

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 repaired; any damaged brickwork to be repaired where possible or replaced with matching brickwork. Damaged chimney pots to be replaced to match existing.

Windows:
 New windows to be Stimitte 12mm double glazing units. Frames to be hardwood timber and painted to match existing. External grade paint application to be applied to all new windows. Contractor to provide sample finishes of both Spray and Brush finish applications for final approval by Kyson & Client. Finishes to match existing.

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

Second FFL 94.83

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

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. Frosted glass panels to be replaced with clear glass.

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.

First FFL 91.66

Rear Extension Walls:
 Masonry wall to match the colour, style and brick bond of the original handmade red bricks of the house. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

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. Frosted glass panels to be replaced with clear glass.

Ground FFL 88.34

External Pipework:
 Pipework to be removed and re-configured to suit new proposals.

Services:
 Services to terminate to atmosphere above flat roof finish level with vent cowl. Boiler flues to terminate 600mm nominally above roof level. Vent pipes to terminate 300mm nominally above roof level.

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

New Dormer Cheeks and Roof (U Value 0.18W/m²K):
 Side hung roof tiles to match existing roof on 25mm tanalised battens on 25mm tanalised counter battens with Kingspan Nivent breathable membrane on 9mm OSB sheathing board fixed to 100x50mm studs (TBC by SE) with 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs with 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard with taped joints acting as a VPL. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the dormer roof.

Dormer:
 Roof of dormer to be checked and repaired as required.

Roof Light Opening:
 New opening to be formed within existing roof. Roof supporting structure to be adapted to suit new rooflights. Any roof tiles to be salvaged where possible.

Roof Light Opening:
 New opening to be formed within existing roof. Roof supporting structure to be adapted to suit new rooflights. Any roof tiles to be salvaged where possible.

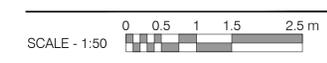
Flashing:
 All flashing to be checked and repaired as required. Any damaged flashing to be replaced with matching material.

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

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.

Rear Extension Roof:
 4mm Welded Weathering Steel Cladding (Corten) fixed to steel frame (Size and specification TBC by SE) with Celotex GA3000 PIR insulation to fully fill frame depth with inner layer of 50mm Celotex GA3050 insulation within 50x150mm timber sub frame (To suit MEP Requirements) with 18mm Plywood Sheathing board with Tyvek Vapour Control Layer with 1No. Layer 12.5mm Gyproc Wallboard Plasterboard. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Further details refer to the planning consent and listed planning consent ref: 2019/0319P and 2019/0374L for the creation of a rear extension following the removal of the non-original bay window.



Rev.	Comments	By:	Date:
C	Minor Material Amendments	RM	30-03-2019
D	Minor Material Amendments	MSIL	27-03-2020

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PLANNING

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

Drawing Title:
 Proposed South-West Elevation

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

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Project No.:	Drawing No.:	Revision:
508-16	3001	D