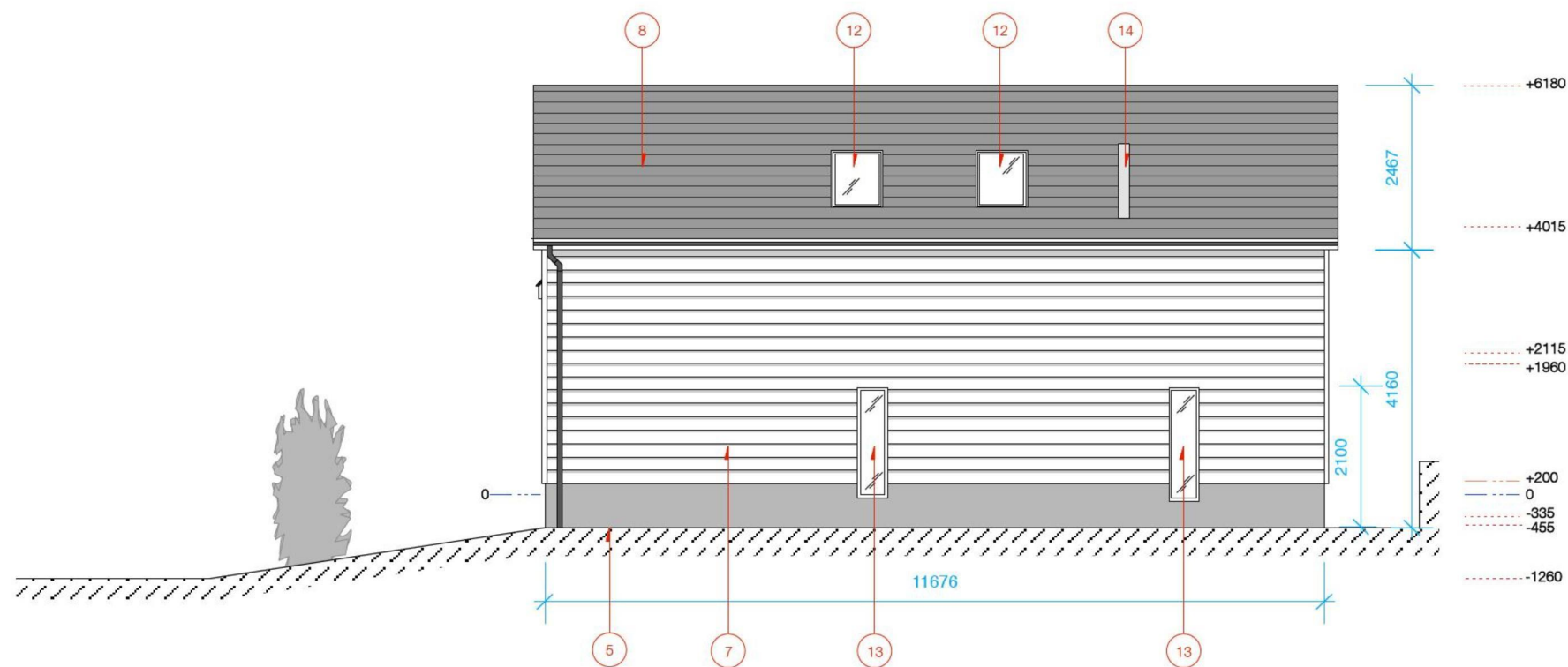
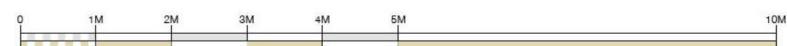




01 PROPOSED ELEVATION A-A
Scale 1:100



02 PROPOSED ELEVATION B-B
Scale 1:100



DRAWING NOTES

GENERAL NOTES: ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS.

WHERE REQUIRED THE FOLLOWING WILL BE SPECIFIED;

ALL ELECTRICAL WORKS ARE TO COMPLY WITH I.E.E REQUIREMENTS. CONTRACTOR TO BE NICEIC 17ED APPROVED.

WORKS TO BE COMMISSIONED IN ACCORDANCE WITH BS 7671

ALL WALLS TO BE 30 MIN FIRE RATED UNLESS OTHERWISE STATED ON THE DRAWINGS.

WATER SUPPLIES MUST BE INSTALLED TO WATER BY-LAWS AND BS 6700.

DRAINAGE TO TO COMPLY WITH BS5572 AND BS8301

1. All existing window apertures in old cottage to be retained to have windows replaced with new dark grey framed double glazing. Window profile to match existing.

3. Existing face of the old cottage to be made good and rendered where required. Whole building to be re-painted white to ensure a quality finish.

3. Existing high level timber wall cladding to be removed and replaced with plasterboard to reception and stairwell.

4. New Glazed extension set back 1216mm from front face of existing cottage. Glazing has been chosen to soften the appearance of the link. The glazing will return back to the roof line allowing for visibility to the front elevation. All window frames are to be in grey finish and kept to a minimum. A new central door will act as the main entrance to visitors.

5. Existing flat roofed building to be removed. Ground to be excavated to allow for new extension. Extension to be accessed via two steps down from the old cottage floor level.

6. New window to study/ den 1500w x 1110h to be installed in to wall line, steel lintel to be installed over. Window frame finish to be grey. Glass to be left clear with no additional profile to glass face.

7. New wall to be constructed from block and brick construction with celotex cavity insulation or similar. Blue brick is to run to 450h in a running bond pattern to base of the extension. Oak timber shiplap paneling with solid nosing at all corner junctions is to be installed above to match the local building vernacular.

8. New pitched and hipped roofs to be finished in grey slate tiles to match in with the existing old cottage dwelling and surrounding vernacular. Barge board size to be kept to a minimum with black guttering to roof lip.

9. New window to bedroom 4 1500w x 1110h to be installed into wall line steel lintel to be installed over. Window frame finish to be grey. Glass to be left clear with no additional profile to glass face.

10. Construct and install for 2no new dormer window openings. Windows 950w x 890h to match existing with new dark grey framed double glazing. Front face to be white render with side returns finished in oak timber shiplap paneling as proposed on the new extension. Pitched roofs finished in grey slate to match existing old cottage.

11. Existing old cottage roof to be repaired and made good where required. Contractor to source suitable replacements to match existing.

12. New 2no. 780w x 980h conservation style velux windows to be set into the outer roof pitch of the new building. These will have minimal visibility from the road.

13. New window to lounge 450w x 1700h to be installed into wall line, steel lintel to be installed over. Window frame finish to be grey. Glass to be left clear with no additional profile to glass face.

14. New stainless steel flue to be installed to allow for log burner located within lounge area. Exact location to be confirmed

ORIUM/DESIGN			
10 SHOWELL GROVE DROITWICH WORCS WR9 8UD			
+44 (0) 1905 797501 STUDIO@ORIUMDESIGN.CO.UK WWW.ORIUMDESIGN.CO.UK			
Rev	Description	Date	
A	Change to roof line and removal of hipped ends	17.02.14	
<input type="checkbox"/>	SKETCH DESIGN DRAWINGS	<input type="checkbox"/>	TENDER DRAWINGS
<input type="checkbox"/>	SCHEME DESIGN DRAWINGS	<input type="checkbox"/>	CONSTRUCTION DRAWINGS
<input checked="" type="checkbox"/>	PLANNING DRAWINGS	<input type="checkbox"/>	AS BUILT DRAWINGS
Client	Enoch Residence		
Drawing No.	13-RD10-R-108		
Project	The Old Cottage Little Birch Herefordshire HR2 6BB	Drawn Date	13/12/13
Drawn By	JE	Scale	1:100 @ A3
Checked By	SB	Rev Date	17/02/14
Title	Proposed Elevations 1	Rev	A
This drawing is the property of Orium Design Ltd. Copyright is reserved by them. Drawings are issued with the condition that they are not copied without the consent of Orium Design. Figure dimensions to be used only. Contractor to verify all dimensions and conditions on site and inform designers immediately of any changes. All elements to conform to relevant statutory requirements. This drawing is to be read in conjunction with project specification when existing. THIS DRAWING IS NOT TO BE SCALED.			