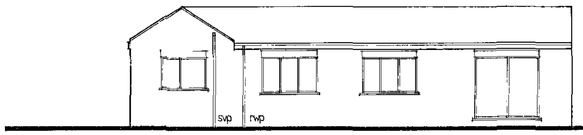
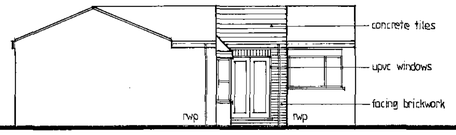


FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



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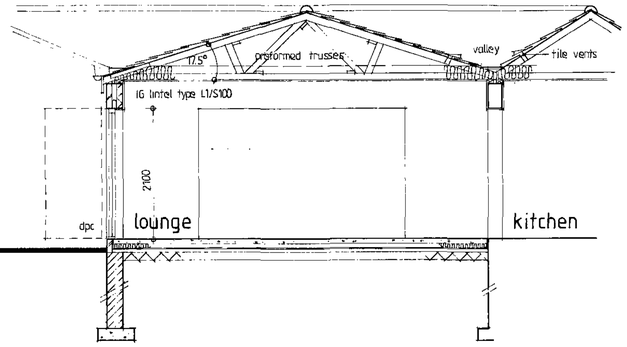
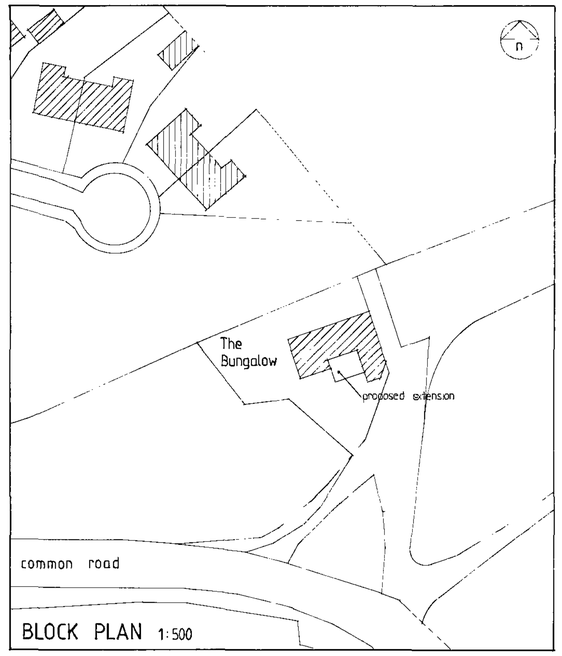


SECTION A : A

all dimensions are approximate



BLOCK PLAN 1:500

HEATING Individual radiators to each new room to be fitted with thermostatic control devices. All pipework to unheated areas to be wrapped in flameproof lagging. All works to be designed and carried out by a competent contractor all to comply with Part L1B and J of the Building Regulations.

FOUNDATIONS 600x225mm concrete strip foundations at depths to suit site conditions and to the satisfaction of the building inspector. However should ground conditions be found unsuitable for strip foundations or existing house found to be constructed on a raft foundation then an alternative method of foundation must be incorporated and designed by a structural engineer.

DRAINAGE Existing RWP, gully, manhole and associated drains removed. 65mm RWPs to trapped gullies. New drains (and infill at existing manhole position being removed) in 100mm flexible jointed drain pipes laid in pea gravel channels to max. 1:80 falls to connect to existing combined manhole, exact position to be determined on site by contractor prior to any works commencing to ensure adequate falls and connections can be achieved. Drain under building to be encased in 150mm concrete and concrete lintels provided where drain passes through walls with min. 50mm clearance all round.

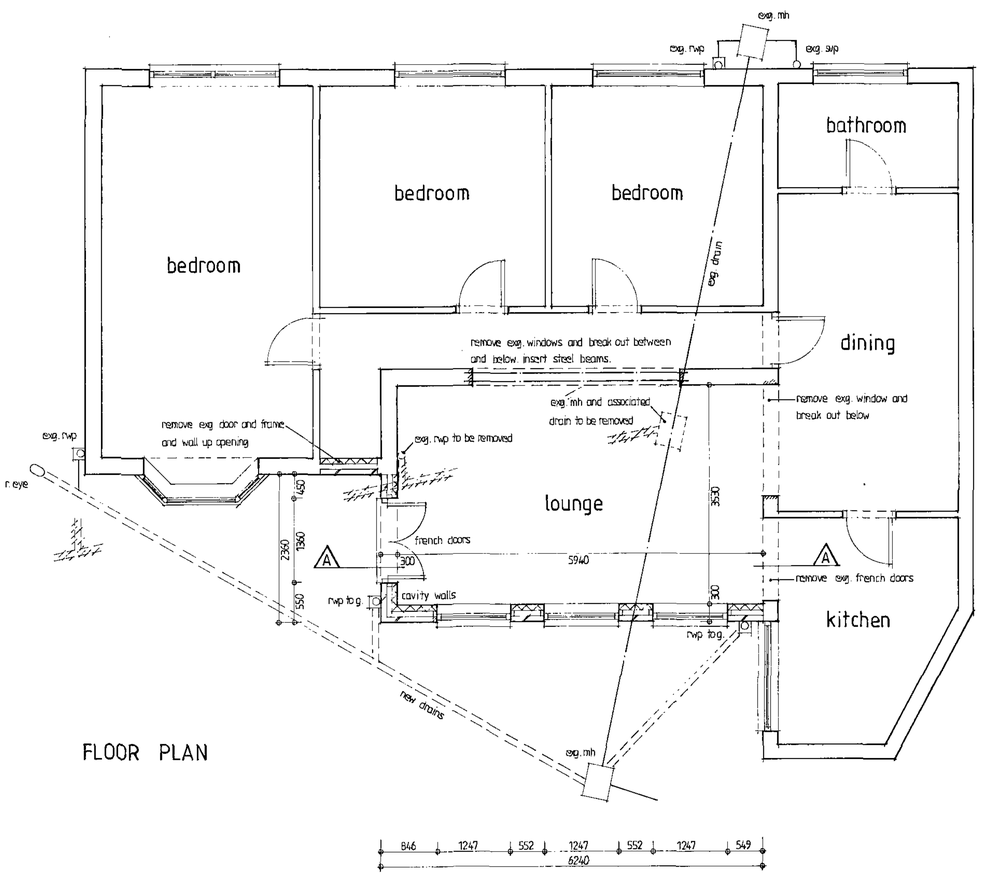
ROOF CONSTRUCTION Concrete interlocking roof tiles to match existing suitable for low pitch on tanalised SW roofing battens on untearable roofing felt. Matching ridge tiles and verge cloaking tiles. Valleys formed with 25mm SW layboards with code number 4 lead soakers. 100mm gutters connected to existing to 65mm RWPs on UPVC fasciaboards and soffits with continuous 10mm eaves ventilation gaps fitted with proprietry eaves strip ventilators. Tile ventilators adjacent to valleys as shown to provide through ventilation of roof voids. Roof to be formed at approximately 17.5 degrees (exact pitch to be determined on site by contractor) in preformed SW trussed rafters at max. 600mm cts with all necessary reducing trusses and wind bracing etc. to be designed by specialists (exact measurements to be taken on site by contractor prior to manufacture of trusses). 50x100mm SW wallplates. 5x30mm mild steel anchor straps at max. 2.0m cts at eaves level (holding down straps) and gable (at rafter and ceiling level). 12mm plasterboard and skim ceilings with 270mm (100mm layer and 170mm layer) of Rockwool roll insulation quilt above to achieve u value 0.16w/m2.k. Eaves trays where necessary to maintain min. 50mm air gap above insulation at all points.

WALL CONSTRUCTION Cavity walls to comprise of 100mm facing brickwork to match existing, 100mm cavity and 100mm low density blockwork. Artstone heads and cills. 12mm plaster finish internally and cavities fully filled with rockwool batts wallbatt insulation all to achieve u value 0.30w/m2.k. Cavities closed at head in calcium silicate board. IG lintels above openings type L1/S100 with min. 150mm end bearings. Weep holes above lintels at max. 450mm cts. Cills and reveals closed in insulated cavity closers. Stainless steel vertical twist cavity wall ties spaced 750mm horizontally, 450mm vertically (doubled at openings) and staggered. DPC min. 150mm above ground level and to all cills, jambs and heads. Foundation blocks below ground level (7N). All works to be well bonded and all cavities to be continuous. Steel beams to be designed by structural engineer and to be encased in 12mm fireline board to give half hour fire resistance. Existing external walls to receive 12mm plaster finish.

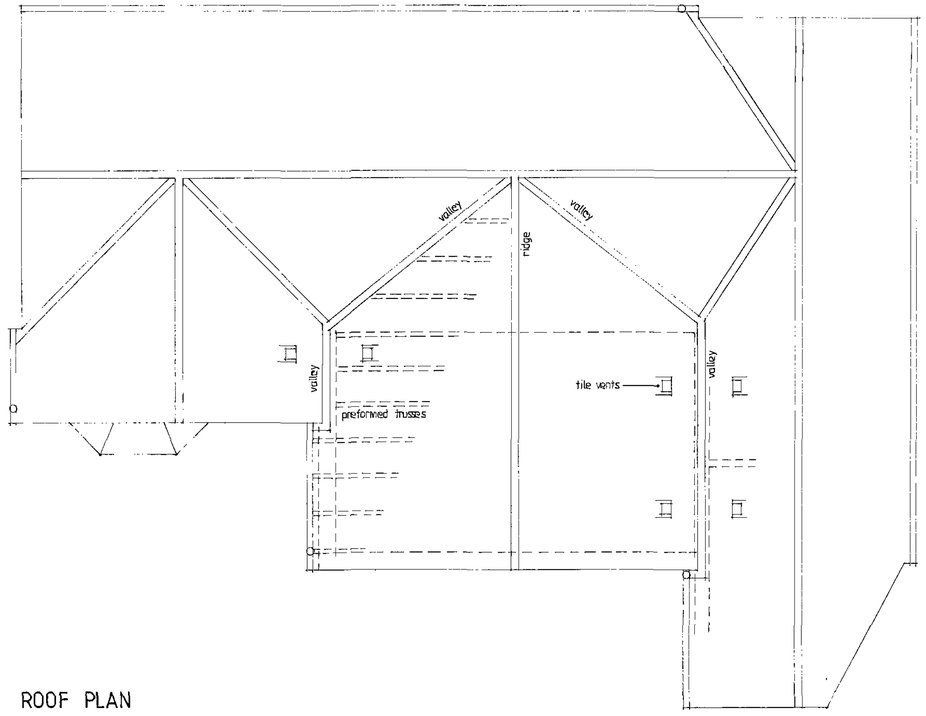
WINDOWS AND DOORS New UPVC windows with double glazed units with inner panes of low e glass to achieve u value 1.8w/m2.k. New UPVC external French doors with over 50% glazing with double glazed units with inner panes of low e glass to achieve u value 2.2w/m2.k. Total area of new openings not to exceed 25% of new floor area plus area of existing openings no longer exposed. Opening windows as shown and to be min. 1/20th of floor area of habitable rooms. Ensure bedrooms have escape openings with min. clear areas of 0.33 sq. m and min. clear widths of 0.45m with bottom of openings at max. 1.1m above floor level. Trickle ventilators to give background ventilation to give min. 5000 sq. mm to habitable rooms. Toughened glass to all doors and any window glazing within 0.8m of floor level or 0.3m horizontally of doors.

GROUND FLOOR CONSTRUCTION 100mm concrete slab on 500g visqueen on 100mm kingspan kooltherm K3 floorboard insulation to achieve u value 0.22w/m2.k. on 1200g visqueen DPM lapped up edges to DPC on 50mm sand blinding on min. 150mm well consolidated sulphate free hardcore base.

ELECTRICS Existing electrical system to be extended into extension. All works must be carried out by a suitably qualified person who must ensure that existing electrical installation can carry the additional loads or upgrade system as necessary and to be carried out with the correct protective measures and earthing and bonding requirements and provide a relevant compliance certificate upon completion. Sufficient information must be provided to client to operate, maintain and alter the installation safely. Internal light fittings to be installed to take lamps having a luminous efficacy more than 40 lumens per circuit watt to either one fitting for every 25 sq. m of floor area or to every fitting in four whichever is the greater. External light fittings should have lamp capacity not exceeding 150 watts which automatically switch off when there is enough daylight and when not required at night or the light fittings should have sockets only capable of using lamps with efficacy more than 40 lumens per circuit watt. All to comply with Part P and L1B of the Building regulations.



FLOOR PLAN



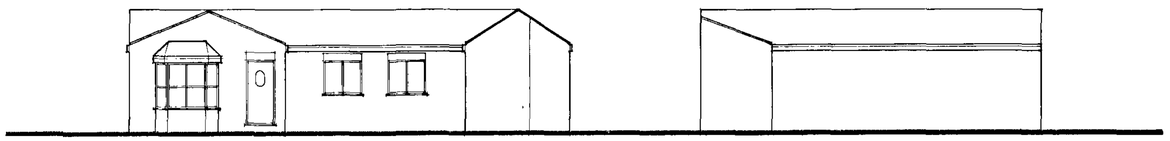
ROOF PLAN

M Ward Architectural Drawing Services

94 Ferrybridge Road, Castleford, West Yorkshire, WF10 4JR tel/fax. 01977 513891

plans as proposed at The Bungalow, Common Road, Brierley for Mr and Mrs J Walker.

Date Sept 2008 Scale 1:100 1:50 Dwg. No. 1531.02



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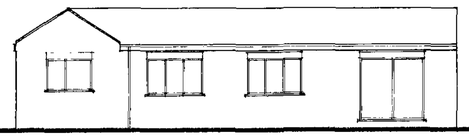

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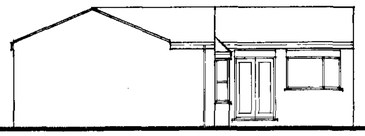

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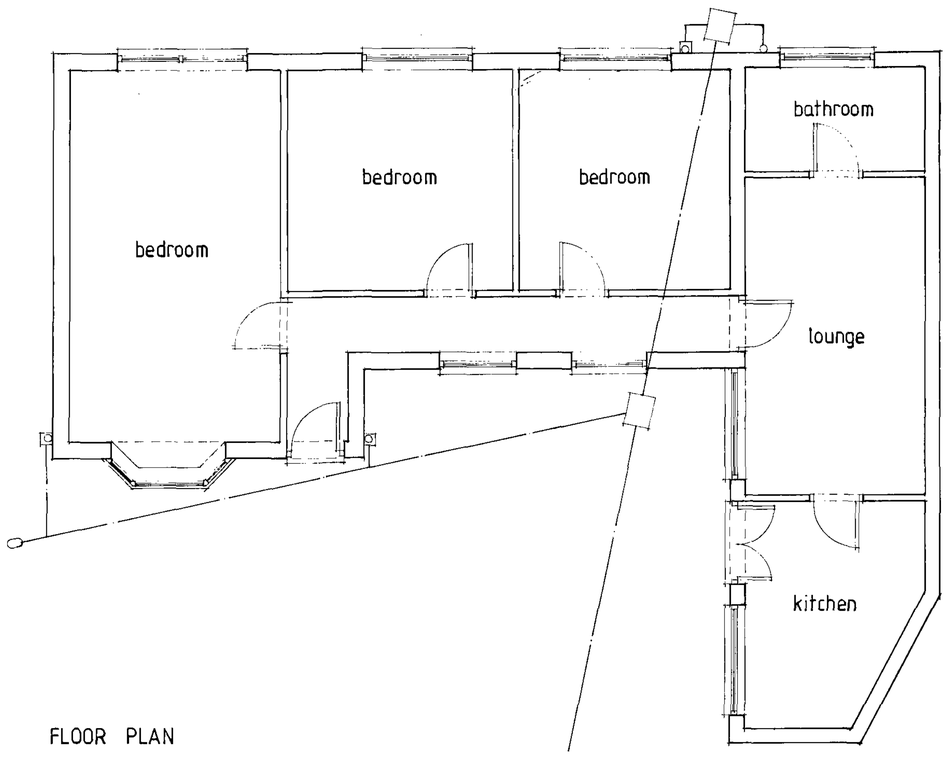

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