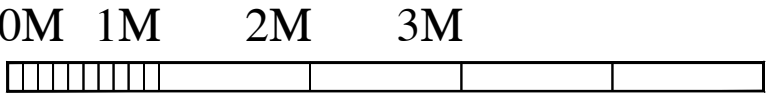


REAR ELEVATION AS PROPOSED 1:50



THE PURPOSE OF THE APPLICATION IS TO PROVIDE A SINGLE STOREY REAR EXTENSION OFF THE EXISTING BUILDING LINE FOLLOWING DEMOLITION OF THE CONSERVATORY THERETO. THE EXTENSION IS TO BE BUILT IN MATERIALS TO MATCH AND AS IT SITS WITHIN PRIVATE GROUNDS TO A DETACHED PROPERTY SURROUNDED BY EITHER FENCE OR TALL HEDGE BOUNDARIES IT HAS LITTLE OR NO IMPACT TO ITS SURROUNDINGS. ALTHOUGH THE HOST PROPERTY SITS WITHIN THE CONSERVATION AREA, THE DWELLING ITSELF IS A MORE RECENT DETACHED PROPERTY (AS IS THE PROPERTY TO THE SIDE BOUNDARY) UNLIKE THE OLDER TRADITIONAL GRITSTONE PROPERTIES ELSEWHERE IN THE CONSERVATION AREA. THE EXTENSION HAS LITTLE CONTEXT TO THESE MORE TRADITIONAL DWELLINGS AND AS THE EXTENSION IS INTENTIONALLY DESIGNED TO SIT WITHIN THE STRUCTURAL CONFINES OF THE HOST DWELLING WITH MATERIALS TO MATCH, IT HAS NO NEGATIVE BEARING OR HARM TO THE CONSERVATION AREA IN QUESTION

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. ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM IF SO DESIRED BY THE CLIENT.

WALL CONSTRUCTION TO BE CAVITY WORK 300 O/A. EXTERNAL RECON TO MATCH, 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 SIDE AND FLUSH SASH CASEMENT WINDOWS TO REAR TO BE TRIPLE GLAZED WITH U VALUE MIN 0.9 W/M2K. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR CATNIC UNTOLS OVER EXTERNAL OPENINGS. ALLOW FOR CATNICS OVER INCREASED WIDTH OPENING THROUGH TO LOUNGE. WINDOWS TO REAR TO BE OBSCURE GLAZED IF DEEMED A REQUIREMENT

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150X75 C24 RAFTERS AT 450ctrS AT PITCH OF 20deg ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 780X1400 ROOFLIGHTS AS INDICATED WITH RELEVANT INTEGRA OPENING SYSTEM. ALLOW FOR ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH IF REQUIRED BY SPECIFIED 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 VALLEYS AND ALL MAKING GOOD TO WALL FINISHES THERETO.

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. CAREFULLY TAKE NOTE OF ANY EXISTING DRAINAGE THAT MAY RUN TO THE REAR OF THE PROPERTY.

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

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF IF REQUIRED

ALLOW FOR ALL RELEVANT M AND E WORKS IN ACCORDANCE WITH COMPLIANCE WITH BUILDING REGS.

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