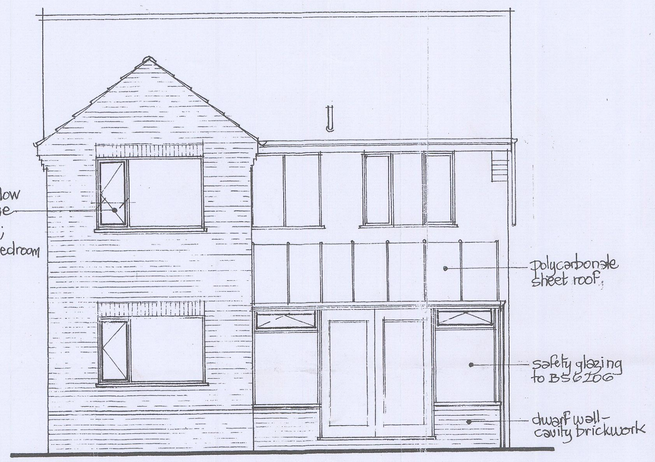
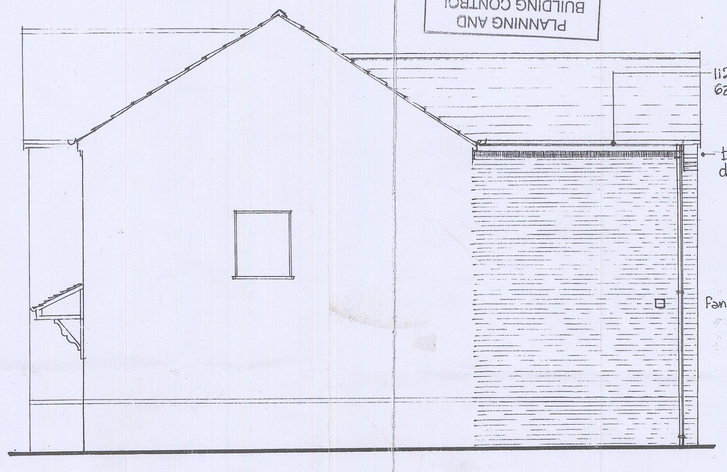
PLANNING AND BUILDING CONTROL
06 JAN 2017

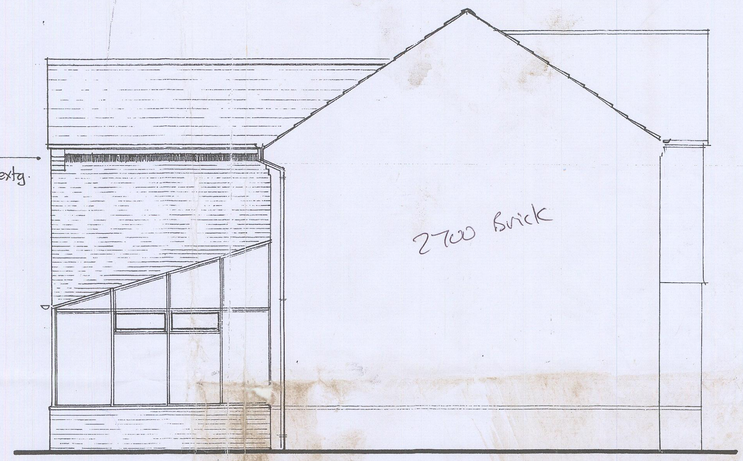
4987 0606
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REAR ELEVATION



NORTH ELEVATION



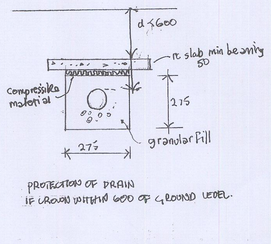
SOUTH ELEVATION

DRAINAGE:
new drain 100 Hepsleve; foundation taken down to 1L of any drain within 1m; any drain passing through wall bridged by rc lintels.

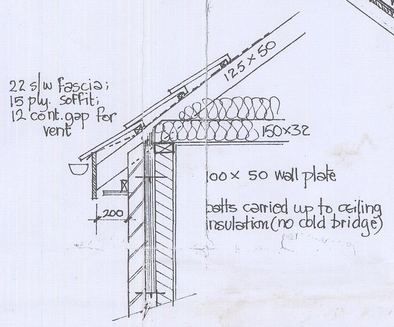
WINDOWS:
new windows UPVC double glazed with Low-E glass; trickle vents min. 8K mm²; vertical insulating dpc at reveals.

PART A; foundation/floor detail by agreement with Building Control; roof & floor joists secured to walls with 30×5 galv. steel straps @ 2m c/s max.

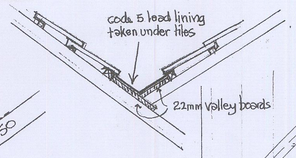
ELECTRICS: new electrics to comply with PART P.

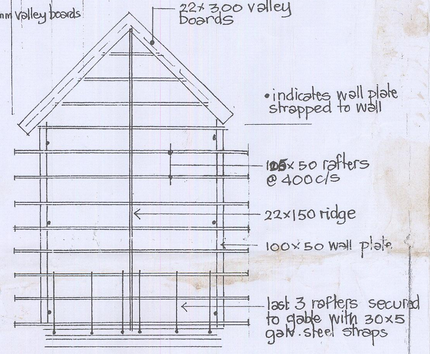


PROTECTION OF DRAIN
IF CROWN WITHIN 600 OF GROUND LEVEL.

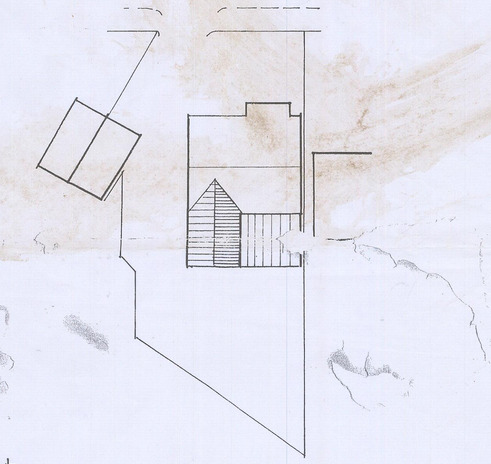


EAVES DETAIL 1:20

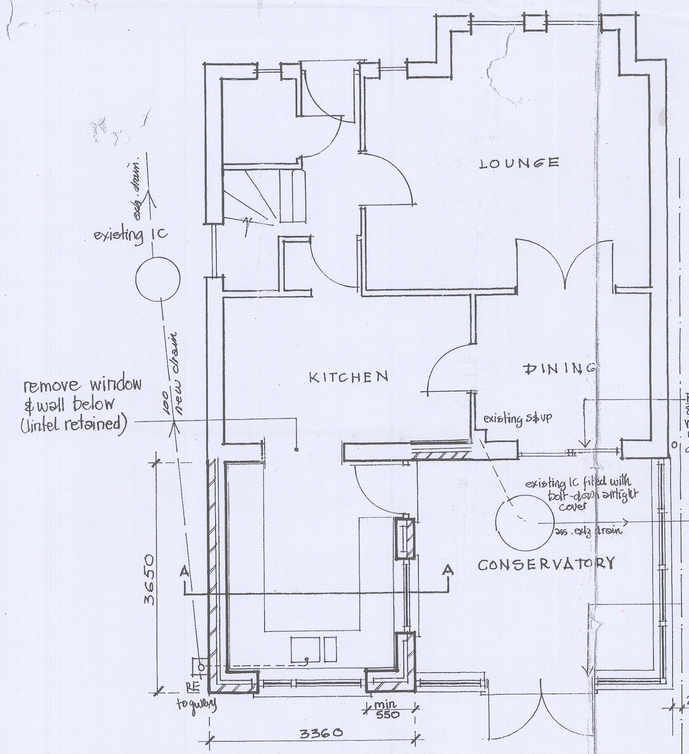




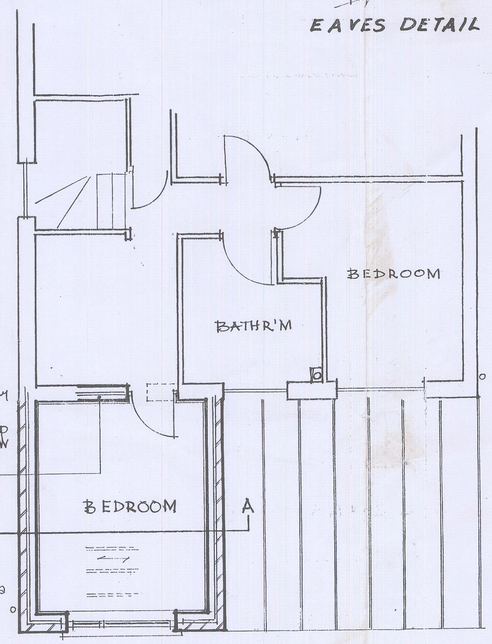
ROOF STRUCTURE



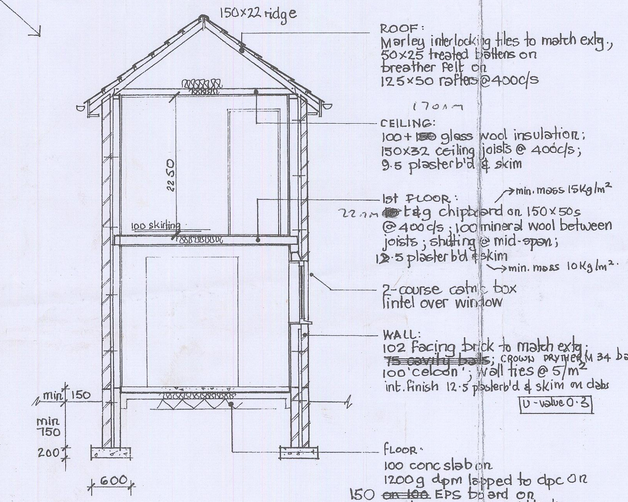
SITE PLAN 1:200



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A A

NOTES
1. PART L1B: wall insulation increased to crowns paytherm 34 batts (85 thick); u-value 0.3.
Floor insulation increased to 150 EPS board - see sec. AA.
2. 1st Floor - see detail left
3. UPVC windows to have 16 mm gap; low-E glazing (0.1) & argon-filled to give u-value 1.8
4. (existing ground floor solid construction)
5. 2 storey glazing - see enclosed figures on separate sheet
6. new bedroom is inner room but has escape window in accordance with Part E, section 2.11 (see rear elevation)
7. lighting: fixed light to bedroom to be only for compact fluorescent fitment with efficiency > 40 lumen/circuit watt
8. Valley detail shown left to 'roof structure'
9. foul drainage indicated on ground floor plan; also detail for drain protection
10. (existing bedroom will not be used as bedroom but will be for access only, forming part of landing; door removed - see 1st floor plan).
11. new radiator in bedroom fitted with thermostatic valve.
12. PART F1 - vent. provisions indicated on ground floor plan.

REVISED PLAN

PROPOSED REAR EXTENSIONS
3, ULLSWATER RD, WOODHOUSE PK.,
SCALE 1:50