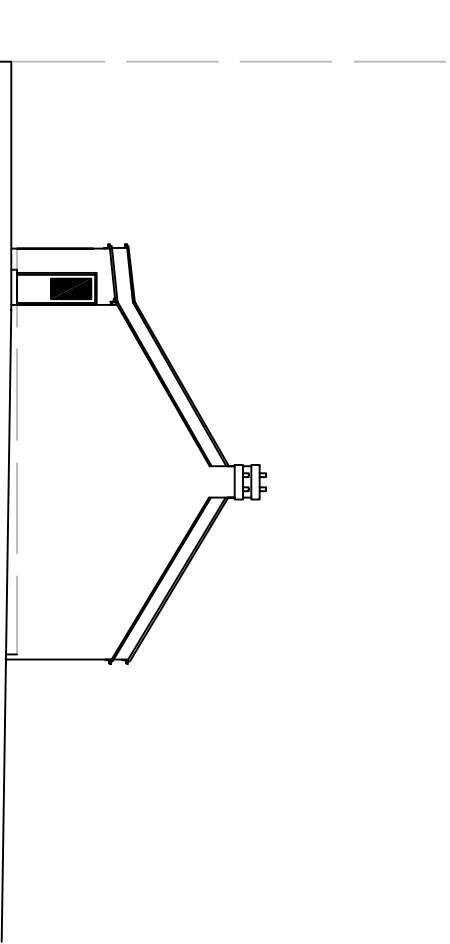
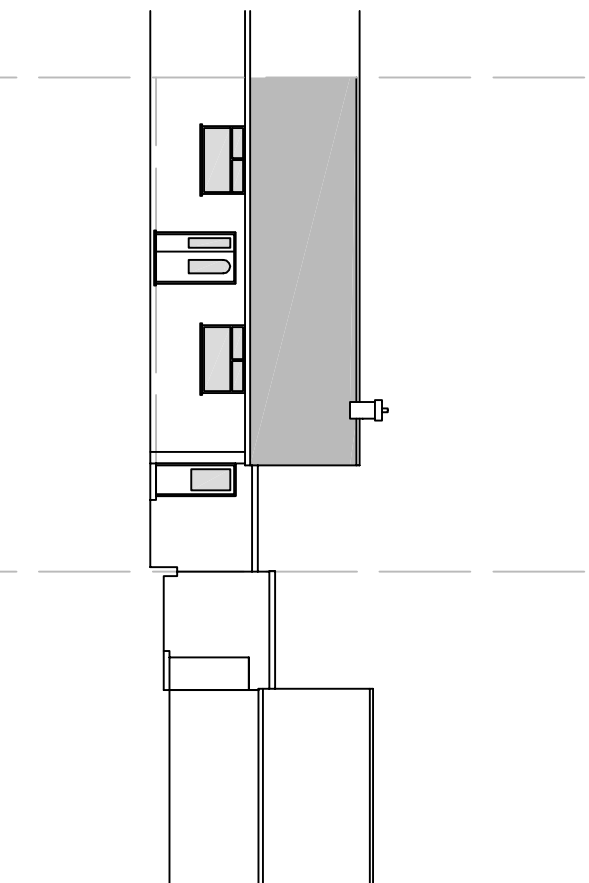


# EXISTING ELEVATIONS 1:100

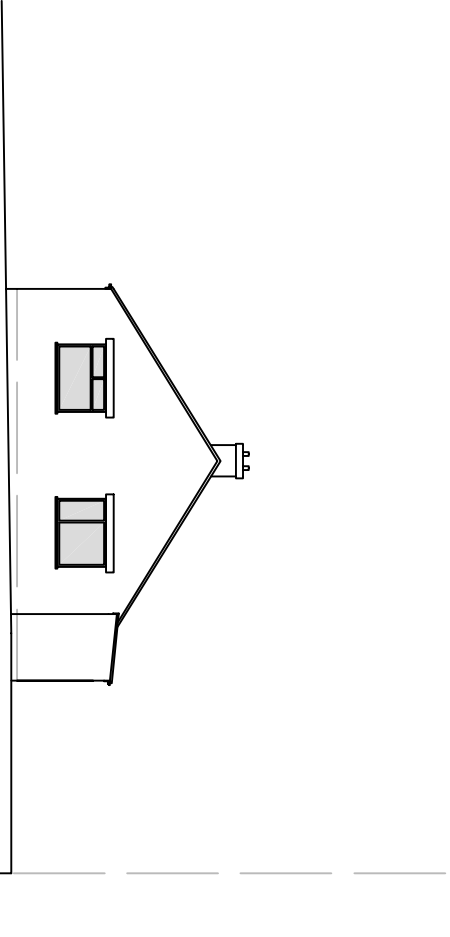
## SIDE ELEVATION



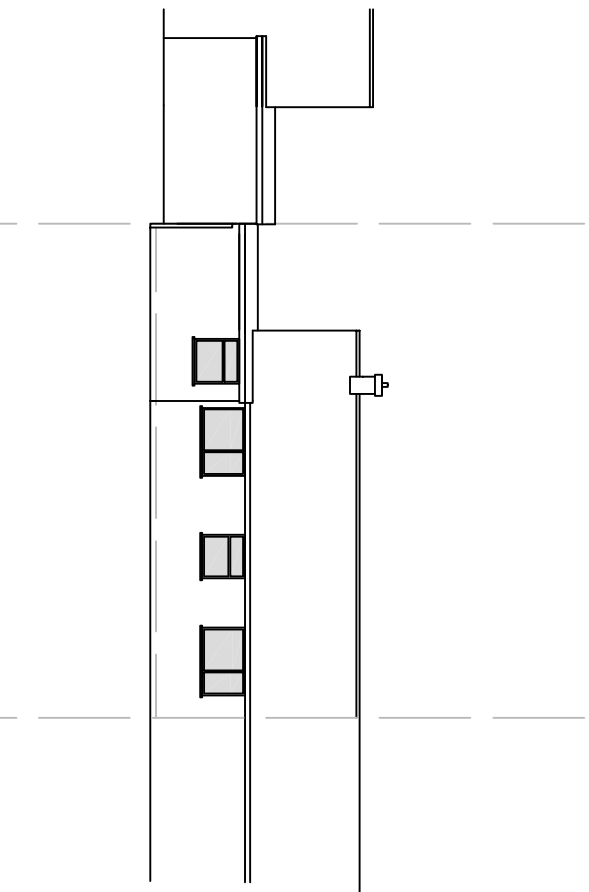
## FRONT ELEVATION



## SIDE ELEVATION

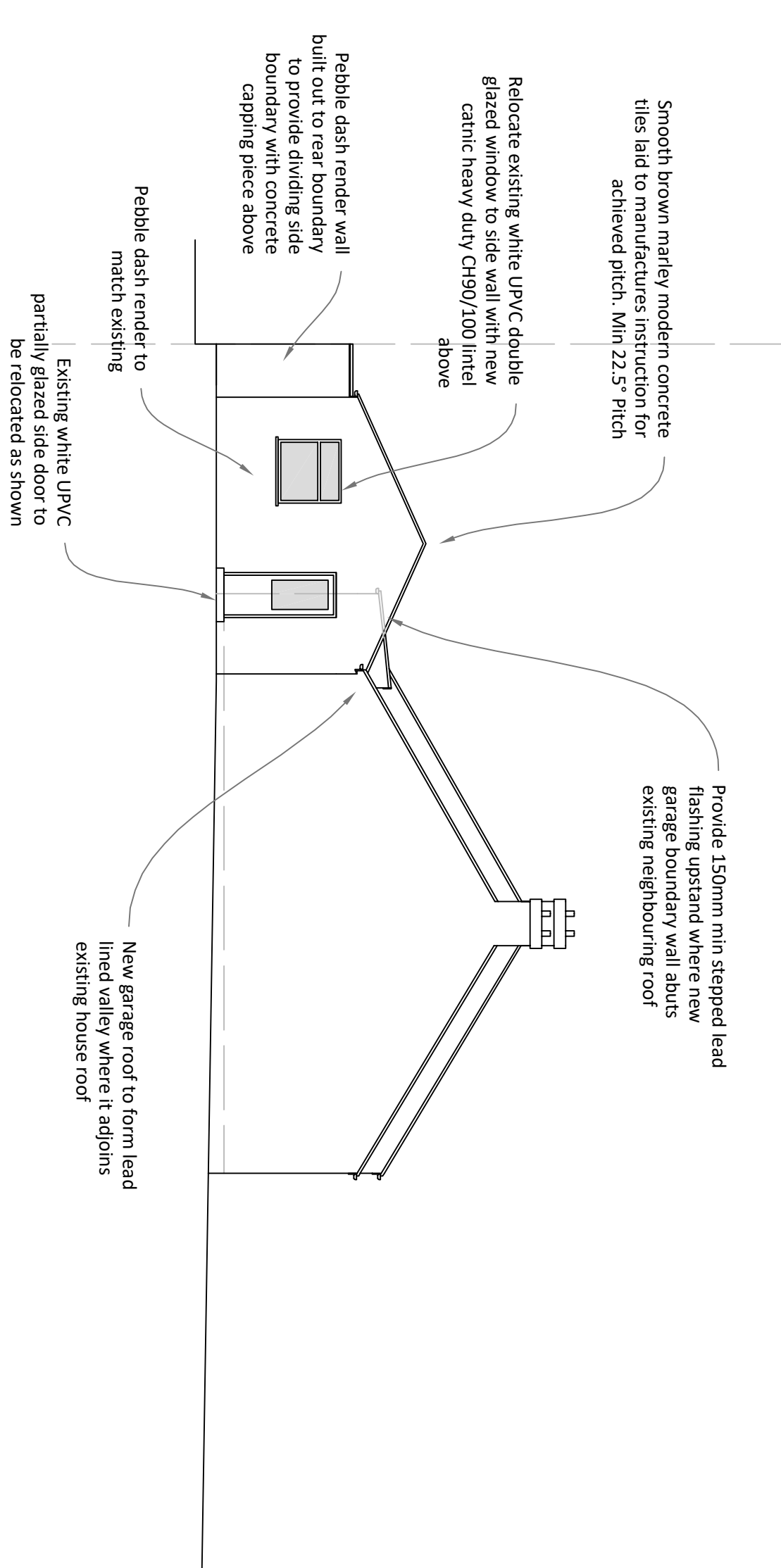


## REAR ELEVATION

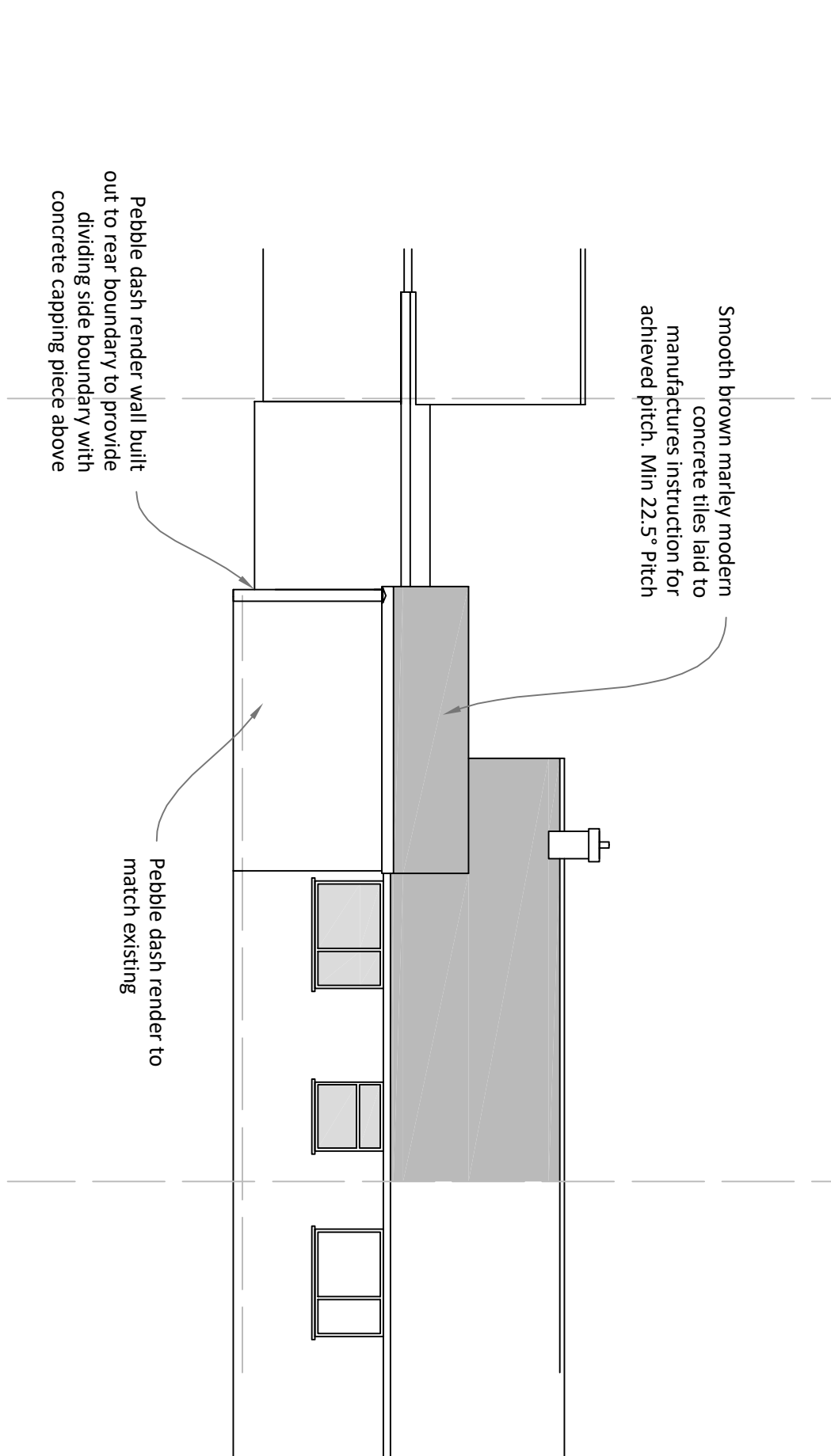


# PROPOSED ELEVATIONS 1:100

## SIDE ELEVATION



## REAR ELEVATION



### MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

### THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

### BASIC RADON PROTECTION

Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double wetted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

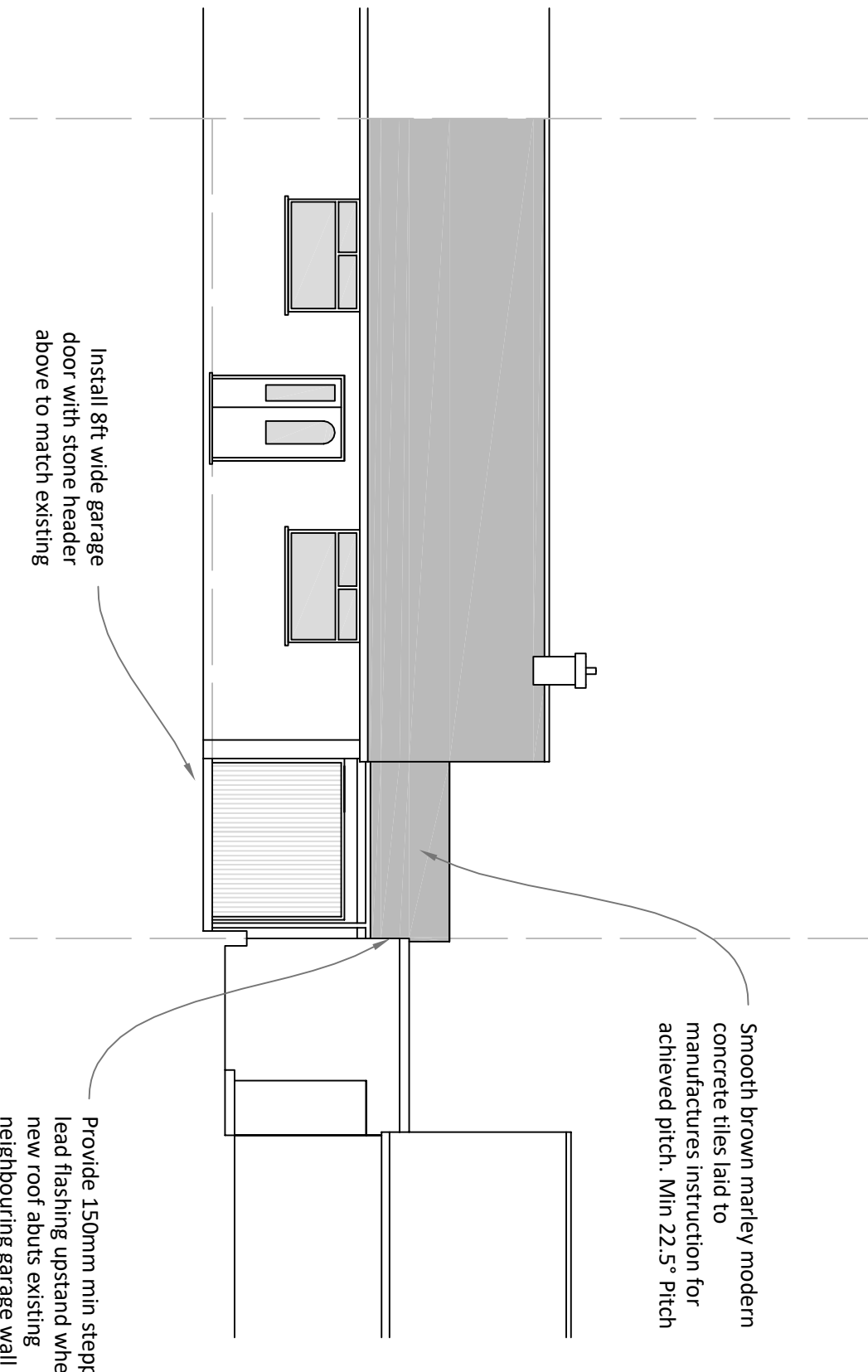
### EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

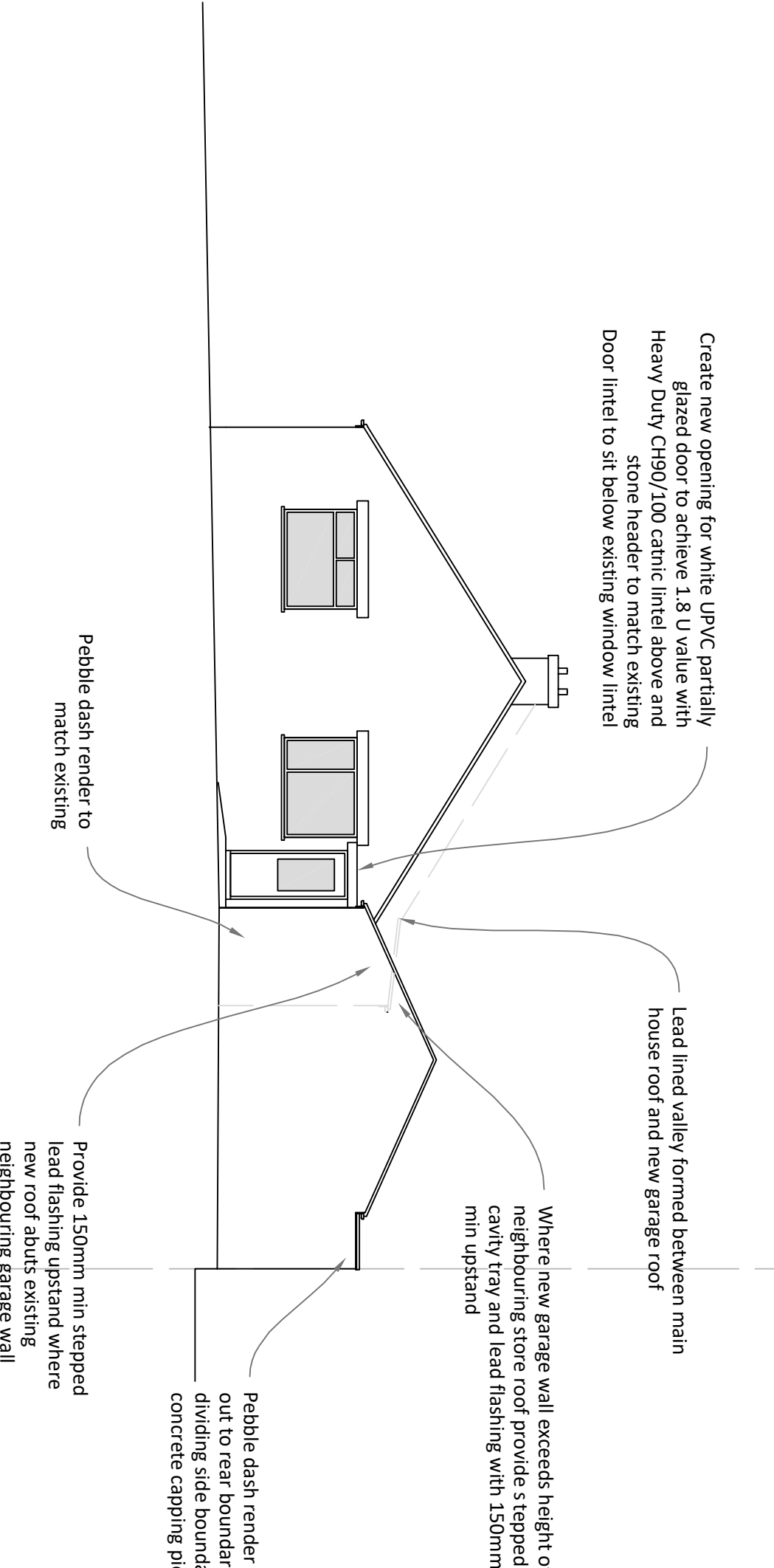
### BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstons in accordance with the Structural Engineer's calculations and details.

## FRONT ELEVATION



## SIDE ELEVATION



### TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations.

Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Suitable resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

### SOLID FLOOR

#### NO MIN U-VALUE TO ACHIEVE AS UNHEATED SPACE

Solid ground floor to consist of 150mm consolidated well-rammed hardcore blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Provide 150mm S12 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

# SITE PLAN 1:500



PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS

IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ASPECTS OF THE PARTY WALL ETC ACT 1995 ARE MET

## Building Regulations Elevations

### Single Storey Rear Side Extension

2 Hallsteads Close  
Dove Holes  
High Peak  
SK17 8BS

Scale - 1:100 @ A1

unless stated

Drawn By - EH

Date - 01.2017

Rev	Description	Date
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DRAWING REF: 2HC/BR/02

Plans & Design

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