

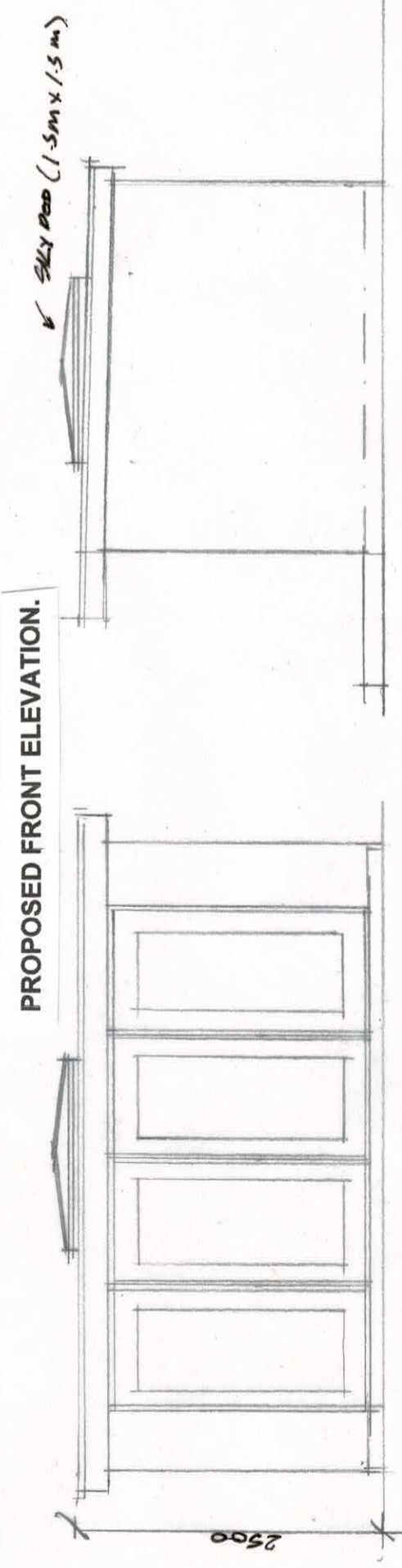
PROPOSED GROUND FLOOR PLAN.

FOUNDATIONS.
Foundations and supports to be 'Easy Pad' foundation system as per attached details, all to approval of building control.

WALLING.
External to be in 125mm x 22mm thermowood cladding. Cladding fixed to 50mm x 25mm battens on breathable felt membrane.
Frames to be built with 12.5mm OSB 3 treated board on 90mm x 38mm timber framing with 75mm kingspan insulation between framing and lined internally with 30mm Kingspan insulation and 12.5mm plasterboard and skim finish.

FLOOR.
22mm T & G chipboard floor boarding on 150mm x 50mm C24 floor joists at 400mm centres.
120mm Kingspan Thermafloor TF70 insulation to be pinned between floor joists.

SUB-FLOOR.
Existing ground base to be used with easy pad supports, if necessary (subject to ground conditions form new sub-base with 100mm concrete on 1200 gauge visqueen damp proof membrane on 150mm layers of well compacted sand blinded hardcore).



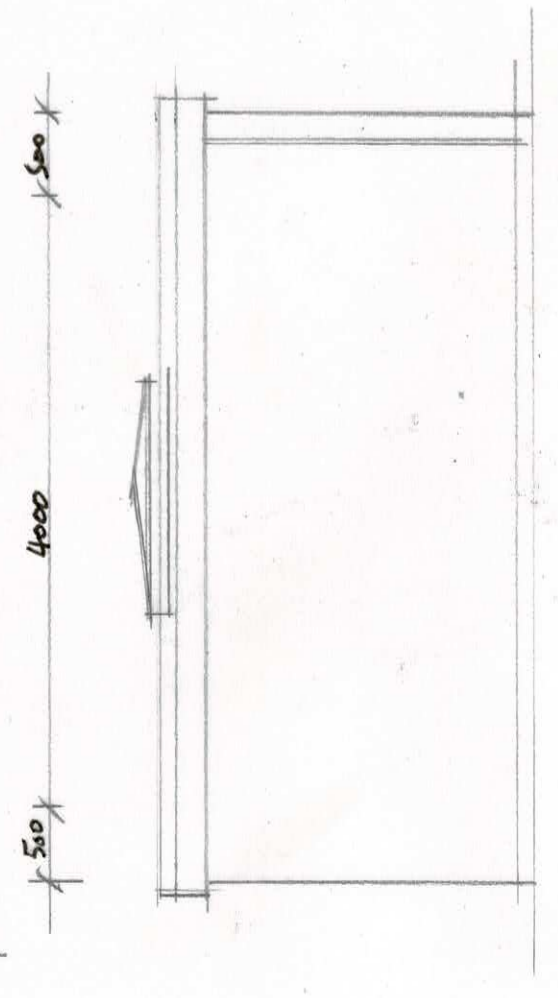
PROPOSED FRONT ELEVATION.

VENTILATION.
Doors to be aluminium bi folding doors with double glazed sealed units.
Doors to have Pilkington "k" thermal glass to achieve a u value of 1.6 w/m² C
Provide toughened safety glass to doors.

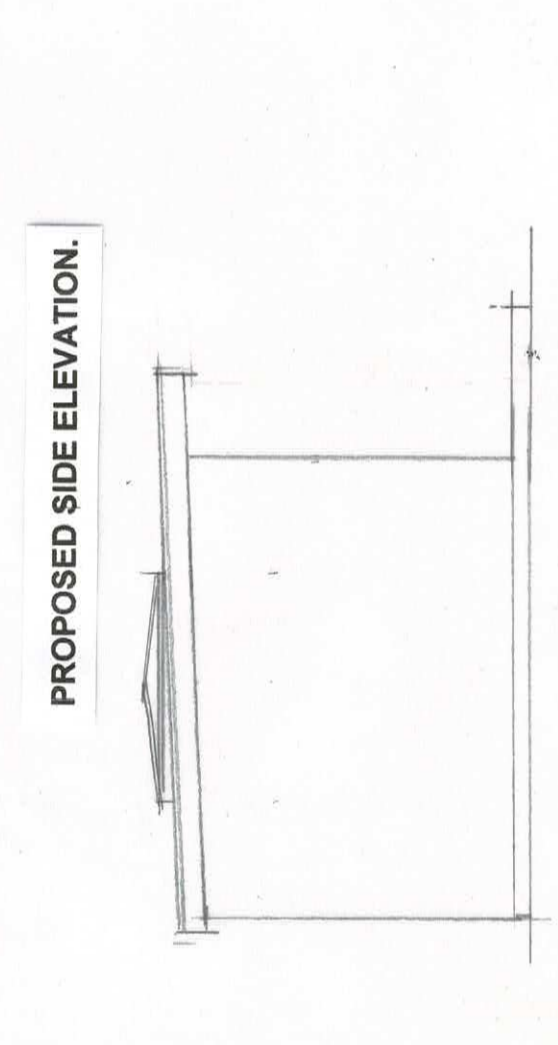
DRAINAGE.
Surface water to run to rainwater butts for re-use in garden.

ROOF.
EDPM roof membrane on 18mm OSB3 treated T & G board on 200mm x 50mm C24 roof joists at 400 mm centres with 120mm Kingspan insulation between joists and underdrawn with 25mm kingspan insulation and 12.5 mm plasterboard and skim.

ELECTRICAL.
Electrical installation to be designed, installed, inspected and tested by a person competent to do so in accordance with Part P of building regulations.
A completion certificate to be provided on completion.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

**PROPOSED GARDEN ANNEX FOR
ANCILLARY USE WITH MAIN DWELLING .**

AT

**1, BEECHCROFT .
HIGH USWORTH .
WASHINGTON .**

SCALE 1:50 .