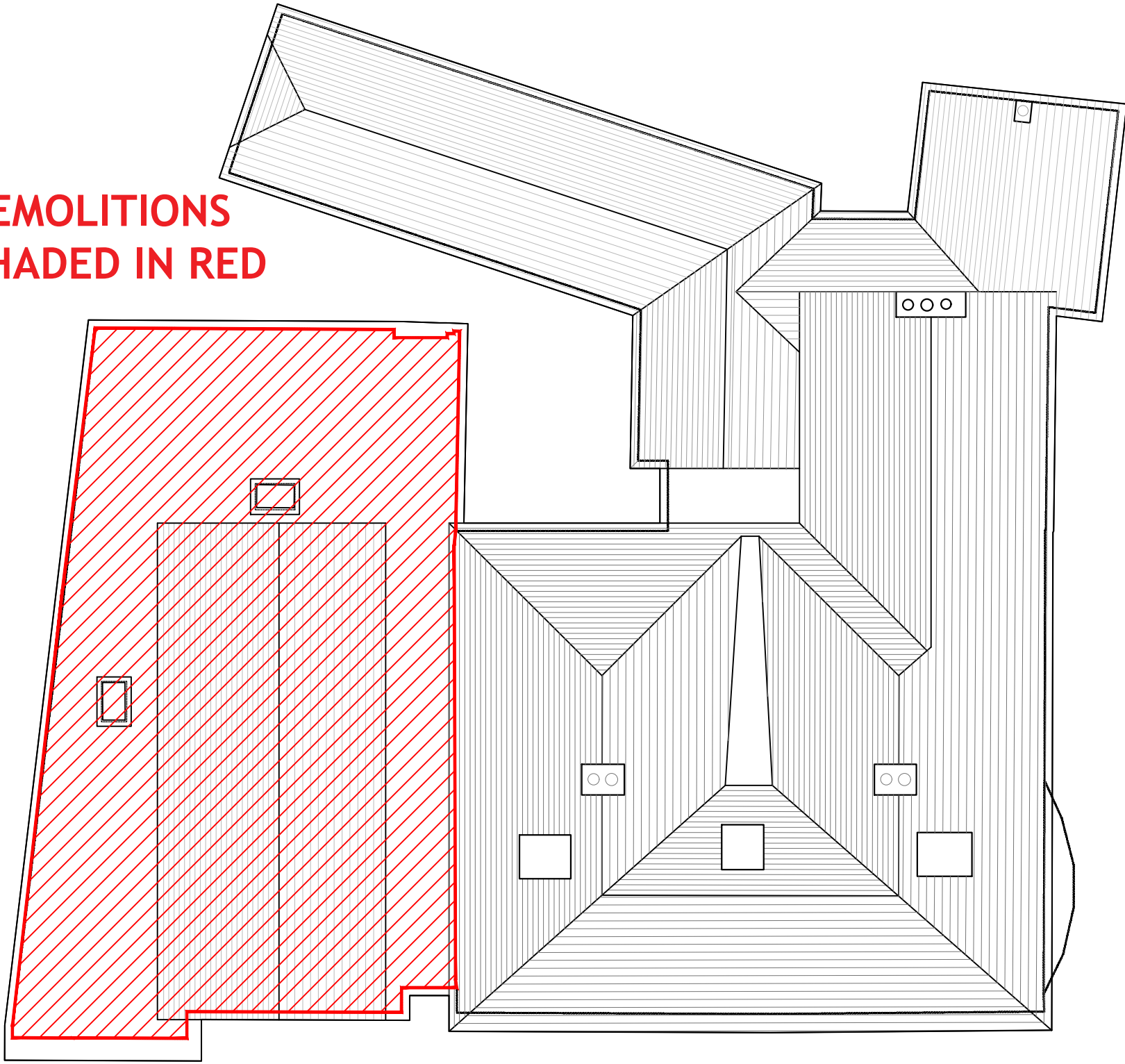
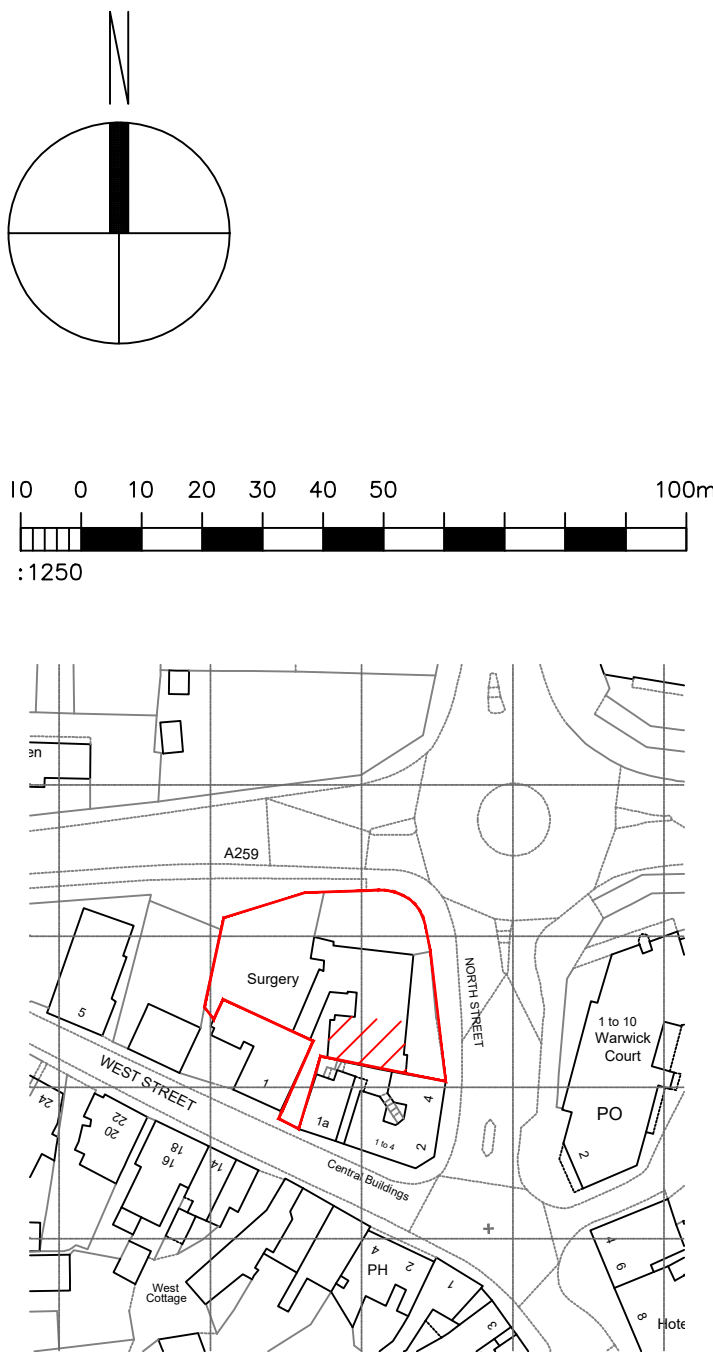


NORTH STREET HOUSE
EMSWORTH

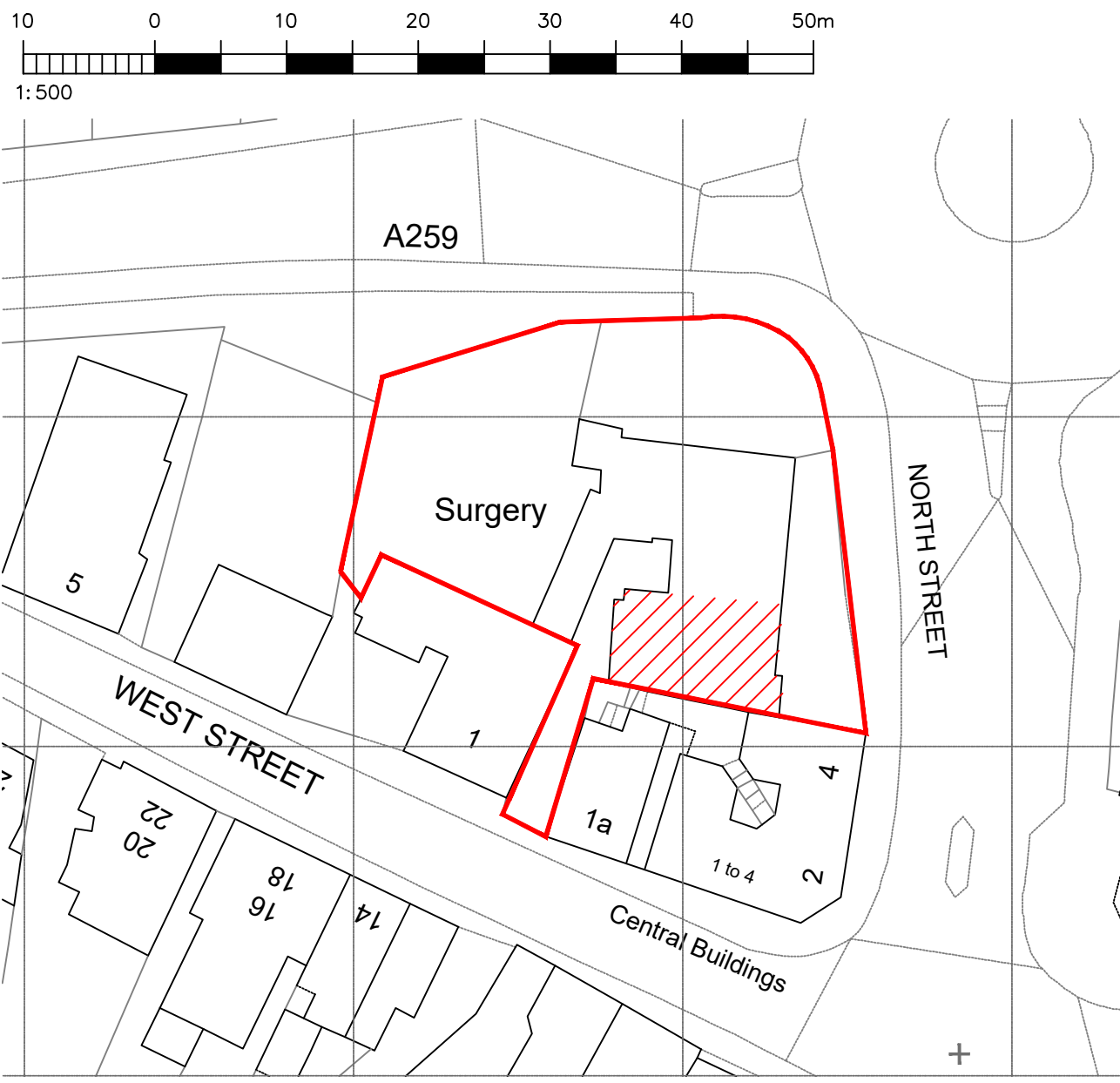
DEMOLITIONS
SHADED IN RED



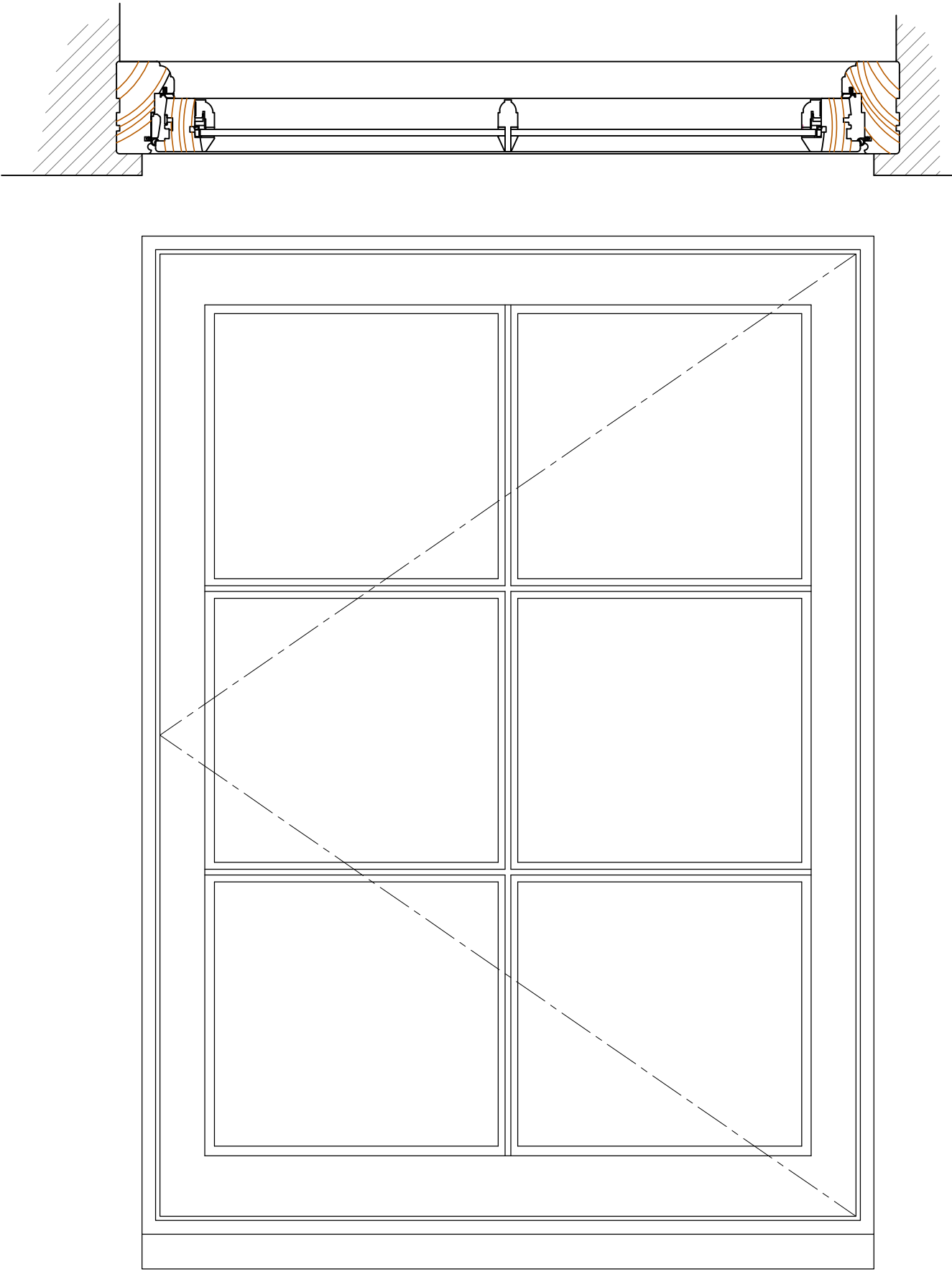
PLAN
SHOWING THE DEMOLITION AREA
1:100



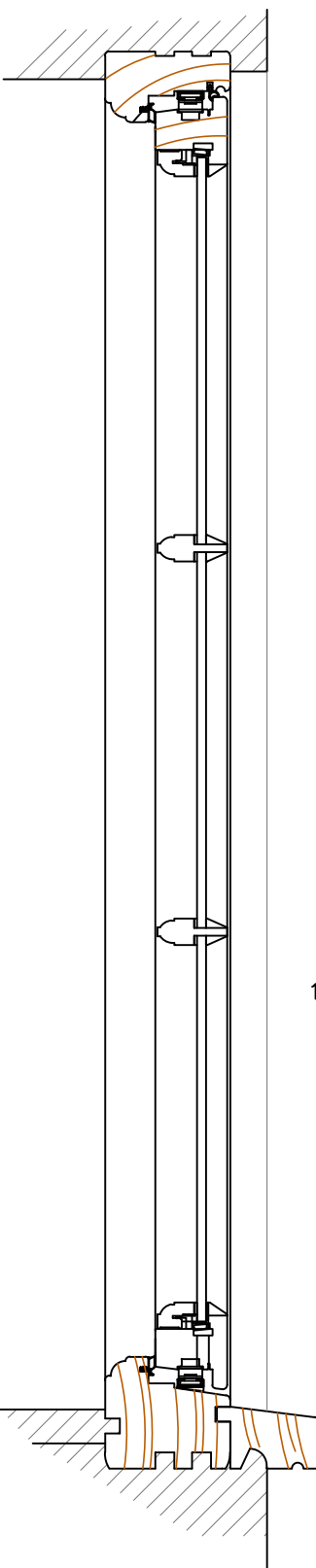
SITE LOCATION PLAN
SHOWING THE DEMOLITION AREA
1:1250



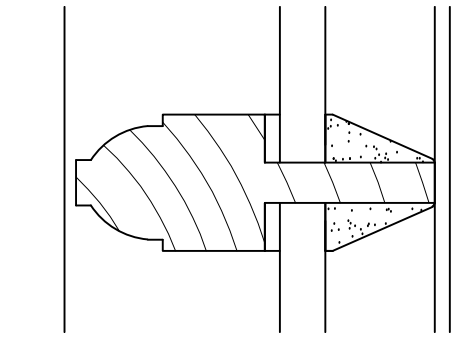
SITE BLOCK PLAN
SHOWING THE DEMOLITION AREA
1:500



PROPOSED DORMER
WINDOW
ELEVATION
1:5



PROPOSED DORMER
WINDOW
SECTION
1:5



PROPOSED DORMER
WINDOW
GLAZING BAR
1:1

LBC Condition 3
Windows to be traditional single glazed casement type.

Manufactured in hardwood, sourced from sustainable and managed forestry (FSC or PFEC certified)

Sashes are hung and operated on the butt hinges and locked by night vent lockable fastener and casement stay

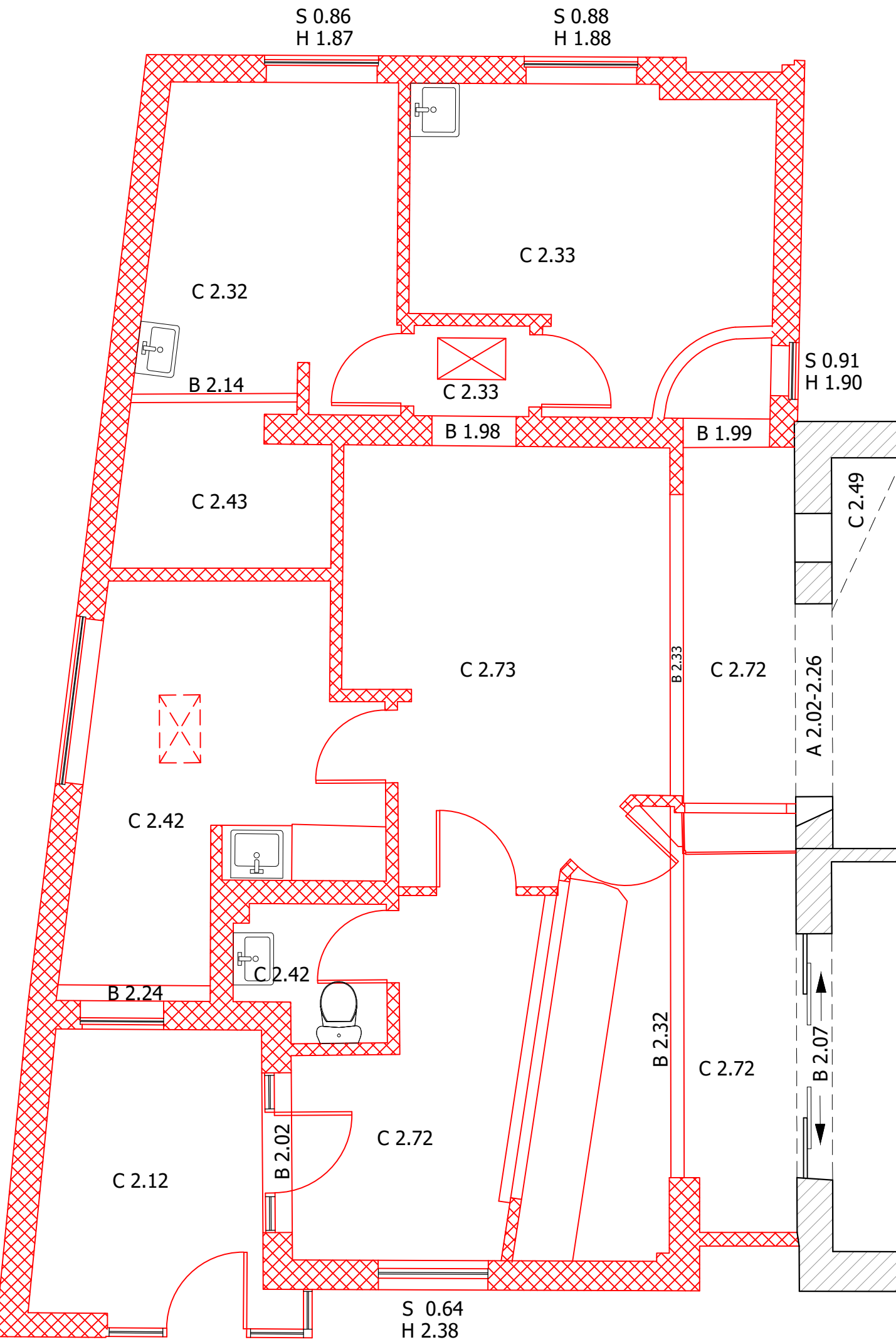
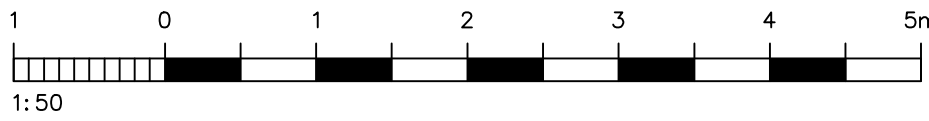
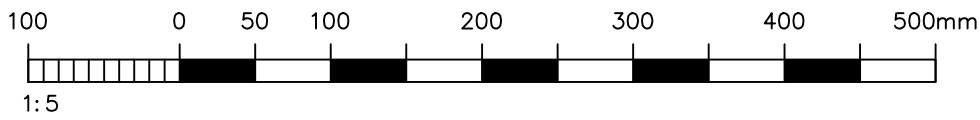
Galzing to be traditionally putty / sealed externally using a white glazing compound

Solid traditional framed glazing bars with individual glass units

Cills also painted and in Hardwood.

Paint to be 3 coats of sprayed applied microporous water based paint system [Factory applied]

The only windows being replaced now are the 3 dormer windows. Therefore this drawing covers all windows.



PROPOSED DEMOLITION
AREA
1:50

LBC Condition 3 – Upgrading Existing Doors
Assess the Door:

Ensure the door is solid and in good condition.

Install intumescent strips around the edges of the door. These strips expand when exposed to heat, sealing gaps and preventing the spread of fire and smoke1.

Fire-Resistant Paint:

Apply a fire-resistant paint or varnish to the door. These coatings can provide up to 30 minutes of fire resistance2.

Upgrade Door Hardware:

Replace existing hinges with fire-rated hinges. Ensure there are at least three hinges on the door1.

Use fire-rated sealant to fill any gaps between the door frame and the wall

Check and Certify:

After upgrading, have the door inspected and certified by a professional to ensure it meets the required fire safety standards1.

Condition 3 – Smoke alarm
all new Smoke alarms/ sounders to be surface mounted to ceilings. As existing.

Condition 3 – Ensuities
We are no longer proposing ensuities, so extract fans not needed.

LISTED BUILDING CONDITION 2

The extension was built in the 20th Century and therefore a long time after the construction of the original dwelling. As such the original building stood structurally sound prior to the extension being built.

FOUNDATION

From Trial holes etc it would appear that the 2 openings created in the former external walls of the original house were cut when the extension was built. Consequently we propose to infill these prior to starting demolition on the extension.

The existing building is built on brickwork that extends down circa 450mm from the ground. The original brickwork is still in the ground under the openings. Therefore, we can simply build off the top of the original foundation.

WALLS

We propose using reclaimed bricks to match the existing to do infill the opening and to tooth into the existing brickwork with all jointing / pointing in lime mortar to match the existing

The existing wall is plastered on both sides with Gypsum Plaster. We propose to remove this from both sides of the wall and to inspect the standard of brick underneath.

The plaster will be removed from the corners first using a hammer and chisel to create cracks. If the plaster comes away easy then this method is ok. However, if the plaster is stubborn, then the chisel can only remove the top layers and a scraper of putty knife will be needed to carefully scrape away the remaining. Heat guns and chemical plaster remover can also be used to aid the process as necessary.

The bricks can then be cleaned using a Doff type cleaning process.

The internal face of the new wall and other areas of existing wall which have been returned to external walls will need lime plastering to match the existing walls in the property.

Where the extension walls abut the original building to the front and rear they were not toothed in so can be carefully pulled / knocked away by handtools.

ROOF
Once the walls have been infilled, the extension flat roof that abuts the original building can be removed. It would appear this is a simple 3 layer felt flat roof with an upstand at the junction of the 2 storey building. Therefore, it can be pulled/ peeled away by hand.

GENERAL NOTES

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes. Use figured dimensions only.

ACCOMPANYING DOCUMENTATION

All details shown on Helyer Davies Architects drawings are to be read in conjunction with the project specification and other consultants drawings and details.

REV	DATE	AMENDMENT	DRAWN

H Helyer Davies Architects
www.hdarchitects.co.uk mail@hdarchitects.co.uk 01243 370 715
Unit 1 The Old Flour Mill . Queen St Emsworth . PO10 7BT

PROJECT
Launchpad - Emsworth North Street House

DRAWING	SCALE
LBC Planning Condition Drawing	As noted @A1
.	.

DATE	DRAWN
Jan-25	MH
DRAWING No.	REV
24132 - 012	.