Note to contractor! - The proposed roof covering / membrane shall have a BROOF(t4) surface spread of flame rating.

Note to contractor! - The proposed external cladding shall have a surface spread of flame rating of 'A2-S1,D0' where within 1000mm of the boundary, cavities to be suitably closed to prevent surface spread of flame.
Alternatively cladding to stop a minimum 1000mm from the existing boundary.

Feature overhang to soffit to incorporate down lights to the clients specification.

Inset rainwater outlet to be fitted with cowl where it terminates at flat roof. Contractor to form drainage channel within flat roof by locally reducing rigid insulation to 75mm below channel.

Trimmers to be mechanically fixed to masonry in accordance with engineers specification.

Flat roof window above. Support to roof window to be designed by a suitably qualified structural engineer / joist manufacturers.

Garage wall to be checked for suitability, if require wall to be partially demolished and new cavity wall to be constructed.

Existing & proposed floor levels to run flush throughout to habitable areas.

Soil stack to be offset within floor void / boxed out along steel boxing to run down the existing wall.

Mechanically fix new masonry to existing using 'crocodile' wall starter or similar.

Existing window to be blocked and surrounding finishes made good.

All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. Engineer to allow for visiting site within his or her price to assess loadings and to refine methodology. where possible all steels to be located within floor / ceiling void. Advice to be sought from green 2k design / appointed structural engineer.

Store / cloaks arrangement to be agreed with client.

Grey dotted line indicates existing arrangement.

When setting out proposed work, contractor to ensure that above and below ground structures are contained solely within applicant land ownership.

Existing door to be removed at the clients discretion, support above to be checked for suitability and replaced if necessary. All surrounding finishes to be made good.

PLEASE NOTE!
Client to be aware of their duties with regards to the party wall etc act 1996. If in doubt please ask.

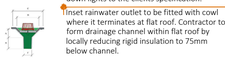
Existing porch to be removed as indicated and surrounding finishes made good.

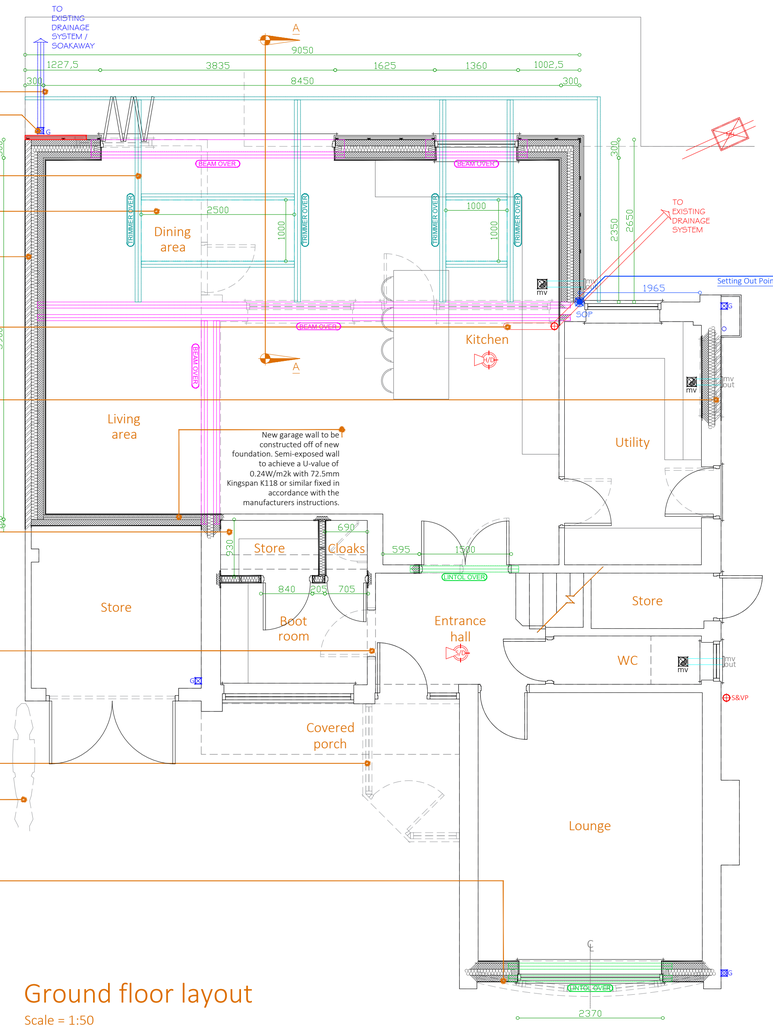
Hedge to be removed.

The proposed extension shall be constructed using materials of type, texture and colour so as to match those approved as part of the planning permission AVA/2021/0521

Existing bow window to be removed, new gable to be constructed as indicated on the proposed front elevation.
Existing foundation to be checked on site for suitability.

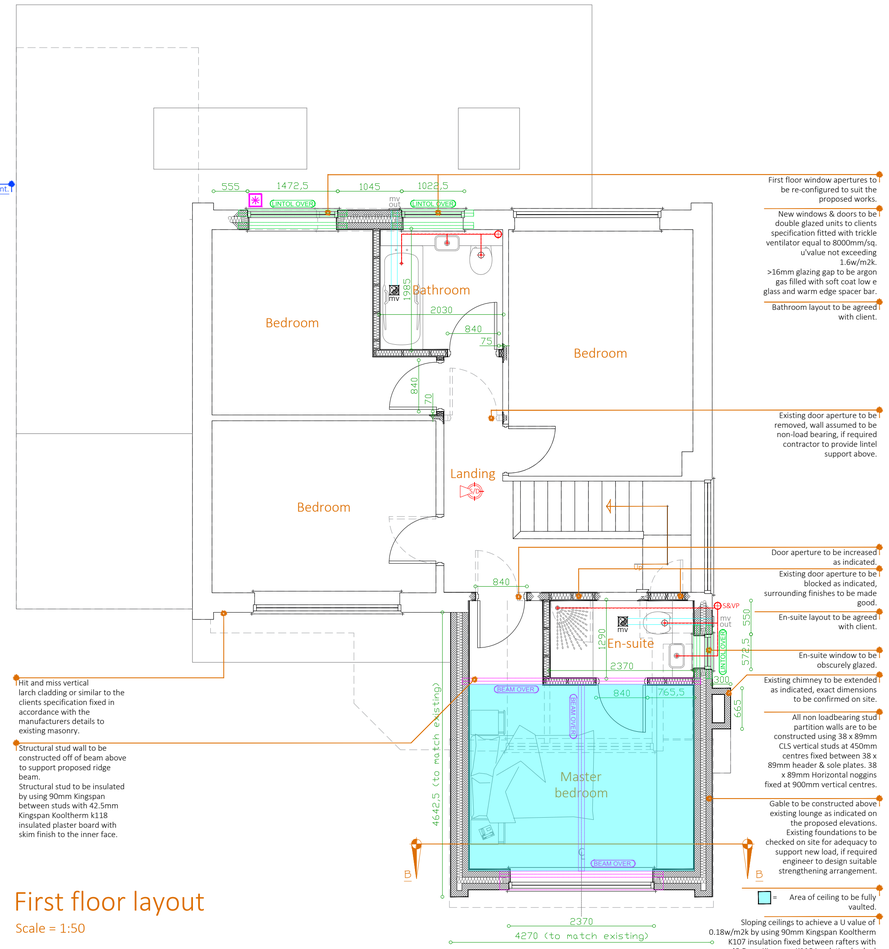
Please note!
If any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from severn trent water prior to building on site.





Ground floor layout

Scale = 1:50



Hit and miss vertical larch cladding or similar to the clients specification fixed in accordance with the manufacturers details to existing masonry.

Structural stud wall to be constructed off of beam above to support proposed ridge beam.
Structural stud to be insulated by using 90mm Kingspan between studs with 42.5mm Kingspan Kooltherm k118 insulated plaster board with skim finish to the inner face.

First floor window apertures to be re-configured to suit the proposed works.

New windows & doors to be double glazed units to clients specification fitted with trickle ventilator equal to 8000mm/sq. u'value not exceeding 1.6w/m2k.
>16mm glazing gap to be argon gas filled with soft coat low e glass and warm edge spacer bar.

Bathroom layout to be agreed with client.

Existing door aperture to be removed, wall assumed to be non-load bearing, if required contractor to provide lintel support above.

Door aperture to be increased as indicated.

Existing door aperture to be blocked as indicated, surrounding finishes to be made good.

En-suite layout to be agreed with client.

En-suite window to be obscurely glazed.

Existing chimney to be extended as indicated, exact dimensions to be confirmed on site.

All non loadbearing stud partition walls are to be constructed using 38 x 89mm CLS vertical studs at 450mm centres fixed between 38 x 89mm header & sole plates. 38 x 89mm Horizontal noggins fixed at 900mm vertical centres.

Gable to be constructed above existing lounge as indicated on the proposed elevations. Existing foundations to be checked on site for adequacy to support new load, if required engineer to design suitable strengthening arrangement.

= Area of ceiling to be fully vaulted.

Sloping ceilings to achieve a U value of 0.18w/m2k by using 90mm Kingspan Kooltherm K107 insulation fixed between rafters with 42.5mm Kingspan K118 insulation backed plasterboard to the underside, all to receive 5mm skim finish.

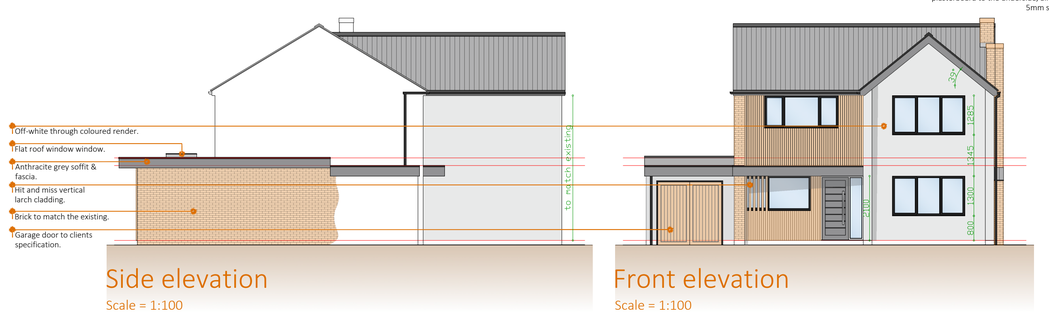
First floor layout

Scale = 1:50



Block & location plans

Scale = 1:500/1250

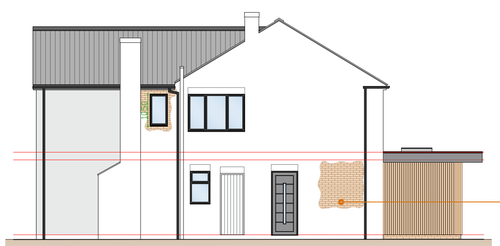


Side elevation

Scale = 1:100

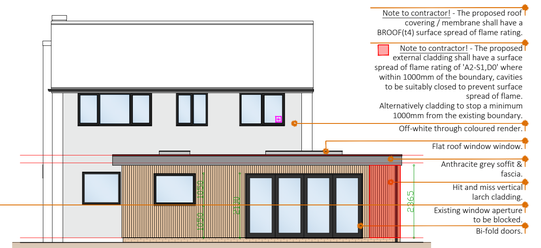
Front elevation

Scale = 1:100



Side elevation

Scale = 1:100



Rear elevation

Scale = 1:100

0 — 5
Scale: - 1:50 — Metres

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Please note

- Do not scale off drawings.
- Drawing to be printed in full colour.
- This drawing is to obtain building regulations approval only. Should persons carrying out works wish to change specification / design then do so at their own risk.
- Boundaries positions, dimensions and levels are to be checked on site by the chosen contractor; any anomalies / discrepancies are to be reported to green 2k design ltd - When setting out proposed work, contractor to ensure that above and below ground works are contained solely within applicant land ownership.
- All materials specified are to be used strictly in accordance with manufacturers recommendations and codes of practice.
- Where planning permission is sought, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site.
- Block and site plans are reproduced under license from the ordnance survey.
- Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
- Please note if any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from Severn Trent Water prior to building on site.
- = Means of escape window.

Rev	Date	Int	Details
'A'	14/09/21	RTJ	Vaulted ceiling to front extension

green2k design
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DE56 4BW

Proposed Work
Ground / first floor extension, conversion / replacement garage and associated internal and external alterations

Drawing Title
Proposed layouts, elevations, block plan & location plan

Drawn: - RTJ / TRW
Date: - August 2021

Job Status: - 'Building regulations approval'

Job No: - 1678

Sheet No: - 202
Rev - 'A'

Scale: - 1:50, 1:100, 1:500, 1:1250 @ A1