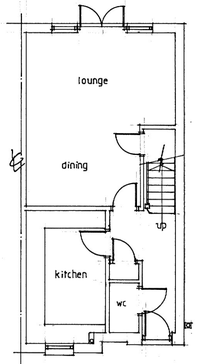
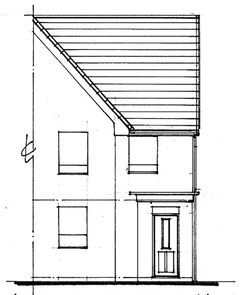
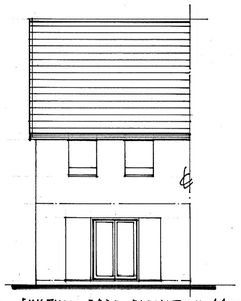


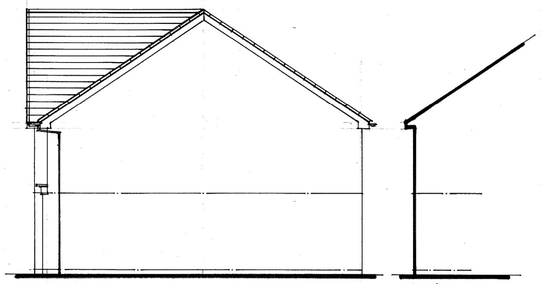
EXISTING GROUND FLOOR PLAN. 1:100.



EXISTING FRONT ELEVATION. 1:100.

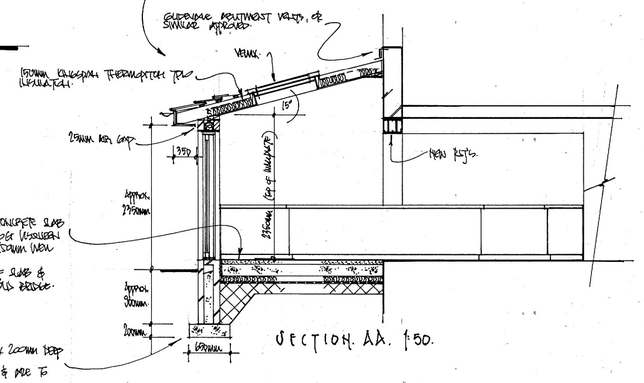


EXISTING REAR ELEVATION. 1:100



EXISTING SIDE ELEVATIONS. 1:100.

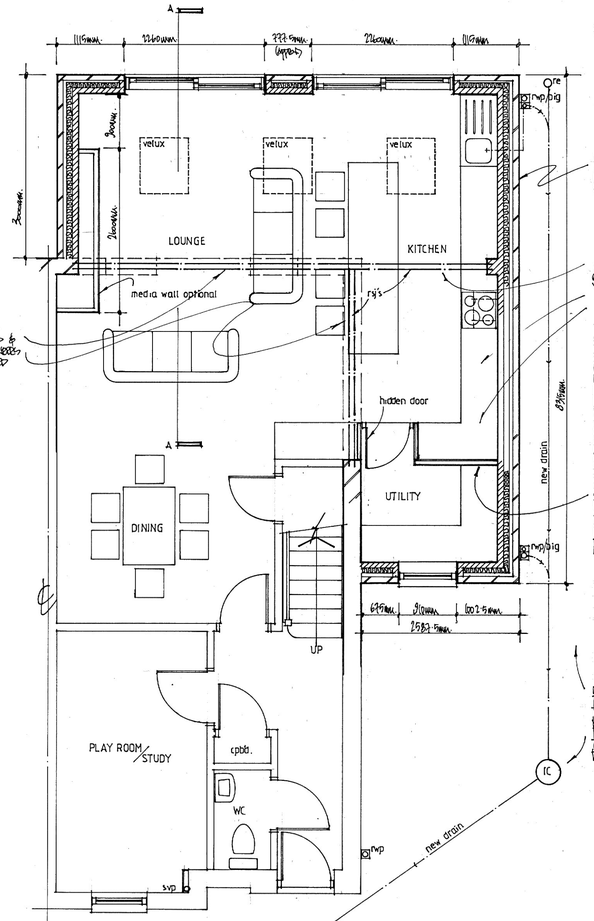
VAULTED ROOF
ROOF TILES TO SUIT 15° PITCH ON 25 x 38mm SW BATTENS ON 50mm SW RAFTERS @ 400mm CENTRES. RAFTERS 100 x 50mm SW RAFTERS @ 400mm CENTRES ON 75 x 100mm SW NAILPLATES & AT 75 x 100mm SW BEARERS. BOARD TO WALL UNDERSIDE OF RAFTERS TO BE PLASTERED ON 5mm DPM & FINISHED WITH 12.5mm PLASTERBOARD & SKIM TO FINISH.
PROVIDE 80mm KINGSPAN THERMOPITCH TW50 INSULATION TO GIVE PART OF ROOF BETWEEN RAFTERS, MAINTAINING A 50mm CAVITY AND GAP BETWEEN TOP OF INSULATION & UNDERSIDE OF FELT.
PROVIDE VENTILATION TO ROOF SPACE VIA PROPRIETARY EAVES VENTILATORS GIVING CONTINUOUS 25mm CAVITY OVER SPACE.
PROVIDE 9mm EXTERNAL GRADE PLYWOOD FASCIA BOARD & SOFFIT AT EAVES TO RECEIVE 100mm Ø UPVC HALF ROUND GUTTER, DOWNPIPE TO 100mm Ø PVP.
* TO ROOF OVER UTILITY & PART KITCHEN ROOF TO BE 50 100mm SW RAFTERS ON WALL PLATES & FIXED AT TOP TO 38 x 150mm BEARERS. DOUBLE JOISTS TO BE 50 x 150mm @ 400mm C/C FIXED TO RAFTERS & BOARDED ALL 50 x 150mm SW JOISTS. PLATE UNDERSIDE ON 12.5mm PLASTERBOARDS & SKIM FINISH.
PROVIDE 150mm FIBREGLASS QUILT TO FLAT ROOF.
VENTILATION & INSULATION AS VAULTED ROOF.



SECTION. AA. 1:50.

FLOOR
75mm SAND/CEMENT screed on 150mm concrete slab on 100mm KINGSPAN insulation on floor insulation DPM on a sand blinded hardcore all 50mm new compacted layers. DPM to lap up.
PROVIDE 150mm compliant to perimeter of slab & screed at external walls, to prevent cold bridge.

FOUNDATIONS
Concrete strip foundations: 650mm wide x 200mm deep with one approx. course of 300mm.
Foundations are to suit site conditions & are to satisfy the building inspector.



WALLS.
100mm OUTER LEAF BRICKWORK, 150mm CAVITY WITH 100mm KINGSPAN INSULATION & 50mm GAP, & 100mm THERMALITE BLOCKWORK INNER LEAF.

TAKE OUT FRAME & SIDE WALLS & INSERT NEW BEAMS OVER, DESIGNED & CALCULATED TO STRUCTURAL ENGINEERS DETAILS. MAKE GOOD TO ALL APPROVED AREAS.

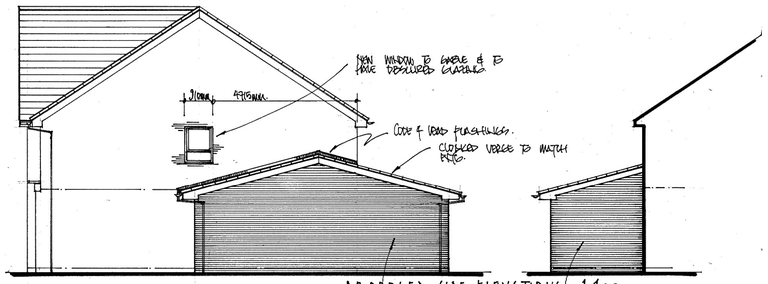
CONSTRUCT 100mm BLOCKWORK ON TOP OF THE PREVIOUS OR NEW TO CONTAIN VARIOUS PIPE & PROVIDE DRAINAGE TO SIDE PART OF KITCHEN & UTILITY.

EXTRACT VENTS.
INSERT NEW EXTRACT VENTS TO GIVE MIN. VENTILATION OF:
KITCHEN - 60 LITRES/SECOND.
UTILITY - 30 LITRES/SECOND.
A MIN. 300 MM CLEARANCE/HEIGHT NEED PROVIDED TO DRAIN.
ALL VENT VARIANCE TO BE AGREED ON SITE.

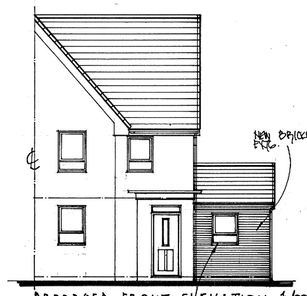
STUDWORK
NEW INSULATED STUD PARTITION WITH 75mm MINERAL WOOL TWIN TO WALLS. BOTH SIDES TO BE PLASTERED ON 12.5mm PLASTERBOARDS & SKIM TO FINISH.

DRAINAGE
PROVIDE NEW INSPECTION CHAMBER & CONNECT TO EXIST. I.C. TO REAR OF BUILDING. NEW I.C. TO BE CONNECTED TO NEW DRAINS ON AT REAR OF NEW SPACE TO REAR SIDE OF EXISTING. NEW TRENCH TO RECEIVE NEW PIPE/DRAINS.

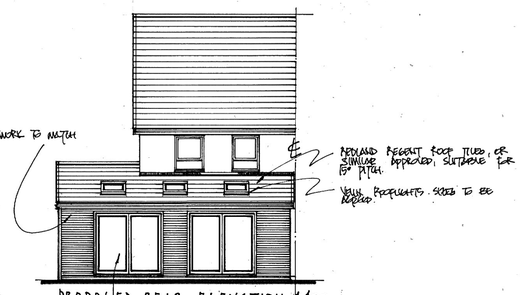
PROPOSED GROUND FLOOR PLAN. 1:50.



PROPOSED SIDE ELEVATIONS. 1:100.
ALL NEW BRICKWORK TO MATCH EXIST.



PROPOSED FRONT ELEVATION. 1:100.
NEW WINDOWS & FRAMES TO MATCH EXIST.

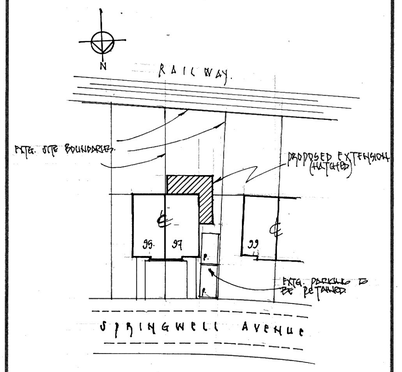


PROPOSED REAR ELEVATION. 1:100.
GLAZING TO ALL CRITICAL AREAS TO BE ON A TOUGHENED, THICKENED OR LAMINATED GLASS.

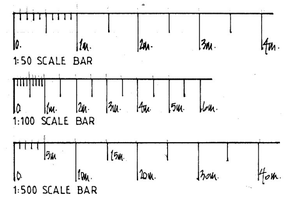
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL ELEMENTS OF STRUCTURE TO BE 30MIN. FIRE RESISTING.

A1 PAPER SIZE.

NOTES



PROPOSED BLOCK PLAN. 1:500



REVISION	AMENDMENT	DATE

CLIENT
MR. J. A. THOMAS.
97 SPRINGWELL AVENUE.
RODY.
L36 9AD.

DRAWING TITLE
SINGLE STOREY PITCHED ROOF EXTENSION TO REAR & SIDE.

EXISTING & PROPOSED PLANS & ELEVATIONS.

SCALE	DRAWING No.	REV.
1:50, 1:100, 1:500.	01.	
DATE JANUARY 2026.		