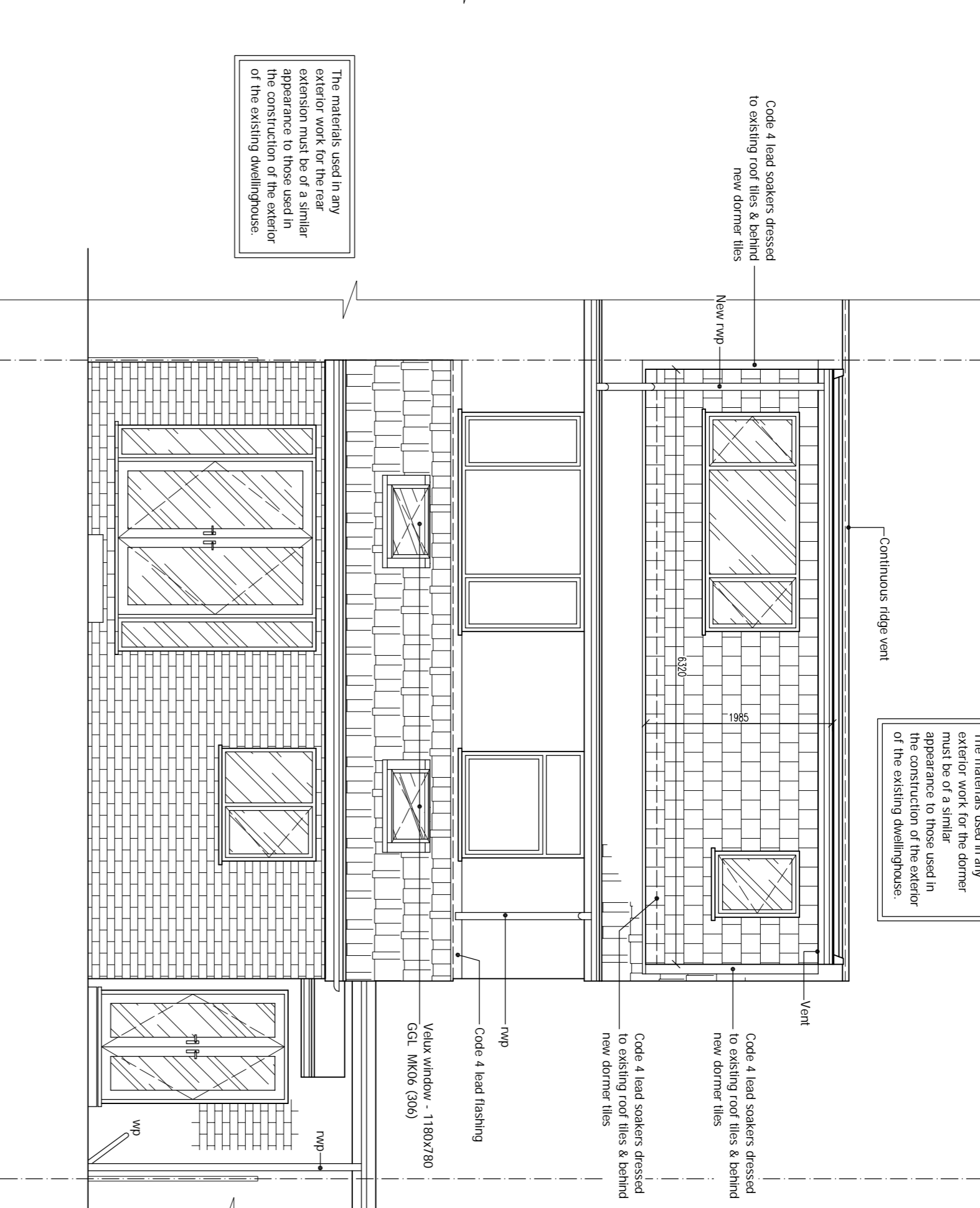
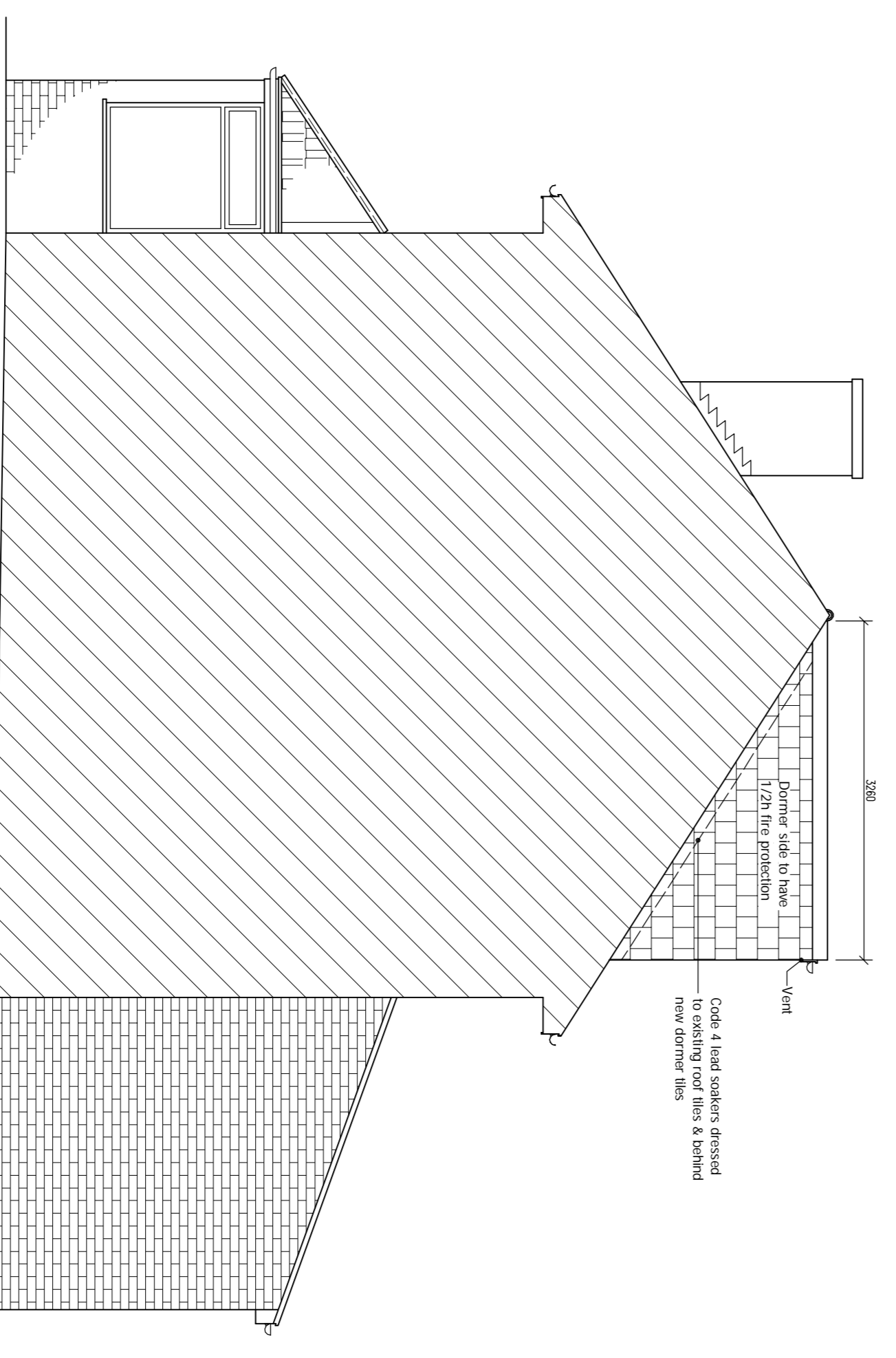


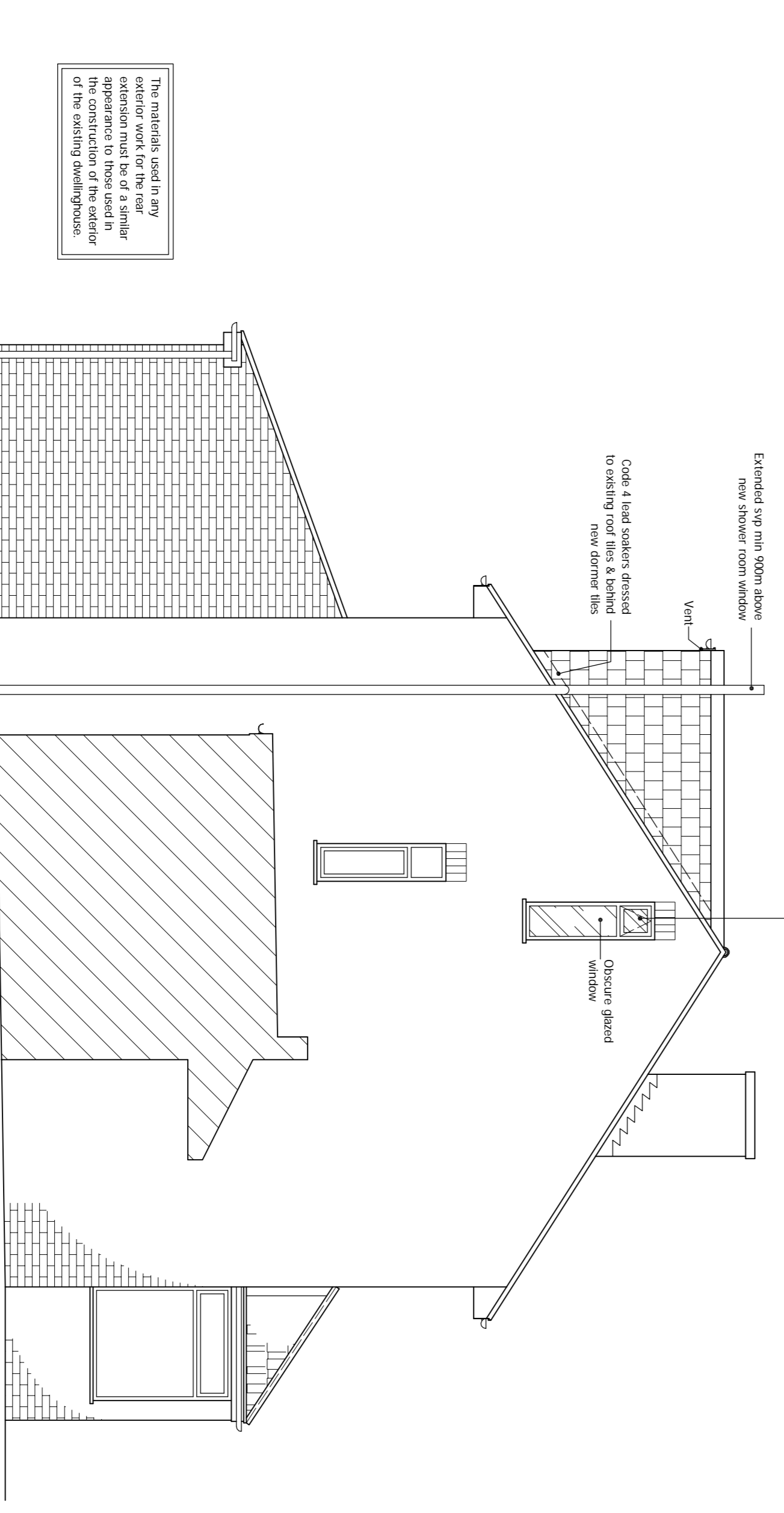
PROPOSED FRONT ELEVATION
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:50



PROPOSED ADJ. SIDE ELEVATION
Scale 1:50



PROPOSED SIDE ELEVATION
Scale 1:50

Window - 1 x 1195 x 632 x 230 - 20,45mm

All new internal doors to have min. undercut of 10mm above the finished floor finish surface. 18mm fire-rated board to underside of new staircase to skim finish. Mains operated, self-contained and inter-linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446 Part 1. All units to have reachable barriers in case of mains power loss. Any glazing to the stairway entrance to be capable of resisting fire for a minimum of 30 minutes. The fire glass must be visible through the glazing. The glazing must be made of glass. **11. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:** New external doors and windows to be white (PVC) and double glazed, with the exception of the front utility doors that will the same colour as the door they would replace (any blue). Internal door linings shall be 100 x 38 with painted stops. Skirting boards shall be 100 x 19mm, chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the finished floor finish surface. All doors to be self-closing. All doors to have min. undercut of 10mm above the finished floor finish level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and both finished with low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U-value of 1.80. Installed either by Fenix registered installer or compliance via certificate from L.A. Building control (see Regulatory). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension. **12. ELECTRICAL INSTALLATION AND PART BUILDING REGULATIONS:** All electrical installations shall be in accordance with BS 7671-18:2018. **13. GAS INSTALLATION & HEATING:** The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided by Building Control pre-completion. Extend existing central heating to new areas to client's satisfaction. Boiler to be of the make SEDBUK in line of Class A or B and the condenser outlet must be taken to the final drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations. **14. NATURAL AND MECHANICAL VENTILATION:** Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show compliance with F1 (2). a) Habitable room: - Rapid ventilation - opening window - Background ventilation - 2500 nm³ - Extract ventilation fan rates - 30 l/s subject to a job or flats elsewhere. c) Bathroom (with or without WC): - Rapid ventilation - opening window - Background ventilation - 2500 nm³ - Extract ventilation fan rates - 15 l/s Extends as above required for extended kitchen at ground floor and for new en-suite at attic floor. The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Location of mechanical ventilation devices in rooms: a) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions). b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings. **15. STAIRS:** New softwood staircase min. go 223mm max. rise 200mm width unobstructed 810mm. Handrail 900mm above pitch line measured vertically with stair rails at max 95mm c/c where required. Minimum headroom over pitch 2100mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved BS EN 16516:2014. **16. ALL DISTURBED WORKS:** **Other Sites - Alterations:** 1. All existing foundations, beams and/or linings accepting additional loads to be inspected and tested in accordance with section 9 of the Building Control Surveyor and upgraded if found necessary.

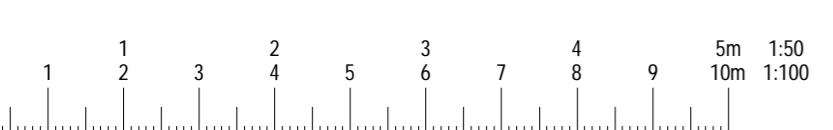
drawnplans.co.uk

Loft Conversion with Dormer Window to Rear and Single Storey Rear Extension.

For: **Mr. & Mrs. N. Pearte**
137 Lumley Avenue
South Shields
Tyne And Wear
NE34 7DU

Scale	As shown	Dwg. no.	Sheet 3 of 3	Rev. no.	A00
Drawn by:	L.R.	Date Drawn:	19-June-2015		

For Drawings Tel: 0800 7836790
E-mail :- drawnplansco@aol.com



The materials used in any exterior work for the dormer must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The materials used in any exterior work for the rear extension must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The materials used in any exterior work for the dormer must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

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