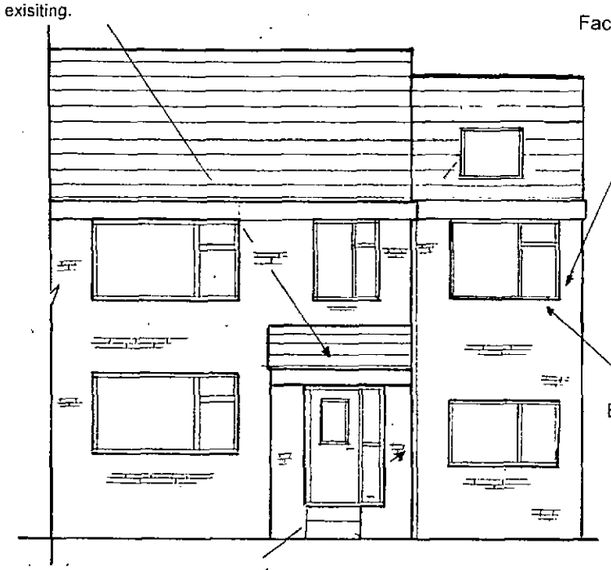
PROPOSED FRONT ELEVATION – SCALE 1:100

Lean to roof 100x50mm rafters 100x50mm ceiling joists provide 100 mm quilt insulation laid between joists 170mm over. Tyvek or similar Breathable felt with tiles to match exisiting.

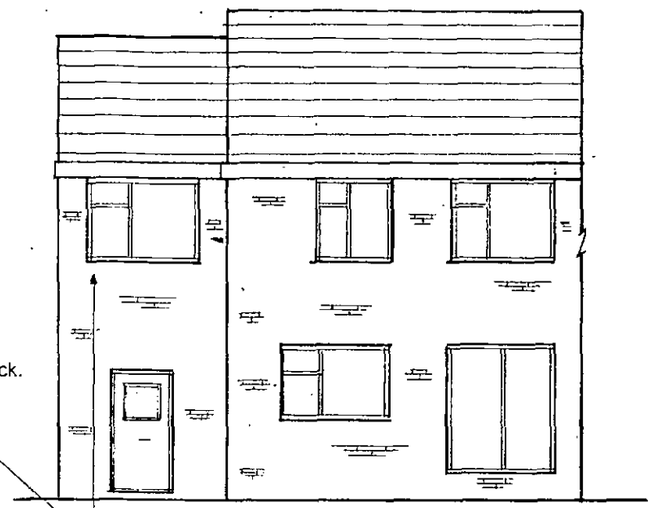


New white rainwater pipes connected to new soakaway

PROPOSED REAR ELEVATION – SCALE 1:100

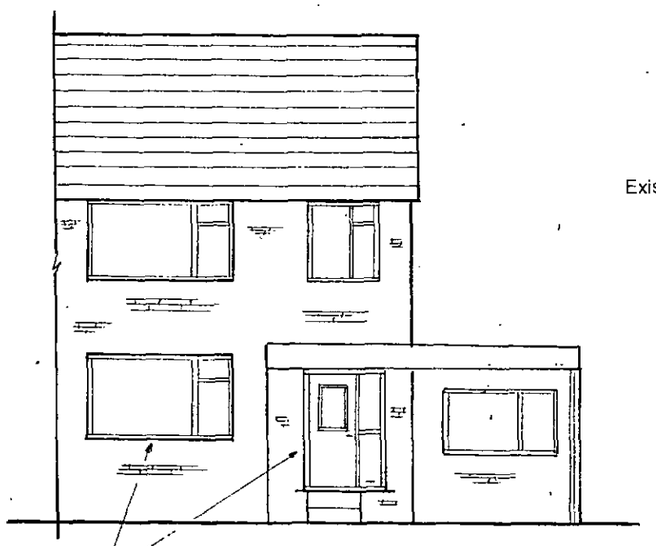
Facing brick to match existing.

Existing facing brick.



White upvc window to match existing.

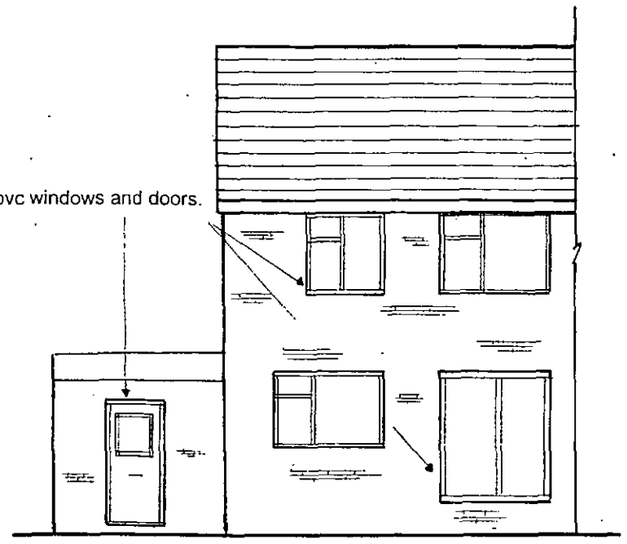
EXISTING FRONT ELEVATION –SCALE 1:100



Existing white upvc windows and doors.

EXISTING REAR ELEVATION – SCALE 1:100

Existing white upvc windows and doors.



Existing facing brick.

FOUNDATIONS

Existing foundation inspected by Local Authority Building Control Surveyor prior to application and deemed to be, suitable for increased loading due to first floor extension. Further trial holes to be provided at discretion of inspecting Surveyor.

EXISTING LINTELS

Existing lintels to front and rear elevations to be assessed By Local Authority Building Control Surveyor For suitability for increased loading.

EXTERNAL WALLS

Existing cavity wall to garage conversion below proposed First floor extension to be exposed to reveal width of cavity. If cavity is greater than 75mm then use 50mm Kingspan TW 50 insulation. If cavity is not of suitable thickness then Insulate on inner face of blockwork with Kingspan TW 50 fixed between battens with plasterboard and skim over.

FIRST FLOOR JOISTS

New joists to first floor to line through with existing internal floor level Joists to be 145 mm x 47 mm Grade c24 at 400 centres. Joists to be fixed to wall using 145mm X47mm timber bearer bolted to wall using at 1.0m centres and joist hangers. Provide 30x5 mild steel galvanised restraint straps at 2.0m centres and over min 3 joists with noggins between min width of 38mm and at least half depth of joists. Joists to have strutting at mid span and strutting to be solid and min width of 38mm and should extend at least ¾ of the joists depth. Provide sound insulation quilt between joists with a density of 10kg/m3. Floor decking to be to clients choice. If possible existing ceiling to play room to be retained.

HEATING SYSTEM

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All heating work to be undertaken by Gas Safe registered contractor. New radiators to have Thermostatic valves fitted.

WINDOWS

All new windows to have a min U value of 1.6W/m2K have window energy rating of Band D. Windows to have rapid opening area equal to 1/20th of floor area of room and have 8000mm2 trickle vents are night vent system. Windows to New bedroom to be escape type compliant with Approved Document Part B. Window to have a clear opening of not Less than 450mm wide and 750mm high. Max height of Opening area of window measured from internal floor level To be 1100mm.

ELECTRICAL SAFETY

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

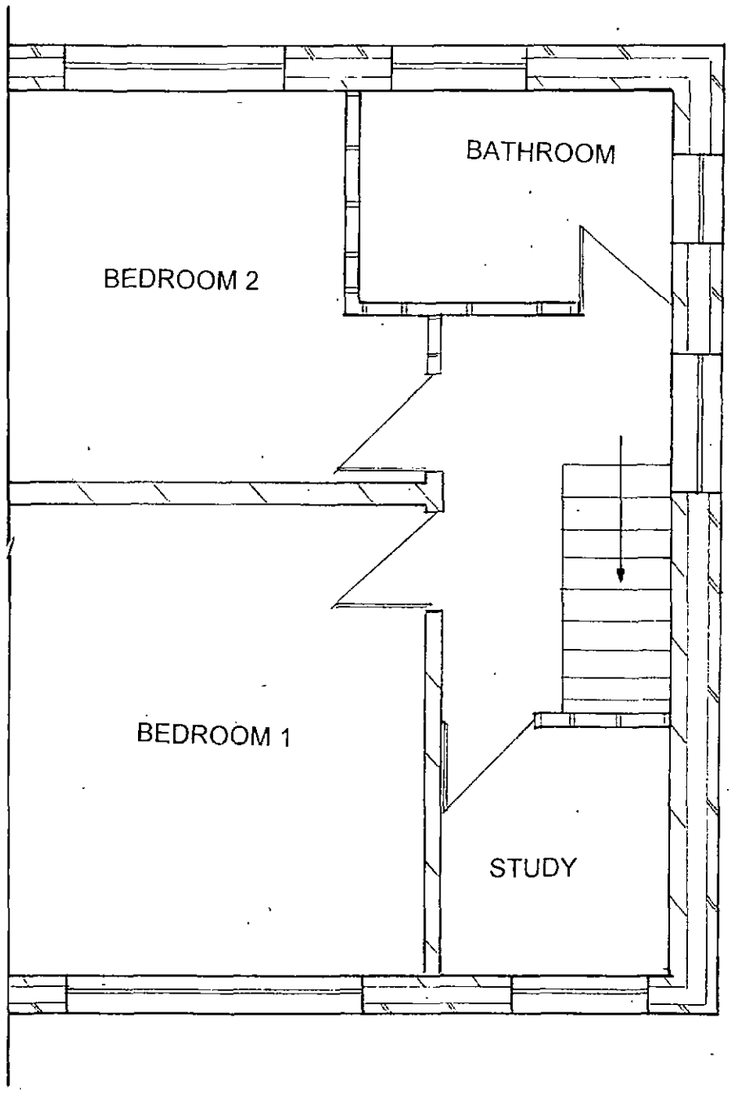
PLANNING/BUILDING REGULATIONS

PROPOSAL – FIRST FLOOR EXTENSION/ALTERATION ALTERATION TO FORM PITCHED ROOF TO PORCH

EXISTING/PROPOSED REAR AND FRONT ELEVATIONS

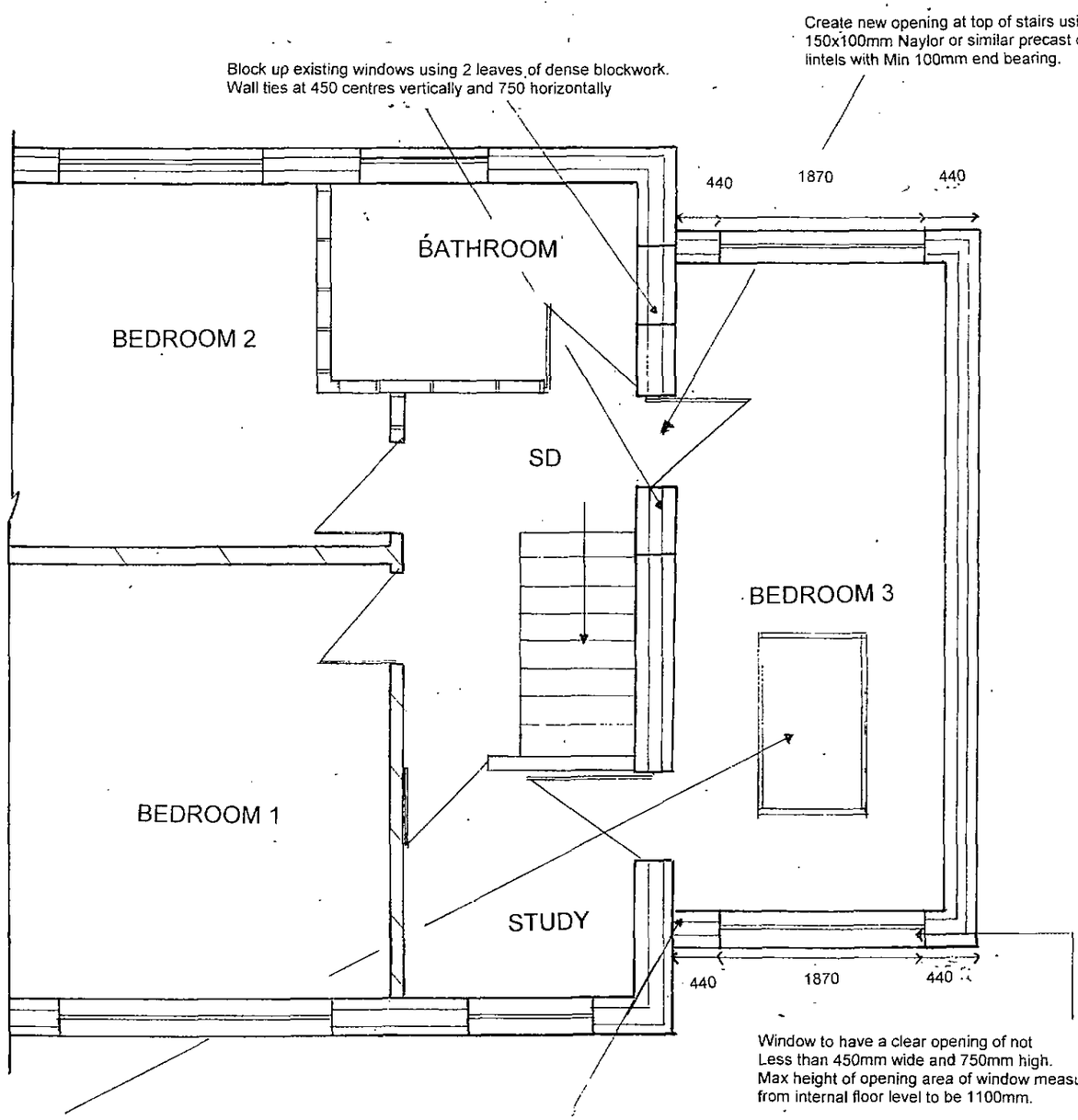
SCALE 1:100

EXISTING GROUND FLOOR PLAN – SCALE 1:50



Velux window 940x1600mm fitted in accordance with manufacturers instructions. Double up rafters And trimmers around new opening.

PROPOSED GROUND FLOOR –SCALE 1:50



Facing brick to match existing. Medium density block to inner leaf.
Wall ties at 450 centres vertically and 750 horizontally.

Window to have a clear opening of not
Less than 450mm wide and 750mm high.
Max height of opening area of window measured
from internal floor level to be 1100mm.

SD - Mains interlinked smoke detector

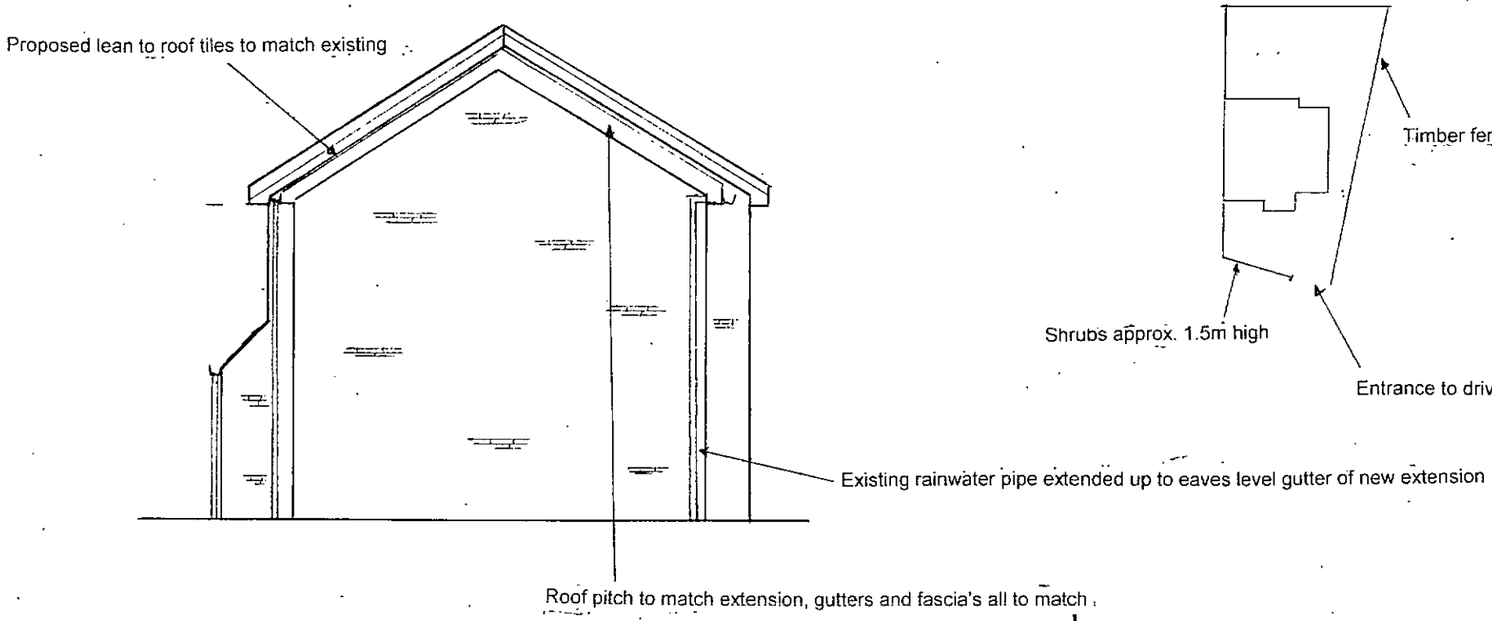
PLANNING/BUILDING REGULATIONS

PROPOSAL – FIRST FLOOR EXTENSION/ALTERATION
ALTERATION TO FORM PITCHED ROOF TO PORCH

EXISTING/PROPOSED SIDE ELEVATION
EXISTING/GROUND FLOOR PLAN
SITE PLAN – 1:500

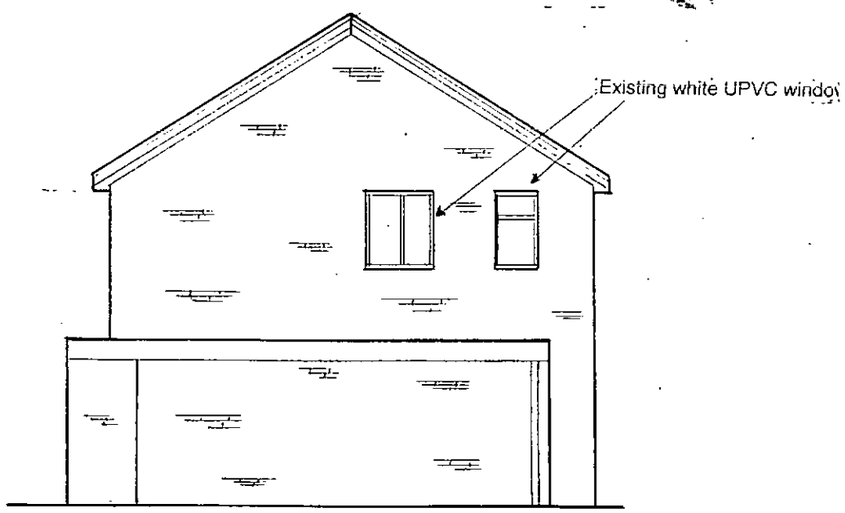
SCALE 1:100

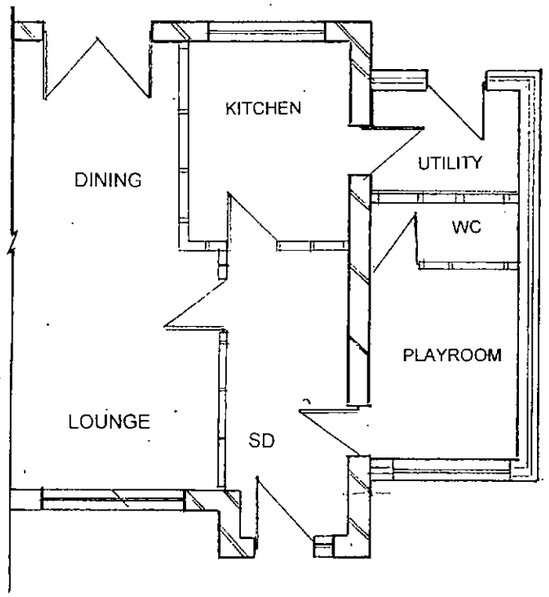
PROPOSED SIDE ELEVATION - SCALE 1:100



SITE PLAN – SCALE 1:500

EXISTING SIDE ELEVATION – SCALE 1:00





EXISTING GROUND FLOOR – SCALE 1:100

FOUNDATIONS

Existing foundation inspected by Local Authority Building Control Surveyor prior to application and deemed to be, suitable for increased loading due to first floor extension. Further trial holes to be provided at discretion of inspecting Surveyor.

EXISTING LINTELS

Existing lintels to front and rear elevations to be assessed By Local Authority Building Control Surveyor For suitability for increased loading.

EXTERNAL WALLS

Existing cavity wall to garage conversion below proposed First floor extension to be exposed to reveal width of cavity. If cavity is greater than 75mm then use 50mm Kingspan TW 50 insulation. If cavity is not of suitable thickness then Insulate on inner face of blockwork with Kingspan TW 50 fixed between battens with plasterboard and skim over.

FIRST FLOOR JOISTS

New joists to first floor to line through with existing internal floor level Joists to be 145 mm x 47 mm Grade c24 at 400 centres. Joists to be fixed to wall using 145mm X47mm timber bearer bolted to wall using at 1.0m centres and joist hangers. Provide 30x5 mild steel galvanised restraint straps at 2.0m centres and over min 3 joists with noggins between min width of 38mm and at least half depth of joists. Joists to have strutting at mid span and strutting to be solid and min width of 38mm and should extend at least ¾ of the joists depth. Provide sound insulation quilt between joists with a density of 10kg/m3. Floor decking to be to clients choice. If possible existing ceiling to play room to be retained.

HEATING SYSTEM

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All heating work to be undertaken by Gas Safe registered contractor. New radiators to have Thermostatic valves fitted.

WINDOWS

All new windows to have a min U value of 1.6W/m2K have window energy rating of Band D. Windows to have rapid opening area equal to 1/20th of floor area of room and have 8000mm2 trickle vents are night vent system. Windows to New bedroom to be escape type compliant with Approved Document Part B. Window to have a clear opening of not Less than 450mm wide and 750mm high. Max height of Opening area of window measured from internal floor level To be 1100mm.

MEANS OF ESCAPE

Mains interlinked smoke detection with battery backup to BS 5446:Part 1 required to circulation provide protected route to ground floor means of escape.

PLANNING/BUILDING REGULATIONS

PROPOSAL – FIRST FLOOR EXTENSION/ALTERATION
ALTERATION TO FORM PITCHED ROOF TO PORCH

EXISTING/PROPOSED FIRST FLOOR

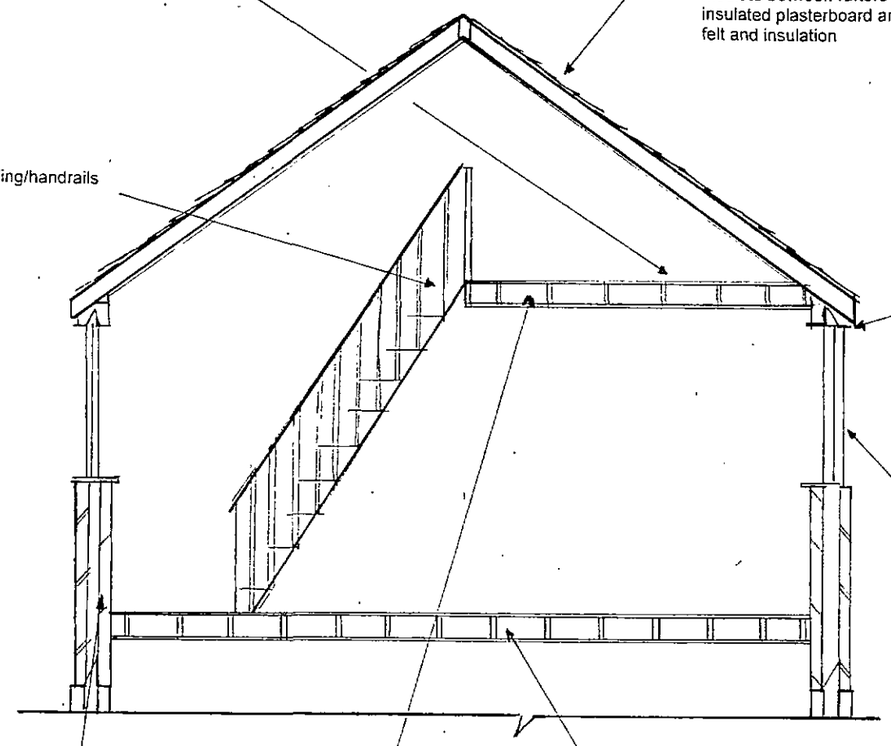
SCALE 1:50

SECTION – SCALE 1:50

Ceiling joists to be 145 mm x 47 mm Grade c24 at 400 centres. Double trimmed at edge to facilitate fixing of space saver stair for proposed sleeping gallery. Provide sound insulation quilt between joists with a density of 10kg/m3. Floor decking to be to clients choice.

Rafters to roof to be 150x47mm C24 or C16 Grade at 400mm Centres spiked to 100x50mm softwood wall plate strapped to Wall at 1.2m centres using 30x5 galvanised mild steel straps at least 1.2m long. Ridge purlin to restrain roof. At gable provide 30x5 galvanised mild steel straps at 1.5m centres. Straps to be turned over outer face of blockwork and carried over three rafters with noggins between. Use Tyvek or other similar 100% breathable felt laid strictly in accordance with manufacturers instructions with battens over and tiles to match existing. Insulate between rafters with 100mm Kingspan insulation with 37.5mm insulated plasterboard and skim over. Maintain min of 50mm air gap between felt and insulation

Space saver/Alternating tread stair and balustrading/handrails to specialist manufacturer details.



Catnic lintels to suit eaves arrangement

All new windows to have a min U value of 1.6W/m2K have window energy rating of Band D. Windows to have rapid opening area equal to 1/20th of floor area of room and have 8000mm2 trickle vents are night vent system. Windows to New bedroom to be escape type compliant with Approved Document Part B. Window to have a clear opening of not Less than 450mm wide and 750mm high. Max height of Opening area of window measured from internal floor level To be 1100mm.

Existing cavity wall to garage conversion below proposed First floor extension to be exposed to reveal width of cavity. If cavity is greater than 75mm then use 50mm Kingspan TW 50 insulation. If cavity is not of suitable thickness then Insulate on inner face of blockwork with Kingspan TW 50 fixed between battens with plasterboard and skim over.

New joists to first floor to line through with existing internal floor level Joists to be 145 mm x 47 mm Grade c24 at 400 centres. Joists to be fixed to wall using 145mm X47mm timber bearer bolted to wall using at 1.0m centres and joist hangers. Provide 30x5 mild steel galvanised restraint straps at 2.0m centres and over min 3 joists with noggins between min width of 38mm and at least half depth of joists. Joists to have strutting at mid span and strutting to be solid and min width of 38mm and should extend at least ¾ of the joists depth. Provide sound insulation quilt between joists with a density of 10kg/m3. Floor decking to be to clients choice. If possible existing ceiling to play room to be retained.

AD B Sleeping Gallery – Visible area below gallery to be at least 50% of total floor area of room below. Max distance from furthest point of gallery to stair to be 7.5m. Max distance from bottom of stair to access door to main bedroom to be 3.0m.

FOUNDATIONS

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EXISTING LINTELS

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EXTERNAL WALLS

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FIRST FLOOR JOISTS

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HEATING SYSTEM

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WINDOWS

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MEANS OF ESCAPE

Mains interlinked smoke detection with battery backup to BS 5446:Part 1 required to circulation provide protected route to ground floor means of escape.

PLANNING/BUILDING REGULATIONS

PROPOSAL – FIRST FLOOR EXTENSION/ALTERATION ALTERATION TO FORM PITCHED ROOF TO PORCH

SECTION

SCALE 1:50