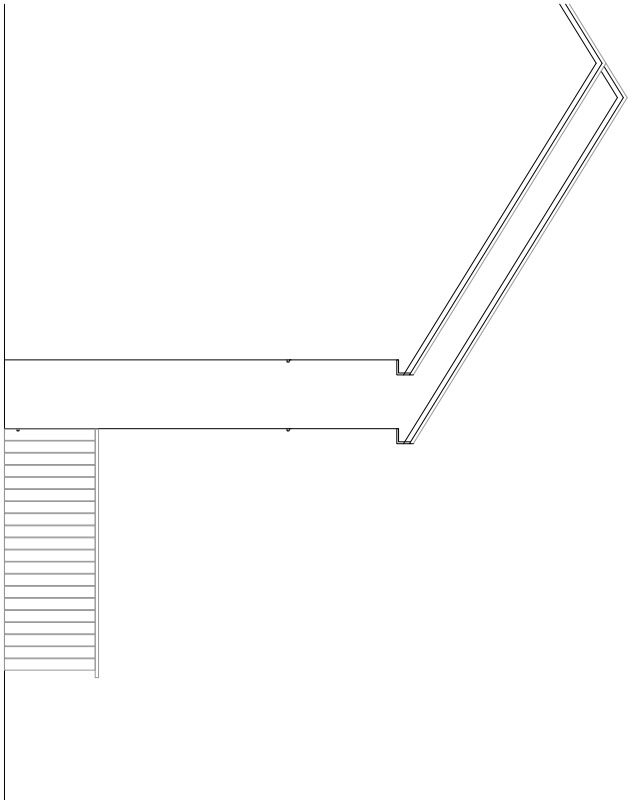
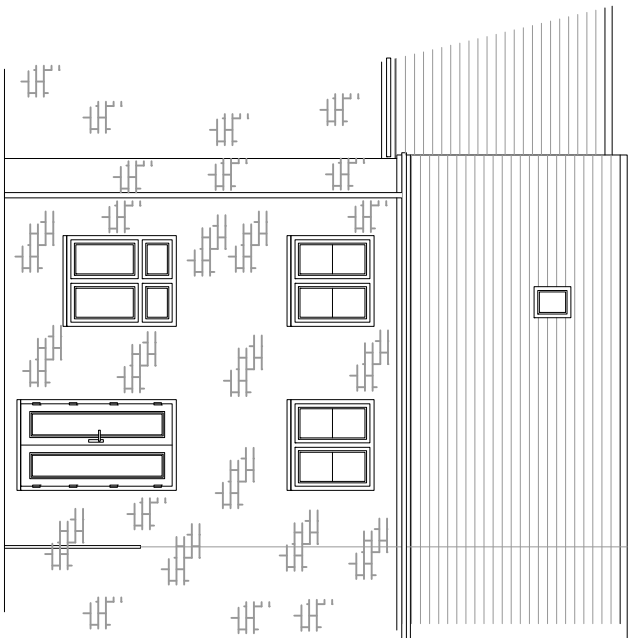


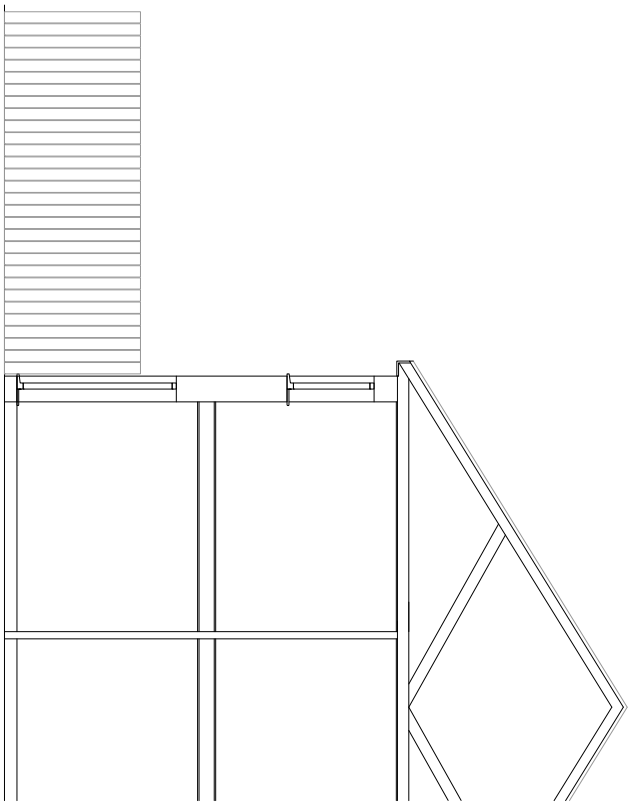
EXISTING NORTH SIDE ELEVATION



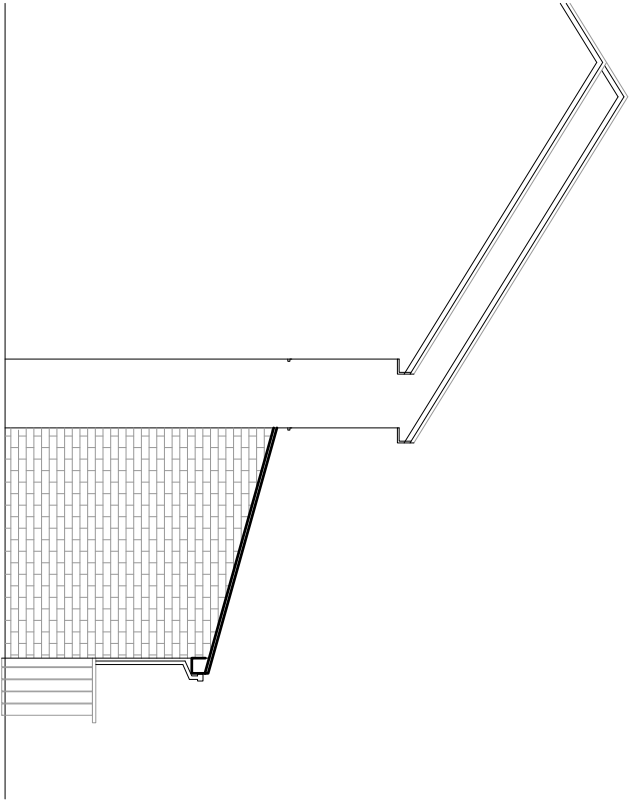
EXISTING REAR ELEVATION



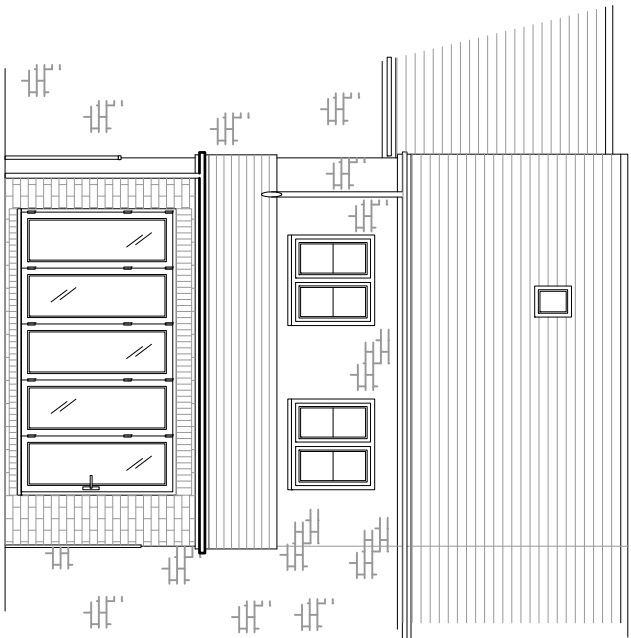
EXISTING SOUTH SIDE ELEVATION



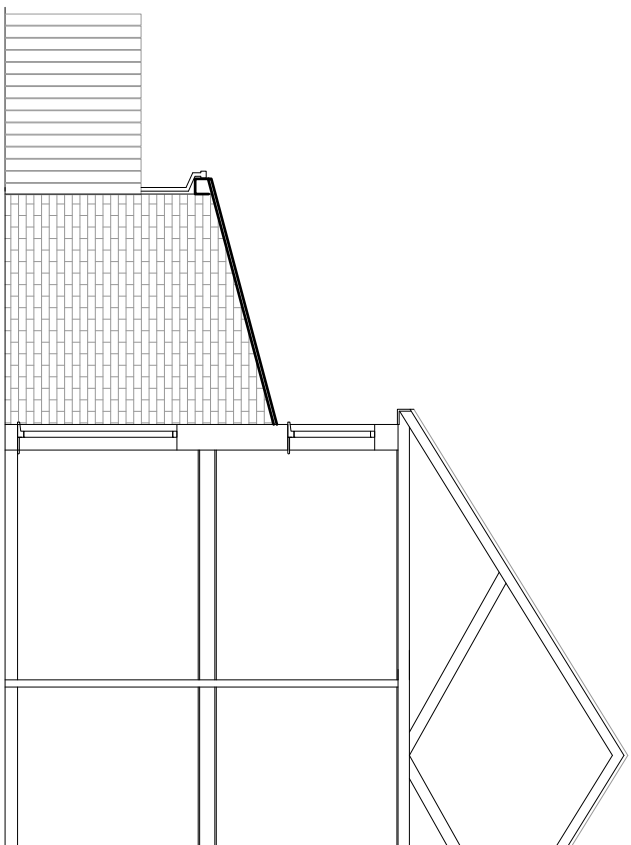
PROPOSED NORTH SIDE ELEVATION



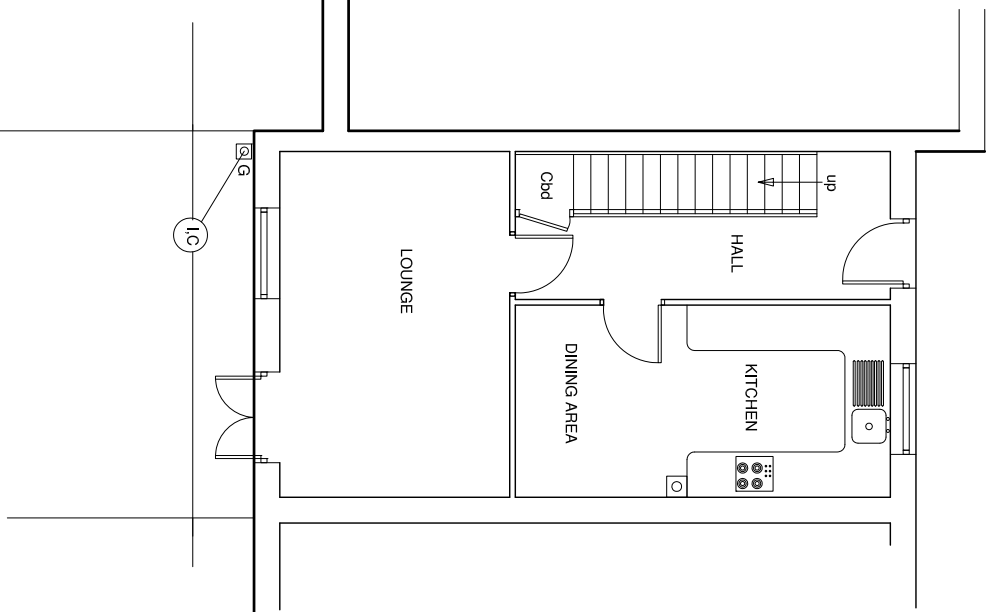
PROPOSED REAR ELEVATION



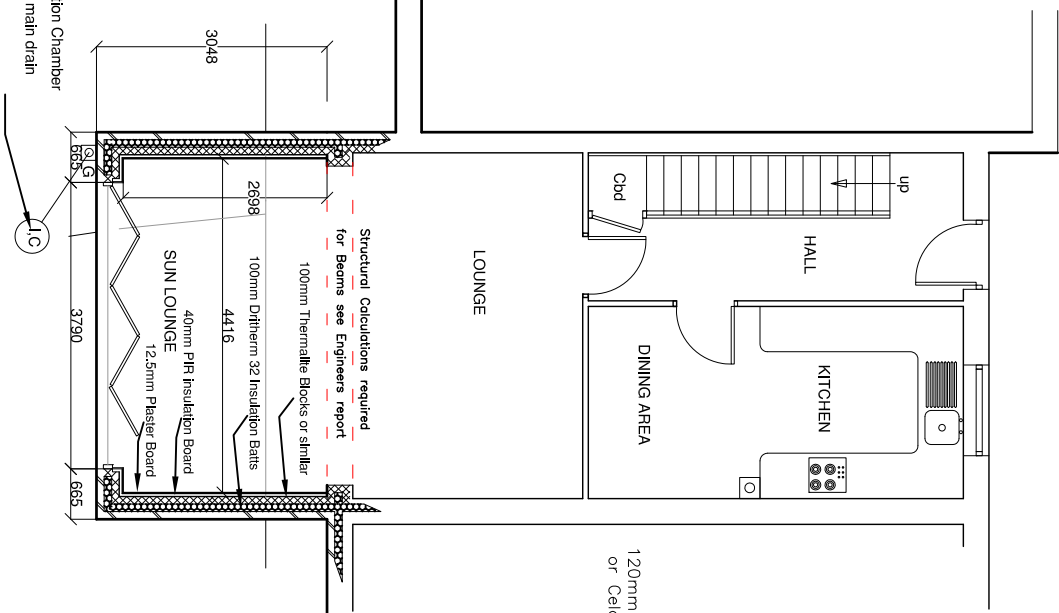
PROPOSED SOUTH SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

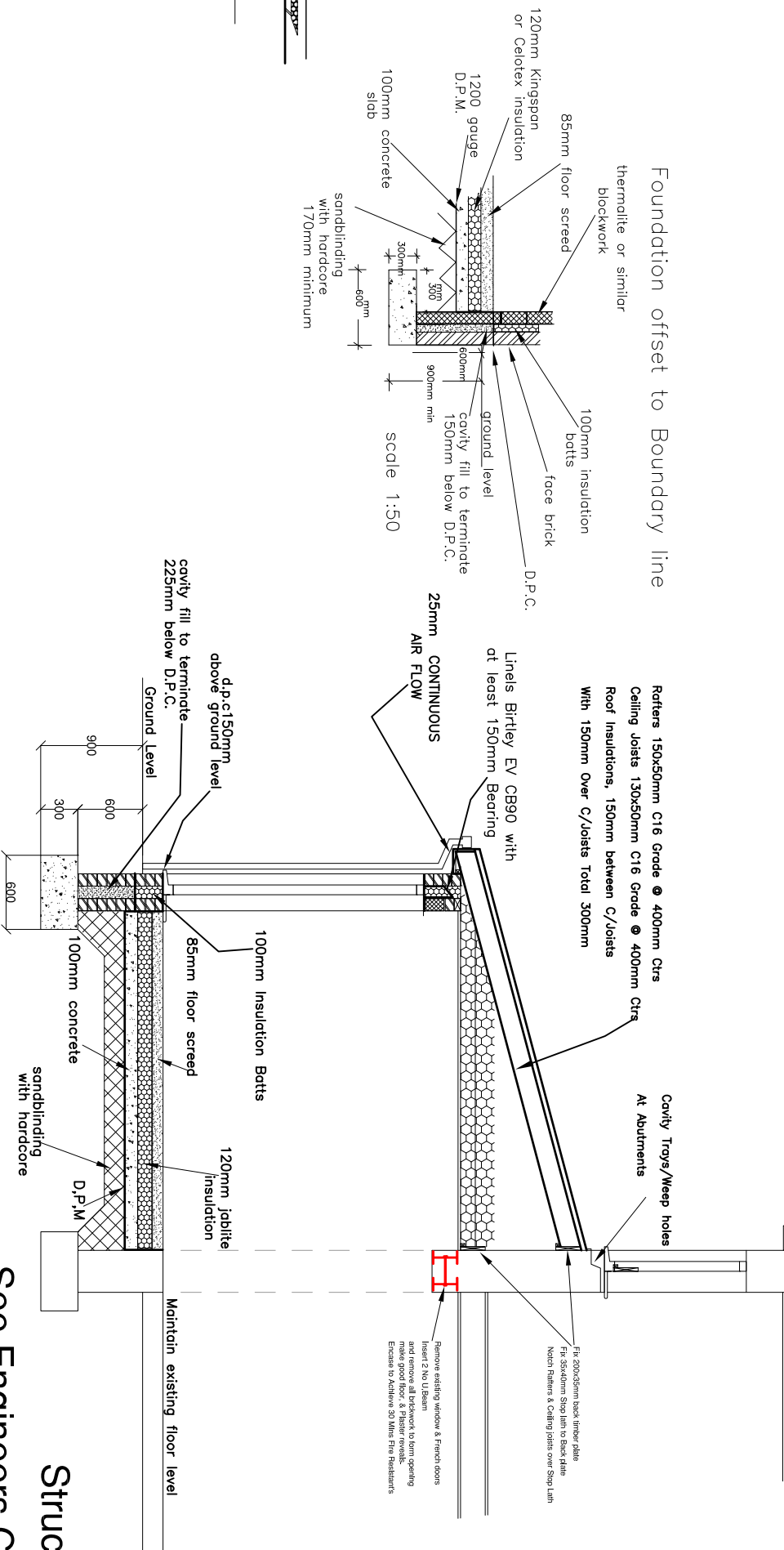


PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION THRU SOUTH ELEVATION

SCALE 1 : 50



jacobdrawingsservices@gmail.com

FOUNDATIONS
Of proposed Extension, Min Depth 750mm
Foundations in accordance with BS 8004 and agreed on site with building control officer.
All drains beneath new approved extension to be bed and surrounded in granular fill or concrete surround as appropriate.
Where drains pass through external walls they are to be protected with pre-stressed concrete filled over with minimum 150mm end bearings, with 50mm clearance all round pipe and fire opening is to be masked with rigid steel material to prevent the ingress of vermin or fill.

WALLS
Walls, 100mm face brickwork to match existing house walls; cavity to accommodate 100mm Driftum 32 insulation batts with 100mm thermalite blocks or equivalent approved freestair with 40mm PPI Board & 12.5mm plaster board.
All to achieve a U-value of 0.18W/m²K.
Batts to be laid stretcher bond in 1:1.5 cement mortar. Stainless steel wallties to be DD 40 & Embedment 900mm horizontal and 400mm vertically and staggered vertically centres of ties to be 200mm all joints.
Brickwork to be formed into existing cavity's to be maintained.

LINTELS
Use Birtley CB EV 90 or Similar Approved over All Linets with 150mm end Bearing, Double Plaster Board 12.5mm for 1/2 Hour Fire Break.

WINDOWS AND EXTERNAL DOORS
Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide minimum background ventilation We controlled intake ventilators to achieve 5000 sq mm in habitable rooms.
The windows are to be glazed with at least 24mm (4:16:4) sealed double glazed (Low-Emissivity of 0.15) units with a minimum U-value of 1.6 W/m² K. All glass shall be in accordance with BS6392: Is to be provided All windows to have toughened Glass in high risk areas To ADC-K. Safety glazing in accordance with BS6208 shall be fitted in critical locations:

SOLID GROUND FLOOR CONSTRUCTION
Granular material free from harmful matter, well graded and passing a 75mm BS sieve. Crushed hard rock or quarry waste, not chalk, or crushed concrete, blocks or old tiles free from old plaster.

Average thickness of hard-core bed to be 170mm. Increase thickness as necessary to make up levels and back fill foundation trench. Hard-core to be thoroughly compacted in layers not exceeding 170mm. surface of hard-core to have a sufficient consolidated of sand to fill interstices and provide a close smooth surface for a 1200 gauge D.P.M. bed with edges lapped with not less than 300mm and turned up the perimeter walls and lapped under D.P.C. to provide a complete water proof membrane. Concrete to be grade C10/P to BS 5328 thickness to be 100mm on 120mm Kingspan or Celotex insulation laid directly on additional 1200 gauge D.P.M. on concrete floor slab to achieve a U-value of 0.22m²/K. OR cuts of insulation to be placed around perimeter of walls, beneath skirting, to prevent cold bridging.

ROOF TO SUN LOUNGE Type of tiles,
To Match Existing House tile.
38x20 softwood battens on Tyvek Breathable Sarking felt, To BS747 ROOF DETAILS 130x50mm C16 grade rafters at 400 centres on 100x50mm Wallbrake.

VERTICAL RESTRAINT STRAPS
At a maximum of 1.5m centres using 30x50mm galvanized steel straps turned down 150mm minimum over dockwork and fixed over cold blocking, to a minimum of three rafters.

ROOF INSULATION
To be laid between 150mm Battens
Rigid Insulation 100mm thick above PPI
Insulation C16, 12 No. layers of 150mm quilt laid at right angles to each other) laid between and over ceiling members, U value 0.13; 12.5mm p.v.c. backed plasterboard and solum ceiling.
To give a U-value of 0.22W/m²K
Adjustments to be weatherproofed. Using Code 4 Lead flashing not to exceed 1500mm in length.
With Laps of not less than 100mm.
Flashings to be chased into mortar joints 25mm deep and at least 75mm above the lapping level and lead wedges in place.
The joints should then be pointed in cement Mortar of 1:3 cement : sharp sand.
Cavity trays to be fitted to flashing.

RAINWATER GOODS DeepFlow 110x75mm Deep PVCU semi circular section gutters laid to falls to discharge into 85mm diameter round rainwater down pipes, new gullies

SPACE HEATING
Existing central heating system to be extended into new rooms in accordance with BS5449.
All new radiators to be fitted with thermostatic controlled valves.

ALL ELECTRICAL WORK
To meet the requirements of part P (electrical safety) Must be designed, inspected, and tested

By a person competent to do so.
Prior to completion the council should be satisfied That part P, has been complied with. This will Require an appropriate BS 7571 electrical Installation certificate to be issued for work

By a person competent to do so.
All drainage inverts and falls to be checked on site prior to commencement of any excavation works, any discrepancies to be immediately reported to Agent for identification. Inverts of existing connection drainage must be confirmed. Site investigation required to establish ground conditions possible underground obstacles, levels and positions of existing drains, sewers, Manholes & inspection chambers-adopt layout As necessary, excavate to reduce levels

All redundant drainage runs to be removed or sealed airtight, where not possible to remove. Separate System of Drainage to be maintained (Flood-Storage) GENERAL NOTES.
1. Dimension to be checked on site
2. All work to comply with current building regulations
3. All works may be subject to revision on site
4. this drawing may not be copied without prior permission From Allan Connolly L.A.C Drawing Services.

It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant building regulations and other allied legislation.
Work Notices to Comply with the Party Act 1956.
MATERIALS
All materials are to be used and installed in accordance with the relevant manufacturers' instructions and recommendations. The quality of any materials shall not be lower than that that defined in the relevant British standard, or that the material has been satisfactorily assessed by an appropriate independent authority.

TIMBER TREATMENT
All softwood timbers to be adequately treated to prevent insecticide.
In accordance with current building regulations. All structural timbers, shall be Treated against fungal attack. All structural timber to be marked DRY or KD and to have stress grade mark.

CLIENT
Mr. & Mrs D. Poulter

CONTRACT
10 Burnside Close
Bolton Colliery
Tyne & Wear NE35 9BU

TITLE
Existing and Proposed Elevations with Floor Plans
For rear ground floor Sunlounge Extension

DRAWN J.A. CONNOLLY **DATE** Amended 14/05/2025

CHECKED SCALE 1/100 / 1/50

DRG.No. 0001 **A 2**

See Engineers Calculations for Beam Sizes

Structural calculations