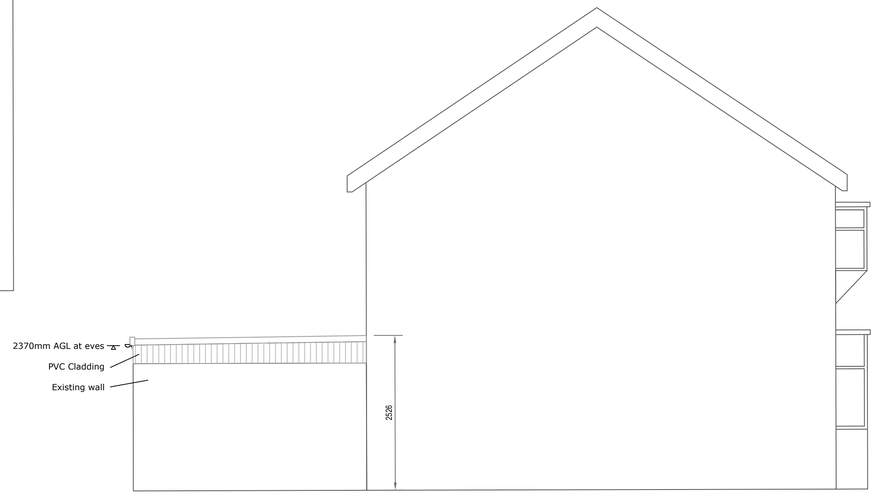
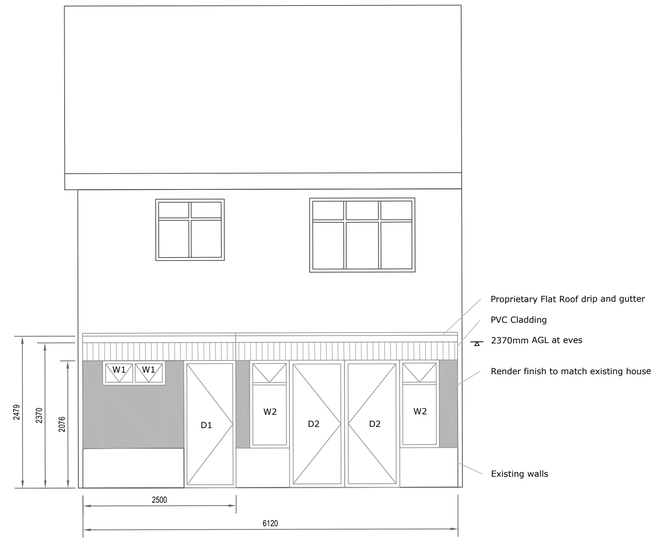


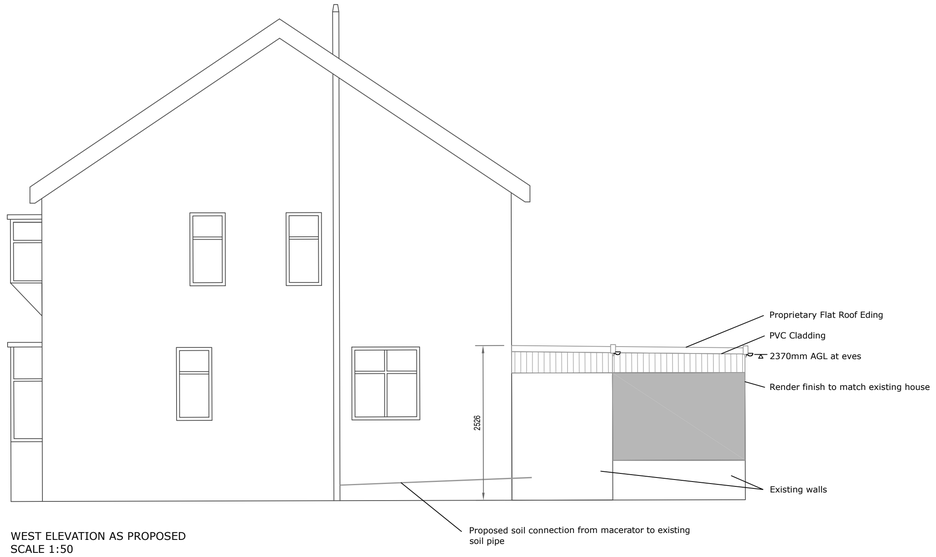
FRONT ELEVATION AS PROPOSED - NO CHANGE
SCALE 1:50



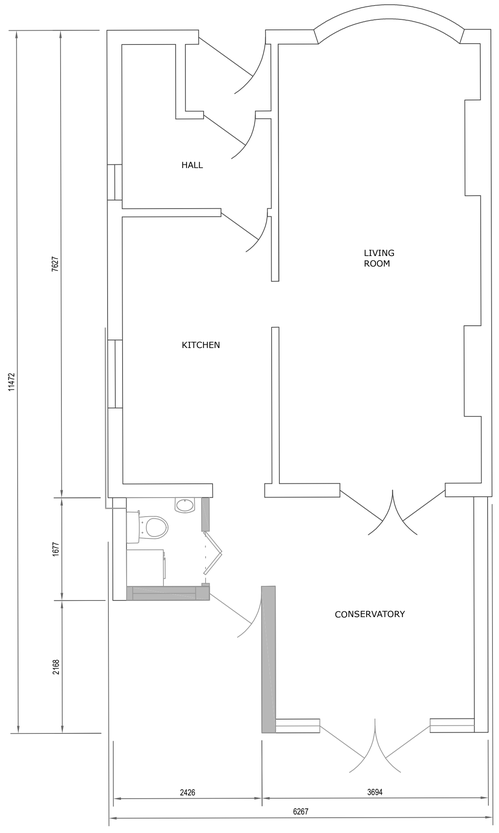
EAST ELEVATION AS PROPOSED
SCALE 1:50



BACK ELEVATION AS PROPOSED
SCALE 1:50



WEST ELEVATION AS PROPOSED
SCALE 1:50



GROUND FLOOR PLAN AS PROPOSED
SCALE 1:50

NOTES

1. All dimenstions in millimetres unless stated otherwise
2. All levels in metres unless stated otherwise
3. Do not scale

Floor Slab
As Existing

Floor Insulation
As Existing

External Walls
Rendered Finish:
Outer leaf: 100mm concrete block with render finish to match existing.
Cavity: 90mm incorporating Kingspan Kooltherm K106 Cavity Board 35mm thick & 10mm nominal void. Cavity closers at window openings to be multiple layers of insulation board.
Inner leaf: 100mm thermal block, Thermalite Turbo 7N/mm2, with 13mm plasterboard on timber battens and 3.5mm skim to finish.
U value 0.17w/m2k.

DPC to match existing levels in house. Install cavity trays at DP Cleve; of outer skin and head of window, install weep holes at base of trays at 1m centres.
Wall ties to be 4.0mm stainless steel double triangle tie built in at 400mm vertical and 750mm horizontal centres and at 225mm centres at openings.
New walls to be bonded to existing walls with starters or toothed in as required.

Cladding Finish:

PVC Claddning on 50 x 50 treated battens & breather mambrane
9mm OSB
120mm Kingspan Kooltherm K12 between 140mm studs
32.5mm thermal board
U Value 0.17 w/m2k.

Internal Walls
New stud wall 38 x 65mm C16 with 12.5mm plasterboard on both sides.

Door & Windows
Window to be uPVC to match the existing property.
All glazing in external walls to be double glazed and fitted with (inner leaf) low W glass and gas filled to achieve a U value = 2.0w/m2k or better.
Windows to be fitted with trickle vent to give 8000mm2 ventilation.
New internal doors to be timber panelled to match those in the rest of the house, with matching architraves and skirting.
New door openings to have concrete lintel with 100mm bearing at both ends.

Warm Roof
EPDM Flat Roof over 150mm Kingspan Thermaroof TR27.
18mm plywood or OSB3 deck
50 x 225 C24 joists @600 centres

Ceilings
12.5mm plasterboard on battens

Central Heating System
As existing

Electrics
To confirm to IEE regulations, all new electrics to be certified by qualified electrician.

Door and Window Schedule

D1 - Fully Glazed 850 min width to match existing
D2 - Glazed double opeing 1800mm (2x900mm) height to match existing

W1 - 450x300 T/H Opening
W2 - 700x1200 F/P & T/H Opening

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29 MIDDLETON AVENUE

ELEVATIONS AND FLOOR PLAN AS PROPOSED

0622-01-02

SCALE
AS SHOWN

REVISION
1