

Proposed Floor Plans



bell architects
CREATIVE DESIGN : SUSTAINABLE APPROACH

Specification:

Existing elements to be retained where possible and as indicated. All new elements and materials used shall be of high quality and will not negatively affect the existing building fabric.

External Walls:

All existing stonework external walls are to be retained. Dashed render finish to courtyard elevation to be retained. All existing stonework to be repointed with lime mortar.

Ground Floor:

Existing floor to be inspected and any defects made good. Floor to be poured with a levelling agent. 25mm foil backed insulation laid between 38mm x 50mm treated battens. 22mm x 200mm square edge redwood boards fixed to battens with s/s screws. Final floor finish to be either tiles, carpet or HW timber.

Intermediate Floor:

Existing loft floor to be removed and all disturbed areas made good.

Roof:

Existing roof structure to be inspected, treated as required and retained where possible. Portion of existing roof which has sagged to be stripped back carefully and timbers replaced as required. Corrugated sheeting to be replaced with natural slate to match existing. Any slates and ridge tiles removed to be set-aside for re-use. Any new slates to match that of existing

Windows:

All new windows to be HW timber, slim type double glazed (low-e glass) with opaque painted finish.

Doors:

All new external doors to be HW timber, double glazed (low-e glass) with opaque painted finish. Main entrance doors to match style of existing.

Internal Doors:

All internal doors to be white pre-painted cottage style doors with s/s ironmongery in satin chrome finish.

Rainwater Goods:

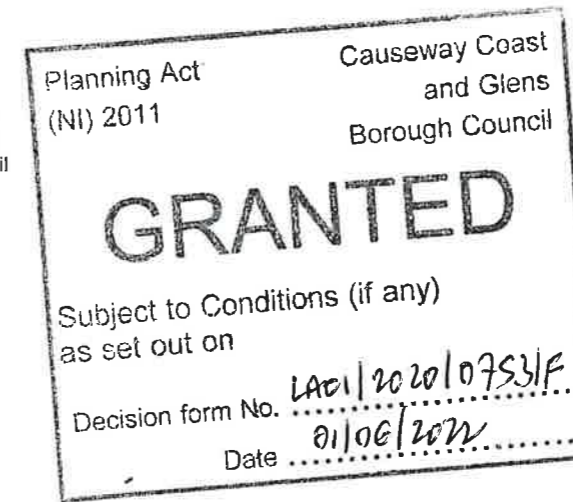
All guttering to be removed and replaced with Alumasc Heritage half round aluminium gutters and 100mm dia. Heritage downpipes.

Heating System:

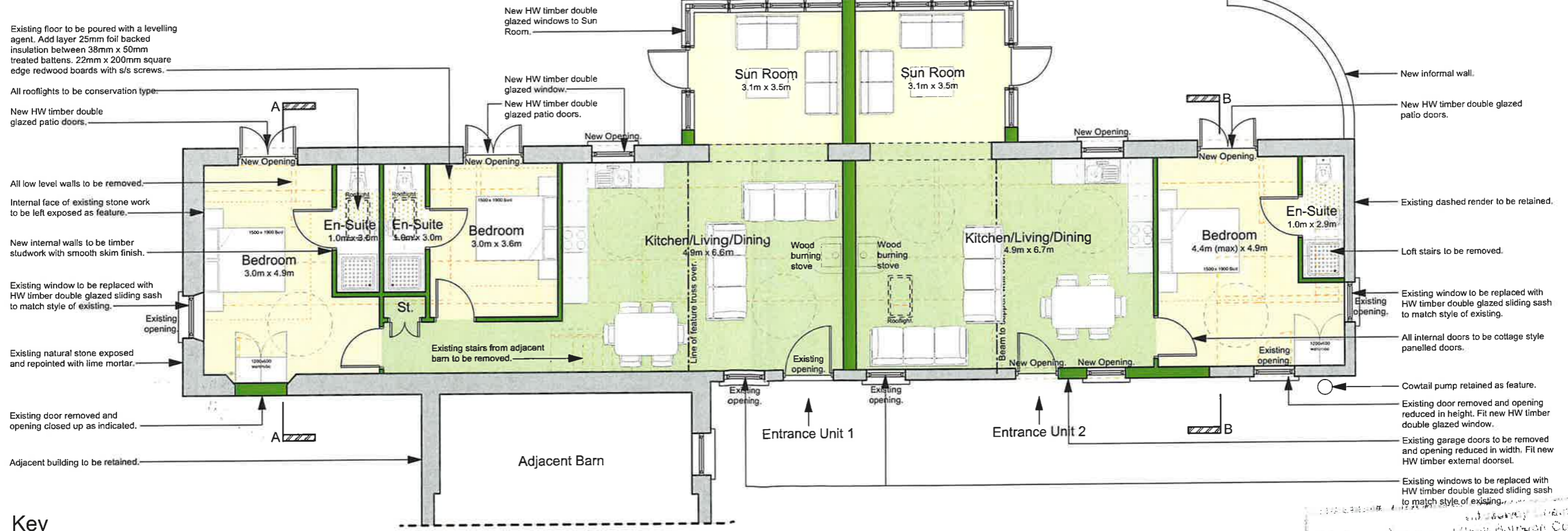
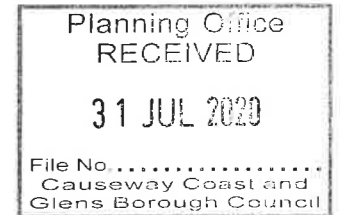
Traditional style radiators throughout to ground floor and loft. Heating system to be zoned and digital thermostats or TRV's provided to all habitable rooms. High efficiency condensing oil fired boilers located in existing adjacent building (see site layout for location)

Secondary Heating:

Stovax Huntingdon 25 kw wood burning stove or similar to each unit on decorative slate hearth.



LA01/2020/0753



Key

- Existing walls
- New walls
- Walls to be removed

Proposed Floor Plan
Scale 1:100

PROPOSED RETIREMENT COTTAGES 05
M02-026 Matthews

for Mr & Mrs Matthews
at Adj. to 56 Macfin Road,
Ballymoney.

