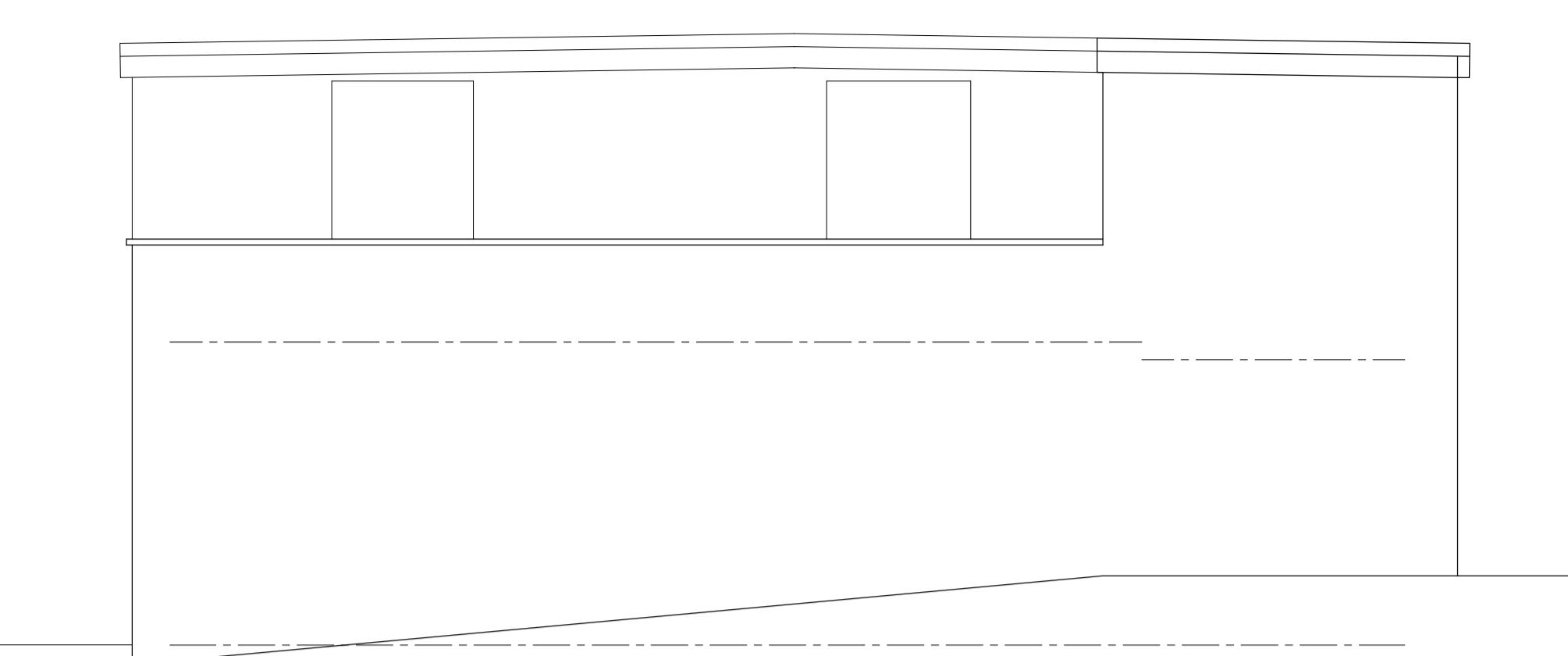
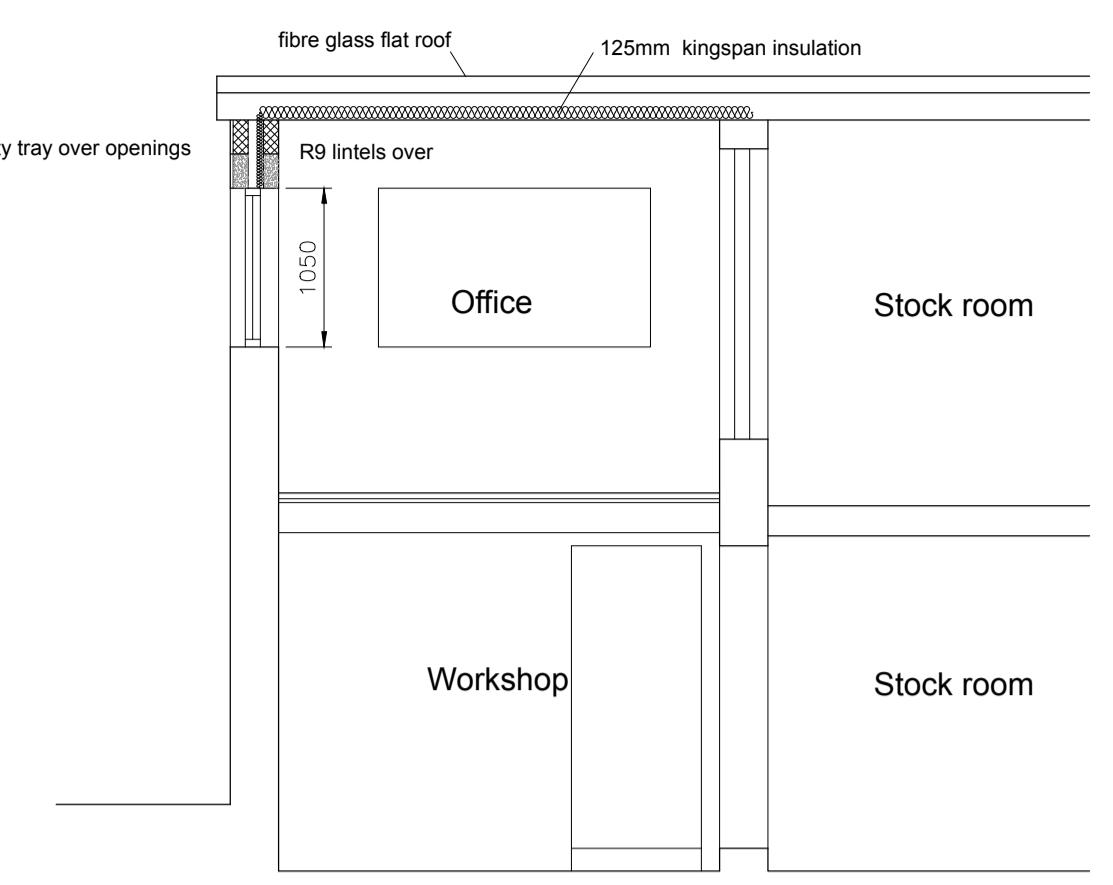


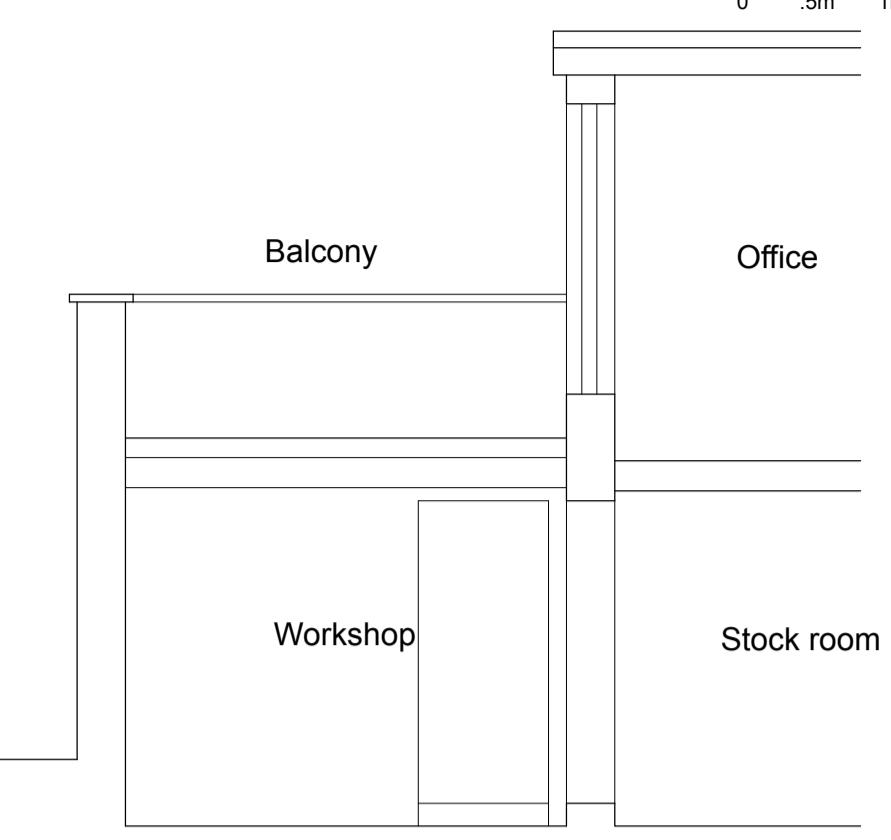
NORTH ELEVATION (As Existing)



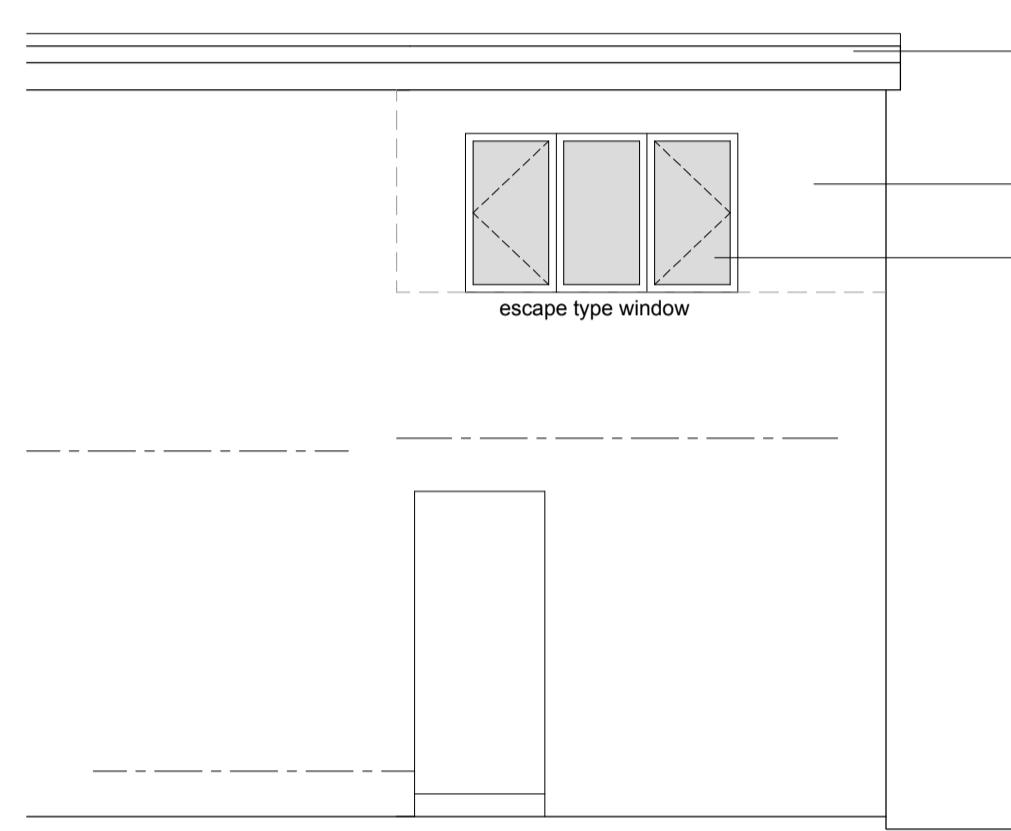
WEST ELEVATION (As Existing)



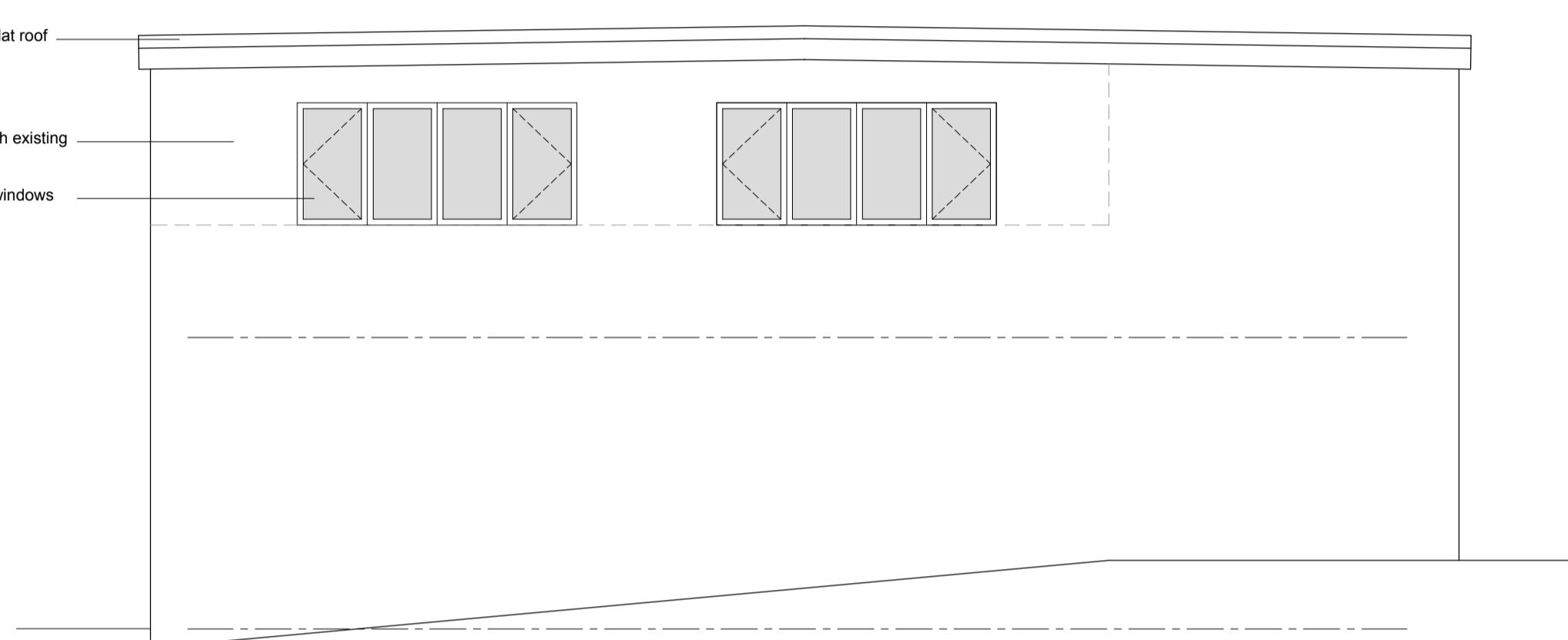
SECTION A (As Proposed)



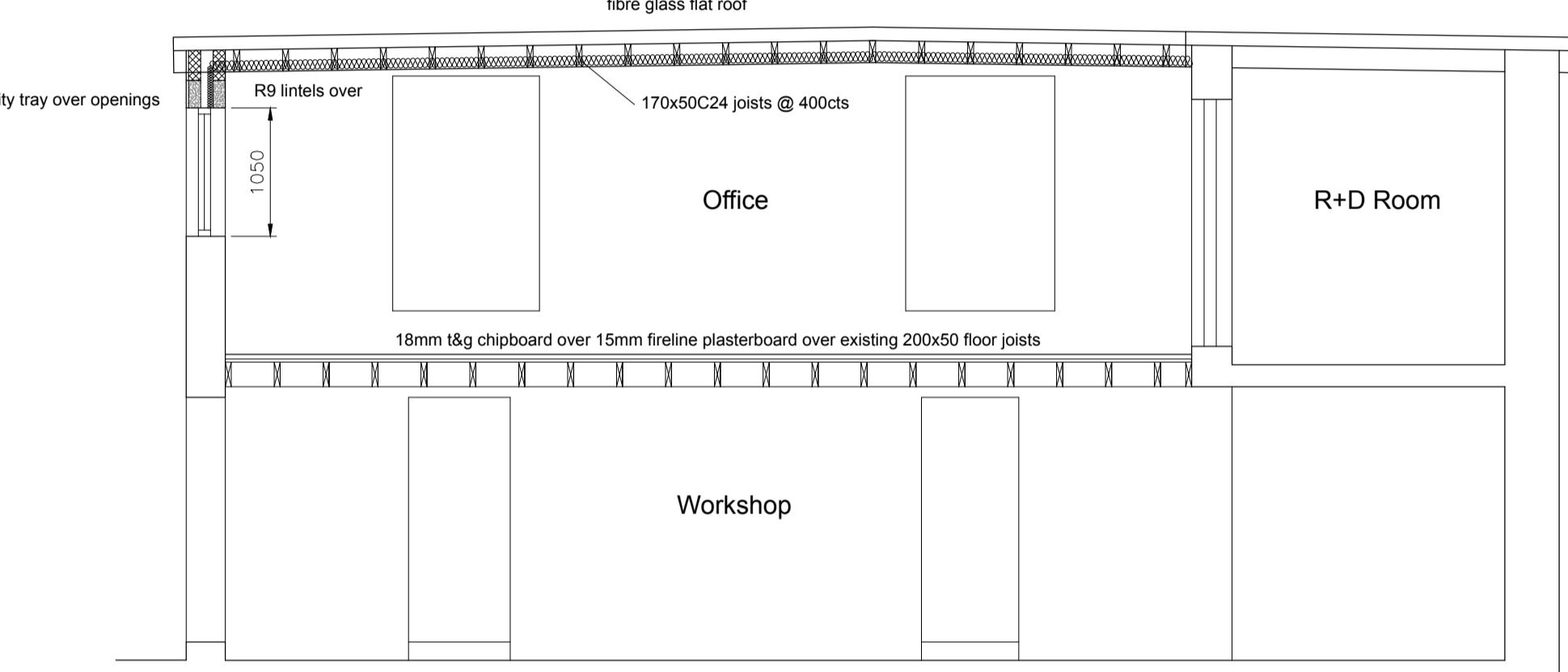
SECTION C (As Existing)



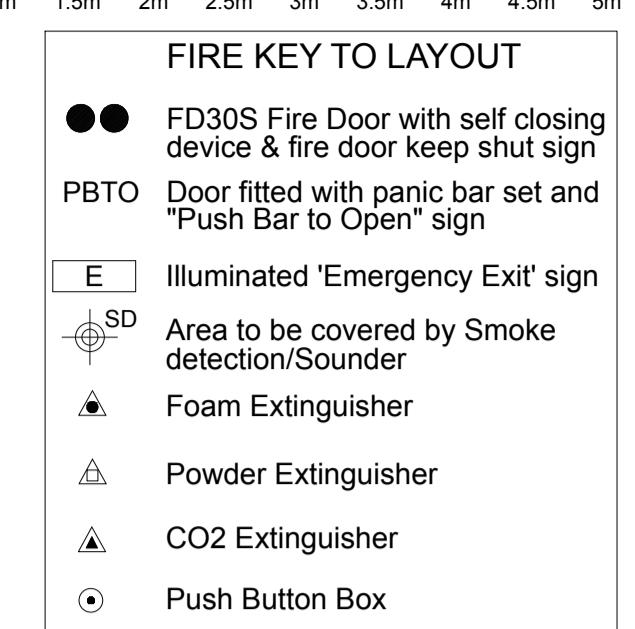
NORTH ELEVATION (As Proposed)



WEST ELEVATION (As Proposed)



SECTION B (As Proposed)



FOUNDATIONS : Existing foundations to be exposed and inspected by the Building Inspector and to be agreed on site if satisfactory to carry the additional construction.

EXTERNAL CAVITY WALLING : External leaf 100 blockwork with render finish, allow 10mm cavity and inner leaf to be 10mm concrete backworn (Nuloc or similar) to receive plastered set and dash with skim finish internally. Allow for provision of 60mm thick KINGSAN foil backed TW50 foam insulation batts in cavity at back of blockwork thereby allowing 50mm unobstructed cavity combined 'U' value of external wall to be min. 0.2 W/m<sup>2</sup>. Clip insulation batts to tie wires.

Provide 225 long double triangle type stainless steel cavity wall ties spaced not exceeding 750mm centres horizontally and 450mm centres vertically.

(2 course blockwork). Provide extra as required adjacent door / window reveals ie: every course 100mm sq m to conform to BS : 1243 / B.A.A.

LINTOLS : Neatly cast concrete lintels both internal & external over openings allowing for min 150mm and bearing onto walling all installed in accordance with manufacturers details, sizes & recommendations.

Provide damp proof cavity tray over all openings.

WINDOWS : UPVC framed windows to accept low emissivity type double glazed sealed units. (Pilkington 'K' glass or similar) Frames to have total seal internally and externally. Opening lights to be side hung. Tickle vents to be incorporated in top style of frames to give background ventilation.

Measure of escape type being min. 0.33m<sup>2</sup> area, min. 450mm wide with max. 1050mm sill height.

Ensure all escape type window locks not to be key operated.

Combined 'U' value of windows to be 1.4 W/m<sup>2</sup>.

Provide insulated cavity closer to door and window openings (Thermabat or similar approved manufacturer) and D.P.C. under stone sills.

Note: Glazing in critical locations ie: walls with sill heights less than 800mm from floor level, side panel to door etc. to be glazed in toughened / safety glass bearing BS kitemark etching.

FLAT ROOF : Structure as shown. 'POLYROOF' fibre-glass finished on 22mm exterior quality plywood decking prepared to accept roof finish in accordance with manufacturers requirements and recommendations.

(Provision of 30 year guarantee on completion) on vapour barrier on 170x50 C24 grade timber roof joists spaced at 400mm c/s. Joist ends supported on 45mm x 100mm pvc fascia board with 10mm continuous venting strip at back of fascia board for permanent cross ventilation of roof void to 'flat roof'.

Fit 125mm thickness of foil-backed insulation slab tightly fit between roof joists, provide foil backed plasterboard board & skin finish to u/s.

EVAP : Black upvc profiled guttering, include for brackets, stop ends, returns and drop section as necessary. Guttering clipped to pvc fascia board.

Incorporate 25mm continuous vent strip on u/s at back of fascia board.

ELECTRICAL WORK (Part A) : All electrical work to be carried out by suitably qualified electrical sub-contractor (competent person) and certification of electrical installation to be supplied to the Local Authority upon completion of work.

Switches and sockets to be positioned in a zone between 450mm and 1100mm from finished floor level.

Wiring installation to conform to the latest version of the IEE Wiring Regulations 16th edition.

HEATING & BOILER : Existing gas fired boiler to be checked for suitability/adequacy of serving building as extended. If suitable, existing central heating system to be extended to serve new extension etc and installation to be carried out by GAS-SAFE registered Heating Engineer / Plumbing Sub-Contractor.

Radiating and positioning etc. all to specialist design and specification.

Include for all plumbing connections up to hot / cold water services as required.

Commissioning Certificate to be provided on completion of plumbing work.

#### GENERAL NOTES

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.

• DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNED.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

• ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.

• THESE PLANS HAVE BEEN PREPARED FOR INFORMATION TO THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING AND OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

• INFORMATION CONTAINED IN THE PLANS AND ACCOMPANYING DOCUMENTS & DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFIED IN THESE PLANS.

• ALL MATERIALS TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.

• ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.