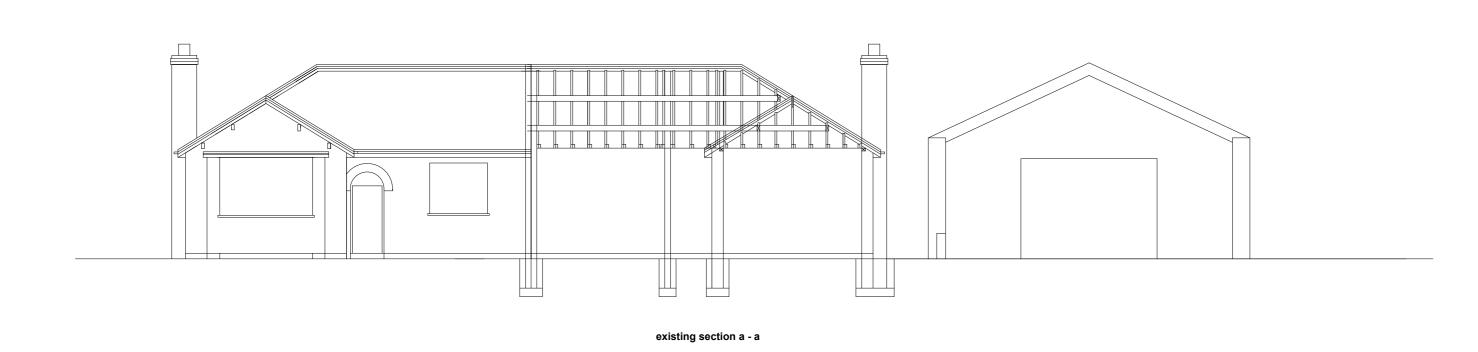
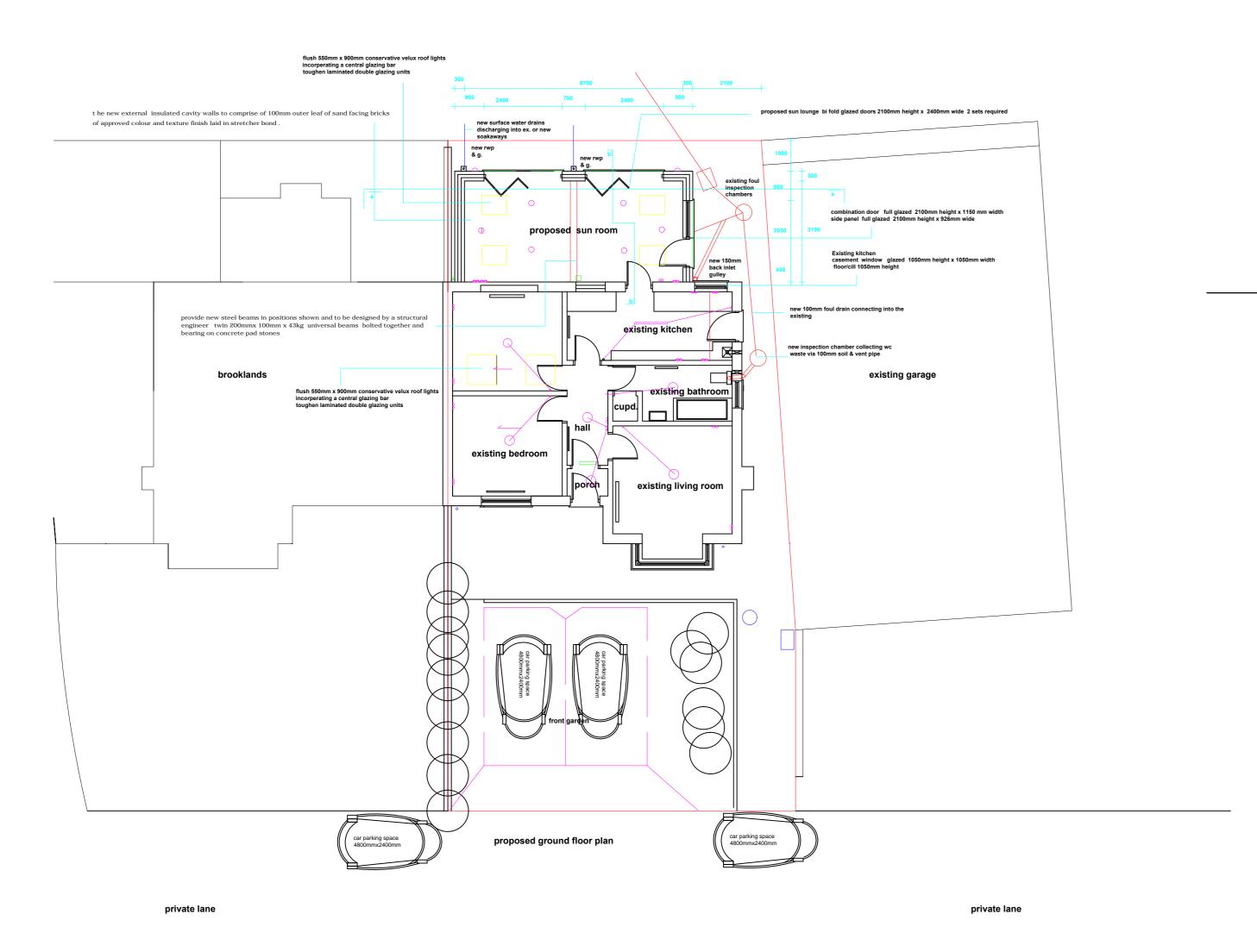


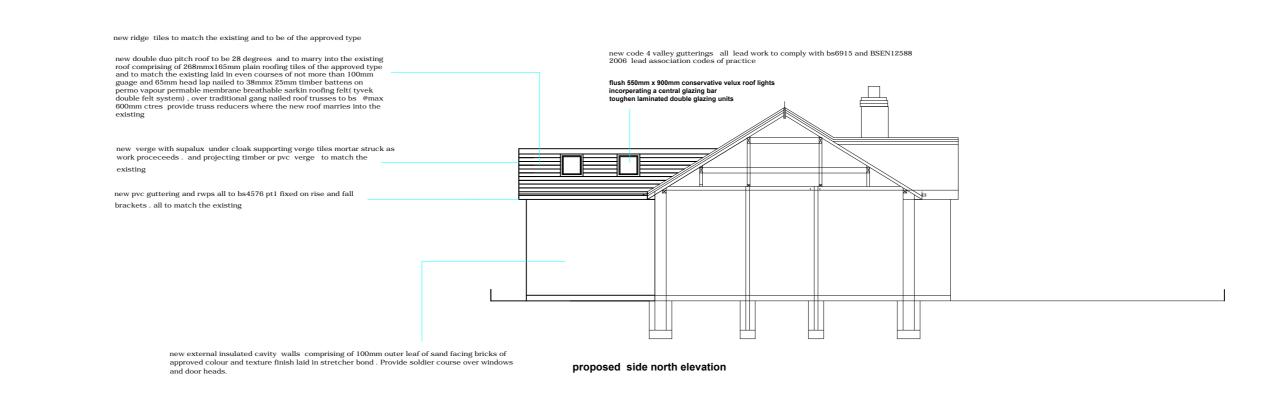


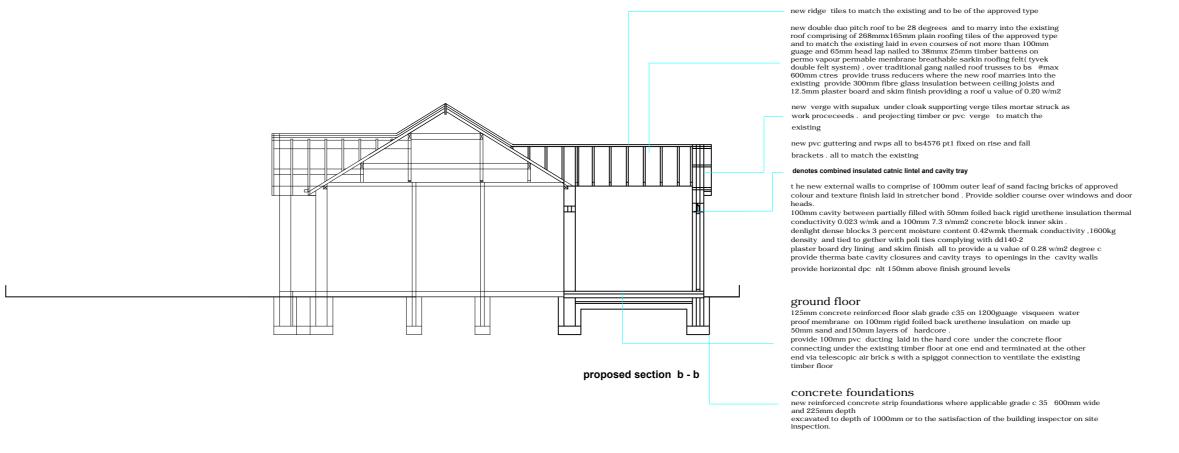
existing front west elevation

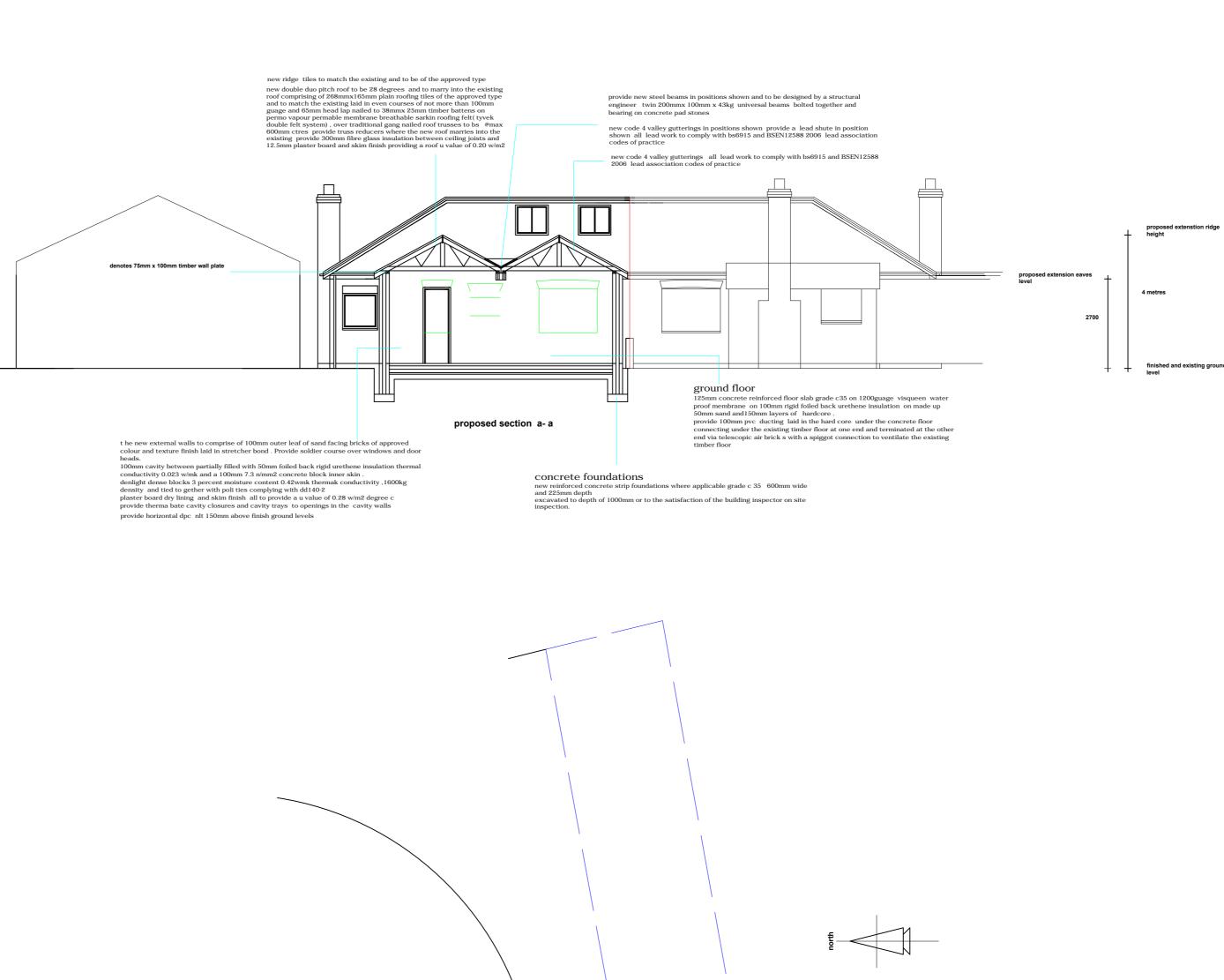












roof
new double duo pitch roof to be 28 degrees and to marry into the existing
roof comprising of 268mmx165mm plain roofing tiles of the approved type
and to match the existing laid in even courses of not more than 100mm
guage and 65mm head lap nailed to 38mmx 25mm timber battens on
permo vapour permable membrane breathable sarkin roofing felt(tyvek
double felt system), over traditional gang nailed roof trusses to bs @max
600mm ctres provide truss reducers where the new roof marries into the
existing provide 300mm fibre glass insulation between ceiling joists and
12.5mm plaster board and skim finish providing a roof u value of 0.20 w/m2

new pvc guttering and rwps all to bs4576 pt1 fixed on rise and fall brackets . all to match the existing new projecting eaves with fascia and soffite boards to match the existing new verge with supalux under cloak supporting verge tiles mortar struck as work proceceeds . and projecting timber or pvc verge to match the

new ridge tiles to match the existing and to be of the approved type

new code 4 valley gutterings in positions shown provide a lead shute in position shown all lead work to comply with bs6915 and BSEN12588 2006 lead association codes of practice central valley gutter provide code 5 lead valleys laid over 25mm marine ply wood valley boarrds lay roofing felt over dress the lead and roofing felt over timber angle fillets valley boarding to be taken up 300mm both sides of the roof truss's, boarding laid on timber runner wall plates which are strapped to the steels, provide timber firrings to the timber runners to form a fall. under cloak both sides of the tiled roof bedded in cement mortar. provide lead apron and lead shute to discharge into a rain water hopper, where shown

t he new external walls to comprise of 100mm outer leaf of sand facing bricks of approved colour and texture finish laid in stretcher bond . Provide soldier course over windows and door heads.

100mm cavity between partially filled with 50mm foiled back rigid urethene insulation thermal conductivity 0.023 w/mk and a 100mm 7.3 n/mm2 concrete block inner skin .

denlight dense blocks 3 percent moisture content 0.42wmk thermak conductivity ,1600kg density and tied to gether with poli ties complying with dd140-2 plaster board dry lining and skim finish all to provide a u value of 0.28 w/m2 degree c provide therma bate cavity closures and cavity trays to openings in the cavity walls provide horizontal dpc nlt 150mm above finish ground levels

Concrete foundations

new reinforced concrete strip foundations where applicable grade c 35 600mm wide and 225mm depth
excavated to depth of 1000mm or to the satisfaction of the building inspector on site inspection.

ground floor 25 DUITU 11001

125mm concrete reinforced floor slab grade c35 on 1200guage visqueen water proof membrane on 100mm rigid foiled back urethene insulation on made up 50mm sand and 150mm layers of hardcore.

provide 100mm pvc ducting laid in the hard core under the concrete floor connecting under the existing timber floor at one end and terminated at the other end via telescopic air bricks with a spiggot connection to ventilate the existing timber floor

beam & lintels provide new steel beams in positions shown and to be designed by a structural engineer twin 200mm x 100mm x 43kg universal beams bolted together and bearing on concrete pad stones new combined heavy duty lintels and cavity trays over new windows and door opening lintels to be insulated providing a u value of 1.8 w/m2 degree c Intels to be insulated providing a u value of 1.8 w/m² degree c **new windows and door fensa approved**new aluminum framed colour coated casement bi fold glazed doors , casement glazed door and fixed glazed side panel made from standard sections provided with laminated safety and toughened glass argon gas filled or simular incl high performance seals. all to provide a u value of 1.8 w/m² degree c with pilkington k double glazed units . provide level door threshold CRN aluminium dbi fold doors or simular

new pvc casement windows to the existing kitchen  $\,$  made from standard sections and high performance seals  $\,$  all to provide a u value of 1.8 w/m2 degree c  $\,$  with pilkington k double glazed units

new cills to match the existing window cills

provide new environmental conservation type velux flush roof lights frames to be flush with the roof plane. provide tripple glazed toughened laminated double glazed units, include for glazing bars and flashing surrounds, in positions shown, provide timber framed shafts finished in plasterboard and skim finish from the ceiling to the roof lights

door and window schedule

proposed sun lounge bi fold glazed doors 2100mm height x 2400mm wide 2 sets required

combination door full glazed 2100mm height x 1150 mm width
side panel full glazed 2100mm height x 926mm wide
Existing kitchen casement window glazed 105mm height x 1050mm width floor/cill 1050mm height Conservation velux roof lights

Existing bedroom 830mm widrth x 900mm length 2 no required Proposed living room 650mm width x 900mm length 4no required ventilation provide humidity sensitive wall mounted mechanical humidity extractor fans to the existing bathroom and kitchen bathroom 15l/sec kitchen 30l/sec provide trickle vents to the new windows 1000mm/2 free air provide rapid ventilation to all habitable rooms ½0 th of the floor area provide light emittance to all habitable rooms 1/10th of the floor area nb existing bedroom to be provided with velux environmental opening lights would suggest to be opened electrical operated.

provide a new unvented pressurised hot water cylinderwith a condensing oil combi boiler central heating system, complying with BS1181 MIN sedbuk value of 86 % provide central thermost control, and al radiators to be thermostatic controlled Heating system to comply to part l of the building regulations and designed abd fitted by a registered heating engineer

Fire alarm system provide a mains operated inter connected smoke detectors and alarm system to bs5446 1990 detectors fitted to circulation areas to provide a means of early fire detection warning system to enable means of escape Drainage above ground

Waste pipes above ground to be in accordance with part h of the building regulations and to bs 454.100mm diameter soil vent pipes upvc. provide bird cage to the head of the pipe lead slate where the pipe passes through the roof and a slow bend to the base Soil pipe to be fitted with a collar boss collecting wc. bath ,shower and hand basin waste
Kitchen, washing machine and dish washer to discharge into a new back inlet gulley
Provide 75mm deep seal traps, 100mm wc waste pipe 40 mm waste pipe to the bath , shower . 32 mm waste pipes to the hand basin kitchen sink , washing machine and dish washer

Drainage below ground Provide new foul and surface water drainage and inspection chambers as shown on detailed plan and connecting to the existing

provide new Hepworth super sleve 100mm surface and foul seperate drains and fittings to Bs 65198 laid to 1;49 falls and surrounded in a granular bed New bathroom waste drain to discharge into a new polypropylene inspection chamber using a propriatory system and new drain to conncet into THe existing foul drain via a y connection The kitchen waste to discharge into a new 150mmx150mm back inlet gulley discharging into the existing foul drain via a new drain and y connection connecting into the existing The roof and ground surface water to discharge into new 150mm x 150mm rain water gullies( rodable) and connect into existing field soakaways and existing drains via new surface water drains

RIBECTIFIC S

new electrics refer to the electrical specifications m/e drawings . three of the rooms to be provided with low energy lamp holders Sockets and lighting refer to the me electrical schedule and drawings All electrical works to be carried out by an approved N.I.E.C. OR e.c.a. registered electrical engineer who is qualified to certify compliance with part P of the building regulations 2002 electrical installations all electrical work to be in accordance with the requirements for electrical installations FSF071:2001 the latest i.e.e. regulations and part p of the building regulations 2002 electrical certificates to be provided on completion of the building works and in accordance with BS7671.

external car parking area excavate existing hard standing to the front garden, reducing to the existing private lane level, form new car parking area in hardcore, sand paving flags and gravel, provide new gullies and surface water drain to the car park area, connecting upto the existing surface water manhole located in the front garden

All details dimension are to be verified prior to ordering of materials and specifications

> proposed ground floor rear extension forming sun room Crowborough Road Rock End Biddulph Moor Stoke on Trent . ST5 f or Messrs. Mr J. Lythgoe Scale 1;100 metric date December 30th 2014 Drwawing no 2014/12/02