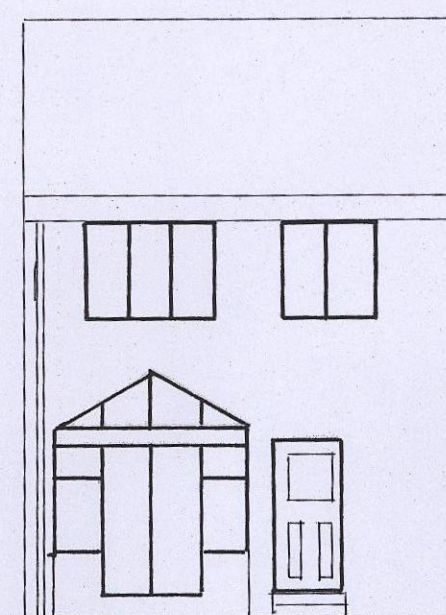
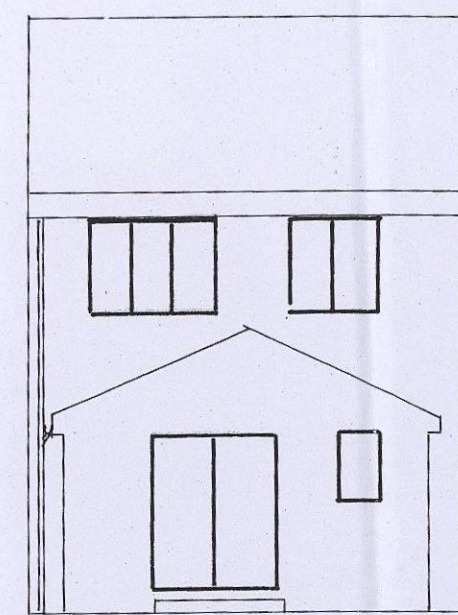
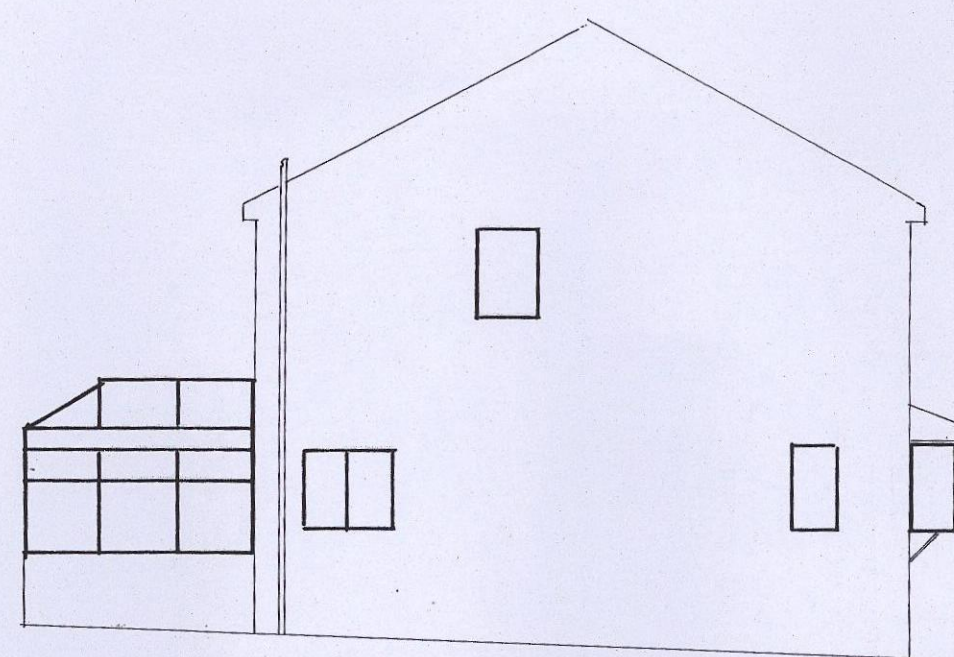




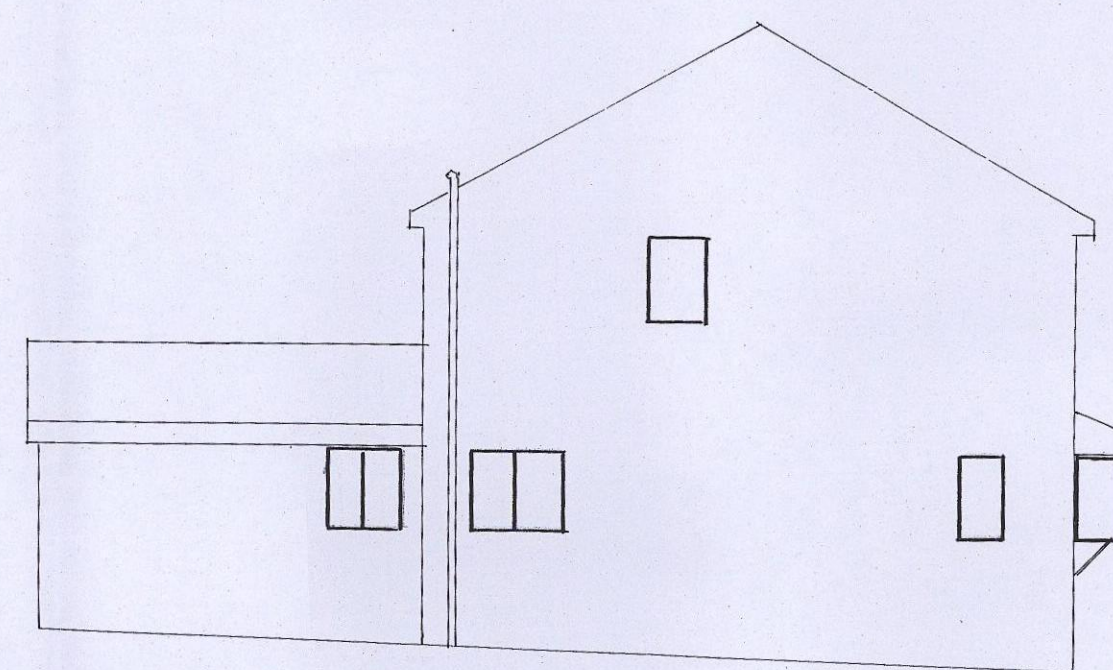
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

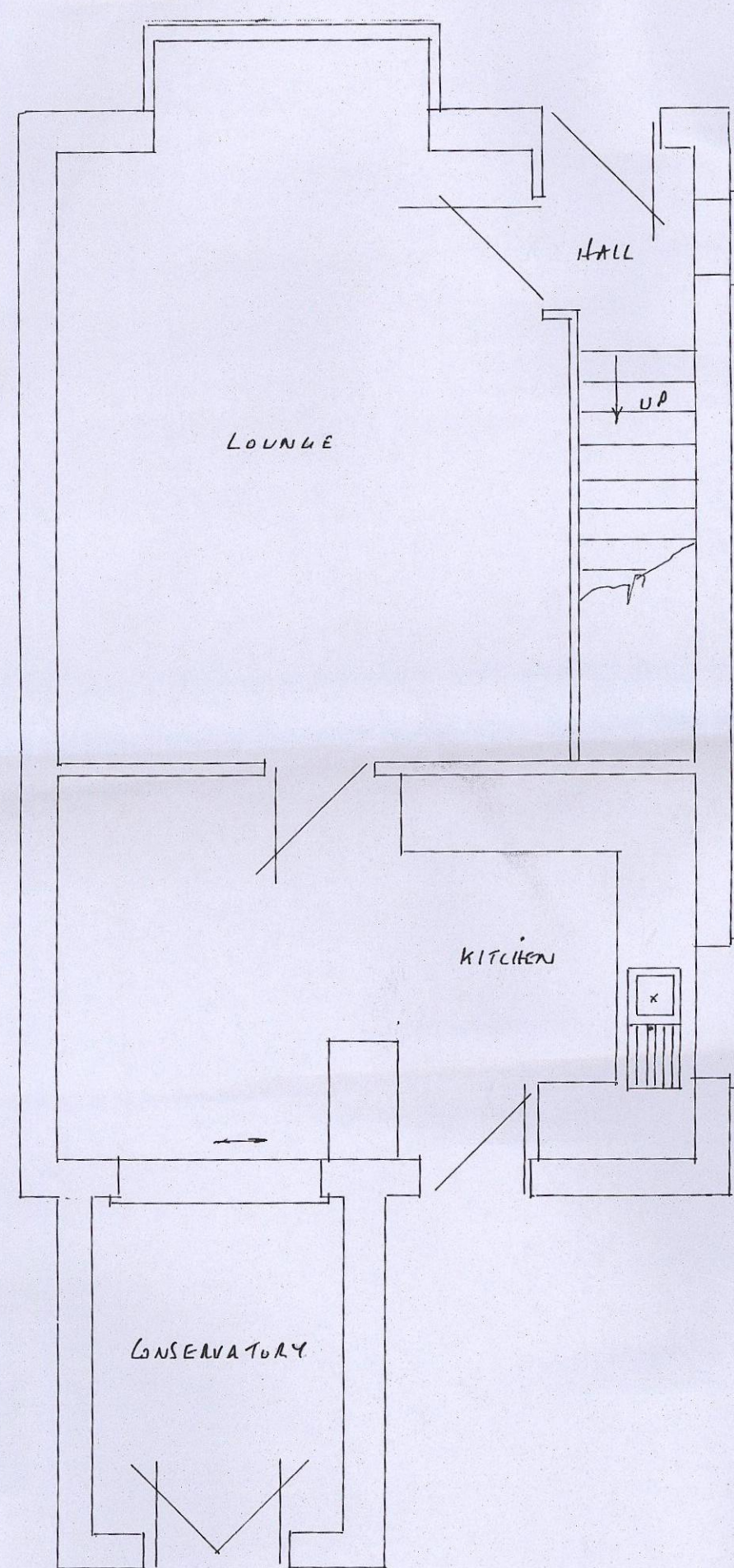


EXISTING SIDE ELEVATION



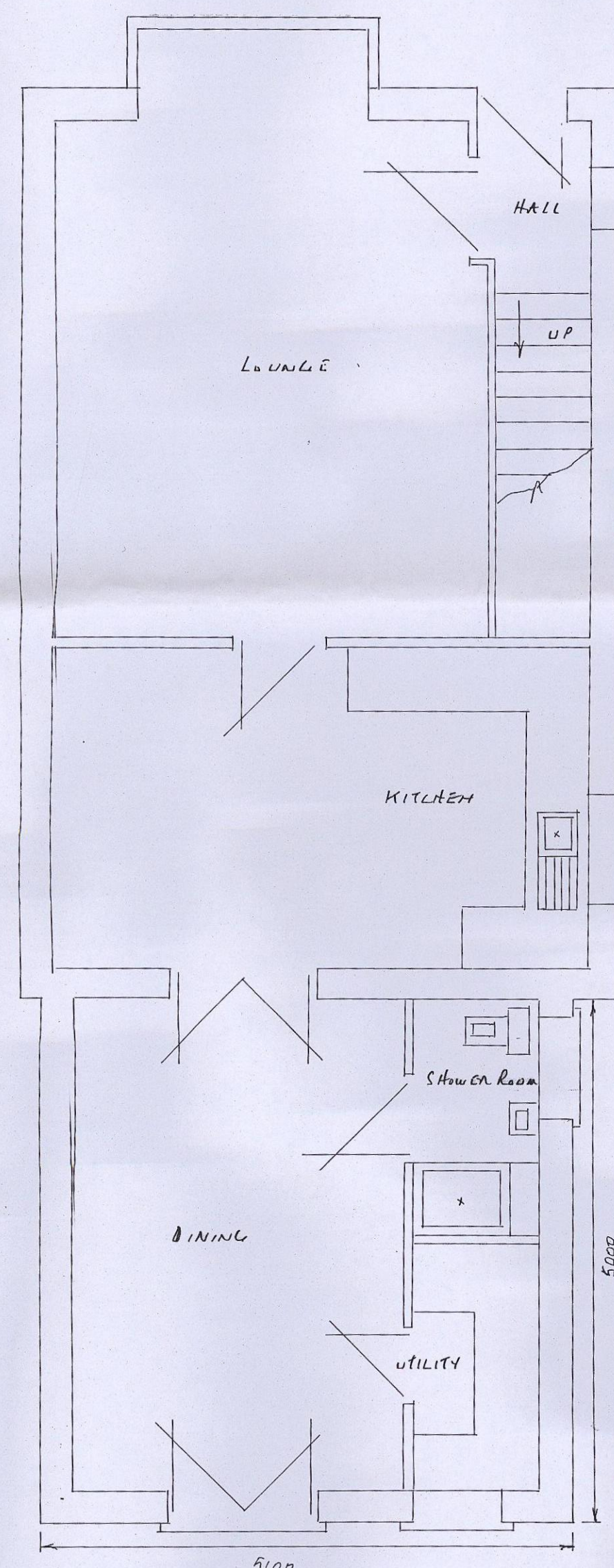
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

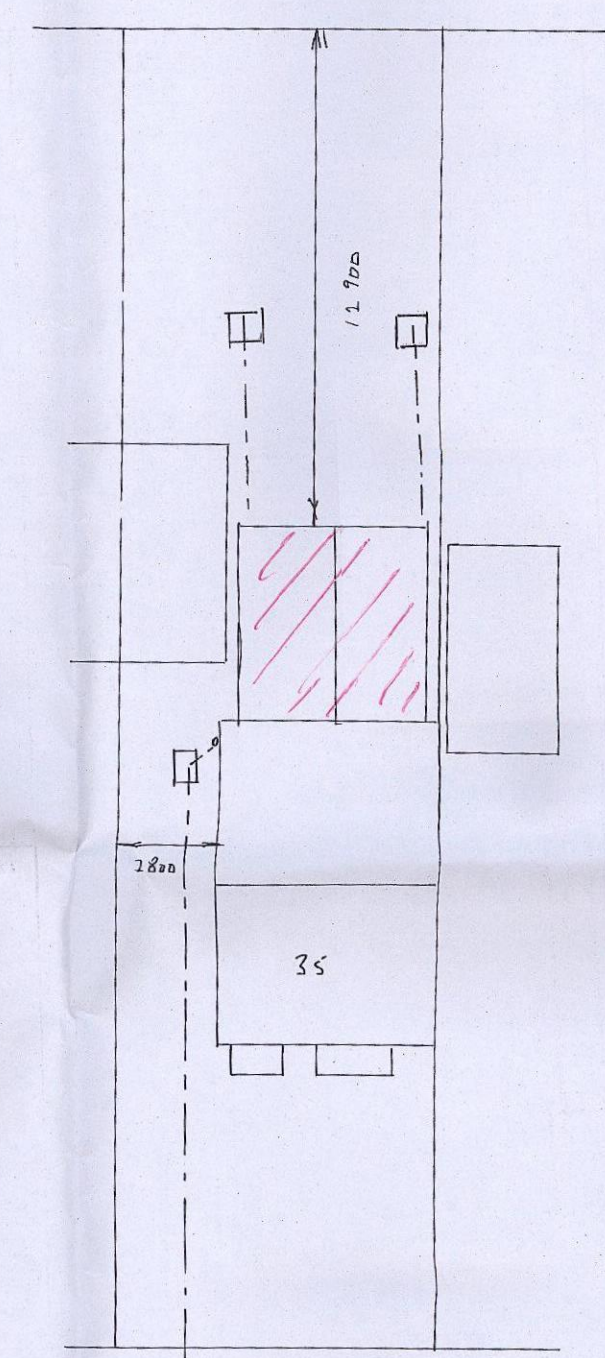


EXISTING GROUND FLOOR PLAN

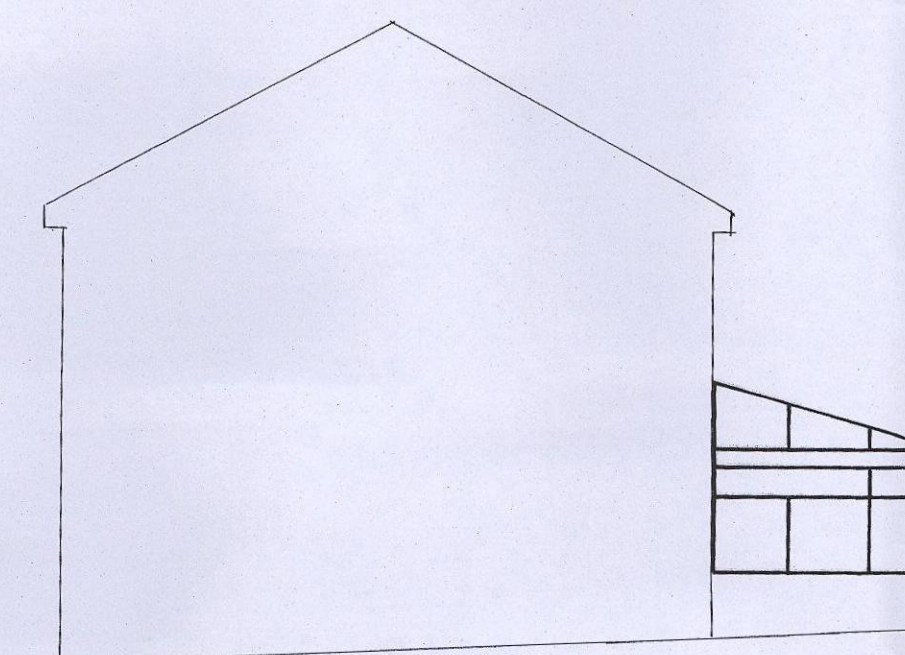
PLANS SCALE 1:50



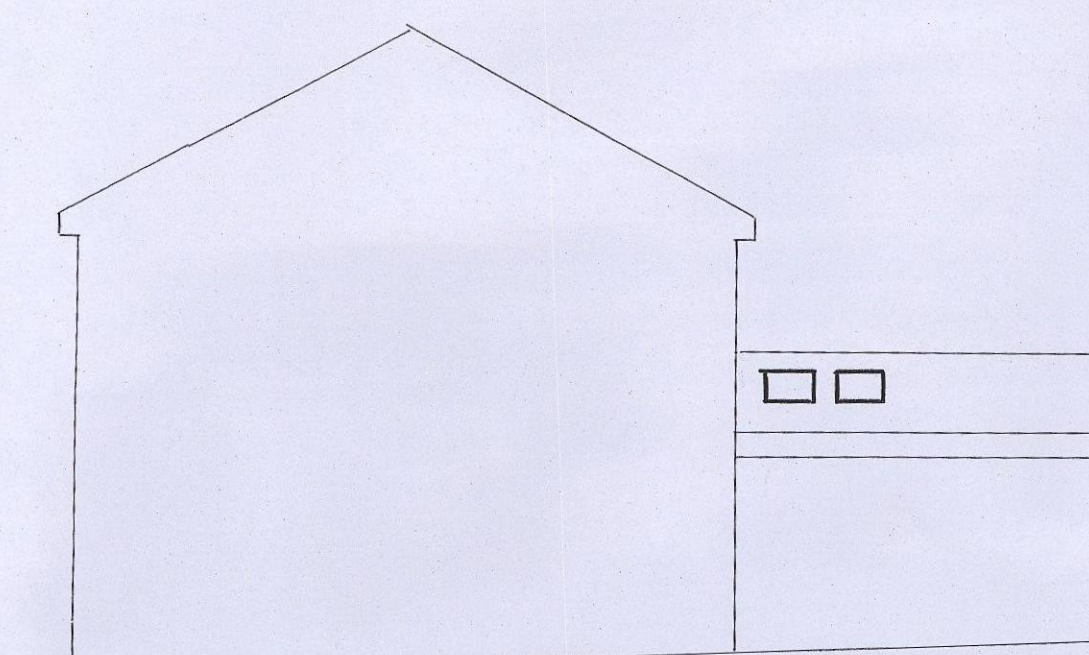
PROPOSED GROUND FLOOR PLAN



OAKS FARM DRIVE
SITE PLAN SCALE 1:200



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

FOUNDATIONS

- 600x150mm CONCRETE STRIP SLEEPER WALL TO BE 400x150mm DEPTH 75mm SUBJECT TO LA APPROVAL
- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING • 100mm LWT CONCRETE BLOCKS • 100mm CAVITY FILLED WITH DITHERAM INSULATION • LG 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPL APRON OVER + WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • REVEALS TO BE INSULATED • HORIZONTAL DPL 150mm MIN ABOVE G.L. 150mm DPL'S TO REVEALS • TIE WIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY + 225mm TO REVEALS • EXTERNAL REVEALS 665mm MIN • NEW WALLS TIED TO EXISTING WALLS WITH SCREW IN TIES OR SIMILAR EVERY 225mm MAINTAINING A CONTINUOUS CAVITY

FLOOR

- 100mm HANDLARE • 100mm OVERSITE FINISHED ABOVE G.L. • 150x50mm JOISTS AT 400mm CENTRES ON HONOLOMB SLEEPER WALL IN MIDDLE • 215x180mm AIR GRATES + LINTERS WITH DPL APRON OVER SPALCO AT 2m MAX CENTRES • 120mm FLOORING GRADE POLYSTYRENE INSULATION BETWEEN JOISTS ON WETLON • 18mm T&G BOARDING WETGRADE TO WET AREAS

ROOF

- 100x50mm WALL PLATE • 175x25mm RIDGE BOARD • 150x50mm BATTENS AT 400mm CENTRES SECURED BY BRIDS WITH 4 TRUSSED CLIPS AT WALL PLATE TO PREVENT SPREAD • 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES • 1m LATERAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL + CUTUPS WITH NAGGINS TO SECURE • 200x25mm PASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT. FLY PROOF MESH • REINFORCED BITUMEN FELT • 38x25mm TILE BATTENS • 10mm EAVES VENTS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • L&B 5 LEAD FLASHINGS • 10mm MINISPAN BETWEEN BATTENS ON 25mm BATTENS • TLX SILVER INSULATION OVER BATTENS • 12.5mm PASTER BOARD + SKIM

DRAINS

- 100mm RAIL + 65mm RAIL TO MATCH EXISTING • SW TO CONNECT TO SW SEWER OR TO SOAKAWAYS 5m AWAY FROM BUILDING + 1m² BELOW INVERT LEVEL • Foul TO CONNECT TO EXISTING S&P

GENERAL

- DOORS + WINDOWS TO MATCH EXISTING + TO HAVE TRICKLE VENTS 800mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP + SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TIGHTENED GLASS • SHOWER ROOM TO HAVE FAN EXTRACTING 15L/SEC UTILITY HAVE FAN EXTRACTING 30L/SEC + BOTH CONTROLLED BY AN INDEPENDENT SWITCH • MAINS WIRED SMOKE ALARMS TO BE PROVIDED TO CIRCULATION AREAS ON EVERY FLOOR WITH BATTERY BACK UP + INTERLINKED TO A SEPARATE CIRCUIT
- ALL HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER + TRUS R&D FOR EXTENSION OF THE HEATING SYSTEM

PROPOSED SINGLE STOREY REAR EXTENSION AT:-

35 OAKS FARM DRIVE

- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY + MUST BE DESIGNED, INSTALLED, INSPECTED + TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING RELS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK