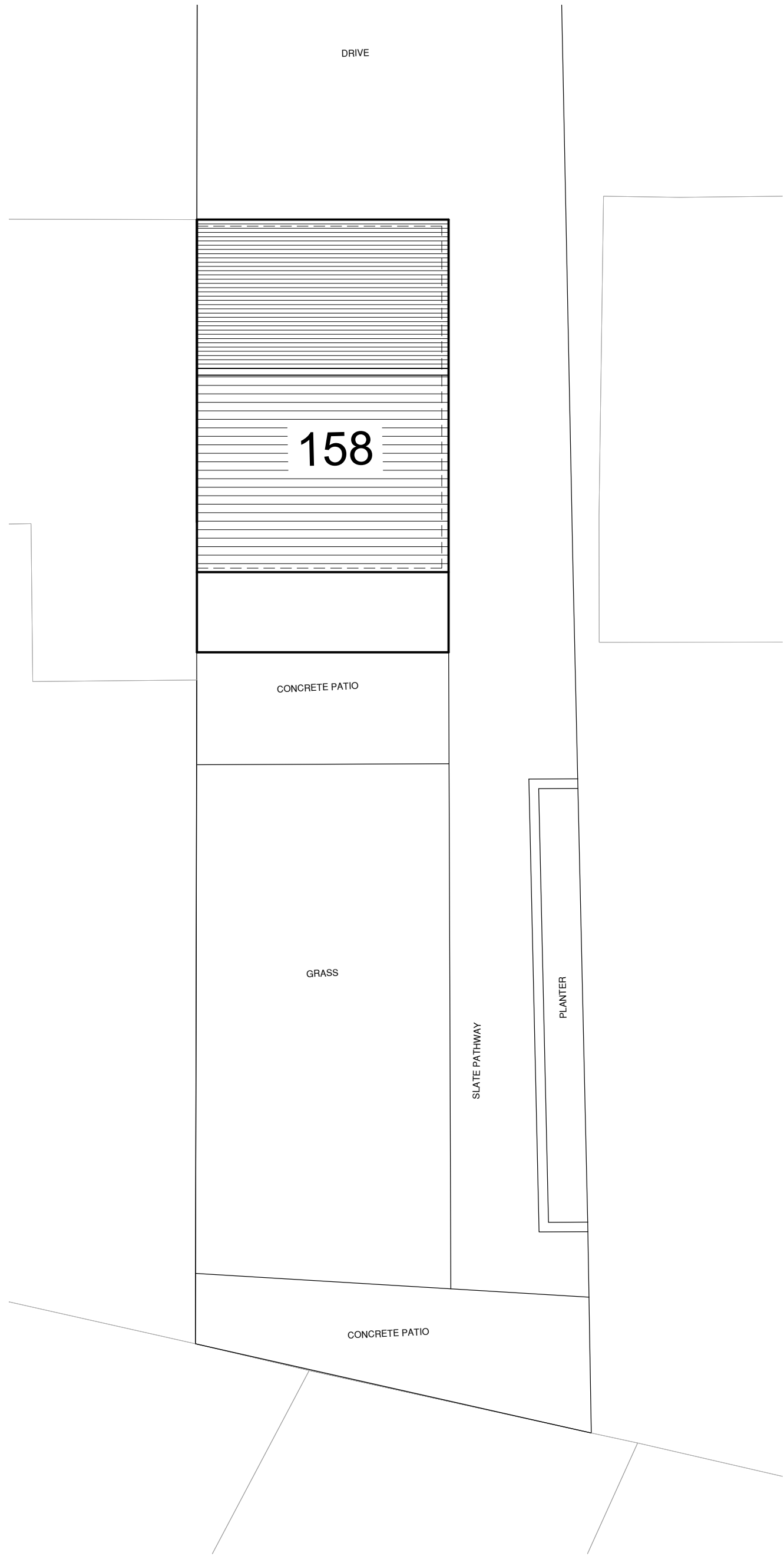
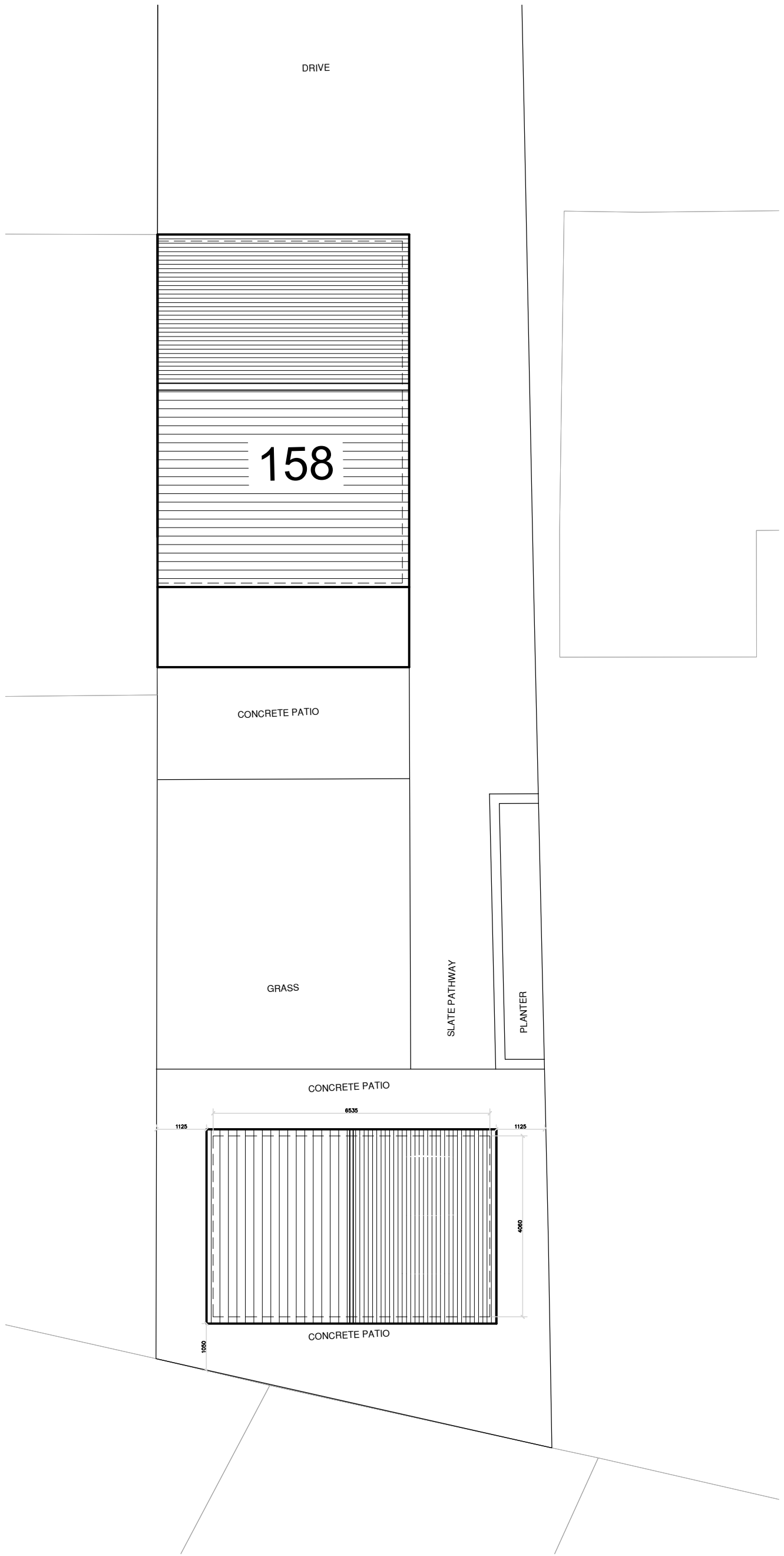
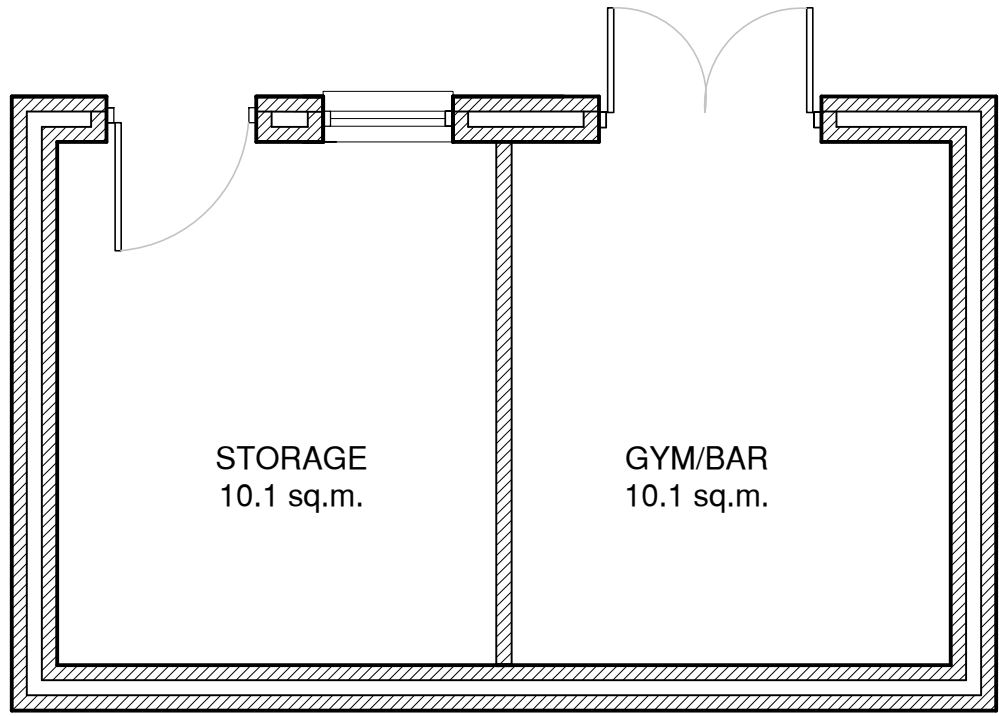




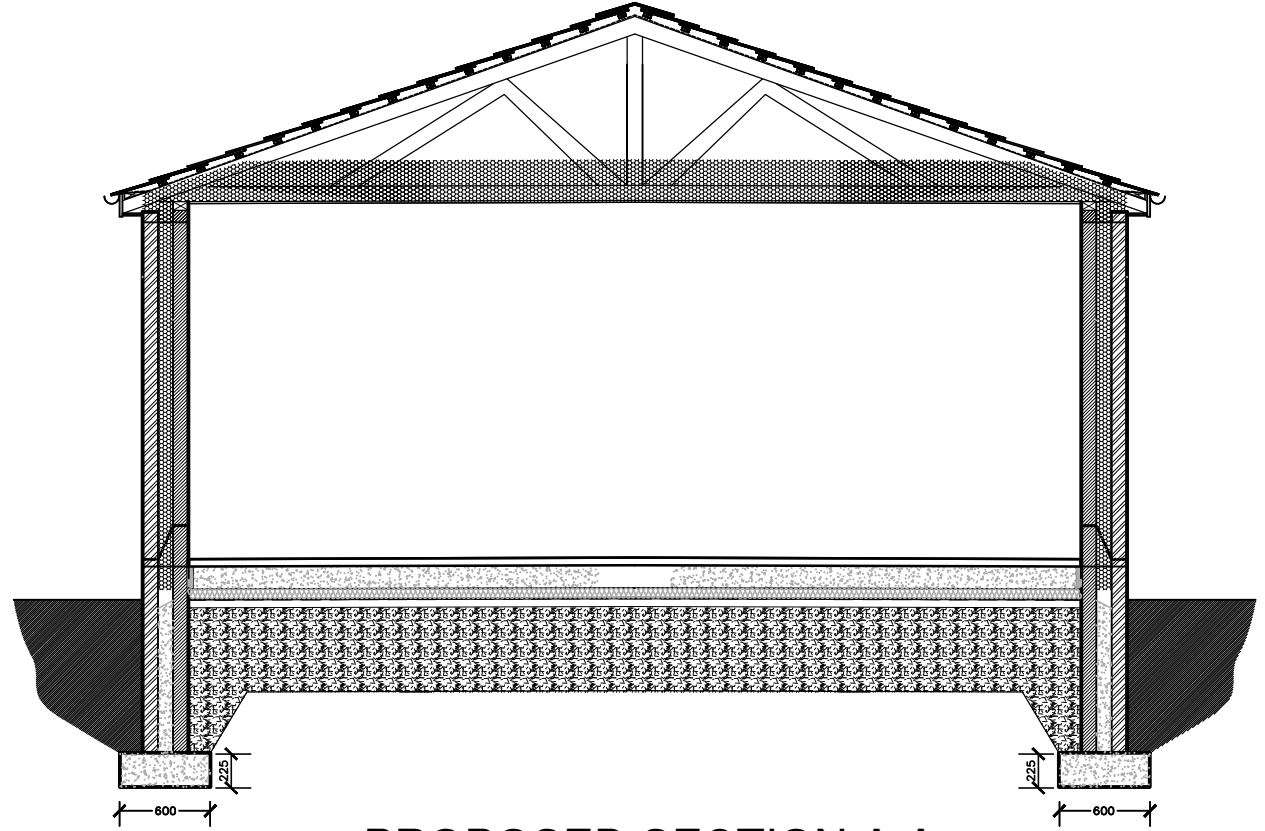
EXISTING SITE PLAN
@ 1:100



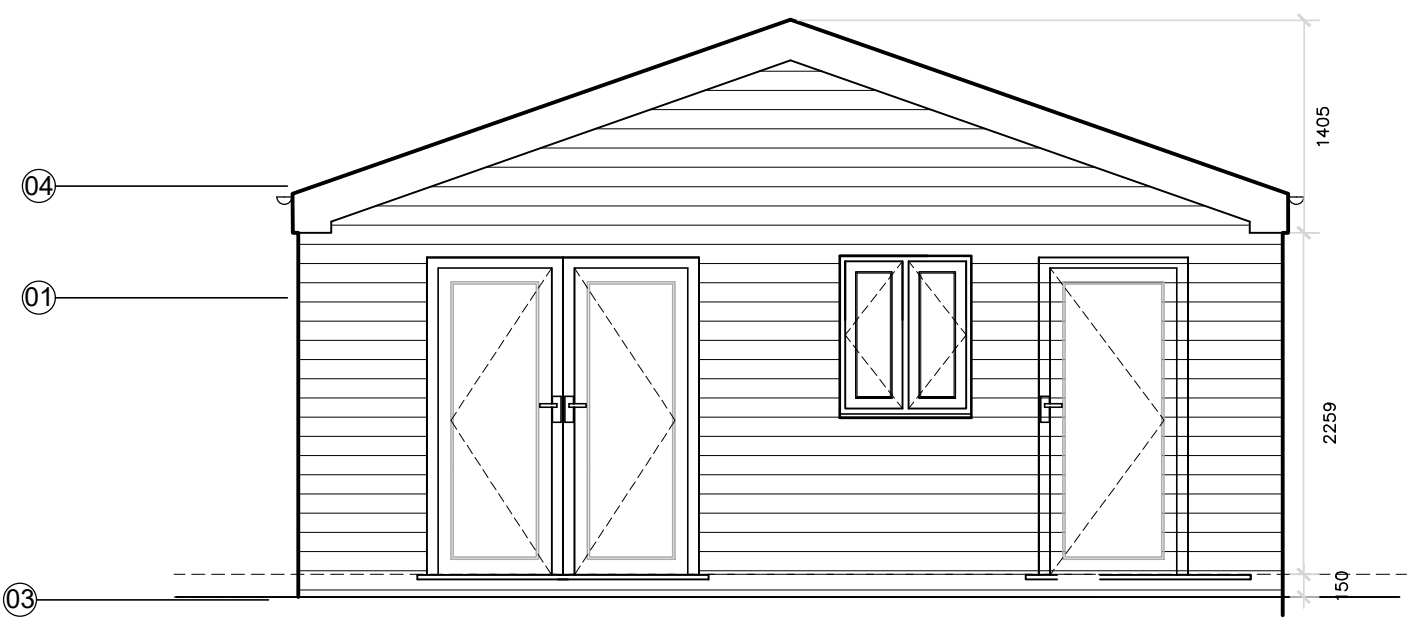
PROPOSED SITE PLAN
@ 1:100



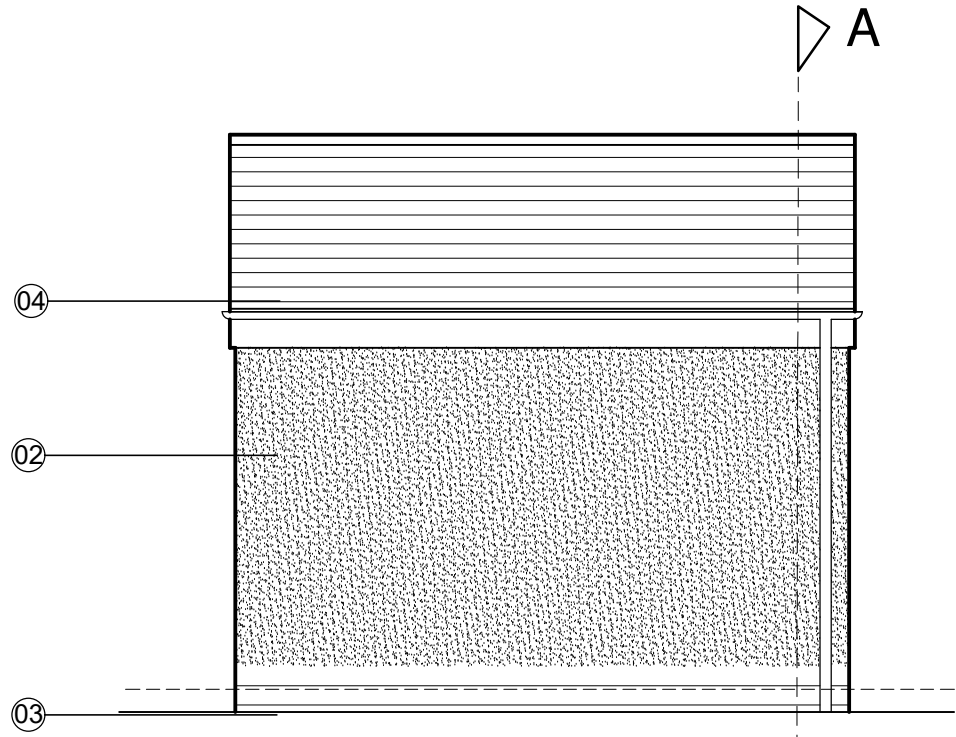
PROPOSED GARDEN ROOM PLAN
@ 1:50



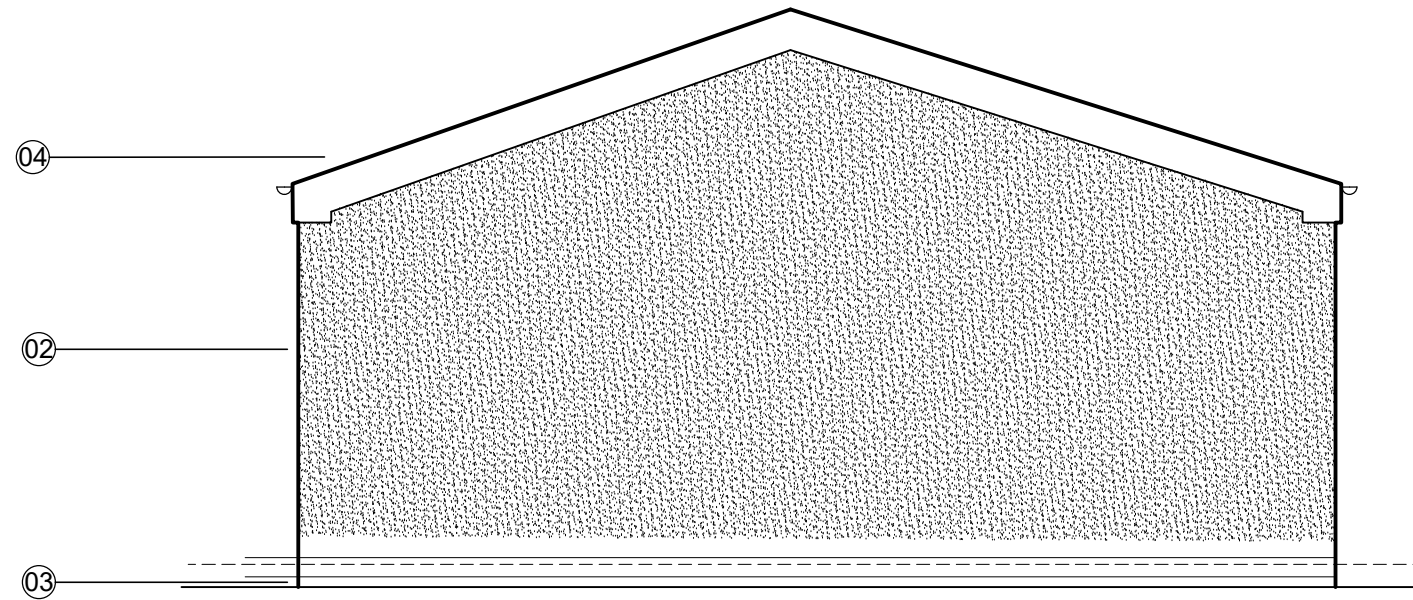
PROPOSED SECTION A:A
@ 1:50



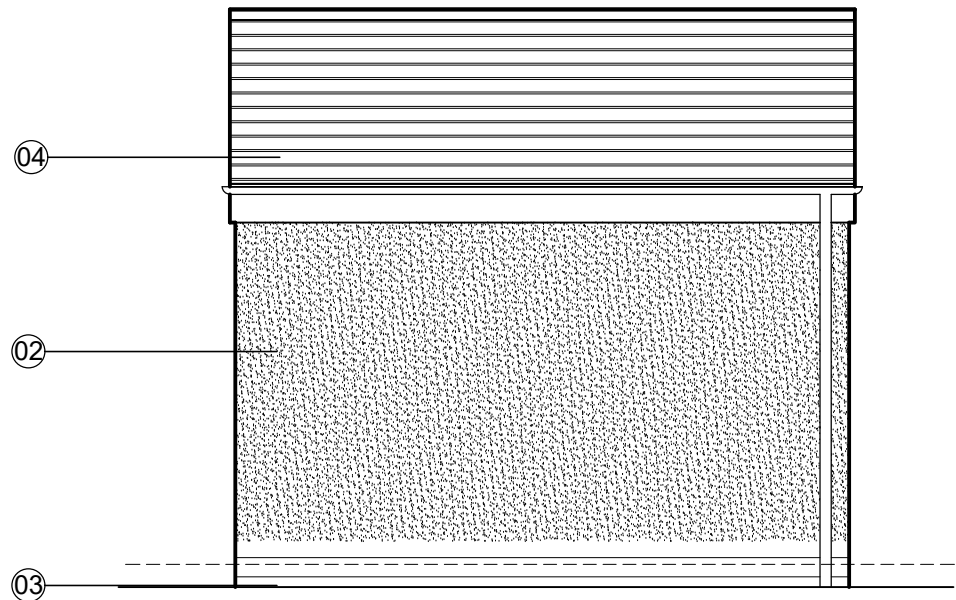
PROPOSED FRONT ELEVATION
@ 1:50



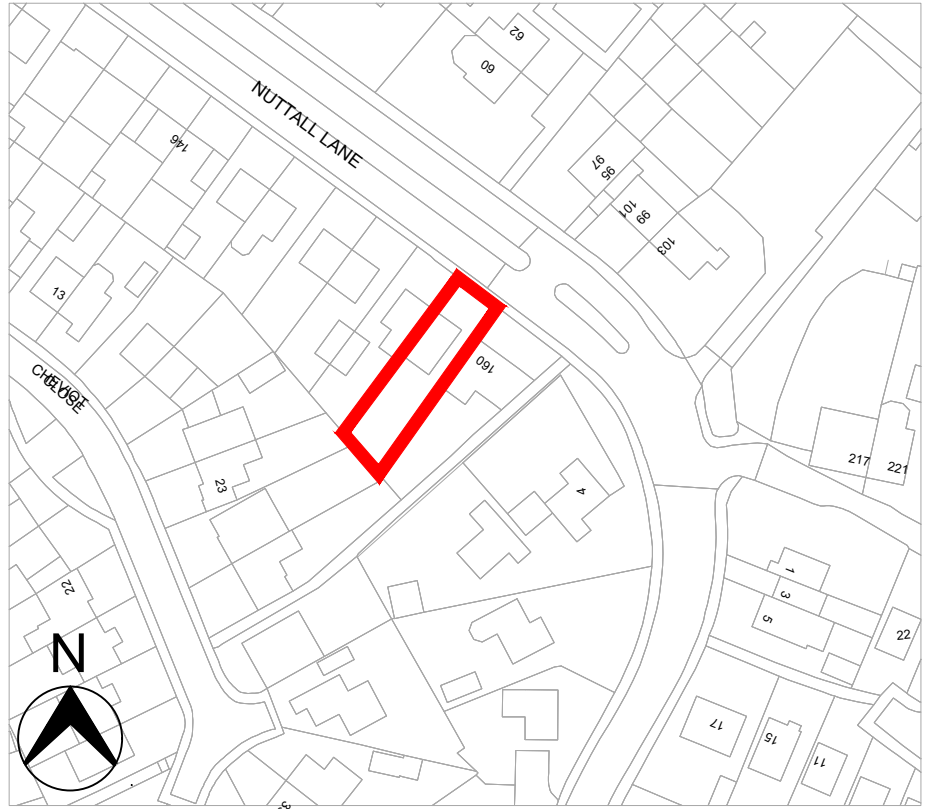
PROPOSED RHS ELEVATION
@ 1:50



PROPOSED REAR ELEVATION
@ 1:50



PROPOSED LHS ELEVATION
@ 1:50



LOCATION PLAN
@ 1:1250

- GENERAL NOTES**
All materials and construction works are to comply with current BSI standards and Codes of Practice, Building Regulations and NHBC Standards. All materials and proprietary goods shall be suitable for their purpose and shall be stored, mixed and fixed in accordance with the manufacturers instructions. The Contractor shall ascertain and include for all works and necessary materials to complete the works to the completes satisfaction of the Building Inspector and Client whether indicated on this drawing or not. All dimensions to be checked on site prior to construction. This drawing is for Building Regs purposes only
- 01 EXTERNAL WALLS (FRONT):** 102.5mm facing brickwork to match existing of main house, 100mm cavity with 50mm Kingspan K8 cavity board and 100mm thick blockwork inner leaf with 13mm plaster and skim finish to achieve max U value of 0.28w/m deg.c.. Stainless steel wall ties to be used at 450mm vertical centres (225mm at reveals) and 750mm horizontal. All cavities to be closed with proprietary insulated cavity closer's at door and window openings, Provide Catnic insulated combined steel lintels over new door and window openings.
- 02 EXTERNAL WALLS (SIDE/REAR):** 102.5mm engineering brickwork t, 100mm cavity with 50mm Kingspan K8 cavity board and 100mm thick blockwork inner leaf with 13mm plaster and skim finish to achieve max U value of 0.28w/m deg.c.. Stainless steel wall ties to be used at 450mm vertical centres (225mm at reveals) and 750mm horizontal. External brickwork to be rendered with K Rend silicone (colour white) WP/FT/Spray (silicone enhanced water repellent through coloured textured render. D.p.c to be positioned min. 150mm above ground level. All cavities to be closed with proprietary insulated cavity closer's at door and window openings, Provide Catnic insulated combined steel lintels over new door and window openings. All new cavities to be continuous with existing

- 03 EXTERNAL WALLS BELOW D.P.C.:**
Approved foundation grade 100mm thick block or concrete common inner and outer skin with 100mm cavity filled with lean mix concrete to 225mm below lowest dpc with proprietary plastic weepholes at max 900c/c. Facing brickwork to external skin to commence 2 courses below finished ground level and match existing.
- 04 PITCHED ROOF CONSTRUCTION:**
Roof finish to be Marley interlocking tiles in grey to match existing on 50x25mm treated battens on Permo Forte breather membrane fixed in accordance with the manufacturers instructions on C16 47x175 rafters at 400c/c on 100 x75mm treated wall plates strapped down at max 1800c/c with 900x30x5mm galv. steel "L" straps. Insulated with 135mm Kingspan K7 between rafters and 25mm insulation and plasterboard Kingspan K18 below to achieve max 'U' Value of 0.18w/m.deg.C.(actual 0.16). Double rafters to be used to trim around Velux rooflight. Fascia and soffit to be white PVC
- 05 WINDOWS AND DOORS:** Purpose made grey aluminium to clients requirements. Opening lights to be as indicated on the drawings and to be fitted with trickle vents. Glazing to be in accordance with BS6262 and to be sealed double glazed units with 16mm air space. Any glazing within 800mm of internal floor level be toughened or laminated safety glass. Average U value of windows and rooflights not to exceed 1.6 w/m.sq.deg C, doors not to exceed 1.8. All in accordance with Approved Docs L1B and N. .
- 06 DRAINAGE:** Gutters to be Hepworth Clickfit Half Round 112mm with 68mm circular downpipe in Black. New drainage to be Hepworth Supersleve or similar approved with 100mm dia pipes discharging to soakaway

REVISION		DATE
CLIENT:		
MR & MRS HOLT		
PROJECT TITLE:		
158 NUTTALL LANE BURY		
DRAWING TITLE:		
EXISTING & PROPOSED PLANS		
DRAWN BY:	DB	DATE: 28.04.22
APPROVED BY:	DB	DATE: 28.04.21
SCALE:	AS SHOWN	A1
DRAWING NUMBER:	PL2014/01	REV:
NOTES:		
1. This drawing is subject to copyright and is not to be reproduced in part or whole without approval 2. Do not scale this drawings. All dimensions to be checked on site.		