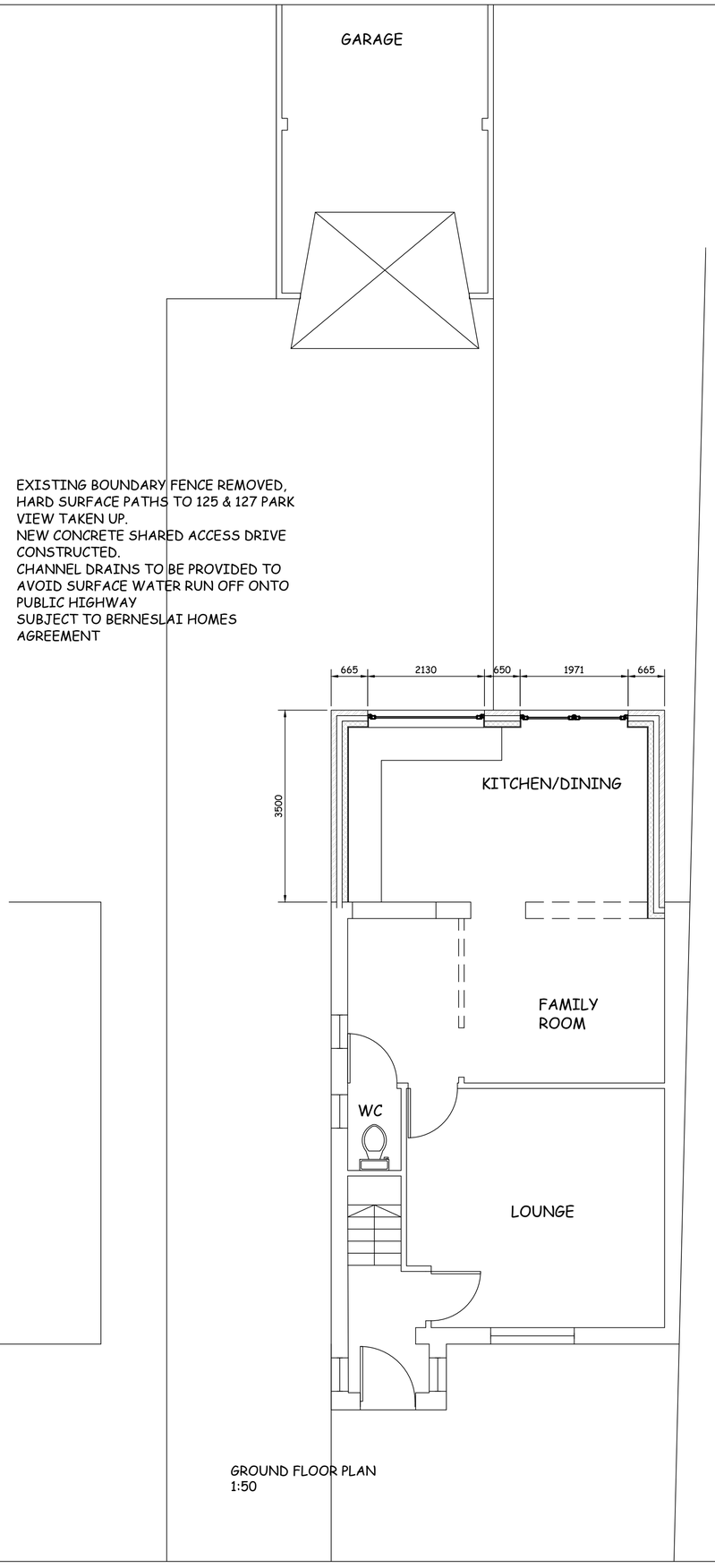
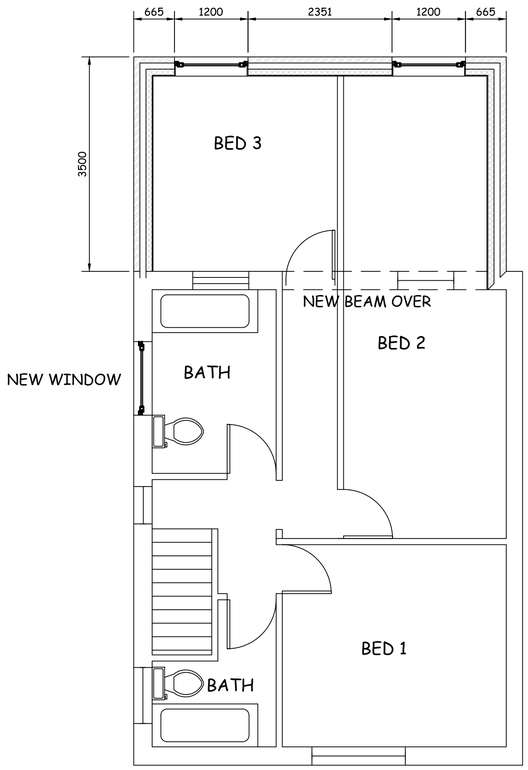
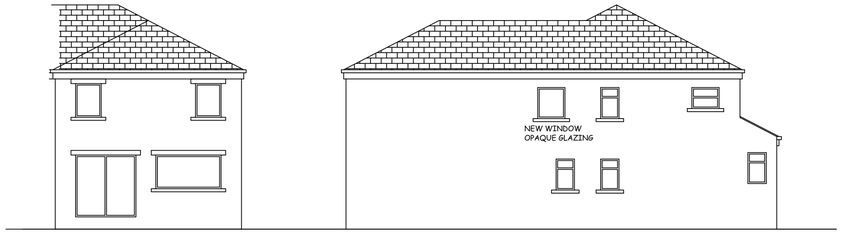


GROUND FLOOR PLAN
1:50

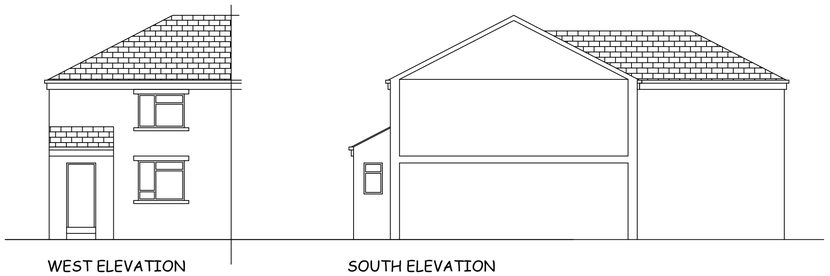


FIRST FLOOR PLAN
1:50



EAST ELEVATION
1:100

NORTH ELEVATION
1:100



WEST ELEVATION
1:100

SOUTH ELEVATION
1:100

SPECIFICATION FOR GUIDE ONLY ALL TO BE TO BUILDING CONTROL APPROVAL

FOUNDATIONS
To be minimum 600x200mm deep at same depth and size as existing house foundations and tied into existing foundations.

WALLS
To be 300mm cavity wall with 100mm block internal leaf with 100mm insulation filled cavity and brick external leaf. Wall ties to be provided at 750mm horizontally and 450mm spacing vertically. U value to be 0.25W/m²K.
All cavities to formed in such a way that they are continuous with existing.

GROUND FLOOR
To be 22mm thick moisture resisting floor board on timber joist, sized as per trada span tables.
With minimum 100mm insulation to give 0.25W/m²K U Value, insulation supported on timber battens.

FIRST FLOOR
To be 22mm floor board on timber joist, sized as per Trada span tables, with 12.5mm plasterboard ceiling. Noggins to be provided to support new stud partitions. Lateral restraint straps to be 30x5mm galvanized steel 1200mm long fixed along joists or over 3 joists

INTERNAL WALLS
To be 63mm thick timber stud with 12.5mm plasterboard to both sides, insulation to be provided between bedrooms and wet rooms.

ROOF
To be to specialist design with breathable felt, 38x50mm battens and covering to match existing.
Existing covering to be cut back as required.
Lateral restraint straps to be 30x5mm galvanized steel 1200mm long fixed along joists or over 3 joists. Vertical straps 1000mm long to be provided to wall plate (100x75mm timber) at 2000mm centers.

PLUMBING
All new radiators to be provided with TRV's. Any work to boiler to be by a certified engineer and certificate of completion provided to building control
Soil pipes to be 100mm dia UPVC fire stopped when passing through compartment walls and floor.
Soil pipes to be wrapped in 25mm mineral wool insulation.
SVP's to external air to be terminated with cage or perforated cover or to ridge vent or air admittance valve to building control approval.
Minimum size of branch pipes to be 75mm for WC's, 32mm for wash basins and 40mm for baths and showers.

ELECTRICAL
All electrical works are required to meet the requirements of Part P of the building regulations and are to be designed, installed, inspected and tested by a person competent to do so.

General Notes

1. This drawing is detailed to satisfy a planning application/building regulations application. No liability is accepted for any loss of any sort or additional expense incurred consequent on any failure real or alledged, of the drawing to meet the requirements of any body, statutory or otherwise.

2. This drawing is to be read in conjunction with all other relevant drawings and details.

3. DO NOT SCALE FROM THIS DRAWING. Written dimensions only should be used. If any doubt exist ask for clarification.

4. Until approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction.

5. All work is to be carried out in compliance with the requirements of the relevant statutory authorities and regulations.

6. All dimensions are in millimeters unless otherwise stated.

7. Contractors and sub-contractors must agree all dimension prior to any work being carried out, be this offsite manufacturer or onsite construction.

Materials

1. Walls to be brick to match existing.

2. Roof to be slate to match existing.

3. Doors & Windows white UPVC

Rev.	Description	Date.	Drawn	Appr.
B	SIDE WINDOW TO KITCHEN REMOVED AS REQUESTED BY PLANNER	22/02/19		
A	DEPTH OF EXTENSION REDUCED TO 3.5m AS REQUESTED BY PLANNER TO MEET GUIDELINES	20/02/19		

Drawing Status
FOR PLANNING APPROVAL

Client
SIMON LEMON

Project Title
REAR EXTENSION
127 PARK VIEW
ROYSTON

Drawing Title
PROPOSED
PLANS & ELEVATIONS

Drawn By: PDS
Scale: AS SHOWN
Date: Jan 2019

Drawing Number: 127PV-002
Revision: B