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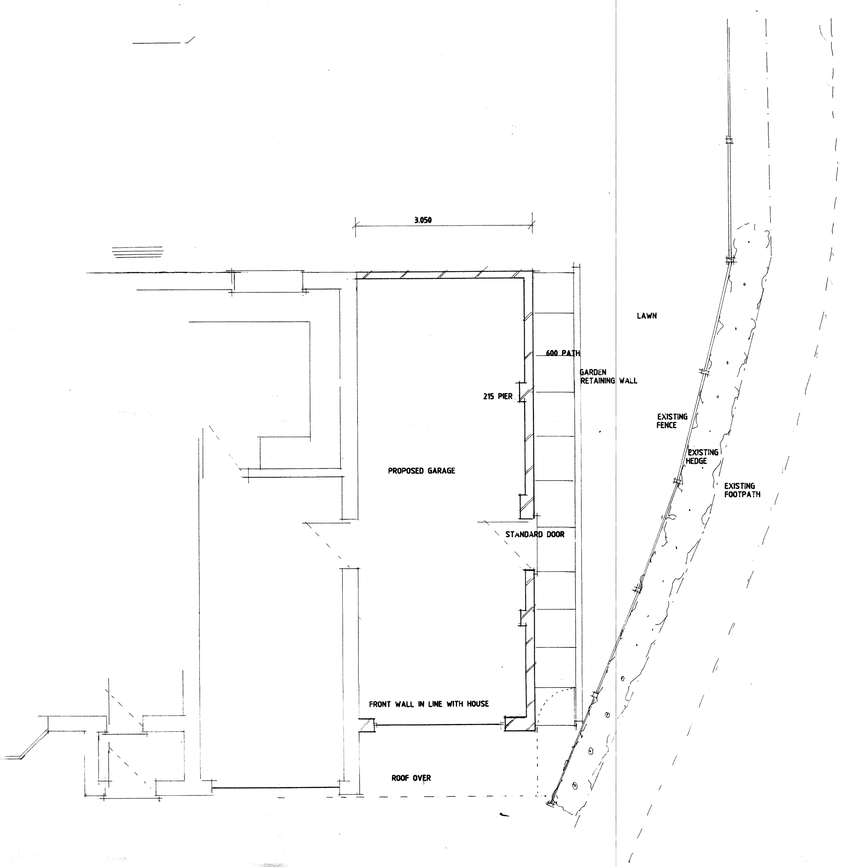
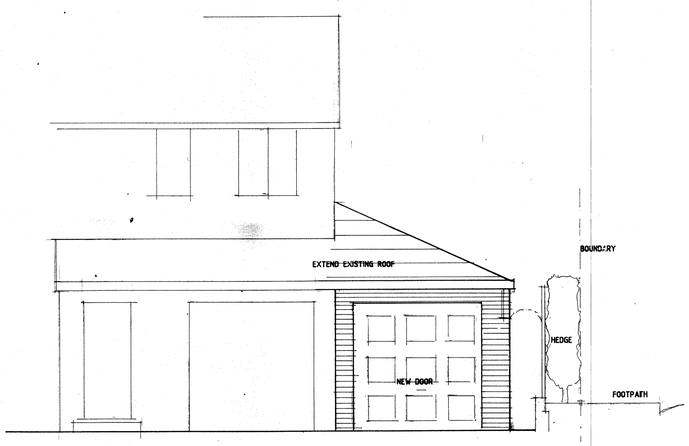
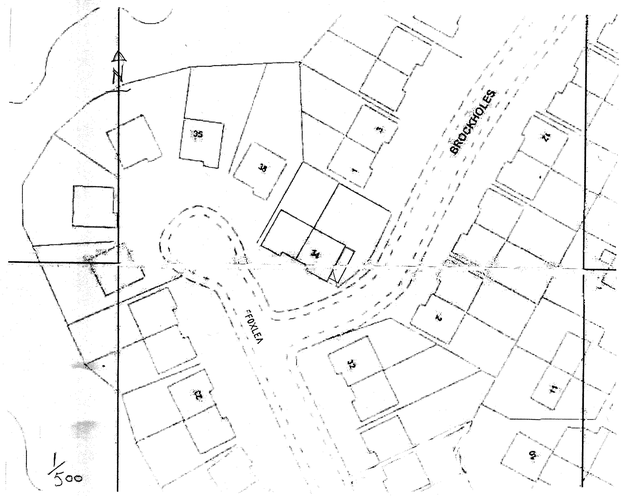
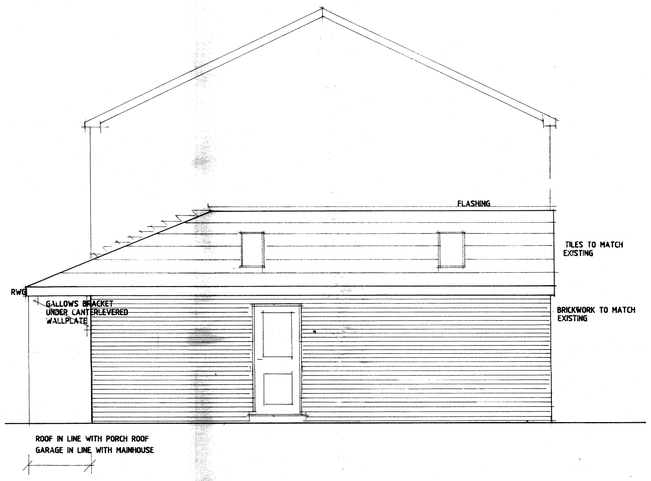


PROPOSED FLOOR PLAN

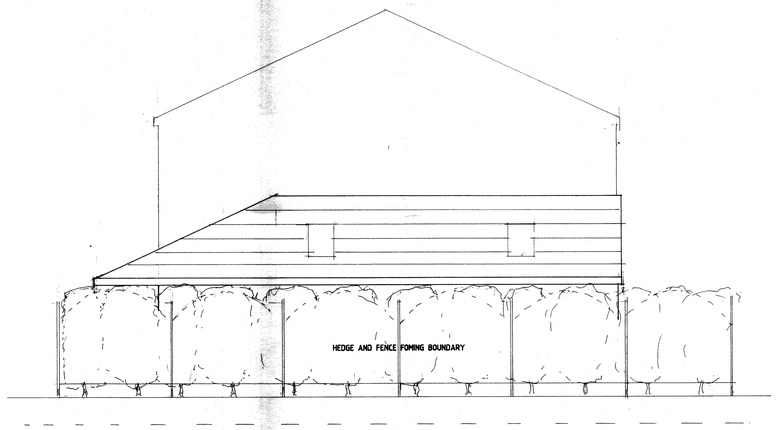


PROPOSED FRONT ELEVATION

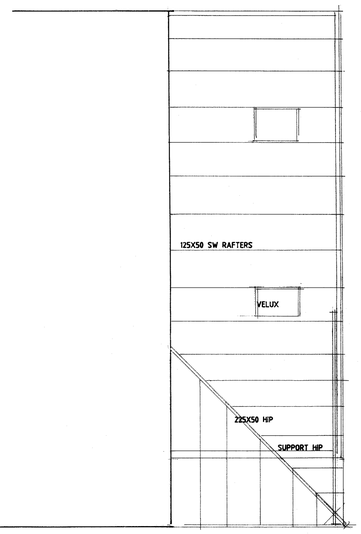




ELEVATION FROM WITHIN SITE



SIDE ELEVATION FROM ROAD



ROOF PLAN

Foundations
To be concrete strip foundations 450x200mm 750 below ground level min. subject to local authority inspection all in accordance with A1&A2. Where drains are present excavation to be taken to invert level with bridging lintels agreed with local Authority inspector.

Ground floor
All vegetable soil removed and site prepared with 150 mattress of crushed MOT stone compacted in layers. Sand blinding with 1200g visqueen dpm lapped onto dpc. Concrete slab 125mm thick

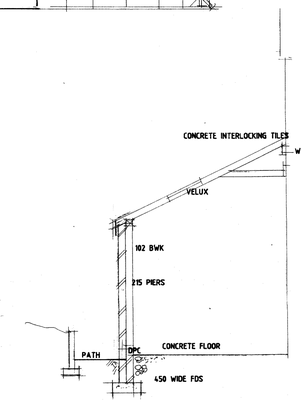
External wall
External facing masonry to match existing 102 single skin with 215 piers as shown. Provide horizontal dpc 150 above ground level and lapped to dpm Cavities closed at eaves.

Lintels
Provide catnic or similar combined galvanised insulated steel lintels to all openings. Maintain 150 min. bearing

Flashings and valley gutters
All leadwork to be on code 4 lead. Flashings and cavity trays to be incorporated at abutments.

Pitched roof
Traditional roof construction of tiles to match existing at a pitch as noted on battens on breathable tyvek membrane on 125x50 rafters as noted at 400 cts. Tiles clipped at perimeter eaves and verge and every 4th course. 2no velux windows included. Rafters to sit on wallplate sat on internal piers and tied with 100x50 high level ceiling ties. 225x50 hip supported off front wall. Trusses may be substituted if design agreed with LA BCO bracing to be longitudinal and diagonal to BS

Restraint straps
Walls restrained at eaves with galvanised steel wallplate straps at 1800 cts. Gables restrained with 2000mm straps from inner leaf across 2no. rafters with noggins full depth Lateral stability maintained at floor level with galvanised floor straps at 2000cts across 3no joists



SECTION

Gene. al notes
These drawing are for the purpose of obtaining the statutory approvals of building regulation consent and planning permission where necessary.
All work must be carried out in accordance with the relevant building regulations and British Standards.
The drawing is to scale but written dimensions must be checked by contractor on site prior to commencement and any discrepancies to be notified to the relevant bodies

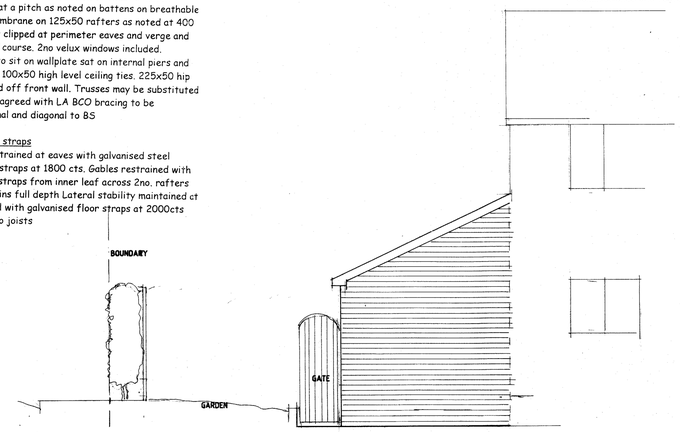
All statutory site inspections as notified by building control in the inspection framework issued by the local authority on approval of plans must be arranged by the contractor prior to covering any work.

All fo.undation and drainage specifications are provisional subject to the assessment of ground conditions and the confirmation of all drainage runs.

The existing drainage system to be investigated by contractor prior to work commencing to determine the location of any public sewers and to establish the existence of any separate or combined systems.

Gutters fascias soffits & bargeboards
100mm upvc gutter fixed to fascias and discharging into 75mm rainwater pipes to existing SW gully. Fix to exterior quality treated timber fascias with ply soffits

Electrical Installation
Electrical installation to be Part P compliant. All electrical work required to meet the requirements f part p (electricul safety) will be designed installed inspe ted and tested by a person competent to do so. Prior to completion the local authority building control must be satisfied that either:-
An electrical installation certificate issued under the competent persons scheme has been issued, or
Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.
Gas Installations
All work required to meet the standards of the gas safety regulations should be undertaken by a competent gas engineer registered with the gas safe register of gas installers. All installations must be commissioned and tested prior to use.



REAR ELEVATION FROM WITHIN SITE

PROPOSED SINGLE STOREY SIDE EXTENSIONTO FORM GARAGE
34 FOXLEA SIMMONDLEY GLOSSOP
MR R WINTERBOTTOM
SCALE 1/50