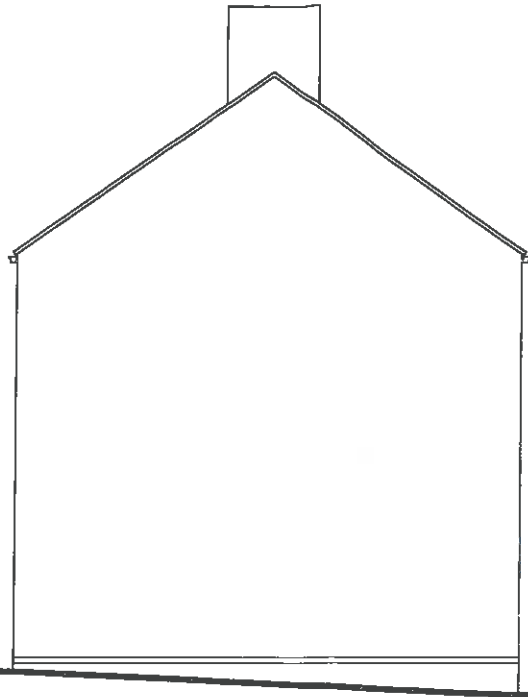




EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

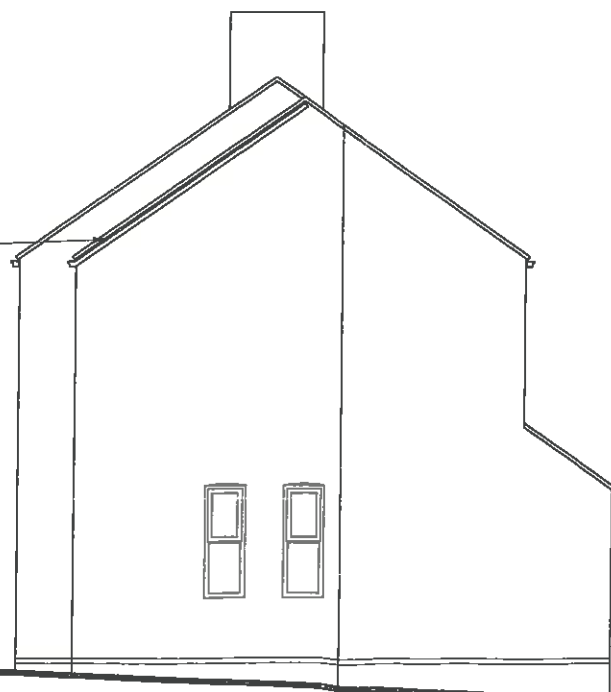


EXISTING FRONT ELEVATION



PROPOSED REAR ELEVATION

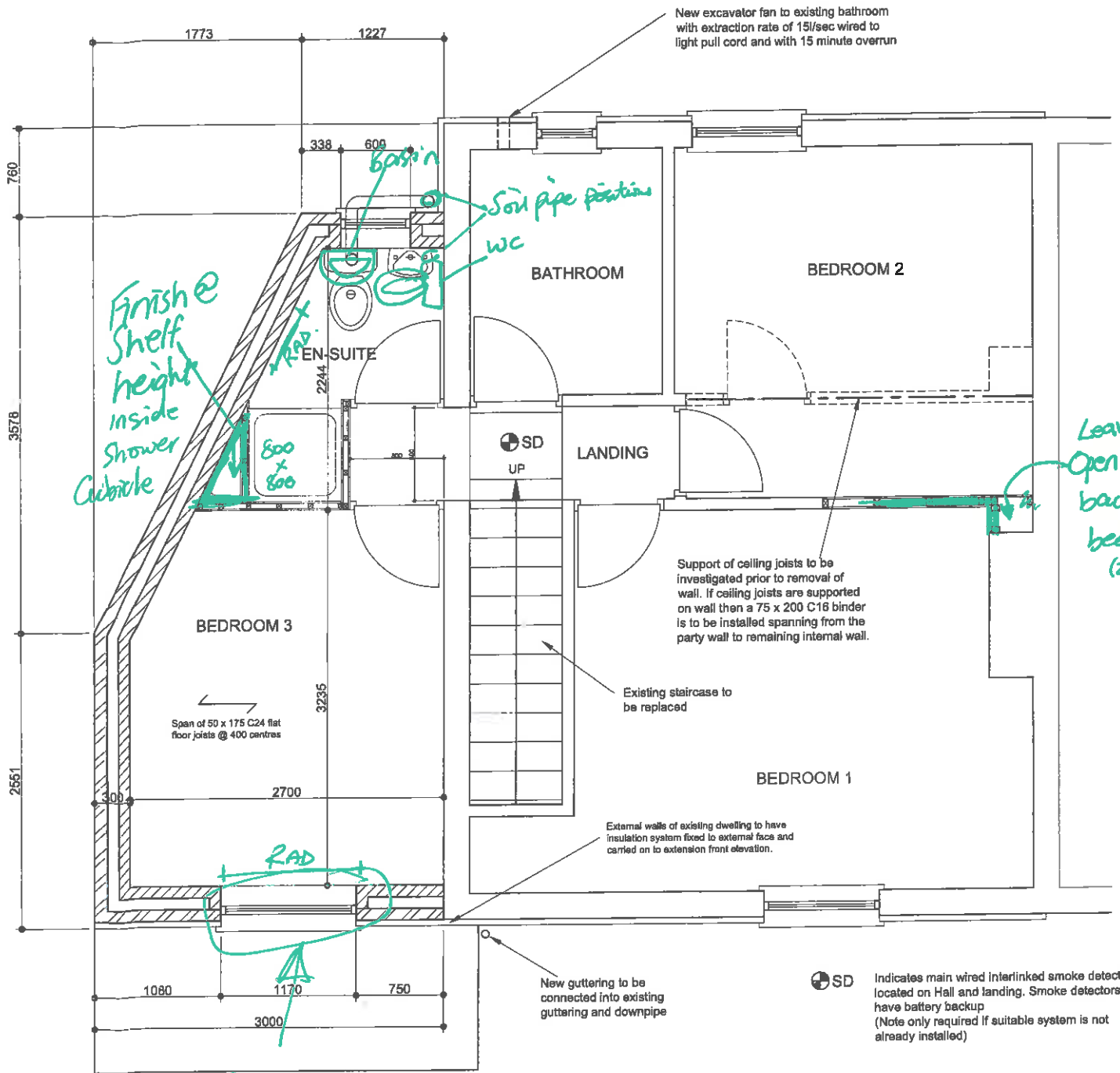
New guttering installed on truncated gable to pick up roof drainage and discharge into horizontal gutter on rear elevation



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



**PROPOSRD FIRST FLOOR PLAN**

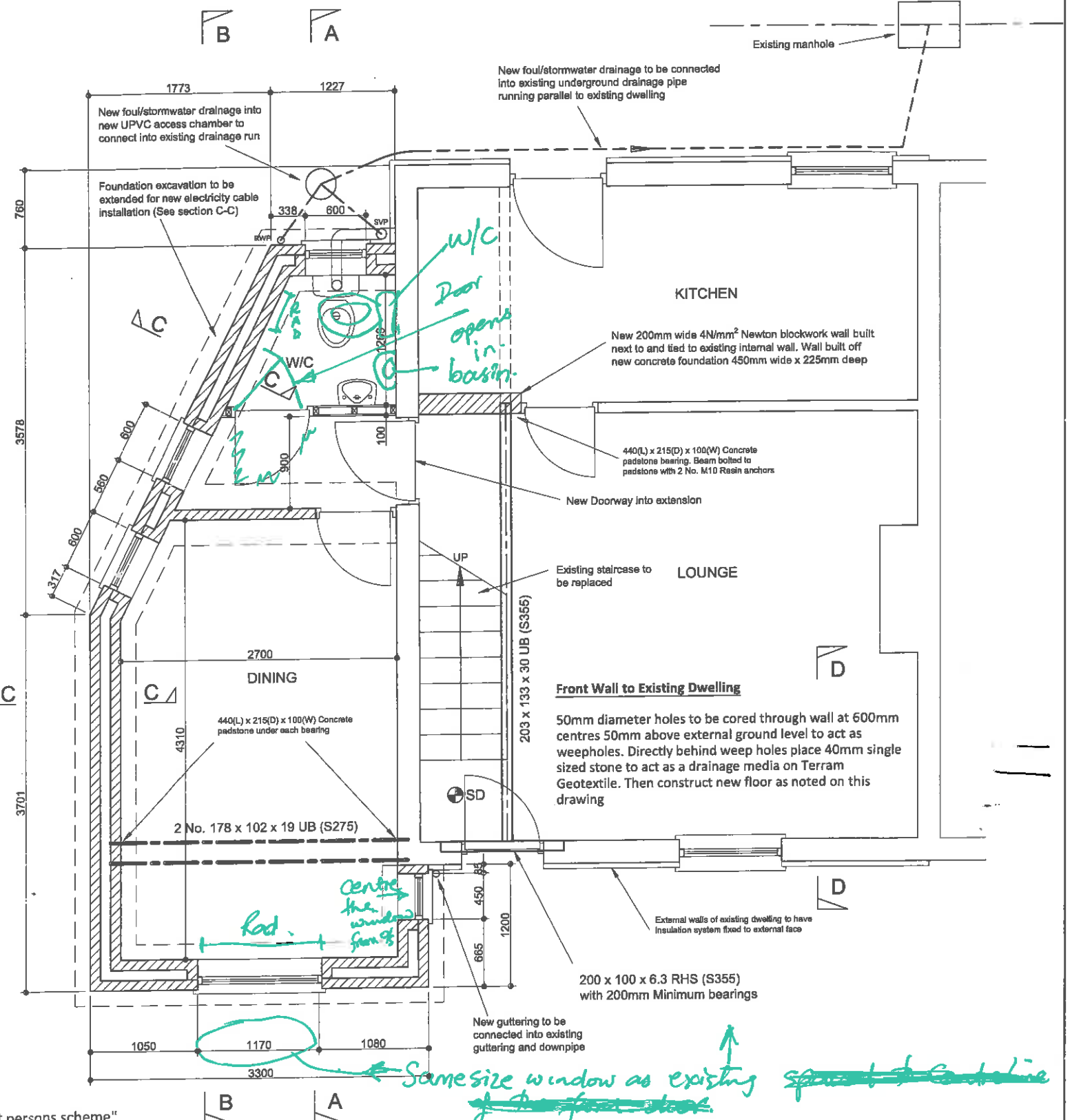
**Plumbing and Drainage.**  
 Aluminium gutters and downpipes to match existing.  
 The existing drain locations are shown on the plans. The builder is to expose on site and agree any necessary amendments with the building inspector.  
 All external drains to be 100mm Osmo plastic pipe bed and surround in gravel to falls  
 Surface and foulwater - 1:80 minimum  
 All new surface water is to discharge to new soakaway. Foulwater to discharge into package sewerage system and into soakway  
 All new drainage and protection details to existing shall be agreed with the Building inspector.  
 Pipe sizes are as follows:-  
 Basin 32mm up to 1700mm runs.  
 Sink bath / shower 40mm up to 3000mm runs 50mm up to 4000mm runs  
 WC - 100 mm.  
 Separate connections and 75 mm deep seal traps to i100 SVP terminating internally with non return valve. External stacks vented traditionally terminating 900 mm above any open light within 3000mm with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.  
 All internal SV P's are to be insulated with min 50mm rockwool.

**Mechanical air extraction.**  
 New ventilation to W/C and En-suite to have a minimum extraction rate of 15 l/sec wired to light pull cord with min 15 minute over run.  
 All mechanical ventilators are to be ducted to outside air.

**Electrical Installations.**  
 All installations to be subject to certification under the "competent persons scheme"  
 A certificate shall be supplied on completion of all electrical works  
 Lighting - 1 in 4 to be low energy.

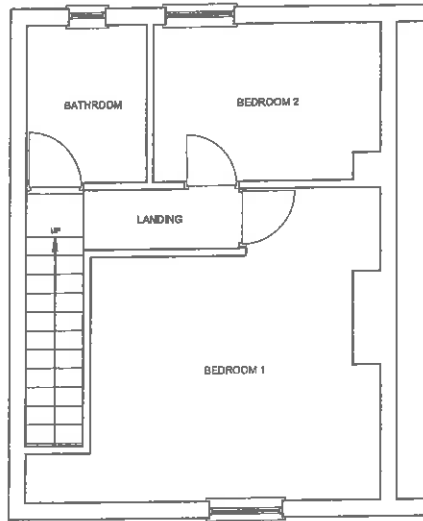
**Water supply**  
 Plans to be conditioned subject to Part G water efficiency calculations to be provided prior to completion.  
 Wholesome water supply is to be provided by the local water supply undertaker.  
 All baths are to be fitted with a suitable device to limit the hot water temperature to a max of 48 °C  
 Hot water taps to be installed on the left.  
 A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion.

**Doors / windows.**  
 All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.  
 Style and colour to match existing doors and windows.  
 All windows to have 1/20th floor area as open light.  
 Safety glass (stamped accordingly) to be provided to all critical areas.- Door and panels 1500mm from finished floor level or windows within 800mm from floor level.  
 Trickle vents to be provided to all new windows 8000 mm2 min.  
 Escape window to new Bedroom with minimum size of 0.33m<sup>2</sup> or 750mm x 450mm with height to bottom of openable area less than 1100mm above floor level.

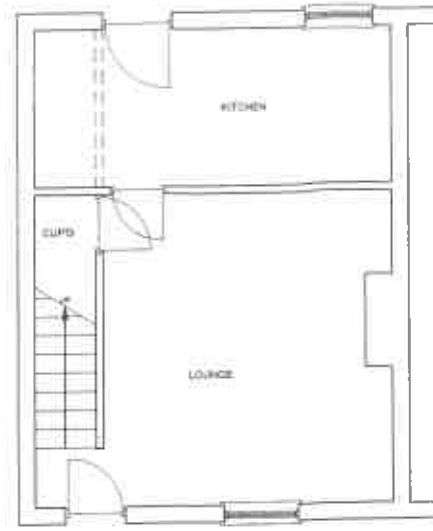


**PROPOSED GROUND FLOOR PLAN**

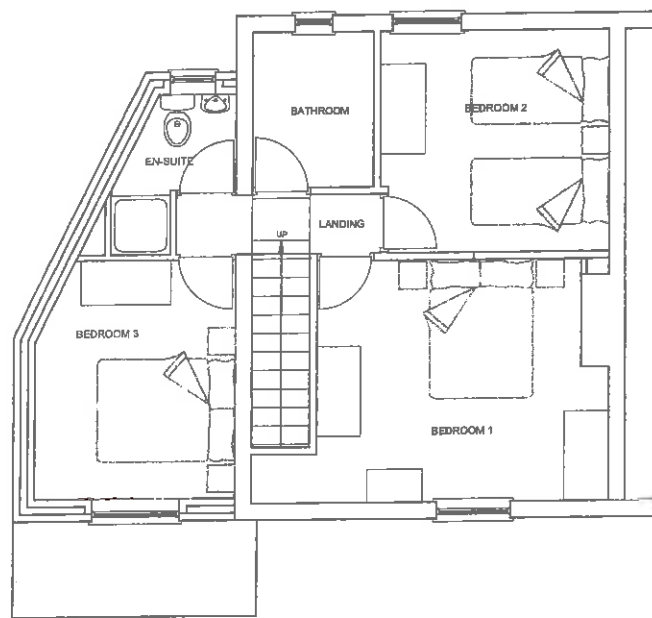
**Internal Walls.**  
 Walls at ground level to be either 100mm blockwork 7N/mm<sup>2</sup> DCB below DPC level and Thermalite Shield above DPC with 12.5mm plasterboard and skim finish or 100mm O/A with 75x50 timber studwork at 450 centres with 12.5mm plasterboard and skim. Void filled with insulation.  
 Walls at First floor level to be 75mm O/A with 50x38 timber studwork at 450 centres with 12.5mm plasterboard and skim. Void filled with insulation.



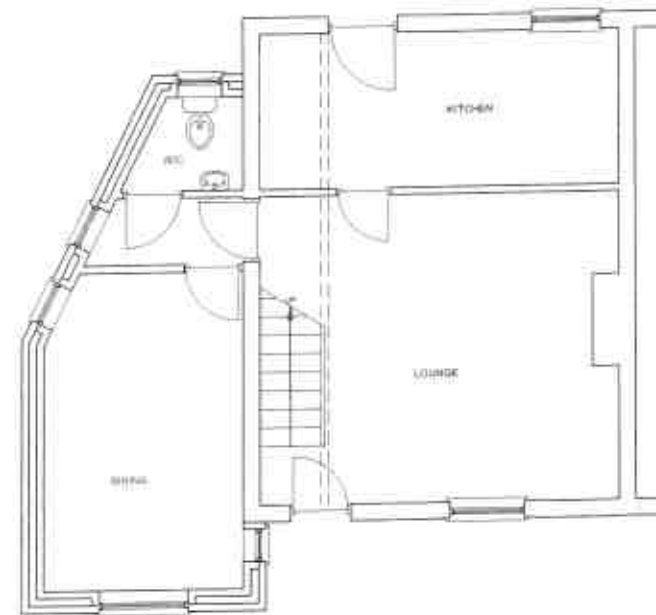
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSRD FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN