

Upgrading to existing Pitched and Flat Roof (U Value 0.18W/m²K):
All roof timbers to be inspected for suitability. Existing roof felt to be inspected for suitability and if required to be replaced then existing tiles to be carefully removed and stored securely for reinstallation at a later date. Remove old battens and install a new BBA approved draped breather membrane over 70mm Celotex GA3070 rigid insulation between rafters (or similar or equal approved) with 50mm Celotex GA3050 rigid insulation below rafters (or similar or equal approved) with taped joints acting as a VPL. Depth of rafters TBC. Install new 50mm tanalised battens and re-install original roof tiles. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the flat roof portion of the existing main roof.

Chimneys:
Existing face brickwork and chimney pots to be cleaned using water based system only; no chemical clean permitted. Brickwork to be repointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork. Damaged chimney pots to be replaced to match existing.

Gutters:
All gutters to be cleaned and checked. Where damaged to be replaced to match existing.

Side Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K):
Prodek EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/stands on 25mm Kingspan Thermafool TR27 LPC/PM on Kingspan Optm-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineer's specification with 1No. Layer 15mm Gyproc Moisture Resistant Plasterboard to Master Bathroom. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

External Wall (U Value 0.25W/m²K):
1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs. Plasterboard to be taped and skimmed. 100mm Blockwork (Blockwork Thermal Conductivity of 0.15W/mK), min. 100mm Cavity with 100mm Earthwool DrifTherm Cavity Slab 32 Ultimate (thermal conductivity of 0.032 W/mK), 102.5mm facing brickwork Old Victorian Pressed Medium Dark by Furness to match existing. Block and Brick to be tied with Ancon Wall ties (or similar or equal approved) at maximum 750mm spacing horizontally and 450mm spacing vertically to Structural Engineer's design and specification. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Garage Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K):
Prodek EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/stands on 25mm Kingspan Thermafool TR27 LPC/PM on Kingspan Optm-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineer's specification with 1No. Layer 15mm Gyproc Wallboard Plasterboard. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Shutters:
Shutters to be refurbished. Paint to be stripped back, substrate to be made good and prepared to receive new paint application.

Windows:
Paint to windows to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to window reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing. Secondary glazing unit to be installed. Refer to manufacturer's details by Storm.

Letterbox:
Existing letterbox located within Front Porch masonry to be reinstated

Doors:
For proposed door details refer to Kysan 6000 Series of drawings.

External Wall:
Existing face brickwork to be cleaned using water based system only; no chemical clean permitted. Masonry to be re-pointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork.

Chimneys:
Existing face brickwork and chimney pots to be cleaned using water based system only; no chemical clean permitted. Brickwork to be repointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork. Damaged chimney pots to be replaced to match existing.

Flashing:
All flashing to be checked and repaired as required. Any damaged flashing to be replaced with matching material.

Gutters:
All gutters to be cleaned and checked. Where damaged to be replaced to match existing.

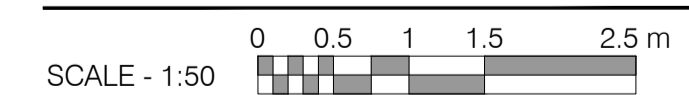
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Door & Windows:
Paint to door and windows to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door and windows reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.



Rev:	Comments:	By:	Date:
A	Dormers removed	DW	11-06-2018

PLANNING

Client:
-

Project Title:
24 Heath Drive, London, NW3 7SB

Drawing Title:
Proposed
Front Elevation

Scale: 1:50@A1
Date: JAN 18
Drawn: ST
Checked: HV

kyson

Studio:
-

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Project No.: 508-16
Drawing No.: 3000
Revision: A

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