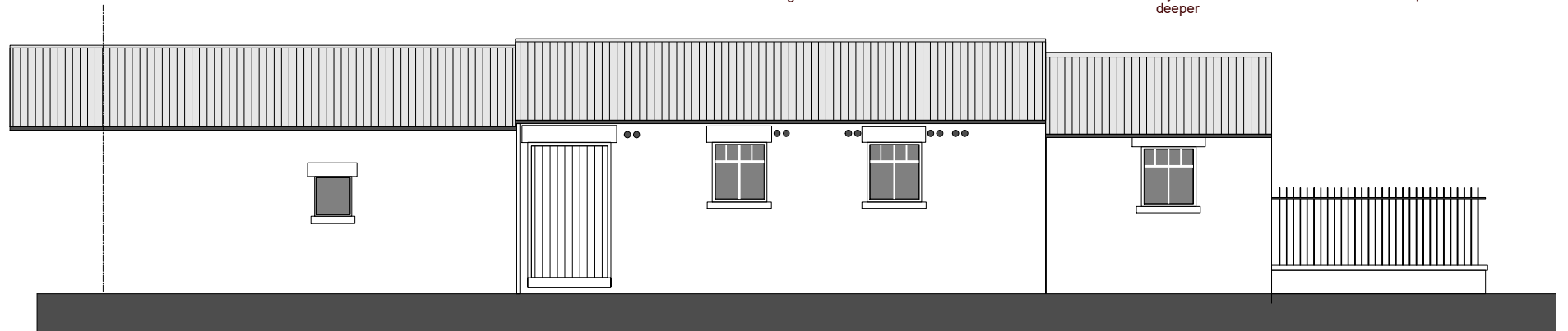
south elevation



east elevation

existing window to be modified and made into opening door with access to grassed area

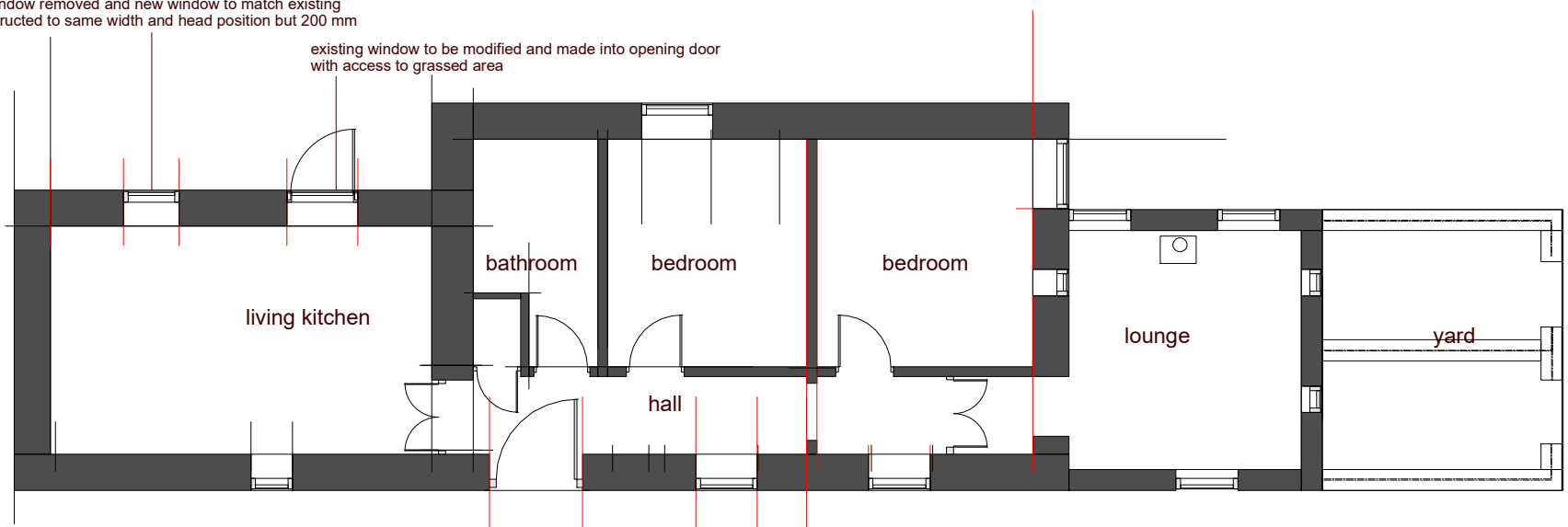
existing window removed and new window to match existing style constructed to same width and head position but 200 mm deeper



west elevation

existing window removed and new window to match existing style constructed to same width and head position but 200 mm deeper

existing window to be modified and made into opening door with access to grassed area



floor layout

All windows to be high performance weather rated timber windows to match the existing style fitted with sealed double glazed units and opening lights as indicated on plans. Windows fitted with sealed double glazed units to give 1.2W/m2K (note: habitable rooms opening light size to achieve minimum 1/20 of floor area for rapid ventilation part of which should be 1.75m above floor level)
All windows to have trickle vents fitted giving background ventilation of not less than 8000mm sq to habitable rooms and 4000mm sq to all other areas

ROOF CONSTRUCTION

Roof construction to comprise of clay pantiles to match existing on a vapour permeable barrier (eg. Marley Ultima PR) or similar. 25 clear cavity with 200mm Celotex XR4000 between rafters and 1000 gauge polythene vapour check with 12.5mm gypsum plasterboard and skim. Roof to be double boarded when roof slope is below manufacturers recommendations

All to give a U-value of 0.17 W/m²k
Built upon C24 195x44 rafters at 400 centres section to allow for insulation construction
All tiles including eaves, ridge and verges to be nailed/clipped

roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations

Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth

EXTERNAL MASONRY WALL

external skin of 100 thick stonework to match existing - 100 cavity fill superwall 36 insulation - 100mm concrete blocks (7.0N/sqmm) - plasterboard drylining on dabs with skim plaster finish

Catnic lintel to cavity wall construction over openings - with stone lintel and cill to match the existing fitted externally

Drylining to be Gyproc 9.5mm square edged plasterboard fixed to walls with plaster dabs with perimeter seals and continuous dab. Joints and angles to be taped and reinforced all installed to the manufacturers recommendations and to be finished with 3mm thistle multi-finish plaster for direct decoration.

