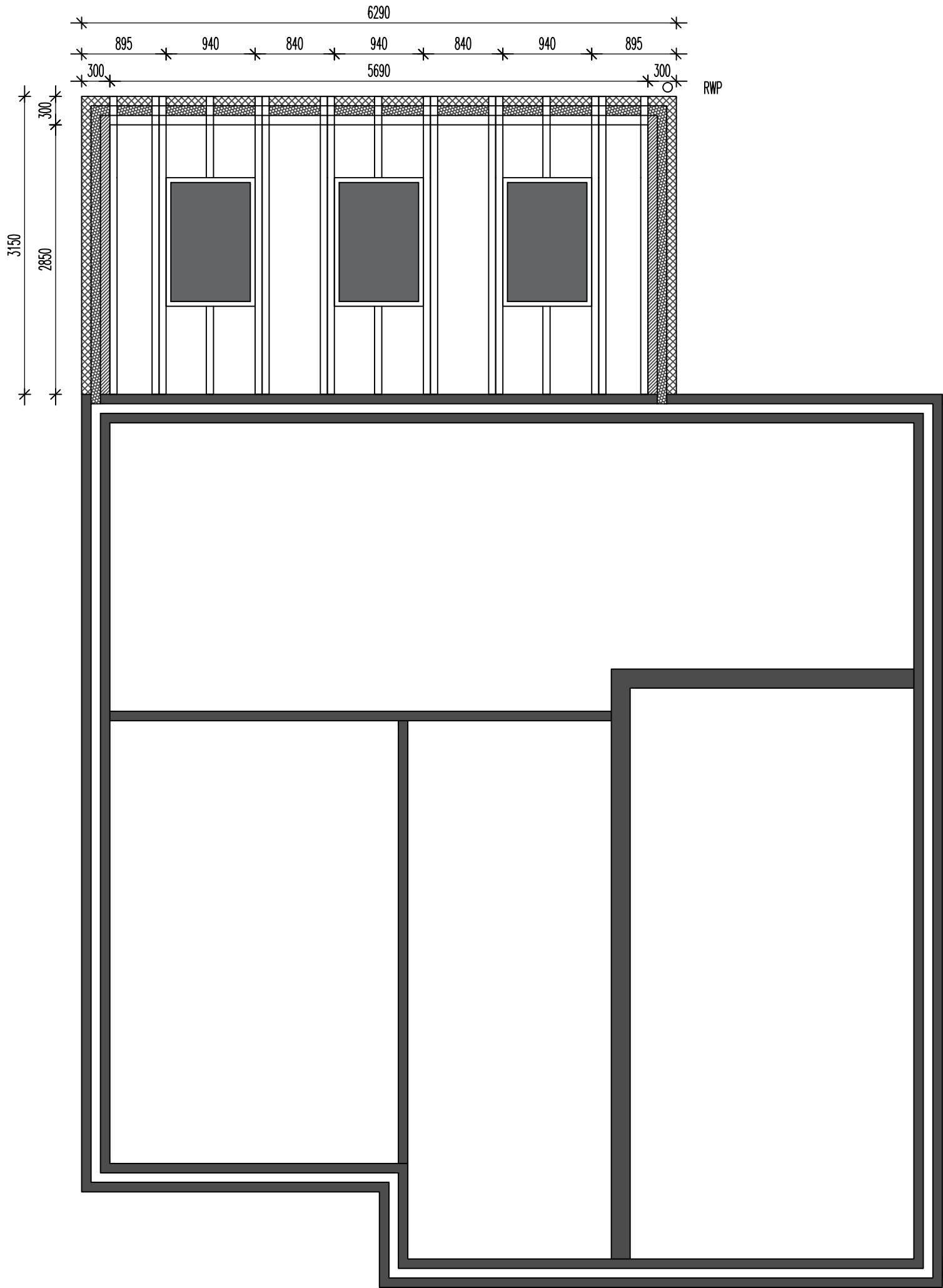




THE PROPOSED WORKS PROVIDE A SINGLE STOREY REAR EXTENSION OFF THE EXISTING BUILDING. THE WORKS ARE PROPOSED TO BE UNDERTAKEN WITHIN PERMITTED DEVELOPMENT RIGHTS TO A DEPTH FROM THE REAR ELEVATION OF 3150mm (PERMITTED 4M), SOFFIT DEPTH OF 2400 (3M ALLOWED) AND ABUTMENT OF 3270mm (4M ALLOWED) AND CONSTRUCTED WITH MATERIALS TO MATCH.

THE REAR EXTENSION IS TO BE BUILT UP OFF STRIP FOOTINGS 600X300 CONC WITH A 7N CAVITY WALL CONSTRUCTION WITH WEAK MIX CONC FILL TO THE CAVITY UPTO 225 FROM DPC LINE. FLOOR CONSTRUCTION TO BE A GROUND BEARING SLAB CONSTRUCTION WITH 150 HARDCORE, 1200g DPM, 25 SAND BLINDING WITH 150mm KINGSPAN INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONC COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. TAPE AND SEAL ALL DPC/DPM AND ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM.

WALL CONSTRUCTION TO BE CAVITY WORK 300 O/A. 100 OUTER RECON TO MATCH AND COURSED TO EXISTING, 100 CAVITY WITH FULL FILL KINGSPAN TO CAVITY, THERMALLY SEALED TO ALL OPENING JUNCTIONS AND 100 7N INTERNAL SEMI DENSE THERMAL BLOCK (HEMELITE OR EQUIVALENT ETC). ALLOW FOR ALL RELEVANT WALL TIES IN ACCORDANCE WITH BUILDING REGS. INTERNAL DRY LINED PLASTERBOARD, TAPED AND SEALED TO FINISH INTERNALLY. NEW ALUMINIUM BI-FOLD DOORS TO REAR FINISHED TO CLIENT REQUIREMENTS - SUGGEST TRIPLE GLAZING TO ALLOW FOR U VALUE OF 0.9W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR STEEL OVER AND REQUIRED CALCS THERETO AT WIDTH OF 4500mm. ALLOW FOR ALL ALTERATIONS TO EXISTING OPENINGS FROM HOUSE INTO EXTENSION AS/IF REQUIRED BY THE CLIENT

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150x75 C24 RAFTERS AT 450ctrS AT ANGLE OF 15deg. ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 940X1400 ROOFLIGHTS AS INDICATED WITH RELEVANT INTEGRA OPENING SYSTEM. ALLOW FOR ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH. ROOF COVERINGS TO BE TILE TO MATCH. ROOF SLOPE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTER AND 50mm BELOW. ALLOW FOR ALL ASSOCIATED ABUTMENT LEAD FLASHINGS AND ALL MAKING GOOD TO WALL FINISHES THERETO. ALLOW FOR ALL ASSOCIATED FLASHINGS TO ABUTMENT. ENSURE ALL AREAS SEALED AND FULLY INSULATED THERETO.

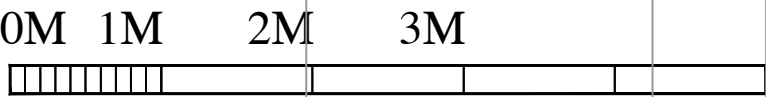
ALLOW FOR INTEGRA OPERATION TO ROOFLIGHTS AS/IF REQUIRED

ALLOW FOR MINOR DRAINAGE WORKS TO BRANCH CONNECT TO EXISTING IN ACCORDANCE WITH APPROVAL FROM BUILDING CONTROL AND ANY RELEVANT RELOCATION OF MANHOLES ETC. ENSURE NEW FOOTING SITS BELOW DRAIN INVERT LEVEL WHERE RELEVANT.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND ACO ABUTMENT DRAINS ETC

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF - STEEL CALCS WILL BE NEEDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT ELECTRICAL WORKS IN ACCORDANCE WITH CLIENT REQUIREMENTS AND TO BUILDING REG COMPLIANCE



RAFTER PLAN AS PROPOSED 1:50

1:50	CHECKED:
DATE: APRIL '23	DRAWN:

DWG: PROPOSED
1 CURLEW AVENUE
BUXTON

REVISIONS:

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PROPOSED 05

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