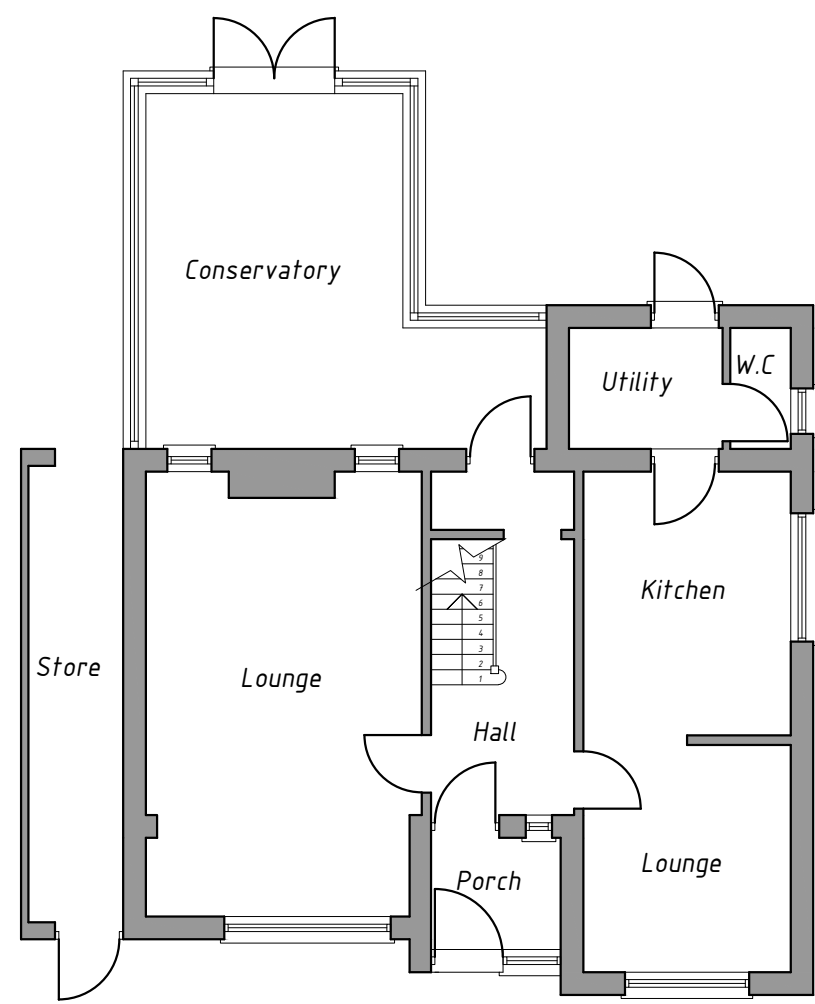
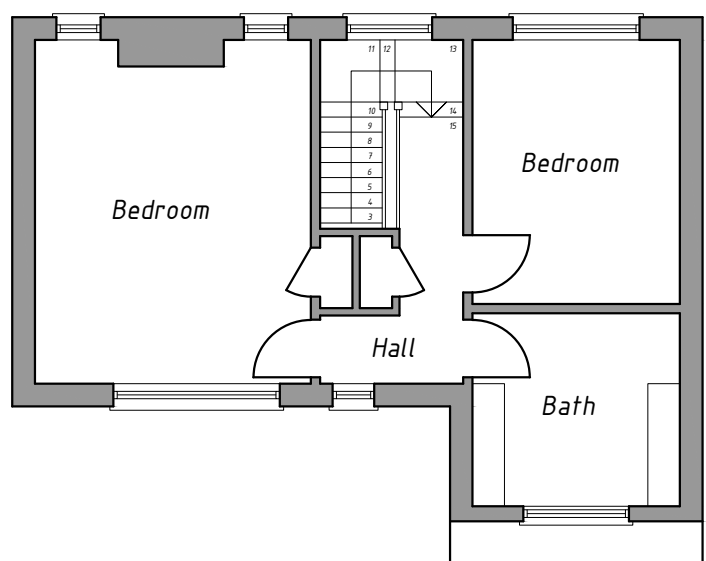
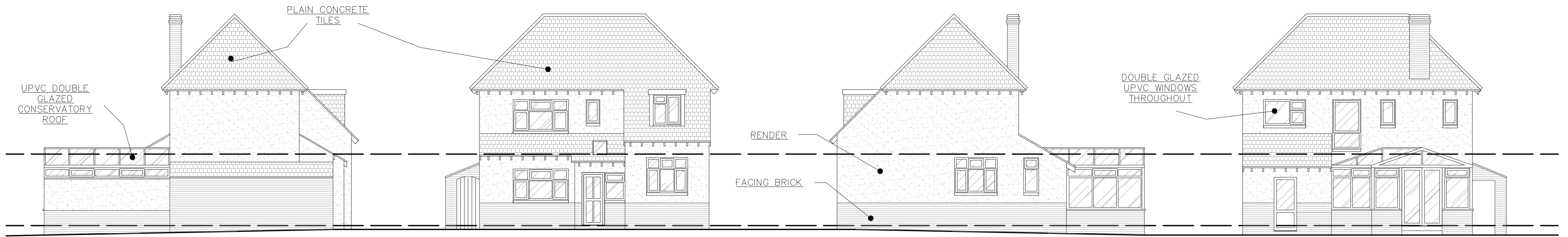




EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



EXISTING SIDE ELEVATION
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

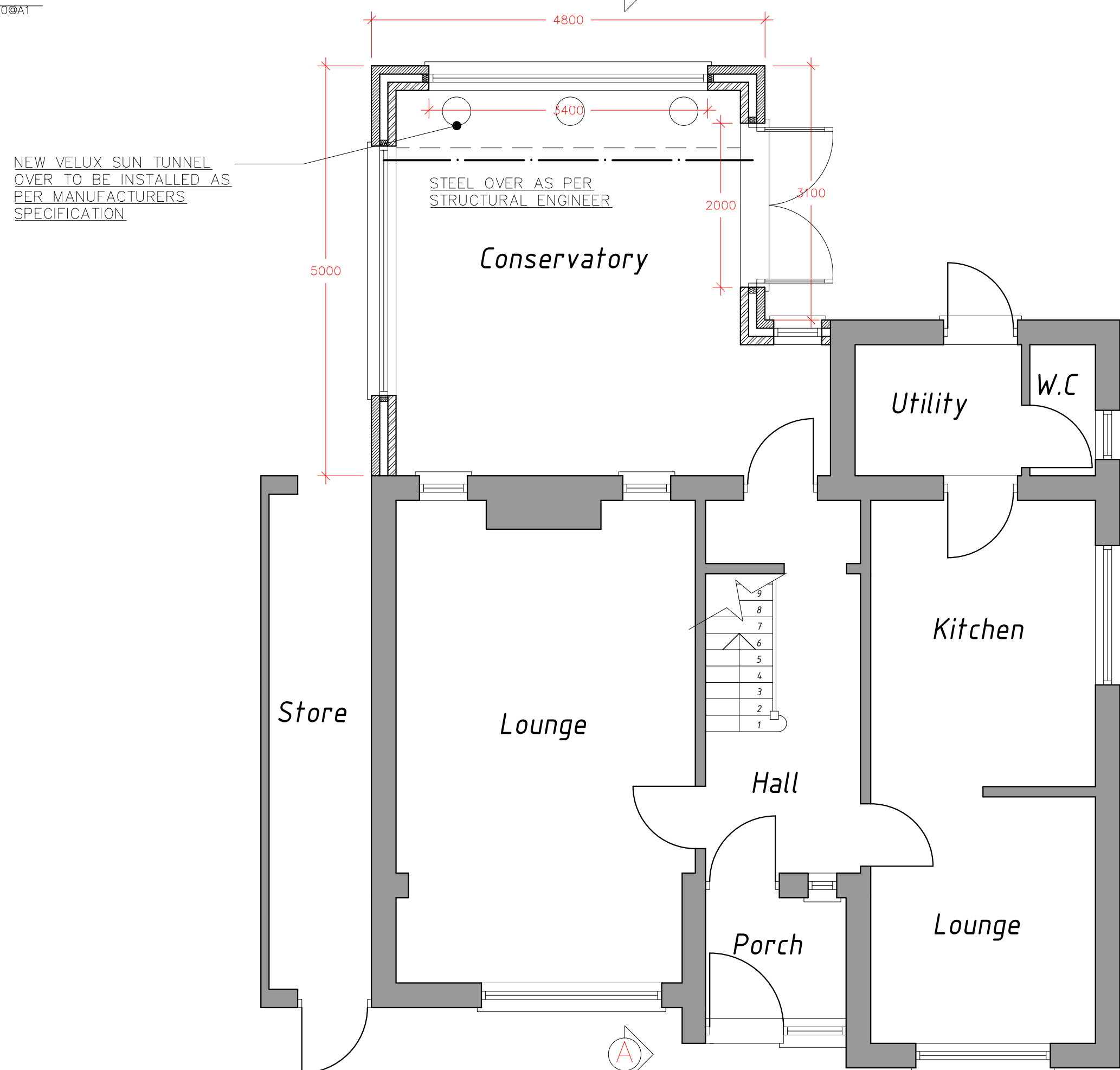


PROPOSED SIDE ELEVATION
SCALE 1:100@A1

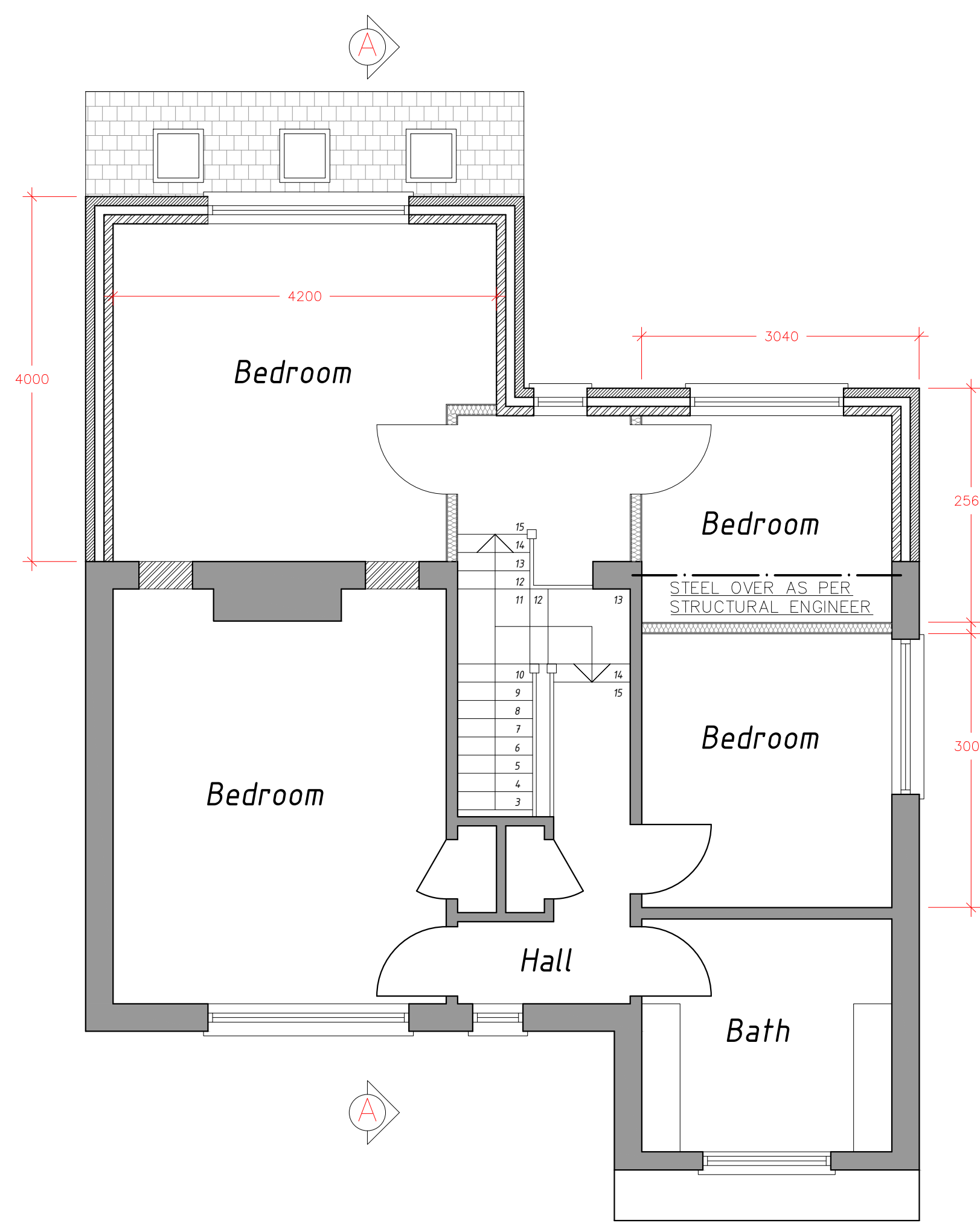
PROPOSED FRONT ELEVATION
SCALE 1:100@A1

PROPOSED SIDE ELEVATION
SCALE 1:100@A1

PROPOSED REAR ELEVATION
SCALE 1:100@A1



PROPOSED GROUND FLOOR PLAN
SCALE 1:50@A1



PROPOSED FIRST FLOOR PLAN
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 BATTS,
100MM CELCON SOLAR BLOCK 3.5N,
13MM RENDER AND SET

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

600X220MM 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 - LEAN TO
U-VALUE OF 0.18W/M2K

PLAIN CONCRETE TILES TO MATCH EXISTING
38X25MM TREATED SOFTWOOD BATTENS
TYVEK SUPRO
47X105MM 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

WHERE NEW PITCH ROOF ABUTS EXISTING
CAVITY WALL, CODE LEVEL 4 LEAD FLASHING
WITH MINIMUM UPSTAND OF 150MM TO BE
FITTED AS WELL AS PROPRIETARY CAVITY TRAY.

PITCH ROOF CONSTRUCTION - MAIN ROOF
U-VALUE OF 0.18W/M2K

PLAIN CONCRETE TILES TO MATCH EXISTING
38X25MM TREATED SOFTWOOD BATTENS
TYVEK SUPRO
47X105MM 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

NEW DOUBLE GLAZED UPVC DOORS AND
WINDOWS FITTED WITH TRICKLE VENTS AND
LOW-E GLAZING - TO HAVE PROPRIETARY
CAVITY UNTIL OVER TO CAVITY
CONSTRUCTION. ALL GLAZING TO DOORS TO BE
SAFETY GLAZING WHICH COMPLIES WITH BS6206
1991

ROOFLIGHTS OPENINGS IN LEAN TO ROOF
TRIMMED BY MEANS OF 2NO. 47X150 C24
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
CAVITY UNTIL OVER TO CAVITY
CONSTRUCTION. ALL GLAZING TO DOORS TO BE
SAFETY GLAZING WHICH COMPLIES WITH BS6206
1991

3NO. VELUX TLF 0K14 SUN TUNNELS TO BE
INSTALLED TO LEAN TO ROOF AS PER
MANUFACTURERS SPECIFICATION

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 60MM 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

NEW SEPARATING FLOOR CONSTRUCTION TO BE
18MM TAG CABER FLOORING OVER 47X200MM
C24 GRADE JOISTS HUNG FROM PROPOSED
STEEL AT 400MM CENTRES WITH HERRINGBONE
STRUTTING AT MID SPAN AND TIED INTO THE
EXISTING EXTERNAL WALL STRUCTURE.
PLASTERBOARD AND SKIM FINISH TO CEILING
BELOW

EXISTING WINDOW OPENINGS TO BE BLOCKED UP
IN CONSTRUCTION TO MATCH EXISTING EXTERNAL
WALL

ALL NEW DRAINAGE TO BE HEPCORTH
PLASTIDRAIN (OR EQUIVALENT) PVC-U LAID TO
FALL OF MIN 1:40. ALL DRAINAGE TO BE
BEDDED ON AND SURROUNDED IN 100MM PE4
SHINGLE.

NEW RMP TO DISCHARGE TO MAINS VIA NEW
INSPECTION CHAMBER AS DETAILED ON GROUND
FLOOR PLAN.

ANY DRAINAGE THAT PASSES THROUGH CAVITY
WALLS TO BE SLEEVED AND PROPRIETARY
CONCRETE UNITS 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 ADDED ON SITE WITH THE BUILDING
CONTROL SURVEYOR WHEN EXISTING LINES ARE
EXPOSED)

SUITABILITY OF EXISTING HEATING SYSTEM TO BE
CONFIRMED BY HEATING ENGINEERS. SHOULD IT
BE REQUIRED - EXISTING SYSTEM TO BE
MODIFIED TO COVER THE EXTENSION. RADIATOR
SIZES TO BE SIZED BY HEATING ENGINEER AND
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
EFFICIENCY EXCEEDING 59 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 those
undertaking the work.

2. Where reference is given to a written specification that
has not been provided on the drawings.

3. Where two or more drawings illustrate the same element,
the larger scale drawing shall prevail.

4. Later drawings, including add/for issue date design take
precedence over earlier versions.

5. Elements that are subject to detailed design by others
are shown as indicated on the drawings. The designer
accepts no responsibility for the accuracy of the information
provided by other designers with all
at their own risk and without liability.

6. All works are to be carried out to the satisfaction of
Building Control and in accordance with current Building
Regulations.

15A KNOX ROAD, HAYATT
PO9 1NP

EXISTING AND PROPOSED DRAWINGS

DATE: 06/19 DRAWING NUMBER: REVISION:

SCALE: 1:100 @ A1 DRAWN BY: KNO_01 CHECKED BY: A

PLANNING