

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 re-pointed; 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 Slimline 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.

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.

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.

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 Walls:
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 with 18mm Plywood Sheathing board with Tyvek Vapour Control Layer with 2No. Layers 12.5mm Gyproc Wallboard Plasterboard. D12 shadow gap properly channel by Cic Trims Ltd (or similar approved or equal approved). Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

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

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 reinstatement 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.

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

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

Windows:
New windows to be Slimline 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.

Side Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K):
Prodex EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 25mm Kingspan Thermafloor TR27 LPC/FM on Kingspan Optim-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 to Dressing Room or 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 0.19W/m²K). min. 100mm Cavity with 100mm Earthwool DriTherm 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.

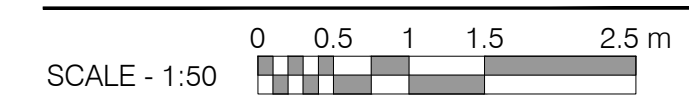
Garage and Side Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K):
Prodex EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 120mm Celotex Crown-Bond on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber 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.

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.

Timber Louvre:
Timber louvre to be retained and refurbished. Paint to be stripped back, substrate to be made good and prepared to receive new paint application.

Doors:
New hardwood door. Style and detail to match existing door type. Allow for new Banham Bronze Locks Range. All works to be in accordance with Conservation Specifications.

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.



Rev.	Comments	By:	Date:
E	Minor Material Amendments	RM	30-03-2019
F	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 Rear Elevation

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

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Revision: F