

Side (Southwest)

This drawing shows the side (northeast) elevation of the building. It features a gabled roof with a chimney on the left side. The main facade has a central door with a transom window and a large window to the left. The roofline is marked with a dashed line, and the ground level is indicated by a solid line. The drawing is labeled "Side (Northeast)" at the bottom.

Architectural drawing of the rear elevation of a house, labeled "Rear (Southeast)". The drawing shows a two-story structure with a gabled roof, a chimney on the left, and a large window with a decorative transom. A person is standing to the left for scale.

Rear (Southern) Indicating Façade Location

The ground floor plan includes the following rooms and features:

- Garage:** Located at the bottom left, with a 'RWP' (Rain Water Pipe) connection.
- Hall:** Centrally located, containing a staircase labeled 'Up'.
- Utility:** Adjacent to the garage, containing a toilet and a 'Boiler'.
- Dining:** Located to the right of the utility room.
- Kitchen:** Located to the right of the dining room, featuring a sink, stove, and refrigerator. It has a 'SVP' (Surface Water Pipe) connection.
- Sun Room:** Located at the top right, with a 'RWP' connection and a 'PS' (Ponding Surface) area.
- Ground Features:** A 'Lawn' is shown at the top. A 'To existing combined drain' line runs along the left boundary. A 'Gully' is located between the dining and sun room areas.

Beams, columns and padstones
to structural engineers design

See engineers details for connections and padstones

RB 1 - 152 x 89 UB 16

GF1 - 90x90x6.3thk welded frame

EB1 - 90x90x6.3thk welded frame

Padstones to be grade C20 OPC plain concrete, bearing
to have full or 150mm onto padstones and bolted using
2Nr resin anchors or cast-in fixings

PS1 -350lg x 100w x 150 deep

Roof Structure Notes:

- 30 x 5 x 1m galvanised Twist straps to new rafters/wall plate every 2m screwed to internal blockwork
- Double trimmers at any rooflights

First

- Drain locations and inverts to be checked prior to works commencing and drainage layout shown to be revised to suit.
- Assumed to be a combined system.
- Any drainage work to be inspected and approved by Building Control before back filling.
- New drainage via uPVC 110mm pipe to BS4660 packed in granular fill laid to min 1:40 fall.
- Rodding access to be provided to all changes in direction, bases of soil stacks and gullies
- 100mm plastic waste to toilet, 40mm plastic waste to sinks and baths (with re-sealing anti vac traps) to discharge to 100mm SVP to foul drain. Combined waste pipes to be min 50mm. No opposed waste connections to be within 200mm of WC connection with SVP. 75mm deep seal traps on all appliances.
- Rainwater pipes to existing drain via roddable gullies
- Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs - sizes to suit depth as recommended by manufacturer.

1. Sun Room roof to be completely re-roofed:

- Insulated to achieve a minimum U-value 0.15W/m2K and insulated at rafter level (equivalent of 150mm Kingspan K7 or Celotex) and ensure a minimum 50mm ventilation gap to top of rafters - and rafters battened out to accommodate extra insulation to form vaulted ceilings.
- New roof structure to engineer's details.
- Re-roof using Blue to match existing, 25mm x 50mm tanalised battens, Tyvek breathable sarking fixed to rafters
- Code 5 lead work stepped flashing with cavity tray over at abutment

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All dimensions must be checked on site.
All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and federations.



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Client	David Crowther
Job Title	Proposed conservatory alterations at 3 Chendre Close Hayfield High Peak SK22 2PH

Drawing Title
Floorplans and elevations
as proposed

Scale 1:100; @A2 unless stated	
Date August 2023	Drawn by SJ

Drawing No. 200	Rev.
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