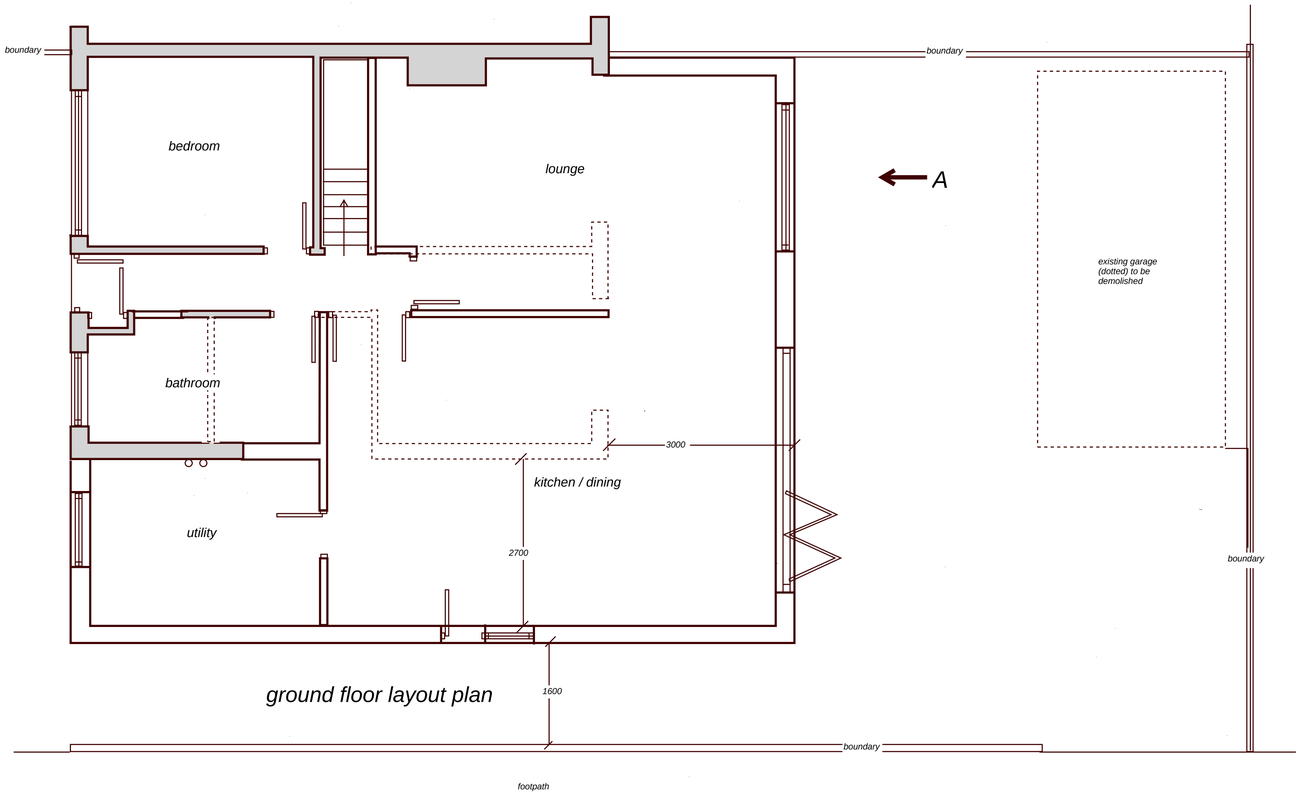
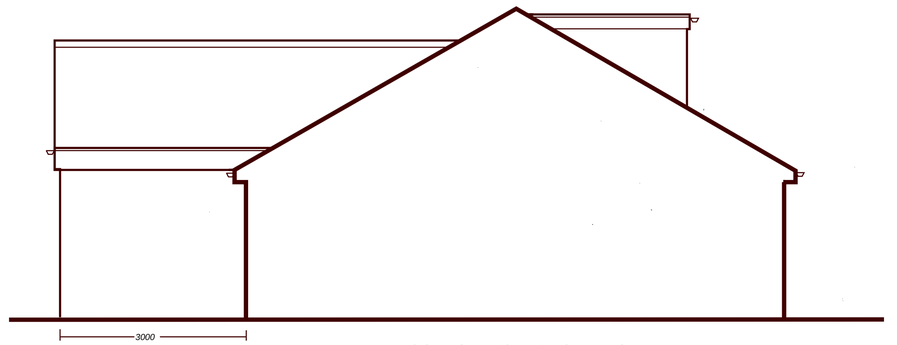
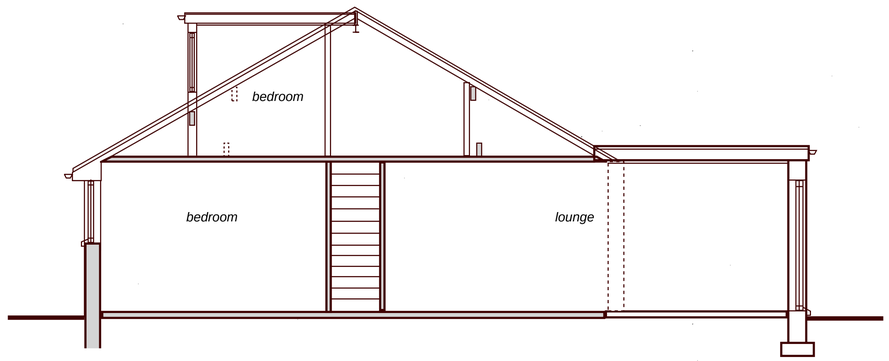


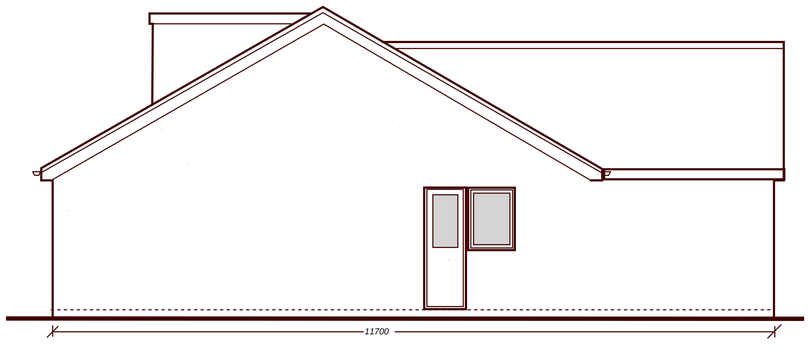
ground floor layout plan



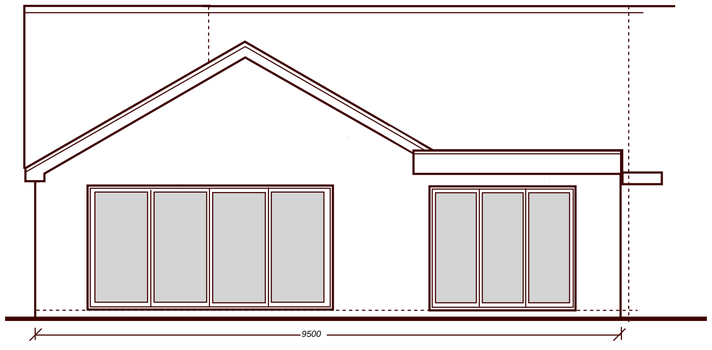
side elevation to boundary



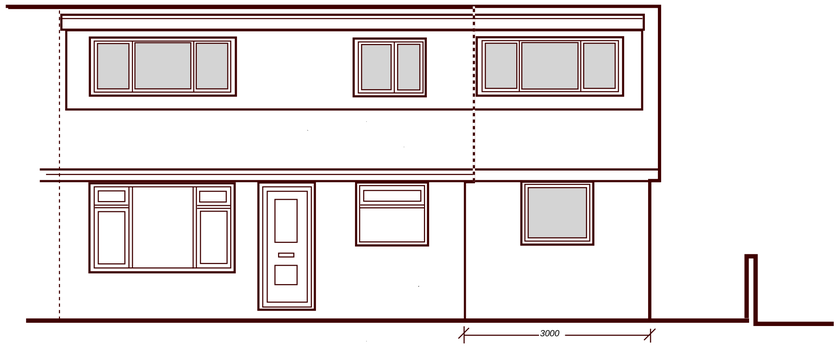
section view at A



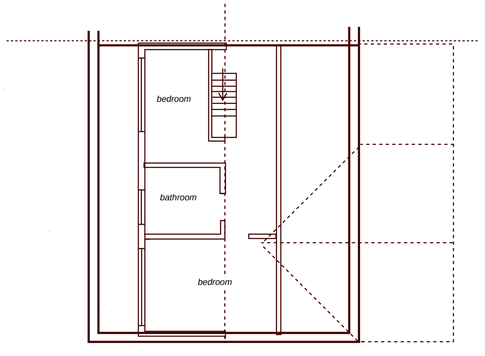
side elevation to roadway



rear elevation



front elevation



first floor layout (1:100)

*General specification

*Preliminary Works
Prepare existing porch and garage for demolition and to accommodate extension footprint.
Examine and expose as necessary existing drainage lines and inverts etc to assess location and prepare for extension excavation work.

*Walls (External):
Superior monocouche or similar approved waterproof render system on approved concrete brick / block outer leaf min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of 100mm load bearing thermal blockwork (eg: Celcon Solar) faced internally with plasterboard on treated battens or cement dabs.

*Note: new walling to be effectively bonded to existing structure to satisfaction of inspecting authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140.

*Roof
Concrete single lap tiles to match existing colour and suitable for pitch individually fixed in place in accord with manufacturer specification.

Dormers
UPVC v-joint t&g cladding with colour finish to match main roof structure on structural timber frame with minimum 60 minutes fire resistance at party wall face.

*Foundation Detail:
Subject to prior exposure of existing house foundation lay 600x225mm concrete strip foundation at depth to to suit site conditions and to satisfactory bearing strata to approval of inspecting authority.

*Drainage
See preliminary work notes - expose existing drain runs at rear at outset of work. Replace existing pipework across rear yard if required in long length 100mm pvc on granular bed and surround at falls to match existing if required subject to prior assessment of condition of pipework..
Ensure adequate support and protection to all pipes passing through walls and under new floor to complete satisfaction of inspecting authority.
Pvc rainwater goods discharging to accessible, trapped gullies with drain branch to existing system as above. Internal plumbing to kitchen to satisfy BS5572 with 75mm deep seal traps as required.

*Fenestration:
Install high performance anthracite colour finish frames with double glazed door/window shown max 1.40 w/m2 k U-Value

Proposed Extension and Alterations at 2, Haven Crescent, Werrington, ST9 0EY

Scale 1-50 (A1) - proposed layout
Dwg ref HC1f August 2018

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