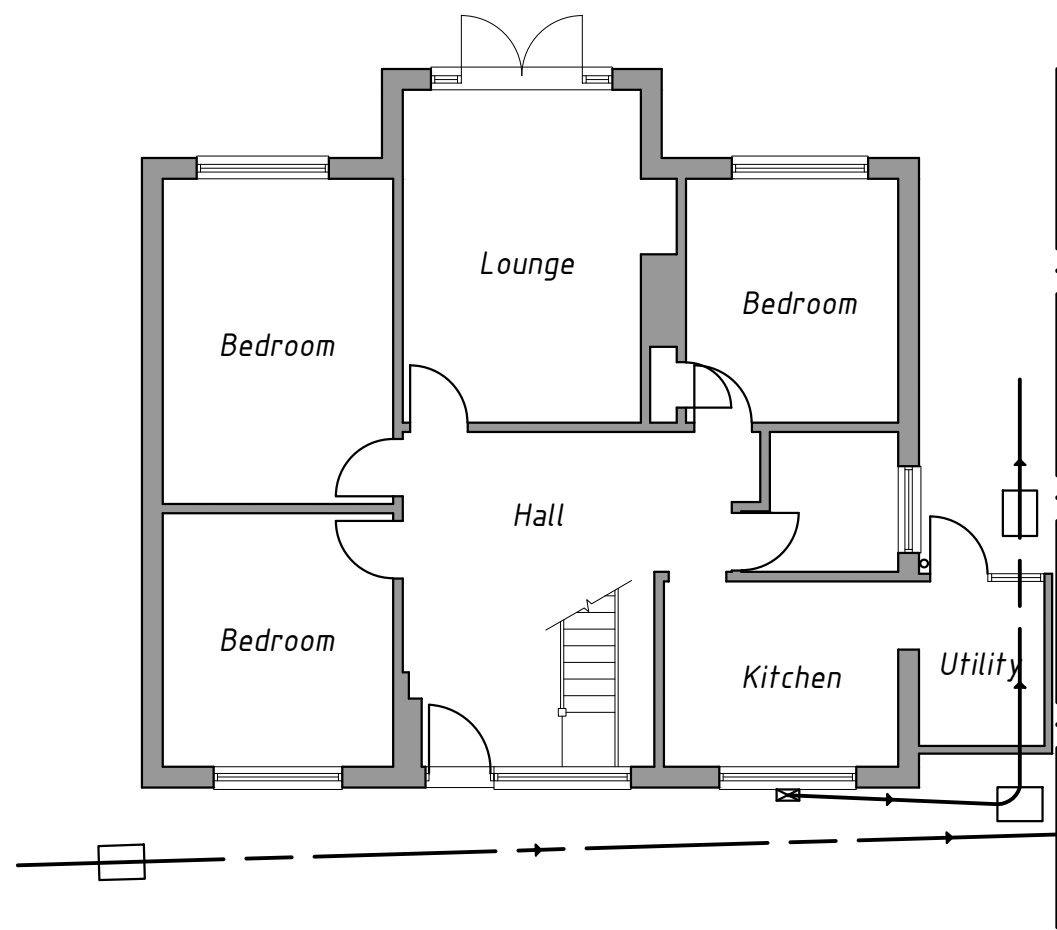
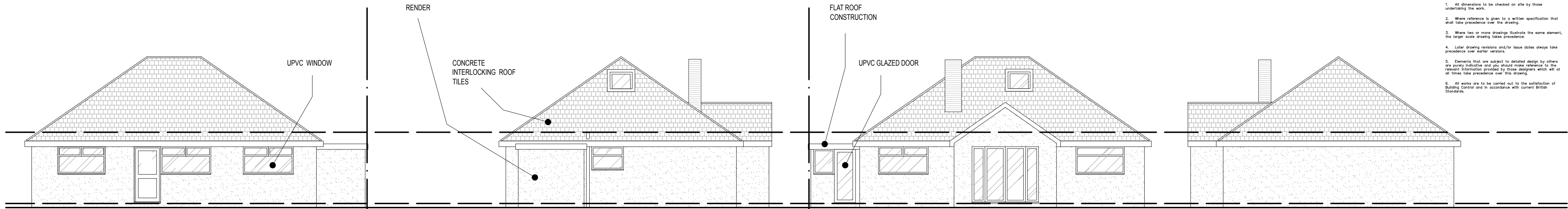




EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1

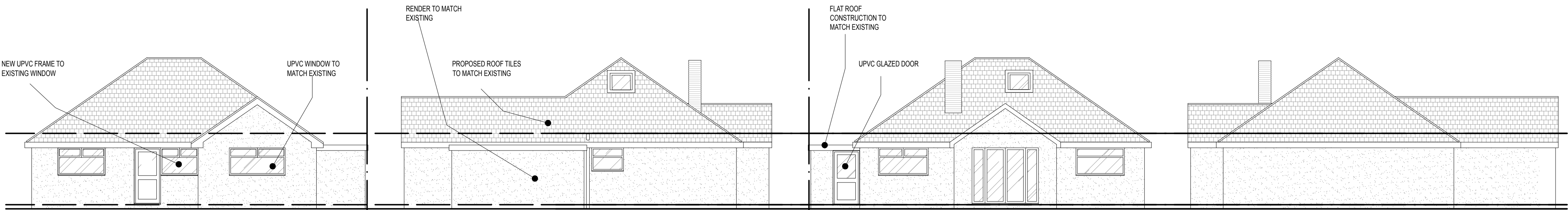


EXISTING FRONT ELEVATION
SCALE 1:100@A1

EXISTING SIDE ELEVATION
SCALE 1:100@A1

EXISTING REAR ELEVATION
SCALE 1:100@A1

EXISTING SIDE ELEVATION
SCALE 1:100@A1

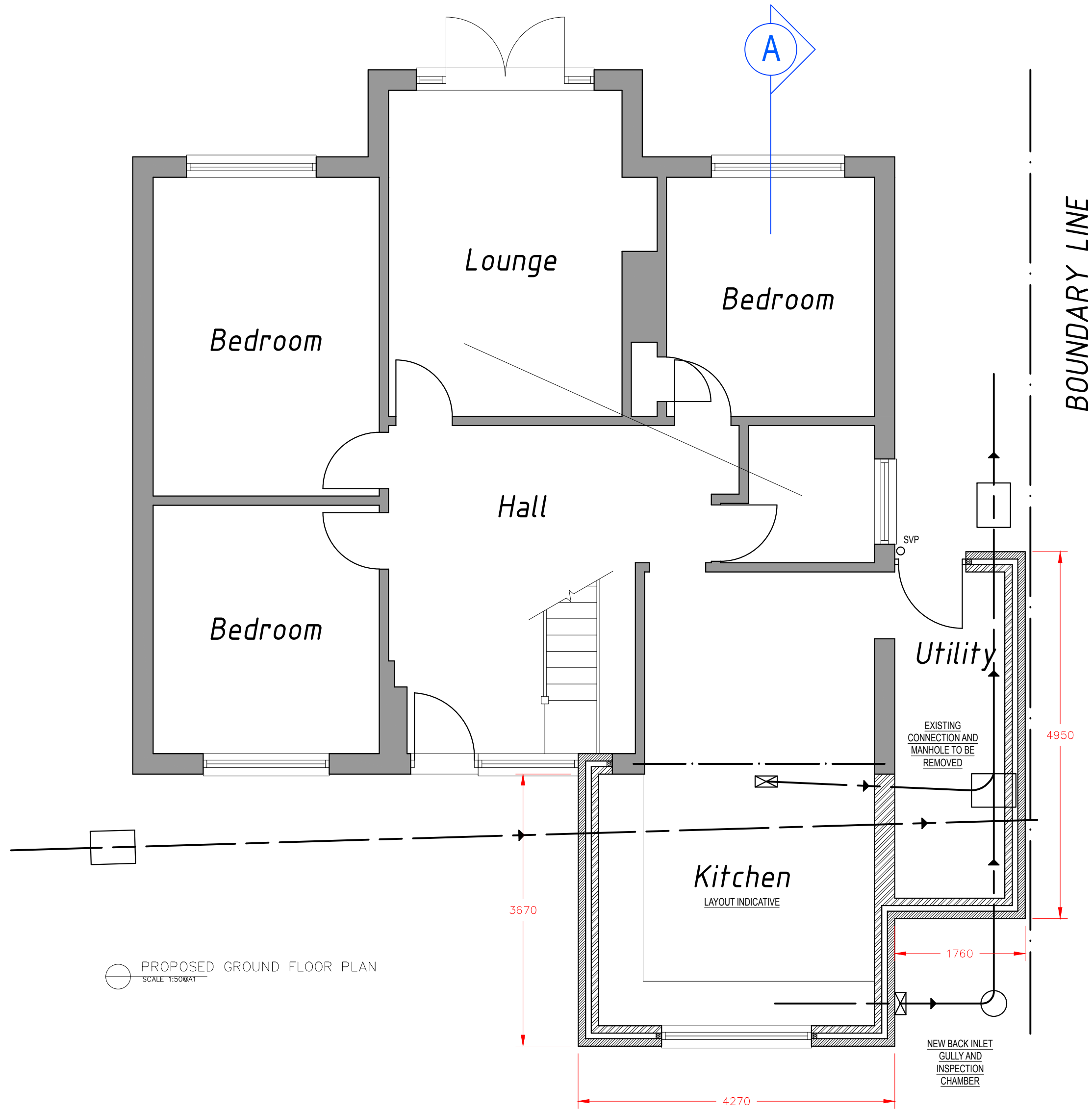


PROPOSED FRONT ELEVATION
SCALE 1:100@A1

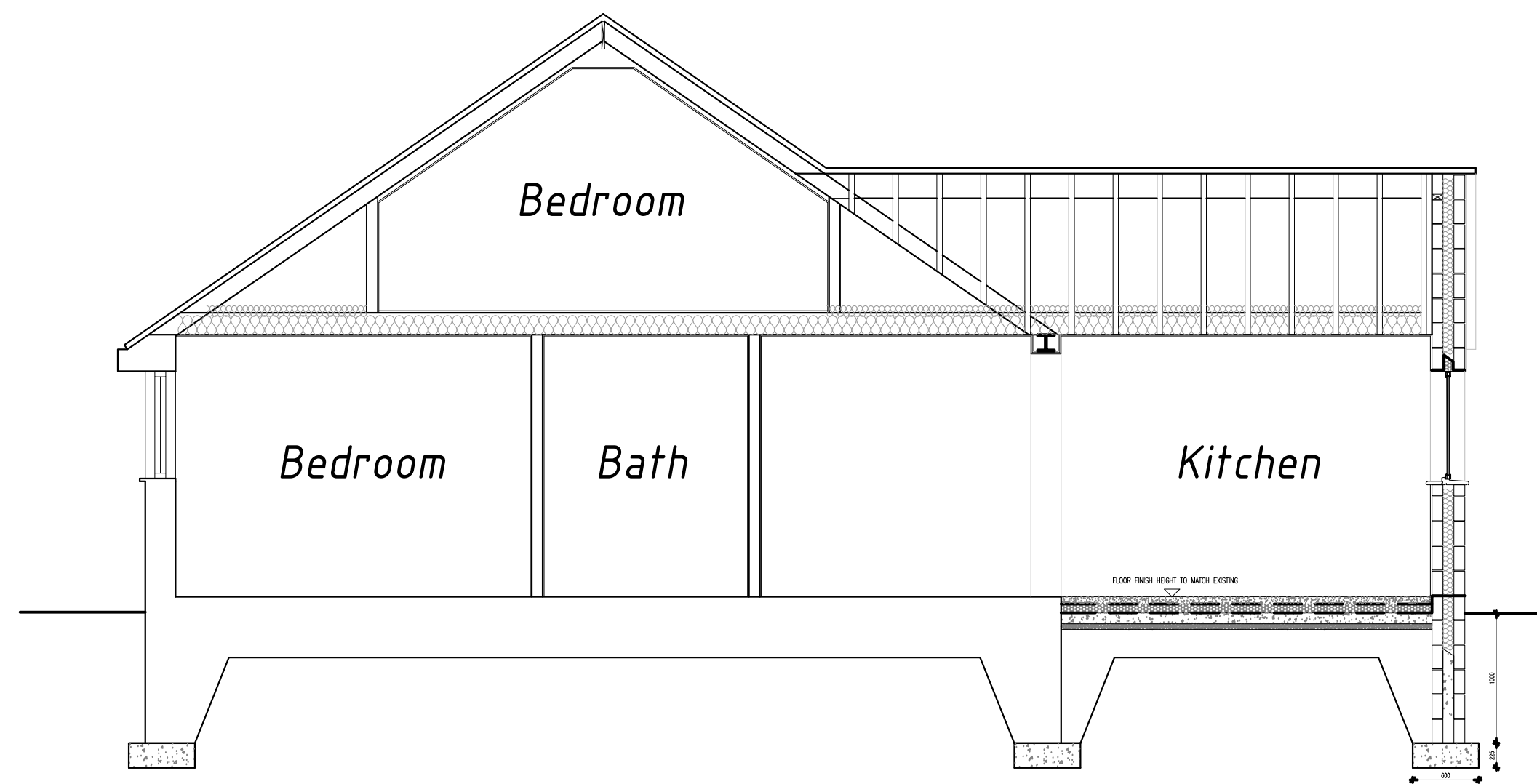
PROPOSED SIDE ELEVATION
SCALE 1:100@A1

PROPOSED REAR ELEVATION
SCALE 1:100@A1

PROPOSED SIDE ELEVATION
SCALE 1:100@A1



PROPOSED GROUND FLOOR PLAN
SCALE 1:50@A1



PROPOSED SECTION A
SCALE 1:50@A1

CONSTRUCTION NOTES:-

CAVITY MASONRY WALL U-VALUE 0.28W/M2K

13MM RENDER TO MATCH EXISTING
100MM CELCON SOLAR BLOCK 3.5N
85MM CAVITY WITH
85MM ROCKWOOL DRITHERM CAVITY
BATTI;
100MM CELCON SOLAR BLOCK 3.5N,
13MM RENDER AND SET

SUB FLOOR TO BE VENTILATED BY
MEANS OF AIR BRICKS SLEEVED
THROUGH CAVITY WALL AT 2M
CENTRES

STAINLESS STEEL WALL TIES AT
750MM CENTRES HORIZONTALLY,
450MM VERTICALLY, 225MM
VERTICALLY AT ALL OPENINGS.

ALL CAVITIES TO BE CLOSED TO
WINDOW AND DOOR REVEALS BY
MEANS OF INCORPORATING CAVITY
TRAYS LTD TYPE H CAVICLOSER.

ALL EXISTING CAVITIES TO BE
MAINTAINED WHERE NEW
CONSTRUCTION MEETS EXISTING

600X225MM CONCRETE
FOUNDATIONS TO ALL CAVITY
WALLS, DEPTH TO SUIT LOCAL
GROUND CONDITIONS (MINIMUM
1200MM BELOW GROUND LEVEL IF IN
CLAY OR 150MM BELOW INVERT
LEVEL OF DRAIN IF LOWER).

PITCH ROOF CONSTRUCTION - MAIN
ROOF (U-VALUE OF 0.18W/m²K)
PLAIN CONCRETE TILE TO MATCH
EXISTING
38X25MM TREATED SOFTWOOD
BATTENS
TYVEK SUPRO
47X150MM C24 GRADE RAFTERS
WITH 225X25MM RIDGE BEAM
47X200MM C24 GRADE CEILING
JOISTS WITH
200MM ROCKWOOL QUILT INSULATION
BETWEEN JOISTS AND
100MM ROCKWOOL QUILT INSULATION
ABOVE
12.7MM PLASTERBOARD AND SKIM

ROOF JOISTS TO BE STRAPPED TO
EXTERNAL WALLS WITH 30X5MM
GALVANISED MILD STEEL STRAPS AT
MINIMUM 2M CENTRES

FLAT ROOF CONSTRUCTION -
DORMER (U-VALUE OF 0.18W/m²K).

3NO. LAYER FELT ROOF SYSTEM
WITH 13MM STONE CHIPPINGS
APPLIED TO
22MM EXTERNAL GRADE PLYWOOD
OVER
SOFTWOOD FIRINGS AT A MINIMUM
OF 1:40 FALL
100MM CELOTEX FR5000 RIGID
INSULATION BETWEEN
47X200MM C24 GRADE FLAT ROOF
JOISTS AT 350MM CENTRES WITH
40MM CELOTEX FR5000 RIGID
INSULATION UNDER JOISTS
VAPOUR CONTROL LAYER
12.7 PLASTERBOARD AND SKIM
FINISH

CLEAR 50MM GAP TO BE
MAINTAINED ABOVE THE INSULATION
(BETWEEN JOISTS).

WINDOWS/DOOR TO REACH MIN
U-VALUE OF 1.60W/M2K

NEW DOUBLE GLAZED UPVC DOORS
AND WINDOWS FITTED WITH TRICKLE
VENTS AND LOW-E GLAZING - TO
HAVE PROPRIETARY CATINIC LINTOL
OVER TO SUIT CAVITY
CONSTRUCTION. ALL GLAZING TO
DOORS TO BE SAFETY GLAZING
WHICH COMPLIES WITH BS6206 1981

ALL STEELS AS PER STRUCTURAL
ENGINEERS CALCULATIONS. ALL
STEELS TO ACHIEVE MINIMUM 30
MINUTES FIRE RESISTANCE

CONCRETE FLOOR U-VALUE OF
0.22W/M2K

MIN 65MM SAND/CEMENT SCREED
VAPOUR CONTROL LAYER
80MM CELOTEX GA4000 RIGID
FOIL-FACED FOAM BOARD PIR
100MM CONCRETE
1200 GAUGE DPM
50MM SAND BLINDING
MIN 150MM HARDCORE

NEW STUD PARTITIONS TO BE
INSTALLED TO IN 50X100MM TIMBER
STUDS FIXED TO FLOOR AND
HEADER PLATE WITH 100MM ISOVER
APR 1200 BETWEEN

ALL NEW DRAINAGE TO BE
HEPWORTH PLASTIDRAIN (OR
EQUIVALENT) PVC-U LAID TO FALL
OF MIN 1:40. ALL DRAINAGE TO BE
BEDDED ON AND SURROUNDED IN
100MM PEA SHINGLE.

ANY DRAINAGE THAT PASSES
THROUGH CAVITY WALLS TO BE
SLEEVED AND PROPRIETARY
CONCRETE LINTOLS FITTED TO EACH
LEAF OF THE CAVITY WALL. REFER
TO SKETCH DETAIL PROVIDED

ANY EXISTING DRAINS THAT WILL BE
UNDER THE REAR EXTENSION TO BE
EXPOSED TO ASCERTAIN ITS
CONDITION. IF FOUND TO BE
DEFECTIVE THE SECTION WILL BE
REPLACED.

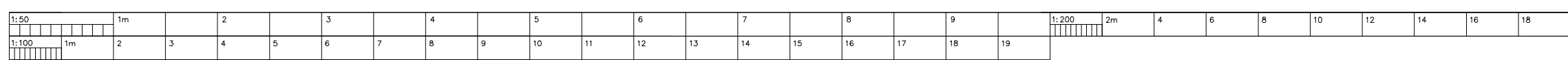
DRAINAGE DETAILS (INCLUDING
SURFACE WATER) TO BE AGREED
ON SITE WITH THE BUILDING
CONTROL SURVEYOR WHEN EXISTING
LINES ARE EXPOSED

SUITABILITY OF EXISTING HEATING
SYSTEM TO BE CONFIRMED BY
HEATING ENGINEER. SHOULD IT BE
REQUIRED - EXISTING SYSTEM TO
BE MODIFIED TO COVER THE
EXTENSION. RADIATOR SIZES TO BE
SIZED BY HEATING ENGINEER AND
ALL FITTED WITH TRVS. ALL PIPES
INSULATED IN ACCORDANCE WITH
APPROVED DOCUMENT L. RADIATOR
LOCATIONS TO BE AGREED WITH
CUSTOMER PRIOR TO WORKS
COMMENCING.

ELECTRICAL INSTALLATIONS
BS7671:2008 AS AMENDED OR AN
EQUIVALENT STANDARD. THE
ELECTRICAL INSTALLATIONS SHOULD
BE DESIGNED, INSTALLED, INSPECTED
AND TESTED BY A PERSON
COMPETENT TO DO SO. ALL WORKS
TO COMPLY WITH PART P OF THE
BUILDING REGULATIONS AND WITH
ANY OTHER RELEVANT PART OF THE
BUILDING REGULATIONS. ALL
CERTIFICATION TO BE PROVIDED, BY
A PERSON COMPETENT TO DO SO,
WILL BE REQUIRED UPON
COMPLETION.

75% OF LOW ENERGY LIGHT FITTINGS
WITH AN EFFICACY EXCEEDING 45
LUMENS PER CIRCUIT WATT TO BE
FITTED IN THE NEW WORKS.

PARTY WALL ACT 1996 - AS THE
BUILDING WORKS WILL BE WITHIN 3
METRES FROM THE BOUNDARY, TWO
MONTHS NOTICE IN WRITING TO BE
GIVEN TO THE ADJOINING OWNERS /
OCCUPIERS AND WRITTEN
CONFIRMATION TO BE RECEIVED
PRIOR TO THE COMMENCEMENT OF
THE WORKS ON SITE.



1. All alterations to be checked on site by these consultants for work
2. Where reference is given to a written specification that shall not constitute part of the contract
3. Where two or more drawings illustrate the same element, the larger scale drawing shall prevail
4. Later drawings replace and/or amend those which take precedence over earlier drawings
5. Elements that are subject to approval shall be shown in the original information provided by those designers which will at all times take precedence over the drawings
6. All works are to be carried out to the satisfaction of Building Control and in accordance with current British Standards

5 FURZE WAY, COWPLAIN FOR ROL			
EXISTING AND PROPOSED DRAWINGS			
DATE	05/19	DRAWING NUMBER	REVISION
SCALE	1:50@A1	FUR_01	-
DRAWN	ROL		
BUILDING CONTROL			