

Proposed Side Elevation (View from No 81)

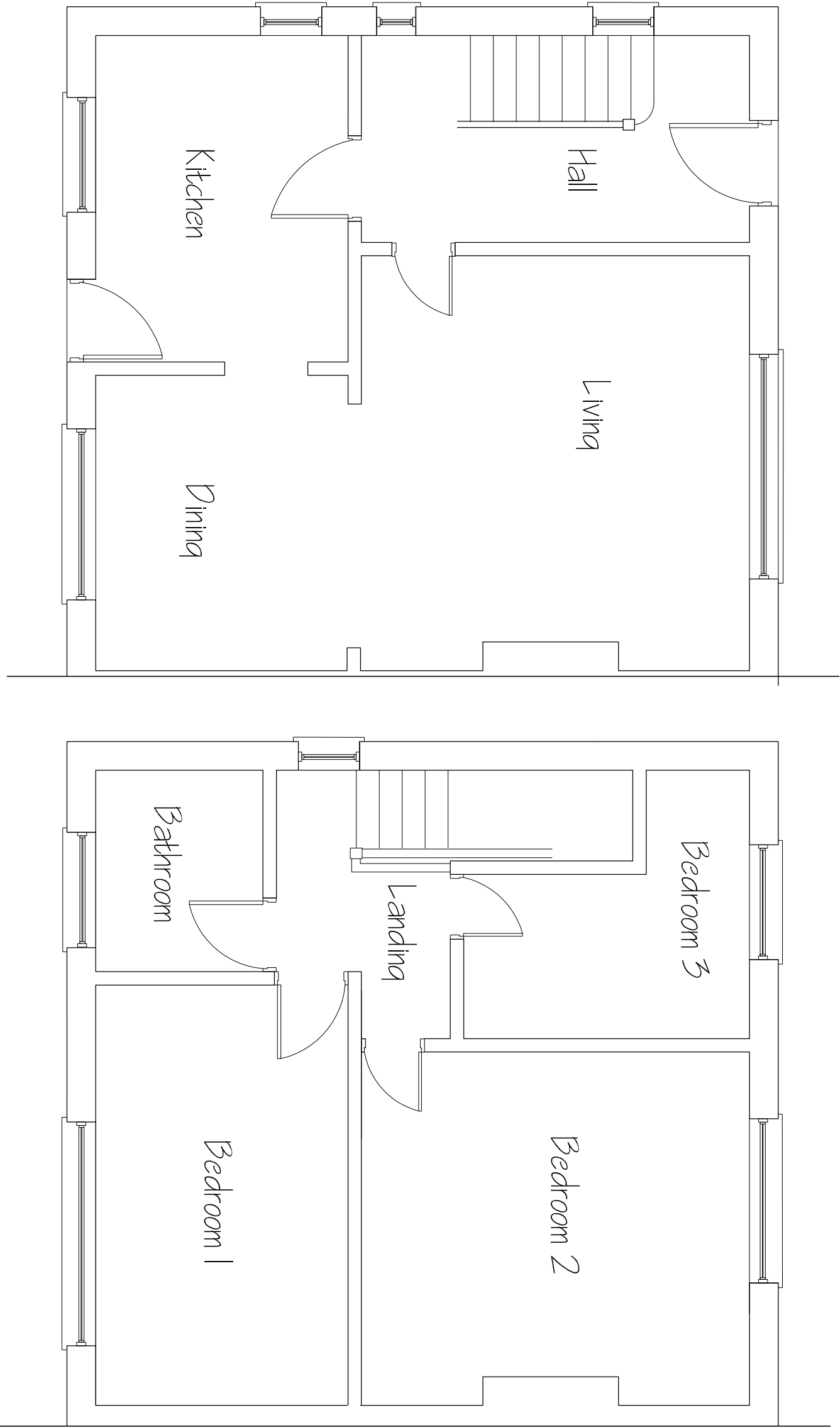
Existing Side Elevation

Proposed Side Elevation (View from No 85)

Existing Front Elevation

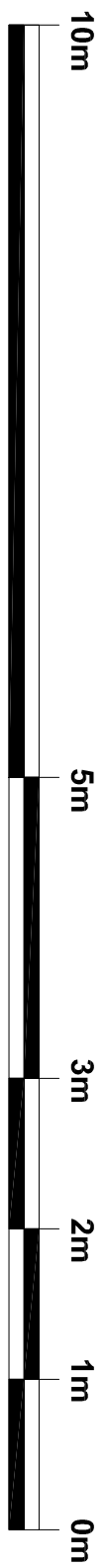
Existing Rear Elevation

Proposed Rear Elevation

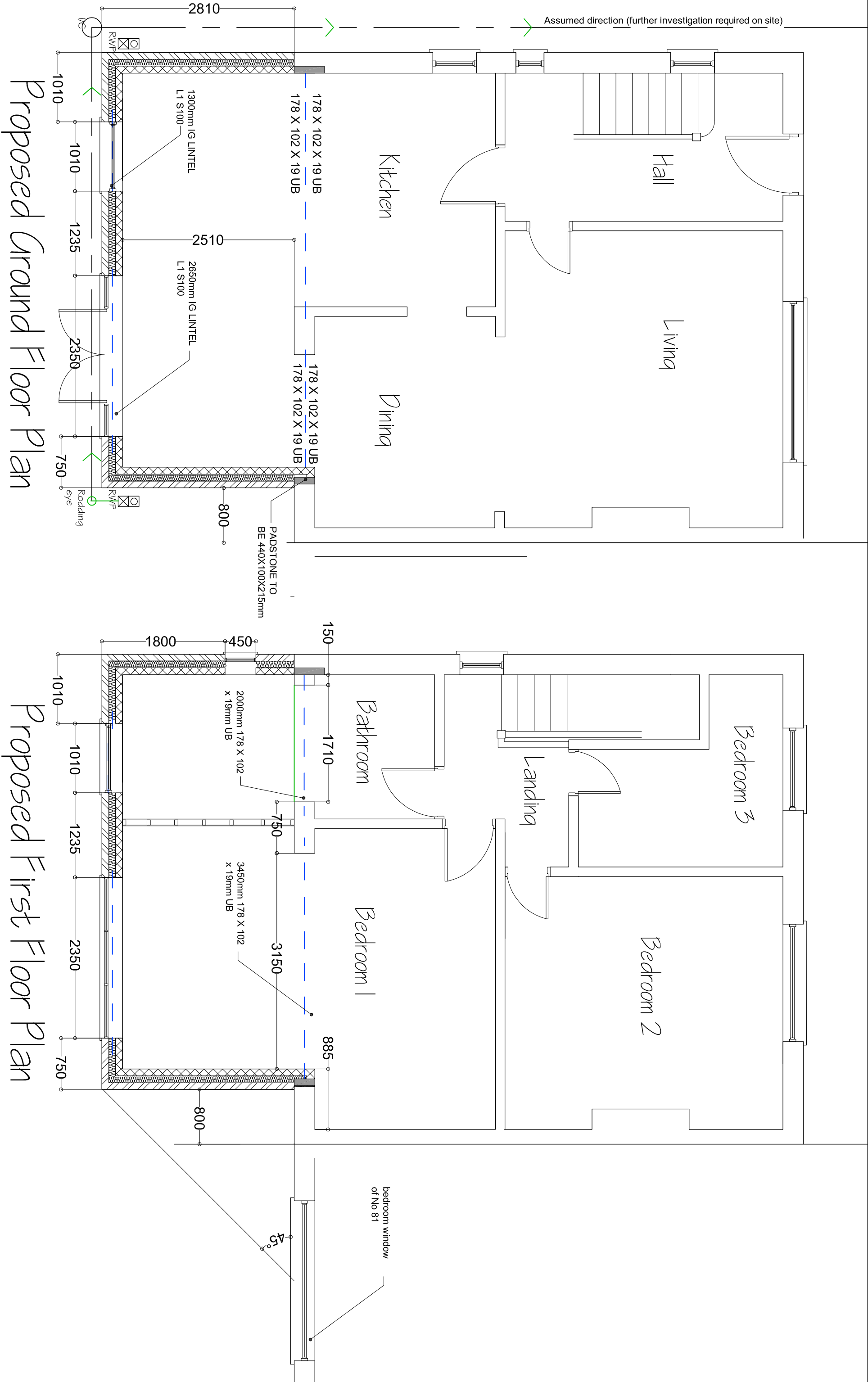


Existing Ground Floor Plan

Existing First Floor Plan

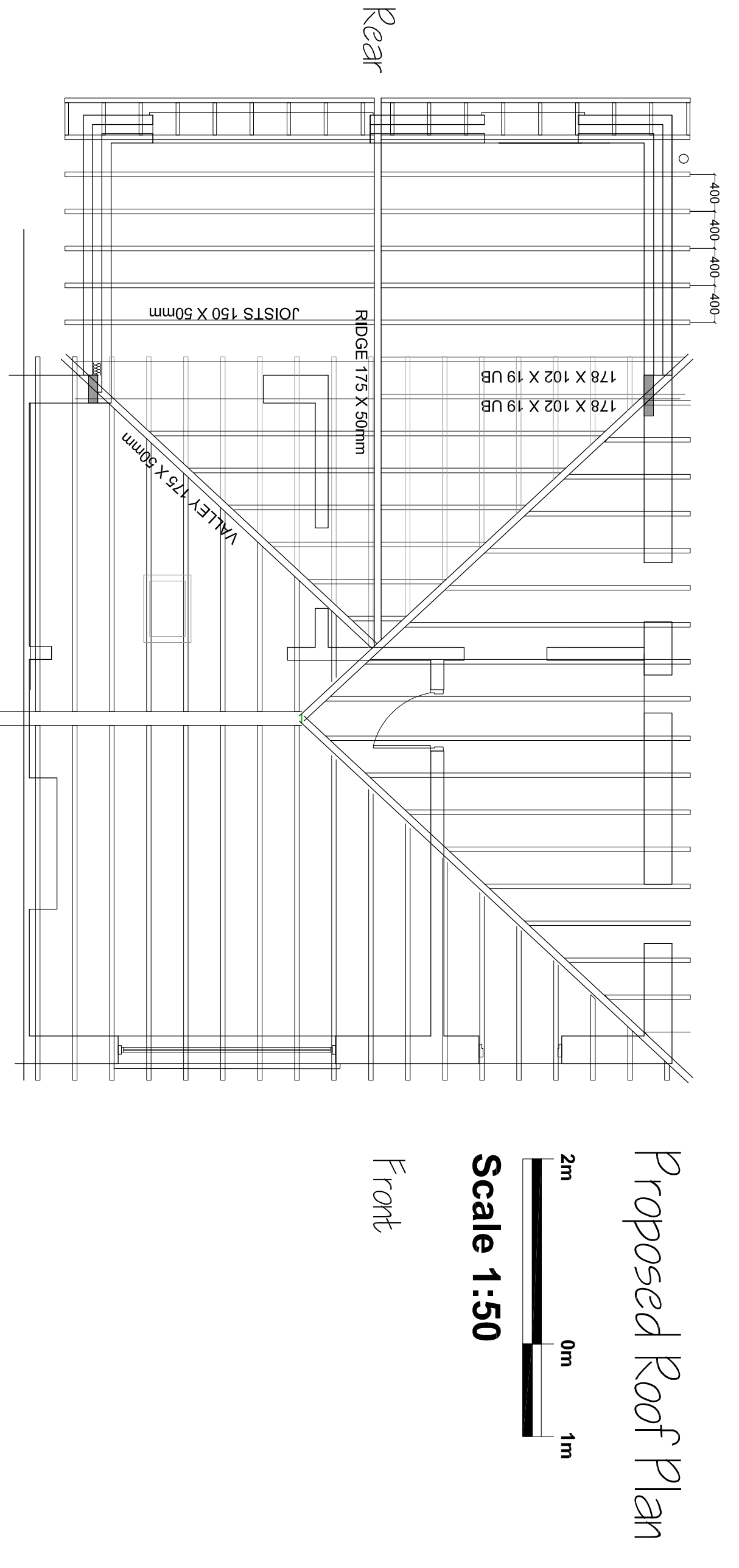


Scale 1:50

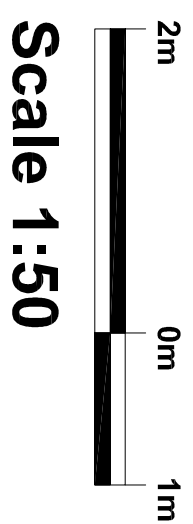


Proposed Ground Floor Plan

Proposed First Floor Plan



Proposed Roof Plan



Front

Rear

Notes

- All work to comply with the Town and County Planning Act 1990, the Building Regs 2000, and all relevant codes of practice, British and European Standards. The Party Wall Act 1996, neighbouring consent to be sent for work within 2 months of a party wall or fence; 2 months notice required.
- Electrical work to be carried out in line with the IEC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at tendering stage. Provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a competent person, with certification provided.
- Central heating system is to be extended into proposed areas with the work carried out by a suitably qualified and registered contractor. The position of radiators and suitability of the existing boiler is to be discussed and assessed before work commences on site and price agreed. Radiators to be replaced with new radiators and pipework to be installed. The system is to be filled with water and hot water to be fitted with device to restrict temperature to not exceed 48 deg cent. Prior to consumption, a wholesome water calculation to be provided to the local authority.
- All dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer. Drawings should not be scaled.
- Foundations to be a minimum 1000mm deep, 600mm wide and 225mm thickness of concrete, all to building control officer's approval. Brick cavity construction up to DPC to be 110mm cavity, lean mix concrete fill to cavity to within 225mm of ground level and DPC. IN 150mm above ground level and to top wall and DPC. Existing foundations to be removed and replaced with new foundations. Foundations of the Party Wall Act 1996 shall be considered for excavations on or within 3m of a boundary, neighbours consent to be sought for all party wall work. Allow for the root progression of any adjoining trees and any variation in ground levels and drain inverts all to BCO approval on site.
- Floor slab to be minimum 125mm concrete with latex leveller 75mm sand cement screed, 150mm cable FR4000 insulation below slab and 25mm perimeter insulation around slab edges on 1200 gauge polyurethane on 25mm compacted hardcore. All vegetable matter are to be removed from below slab areas. Allow for bricks any existing air bricks through slab to new air bricks.
- External walls to be 100mm rendered, block or brick to match the existing. 100mm of therm insulation, 100mm concrete block inner leaf with inner face dot and dab 9.5 plaster board skimmed. Cavity ties to be stainless steel to roof abutments etc. Insulated VDFC to all window / door reveals ie, thermablate green or similar product.
- Pitched roof tiled with tiles to match existing and be suitable for pitch, on 35x25mm battens @ 400c/s. Wall plate to be 100x75mm with 30x50 1cm resistant. Allow for 150mm pk and 125mm plasterboard and skim finish to the underside of the rafters. Rafters to be moss clipped to head and feet wall plates / ridge for restraint. Allow for insulation as follows: eaves vent strips equal to 25mm continuous strip. Provide vent tiles at high level.
- Lines to be taken from the Celtic range and to have a minimum 150mm end bearing and insulated to meet Part L1/4/2.
- Doors to be powder coated aluminium and double glazed. Inset vents to be provided to window heads equivalent to 6000mm squared. Laminated or toughened glass to be provided with a minimum 100mm lead door frame. The door frame to be 1500mm of lead for lead for lead door site screens. Glass to be K glass with minimum 22mm double glazed units equal to min 1.4k W/M2 U Value.
- Rainwater goods to be 100mm square gutting leading to square down pipes.
- Drains to be traced and new drains to UPVC and be laid to 1 in 40 on 150mm pea gravel with minimum 150mm cover. Any drains passing under proposed to be limited over and encased in 150mm concrete with joints left flexible.
- All skirting and arcs to match existing.
- Internal stud walls to be 75x50mm unless otherwise stated with 12.5mm plasterboard and skim finish and supported on concrete padstones minimum 2 courses 600cc allow for the building of reveals in term greening brick min 10N. Chert and wild all beam to beam connections.
- Mechanical extract fan to kitchen to be equal to 60 lps per second.
- Flashings and valleys to be in Code 4 lead with minimum 150mm upstand.
- Insulation to sloping sections to be 175mm cable XR4000 rigid insulation, allowing for cross ventilation to all voids with minimum 50mm clear passage. This will involve cross battening to allow for vent void between rafters.
- Condition of existing internal walls to be checked to ensure they are fully plastering and any existing structural member to be assessed to BCO approval on site.



Scale 1:1250

Particulars	Amount	Particulars	Amount
PROPOSED TWO STOREY EXTENSION TO THE REAR	13,985.00	EXISTING BUILDING	13,985.00
1.0000	13,985.00	1.0000	13,985.00
2.0000	27,970.00	2.0000	27,970.00
3.0000	41,955.00	3.0000	41,955.00
4.0000	55,940.00	4.0000	55,940.00
5.0000	69,925.00	5.0000	69,925.00
6.0000	83,910.00	6.0000	83,910.00
7.0000	97,895.00	7.0000	97,895.00
8.0000	111,880.00	8.0000	111,880.00
9.0000	125,865.00	9.0000	125,865.00
10.0000	139,850.00	10.0000	139,850.00
11.0000	153,835.00	11.0000	153,835.00
12.0000	167,820.00	12.0000	167,820.00
13.0000	181,805.00	13.0000	181,805.00
14.0000	195,790.00	14.0000	195,790.00
15.0000	209,775.00	15.0000	209,775.00
16.0000	223,760.00	16.0000	223,760.00
17.0000	237,745.00	17.0000	237,745.00
18.0000	251,730.00	18.0000	251,730.00
19.0000	265,715.00	19.0000	265,715.00
20.0000	279,700.00	20.0000	279,700.00
21.0000	293,685.00	21.0000	293,685.00
22.0000	307,670.00	22.0000	307,670.00
23.0000	321,655.00	23.0000	321,655.00
24.0000	335,640.00	24.0000	335,640.00
25.0000	349,625.00	25.0000	349,625.00
26.0000	363,610.00	26.0000	363,610.00
27.0000	377,595.00	27.0000	377,595.00
28.0000	391,580.00	28.0000	391,580.00
29.0000	405,565.00	29.0000	405,565.00
30.0000	419,550.00	30.0000	419,550.00
31.0000	433,535.00	31.0000	433,535.00
32.0000	447,520.00	32.0000	447,520.00
33.0000	461,505.00	33.0000	461,505.00
34.0000	475,490.00	34.0000	475,490.00
35.0000	489,475.00	35.0000	489,475.00
36.0000	503,460.00	36.0000	503,460.00
37.0000	517,445.00	37.0000	517,445.00
38.0000	531,430.00	38.0000	531,430.00
39.0000	545,415.00	39.0000	545,415.00
40.0000	559,400.00	40.0000	559,400.00
41.0000	573,385.00	41.0000	573,385.00
42.0000	587,370.00	42.0000	587,370.00
43.0000	601,355.00	43.0000	601,355.00
44.0000	615,340.00	44.0000	615,340.00
45.0000	629,325.00	45.0000	629,325.00
46.0000	643,310.00	46.0000	643,310.00
47.0000	657,295.00	47.0000	657,295.00
48.0000	671,280.00	48.0000	671,280.00
49.0000	685,265.00	49.0000	685,265.00
50.0000	699,250.00	50.0000	699,250.00
51.0000	713,235.00	51.0000	713,235.00
52.0000	727,220.00	52.0000	727,220.00
53.0000	741,205.00	53.0000	741,205.00
54.0000	755,190.00	54.0000	755,190.00
55.0000	769,175.00	55.0000	769,175.00
56.0000	783,160.00	56.0000	783,160.00
57.0000	797,145.00	57.0000	797,145.00
58.0000	811,130.00	58.0000	811,130.00
59.0000	825,115.00	59.0000	825,115.00
60.0000	839,100.00	60.0000	839,100.00
61.0000	853,085.00	61.0000	853,085.00
62.0000	867,070.00	62.0000	867,070.00
63.0000	881,055.00	63.0000	881,055.00
64.0000	895,040.00	64.0000	895,040.00
65.0000	909,025.00	65.0000	909,025.00
66.0000	923,010.00	66.0000	923,010.00
67.0000	936,995.00	67.0000	936,995.00
68.0000	950,980.00	68.0000	950,980.00
69.0000	964,965.00	69.0000	964,965.00
70.0000	978,950.00	70.0000	978,950.00
71.0000	992,935.00	71.0000	992,935.00
72.0000	1006,920.00	72.0000	1006,920.00
73.0000	1020,905.00	73.0000	1020,905.00
74.0000	1034,890.00	74.0000	1034,890.00
75.0000	1048,875.00	75.0000	1048,875.00
76.0000	1062,860.00	76.0000	1062,860.00
77.0000	1076,845.00	77.0000	1076,845.00
78.0000	1090,830.00	78.0000	1090,830.00
79.0000	1104,815.00	79.0000	1104,815.00
80.0000	1118,800.00	80.0000	1118,800.00
81.0000	1132,785.00	81.0000	1132,785.00
82.0000	1146,770.00	82.0000	1146,770.00
83.0000	1160,755.00	83.0000	1160,755.00
84.0000	1174,740.00	84.0000	1174,740.00
85.0000	1188,725.00	85.0000	1188,725.00
86.0000	1202,710.00	86.0000	1202,710.00
87.0000	1216,695.00	87.0000	1216,695.00
88.0000	1230,680.00	88.0000	1230,680.00
89.0000	1244,665.00	89.0000	1244,665.00
90.0000	1258,650.00	90.0000	1258,650.00
91.0000	1272,635.00	91.0000	1272,635.00
92.0000	1286,620.00	92.0000	1286,620.00
93.0000	1300,605.00	93.0000	1300,605.00
94.0000	1314,590.00	94.0000	1314,590.00
95.0000	1328,575.00	95.0000	1328,575.00
96.0000	1342,560.00	96.0000	1342,560.00
97.0000	1356,545.00	97.0000	1356,545.00
98.0000	1370,530.00	98.0000	1370,530.00
99.0000	1384,515.00	99.0000	1384,515.00
100.0000	1398,500.00	100.0000	1398,500.00