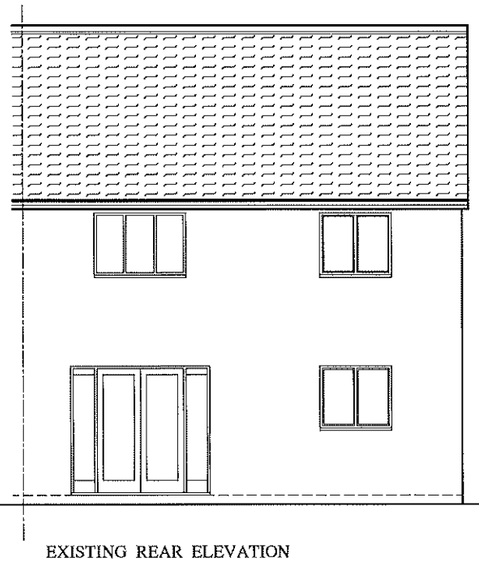
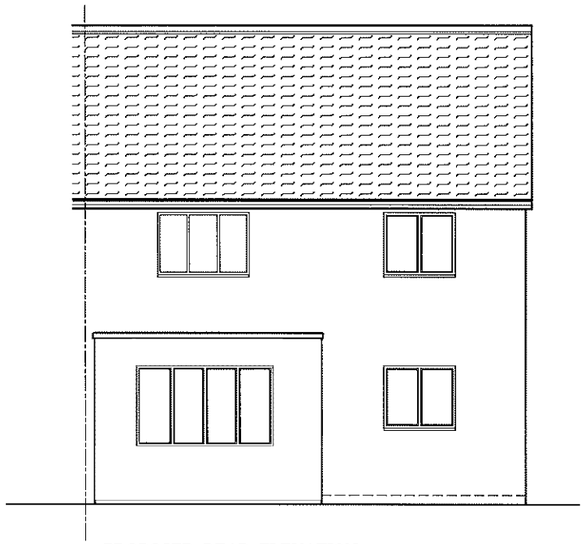
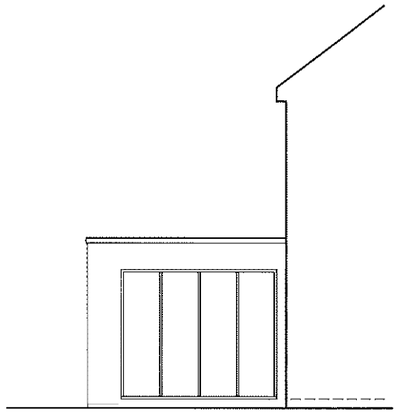


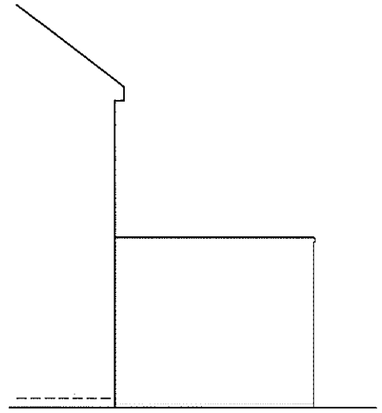
EXISTING REAR ELEVATION



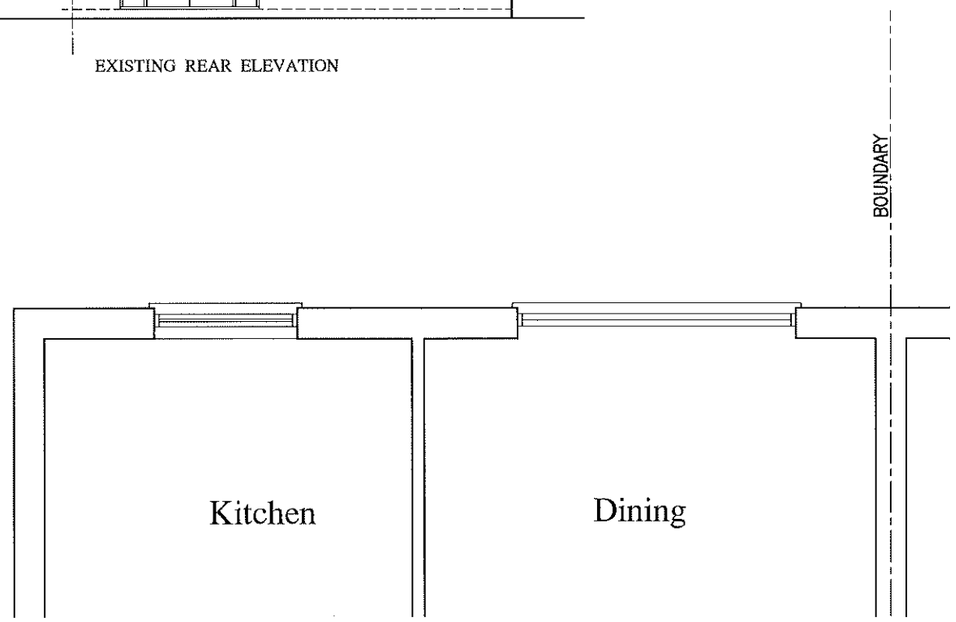
PROPOSED REAR ELEVATION

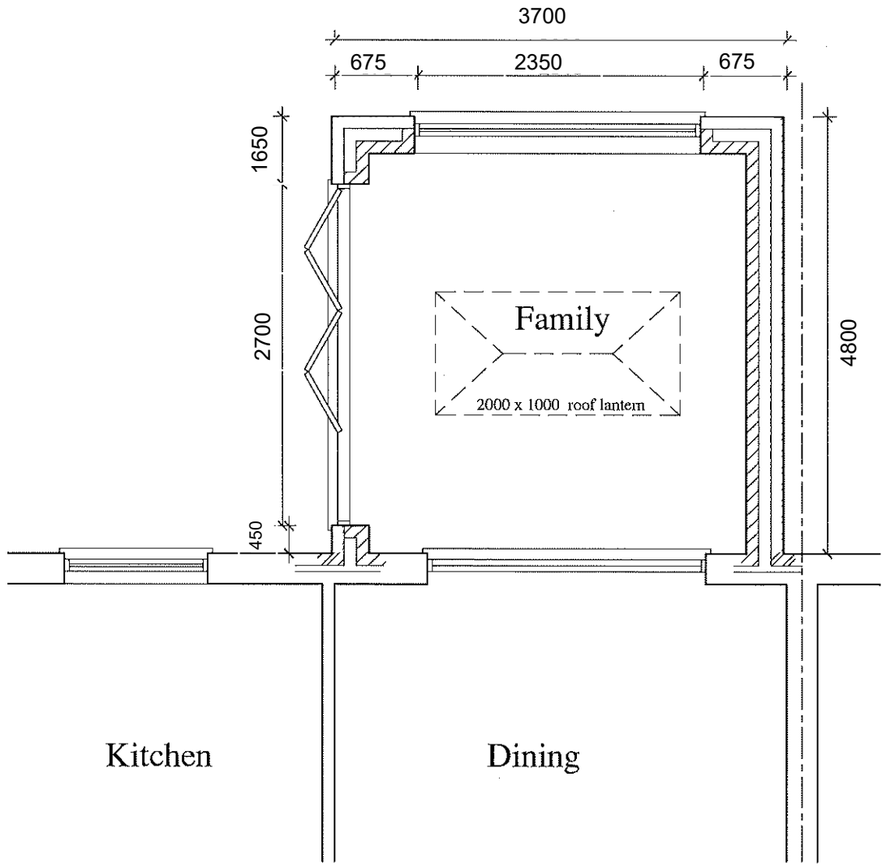


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

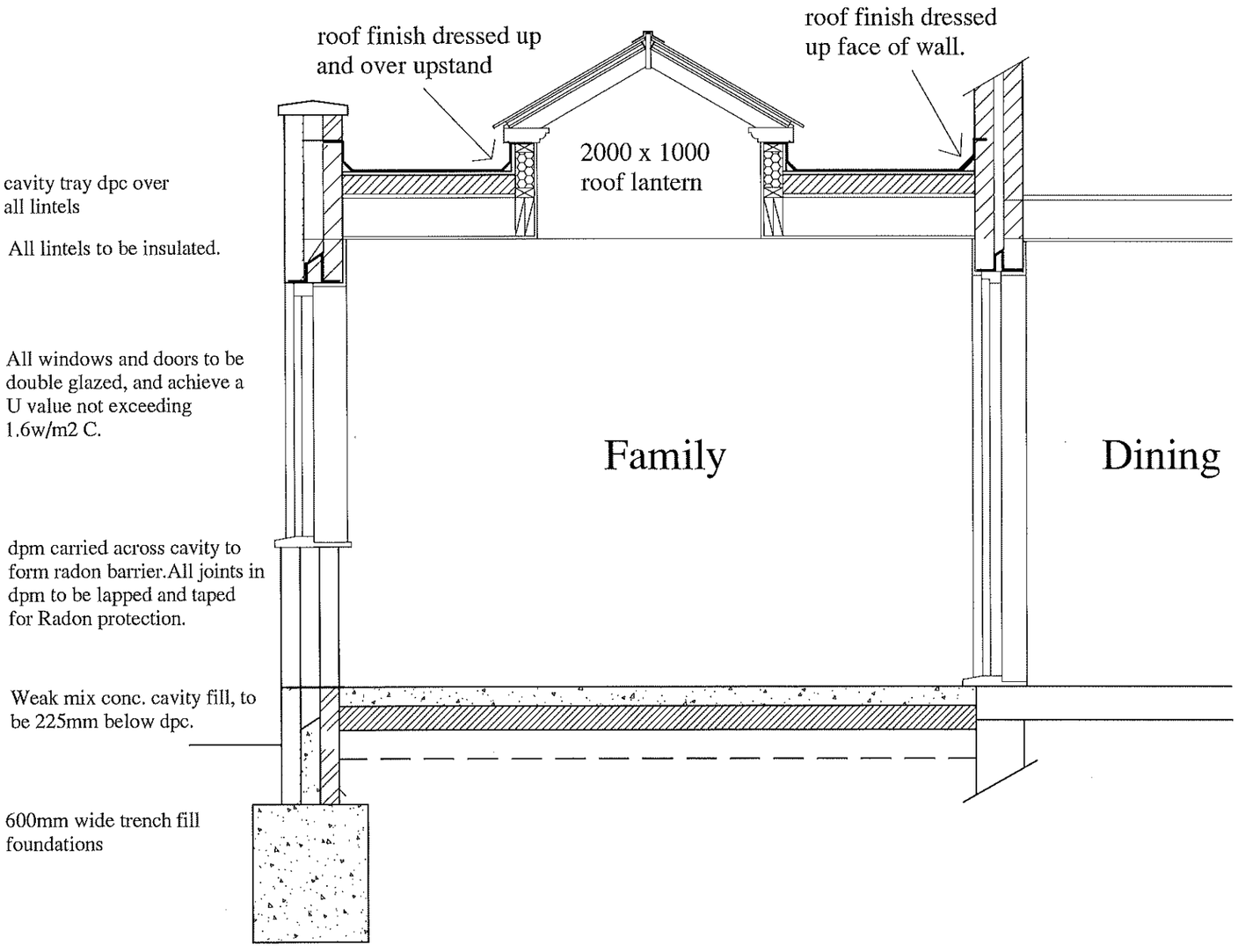




GROUND FLOOR PLAN AS PROPOSED

Drawing Not to Scale

Flat Roof Construction: (Warm Deck)
Rubathene membrane or equal on
18mm ply decking on
100mm Celotex Extra rigid insulation on
18mm ply on
200 x 50mm swd joists @ 400mm cts.
underdrawn with 12.5mm plasterboard & skim.



BRIEF SPECIFICATION

Cavity Wall Construction:
300mm cavity wall construction ,comprising of 100mm outer skin of blockwork , 100mm cavity (with 100mm DRITHERM cavity batts)
100mm inner skin of CELCON SOLAR blockwork or equal, all to give a 'U' value of not greater than 0.28w/m2°c.
Both leaves of wall to be tied together with stainless steel wall ties @ 900mm cts. horizontally and 450mm cts. vertically or to a maximum of 225mm cts at openings.
Lintels over structural openings to be CATNIC CG90/100 or equal with a minimum of 150mm end bearing. Vertical and horizontal dpc's to be fitted to all external openings. THERMABATE cavity closures to be used at all new external openings.
Cavity tray dpc's over all openings not protected by eaves. New walls to be block bonded to existing to the satisfaction of the Local Authority Building Control Officer.

Windows:
All new windows to be fully double glazed and to have trickle vents providing 8000mm2 ventilation. Windows to provide 1/20th floor area opening lights and 1/10th floor area glazed. Windows to be draught proofed and have a air gap of 16mm.
Double glazing to be 16mm air space units (24mm width overall)filled with argon gas, with a Low - E soft coating to achieve a U value of 1.60 W/m2 K.
All new doors and windows to be glazed with Pilkington K glass.

Foundations:
21N/mm2 concrete trench fill foundations 600mm wide, taken to same depth as existing, minimum 1.0m .

Drainage:
112mm half round guttering with new 65mm dia. fall pipe taken to existing drain via trapped gulley.
New drainage to be 100mm dia polypipe or equal, on pea gravel bed and surround laid to approved falls.
Drains passing under extension to be encased in 150mm concrete.
Drains passing through walls to have reinforced concrete lintels over.

General:
Thermostatic radiator valves to all radiators in extension.
Glazed doors to comply fully with BS6206.
All electrical work to meet the rquirements of Part P (Electrical Safety) and must be designed,installed,inspected and tested by a person competent to do so. An appropriate BS7671 Electrical certificate to be issued by a person competent to do so.

Drawing Not to Scale