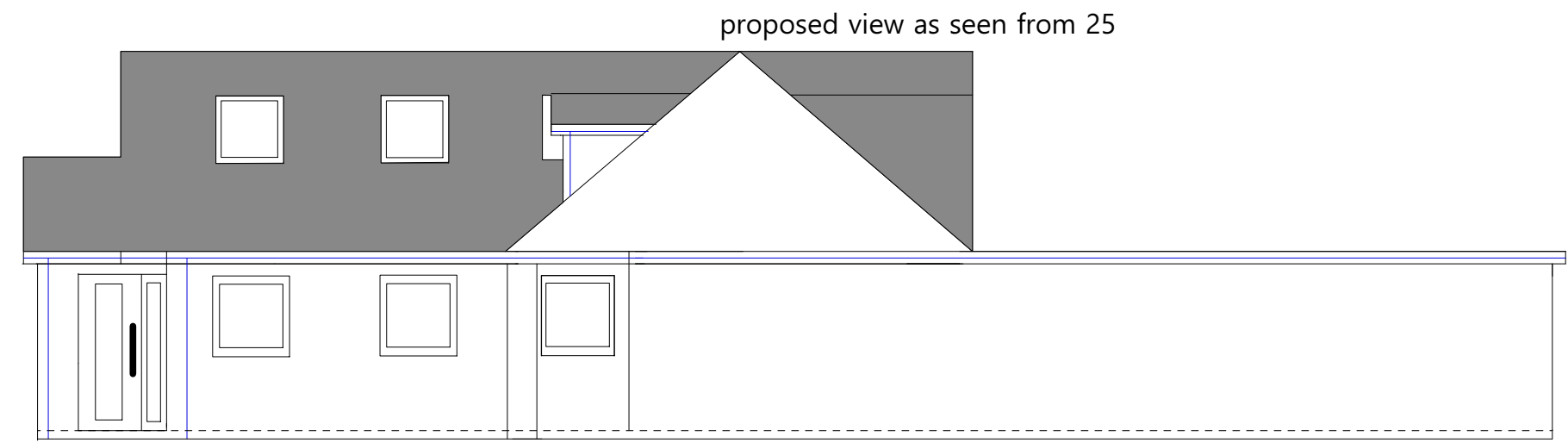
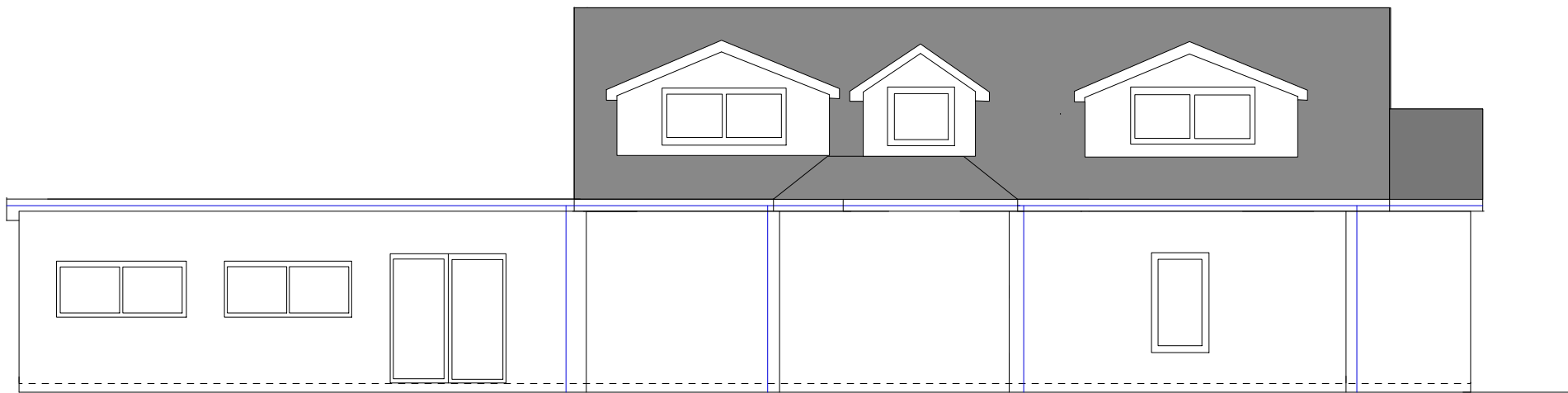
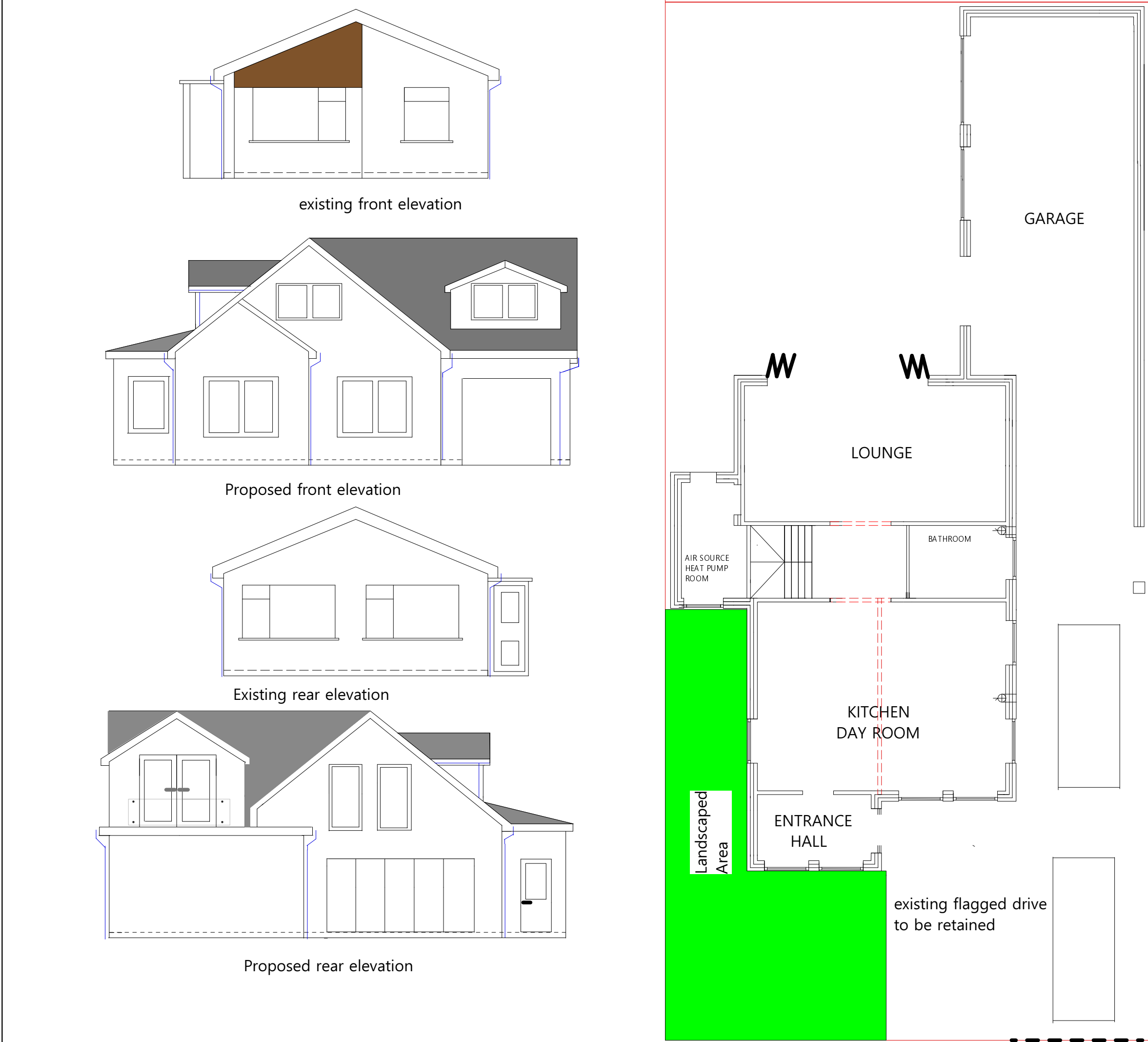
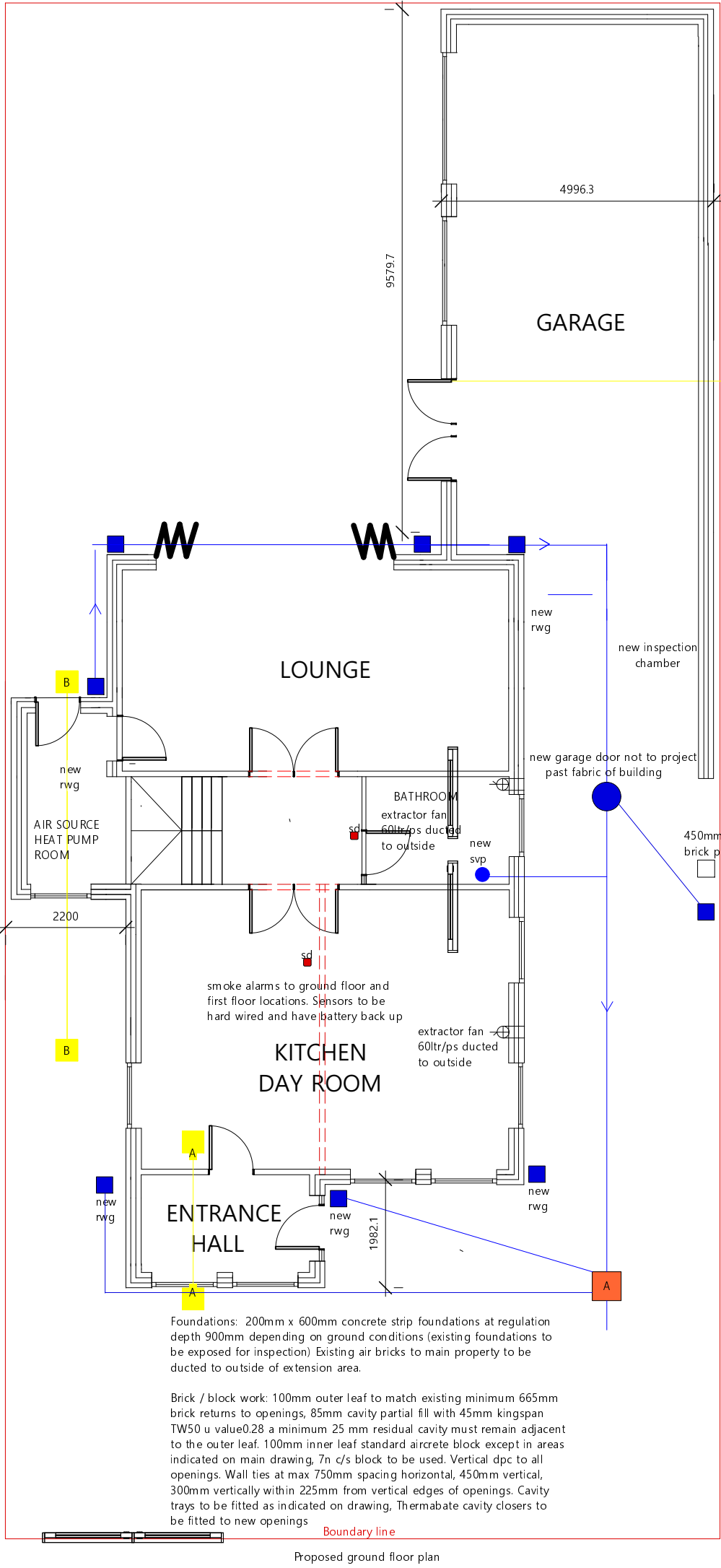
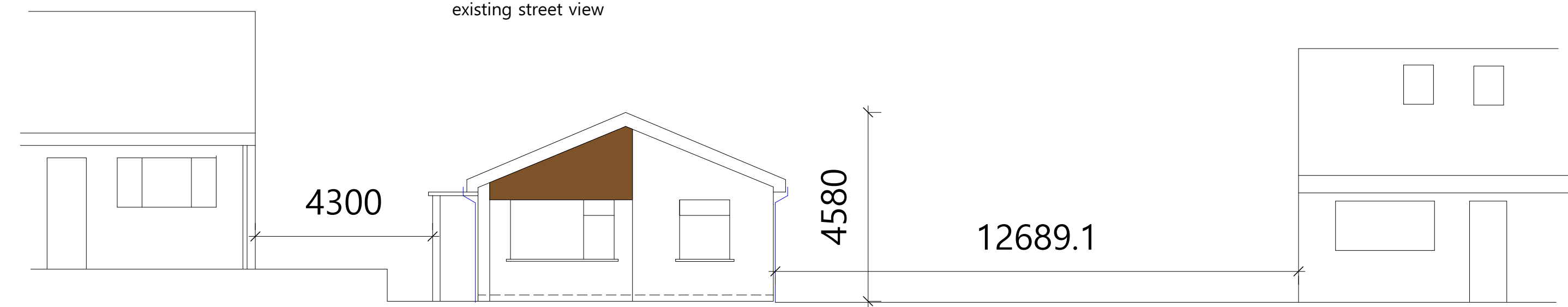


Title: MR F Cusack 27 Stretton road BL0 9SX	
Project: Second floor dormer extension to main property, double extension to side elevations and single storey extension to front elevation garage to rear	
DWG No: frank 001	Date: 12.08.23
Drawn By: B.Cusack	Scale: 100:1

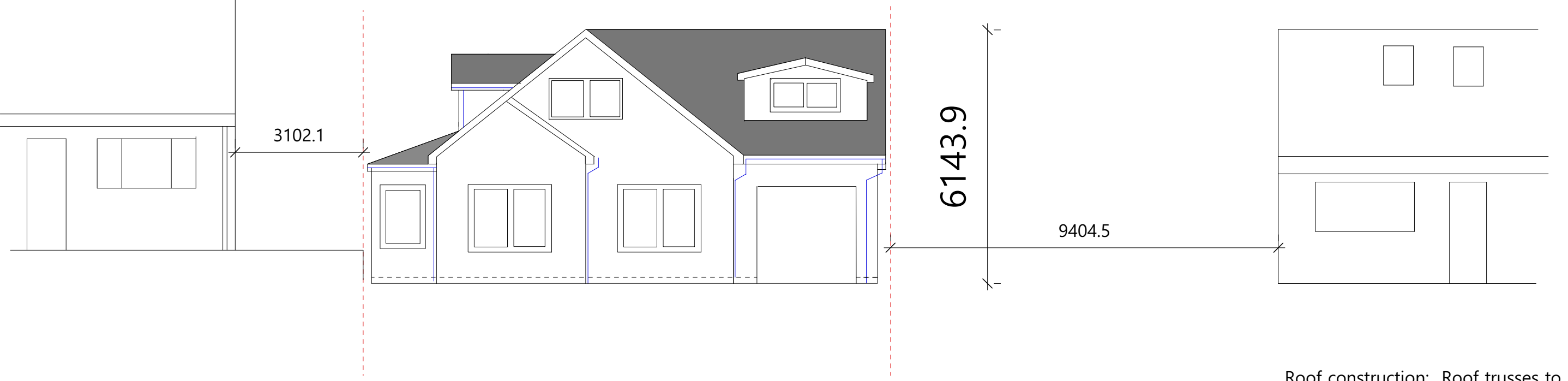
Rear of house to back fence is 9.6m
From back fence to house at the rear is 12.5 m



existing street view



proposed street view



General: Ground floor toilet area and kitchen are to have mechanical extract device min 5ltr p/s, en-suite to have mechanical extract device 15ltr p/s. Hard wire fire alarm system with battery backup to ground and first floor area. Structural timber SC grade, cavity insulation to continue to meet loft inulation (300mm cross layered) and to comply with robust construction requirements, 50mm air gap between roof finish and insulation where insulation is installed over wall plate to meet the cavity insulation. Code 4 valleys to roof area, cavity trays to all openings.

Electrical: Three out of four lights should be high efficiency. All electrical work to meet requirements of part P electrical safety, will be designed. Installed, inspected and tested by a person competent to do so, prior to completion the local authority must be satisfied either an electrical installation certificate issued under competent person scheme has been issued or appropriate certificates and forms to be found in BS7671 as amended have been submitted that can confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of work undertaken and to the technical standards as set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment

Mechanical: From the 1st April 2005 all new replacement and natural gas LPG boilers are required to have a minimum seedbuk rating 90%. From 01/04/005 oil fired boilers to have a seedbuk rating of 90%. Exceptional circumstances permitting the installation of a non condensing boiler the installer must complete assessment form using the procedure described in the document guide to the condensing boiler installation procedure for dwellings (ODPM). The declaration should be retained by the householder as it may be required when the property is offered for sale.

Roof construction: Roof trusses to main roof area (design and calculations to follow) breathable felt to be used min 150mm overlap, 50mm x 25mm s/w battens, roof tiles to match existing, code 4 lead flashings to abutments on roof area 150mm up stands 150mm x 25mm valley boards to main roof area with code 5 lead to be fitted. Ground floor roof area 100x50 s/w rafters at 400 centres, 150x50 ridge plate,100mm x 100mm s/w wall plates strapped to wall with 1200mm x 25mm x 5mm s/steel wall straps at max 2m centres, 300mm cross layered insulation to roof area u value 0.16.

Waste pipe sizes: Kitchen sink, Bath, and appliances to be 40mm, W/H/B to be 32mm with suitable traps fitted.

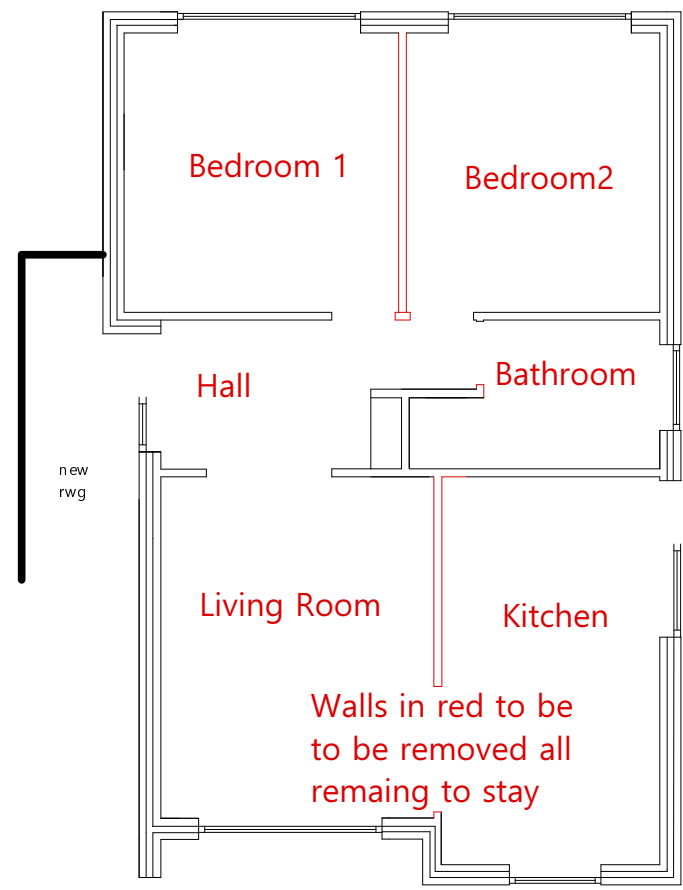
Lean to roof ground floor: Roof pitch as designed to be min 17.5 degree pitch. Final design to be submitted for approval by contractor

Floor slab: 100mm concrete floor slab with A142 mesh on 1200g visqueen on 80mm celotex tuff R u value 0.22w/m2k lapped at edges on1200g visqueen dpm on 150mm compacted hardcore blinded with sand. 25mm celotex upstand at perimeter of floor slab. Any existing air bricks to be ducted through floor to outside

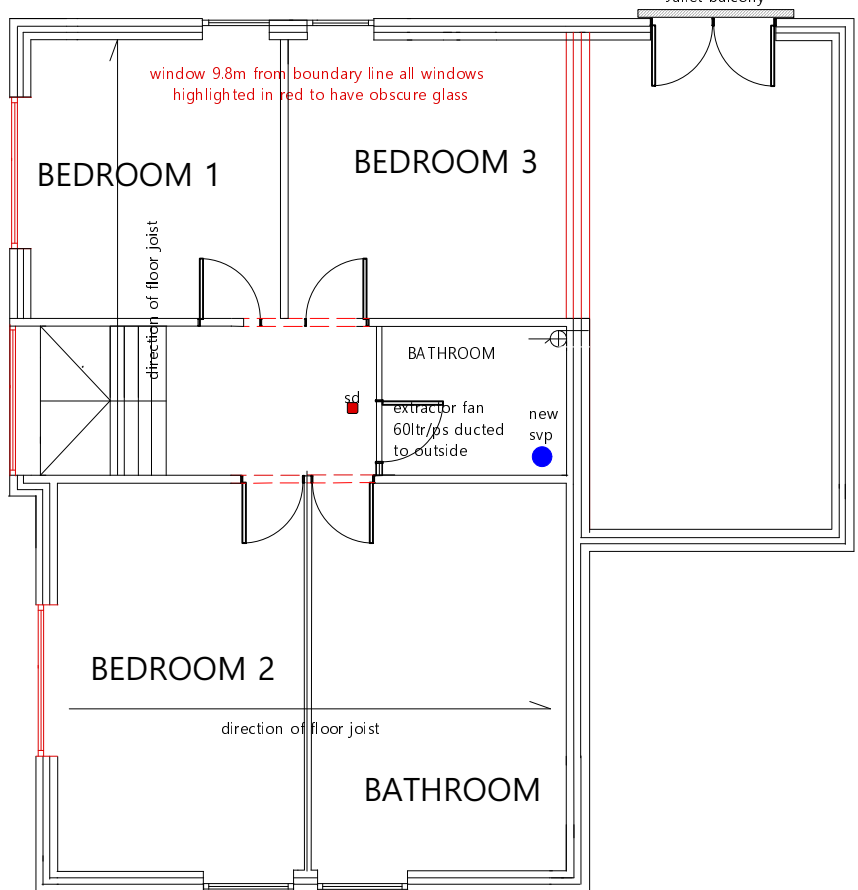
Drainage: Existing drainage points (rodable gully's) to be used. 100mm guttering, 75mm rwp terminated to new rwg. Any drains to extension area should be exposed and encased in 150mm concrete or renewed with flexibility joints used and lintelled when passing through fabric of building. New manhole position to be agreed on site with BC officer and client.

Exterior of house to be K Rendered in off white, roof to be covered in dark grey slate. Window frames external colour black as are all drains

House to rear (Southfield Road) is 12.5 m from boundary line of 25 Stretton Road



Existing ground Floor & Demolition Plan



proposed first floor plan