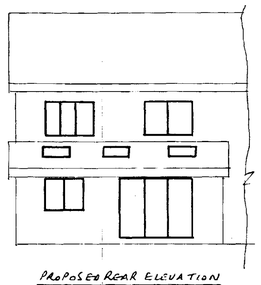
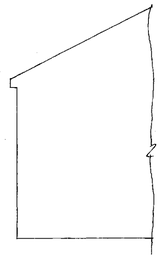


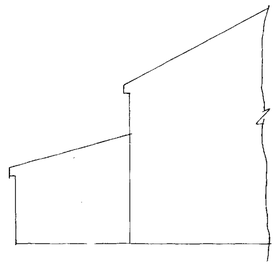
EXISTING REAR ELEVATION



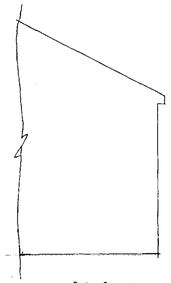
PROPOSED REAR ELEVATION



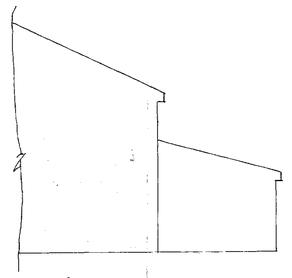
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

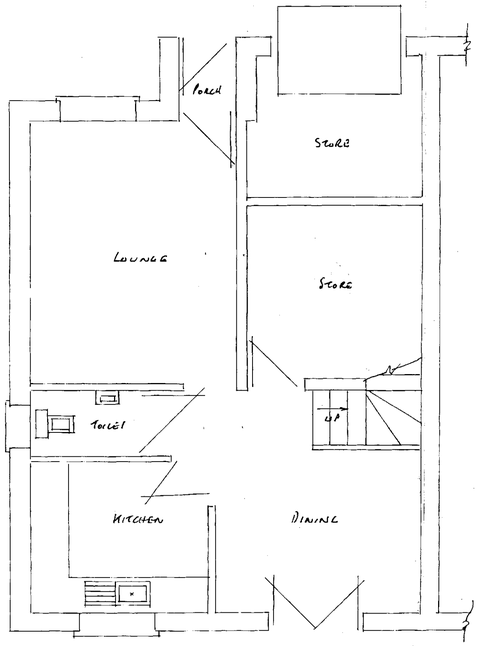


EXISTING SIDE ELEVATION

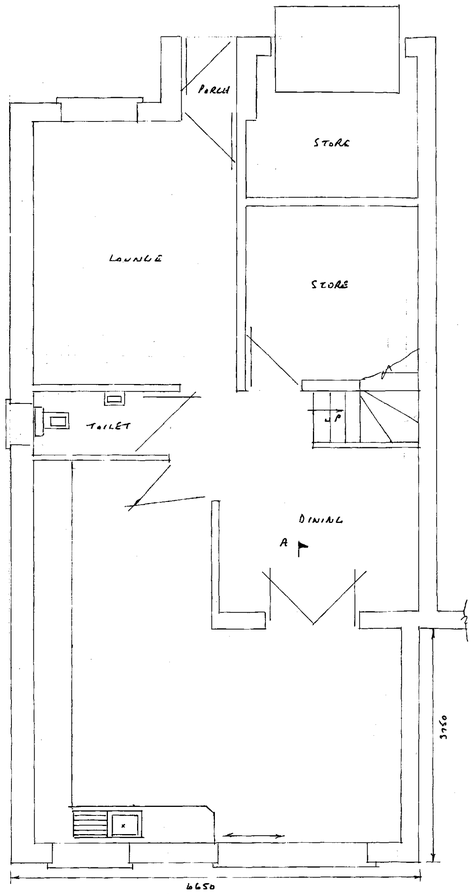


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

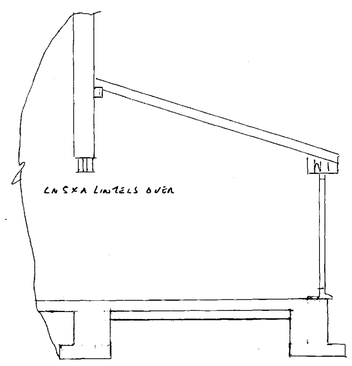


EXISTING GROUND FLOOR PLAN

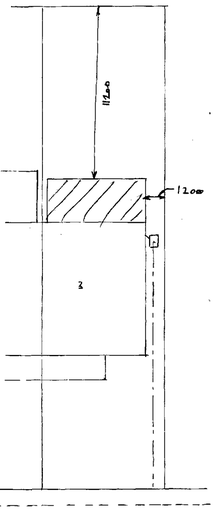


PROPOSED GROUND FLOOR PLAN

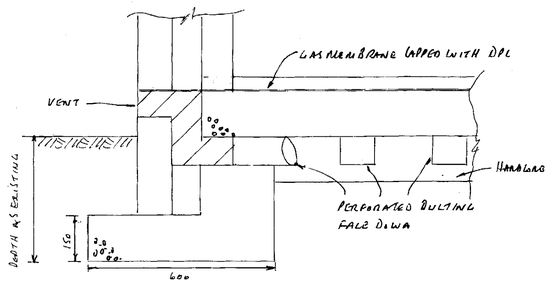
PLANS SCALE 1:50



SECTION THRU A-A SCALE 1:50



SITE PLAN SCALE 1:100



SECTION THRU FLOOR & FOUNDATION

ALL SUBJECT TO BUILDING REGS APPROVAL

FOUNDATION FLOOR

- 150 mm HARDCORE
- 25mm SAND BLINDING
- 1200 GAUGE DPC MEMBRANE
- 150 mm CONCRETE RAFT WITH ABOUT 1% PERIMETER (SEE SKETCH)

WALLS

- BRICKWORK TO MATCH EXISTING
- 100 mm LWT. CONC BLOCKS
- 100 mm CAVITY FILLED WITH CELOTEX INSULATION BATTS
- CL 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC ABOVE OVER 4 WEEPHOLES EVERY 700 mm END BEARINGS 150mm MIN
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS
- REVEALS TO BE INSULATED
- STAINLESS STEEL TIE WIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- EXTERNAL REVEALS TO BE 665mm MIN
- NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & SCREW-IN TIES EVERY 225mm & ENSURING A CONTINUOUS CAVITY

ROOF

- 100 x 50mm WALLPLATE
- 100 x 75mm WALL PLATE SECURED TO EXISTING WALL WITH RAWL BOLTS EVERY METRE
- 170 x 50mm RAFTERS EVERY 400mm WITH BIRDS MOUTH JOINTS TO BOTH WALL PLATES & SECURED WITH SLIDING TRUSS CLIPS TO FORM A VAULTED CEILING
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLYSARKIT WITH 25mm CONT. FLY ROOF MESH
- 1m HOLDING DOWN STRAPS EVERY 2 TRUSSES
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL "OUTLOOKERS" WITH NOGGINS
- REINFORCED BITUMEN FELT
- 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- 10mm EAVES VENTS
- 75mm KINGSPAN BETWEEN RAFTERS ON 25mm BATTENS • TLX THINSULER INSULATION • VAPOUR BARRIER • 12.5mm PLASTERBOARD & SKIM
- CODE 5 LEAD FLASHINGS

DRAINS

- 100mm RWG & 65mm RWP TO MATCH EXISTING
- SW TO CONNECT TO SW SEWER OR TO SOAKAWAY 5m AWAY & 1m³ BELOW INVERT LEVEL
- FOUL FROM KITCHEN TO CONNECT TO EXISTING WASTE PIPE & CONNECT TO EXISTING I.C.

GENERAL

- DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000 mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS
- KITCHEN TO HAVE FAN EXTRACTING 60L SEC & 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 ELECTRICAL TO COMPLY TO 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 REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE FITTER & TRVS REQ FOR EXTENSION OF THE HEATING SYSTEM

PROPOSED SINGLE STOREY REAR EXTENSION AT :-

3 STOCKWELL GREEN