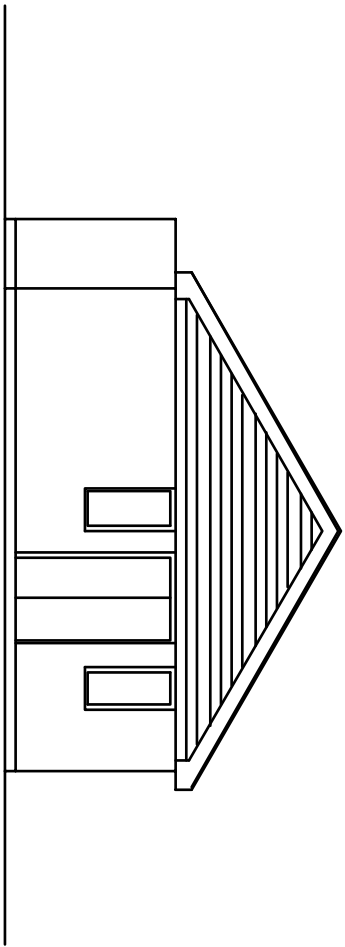
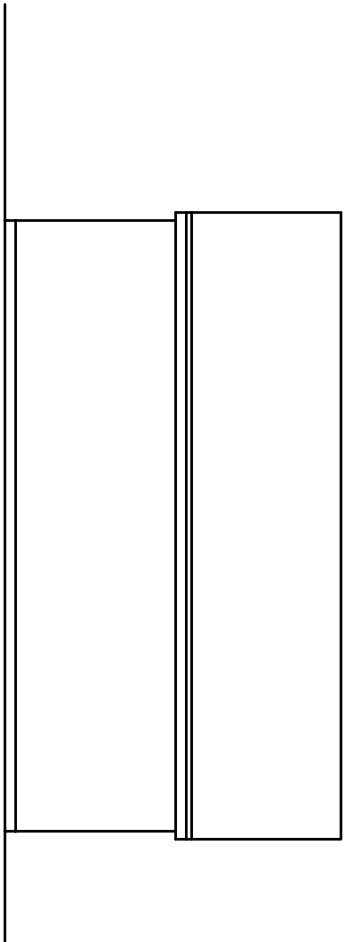
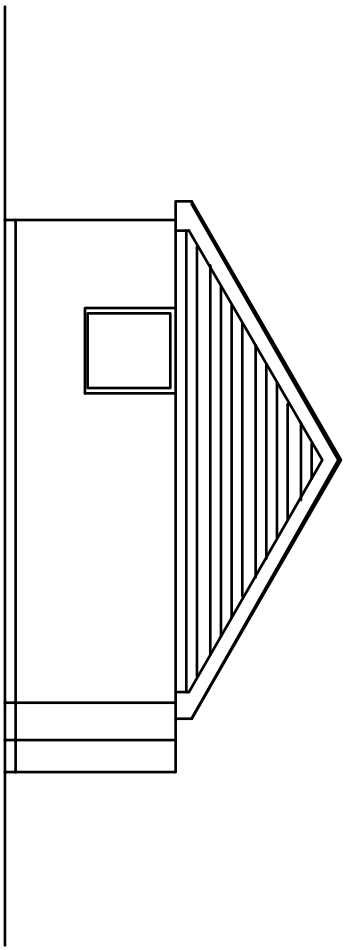




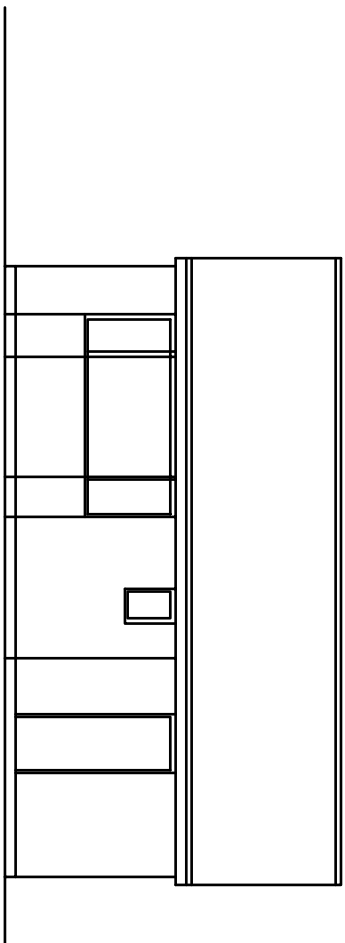
Existing Front Elevation - North



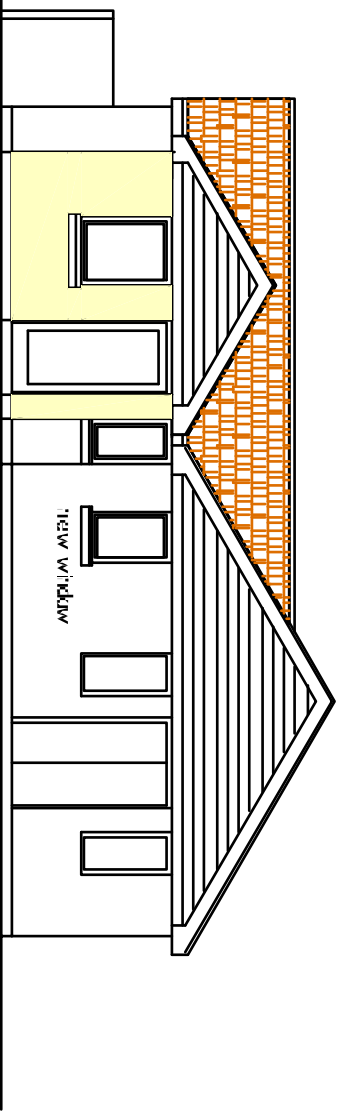
Existing Side Elevation - West



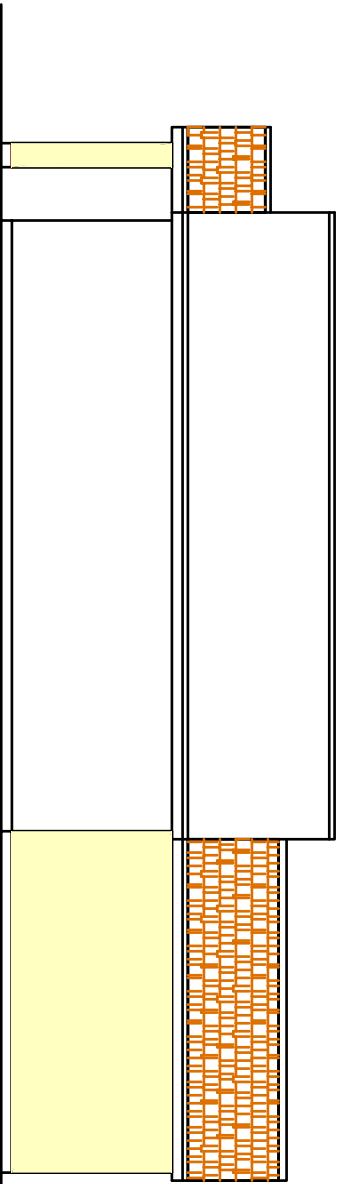
Existing Rear Elevation - South



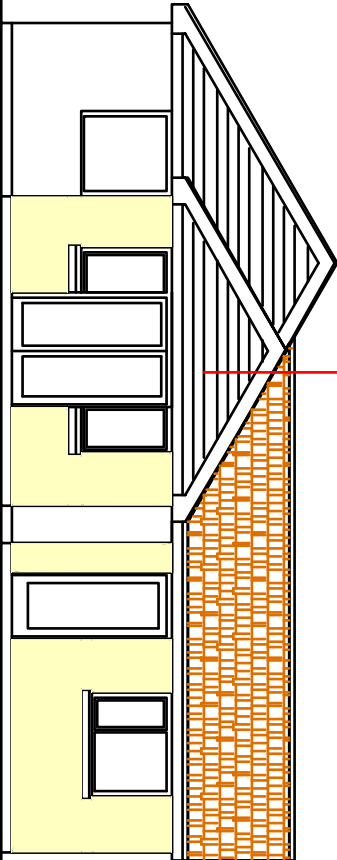
Existing Side Elevation - East



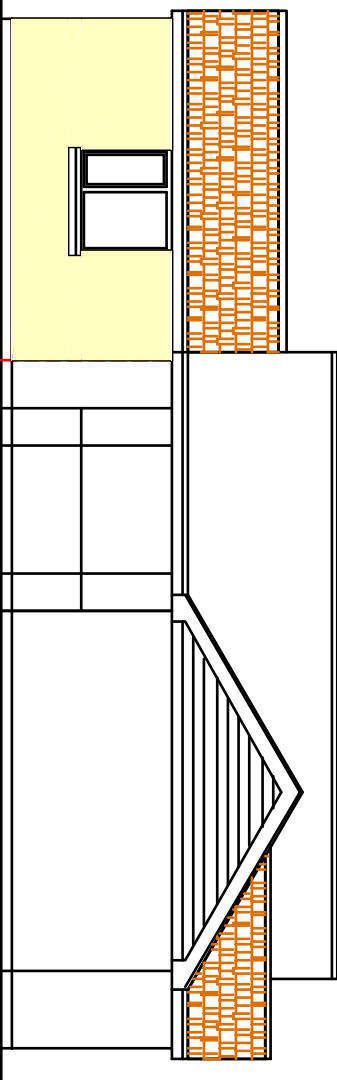
Existing Front Elevation - North



Proposed Side Elevation - West



Proposed Rear Elevation - South



Proposed Side Elevation - East

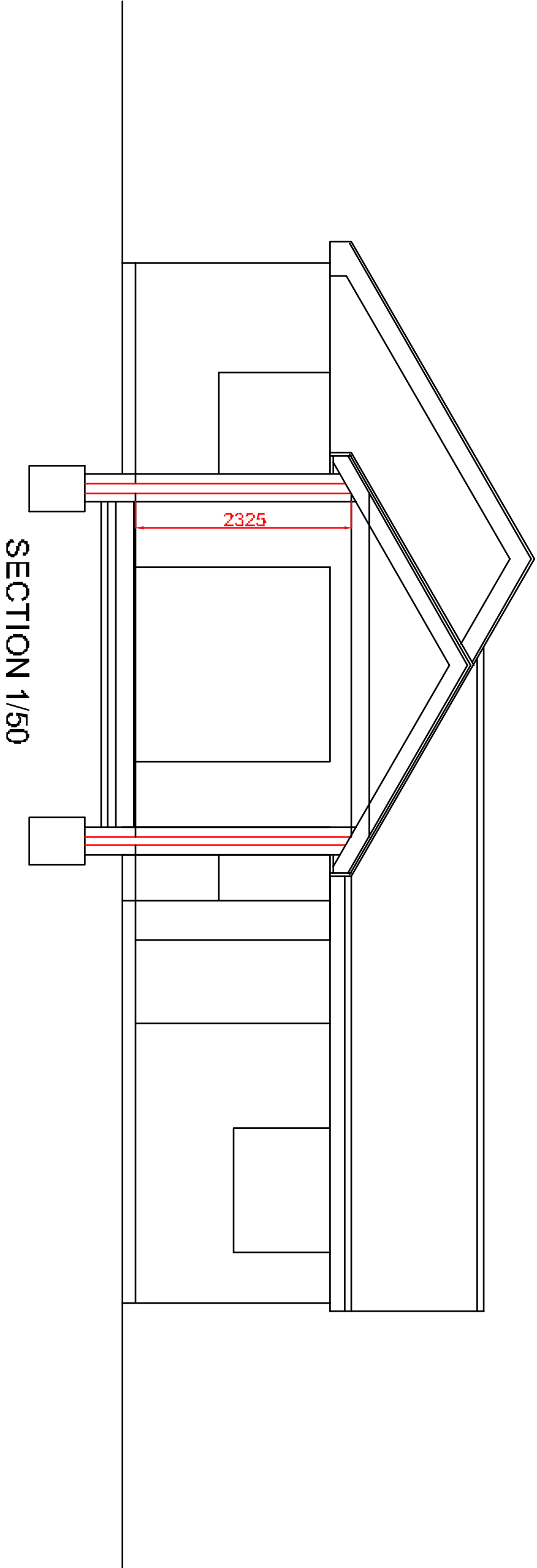
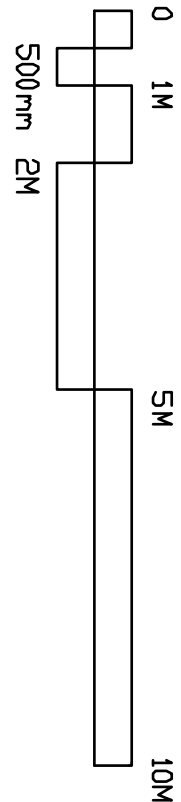
CONSTRUCTION NOTES:

- 1.00 INTERNAL WALLS
- 1.01 100x50mm s/w studwork @400mm c/s with 100x50mm s/w head and sole plates, and blockings at mid height, faced both sides with 12.5mm foil backed plasterboard, taped jointed and plastered. 20mm WBP plywood reinforcing to fittings.
- Acoustic insulation provided between new bathroom and bedroom.
- 2.00 WINDOWS
- 2.01 White upvc, frames with 20mm double glazed sealed units (Low E glass) U value = 1.8W/m<sup>2</sup>degC
- 2.02 14mm double glazed sealed units to external doors to achieve U value of 1.8W/m<sup>2</sup>degC
- 2.03 Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways.
- 3.00 DRAINAGE
- 3.01 Surface Water: to new 1103 soakaway min. 5m from buildings.
- Gutters: 112mm PVCu (half round) to 75mm upvc downpipes.
- 3.02 Foul Water: to existing F/W sewer
- 110mm PVCu flexible jointed laid in 100mm bed of 10mm pea shingle.
- Laid to minimum 1:80 falls.
- Backfill lean-mix concrete under floor slabs.
- 3.03 Plumbing/Water:
- Baths/showers/sinks: 38mm dia. PVCu wastes.
- Basins: 32mm dia. PVCu wastes.
- Toilets: 100mm dia. PVCu wastes, 19mm PVCu overflows.
- SV P's: 100mm dia. with access plates and baloon cages.
- 3.04 Anti-vac system and rodding access points to SV P's and fittings.
- 3.05 SV P's to be wrapped in sound insulation quilt and firestopped between floors.

- 4.00 VENTILATION
- 4.01 Natural ventilation to all habitable rooms to be minimum 3% floor area
- 4.02 All windows to have free area ventilators of 8,000mm<sup>2</sup> to habitable rooms and 4,000mm<sup>2</sup> to bathrooms and toilets.
- 4.03 Bathrooms, cloak rooms and Utility to have Veranda or similar mechanical extract to provide 15 l/sec with minimum 10mm over run. Kitchens to have 2 speed extract to provide 30 + 60 l/sec.
- 5.00 FIRE/SMOKE ALARMS
- 5.01 Hard wired smoke detectors to be provided in hallway and landing and firelinked
- 6.00 LIGHT FITTINGS
- 6.01 Low energy light fittings to be provided in kitchen and bathroom.
- 7.00 EXTENSION ROOF
- 7.01 Roof tiles to match existing on 38x25mm on sheathing felt on 200x30 rafters @ 400mm c/s, 150mm Celotex FR3000 insulation between rafters, plus 37.5mm Celotex P14000 under rafters to provide 0.2W/m<sup>2</sup>degC U value, 12.5mm plasterboard and skim ceiling.
- 7.02 Eaves to have 25mm continuous vent with rige vent tiles to roof @ 1.35m c/s

NOTE:  
ALL NEW ELECTRICAL WORK TO BE DESIGNED,  
INSTALLED, INSPECTED AND TESTED IN ACCORDANCE  
WITH BS 7671:2018 (IET REGULATIONS 17th edition)  
THE DESIGN MUST BE UNDERPANNED BY A FULLY  
REGISTERED MEMBER OF THE ELECTRICAL SECTOR  
CERTIFICATION SCHEME, OR ALTERNATIVELY BY A  
SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE  
OF COMPLIANCE PRODUCED BY THAT PERSON TO  
BUILDING CONTROL, UPON COMPLETION OF THE WORKS.

- 8.00 GROUND FLOOR
- 8.01 25mm flooring grade chipboard on 200mm s/w joists @ 400mm c/s, 200mm Celotex 4000FF insulation between joists, 75mm oversite concrete to provide 0.2 W/m<sup>2</sup>degC U value, all on 120kg Visqueen or similar DPM and 200mm hardcore.
- 9.00 FOUNDATIONS
- 9.01 450 x 600 deep strip foundations min. 1.0m depth to underside to LA approval.
- 10.00 HEATING & HOT WATER
- 10.01 Existing gas fired boiler/heating system to be extended. Radiators to all new rooms to have TRV's.
- 10.02 Water supply to new bathrooms to be limited to 48 deg C
- 11.00 NEW EXTERNAL WALLS
- 11.01 100mm rendered blockwork to match existing, 50mm cavity, 50mm Dift herm cavity slab (32 Ultimate insulation) to provide 0.2W/m<sup>2</sup>degC U value, 100mm blockwork inner leaf, plasterboard and skim on debris.
- 12.00 NEW SERVICES
- 12.01 New openings for services to be masked with rigid board and provided with concrete lintel cover.



SECTION 1/50