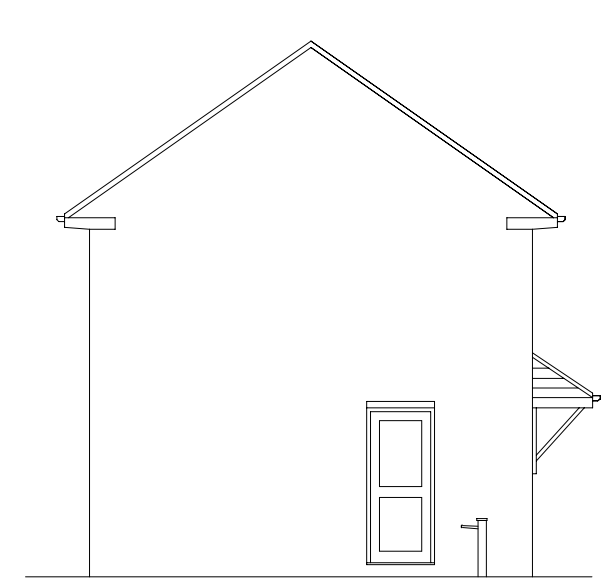


Existing ground floor plan



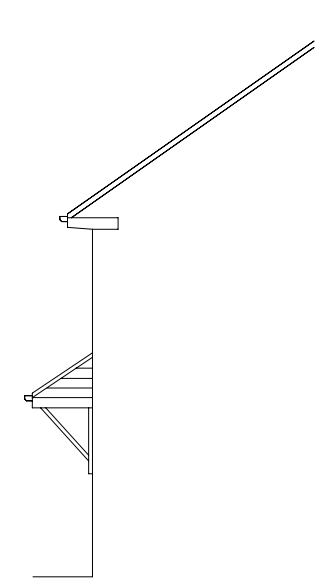
Existing front elevation



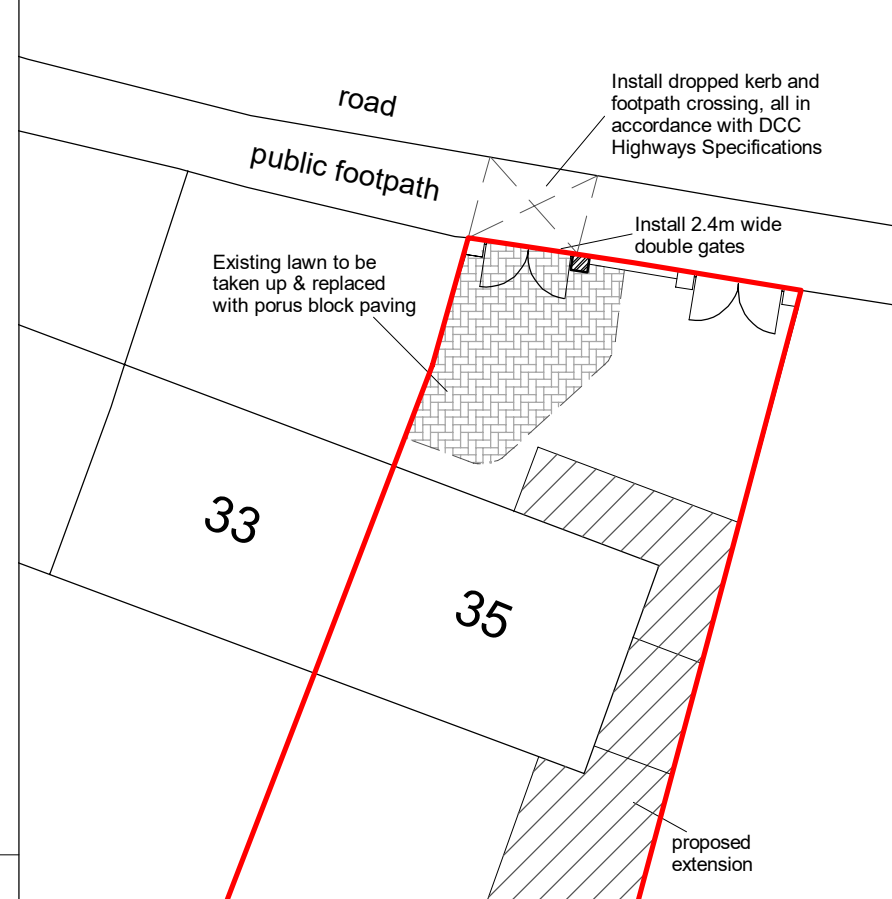
Existing side elevation (east)



Existing rear elevation

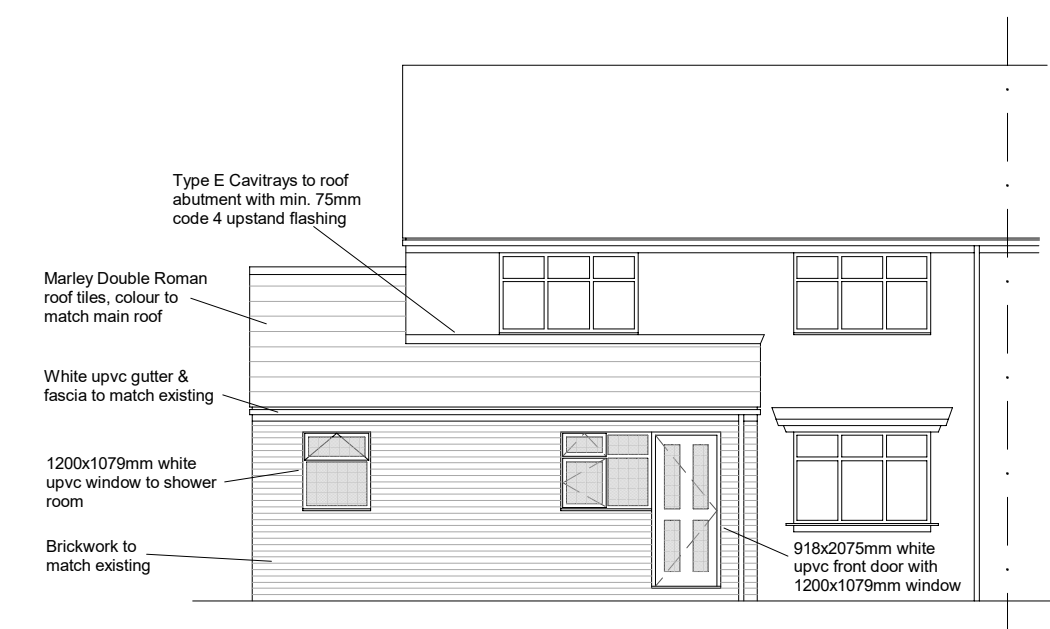


Existing side elevation (west)

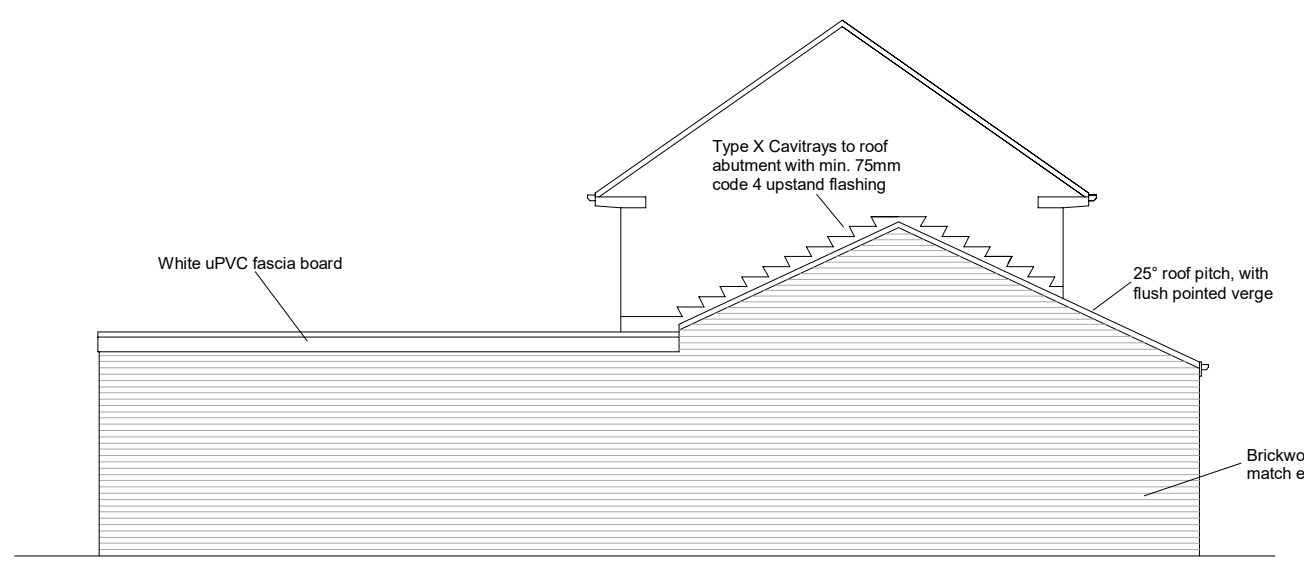


Block/Roof Plan - Scale 1:200

- Notes**
- External wall construction to be: 103mm brickwork to match existing, 100mm Crown Dri-Therm full fill insulation, 100mm Celcon Standard Blockwork inner leaf, 13mm plaster & skim finish (u-value 0.28W/m²K)
  - Allow for vertical twist stainless steel wall ties @ max. 450mm centres vertically and 750mm centres horizontally.
  - Provide wall ties at every block course to window & door openings, positioned 150mm from reveals.
  - All cavities are to be closed using insulated d.p.c.'s.
  - All new lintels are to be Birtley Supergalv CB90, unless otherwise shown.
  - Alternative lintels may be used if agreed with Building Inspector.
  - Windows are to be fitted with trickle vents giving 8000mm² ventilation to Bedroom and Study. Other windows to have 4000mm² ventilation.
  - Windows are to be upvc double glazed units, 4mm outer pane, 20mm air gap, 4mm Pilkingtons 'K' glass inner pane (1.6W/m²K). Windows with sill heights below 800mm & all doors to be fitted with toughened glass in accordance with Approved Doc N
  - Windows to habitable rooms to have side opening casement fire egress window (min opening 450mm wide x 750mm high) handles to have non-removable keys. Height from finished floor level to actual fire escape opening casement to be between 800-1100mm.
  - New drains are to be 110mm dia. upvc - laid to a min. fall of 1:40. Drains are to be laid in accordance with manufacturers instructions & shall be tested by Building Inspector, on request.
  - All electrical works shall comply with the latest edition of the IEE Wiring Regulations & must be carried out by a certified electrician (registered with an approved body), with copies of completion certificates given to Building Control Dept.
  - Extend exist. heating system into new extension and fit thermostatic radiator valves to all new radiators.
  - All gas installation works must only be carried out by GAS SAFE registered installers.
  - All dimensions to be confirmed by site measurements, with any discrepancies being reported to Client, before any further work to commence.
  - The client is responsible for providing asbestos refurbishment report to advise contractor if any asbestos containing materials are present within areas likely to be disturbed by the proposed construction works
  - There are no overhead cables within the vicinity of the proposed extension. No records of underground services were available from the client.
  - Position of underground drainage has been assumed however, all drainage runs adjacent to the extension are to be exposed and inspected by Building Control officer.



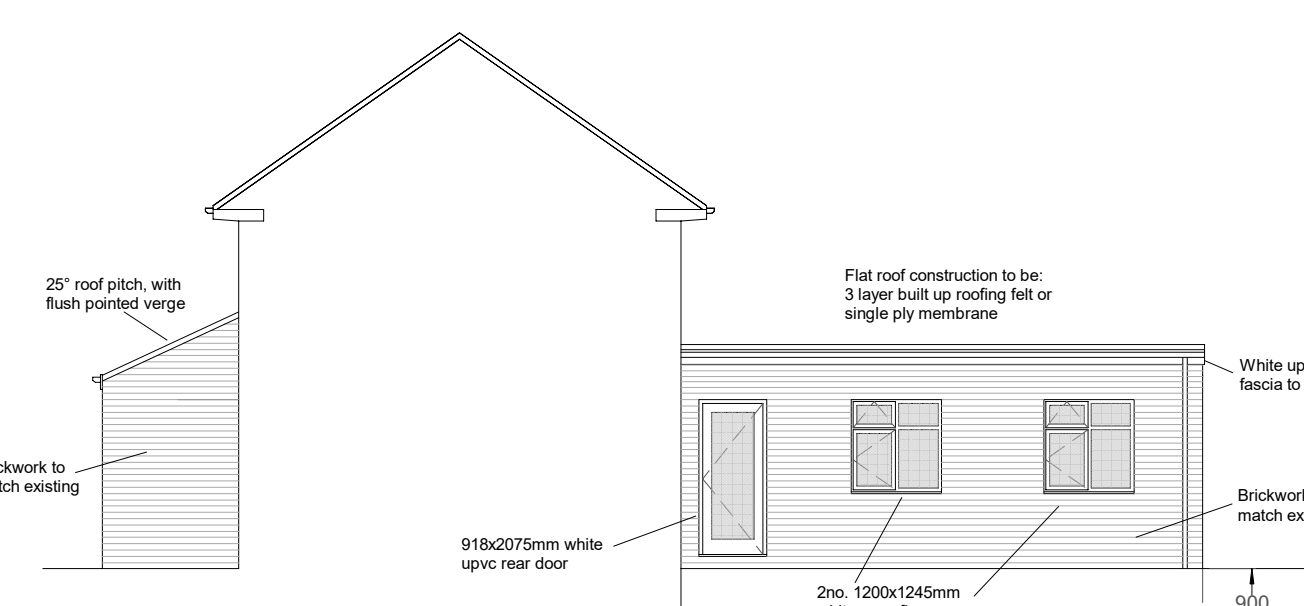
Proposed front elevation



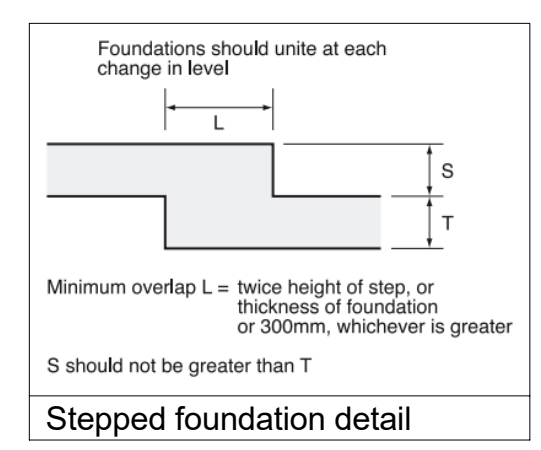
Proposed side elevation (east)



Proposed rear elevation

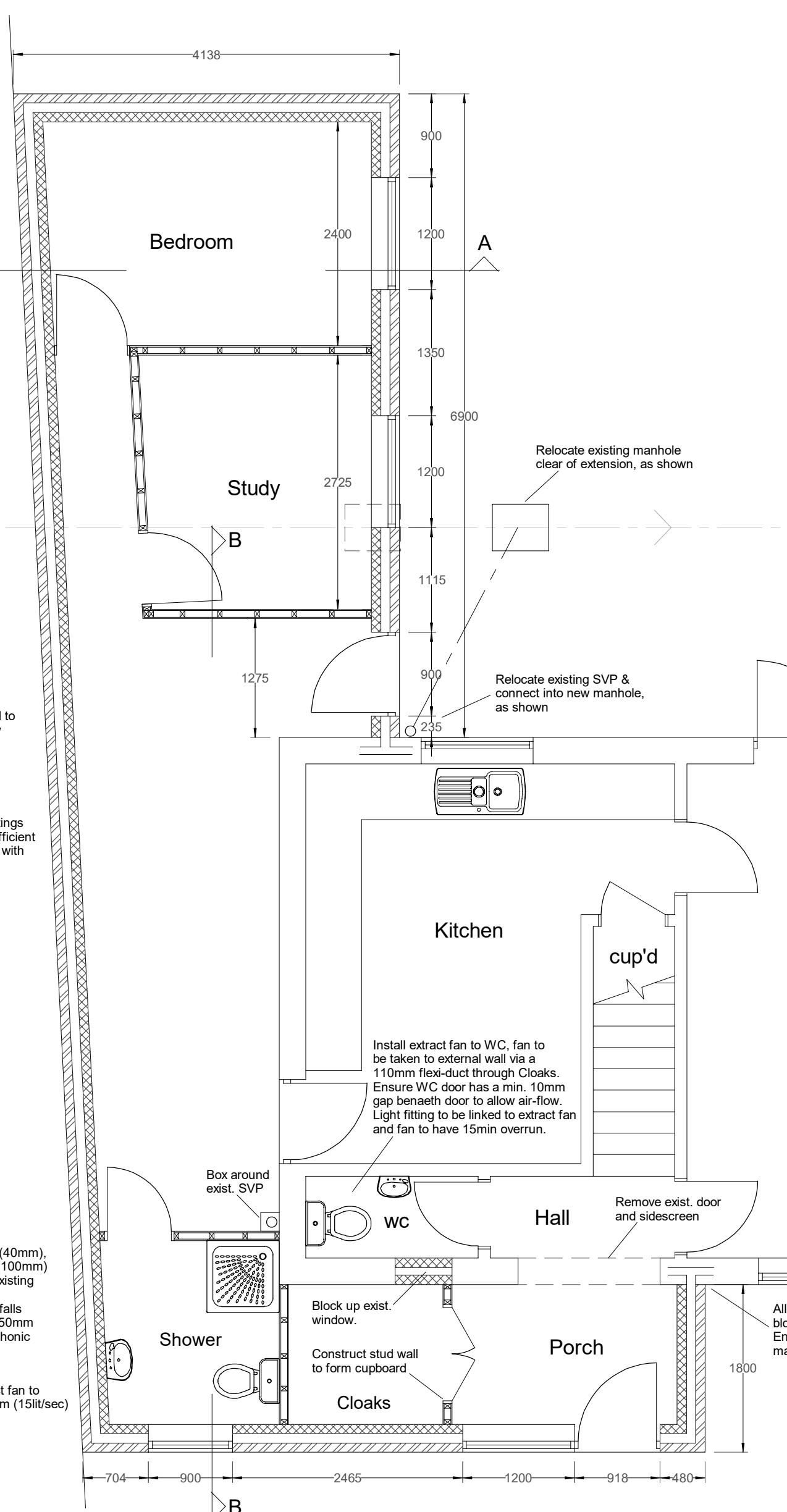


Proposed side elevation (west)

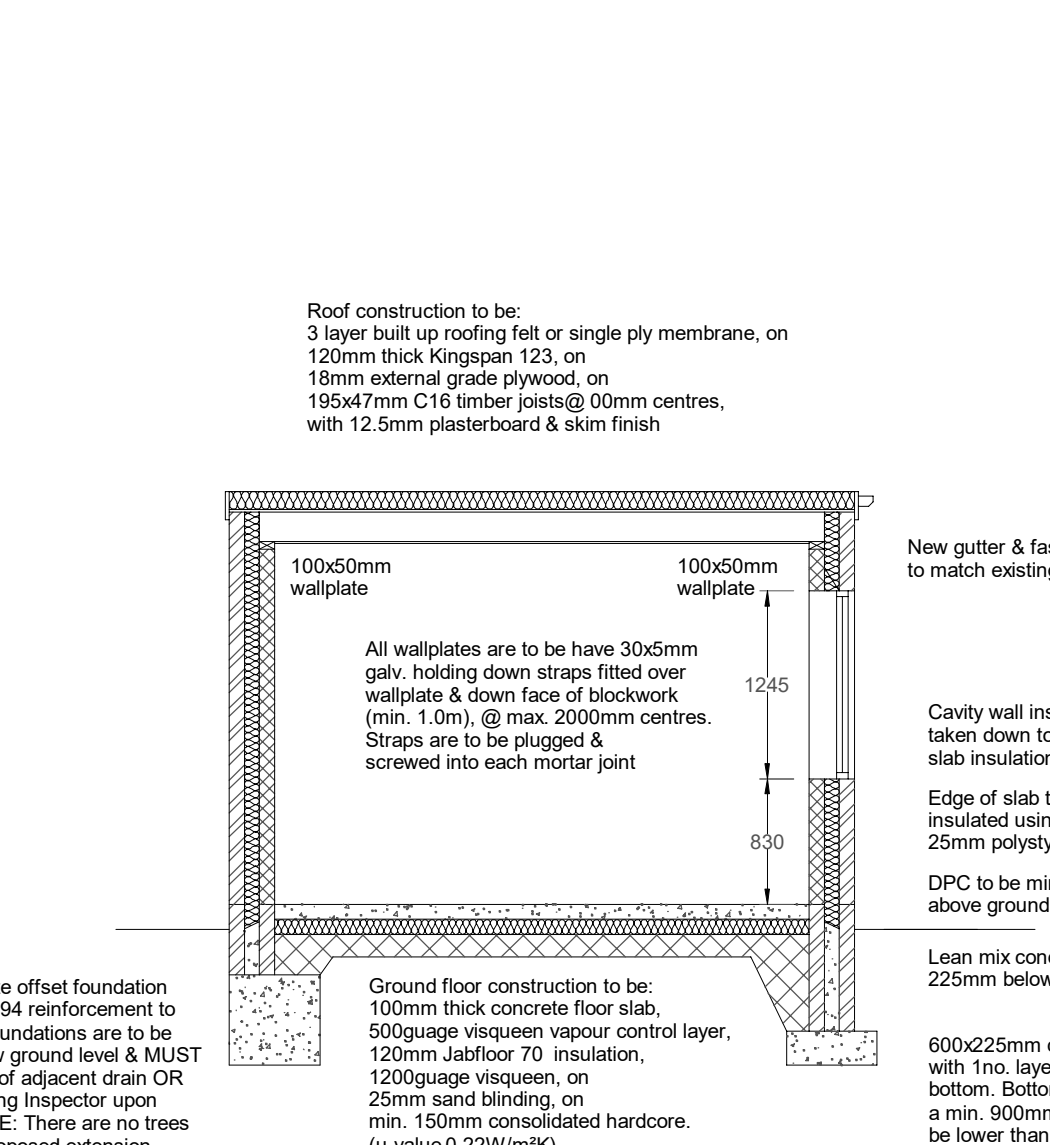


NOTE: Hot water taps must be fitted to left hand side of any sanitary appliances, in accordance with Approved Doc G.

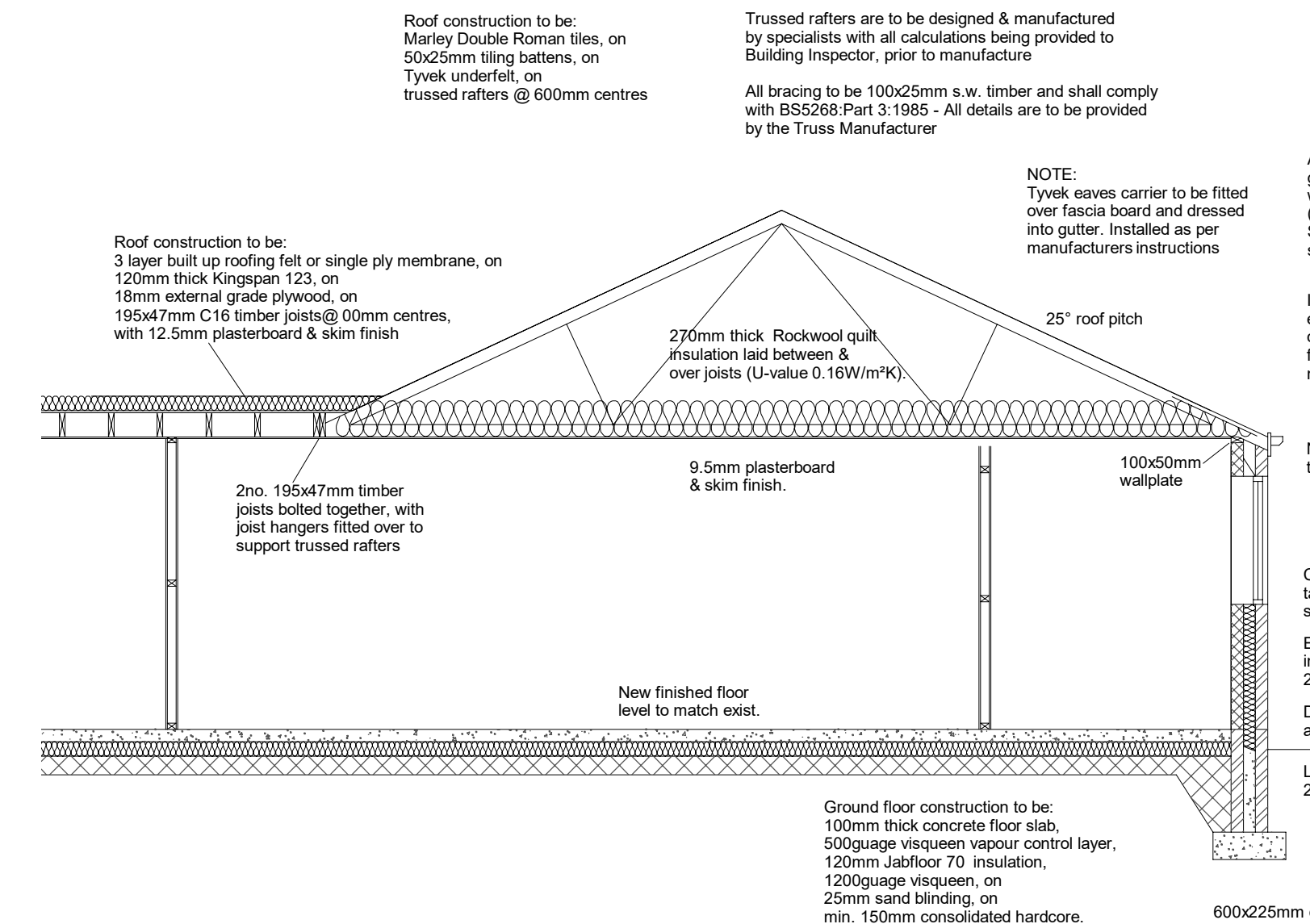
NOTE: A min of 75% of new light fittings installed MUST be Energy Efficient Light Fittings, in accordance with Approved Document L1B



Proposed ground floor plan (1:50)



Proposed section A-A (1:50)



Proposed section B-B (1:50)

Rev D (21/10/21)  
Flat roof to replace pitched roof to rear extension

Project  
**35 North Drive,  
Middlestone Moor  
Co. Durham  
DL16 7ED**

**PROPOSED SINGLE STOREY EXTENSION**

Scale 1:100 @ A1    Date Sept 2016

Client

This drawing is to be used for Planning and Building Regulation Applications only.