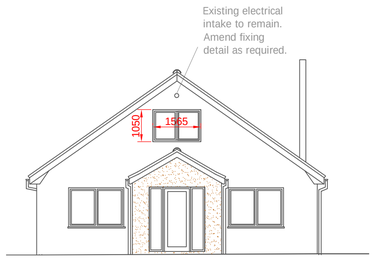
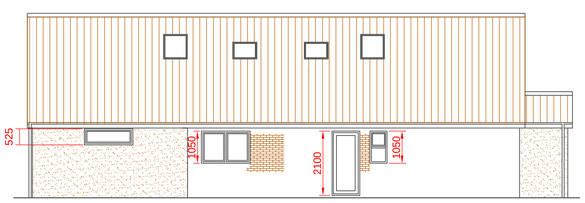
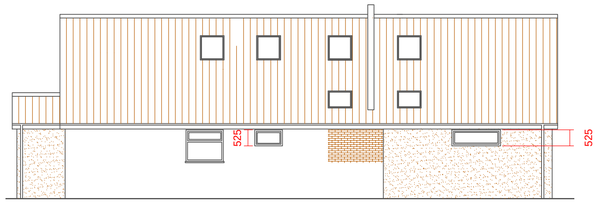
PROPOSED REAR ELEVATION



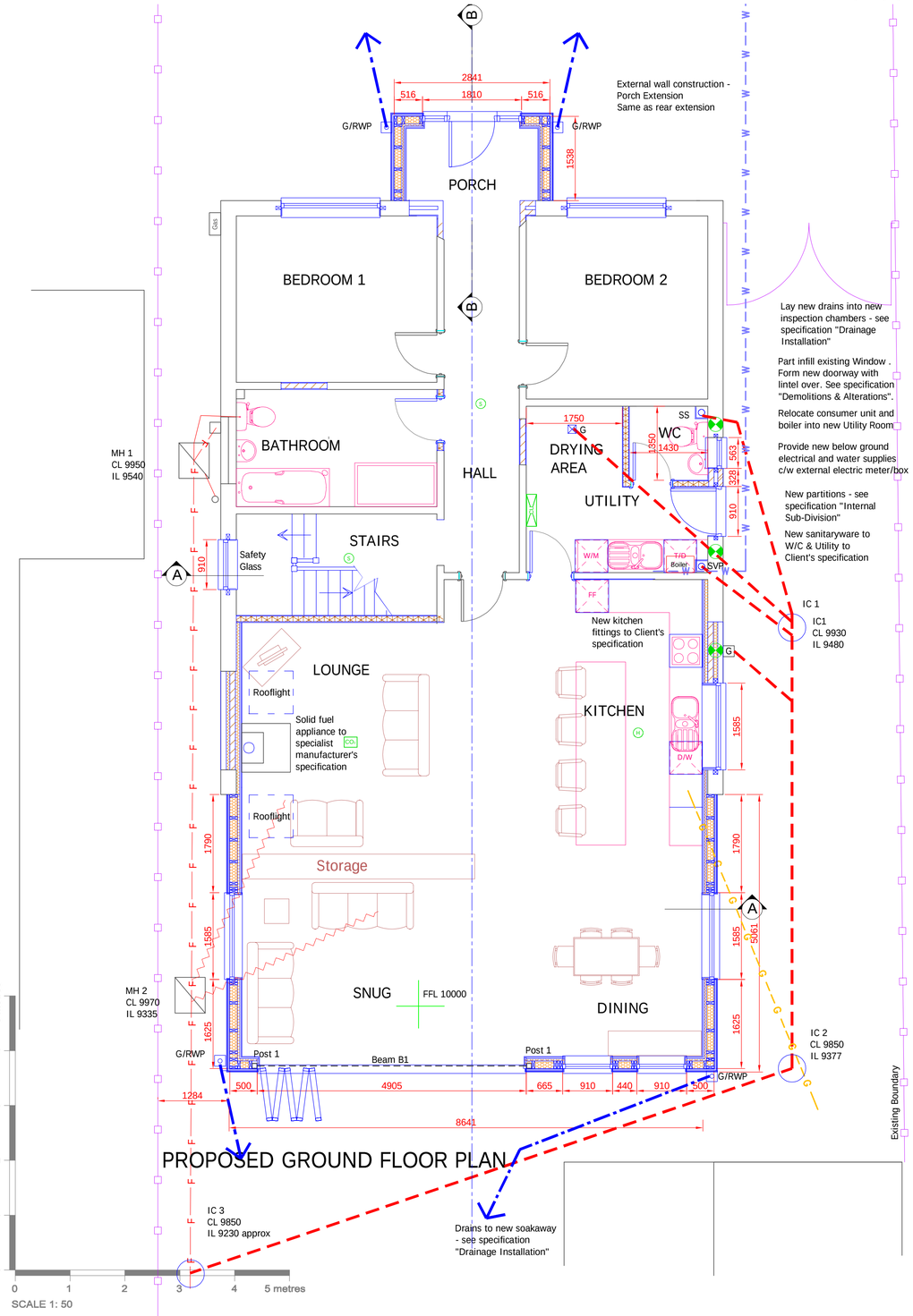
PROPOSED FRONT ELEVATION



PROPOSED SIDE (NORTH) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION



To avoid a step in the wall internally, new drylining to be extended along face of existing external wall until it abuts a cross partition (both sides of house).

New rear extension. Existing rear extension/Conservatory demolished and new extension built to entire rear of property

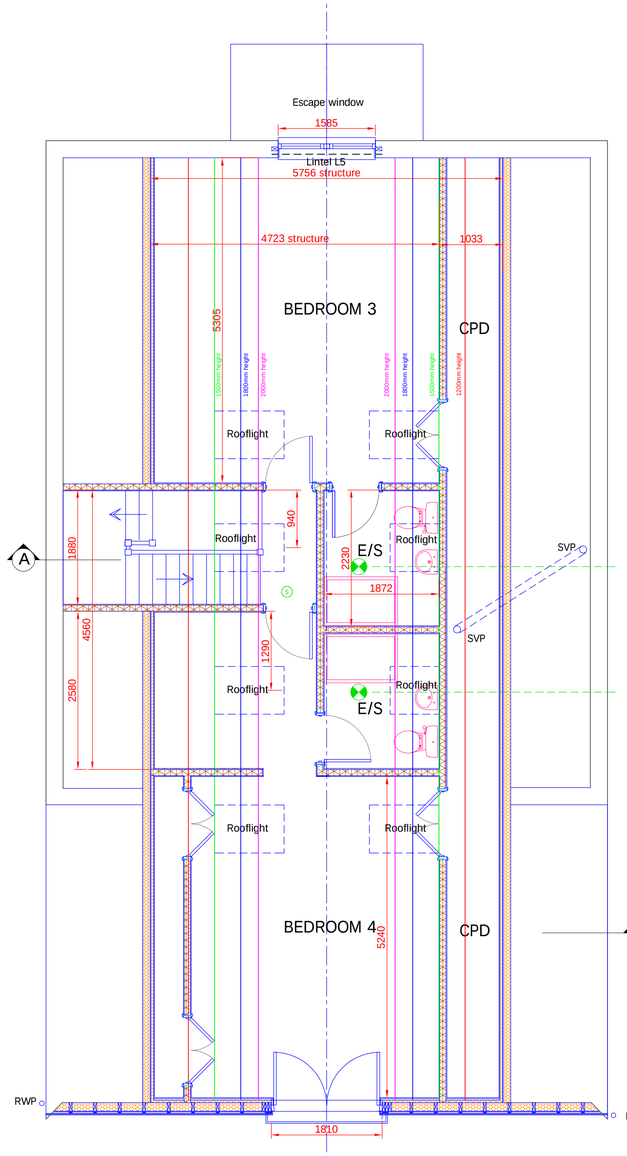
Rear wall removed to extend existing kitchen with new beam over - see specification "Demolition & Alterations" and Structural Engineer's details & calculations.

PVCu doors and windows - see specification "Windows and Doors". All new windows and doors with compatible lintel over.

Aluminium bi-fold doors and frame by specialist manufacturer and installer - see specification "Windows and Doors". New opening complete with structural beam over.

External Wall Construction - Timber Frame
K Rend silicone render finish on Knauf Aquapanel Exterior particle board, on 50x25mm vertical battens at max 600mm ccs, on Tyvek Reflex breather membrane, on 12mm WBP sheathing ply, on 140x50mm timber structure, studs @ 400mm ccs, 120mm Celotex GA4000 insulation between studs, edged in Gapotape, 20mm cavity on inside, 40mm Celotex TB4000, 500g polythene vapour barrier, 50x25mm service batten @ stud centres on a butyl tape, 12.7mm plasterboard with skim plaster finish. Or if no service void required, use 40mm Celotex PL4000 on inside with skim plaster finish (prepared to form adequate vapour barrier). 25mm Celotex PL4000 to window/door reveals.

Ensure there is a 10mm ventilation gap at the tops of the render and 15mm at the bottom, including at head and sill of all windows, with stainless steel mesh insect grille.



PROPOSED FIRST FLOOR PLAN

125x50mm ashlering partitions, or truss rafter studs (thickened to 125mm), 100mm Celotex GA4000 edged in Gapotape between studs leaving 25mm cavity on inside, 12mm sheathing ply, 40mm Celotex PL4000 on inside with skim plaster finish (prepared to form adequate vapour barrier).

Timber frame gables -
External wall construction -
K Rend silicone render finish on Knauf Aquapanel Exterior particle board, on 50x25mm vertical battens at max 600mm ccs, on Tyvek Reflex breather membrane, on 12mm WBP sheathing ply, on 140x50mm timber structure, studs @ 400mm ccs, 120mm Celotex GA4000 insulation between studs, edged in Gapotape, 20mm cavity on inside, 40mm Celotex TB4000, 500g polythene vapour barrier, 50x25mm service batten @ stud centres on a butyl tape, 12.7mm plasterboard with skim plaster finish. Or if no service void required, use 40mm Celotex PL4000 on inside with skim plaster finish (prepared to form adequate vapour barrier). 25mm Celotex PL4000 to window/door reveals.

A Ensure there is a 10mm ventilation gap at the tops of the render and 15mm at the bottom, including at head and sill of all windows, with stainless steel mesh insect grille.

NOTES
This drawing must not be reissued, loaned or copied without the written consent of Richard Vest Architectural Design Ltd.

All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately.

The proposals incorporated in this drawing are designed to meet the requirements of the Building Regulations 2000, Approved Documents A to P with all current editions, and all the British Standards and Codes of Practice referred to therein.

The drawing is prepared on the basis that the designer will give no site supervision and will have no further involvement once Local Authorities permission(s) has been obtained.

The drawing shall be read in conjunction with Drawing Nos 23-05 / 01-05 & 10; the 'specification of work'; and the Structural Engineer's details and calculations.

Drawing issue status:
PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☐ AS-BUILT ☐

CDM REGULATIONS (DOMESTIC CLIENTS)
The Principal Contractor is responsible for notifying the HSE if the project is to last more than 30 working days or involve more than 20 workers working simultaneously at any point in the project or exceed 500 person days. Upon completion of the work, if there has been more than one contractor involved in the project, the Principal Contractor shall provide a Health and Safety File to the Client. This shall contain as-built information, details of underground services, any hazardous materials used, health and safety maintenance instructions, maintenance manuals, all certificates and consents and details of any residual hazards that remain.

Proposed Rear two-storey Extension & Loft Conversion:

Walls - Red facing brick for patch repairs to match existing. Render with neutral colour to Front and rear extensions.

Roof - concrete interlocking tiles to match existing, colour and profile to match existing.

Rainwater goods - Black/Dark Grey UPVC/aluminium

Windows - Dark colour PVC-u/aluminium double glazed to match existing

Doors - Dark colour PVC-u/aluminium double glazed

Rooflights to first floor min 1700mm above FFL

LEGEND
EXISTING REMOVED
NEW INTERNAL WASTE PIPES
F EXISTING FOUL DRAINAGE
REDUNDANT DRAINAGE
NEW SW DRAINAGE TO SOAKAWAY
NEW FOUL DRAINAGE
E ELECTRIC
W MAINS WATER SUPPLY
IC INSPECTION CHAMBER
MH MANHOLE
SVP NEW SOIL VENT PIPE
SS NEW STUB STACK
RWP NEW RAINWATER PIPE
G NEW BACK INLET GULLY
NEW BRICKWORK
NEW BLOCKWORK
NEW STUDWORK PARTITION
S SMOKE DETECTOR MAINS OPERATED INTERLINKED, ONE EACH FLOOR
EXTRACT FAN INCLUDING INSULATED FLEXIBLE DUCT TO TERMINAL ON EXTERNAL WALL
CU CONSUMER UNIT 1800mm ABOVE FFL
H HEAT DETECTOR MAINS OPERATED INTERLINKED
CO CARBON MONOXIDE DETECTOR

REV	DATE	DESCRIPTION
F	14/12/23	WALL CONSTRUCTION CHANGED TO ALL EXTENSIONS. INTERNAL CUPBOARDS CHANGED
E	06/10/23	FRONT FIRST FLOOR WINDOW AND PORCH ROOF ALTERED; ESCAPE ROOFLIGHT OMITTED
D	21/08/23	UPDATED TO ENGINEER'S DETAILS. TIMBER GABLE SPECIFICATION ALTERED
C	07/08/23	BUILDING REGS APPLICATION
B	27/04/23	DIMENSIONS ADDED
A	27/03/23	PLANNING APPLICATION

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PROJECT	CLIENT		
16 ASHDALE ROAD, KESGRAVE EXTENSIONS AND LOFT CONVERSION	MRS JENNIFER PRICE		
SUBJECT	DRG SIZE	DATE	SCALE
PLANS AND ELEVATIONS AS PROPOSED	A1	07/02/23	1:100 1:50
PROJECT NR / DRAWING NR	REV	DRAWN	CHECKED
23-05 / 02	F	LC	