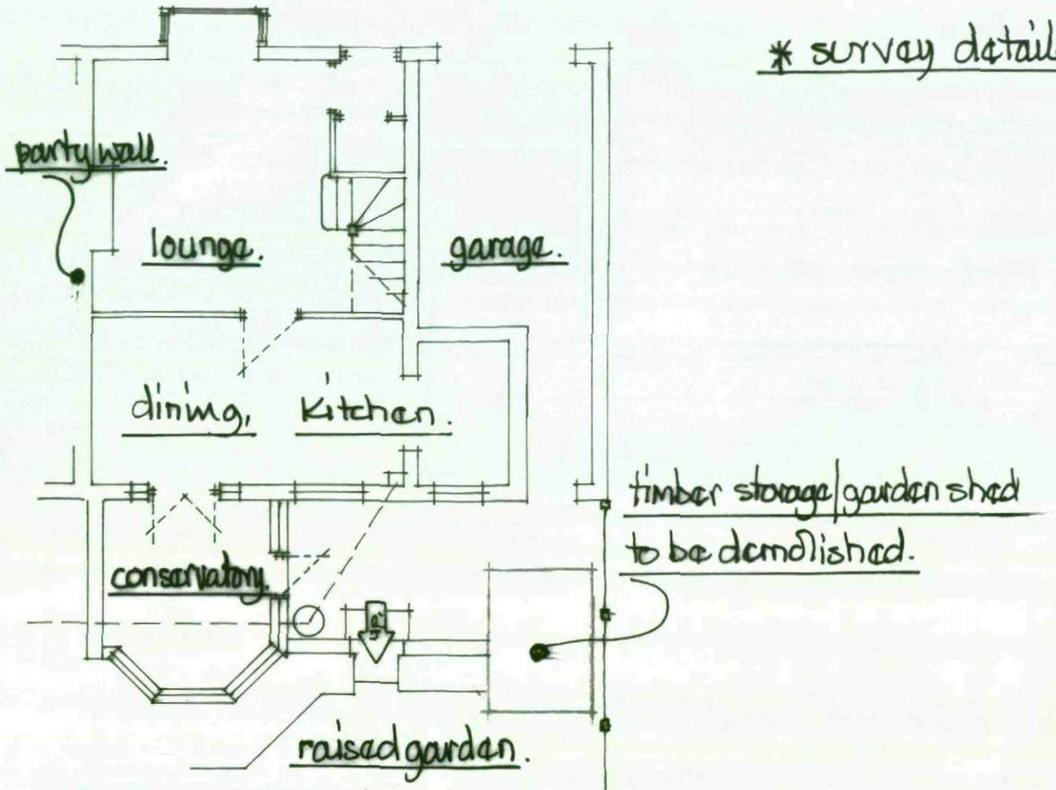
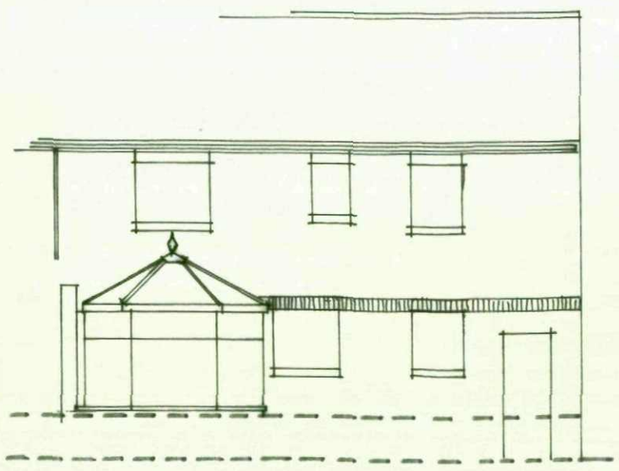
* survey details scales 1:100m *



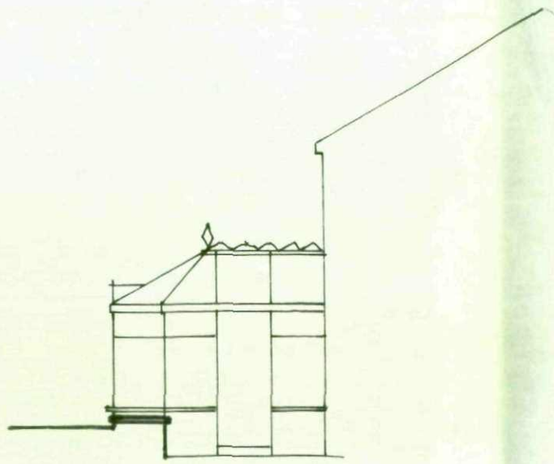
existing ground floor layout.

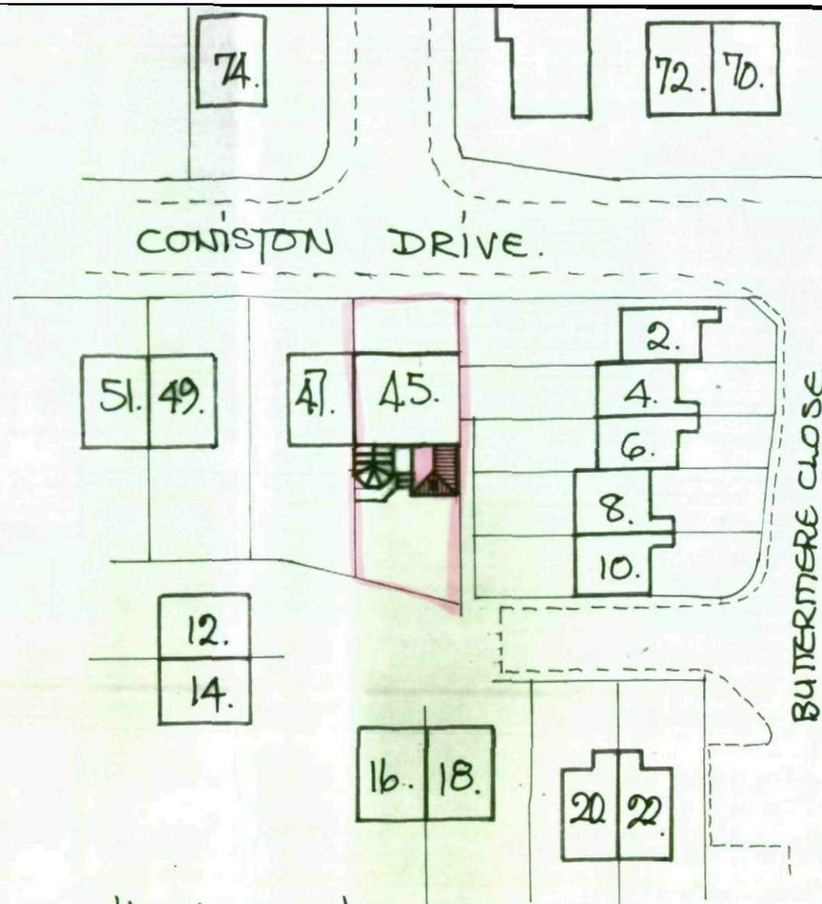
scale 1:100m.

existing rear view.



existing side view from nos 2,4+6 Buttermere Close.





site plan scale 1:500m.

persons carrying out any electrical works must be registered under the competant persons scheme + must provide a completion certificate for the local BCO.
light fittings must be capable of accepting low energy bulbs/tubes.
heating checks + alterations must be carried out by a person qualified for the gas safety registration scheme - lag all pipework in rigid foam - fix TVR's to rads.

Roof:- matching tiles nailed + clipped to makers spec. over tanalized battens + kingspan nilvent + 125x50x400 c/c rafters 150x50 rigid beam + 200x50 hip rafters 115mm kingspan thermapitch between rafters + underdrawn with 25mm kingspan kooltherm k18 insulated lining bd. use rafter restraint clips @ wall plate/ridge + hip levels - use wall plate straps @ max 450mm c/c. dragon ties to external corners. double glazed velux roof light + makers flashing kit - double up rafter members around.

walls: matching brickwork
100mm cavity insulation
100mm thermal bl w/k.

wallties: dble triangle s/steel 250 long to BS1243 fixed @ 750 c/c H. 450 c/c V. every bl. depth to reveals.

lintols: from catnic 100 range factory insulated 150mm and bearing tray dpc over.

floor: 150 step down from ex to 150mm concrete 75mm insulation 2000g dpm lapped + taped joints taken thro' cavity + lapped to HDPC - sand blinding to 125mm w/all compact. Linstone check ex u/f's + maintain.

foundations:- 1m min exc. to BCO satisfaction A252 mesh 50mm concrete cover.

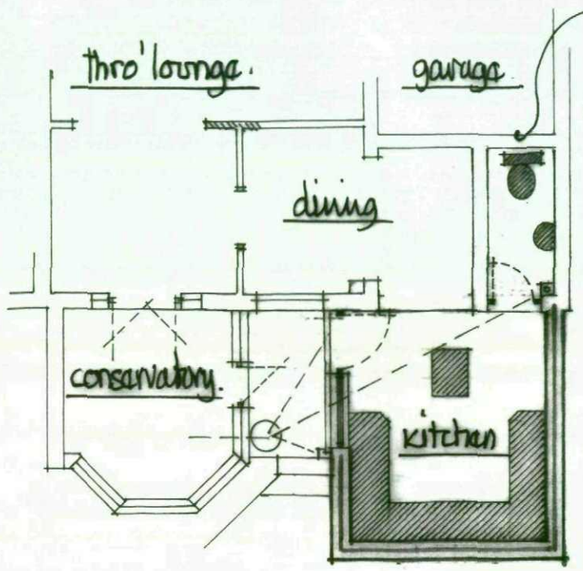
windows:- 20mm air space dble glazed with soft coated low "E" dble action. secure casement furniture to give 4000mm² background vents 1/20th opening lights.

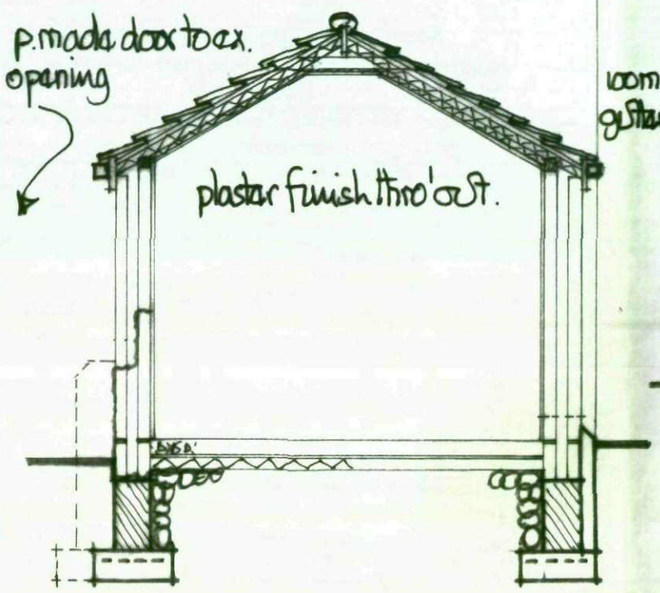
* all insulation materials are to be fitted to makers details + specs *

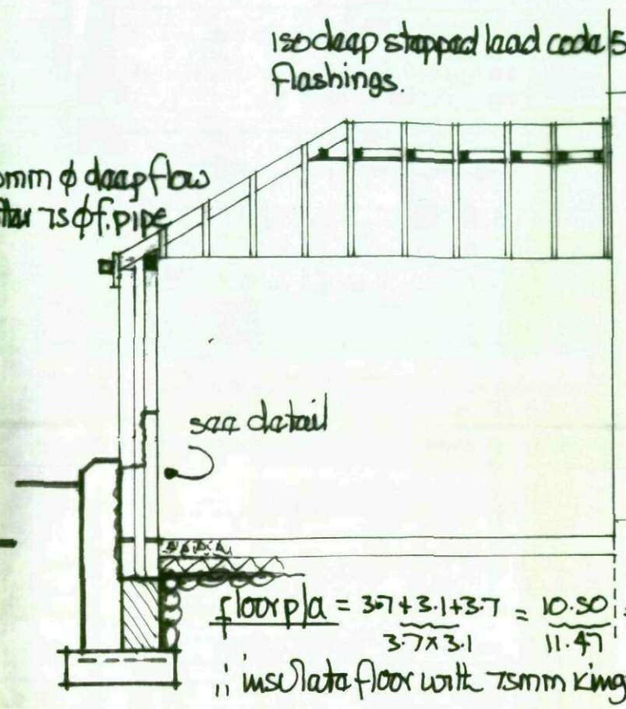
bond new walls to ex elt. courses + maintain cavity.

surface water discharge to be discussed with local BCO @ excavation stage taking into account site + garden levels.

remake existing steps to clients choice.







floor p/a = 3.7 + 3.1 + 3.7 = 10.50 = 0.92
3.7 x 3.1 11.47

∴ insulate floor with 75mm kingspan k3

drains:- 100mm ϕ hepworth super sleeve - 1:40 fall - bed + surround in granular bedding - step found below + lintol over - to ex i/c - contractor to verify falls to assess stub stack position + floor level.

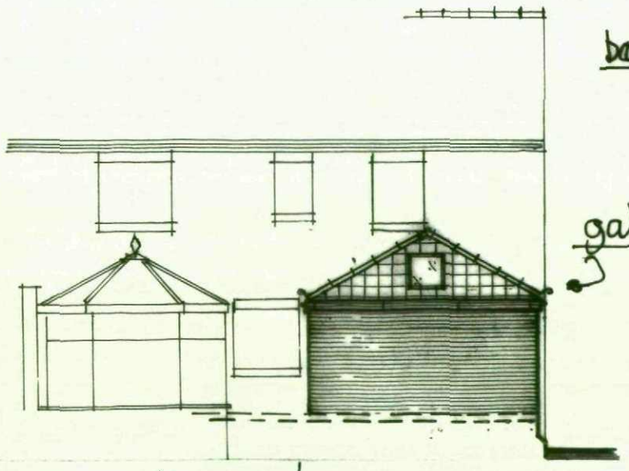
plumbing:- 100mm ϕ stub stack boxed into corner - 32mm ϕ whb waste - anti vac trap. 38mm ϕ sink unit waste - anti vac trap - discharge below g.g. level.

* all fixtures + fitments to clients choice + positioning *

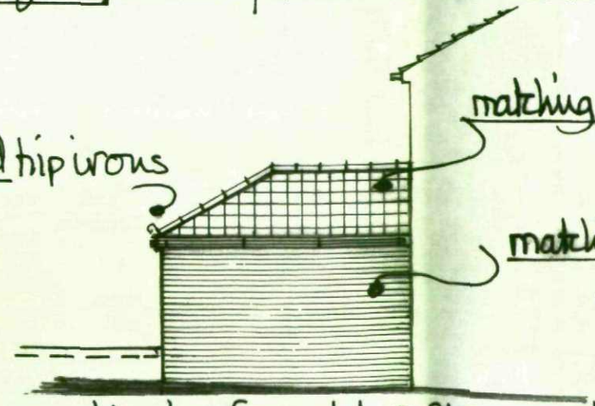
electric extract:- 60w/sec to kitchen or 30w/sec cooker hood - 15w/sec to w/c with 15min over run - light switch operated ducted to external wall within own boundary.

scales 1:100 + 1:50m.

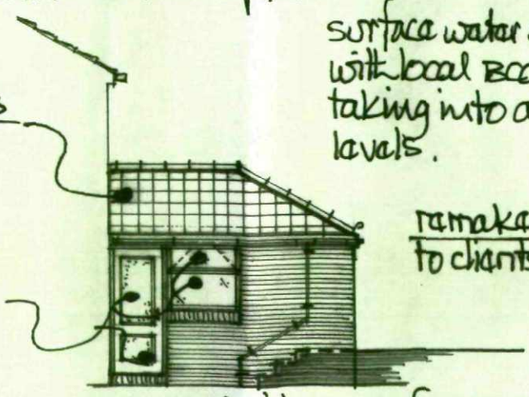
bed hip + ridge tiles in sand/cement mortar - soak tiles in cold water to makers spec.



proposed rear view.



prop. side view from 2/4/6 Butterman close.



proposed side view from conservatory.