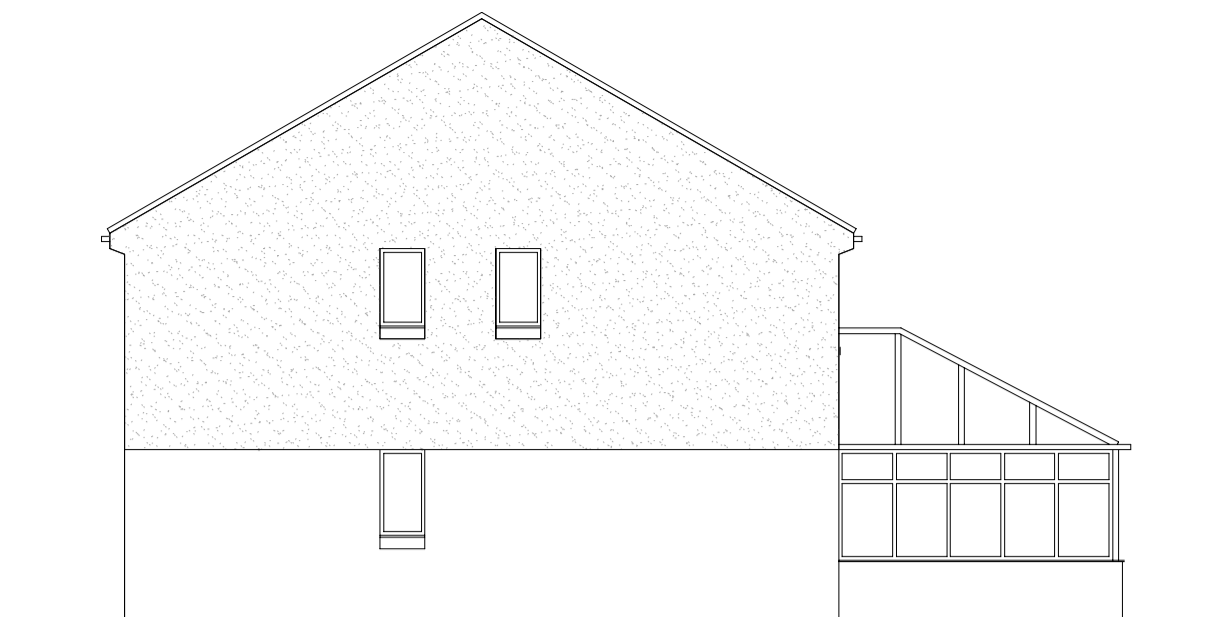


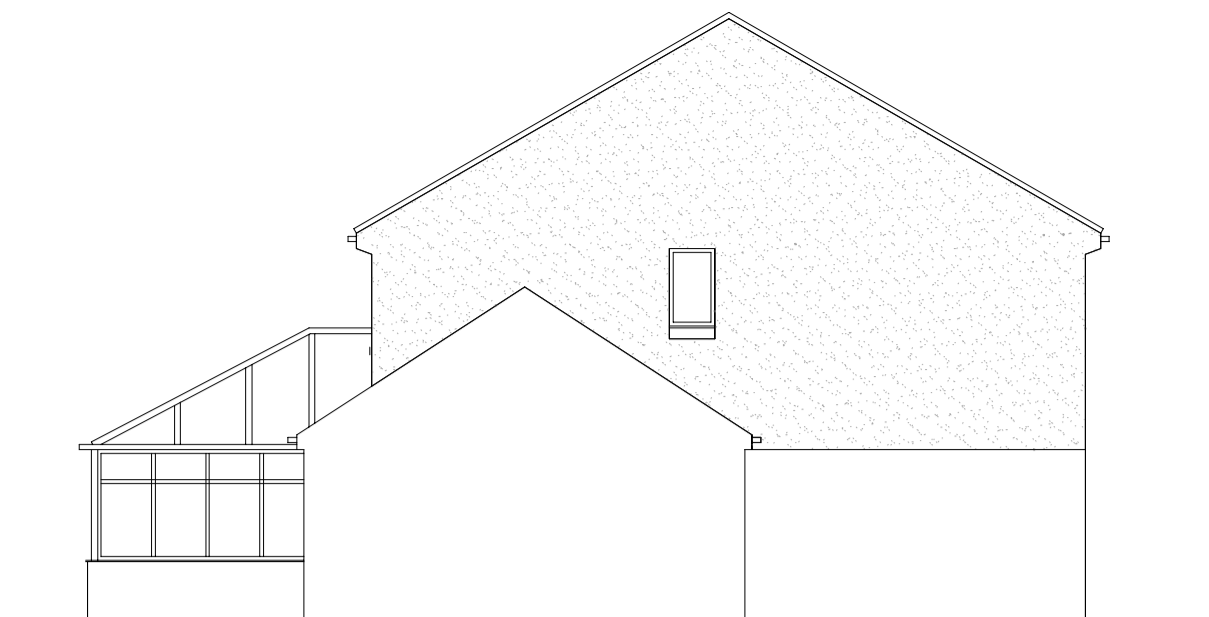
Existing ground floor plan (1:50)



Existing rear elevation



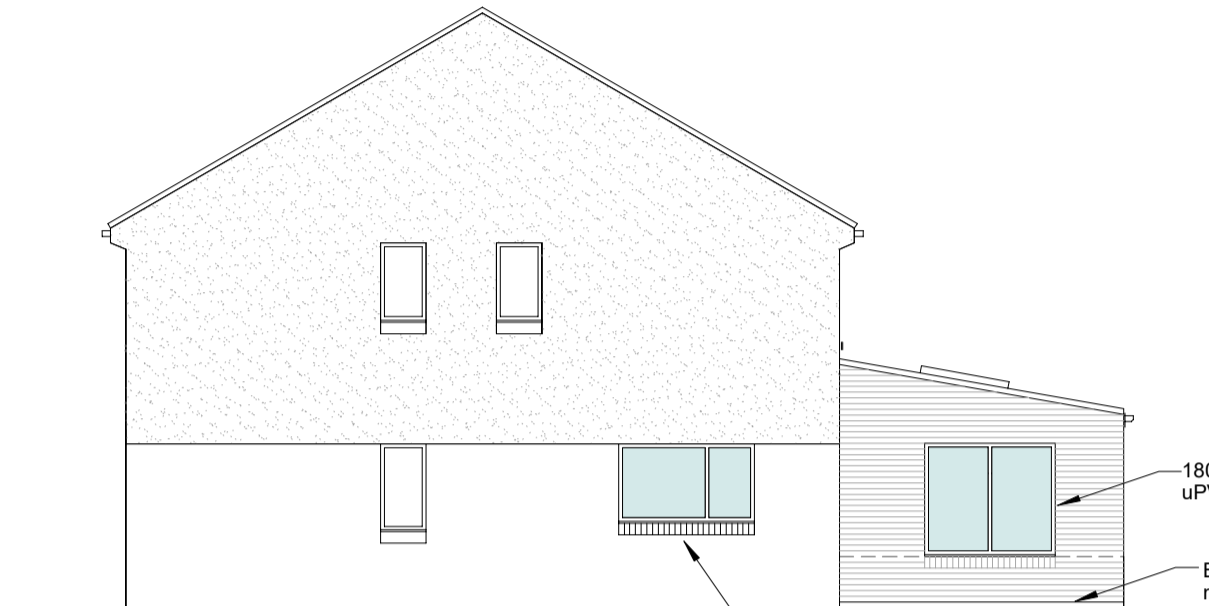
Existing side elevation (north)



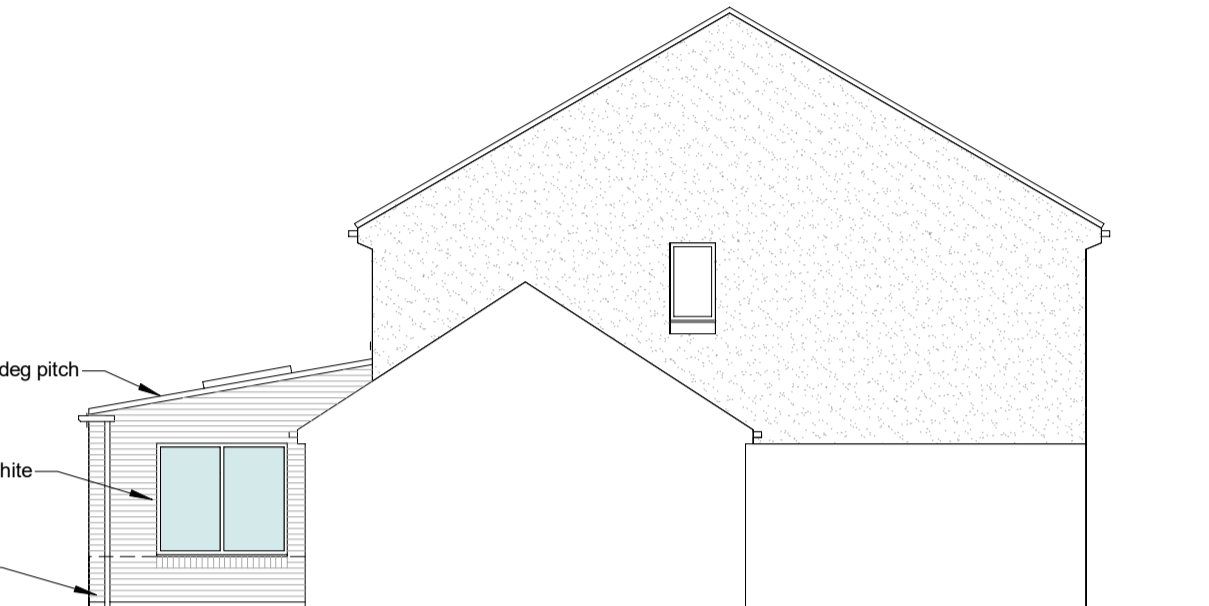
Existing side elevation (south)



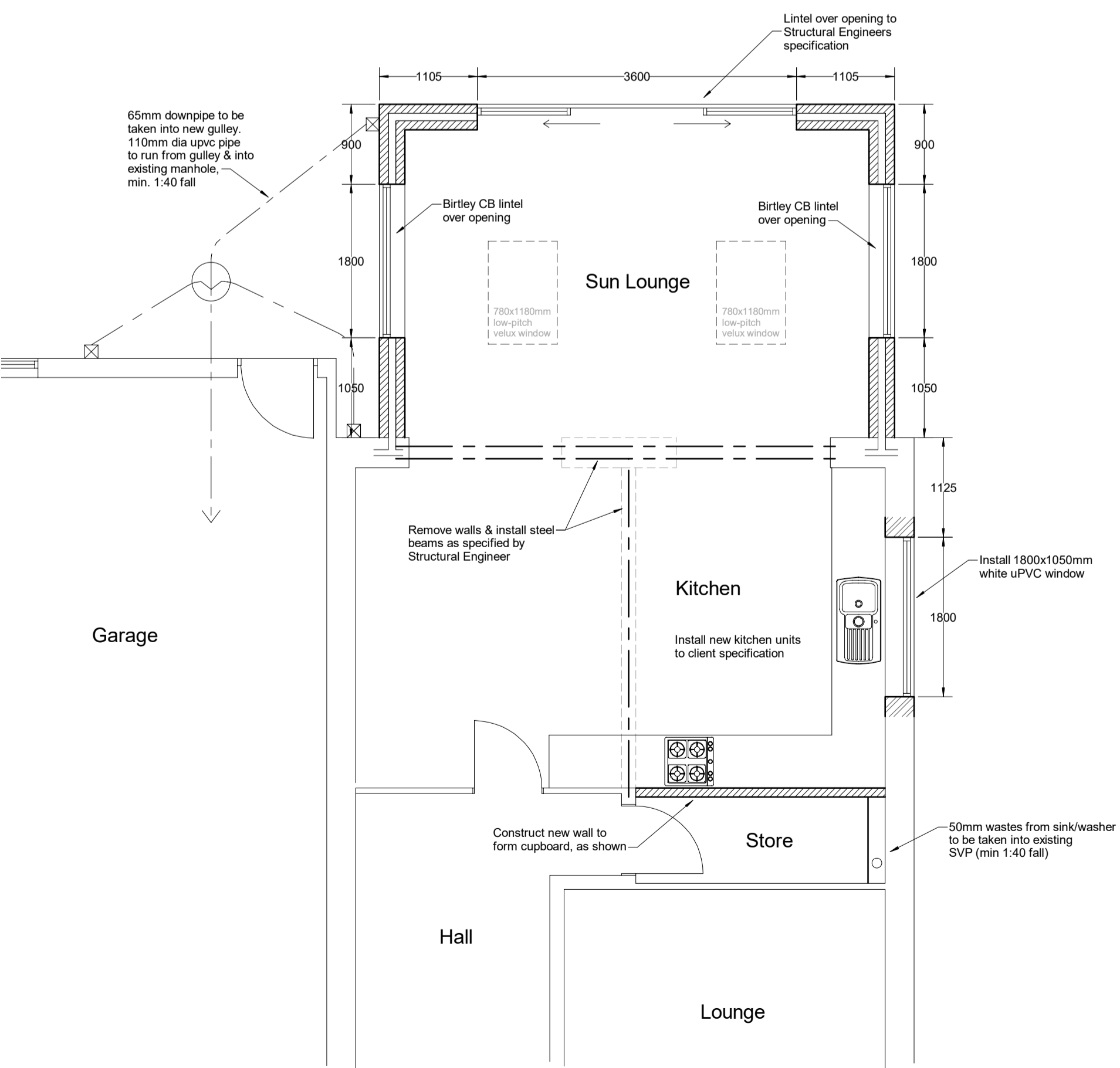
Proposed rear elevation



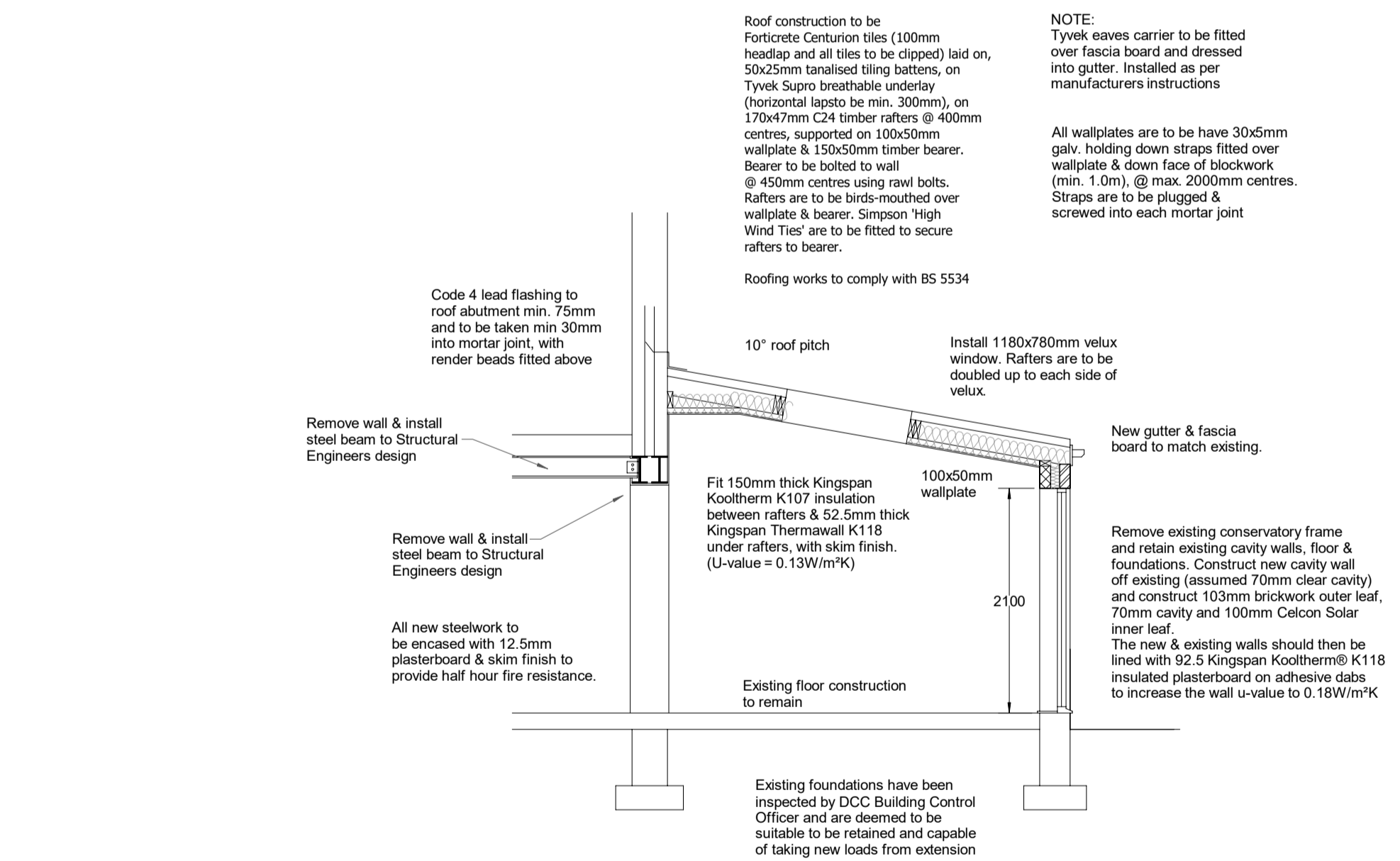
Proposed side elevation (north)



Proposed side elevation (south)



Proposed ground floor plan (1:50)



Proposed section (1:50)

**Construction Notes**

External Wall construction to be: 103mm brickwork to match existing, 70mm Cavity, filled with 90mm Kingspan Kooltherm® K106 insulation, 100mm thick Celcon Standard blockwork inner leaf, 92.5 Kingspan Kooltherm® K118 insulated plasterboard on adhesive dabs to increase the wall U-value to 0.18W/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 CB (50 OR 70), unless otherwise shown. Alternative lintels may be used if agreed with Building Inspector.

All window/door openings are to have cavity trays over lintels and weep holes @ max.900mm centres. All new windows to are to be fitted with trickle vents (4000mm² ventilation per window). Windows (white uPVC) & doors (aluminium) are to be double glazed units, 4mm outer pane, 20mm argon filled cavity, 4mm Pilkingtons 'K' glass inner pane. (1.4W/m²K)

All windows with a sill height of less than 800mm above floor level are to have toughened glass fitted. All doors with glazing shall also have toughened glass fitted.

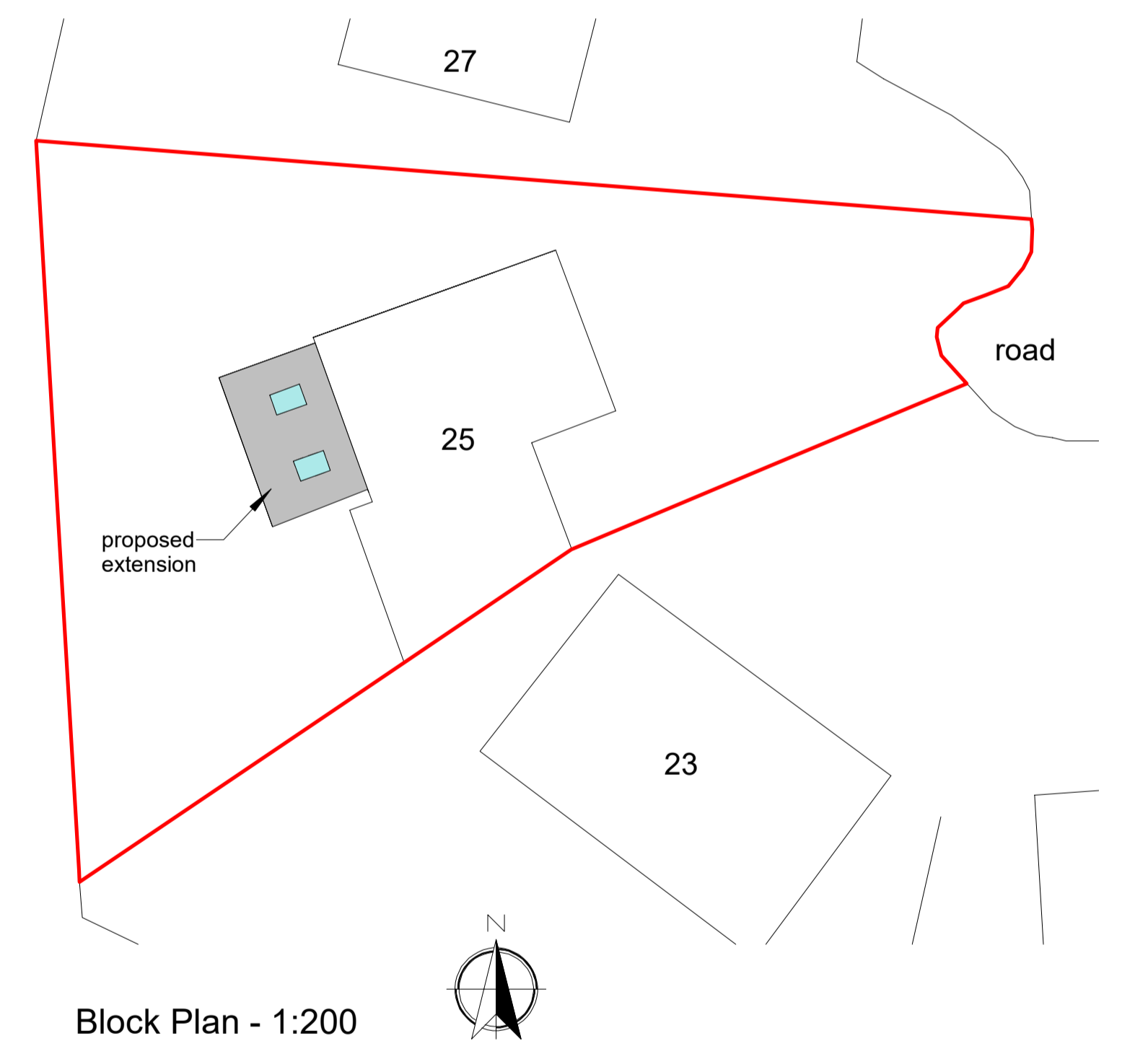
New drains are to be 110mm dia. upvc - laid to a min. fall of 1:40 (foul) & 1:80 (surface water). Drains are to be laid in accordance with manufacturers instructions & shall be tested by Building Inspector, on request.

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.

All new internal lighting is to incorporate lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Localised controls to allow for separate control of lighting in each space must be included.

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.



Block Plan - 1:200

Rev No.	Date	Details
<p>Tel: 07989 679217 Email: sharchdesign@hotmail.com</p>		
Project		
<p><b>25 Priors Grange,</b>  <b>High Pitlington,</b>  <b>Durham</b>  <b>DH6 1DA</b></p>		
EXISTING & PROPOSED PLANS & ELEVATIONS		
Scale 1:100 @ A1 (unless shown)	Date Mar 2023	
<b>PLANNING ISSUE</b>		
DRAWING NO. 22/25PG-02		