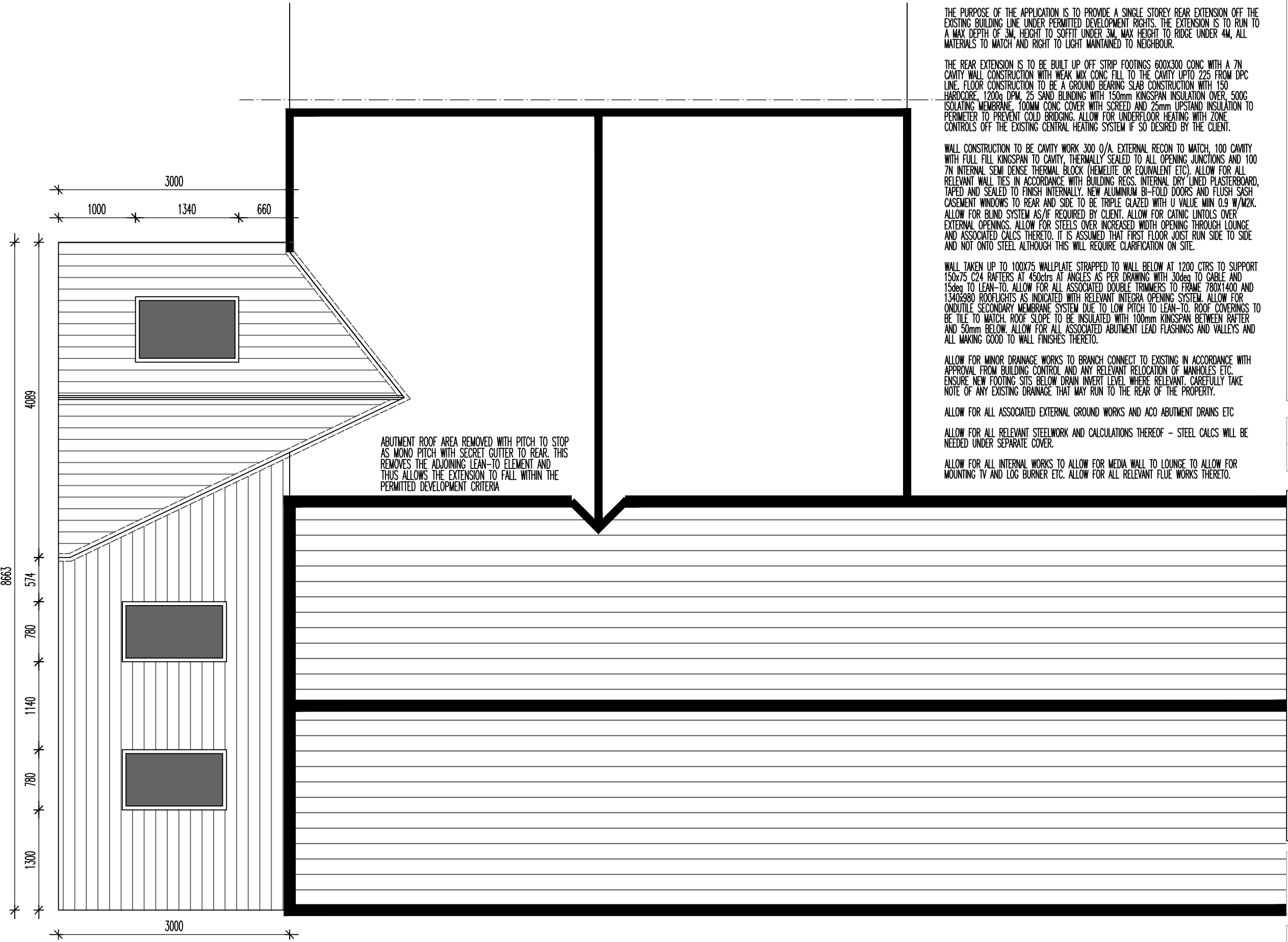


ROOF PLAN AS PROPOSED 1:50



THE PURPOSE OF THE APPLICATION IS TO PROVIDE A SINGLE STOREY REAR EXTENSION OFF THE EXISTING BUILDING LINE UNDER PERMITTED DEVELOPMENT RIGHTS. THE EXTENSION IS TO RUN TO A MAX DEPTH OF 3M, HEIGHT TO SOFFIT UNDER 3M, MAX HEIGHT TO RIDGE UNDER 4M, ALL MATERIALS TO MATCH AND RIGHT TO LIGHT MAINTAINED TO NEIGHBOUR.

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 UP TO 225 FROM DPC LINE. FLOOR CONSTRUCTION TO BE A GROUND BEARING SLAB CONSTRUCTION WITH 150 HARDWARE, 1200q DPM, 25 SAND BLINDING WITH 150mm KINGSPAN INSULATION OVER, 500G INSULATING 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 AND FLUSH SASH CASEMENT WINDOWS TO REAR AND SIDE TO BE TRIPLE GLAZED WITH U VALUE MIN 0.9 W/M2K. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR CATNIC LINTOLS OVER EXTERNAL OPENINGS. ALLOW FOR STEELS OVER INCREASED WIDTH OPENING THROUGH LOUNGE AND ASSOCIATED CALCS THERETO. IT IS ASSUMED THAT FIRST FLOOR JOIST RUN SIDE TO SIDE AND NOT ONTO STEEL ALTHOUGH THIS WILL REQUIRE CLARIFICATION ON SITE.

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150X75 C24 RAFTERS AT 450ctrs AT ANGLES AS PER DRAWING WITH 30deg TO GABLE AND 15deg TO LEAN-TO. ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 780X1400 AND 1340X980 ROOFLIGHTS AS INDICATED WITH RELEVANT INTEGRA OPENING SYSTEM. ALLOW FOR ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH TO LEAN-TO. 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 - STEEL CALCS WILL BE NEEDED UNDER SEPARATE COVER.

ALLOW FOR ALL INTERNAL WORKS TO ALLOW FOR MEDIA WALL TO LOUNGE TO ALLOW FOR MOUNTING TV AND LOG BURNER ETC. ALLOW FOR ALL RELEVANT FLUE WORKS THERETO.



DWG: PROPOSED
9 RIVERSIDE COURT
OTTERHOLE, BUXTON

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

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