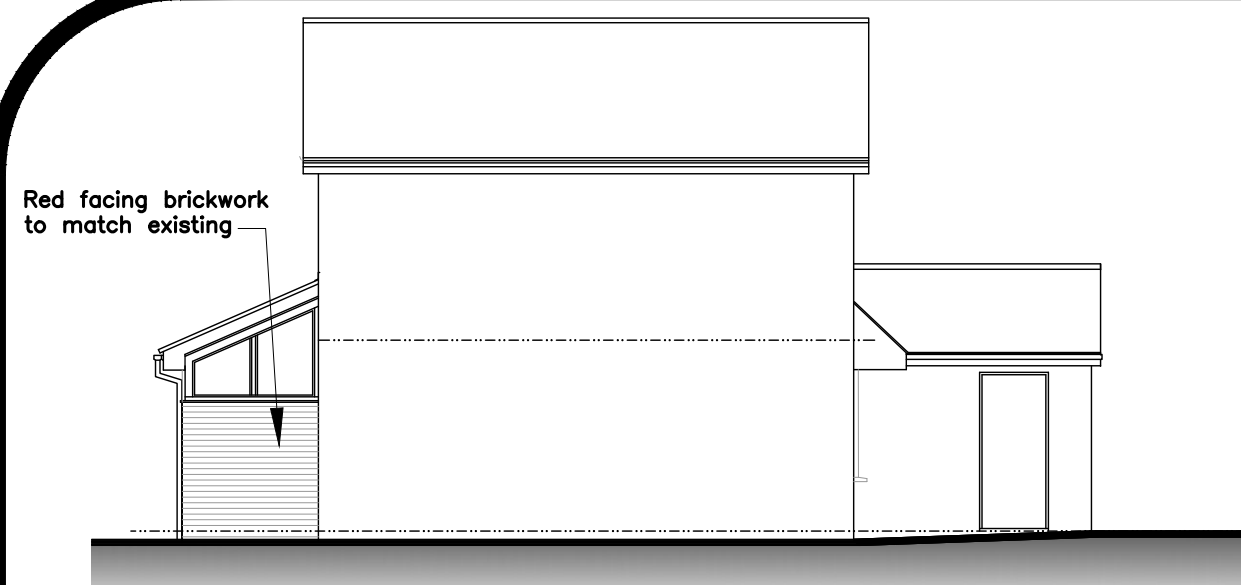
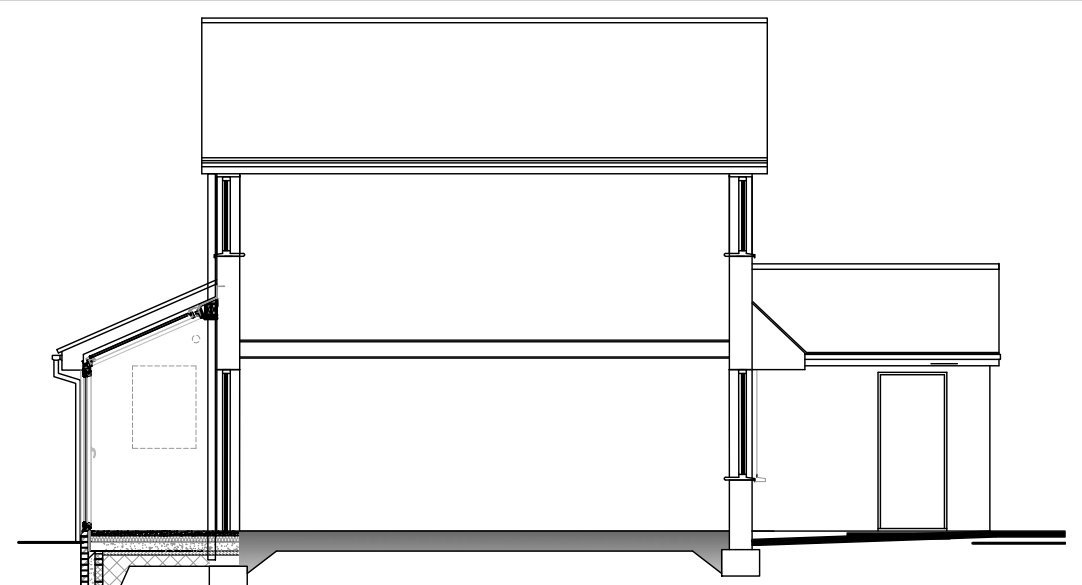




South Elevation (Side) As Proposed - Glazed 1:100



Section A:A Proposed - Glazed 1:100



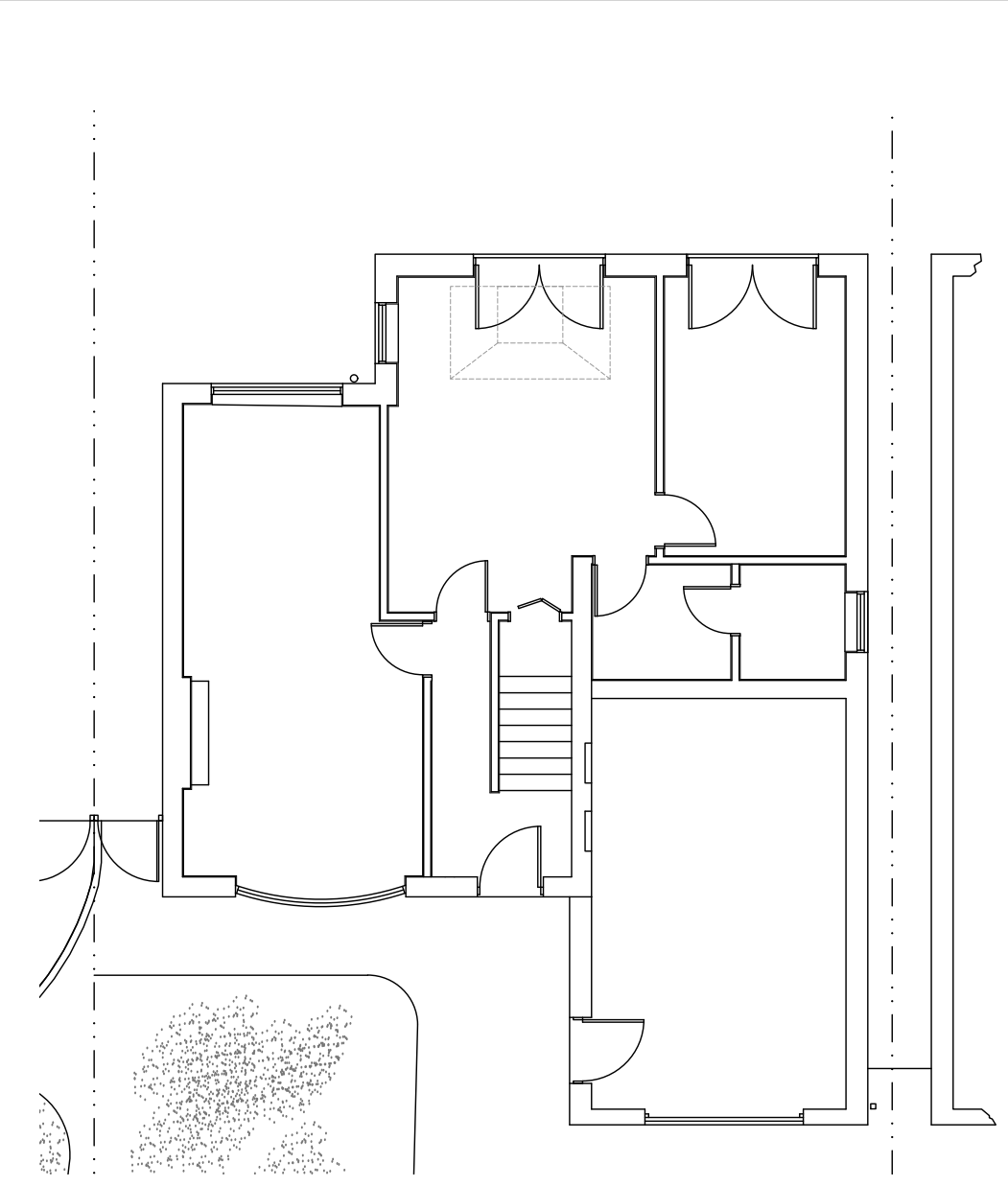
West Elevation (Rear) As Proposed - Glazed Roof 1:50

Timber wall plate and boxing to step the glazed roof away from the existing dwelling wall sufficient to allow the SVP to be boxed in and dressed in with the lead flashings and collar to provide a water resistant seal.

White UPVC framed roof window, french doors and side screen glazing

Wall construction to be: 102mm facing brickwork with 125mm cavity and an internal skin of 100mm 7N dense blockwork. The cavity is to be full filled with Rockwool insulation cavity bats installed in strict accordance with the manufacturers specification with stainless steel cavity wall ties at a minimum 500 per M2 with additional ties around openings. Internally the existing and new walls forming the internal faces of the extension are to be finished with Plasterboard, all joints taped and a 3mm skim finish ready for decoration.

The new cavity wall is to be tied to the existing wall with stainless steel snap on wall ties.



Ground Floor Plan As Existing 1:100

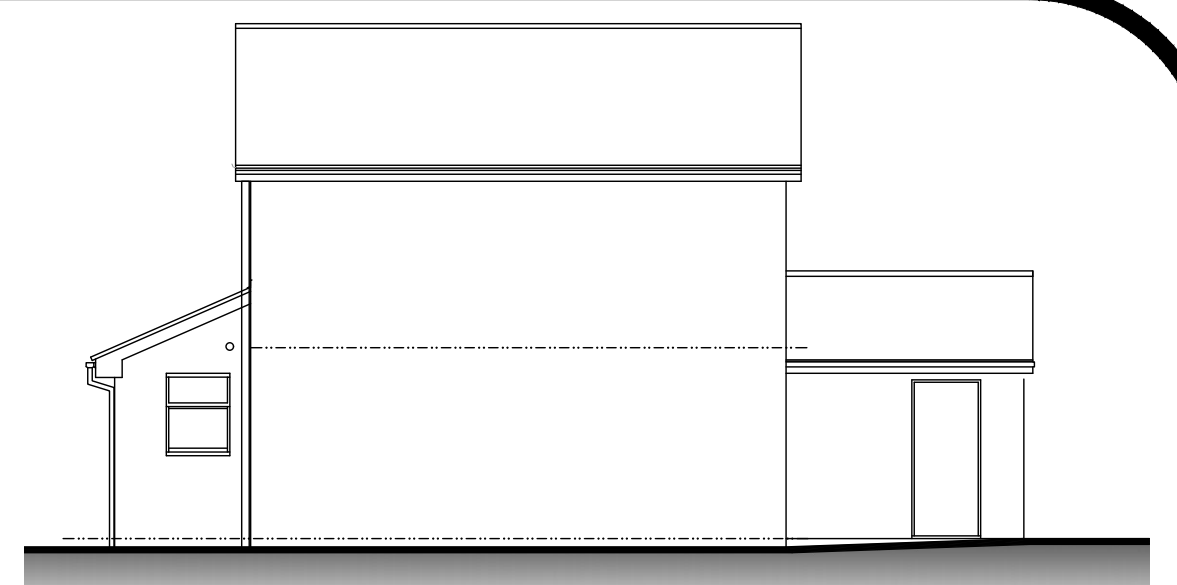
AS EXISTING



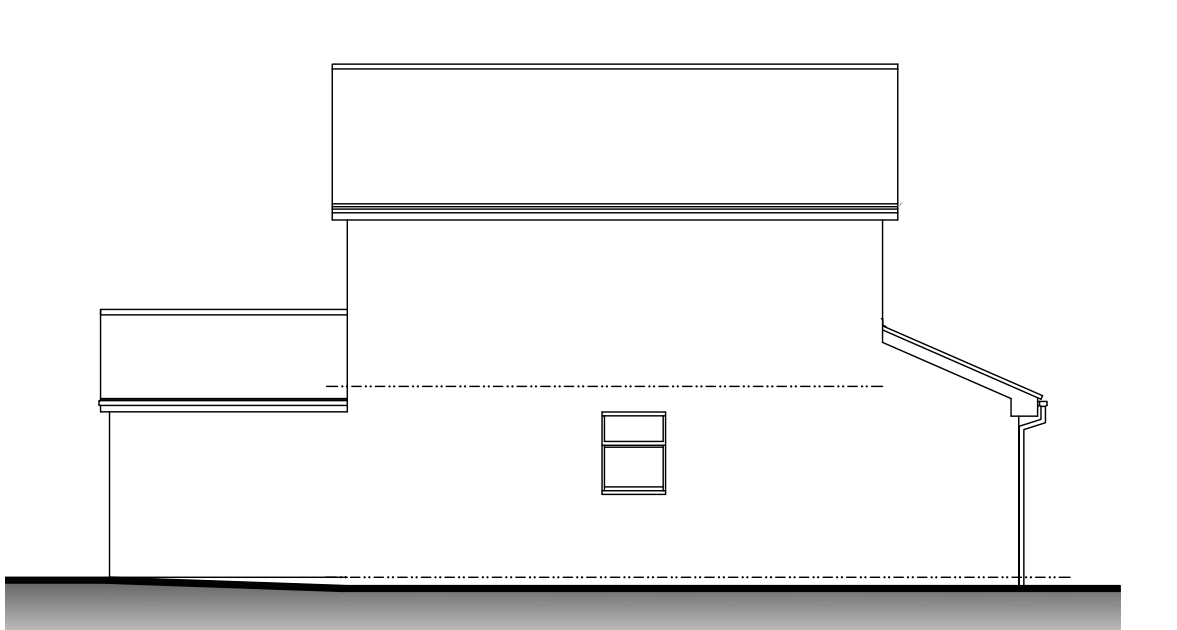
East Elevation (Front) As Existing 1:100



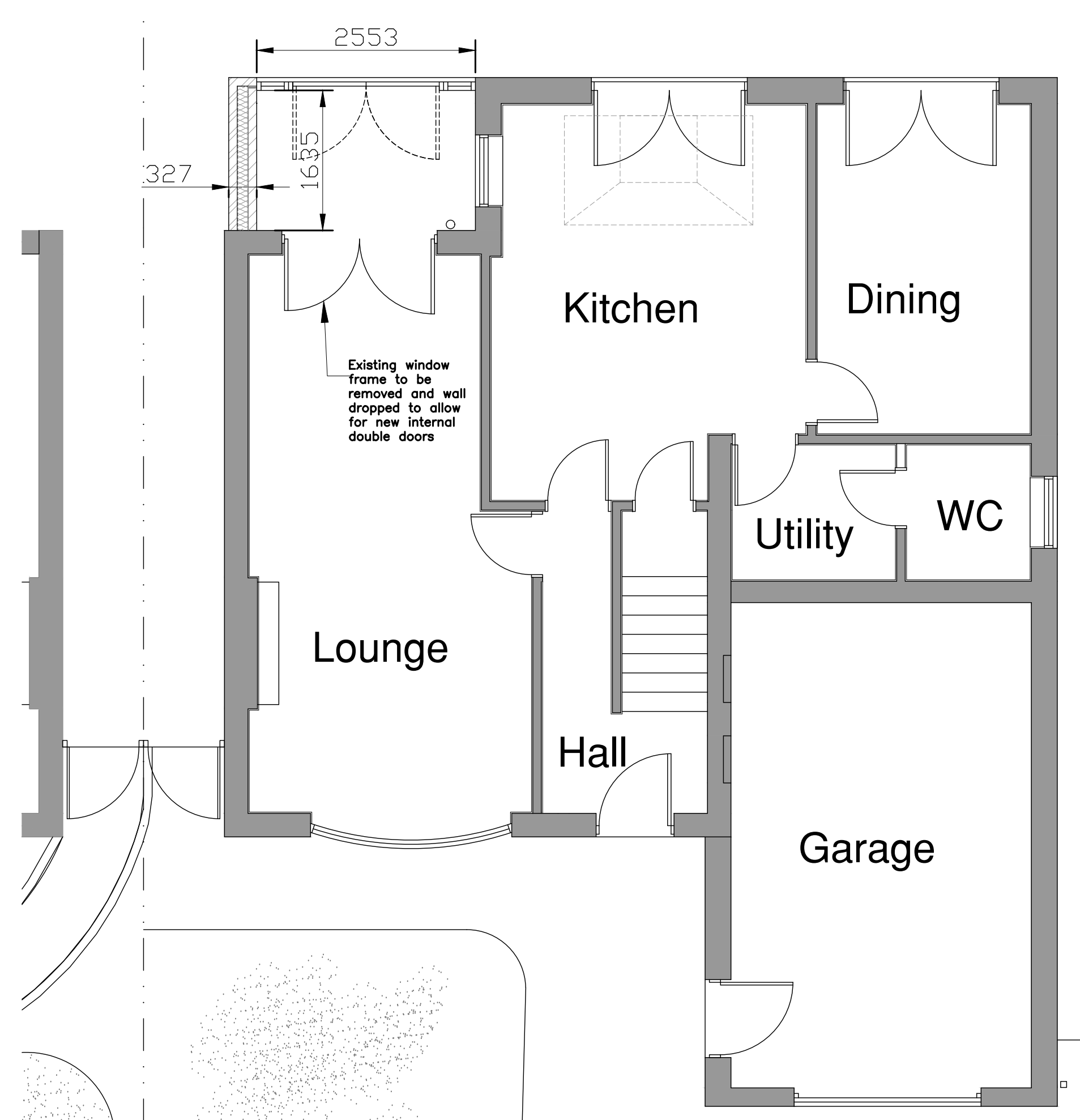
West Elevation (Rear) As Existing 1:100



South Elevation As Existing 1:100



North Elevation As Existing 1:100



Ground Floor Plan As Proposed 1:50

UPVC framed roof and vertical glazing elements to be positioned to sit beneath the line of the existing tiled roof gable fascia board with Code 4 lead flashing dressed under the temporary removed fascia and tiled roof and over the edge of the upvc glazed frame to provide a watertight seal.

UPVC frame system to form the double glazed roof and external French windows with side screens with a minimum U value of 1.4W/m2K.

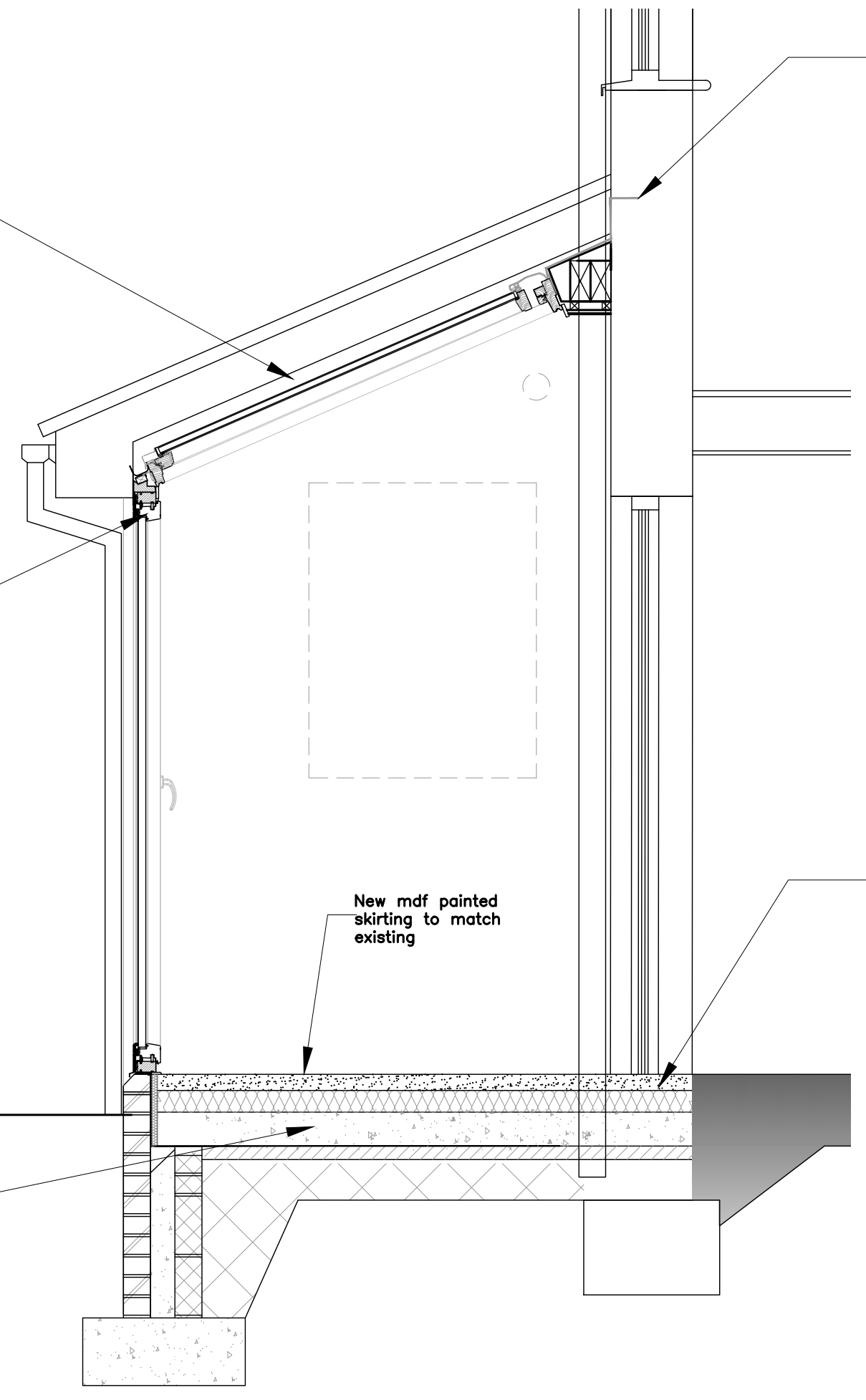
The roof glazing and full height wall glazing elements are to be externally toughened glass with the internal glass laminated.

Details of the frame design and specification to be provided by the specialist glazing contractor for approval prior to manufacture.

External wall construction finished at ground floor level with a cant brick flush with the French Door threshold. DPM to link into the threshold strip to maintain weathertight seal at floor level.

New floor construction to have a finished level equal to the existing dwelling ground floor.

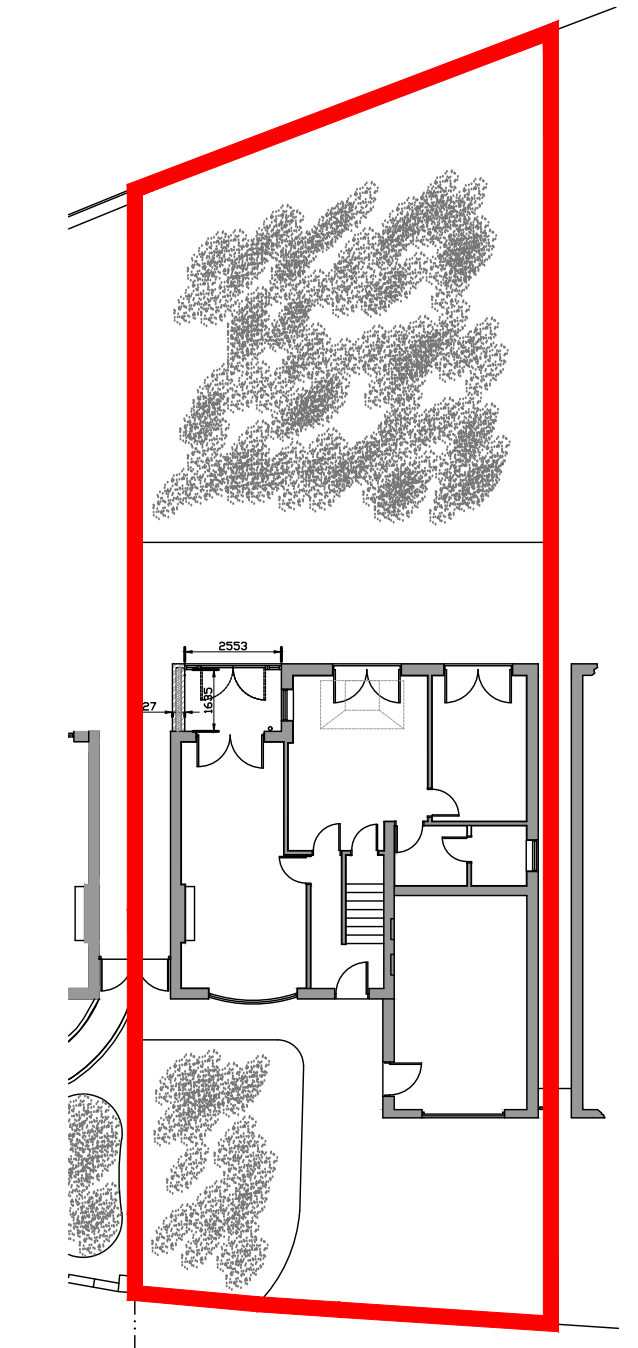
The extended floor construction to be: Excavate to the determined reduced level the area of the new extension and construct new floor with minimum 65mm sand / cement screed over a 500 gauge visqueen dpm on 80mm Celotex G4000 PIR insulation board or equal approved (lambda value of 0.0220W/mK) including a 25mm PIR board sandwiched against the external perimeter of the extension on a 1200 gauge visqueen DPM lapped and taped, dressed up the wall and linked to the dpc at finished floor level. The DPM is to be laid on a 50mm sand bedding on a base layer of well compacted 150mm sulphate free hardcore. Floor U Value to achieve a minimum 0.22 W/m2K



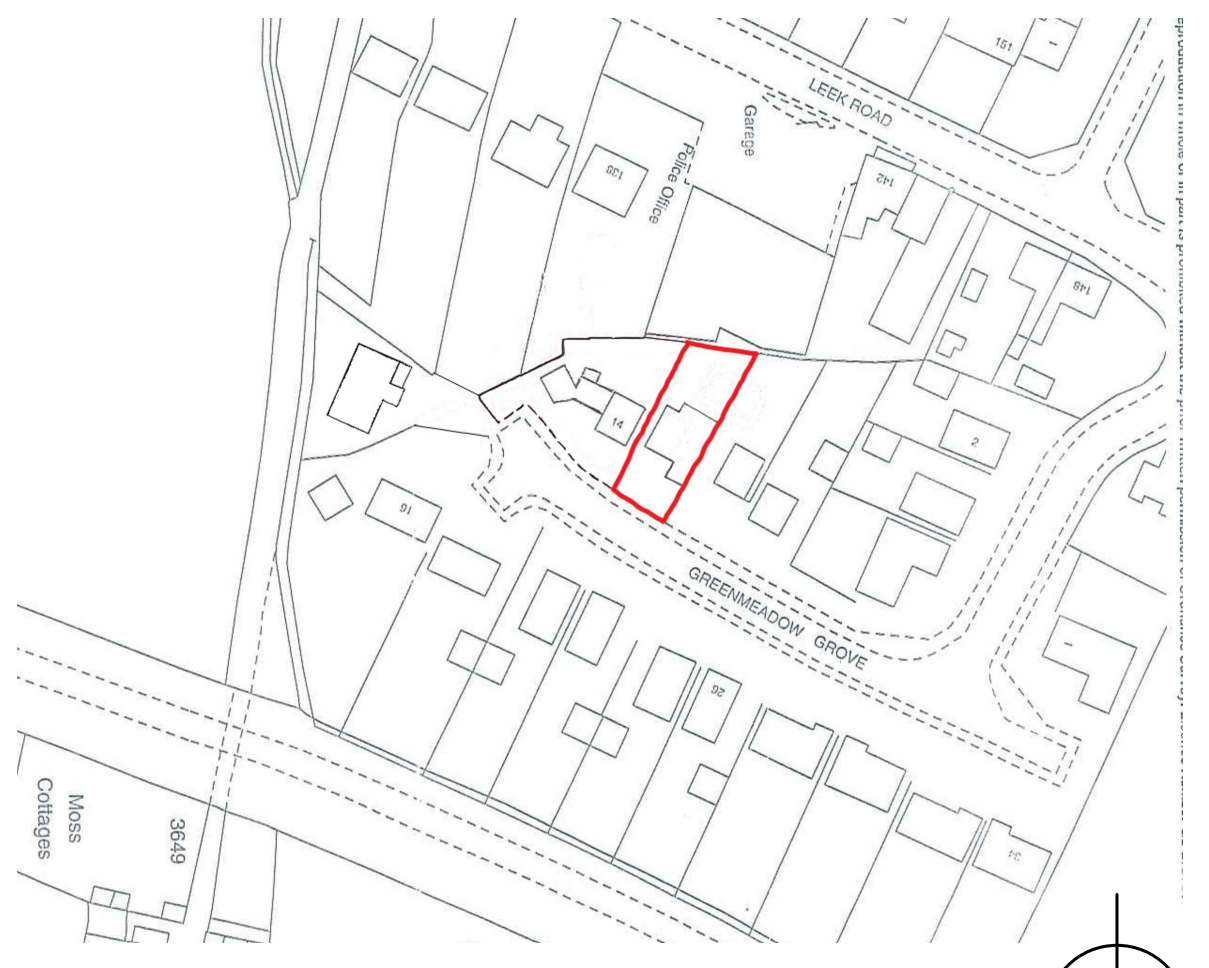
Section Thru Glazed Roof Option 1:20

Code 4 lead flashing / soakers dressed into the existing wall a minimum 150mm above the mono pitch ridge line and down over the timber wall plate and framed boxing to link into the upvc glazed frame to provide a watertight seal.

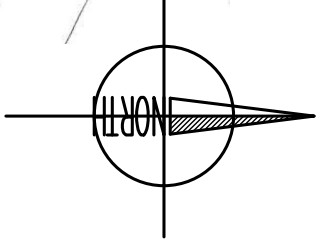
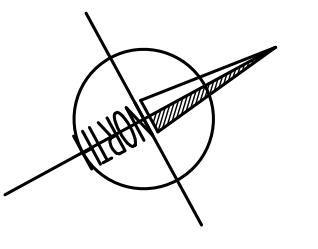
Carefully remove the existing window frame and drop the cavity wall to approx 250mm below finished floor level to allow the new floor construction including insulation to be tied to the existing.



Site Block Plan 1:200



Site Location Plan 1:1250



General Notes		
No.	Revision/Issue	Date
CLIENT Mr and Mrs M Chapman		
Project Name and Address Proposed Rear Extension To Form Summer Room At 12 Greenmeadow Grove Endon Stoke on Trent		
Drawing Title Planning		
Drawing No. MKC-01	Status Scheme Proposals Planning	
Date January 2021		
Scale 1:50 1:100		