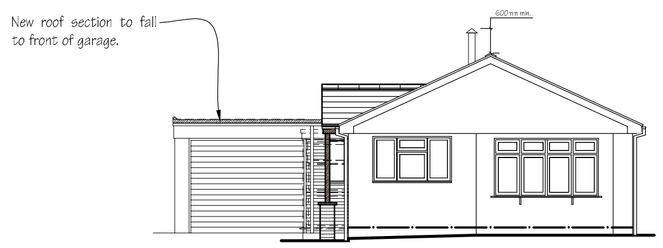
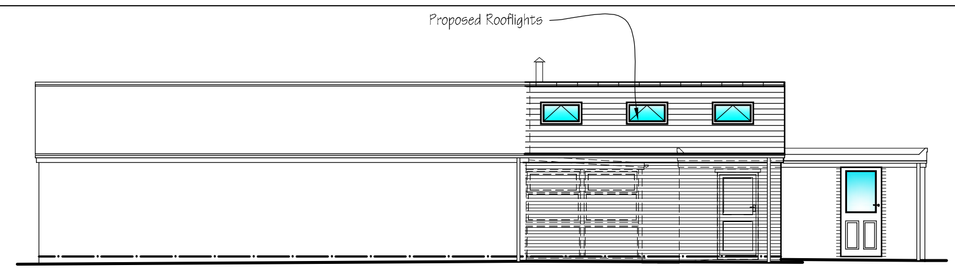


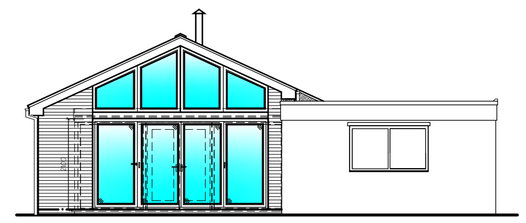
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Wall forming Utility area to consist 100mm lightweight blockwork wall built off existing slab. Internally faced with Celotex insulation PL4050 50mm thick comprising a polyisocyanurate rigid foam insulation core, bonded to a layer of 12.5mm tapered edge plasterboard. Provide skim finish. All products must be installed in accordance with instructions issued by Manufacturer. Wall achieves min' required 'u'-value of 0.28 W/m²K.

Utility floor to be upgraded with 65mm sand and cement floor screed reinforced with lightweight mesh laid on Celotex GA4000 boards (sized to create flush floor finish with existing bungalow), with 20mm boards turned up at edges. Insulation boards should be overlaid with a polythene sheet (not less than 125 micron / 500 gauge). Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100 mm at the walls. Insulation laid on 1No layer of 1200 gauge Visqueen DPM (lapped under horizontal DPC in new and existing wall).

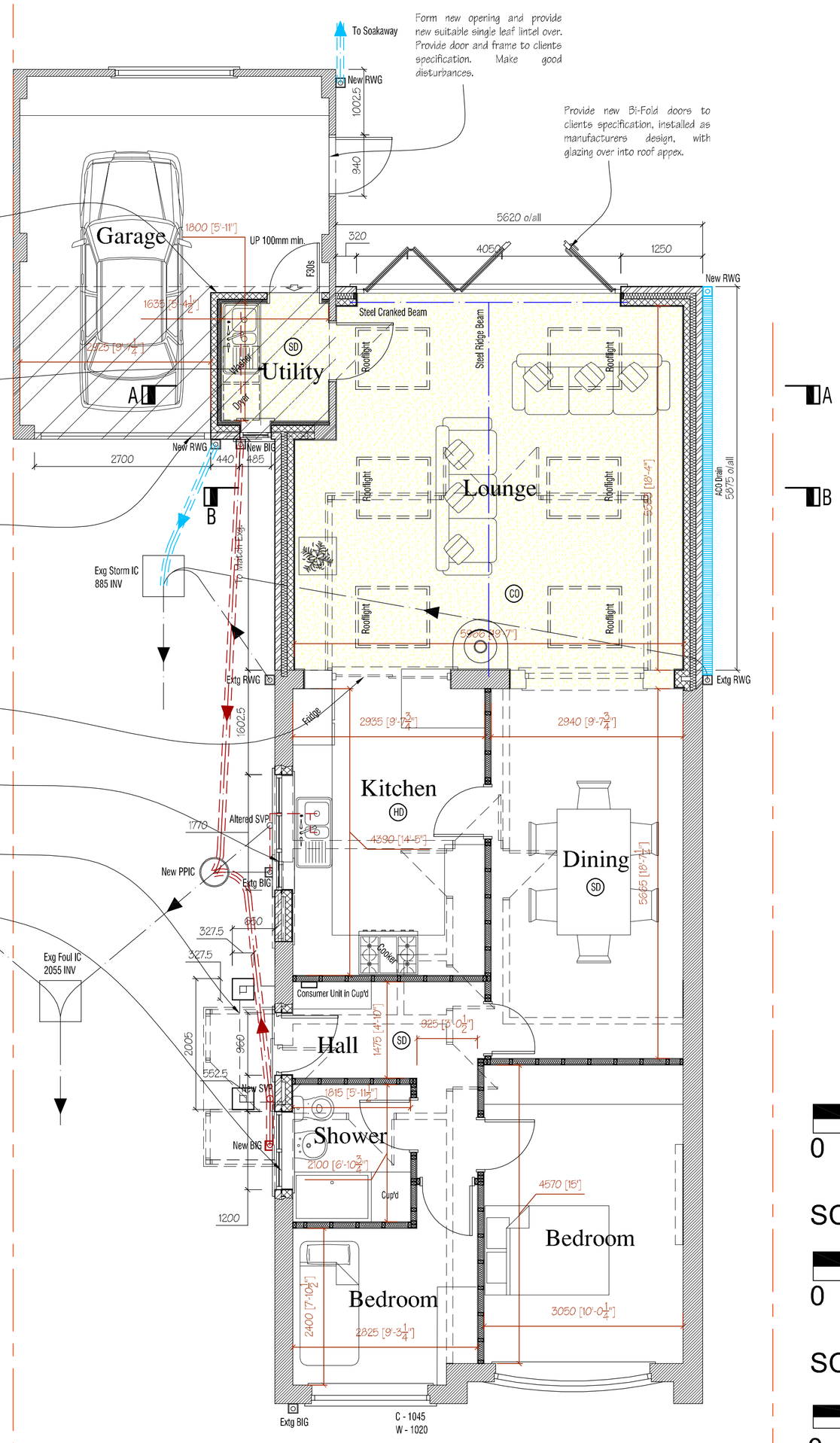
Existing Garage door to be removed and opening to be altered as illustrated with new garage door. Contractor to expose existing foundation under garage door to front elevation to confirm suitability for building up wall construction above. If found inadequate then contractor to provide new foundation as follows. Walls below D.P.C level to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 200mm concrete strip foundations reinforced with 2 layers of B503 fabric taken down to a minimum depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector.

Remove existing doors and enlarge opening, existing gable above to be removed to remove need for support and to provide full height opening. Make good any disturbances cause during works.

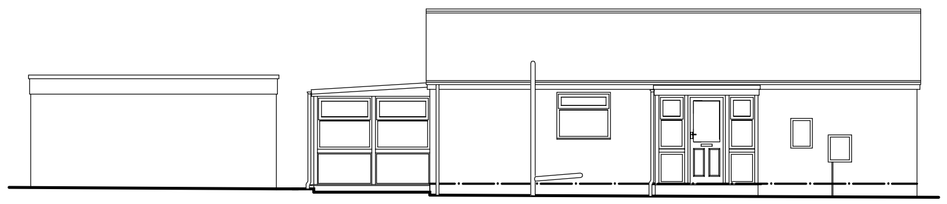
Remove existing window and form new larger opening as illustrated. Provide new suitable catnic lintel over and new window to clients specification. Make good any disturbances cause during works.

Existing porch to be demolished and new timber framed Canopy to be constructed as illustrated, to clients specification. Make good any disturbances cause during works.

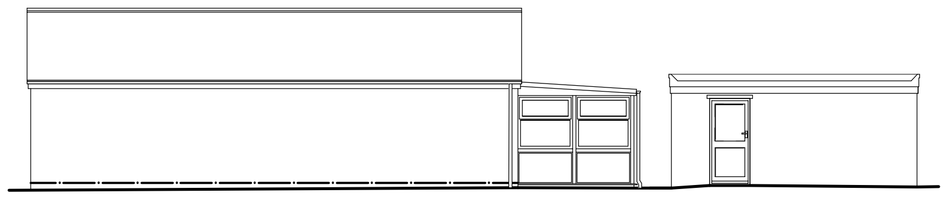
Form new opening to side wall as illustrated. Provide new suitable catnic lintel over and new window to clients specification. Make good any disturbances cause during works.



Proposed Floor Plan



Existing Side Elevation



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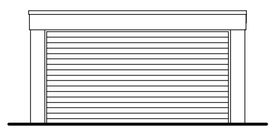
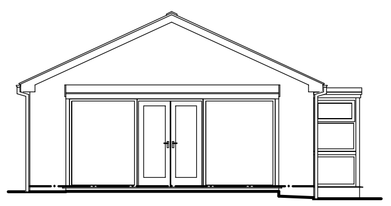


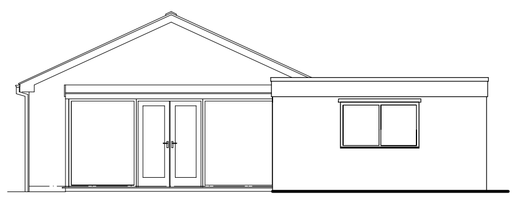
Existing Garage Front Elevation



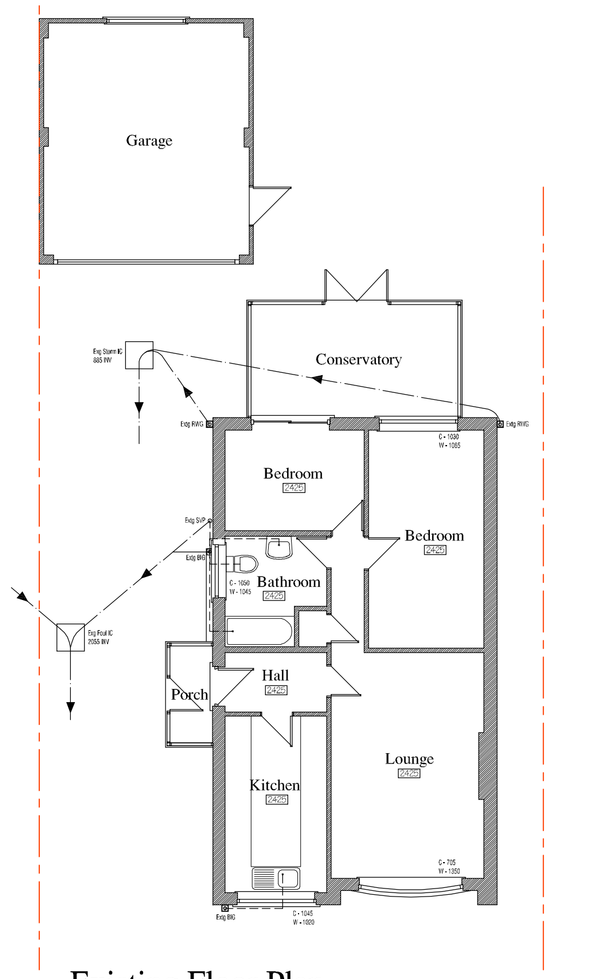
Existing Front Elevation



Existing Bungalow Rear Elevation



Existing Rear Elevation



Existing Floor Plan

0 25 50 100 200

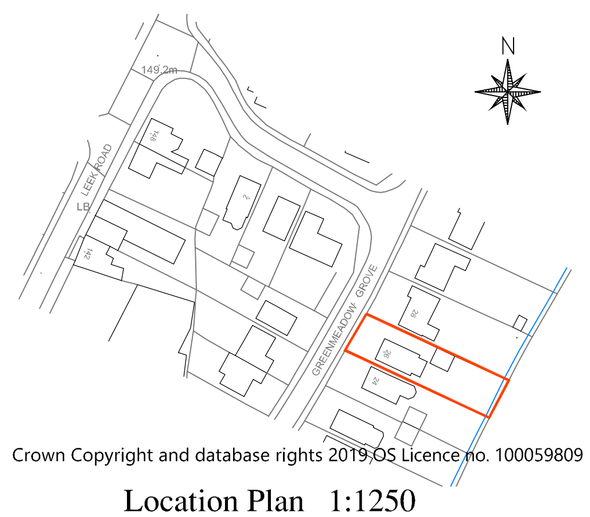
SCALE BAR 1:1250

0 5 10 15 20

SCALE BAR 1:100

0 1 2 3 4 5 10

SCALE BAR 1:50



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Location Plan 1:1250

REV.	DATE	NOTE

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THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT ONTO OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE. WWW.COMMUNITIES.GOV.UK, TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

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DRAWING TITLE	Planning Drawing
PROJECT	Proposed Kitchen, Living & Dining Room Extension with partial Garage Conversion to form Utility & Internal re-modeling at 26 Green Meadow Grove, Endon, Staffordshire. ST9 9EU
CLIENT	Mr & Mrs Platt
SCALE @ A1	1:50, 100, 500 & 1250
DRG. No.	JPK/20/4395/3
DATE	January 2020
DRAWN BY	Mitch J Cracknell