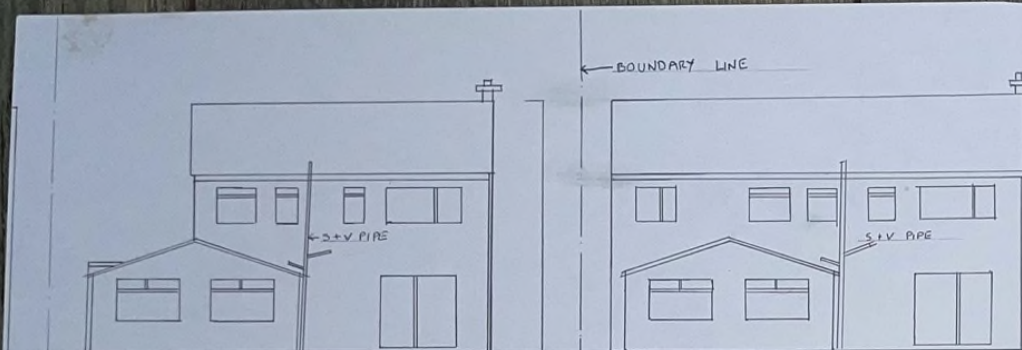


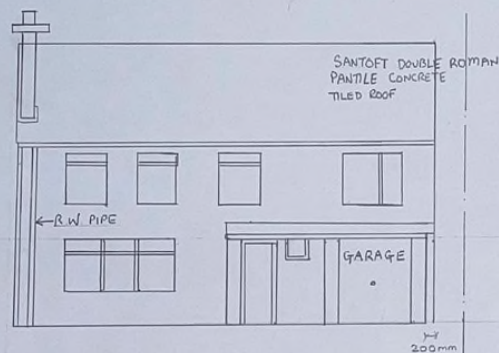


EXISTING REAR ELEVATION

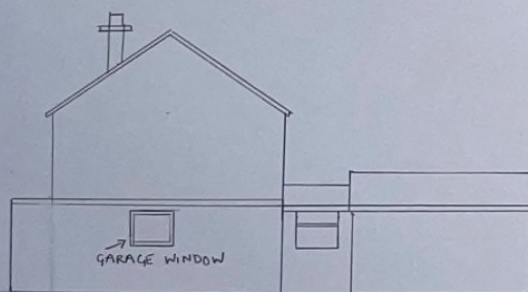
PROPOSED REAR ELEVATION



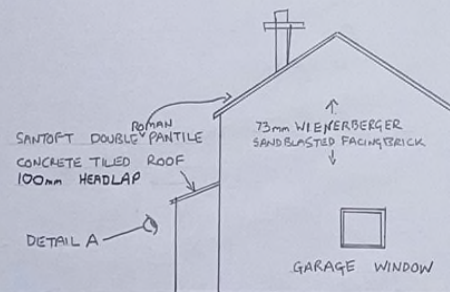
EXISTING FRONT ELEVATION



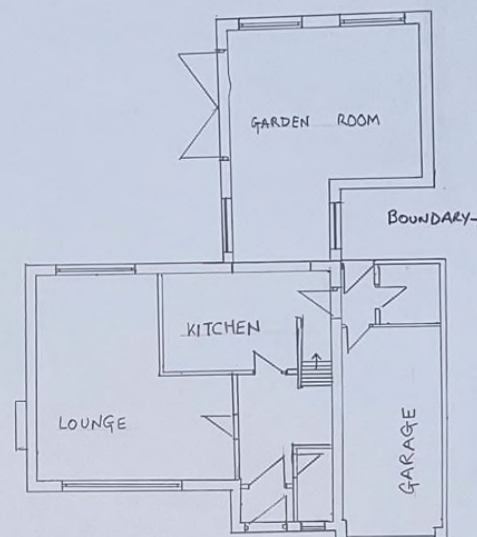
PROPOSED FRONT ELEVATION



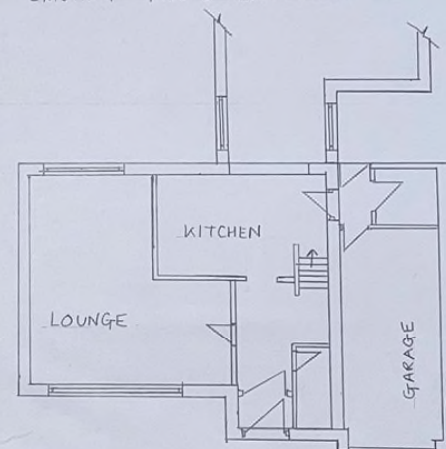
EXISTING GARAGE SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

THE DESIGN AND CONSTRUCTION OF THE EXTENSION SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING REGS. FIGURED DIMENSIONS ONLY ACCEPTED. NO MEASUREMENTS SCALED FROM DRAWING.

ROOF

PITCH SAME AS ORIGINAL ROOF RIDGE 200 X 50mm. RAFTERS 150 X 50mm AT 400mm CENTRES BIRDSMOUTHED ONTO WALLPLATE 50 X 25mm BATTENS. ROOFING FELT TO BS 74-7.

SANTOFT DOUBLE PANTILE TILED ROOF DARK GREY. HEATING FROM GAS FIRED CONDENSING BOILER ALREADY EXISTING IN HOUSE VIA 10mm MICROBORE PIPEWORK TO RADIATOR FITTED WITH THERMOSTATIC VALVE.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P BUILDING REGS (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETANT PERSON SCHEME HAS BEEN ISSUED OR APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 (AS AMENDED) HAVE BEEN SUBMITTED THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETANT PERSON. A COMPETANT PERSON WILL HAVE A SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671 BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

GLAZINGS IN ACCORDANCE WITH BS 6262 SAFETY GLASS TO BS 62061981 U VALUE OF 2.0 W/M²K.

LIGHTING ALL LIGHTING TO HAVE ENERGY EFFICIENT LED BULBS.

LINTELS IG OR SIMILAR GALVANISED PRESSED STEEL COMBINED LINTELS MIN 150mm BEARING AT EITHER END OF LINTEL.

PVC GUTTER FIXED TO FACIA WALL PLATE 100 X 75mm STRAPPED DOWN AT 1.2M C/S.

OPENING LIGHT EQUAL 1/20th FLOOR AREA TRICKLE VENTS.

DPC TO ALL NEW OPENING REVEALS DPC MIN 150mm ABOVE G.L.

BRICKWORK ATTACHED TO ORIGINAL WALLS WITH CROCODILE WALL EXTENSION PROFILES.

DEPTH OF FOUNDATION MIN 900mm TO BE AGREED WITH LOCAL AUTHORITY ON SITE. SUBSTRUCTURE 300mm TRENCH BLOCK 100mm COMMON BNK.

WIENERBERGER 73mm SANDBLASTED FACING BRICK TO BE USED ON GABLE END.

EXISTING FACING BRICKS ON GABLE END TO BE RECLAIMED AND REUSED ON FRONT AND BACK ELEVATIONS.

PROJECT

BEDROOM EXTENSION ABOVE EXISTING GARAGE 14 FAIRWOOD RD BROOKLANDS M/C M239JR

DRAWING: GENERAL ARRANGEMENT.

SCALE: 1:100

DATE: JAN 2021