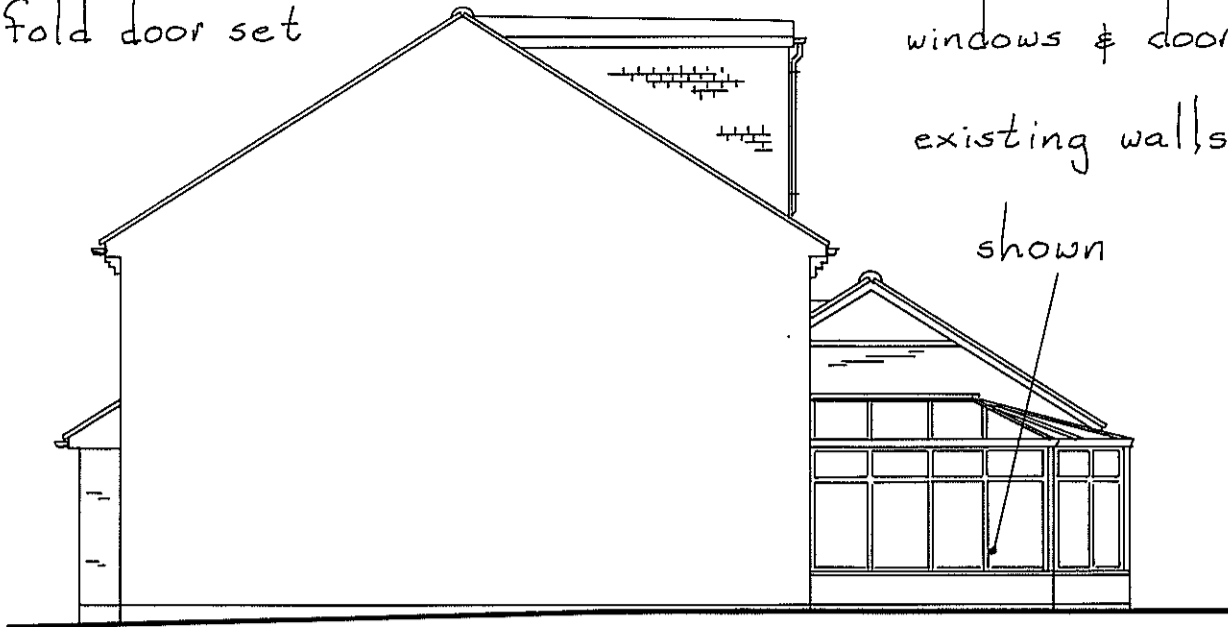
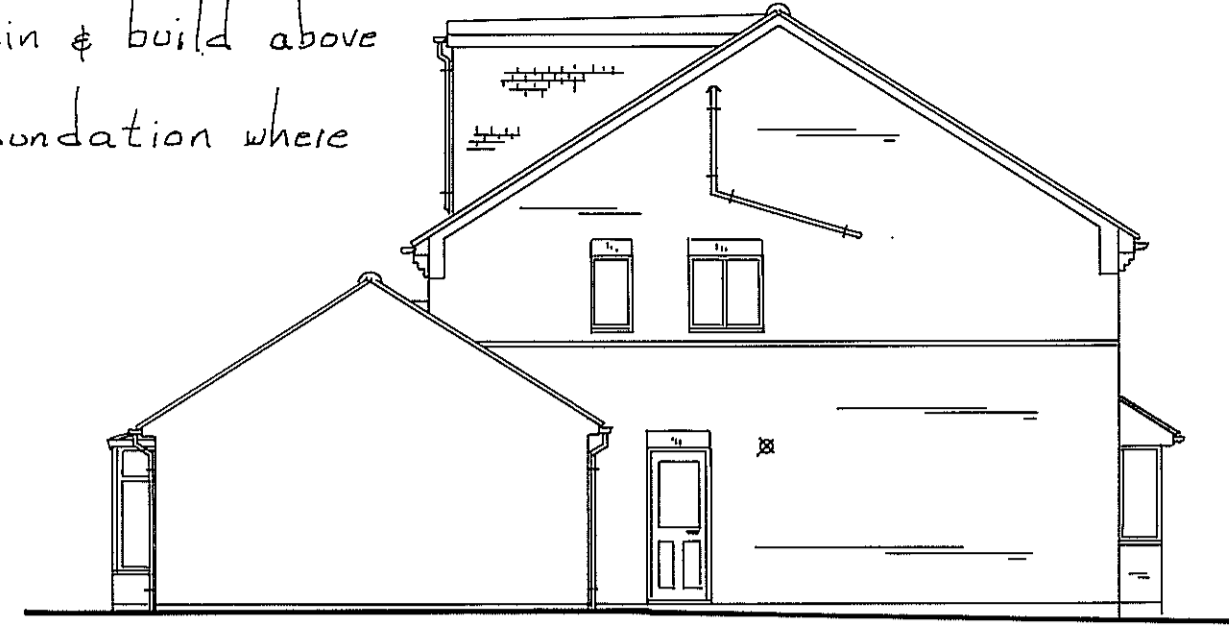




2.7M wide, double glazed, 3 panel, aluminium/u.p.v.c. bifold door set

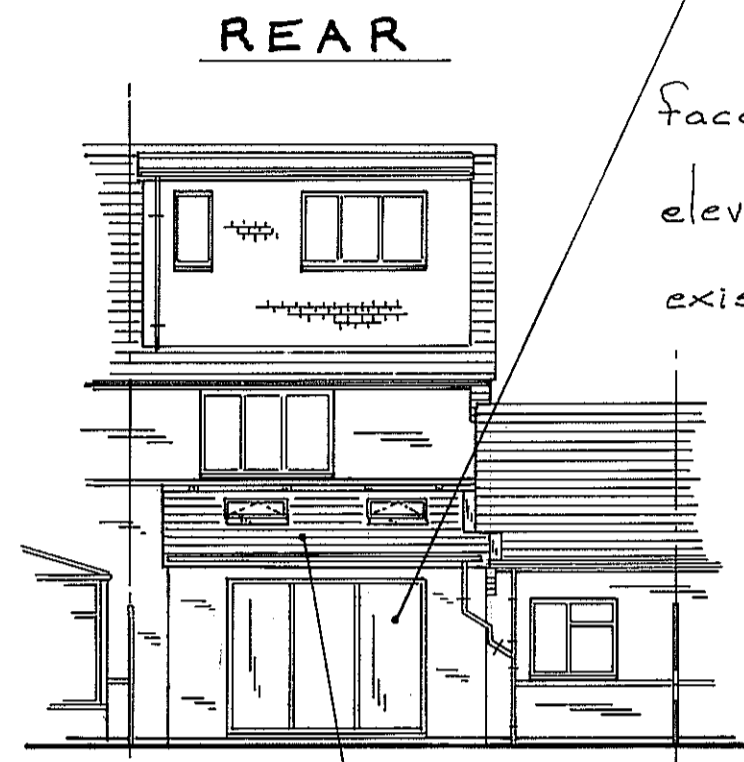


remove existing Conservatory roof, windows & door, retain & build above existing walls & Foundation where shown

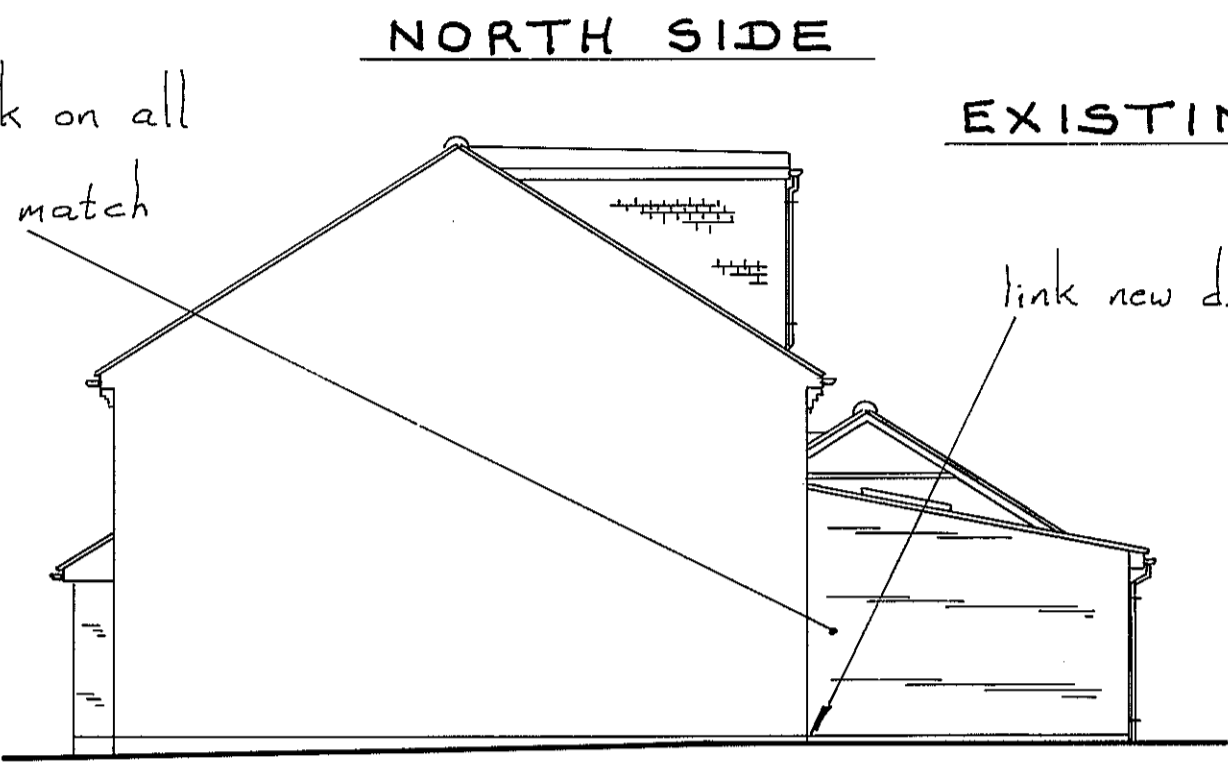


2 No 780mm x 1180mm double glazed, low pitch Velox roof windows, provide double trimmers all round & Flash in to manufacturers instructions (low pitch Flashing)

low pitch conc roofing tiles, colour to match existing on battens & Vap-R-Fice roofing membrane on 150mm x 50mm rafters @ 400mm max. cts & 100mm x 50mm securely fixed wall plates. (C24 timber) Provide 125mm Thermopitch TPI0 insulation between rafters & 50mm below, with 1200G polythene vapour barrier & 12mm p.b. & skim to ceiling.

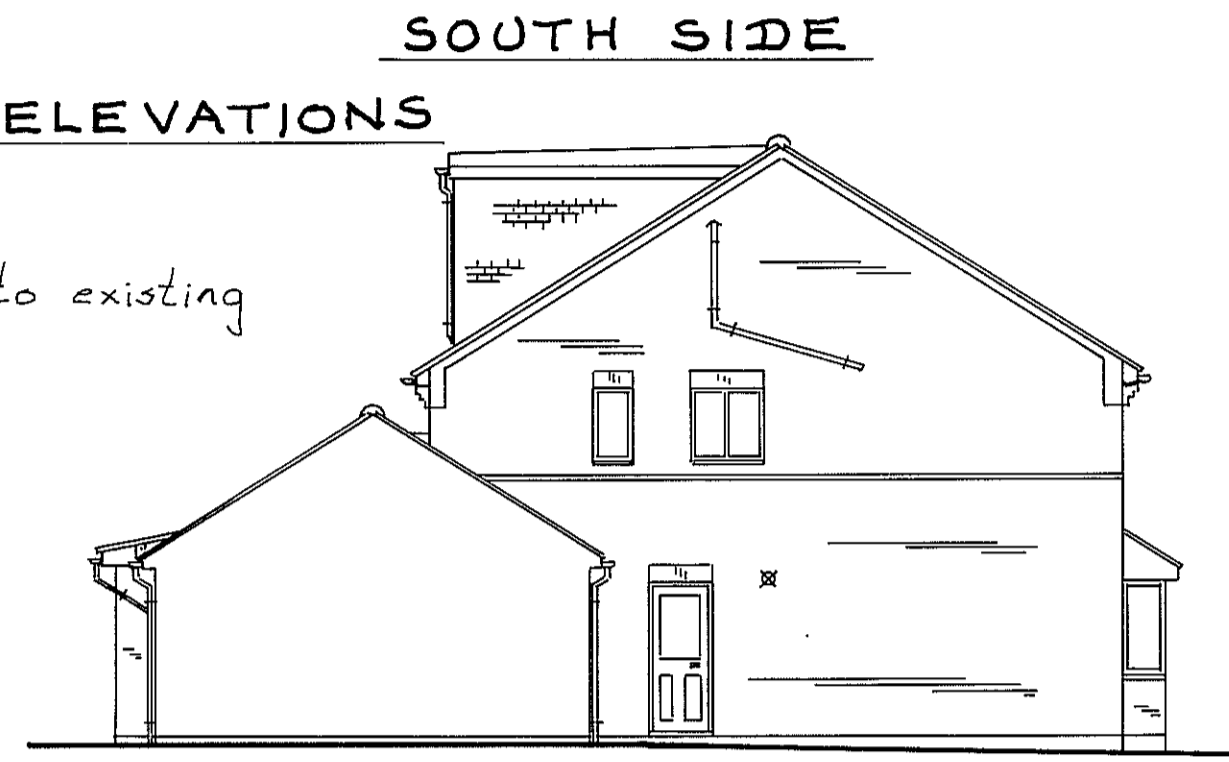


Face brickwork on all elevations to match existing

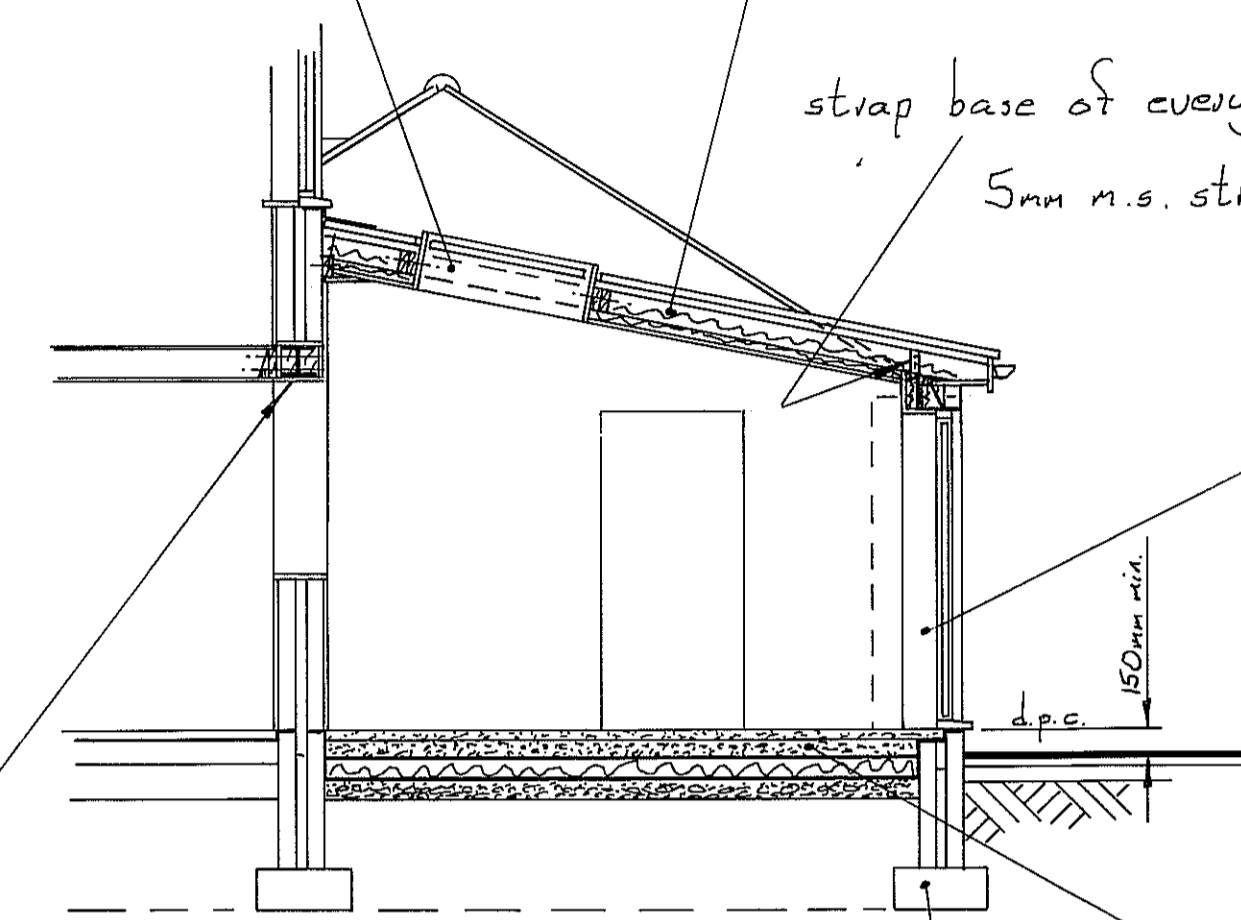


EXISTING ELEVATIONS

link new d.p.c.'s to existing

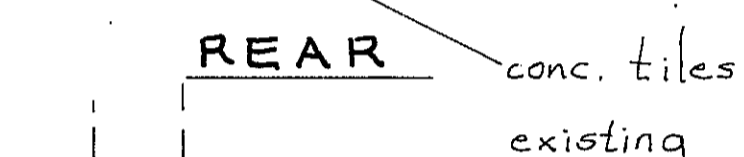


SOUTH SIDE

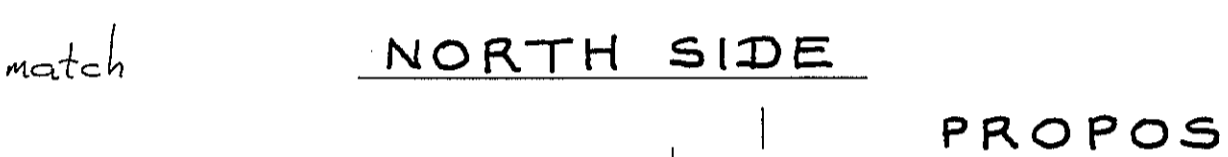


strap base of every rafter back to wall using 30mm x 5mm n.s. straps

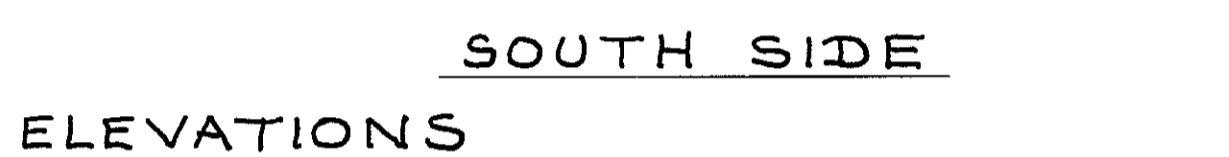
build up above existing cavity walls, 100mm Dritherm 32 Ultimate cavity insulation, 100mm Celcon Solar inner leaf & 47.5mm insulated plasterboard internal finish



conc. tiles, colour to match existing



PROPOSED ELEVATIONS



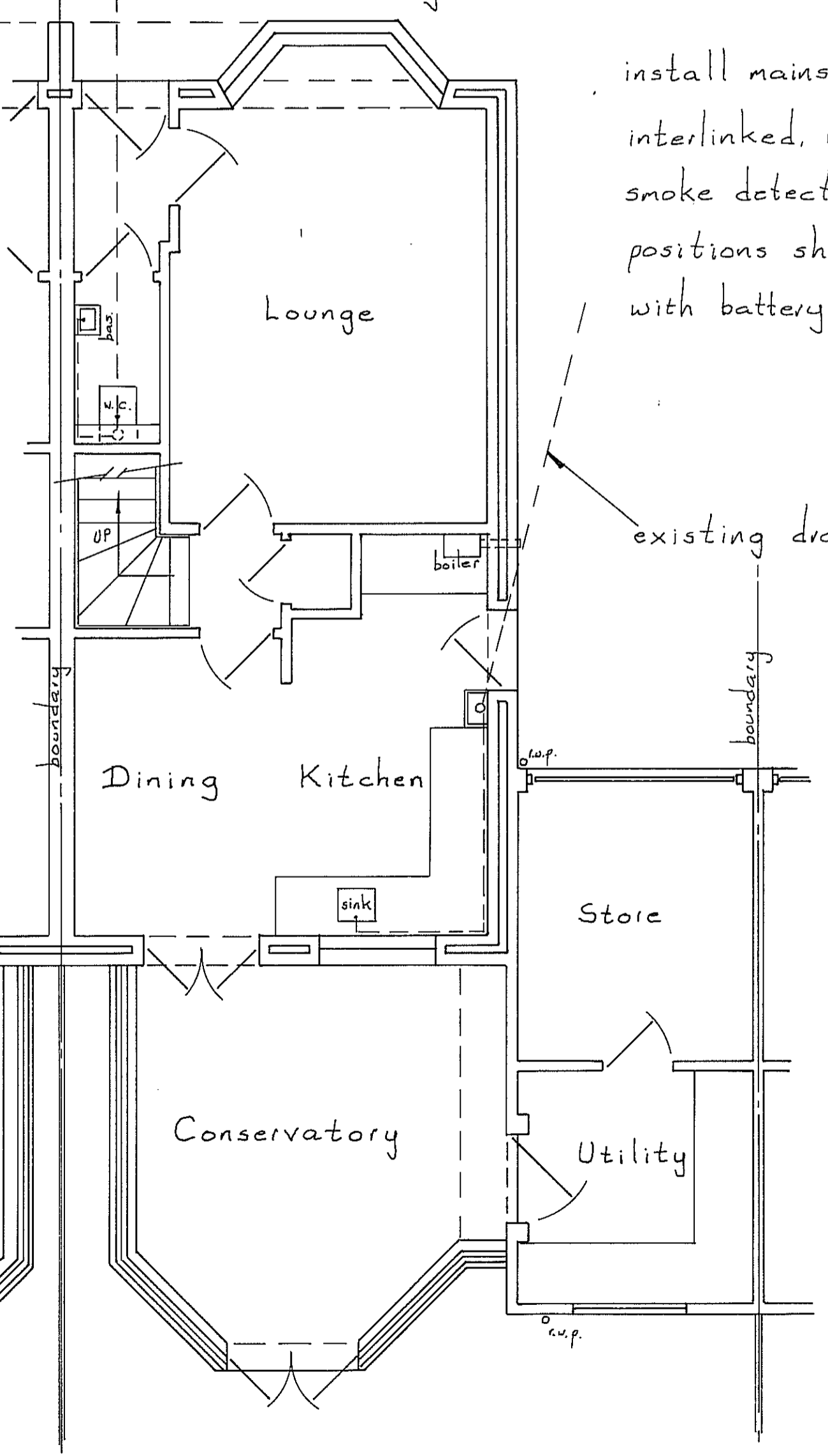
SOUTH SIDE



SECTION "A-A"

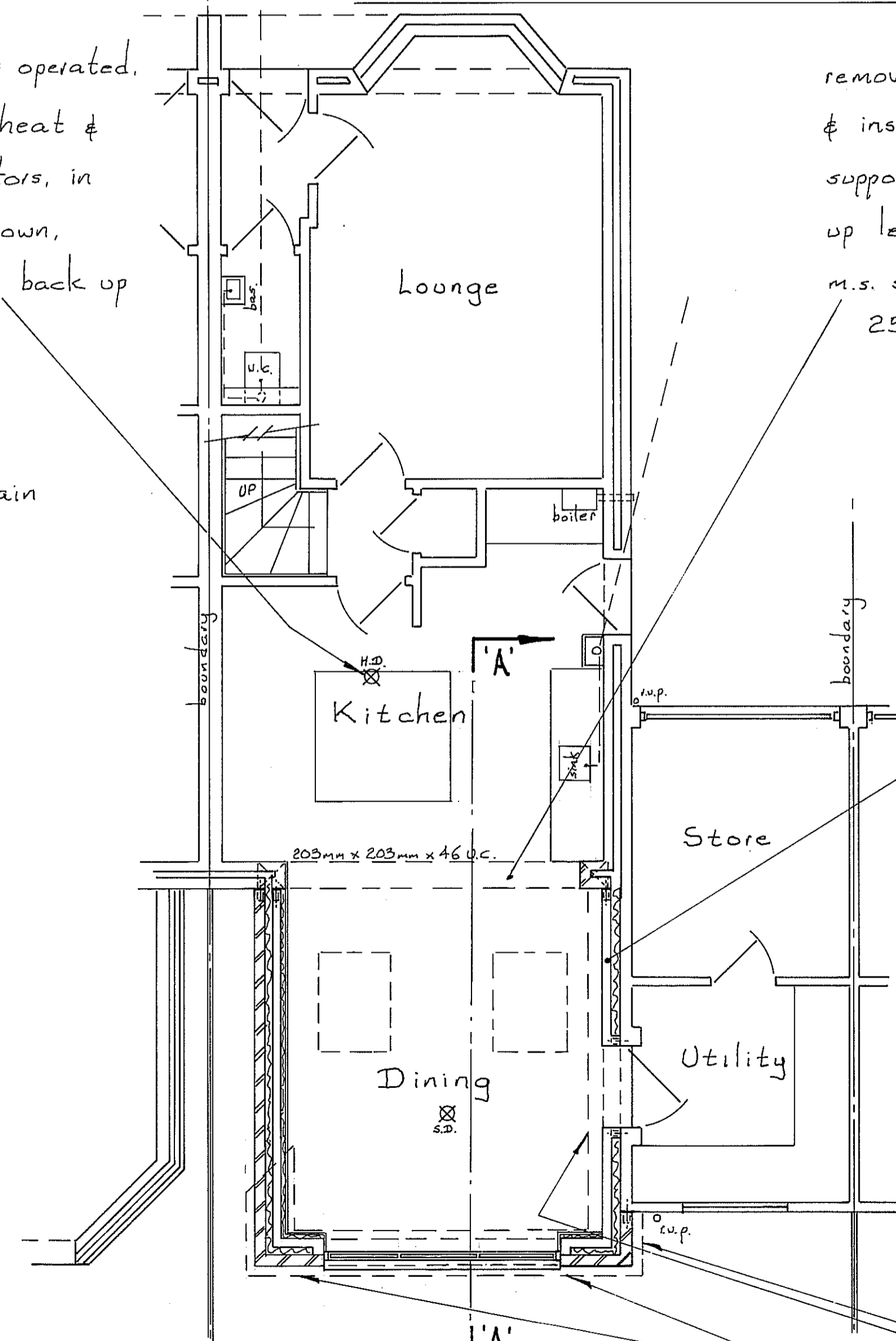
Solid Ground Floor

existing foundations



install mains operated, interlinked, heat & smoke detectors, in positions shown, with battery back up

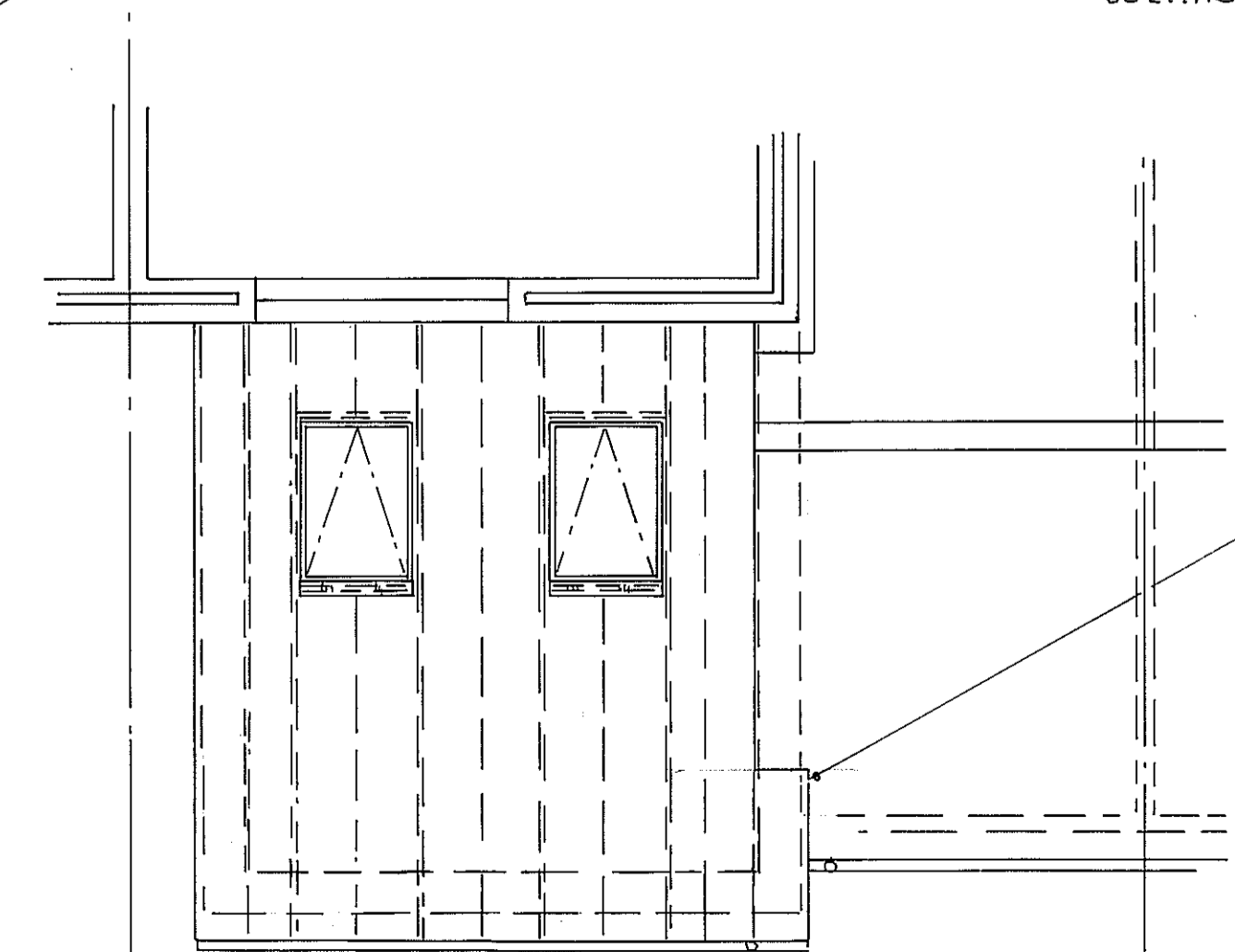
existing drain



remove existing doors & window, widen opening & install U.C. over, with 8mm welded top plate to support cavity wall over. Cut floor joists & set U.C. up level with ceiling, fix floor joists to U.C. using m.s. shoes & bolted wall plate. Seat on 250mm x 250mm x 230mm dp. conc. padstones

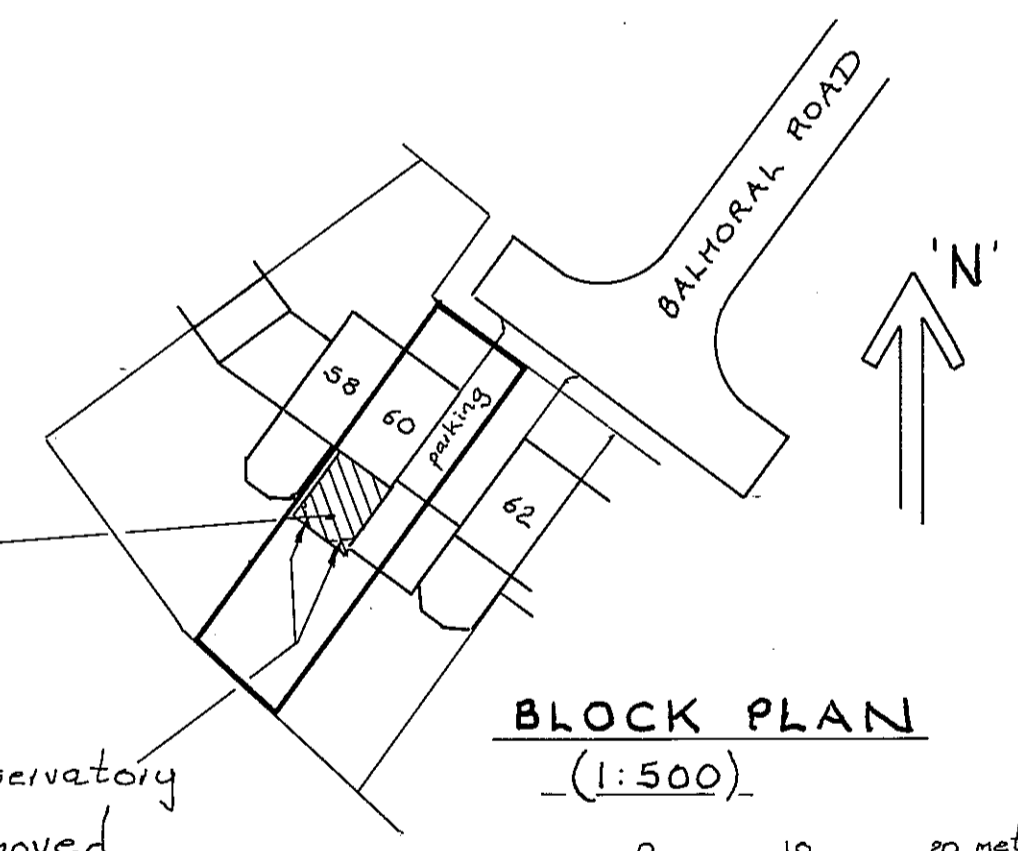
line existing wall using 150mm Dritherm 32 Ultimate batts insulation & 100mm Celcon Solar blockwork, widen existing foundations using trench fill conc. in position shown

outline of new foundations



ROOF PLAN

5lb. lead Flashing



BLOCK PLAN (1:500)

0 10 20 metres

Scale Bar 1:500

0 1 2 3 metres

Scale Bar 1:50

0 1 2 3 metres

Scale Bar 1:100

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

AMENDED 11/1/24

THIS DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE SPECIFICATION SHT.'S.

Scale: 1:50 & 1:100
PROPOSED SINGLE STOREY REAR EXTENSION
60 BALMORAL ROAD
ABBOTS LANGLEY
WDS OST

MR. & MRS. KINT SEPT. 2022
 S.A.Y.D.F.LTD. 01923 267322
 EAST LODGE, ESSEX LANE, WD4 8PN