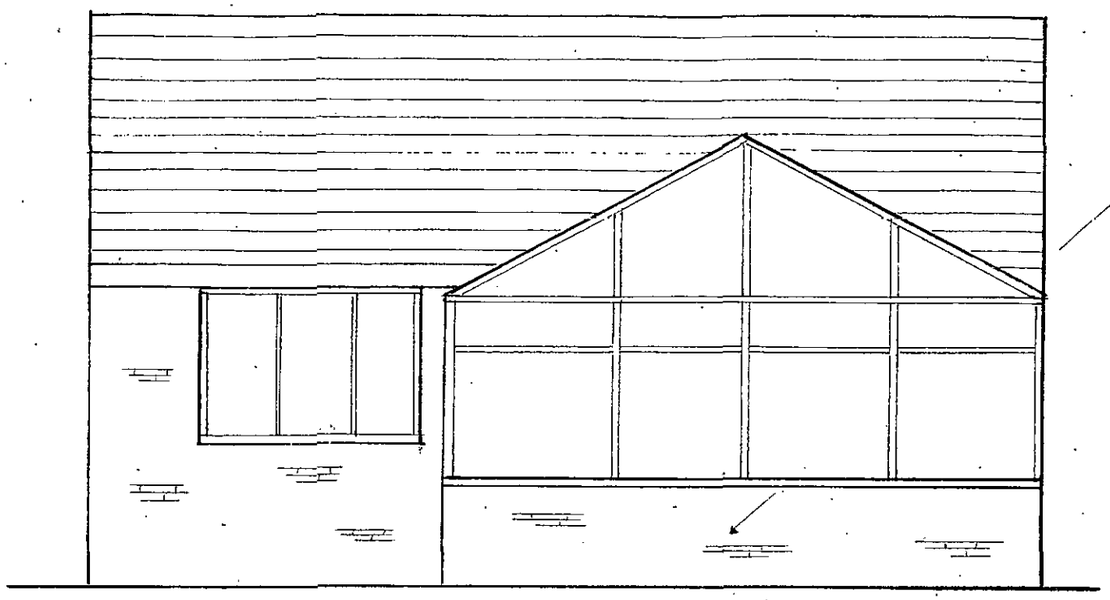
EXISTING REAR ELEVATION – SCALE 1:50

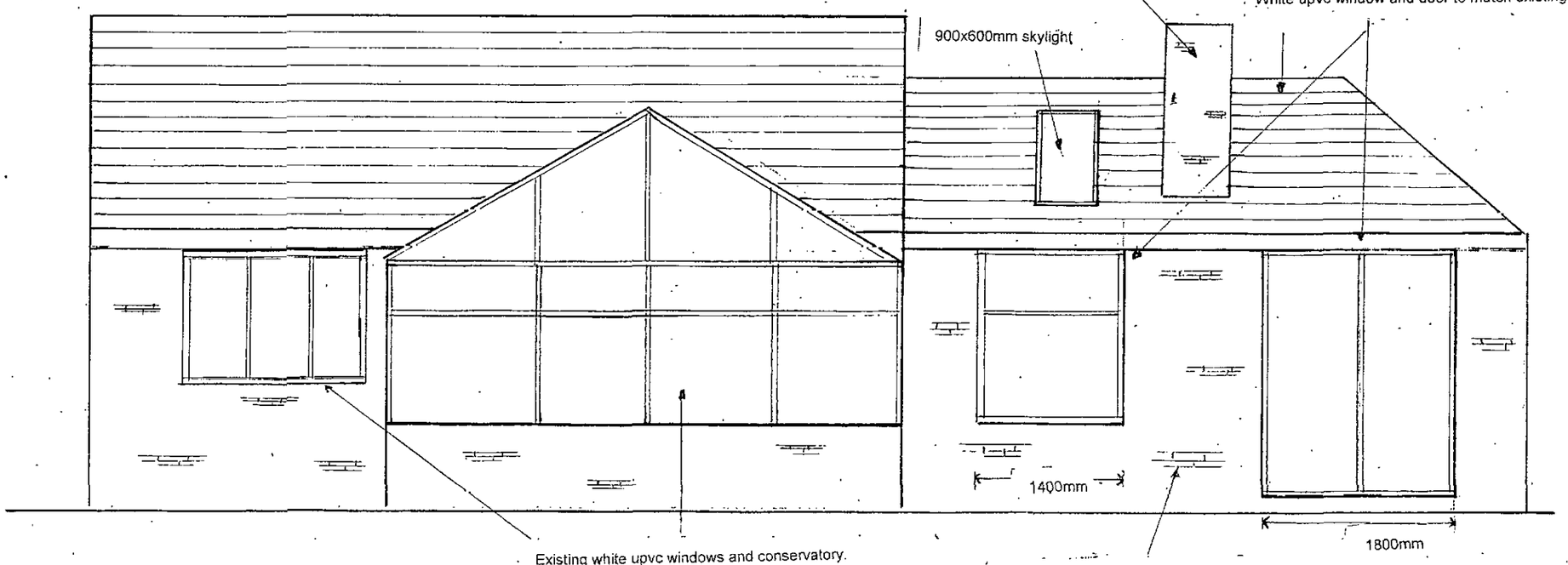


Existing facing brick finish

Roof tiles to match existing as closely as possible and to be suitable for Pitch formed on site.

Chimney/Flue for proposed wood burner/multi fuel stove to extend min of 1.0m past opening lightsand in compliance with relevant HETAS guidance

PROPOSED REAR ELEVATION – SCALE 1:100



LINTELS

To be Catnic CG 90/100 or similar with min of 100mm end bearing, cavity tray and weepholes to be provided.

ROOF

Rafters to be 175x50mm C24 softwood timber at 400mm centres. Feet of rafters to be spiked to 100x50mm softwood wall plate strapped to inner face of blockwork using 30x5mm galvanized steel straps at 1.2m centres. Rafters to be doubled up and double trimmed around proposed roof lights. Provide 30x5mm straps at gable end at 1.2m centres and passing over min of 3 rafters with noggins inbetween. Provide breathable felt and keep min of 50mm between felt and outside face of insulation. Fit 100mm Kingspan or similar between rafters with 25mm under and plasterboard and skim. Total insulation thickness 125mm. Roof tiles to match existing as closely as possible in shade and profile and be suitable for pitch formed on site.

STEELWORK

Size and gauge as per submitted calculations.

RAINWATER PIPES AND GUTTERS

To match existing gutte at front elevation to run into existing down pipe. Rainwater at rear elevation to soakaway to satisfaction of Building Control Surveyor.

ROOF LIGHT

To be supplied and installed according to manufacturers instructions. Size to be 900x600mm.

FOUNDATIONS

Foundations to be taken to firm bearing strata and to satisfaction of Local Authority Building Control Surveyor. Min depth in clay strata to be 800mm min, width of foundation with a 300mm cavity wall to be 600mm. In the event of any unusual ground conditions engineered detail to be provided

WALLS BELOW GROUND

Blockwork below ground to be 7N dense blocks 2 leaves with lean mix concrete infill or Foundation blocks. Damp proof course to be min 150mm above existing ground level. Levels to be reduced accordingly if necessary.

GROUND FLOOR

Well compacted clean inert hardcore with sand blinding and 1200 gauge damp proof membrane over. Dpm to be lapped into dpc at internal blockwork walls. 100mm Kingspan or similar floor insulation with 100mm concrete slab and 65mm screed finish over.

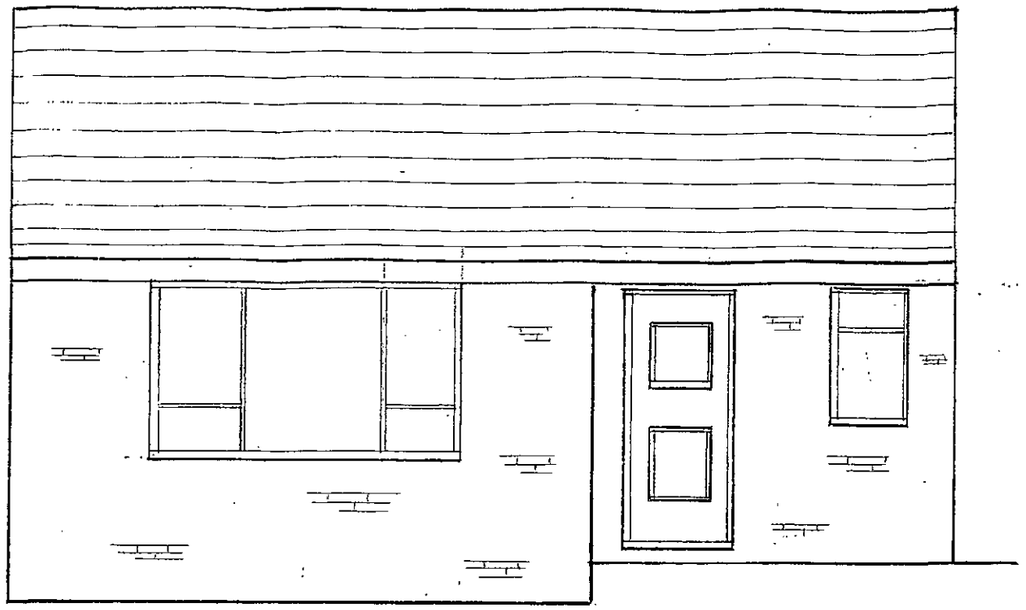
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EXISTING REAR ELEVATION – SCALE 1:50

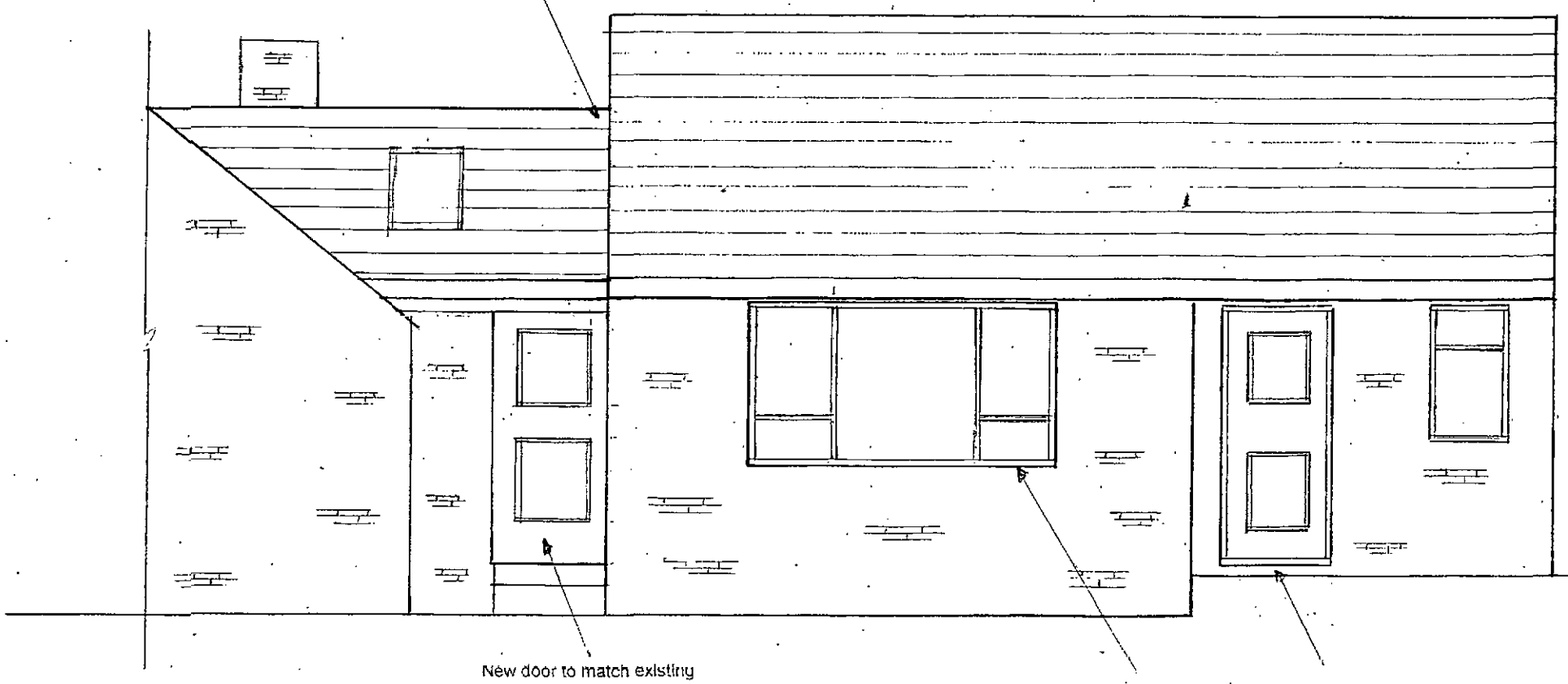
PROPOSED REAR ELEVATION – SCALE 1:50

EXISTING FRONT ELEVATION – SCALE 1:50



Roof tiles to match existing as closely as possible and to be suitable for Pitch formed on site.

PROPOSED FRONT ELEVATION – SCALE 1:50



BUILDING REGULATIONS NOTES

FOUNDATIONS

Foundations to be taken to firm bearing strata and to satisfaction of Local Authority Building Control Surveyor. Min depth in clay strata to be 800mm min, width of foundation with a 300mm cavity wall to be 600mm. In the event of any unusual ground conditions engineered detail to be provided

WALLS BELOW GROUND

Blockwork below ground to be 7N dense blocks 2 leaves with lean mix concrete infill or Foundation blocks. Damp proof course to be min 150mm above existing ground level. Levels to be reduced accordingly if necessary.

EXTERNAL WALLS

Wall construction to be facing brick to match existing with 100mm cavity and either Dritherm full fill insulation or Kingspan TW55 insulation retained with clips. Wall ties at 750mm centres horizontally, 450 vertically and at each block course within 225mm of all window and door openings. Inner leaf to be medium density blockwork with plasterboard on dabs and skim finish. Insulated dpc or propriety insulated closers to be used at all window and door reveals. Tie into existing masonry wall using bluebird or ancon starter tie system.

GROUND FLOOR

Well compacted clean inert hardcore with sand blinding and 1200 gauge damp proof membrane over. Dpm to be lapped into dpc at internal blockwork walls. 100mm Kingspan or similar floor insulation with 100mm concrete slab and 65mm screed. finish over.

WINDOWS AND DOORS

New windows and doors to be white upvc to match existing. Windows to have a U value of 1.6. and background ventilation of 8000mm2. Roof lights windows to be double trimmed around opening and installed according to manufacturers instructiions. Any glazing below 800mm to be toughened glass to BS 12150.

ELECTRICAL SAFETY

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

PLANNING/BUILDING REGULATIONS

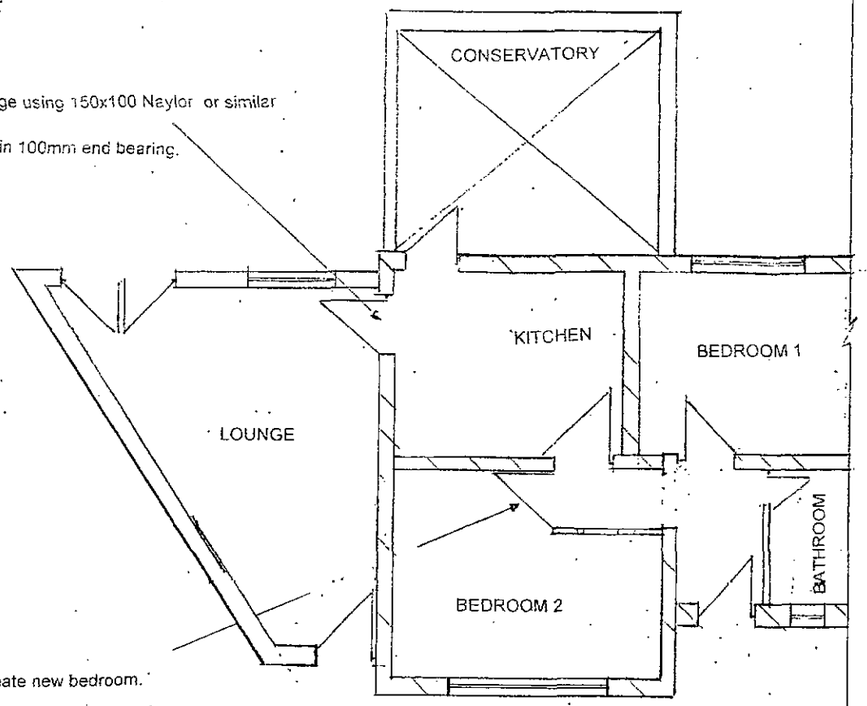
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EXISTING FRONT ELEVATION – SCALE 1:50

PROPOSED FRONT ELEVATION – SCALE 1:50

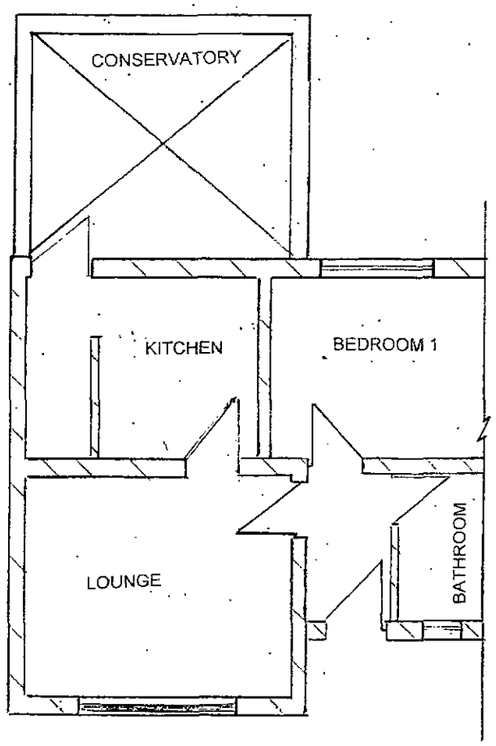
PROPOSED GROUND FLOOR PLAN – SCALE 1:100

New opening created into lounge using 150x100 Naylor or similar reinforced concrete lintel with min 100mm end bearing.

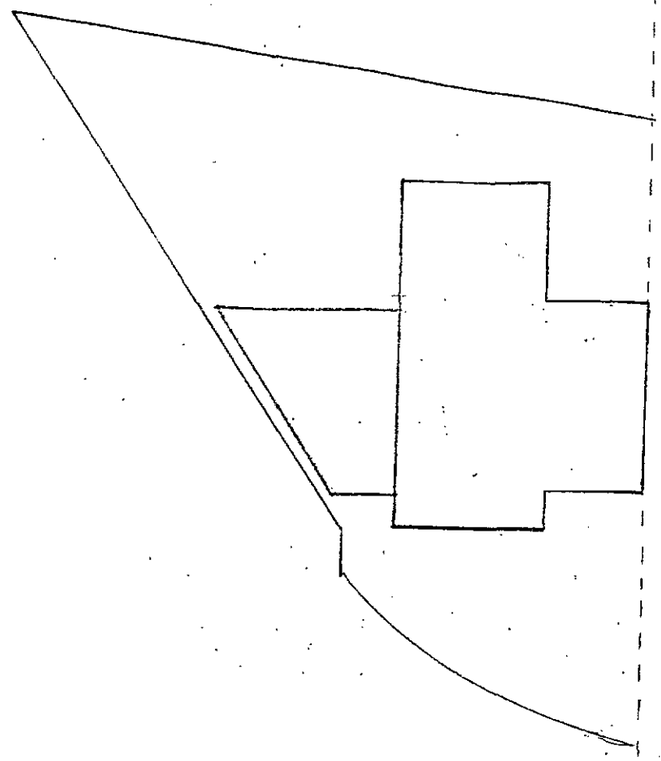


New partition wall and door to create new bedroom.

EXISTING GROUND FLOOR PLAN – SCALE 1:100



EXISTING/PROPOSED SITE PLAN – SCALE 1:200



Area marked in red indicates proposed extension

Area marked in red indicates proposed extension

BUILDING REGULATIONS NOTES

FOUNDATIONS

Foundations to be taken to firm bearing strata and to satisfaction of Local Authority Building Control Surveyor. Min depth in clay strata to be 800mm min, width of foundation with a 300mm cavity wall to be 600mm. In the event of any unusual ground conditions engineered detail to be provided

WALLS BELOW GROUND

Blockwork below ground to be 7N dense blocks 2 leaves with lean mix concrete infill or Foundation blocks. Damp proof course to be min 150mm above existing ground level. Levels to be reduced accordingly if necessary.

EXTERNAL WALLS

Wall construction to be facing brick to match existing with 100mm cavity and either Dritherm full fill insulation or Kingspan TW55 insulation retained with clips. Wall ties at 750mm centres horizontally, 450 vertically and at each block course within 225mm of all window and door openings. Inner leaf to be medium density blockwork with plasterboard on dabs and skim finish. Insulated dpc or propriety insulated closers to be used at all window and door reveals. Tie into existing masonry wall using bluebird or ancon starter tie system.

GROUND FLOOR

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WINDOWS AND DOORS

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ELECTRICAL SAFETY

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

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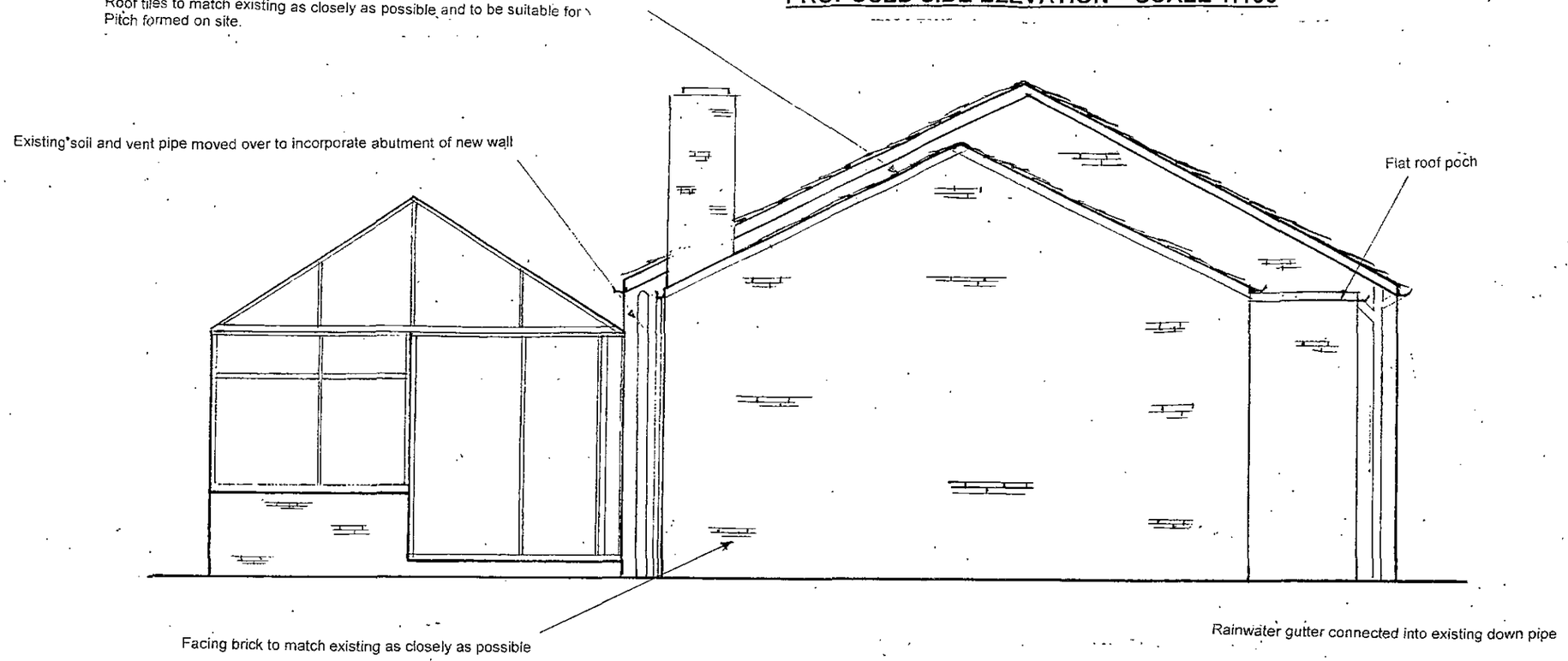
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EXISTING GROUND FLOOR PLAN – SCALE 1:100

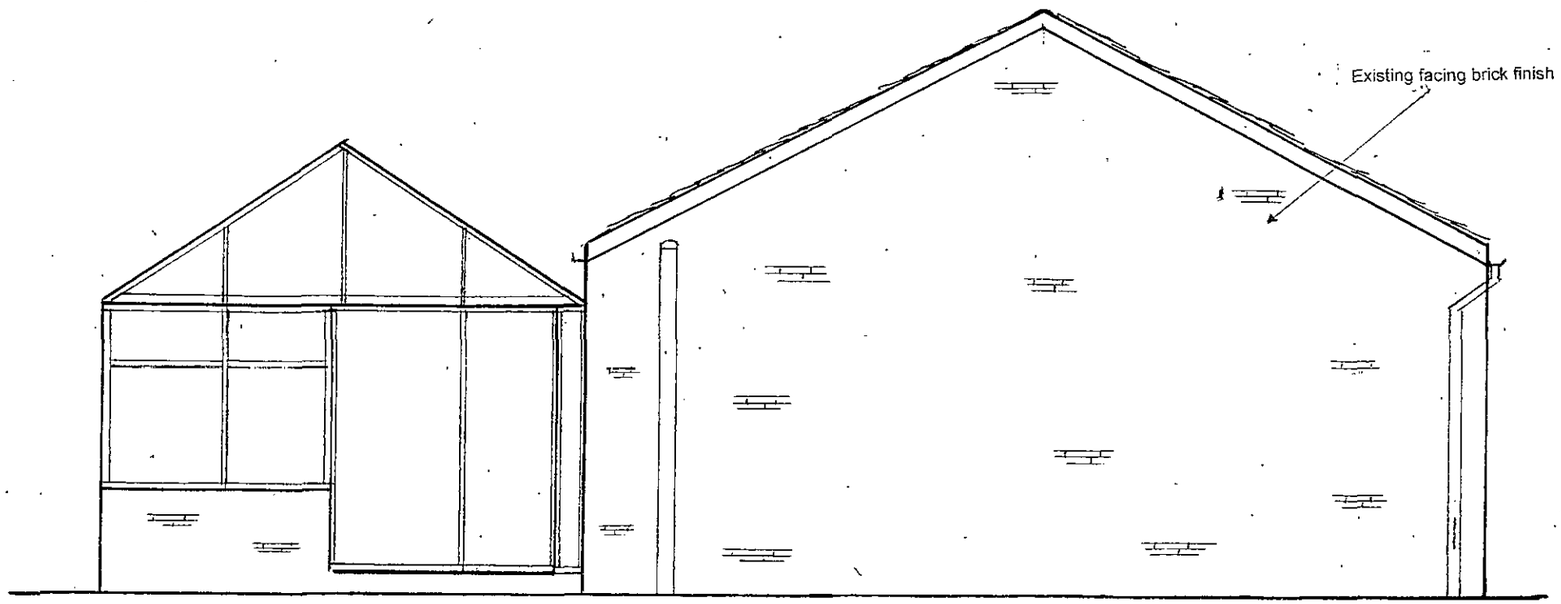
PROPOSED GROUND FLOOR PLAN – SCALE 1:100

EXISTING/PROPOSED SITE PLAN – SCALE 1:200

PROPOSED SIDE ELEVATION – SCALE 1:100



EXISTING SIDE ELEVATION – SCALE 1:100



BUILDING REGULATIONS NOTES

FOUNDATIONS

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WALLS BELOW GROUND

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EXTERNAL WALLS

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GROUND FLOOR

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WINDOWS AND DOORS

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ELECTRICAL SAFETY

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

HEATING SYSTEM

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All heating work to be undertaken by Gas Safe registered contractor. New radiators to have Thermostatic valves fitted

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EXISTING SIDE ELEVATION – SCALE 1:50

PROPOSED SIDE ELEVATION – SCALE 1:50