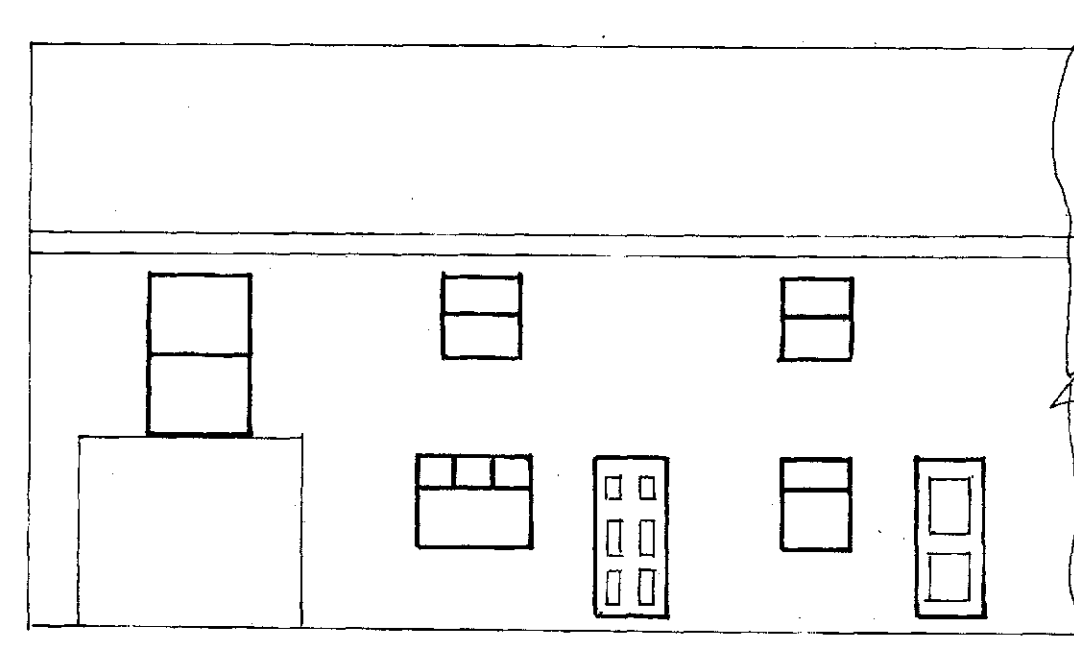
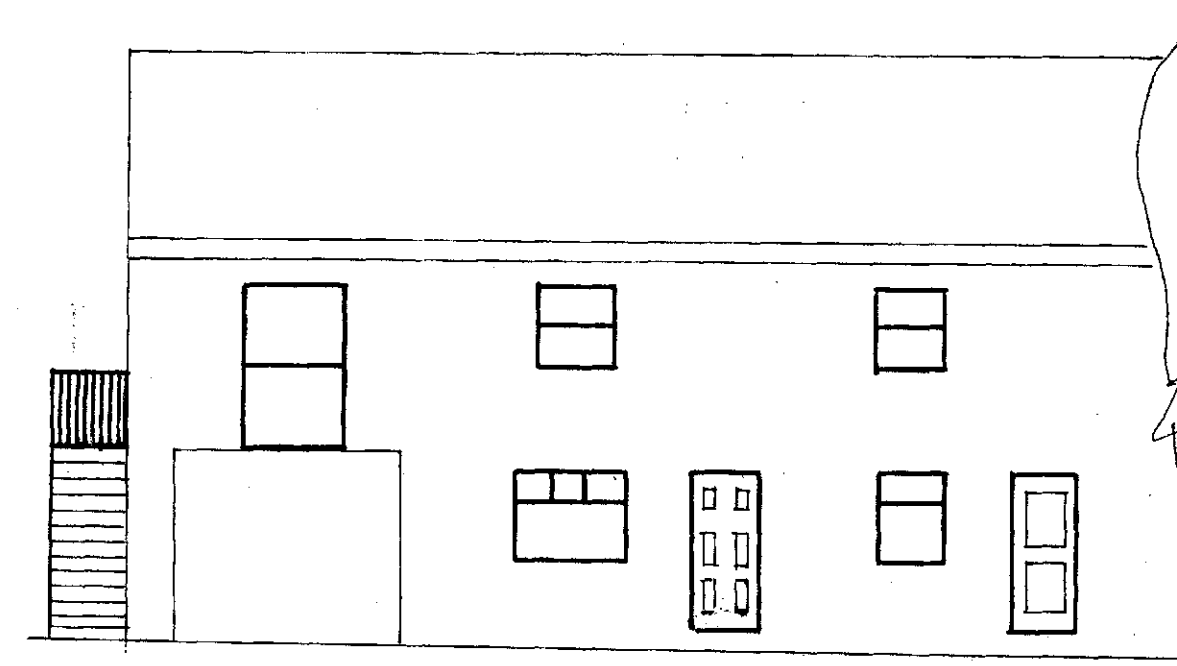
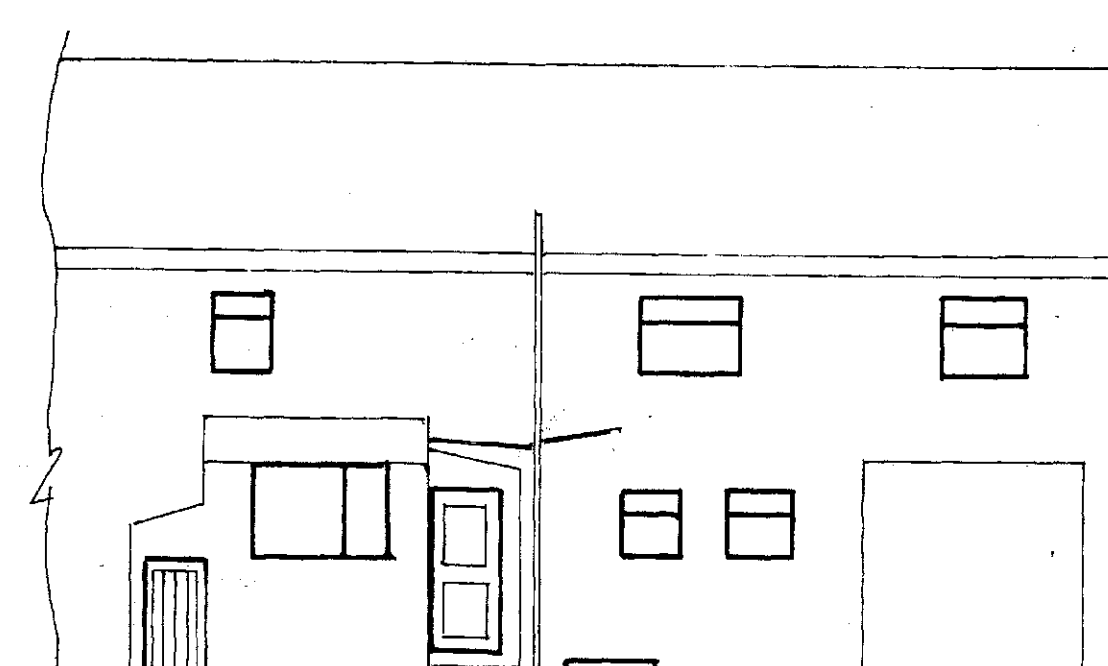




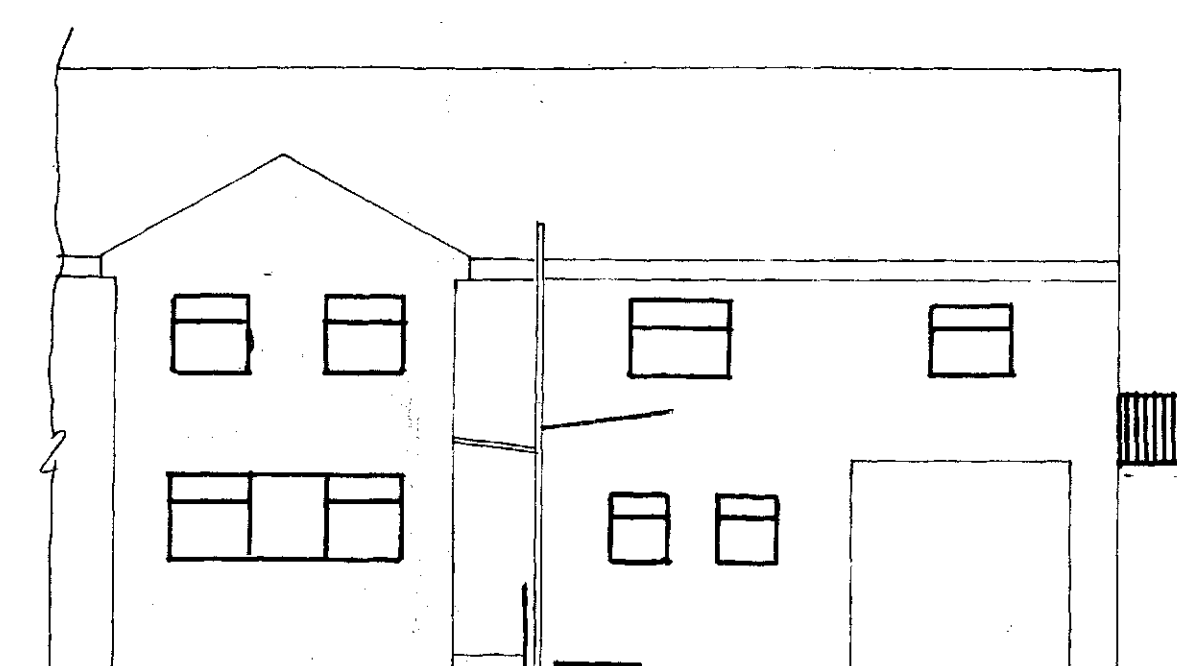
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

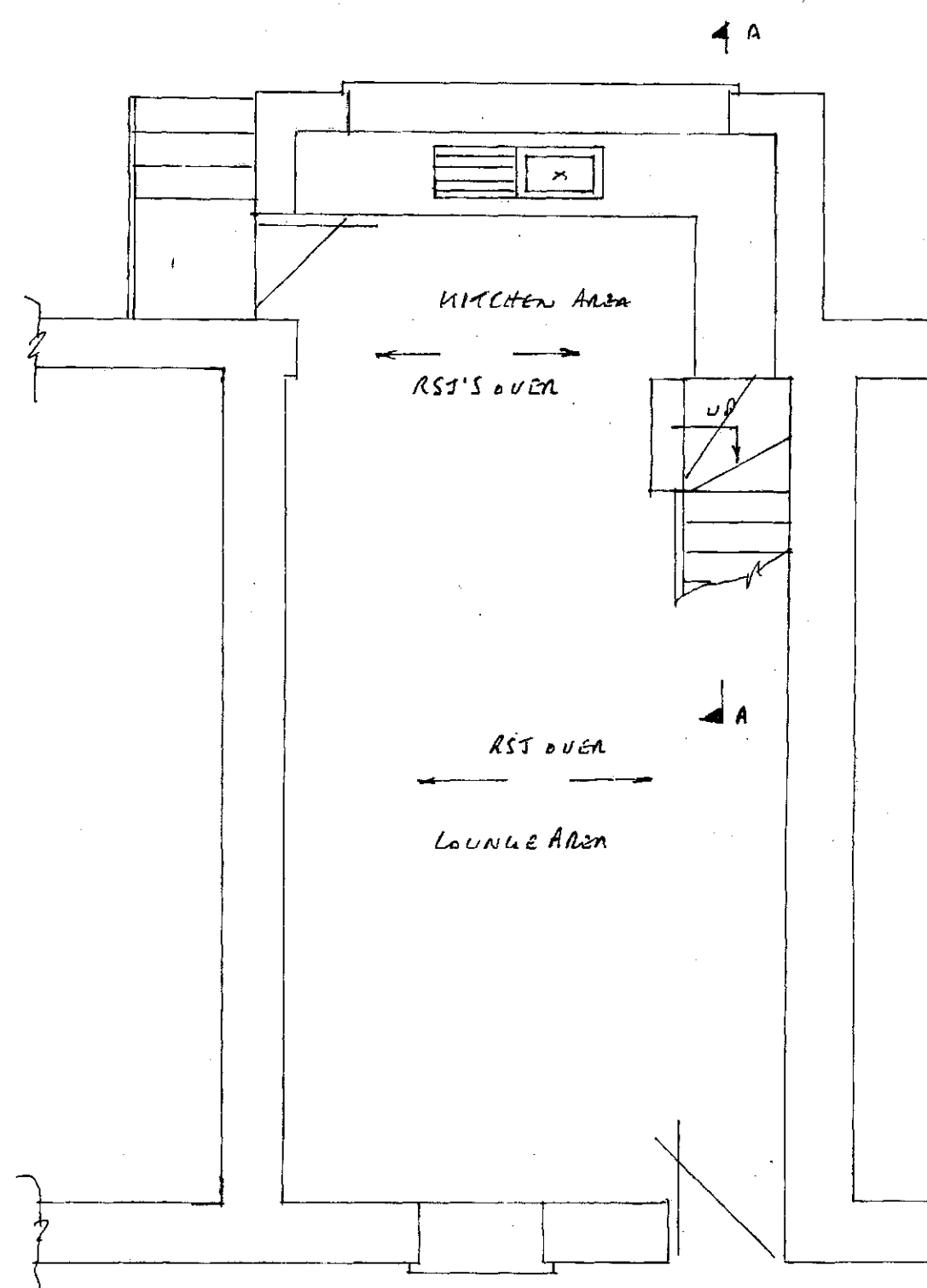


EXISTING REAR ELEVATION

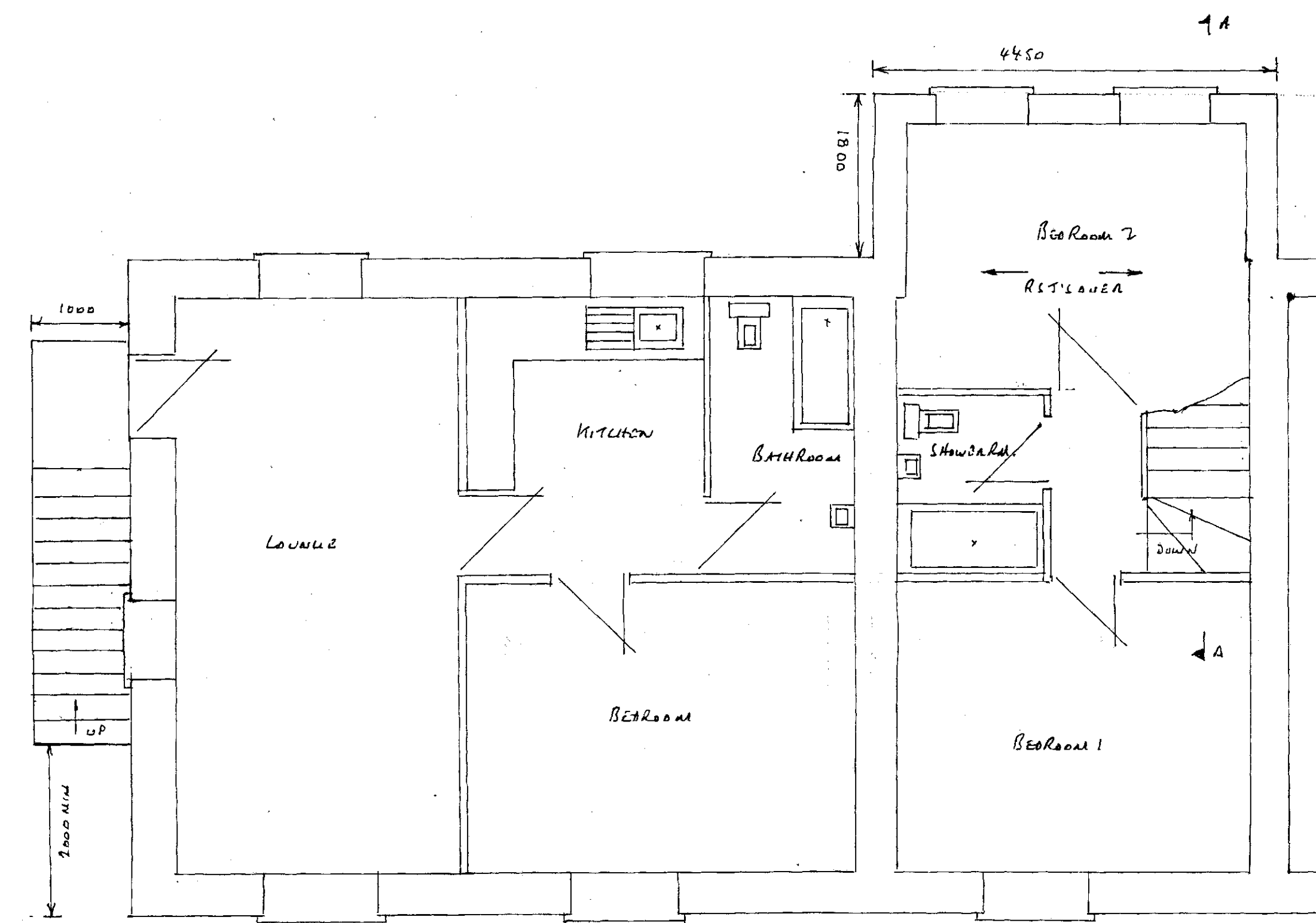


PROPOSED REAR ELEVATION

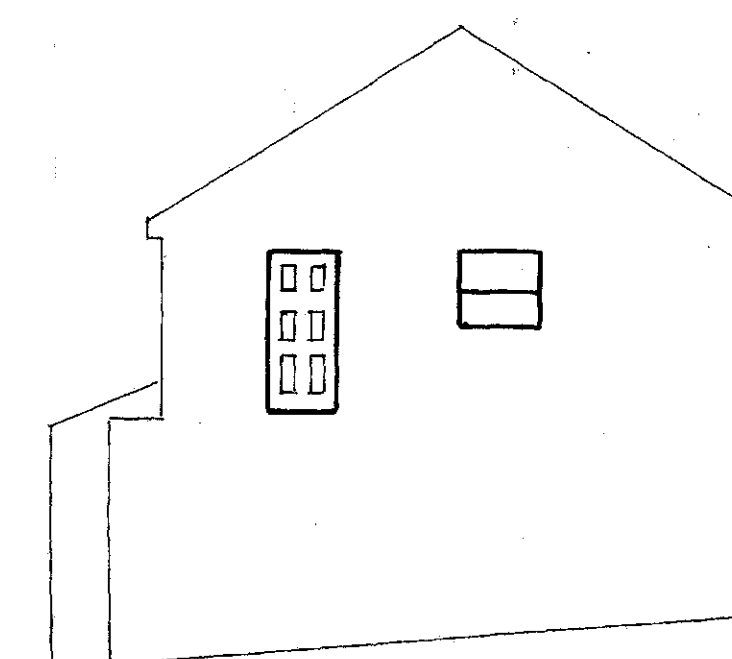
ELEVATIONS SCALE 1:100



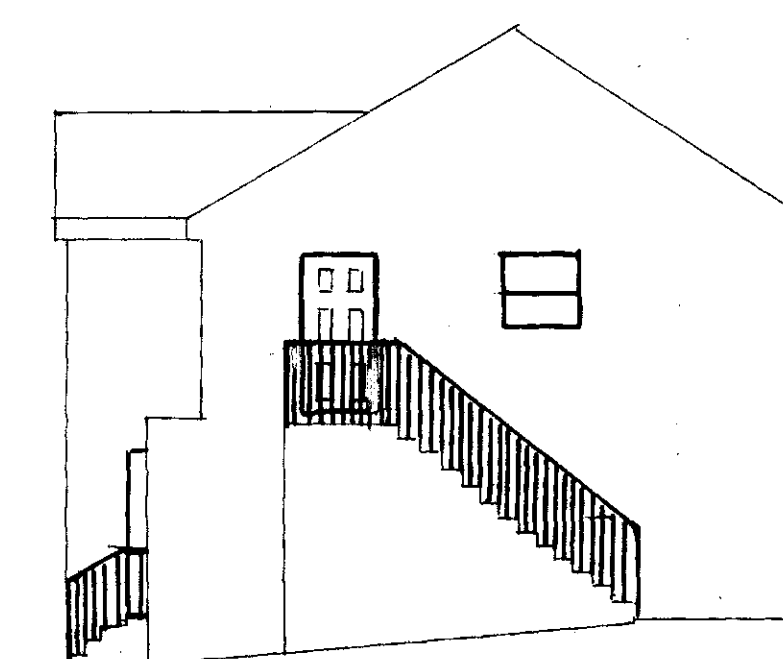
PROPOSED GROUND FLOOR SCALE 1:50



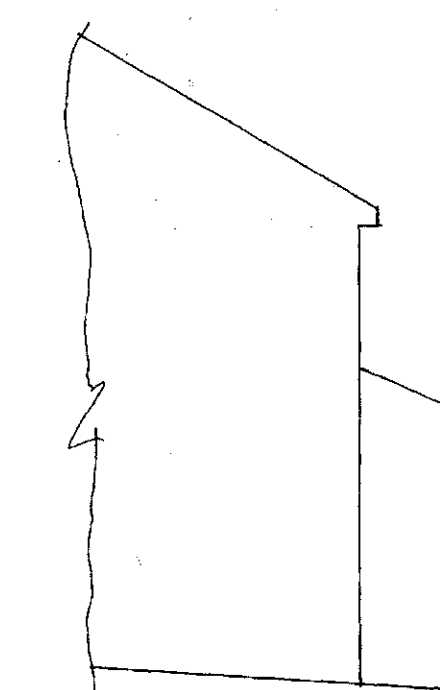
PROPOSED FIRST FLOOR PLAN SCALE 1:50



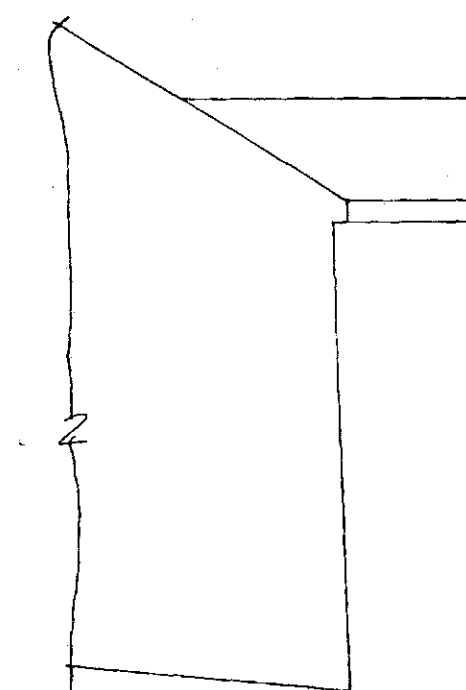
EXISTING SIDE ELEVATION



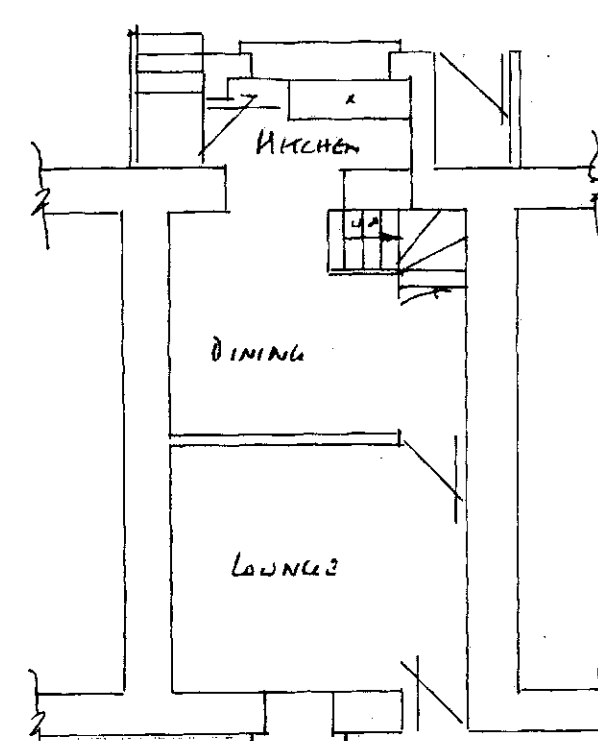
PROPOSED SIDE ELEVATION



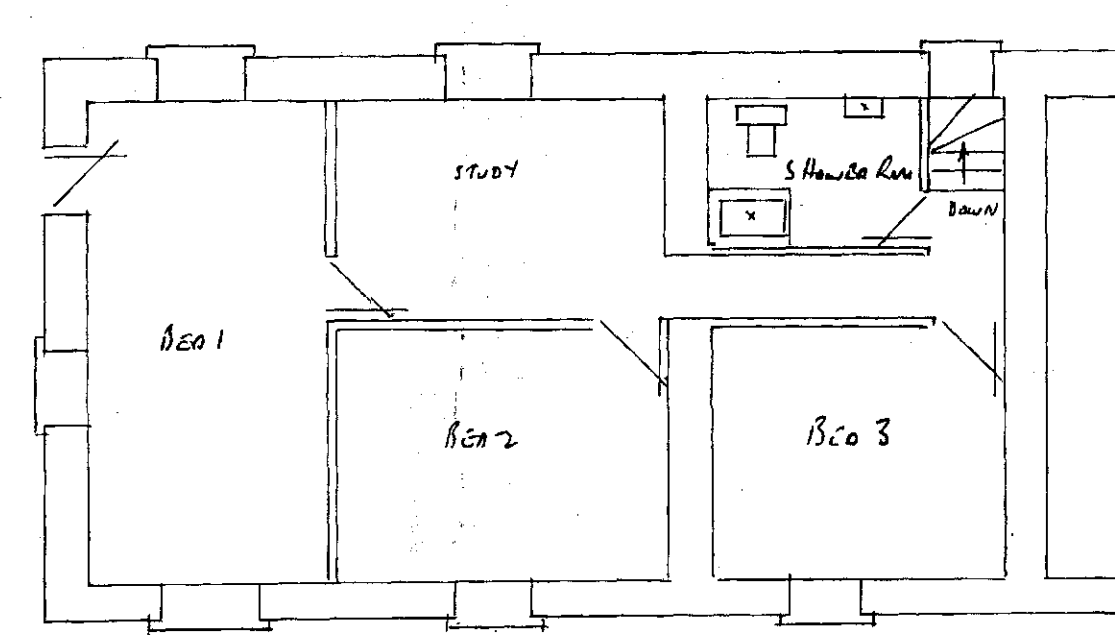
EXISTING SIDE ELEVATION



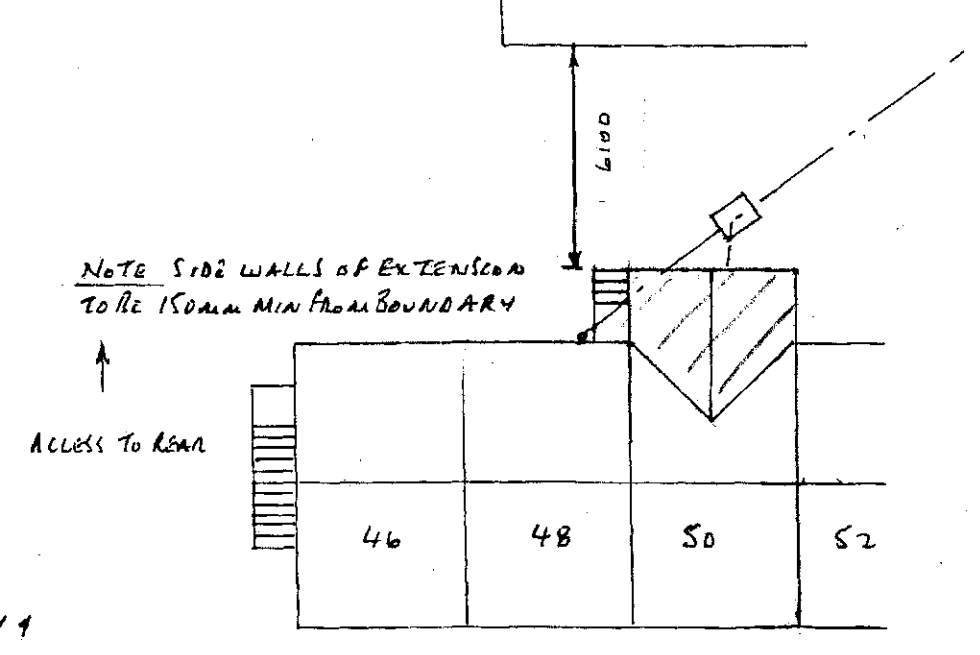
PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN SCALE 1:100



EXISTING FIRST FLOOR PLAN SCALE 1:100



SITE PLAN SCALE 1:200

Roof (Cont.)

- 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m INTERNAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL 'CUT UPS' WITH NOGGIN'S • 200x25mm FENCE LAM • EXTERIOR PLY SOFFIT WITH 25mm CONT. FLYPROOF FASHEN • REINFORCED BITUMEN ROOFING FELT • 30x25mm TILE BATTENS • SLATES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 100mm EAVES VENTS • 150mm INSULATION BETWEEN JOISTS • 150mm LAP OVER AT 90°

STAIRS

- STAIRS TO BE MADE BY SPECIALIST CONTRACTORS • DESIGN IN ACCORDANCE WITH ASK STAIR QUOTED ON SITE MAY DIFFER • CONTRACTOR TO TAKE OWN MEASUREMENTS • 2m MIN HEADROOM WITH A 42° PITCH • RISE 208mm GOING 238mm • HANDRAIL & GUARDING TO BE 900mm ABOVE FINISH LINE

EXTERNAL STAIRS

- TO BE BUILT IN BRICK TO MATCH SURROUNDING AREA • RISE 185mm GOING 250mm • HANDRAIL TO BE 900mm ABOVE FINISH LINE BALUSTADING TO BE 100mm CENTRES

DRAINS

- 100mm RAU'S & 45mm RAU'S TO MATCH & LAMPLET TO EXISTING
- FOUL FROM SHOWER ROOM TO CONNECT TO FOUL IN BATHROOM & CONNECT TO EXISTING SUMP • FOUL FROM KITCHEN TO CONNECT TO HOWELL BUILT WITH CLASS B ENGINEERING ON 150mm CONCRETE BASE

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TIGHT LEAK VENTS ROOMS TO BE HUNG WITH GLASS WITH A 16mm AIR GAP & SOFT LOWE GLAZING U-VALUE TO BE 1.6 DOORS TO HAVE TIGHTENED GLASS WINDOWS TO HAVE VENTILATION 5% OF FLOOR AREA BEDROOM WINDOWS TO HAVE OPENING SASH 450x750mm HIGH WITH A CLEAR OPENING CILL LEVEL TO BE 800-1100 ABOVE FLOOR LEVEL • SMOOTHING WALLS TO HAVE INSULATION 100mm
- KITCHENS TO HAVE FAN EXTRACTING GOLF SEC SHOWER ROOM & BATHROOM TO HAVE A FAN EXTRACTING ISL SEC • ALL CONTROLLED BY AN INDEPENDENT SYSTEM

FOUNDATIONS

- 600x150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L. • BRICK TO MATCH EXISTING • 100mm LWT. CONCRETE BLOCKS • 100mm CAVITY FILLED WITH BERTHERN INSULATION BATT'S
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC'S TO REVEALS • REVEALS TO BE INSULATED • EXTERNAL REVEALS TO BE 665mm MIN. • STAINLESS STEEL TIEWRES PILED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • LL 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC ALONG OVER & WEEDHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN
- NEW WALLS TIED TO EXISTING WITH SCREW IN TIES OR SIMILAR CUSAT 225mm

GROUND FLOOR

- 150mm SANDFILL • 25mm SAND BLINDING • 1200 GAUGE VIRQUEEN DPM • 70mm KINUSPAN Kool THERM INSULATION • 125mm CONCRETE

FIRST FLOOR

- 100x50mm JOISTS AT 400mm CENTRES WITH 100mm INSULATION 100mm BETWEEN • 1m INTERNAL RESTRAINT STRAPS TO JOISTS AT 1.5m CENTRES WITH NOGGIN'S • 20mm TFC BOARDING

Roof

- 100x50mm WALL RATES • 170x47mm JOISTS AT 400mm CENTRES
- 200x25mm RIDGE BOARD • 150x47mm RAFTERS AT 400mm CENTRES

PROPOSED DOUBLE STOREY REAR EXTENSION AND FIRST FLOOR FLAT

CONVERSION AT:-

50 HIGH STREET

GENERAL LINT.

- FOUNDATIONS TO EXISTING STAIRS TO BE 500x150 WITH A DEPTH OF THE TRENCH TO BE 750mm SUBJECT TO LA APPROVAL PC STEPS TO BE BUILT WITHIN THE ONE BRICK WALL TO THE OUTER 1/2 BRICK WALL TIED TO EXISTING GABLE END WITH SCREW IN TIES • GABLE END TO BE RENDERED
- PROVIDE SMOKE ALARMS TO EACH DWELLING ON EVERY FLOOR TO CIRCULATION AREAS WITH BATTERY BACK & INTERLINKED TO A SEPARATE CIRCUIT • ALL HEATING TO BE DONE BY A GAS SAFE ENGINEER & TAY'S R.D. FOR EXTENSION OF THE HEATING SYSTEM
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & SHOULD BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A GUY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORKS • CALLS FOR RST'S REQUIRED BEFORE BUILDING REGS ARE APPROVED • ROOF VALLEY GUTTERS TO BE GUTTERS LEAD ON 18mm PLY & TO GO UNDER SLATES 200mm MIN