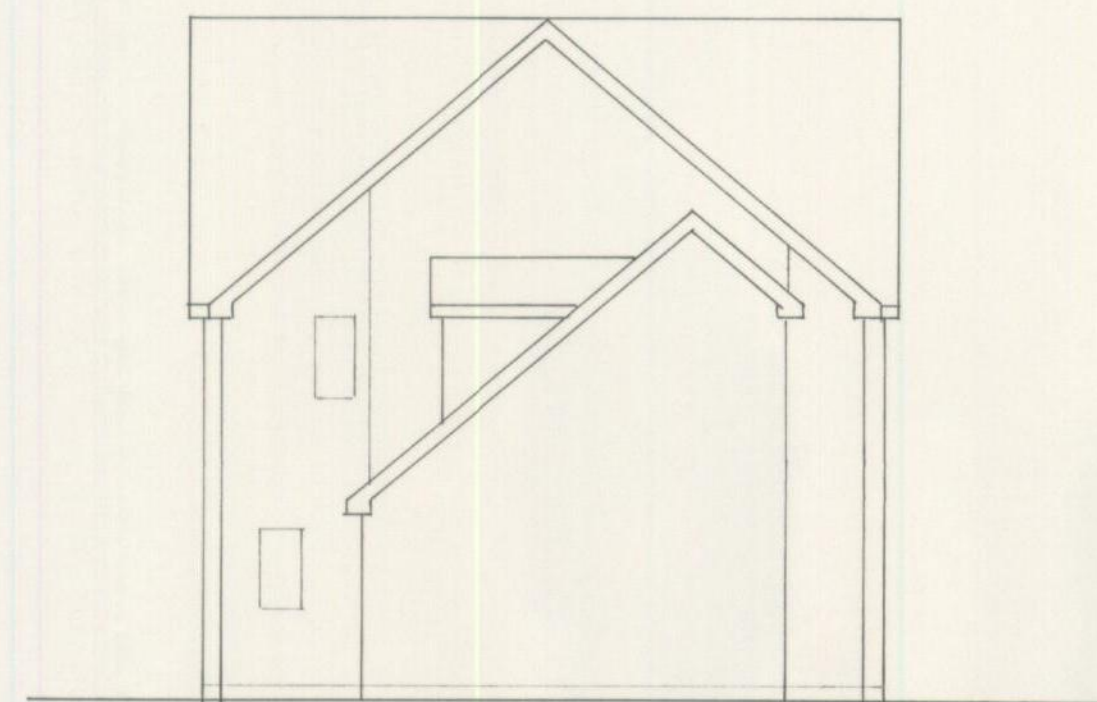
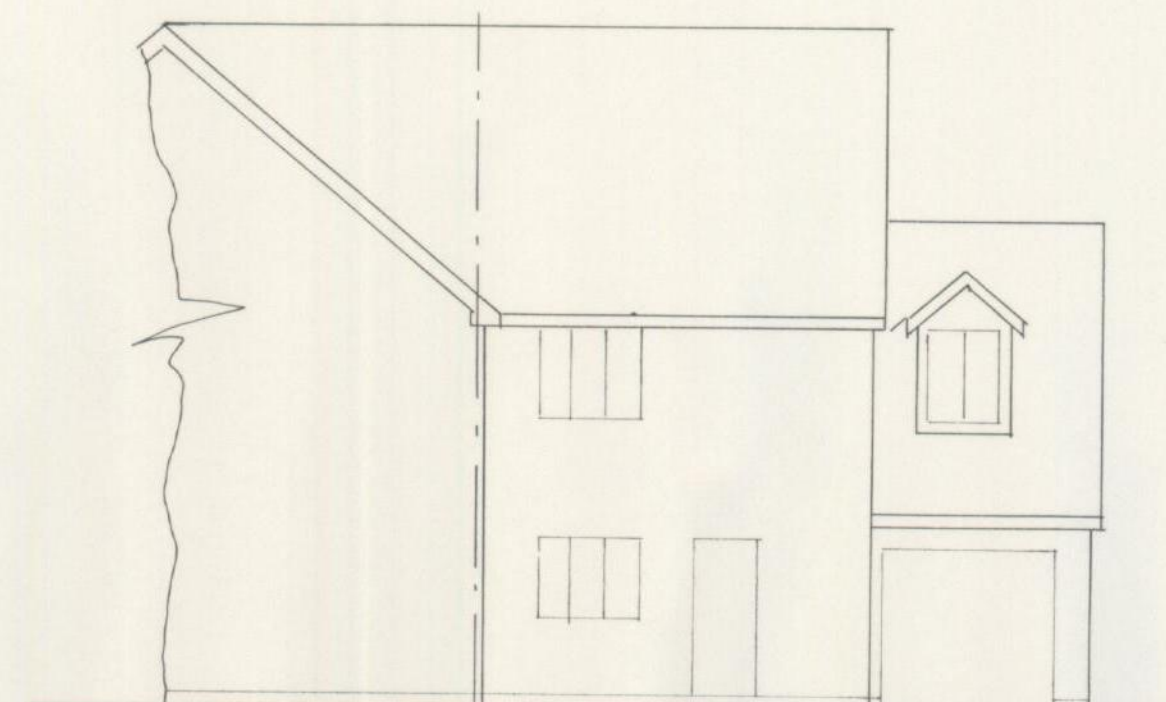


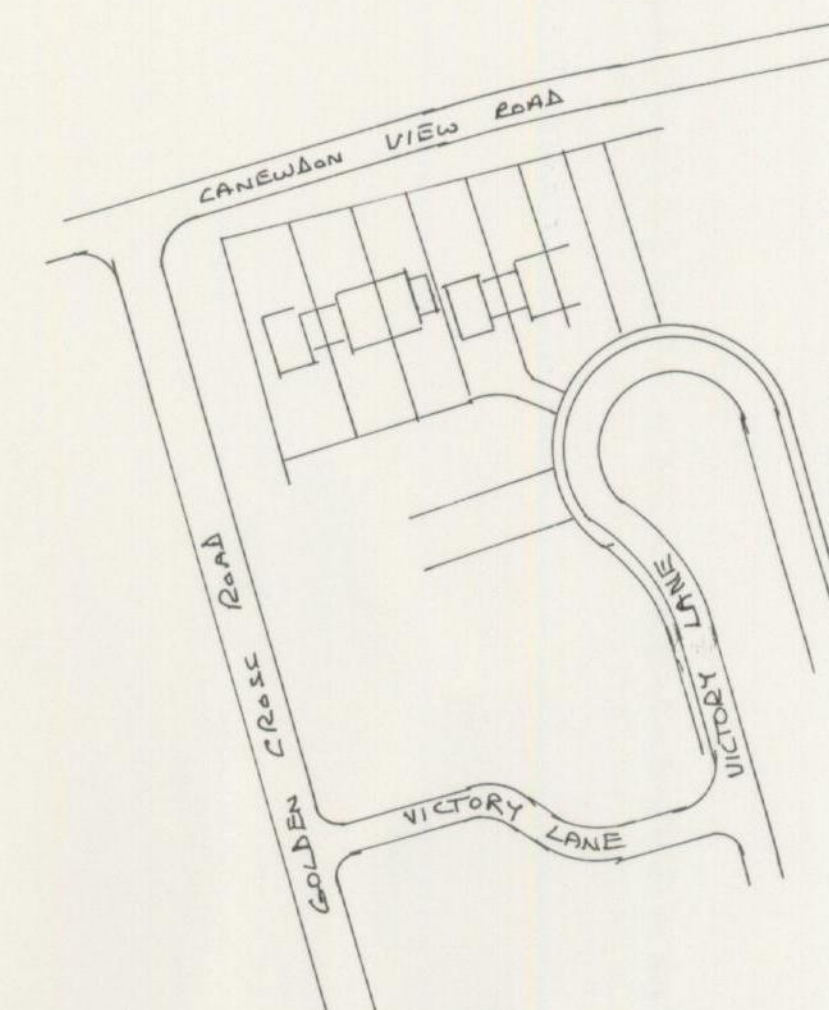
EXISTING REAR ELEVATION



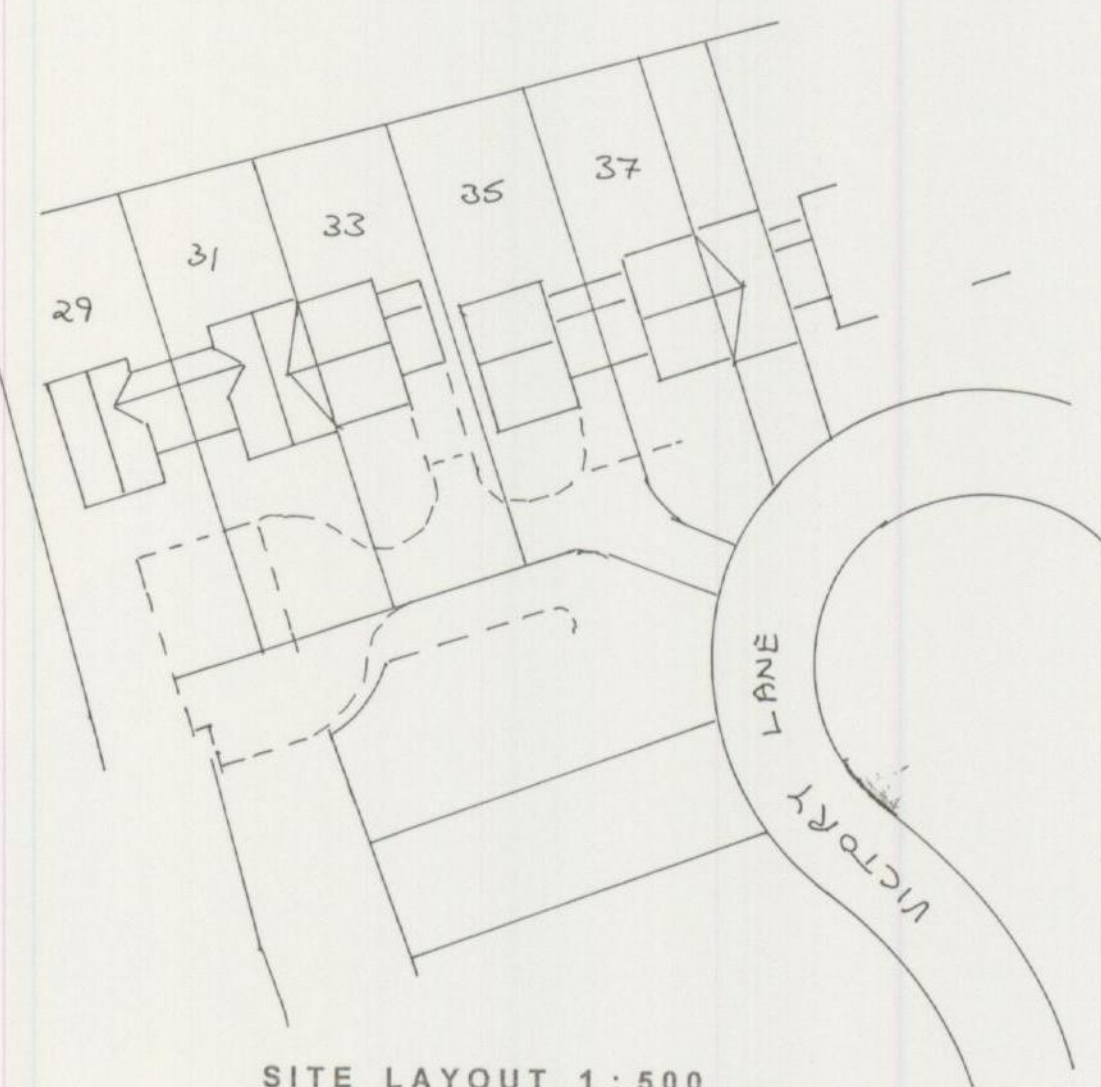
EXISTING SIDE ELEVATION



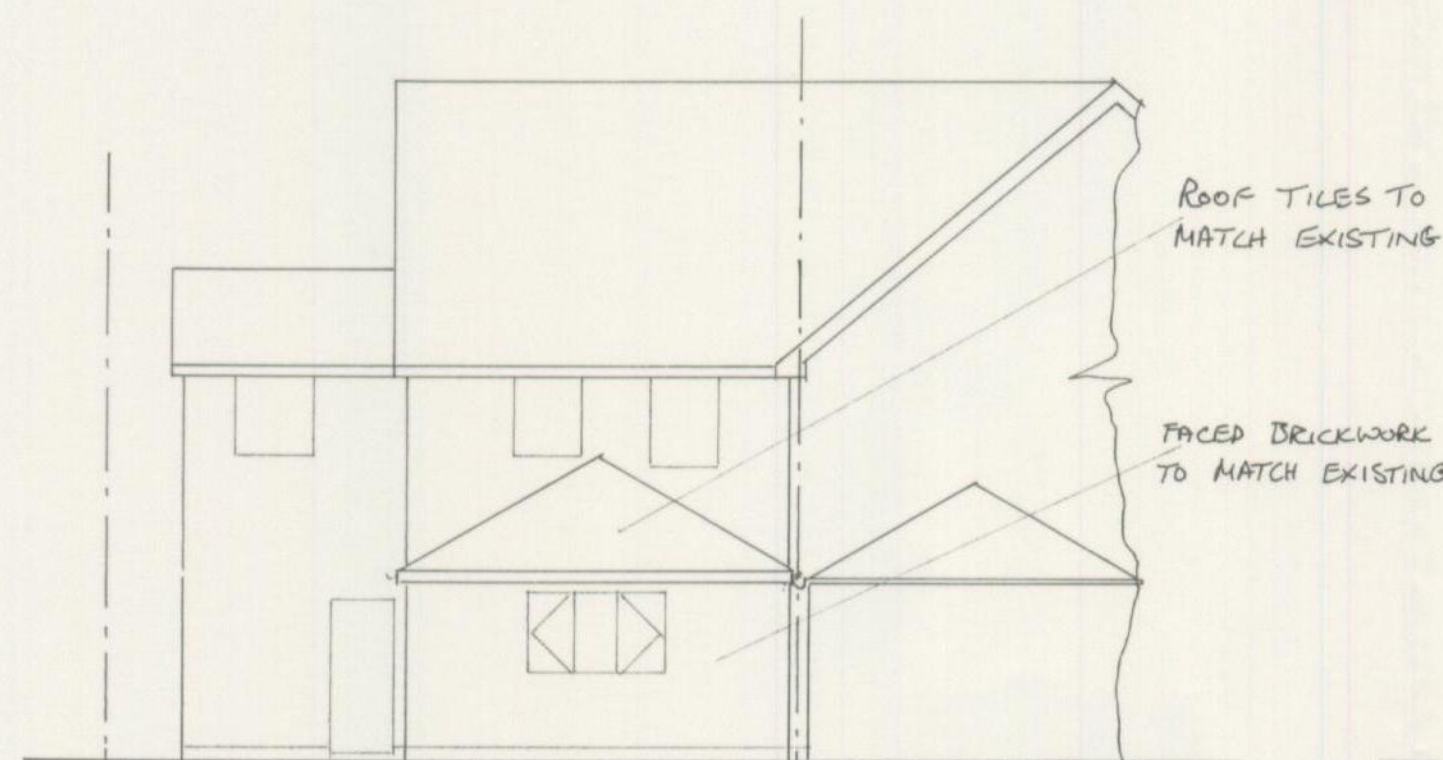
FRONT ELEVATION



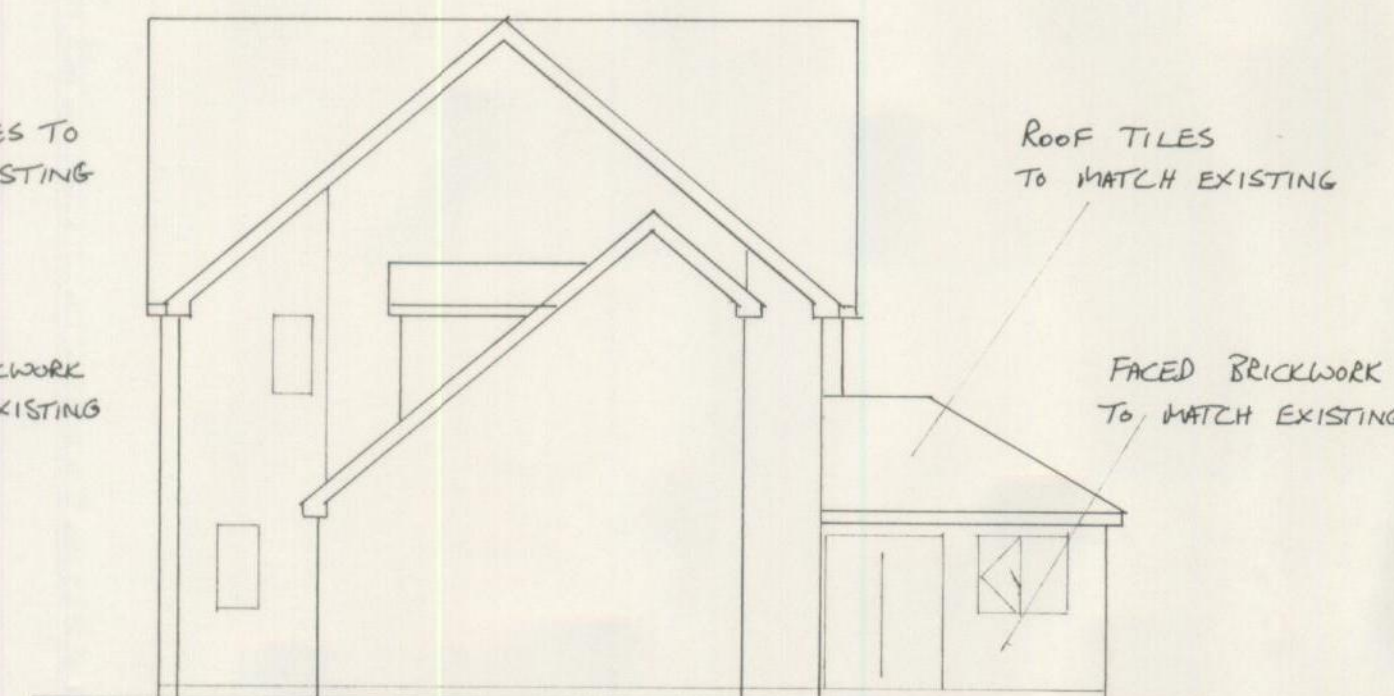
SITE LOCATION PLAN 1:1250



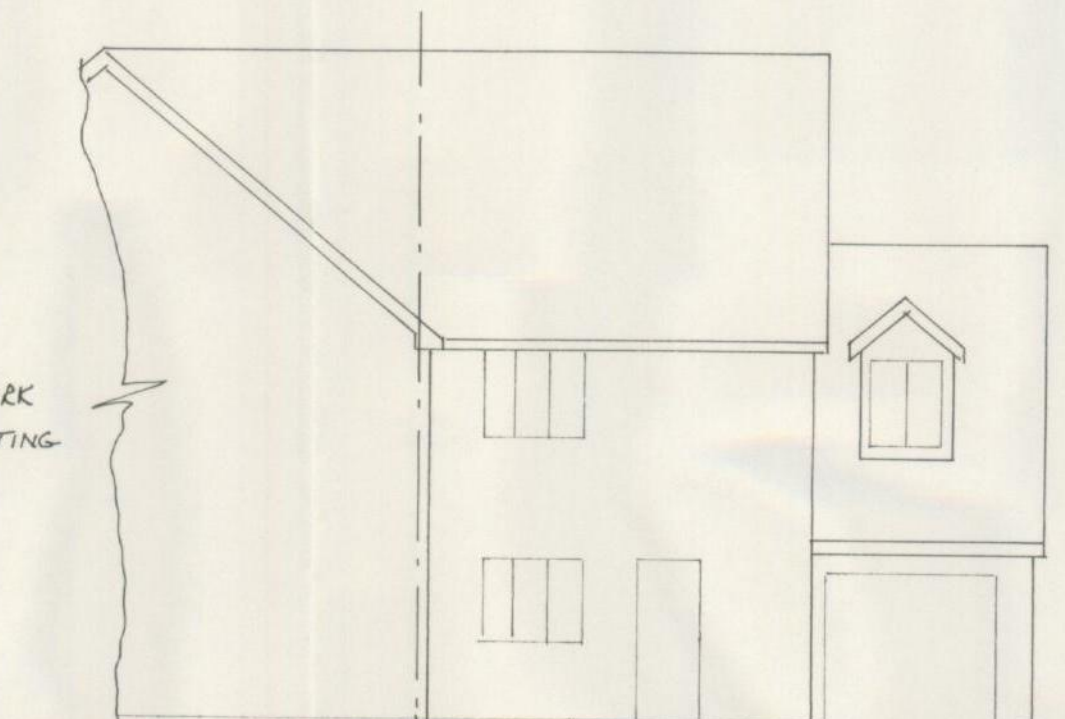
SITE LAYOUT 1:500



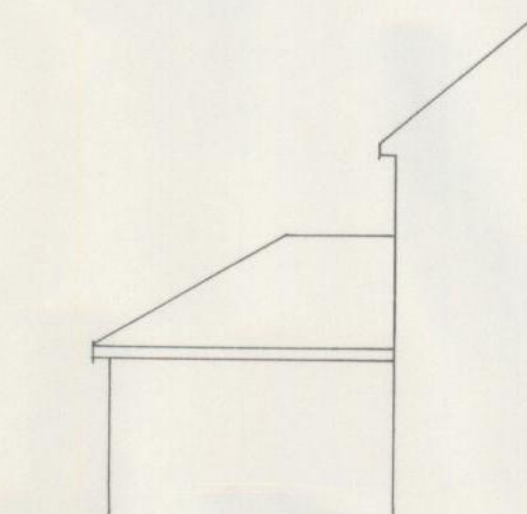
PROPOSED REAR ELEVATION



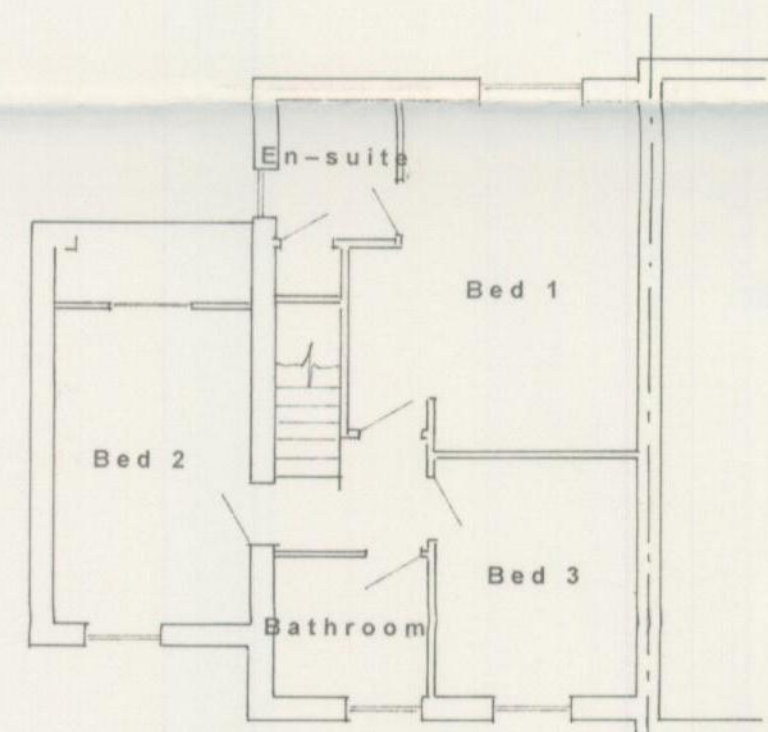
PROPOSED SIDE ELEVATION



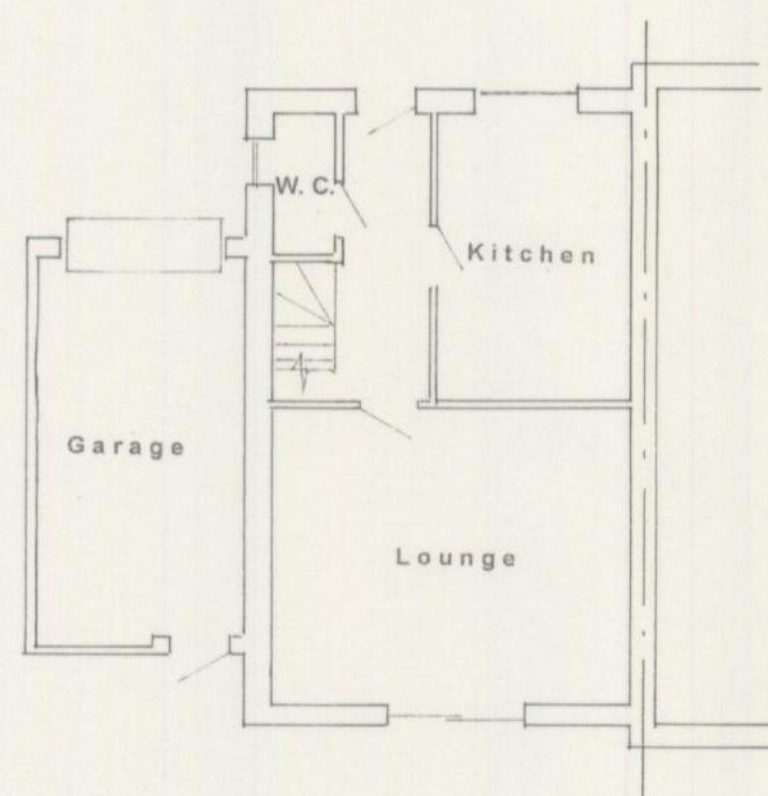
FRONT ELEVATION



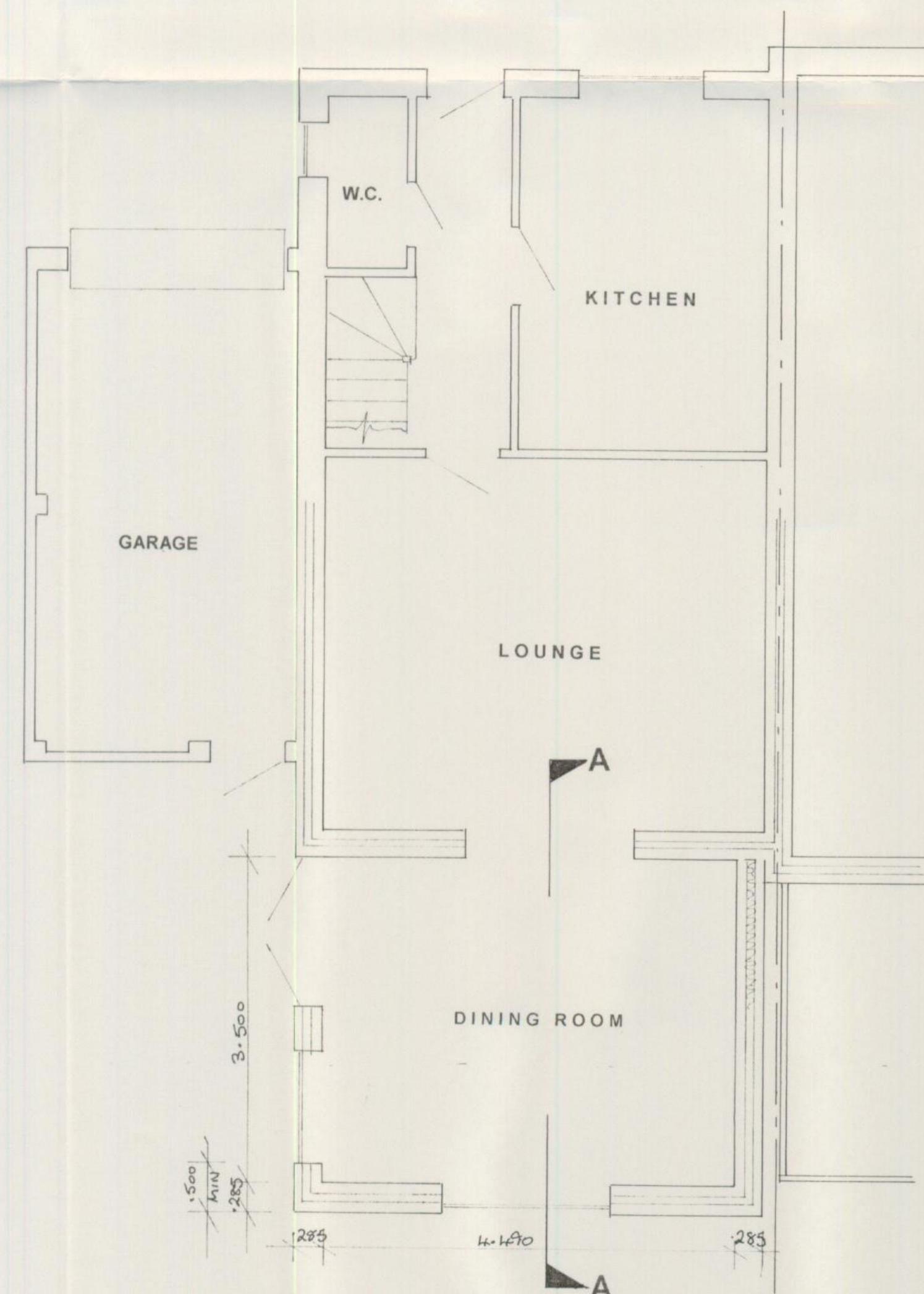
PROPOSED WEST ELEVATION



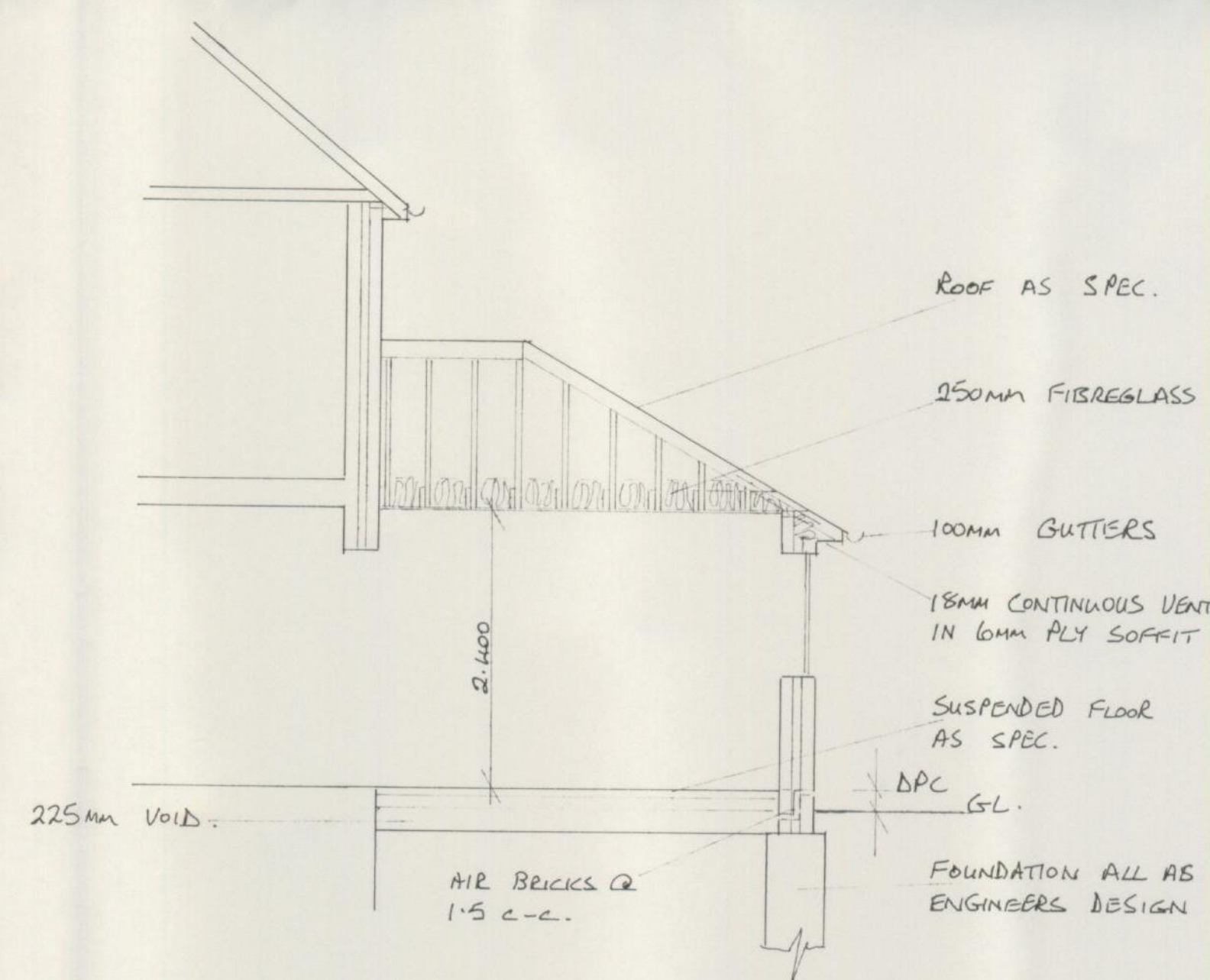
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR LAYOUT



SECTION THROUGH A - A

GENERAL NOTES

- 1.....No dimensions to be scaled from these drawings.
- 2.....All dimensions to be checked on site.
- 3.....Any discrepancies to be reported to design technician before commencement of work.
- 4.....Work to be in accordance with current building regulations, British Standards & codes of practice
- 5.....Drawings to be read in conjunction with the relevant specifications.
- 6.....All glass in doors to be glazed with safety glass to B.S. 6206.
All windows within 300mm of doors & below 800mm measured from finished floor level to be glazed with safety glass to B.S. 6206.
- 7.....THE PARTY WALL ACT 1996 - The neighbours should be consulted & given notice of the intended works to comply with the Party Wall Act as regards any construction work which may affect, or is close to, the walls, boundaries between the properties or any existing buildings.
This should be undertaken regardless of any service provided by the Local Planning Authority. Full details of your obligations under this act can be obtained in a booklet from :- DETR Free Literature, PO Box 236, Wetherby, L23 7NB.

FOUNDATION - Beam & piled foundation all as engineers drawings & design.

EXTERNAL WALLS - 285mm cavity walls - 100mm Celcon T.I. block inner skin - 85mm cavity with 85mm fibreglass batt infill & 100mm faced brickwork outer skin with D.P.C. to B.S. 8215 : 1991 to be 150mm min. above ground level with all walls in brickwork or foundation block below D.P.C. . 225mm long (min) cavity ties to B.S. 1243 @ 750mm c-c horizontally & 450mm c-c vertically . Vertical insulated D.P.C.'s to B.S. 8215 : 1991 to all window & door closures . 12.5 plaster & skimcoat plaster internally . 12.5 waterproof sand & cement 2-coat render to C.P.122 externally . Crocodile or similar jointing system to join new walls to existing walls . Catnic or similar lintels to all new openings as shown . The cavity wall insulation must be taken down to the damp course level & finish at the same level as the underside of the floor slab insulation .

GROUND FLOOR : Suspended beam & block floor as follows :- 75mm lightly reinforced sand and cement screed on 50mm Polyfoam Plus floorboard 220 on Bison beam & block suspended floor as shown . 225mm void under floor vented using patent stepped vents @ 1.2 c-c . A 25mm upstand of insulation must be provided around the perimeter of floors , including where the floor slab touches the outside wall i.e. at door thresholds etc.

ROOF : 30 Degrees pitch - Pantiles to match existing on 50 x 25mm battens on untearable felt on 125 x 50mm S.C.3 rafters @ 400 c-c. with 175 x 50mm SC3 ceiling joists @ .400mm c-c . 250mm fibreglass insulation over ceilings - 150mm between joists & 100mm across the top of the ceiling joists . 6mm ply barrier to maintain 50mm airspace as shown . 18mm continuous vents to eaves soffits . 30 x 3mm galvanized m.s. straps to 100 x 50 wall plates @ 1.5m c-c turned down walls 900mm & fixed to walls . 9.5mm plasterboard & skim-coat of plaster to ceilings .

PLUMBING : 100mm p.v.c gutters to 63mm down-pipes to 100mm pipes discharging to new 1m2 soakaway 5m away from the new foundation . New radiators to extension to be fitted with thermostatically regulated valves & connected to existing heating system .

GENERAL- All glazed doors & windows beside doors & windows below 800mm above finished floor level to be glazed with safety glass to B.S.6206 . All new windows & doors to be double-glazed into U.P.V.C. frames with 'K' glass , low-E coating , argon gas filled & with a minimum cavity of 16mm . All new window & door frames to have 8000mm2 night ventilators built into frames .

ELECTRICAL WORK - All electrical work will be carried out by a competent person to meet the requirements of Part P of the building regulations and in accordance with B.S 7671 . Prior to completion , the Council will be provided with a copy of an electrical installation certificate issued under a Competent Person Scheme .

ALL COPYRIGHTS RESERVED

PROPOSED SINGLE STOREY REAR EXTENSION

FOR : MR. N. BUTLER ,
AT : 33 VICTORY LANE , ASHINGDON , ROCHFORD , ESSEX .
DATE : 28TH FEBRUARY , 2007 .
DRAWN : K.M.Forster. 80 London Road , Rayleigh , Essex , SS6 9JD. 01268 784685. or 07710 209423.
Dwg. No. : 271/07
SCALES : 1 : 50 & 1 : 100.