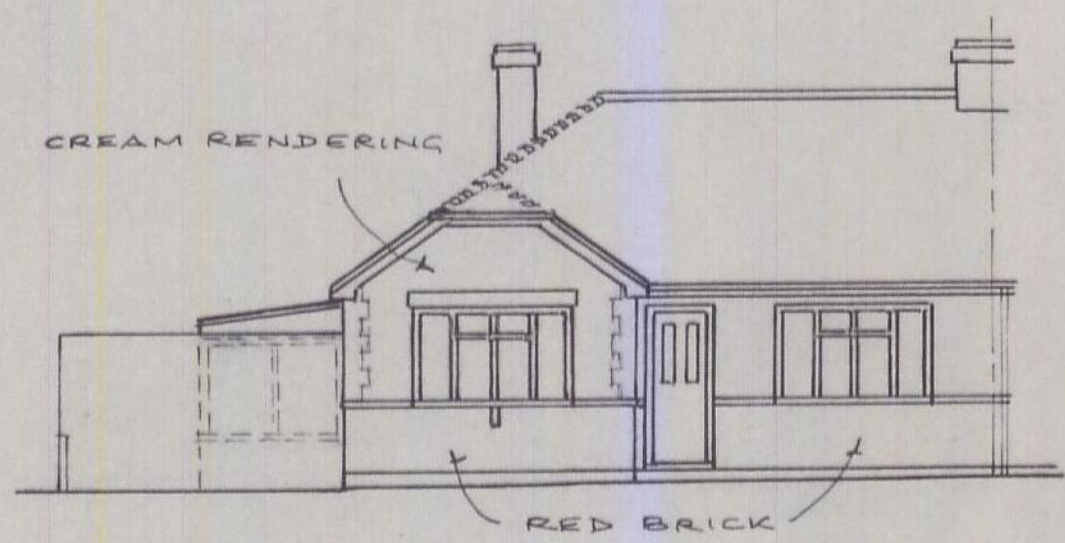
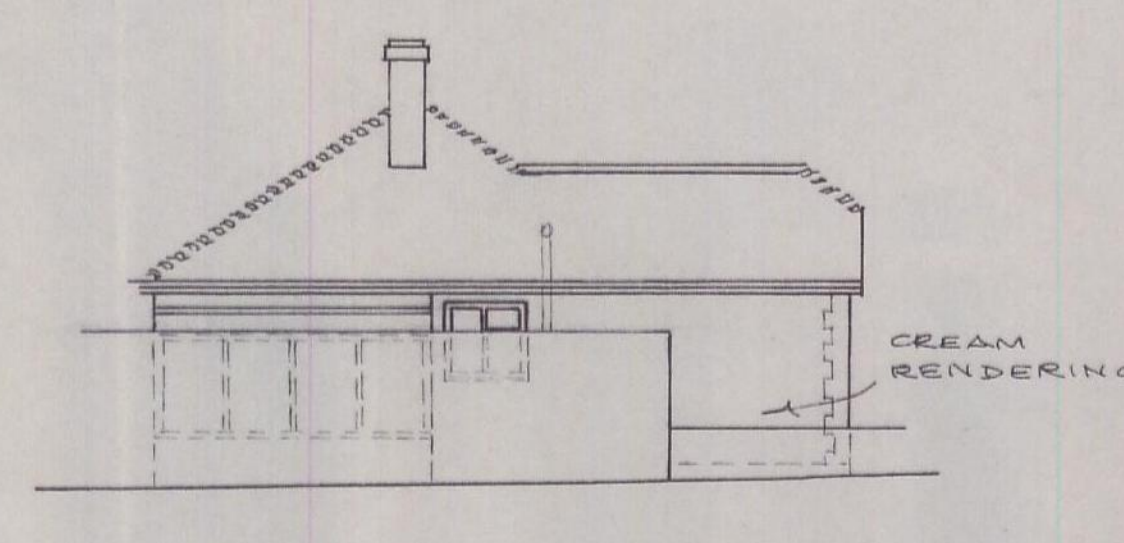
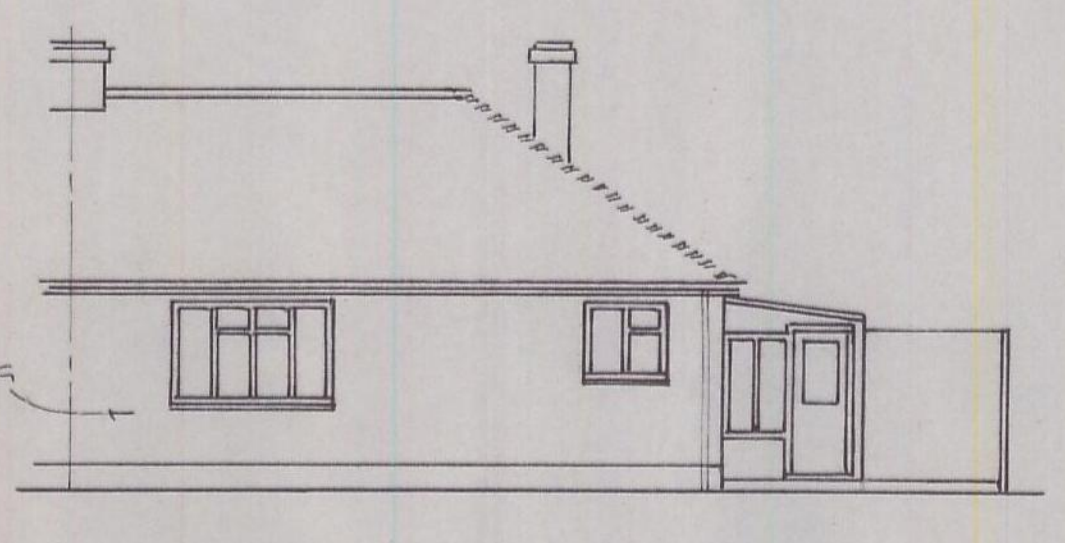




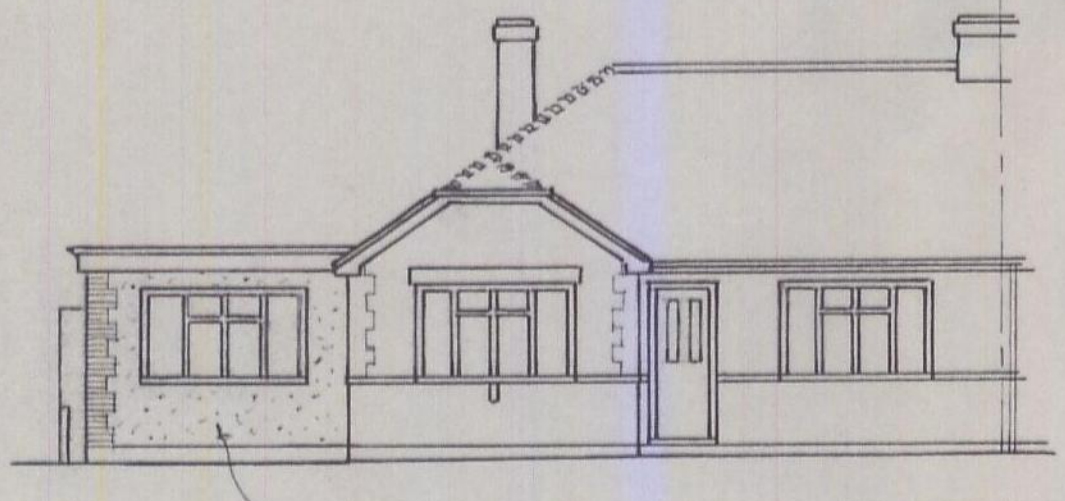
FRONT
ELEVATIONS AS EXISTING



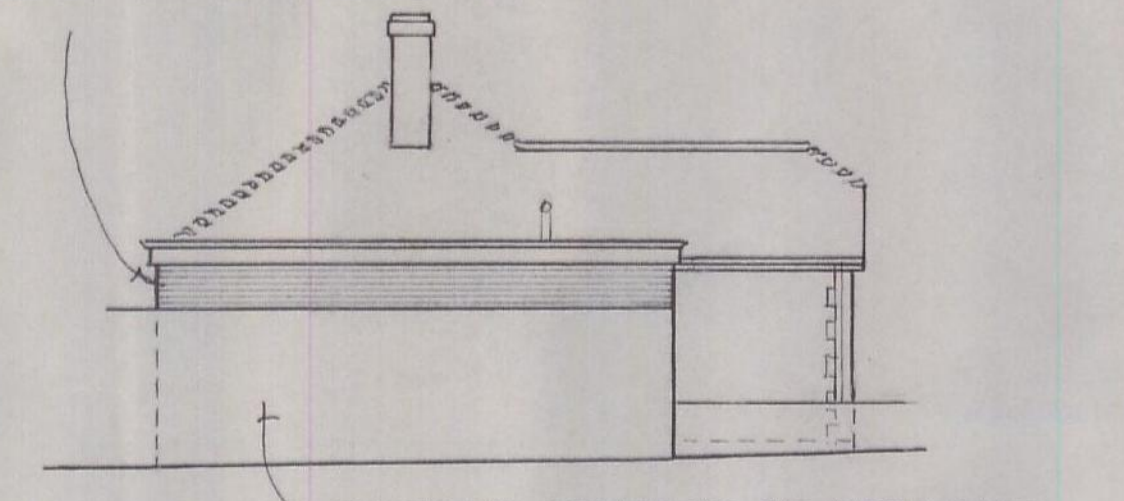
WEST



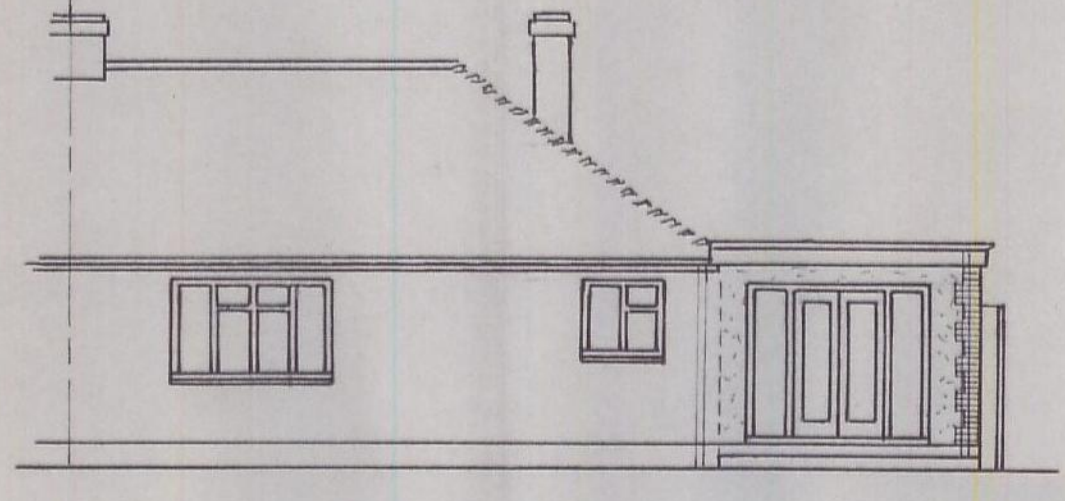
REAR



FRONT
ELEVATIONS AS PROPOSED



WEST



REAR

ALL NEW ELECTRICAL WORK TO BE UNDERTAKEN (DESIGNED, INSTALLED, INSPECTED & TESTED) BY A REGISTERED COMPETENT PERSON

ANY EXTENDED HEATING RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES

MIN. 75% OF NEW LIGHTING TO BE ENERGY EFFICIENT TYPE

NEW WINDOWS TO ACHIEVE U VALUE 1.6W/m²K. NEW GLAZED DOORS TO ACHIEVE U VALUE 1.8W/m²K.

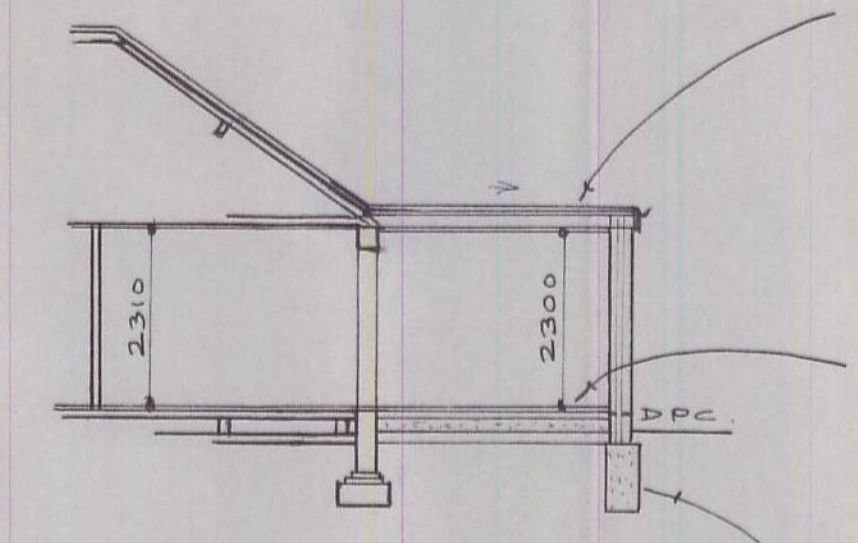
DOOR & SIDELIGHT GLAZING LESS THAN 1.5m ABOVE FLOOR LEVEL, & WINDOW GLAZING LESS THAN 800mm ABOVE FLOOR LEVEL TO BE SAFETY GLASS TO BS. 6206 : (1981)

DIMENSIONS IN MM UNLESS STATED OTHERWISE & TO BE CHECKED BEFORE COMMENCEMENT

EXISTING STRUCTURE RECEIVING ADDITIONAL LOADING TO BE CHECKED FOR ADEQUACY BEFORE START

FABRIC OF EXISTING BUILDING IS TO REMAIN UNAFFECTED BY WORK EXCEPT WHERE SHOWN

JOISTS TO BE TIED INTO EXTERNAL WALLS WITH 30x5mm MILD STEEL STRAPS @ MAX. 2.0m CRS.



SECTION

NEW FLAT ROOF TO ACHIEVE U VALUE 0.18W/m²K EG:- 12.5mm MINERAL CHIPPINGS ON 3 LAYER FELT TO BS. 747 (OR HIGH PERFORMANCE FELT) ON 19mm EXTERIOR PLY ON FIRRINGS ON 47x170mm (C16) JOISTS @ 400mm CRS. & WITH 120mm 'CELOTEX' INSULATION BETWEEN JOISTS (MIN. 50mm AIR GAP ABOVE + 40mm 'CELOTEX' + 12.5mm PLASTERBOARD UNDER JOISTS

ROOF TO BE CROSS VENTILATE WITH SOFFIT VENTS

DPC TO BE MIN. 150mm ABOVE GROUND LEVEL

ANY EXISTING UNDERFLOOR AIRVENTS TO BE DUCTED THROUGH NEW FLOOR

NEW FLOOR TO ACHIEVE U VALUE 0.22W/m²K EG:- 65mm REINFORCED SCREEN ON VAPOUR BARRIER ON 70mm 'CELOTEX' ON 150mm CON. SLAB ON 1200 GAUGE DPM LAPPED WITH DPC ON SAND BLINDING ON MIN. 100mm HARDCORE

NEW FOUNDATIONS TO BE MIN. 450mm WIDE X 1.0m DEEP CON.

FLOOR DESIGN & FOUNDATION DEPTH SUBJECT TO SITE CONDITIONS

NEW HABITABLE ROOMS TO HAVE MIN. 5000mm² BACKGROUND VENTILATION & 1/20TH FLOOR AREA PURGE VENTILATION

KITCHEN TO HAVE 2500mm² BACKGROUND VENTILATION & 30 LITRE/SECOND EXTRACT FAN ADJACENT TO HOOD (OR 60L/S ELSEWHERE)

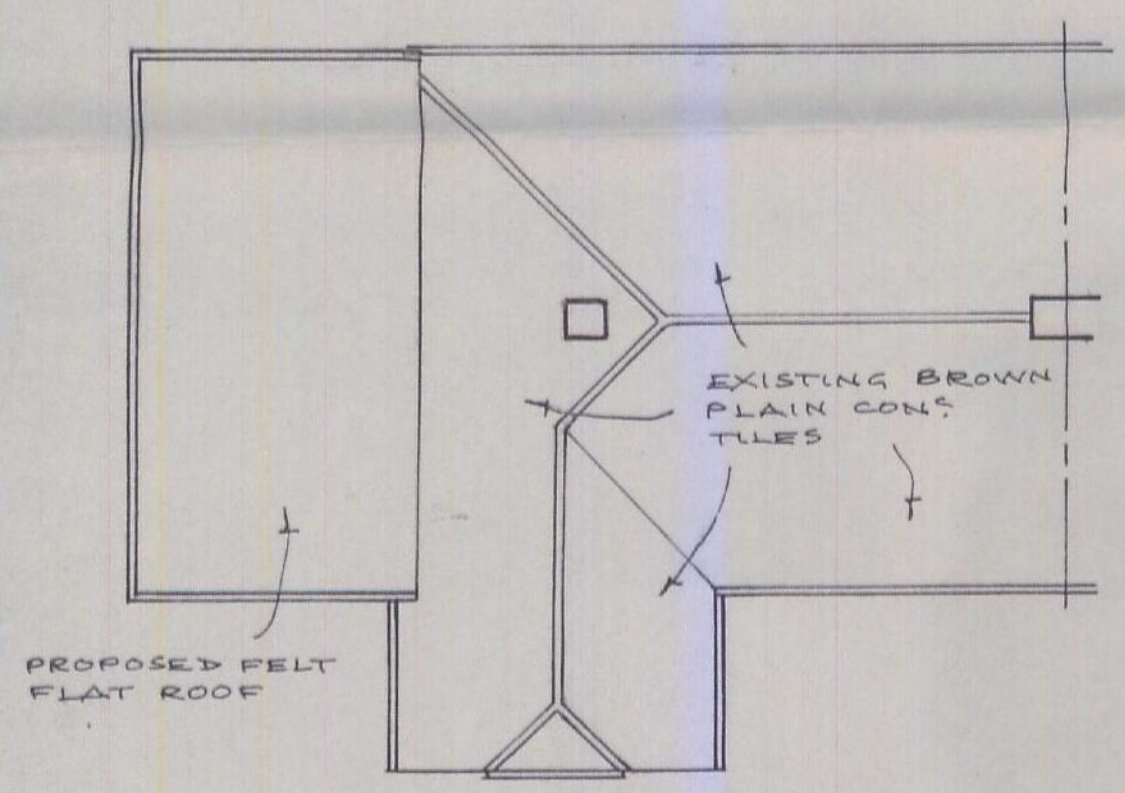
BATHROOM WINDOW TO BE BLOCKED UP & DUCTED 15 LITRE/SECOND EXTRACT FAN PROVIDED LINKED TO LIGHT SWITCH.

NEW EXTERNAL WALLS TO ACHIEVE U VALUE 0.28W/m²K EG:- 100mm BRICK OR BLOCK OUTER SKIN, 100mm CAVITY WITH FULL FILL 'DRITHERM' CAVITY BATTES & 100mm 'DUROX' SUPABLOCK' INNER SKIN, INSULATED CAVITY CLOSERS, 12.5mm P/B + SCIM INTERNALLY.

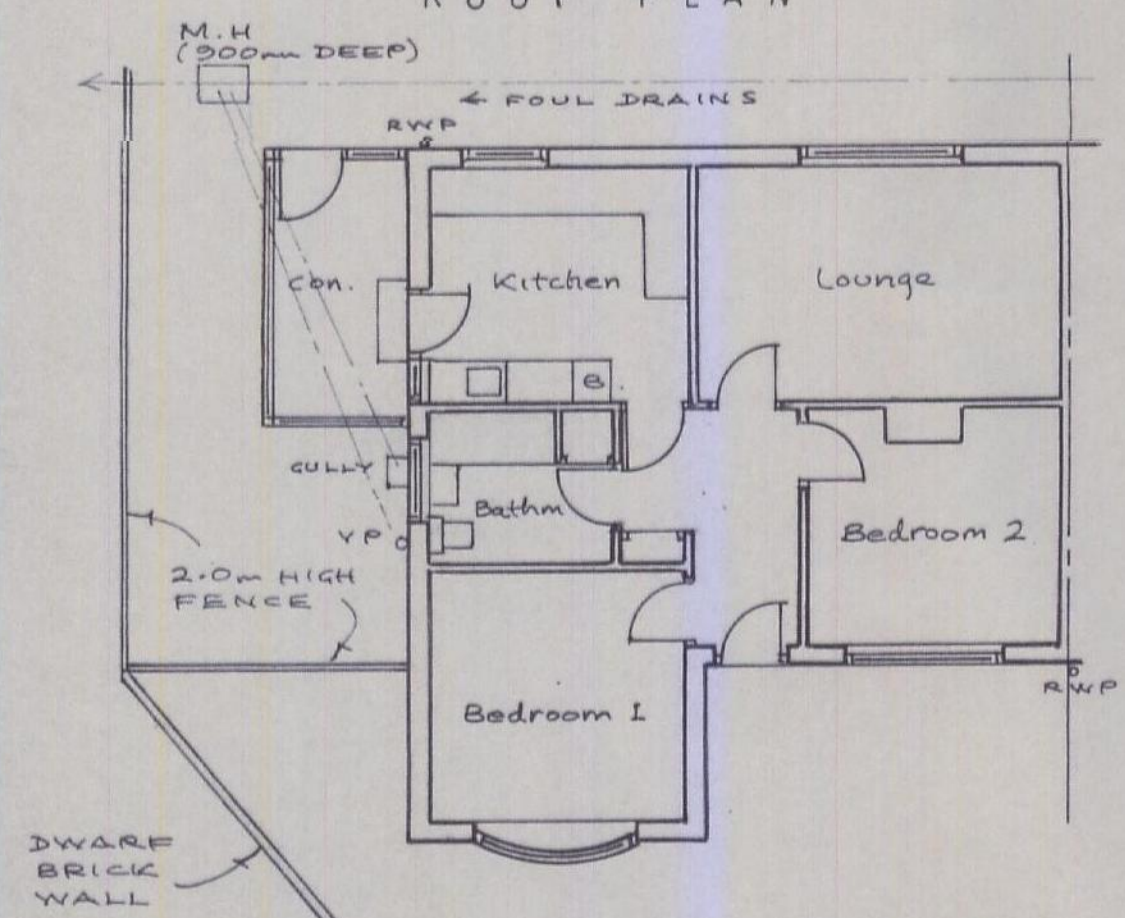
STAINLESS STEEL CAVITY WALL TIES @ 750mm HORIZONTAL & 450mm VERTICAL CRS.

NEW WORK TO BE BONDED TO EXISTING WITH STAINLESS STEEL 'FURFLEX' ANCHOR FIXINGS & MASTIC POINTING

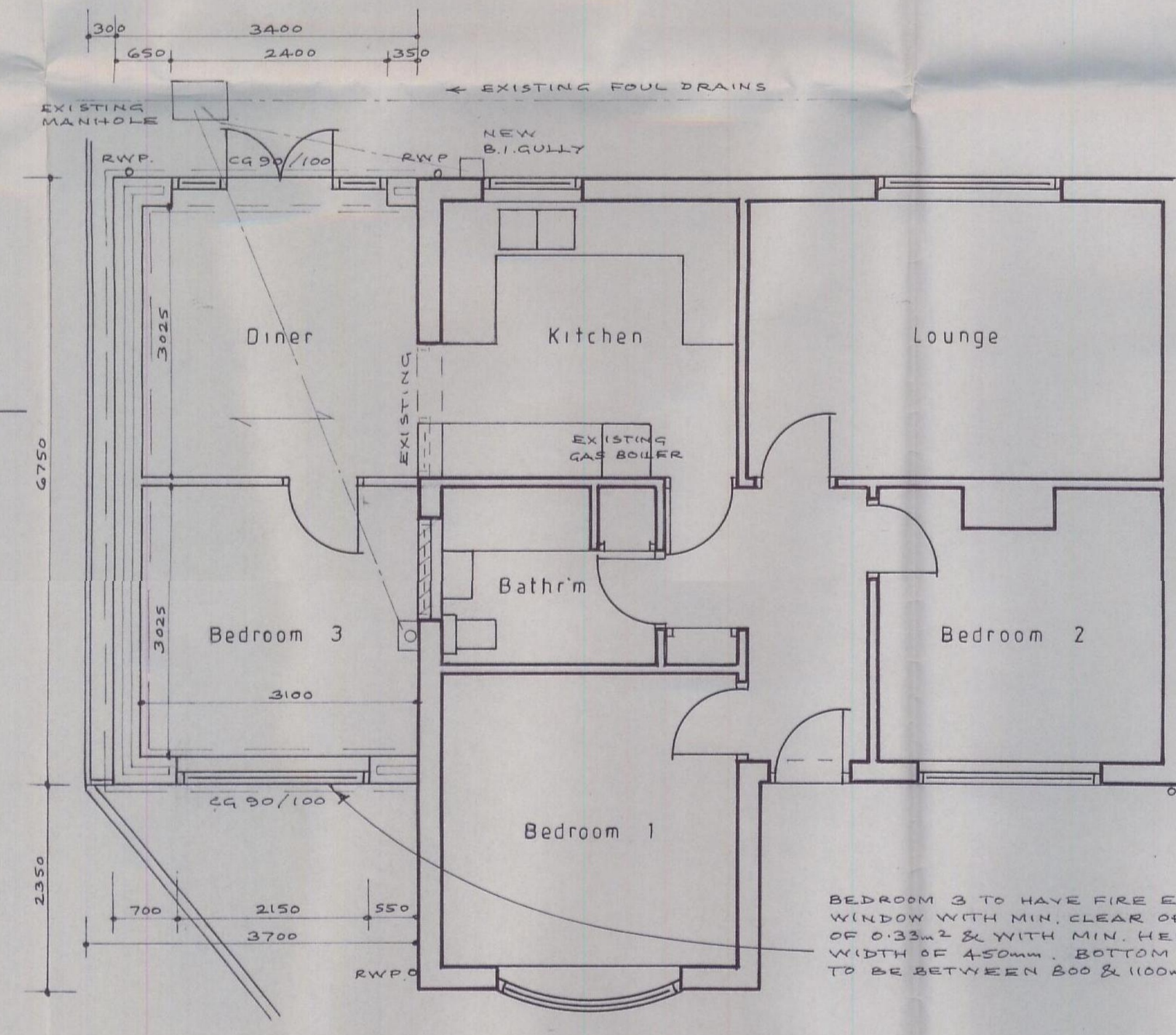
NEW INTERNAL WALL TO BE 50x100mm STUDDING LINED WITH 12.5mm P/B & WITH 25mm ROCKWOOL BATTES (MIN. DENSITY 10kg/m³) IN CAVITY



ROOF PLAN



G F PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

40mm SINK WASTE/TRAP, 75mm SEAL 65mm RWP'S & 100mm H.R. GUTTERS

NEW DRAINS TO BE 100mm UPVC TO BS. 4660 SURROUNDED IN 100mm PEA SHINGLE. MIN. 1/60 FALL

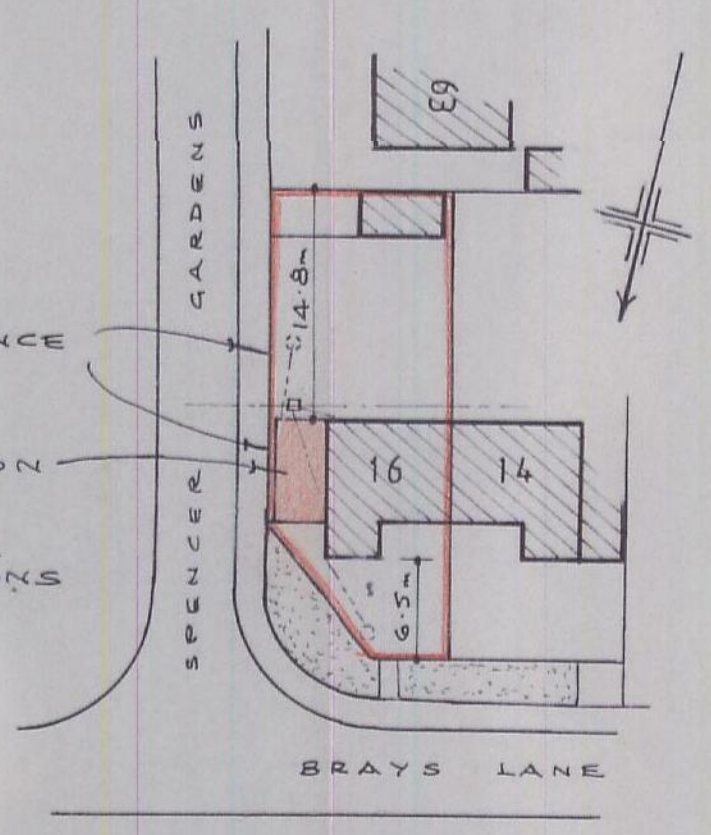
DRAIN PASSING THROUGH FOUNDATION TO BE ENCASED IN COMPRESSIBLE MATERIAL & WITH R.C. LINTEL OVER DRAIN

NEW ROOFWATER TO BE TAKEN TO (m³ SOAKAWAYS SITED MIN. 4.6m FROM BUILDINGS & LINED WITH GEOTEXTILE MATERIAL (eg. TERRAM). MAX. 30m² ROOF AREA TO 1m³ SOAKAWAY

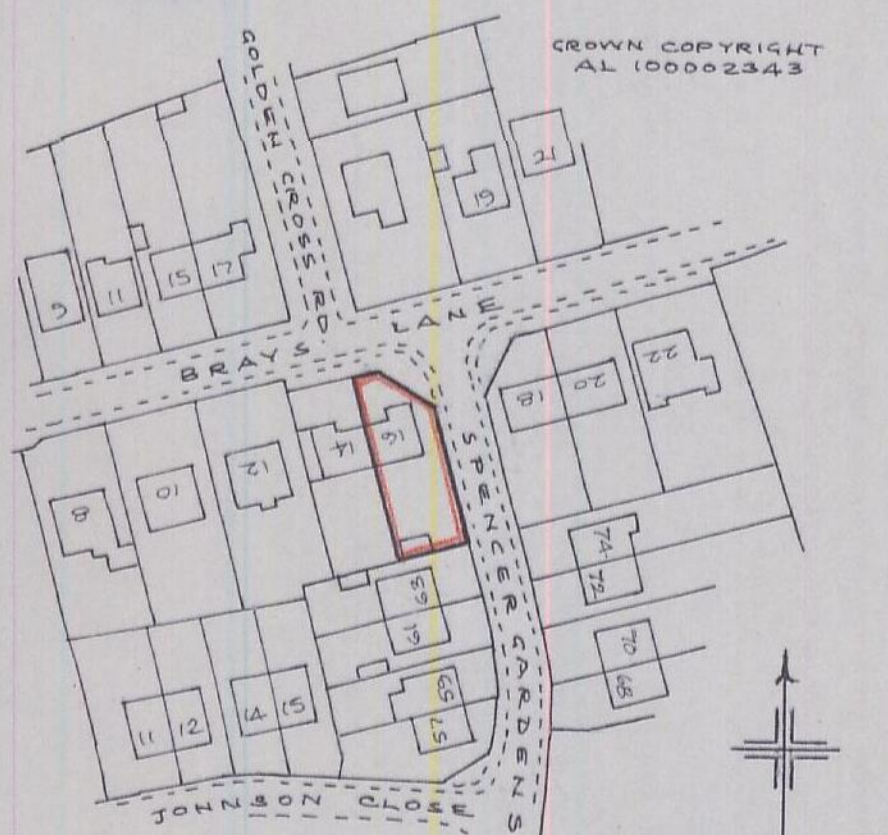
EXISTING 2m HIGH FENCE (TO BE RETAINED)

PROPOSED EXTENSION

NO TREES WITHIN 30m TO AFFECT FOUNDATIONS



BLOCK PLAN
SCALE 1/500



SITE PLAN
SCALE 1/1250

PROPOSED EXTENSION
AT 16 BRAYS LANE · ROCHFORD · ESSEX SS4 3DW ·
FOR: PAUL RICKWOOD

G B SPENCER (PLANS) LTD
01702 589220
Merrihaven Rebels Lane
GREAT WAKERING · ESSEX · SS3 0QE

6679
Scales 1:50 1:100