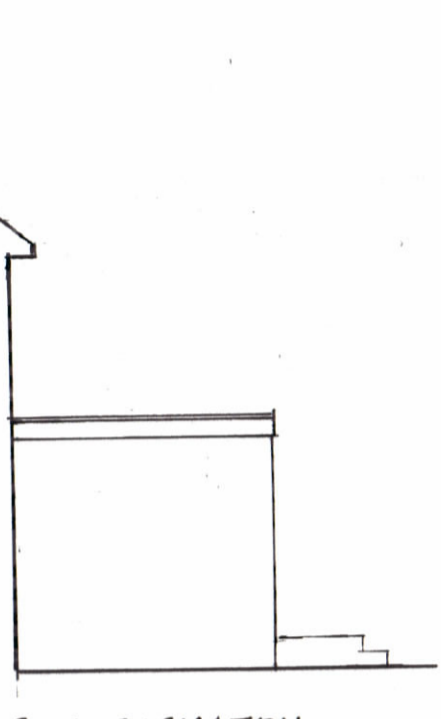


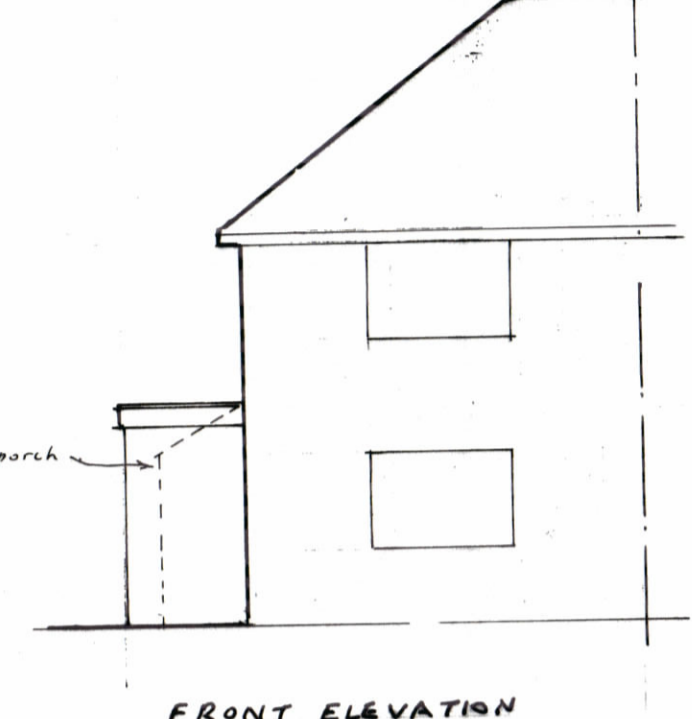
SIDE ELEVATION



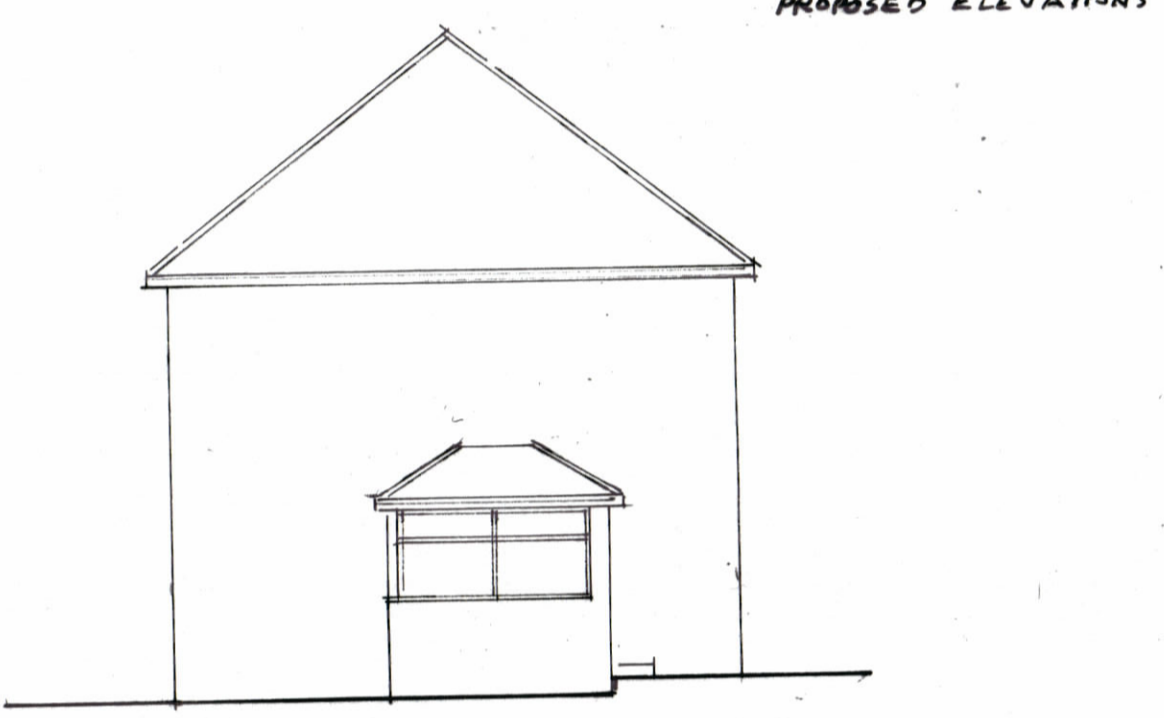
REAR ELEVATION



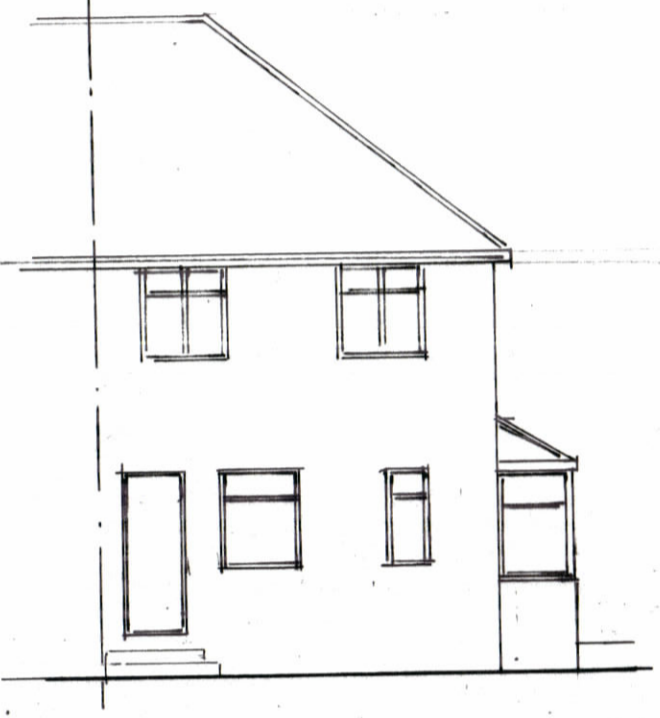
SIDE ELEVATION



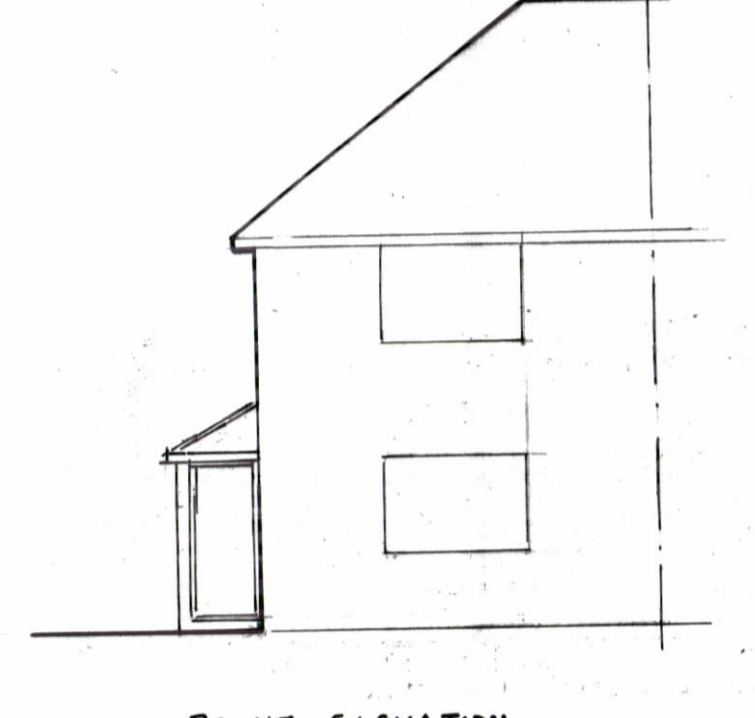
FRONT ELEVATION



SIDE ELEVATION



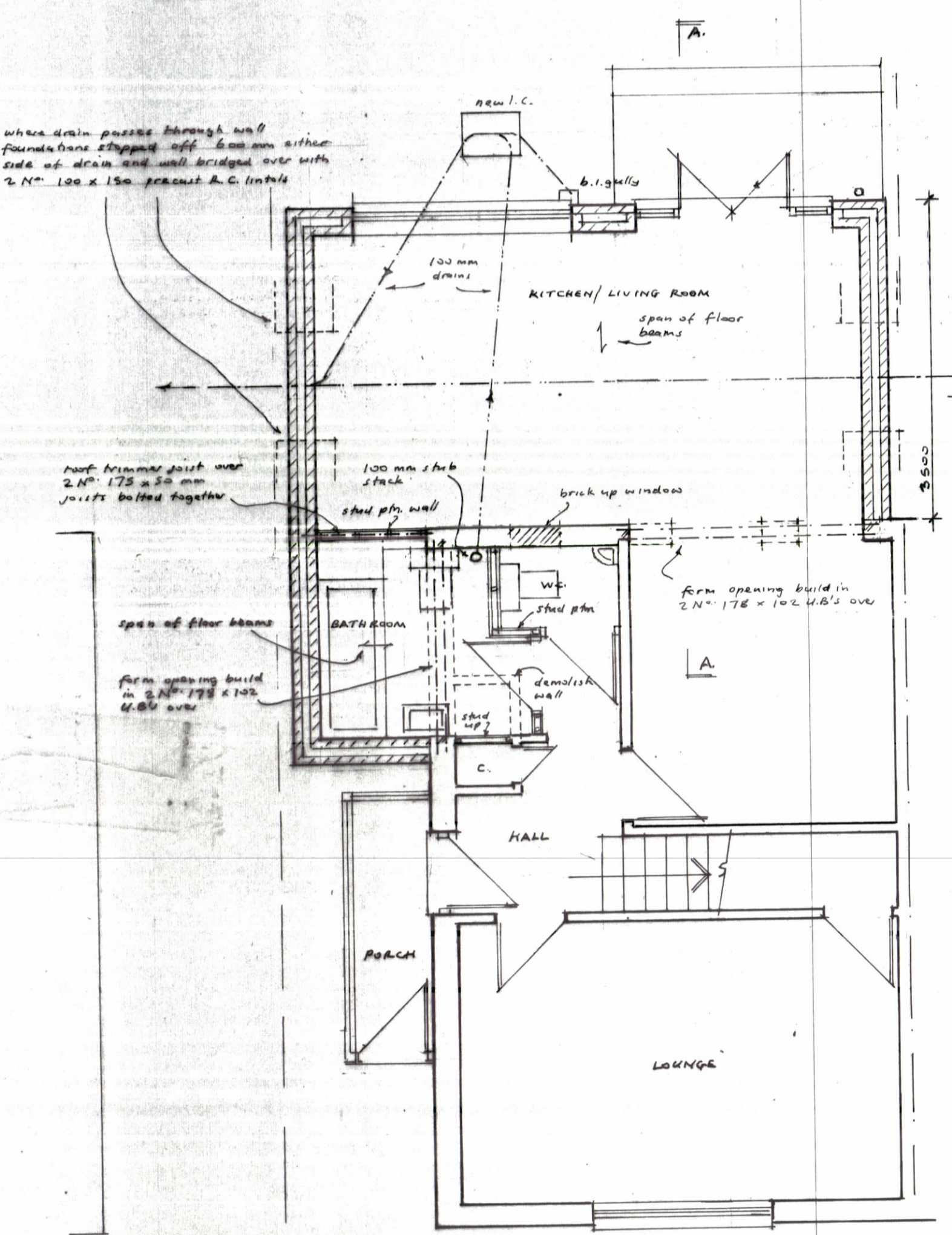
REAR ELEVATION



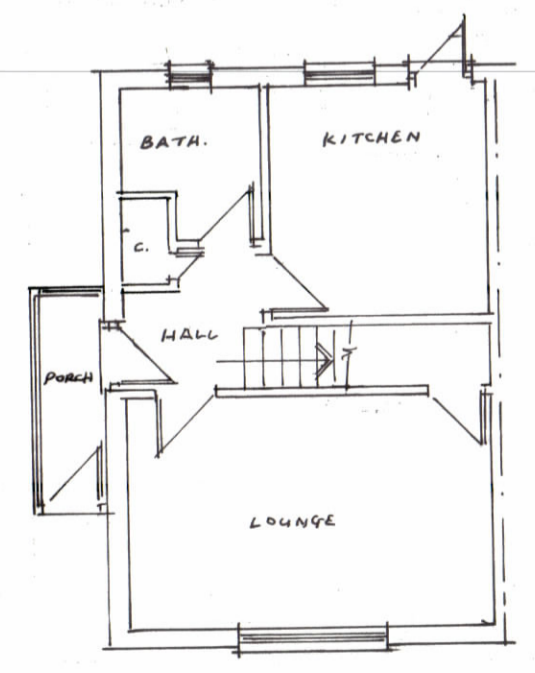
FRONT ELEVATION

PROPOSED ELEVATIONS

EXISTING ELEVATIONS

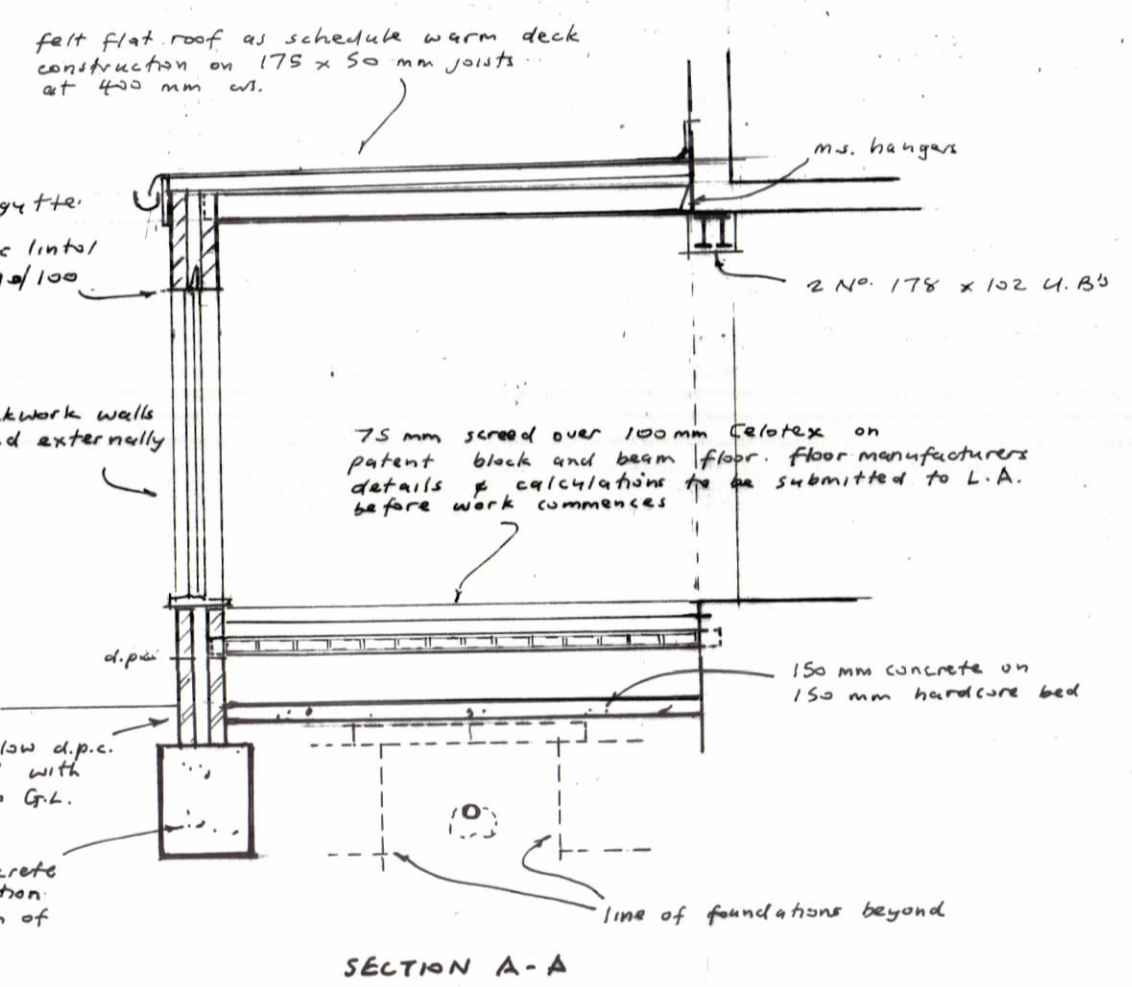


PROPOSED FLOOR PLAN

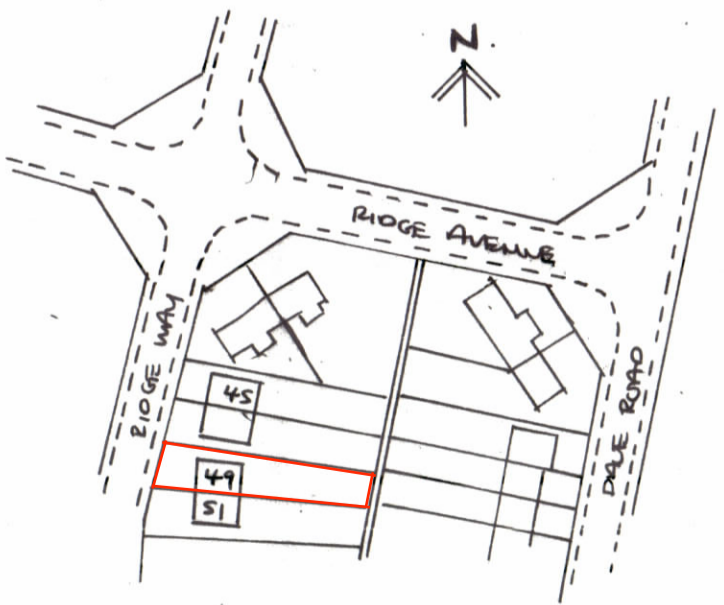


PROPOSED FLOOR PLAN

all new windows & external doors to be double glazed and to have a 'U' value of 1.2 W/m<sup>2</sup>K  
 glazing to doors & adjacent windows to be in safety glass  
 provide background ventilation of 8000 mm<sup>3</sup> to all new and extended habitable rooms  
 install extractor fan as schedule to kitchen  
 install extractor fans to all compartment and bathroom fans wired to light switches and to provide a air change per hour with 15 minute over run duct through to external air, minimum extract rate to bathroom 15 litres second  
 sanitary fittings connected to slab stack in single stack  
 stud partition wall 100 x 50 mm studwork lined both sides with 12.5 mm plasterboard, 100 mm Rockwool mineral quilt between shading.



SECTION A-A



LOCATION PLAN SCALE 1:1250

All works to comply with relevant Codes of Practice and British Standards. No work should commence until local authority have issued a building regulation approval. No drains or services other than those shown appear to pass under the proposed work. However, if any doubt as to the location of drains or services is to be resolved by the satisfaction of relevant authority. All drain positions are approximate and only refer to service of property subject of application. In doubt contact Colin Luther Ass. office for confirmation.

New transmission channels to be built in 220mm semi-engineering blockwork flush pointed internally on 150mm concrete foundations and benches up around channels and bends. Lay 100mm Supa sleeve pipes of minimum fall of 1 in 40 bedded and haunched in 100mm concrete or 100mm underground pvc pipes on pea shingle may be used if agreed by Local Authority. Where drains run under building encase in 150mm concrete if required by L.A. and bridge over where passing through wall with R.C. lintel to satisfaction of L.A.

Lay 600x100mm concrete foundations to minimum depth of 1m or as agreed on site by L.A. and to suit ground conditions where walls are within 1m of drains foundations to be taken down to invert level of drain or as agreed with L.A. Depth of foundations to be sufficient to not to exert additional ground pressure on existing drains.

Ground floor finish as agreed with client on 75mm cement screed reinforced with chicken wire over 50mm thick Celotex insulation on 150mm slab concrete with 1200 G d.p.c. under to be contiguous with existing house and new wall d.p.c. on 50mm sand bedding on 150mm hardcore bed any existing floor vents covered by new floors to be ducted through to external air with 100mm diameter underground pvc pipes or as agreed with L.A.

First floor 21mm flooring grade T & G chipboard over joists sizes and crs. as per plan. 100mm Rockwool mineral quilt (10kg/m cub) laid between joists. 12.5mm plasterboard to U/S T & G boarding to shower and bath room floors to be water resistant to grade PS with B.S. stamp on upper surface. Ceilings to be taped and sealed including services passing through.

Walls as per plan internal surfaces finished with 12.5 mm plasterboard on dabs d.p.c. to cills. Reveals of all openings in cavity walls to be closed with patent insulated cavity closers, where cavity is bridged provide stepped d.p.c. horizontal d.p.c. to be minimum 150mm above adjoining external ground level. Seal cavity at top of walls external render to have waterproof additive and not to bridge the horizontal d.p.c. New horizontal d.p.c. to be contiguous with existing d.p.c.

300mm cavity wall of two skins 100mm Celotex blocks with stainless steel wall ties at 450mm vertical and 750mm horizontal crs. Staggered cavity fill of 75mm CW4000 insulation secured with wall tie clips to inner skin as manufacturers recommendations, walls rendered externally render not to bridge horizontal d.p.c. where access is not available to render externally wall outer skin to be brickwork.

220mm Celotex blockwork rendered externally reinforced with e. m. l. every third course and lined internally with 50mm Celotex FR4000 on 50x25mm treated battens at 600 crs fixed over face with 12.5mm plasterboard.

220mm brickwork lined internally with 60mm Celotex FR4000 in accordance with manufacturers recommendations with joints sealed 50x25mm treated battens at 600 crs fixed over face with 12.5mm plasterboard.

Flat roof - cold deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in hot bitumen over 140mm Celotex TC3000 roof board laid and jointed to manufacturer recommendations on frings to provide fall of 1 in 80 on joists sizes and crs. as per plan. 9.5mm plasterboard ceiling set with plaster no ventilation provided to roof space.

Flat roof - warm deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S. 747 all set in hot bitumen over 140mm Celotex TC3000 roof board laid and jointed to manufacturer recommendations on frings to provide fall of 1 in 80 on joists sizes and crs. as per plan. 9.5mm plasterboard ceiling set with plaster no ventilation provided to roof space.

Roofing - rainwater to be treated with wood preservative in accordance with C.P. 58 timber in roof void to be pressure impregnated with preservative.

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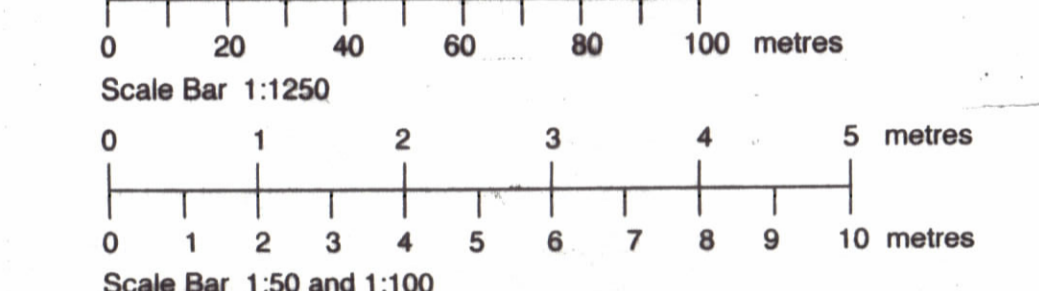
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REVISION A Aug. 2019/102 REVISED

SCALE 1:50 & 1:100 DRG. NO. 2021/62

PROJECT SINGLE STOREY REAR & SIDE EXTENSION

LOCATION 49 RIDGE WAY CRAYFORD DA1 3PF

CLIENT DATE May 2021

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