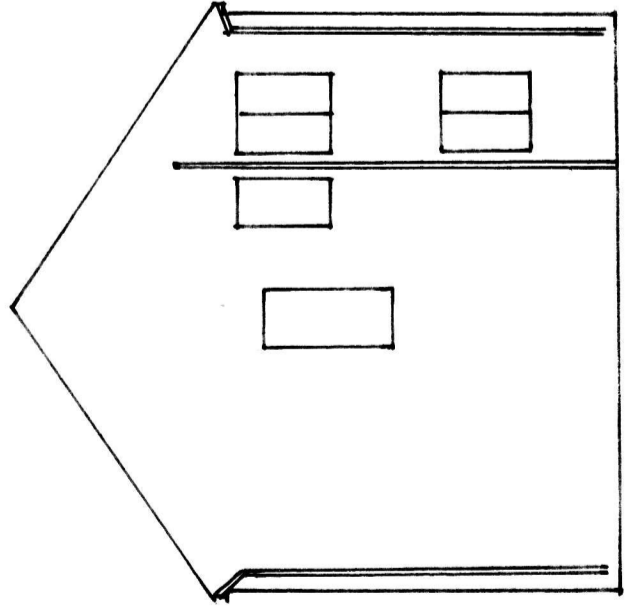
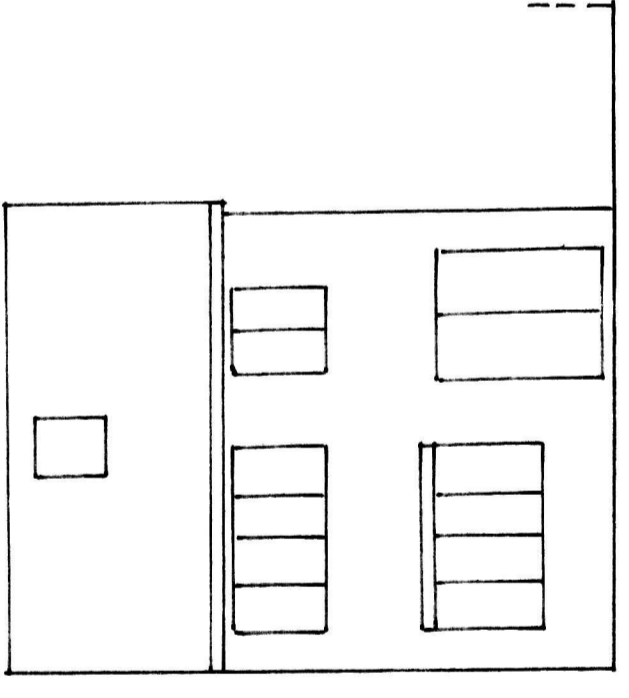


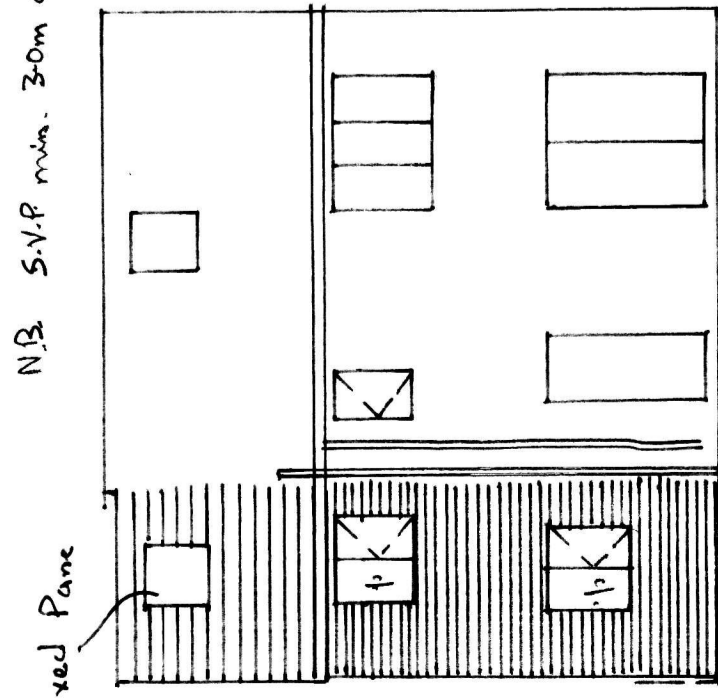
Existing Rear Elevation



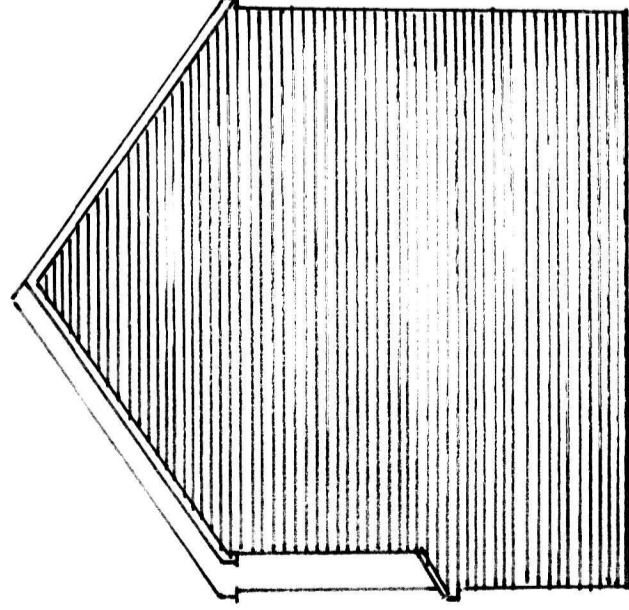
Existing Side Elevation



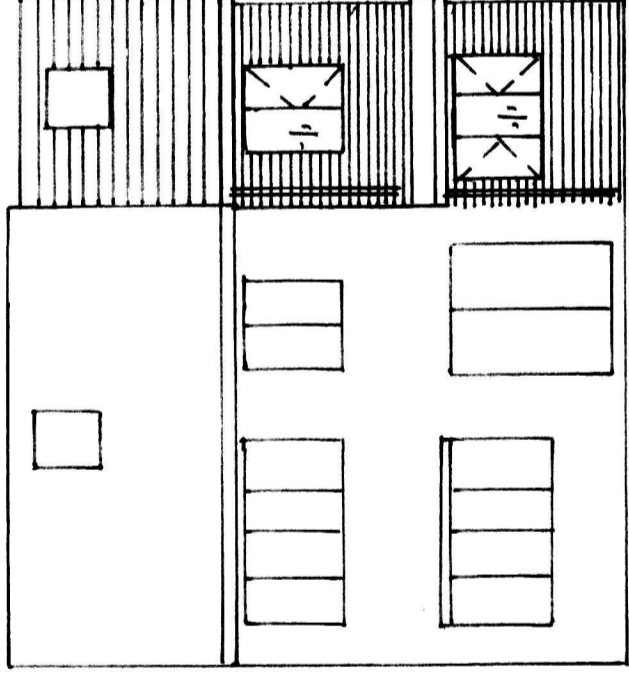
Existing Front Elevation



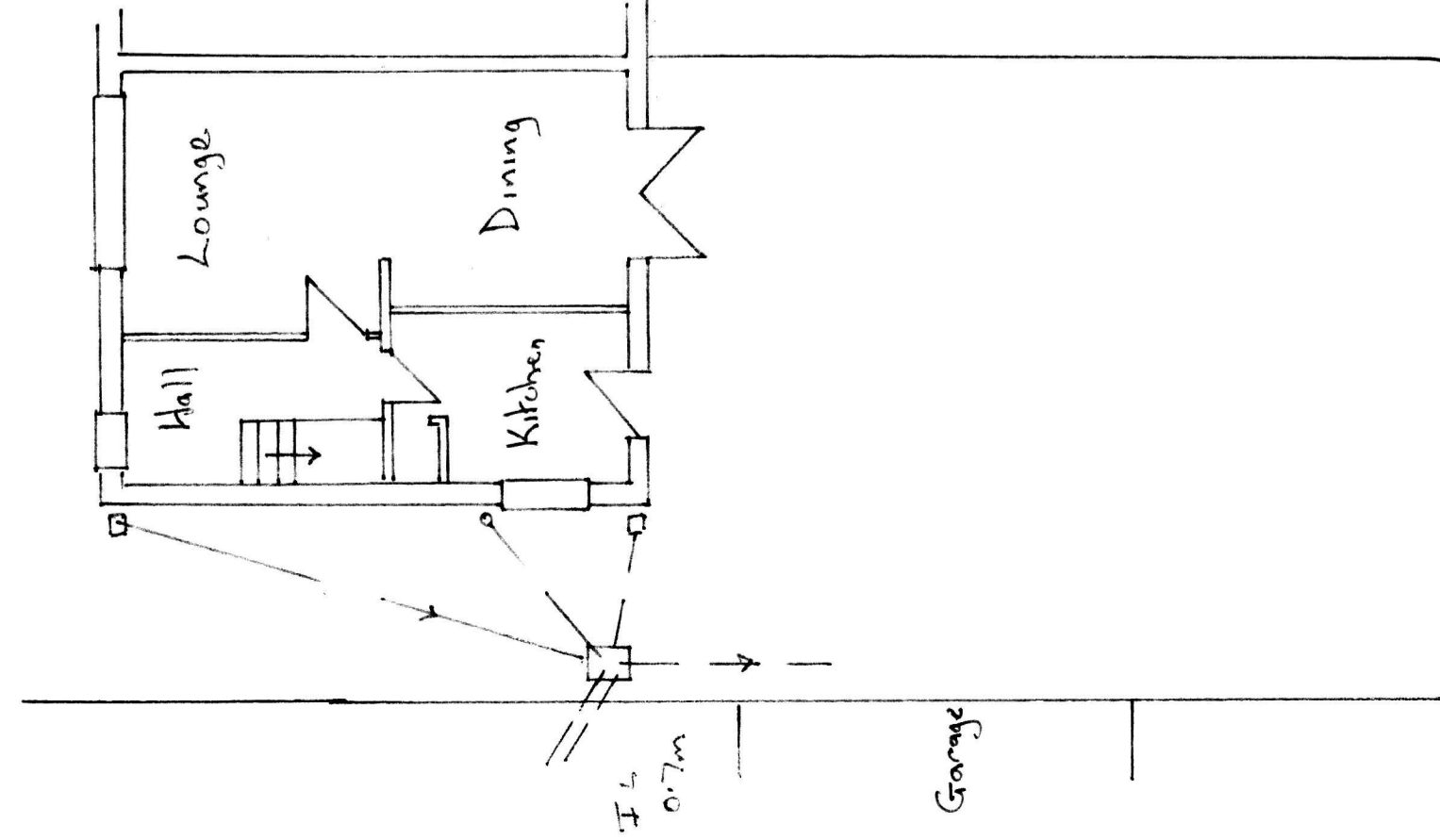
Proposed Rear Elevation



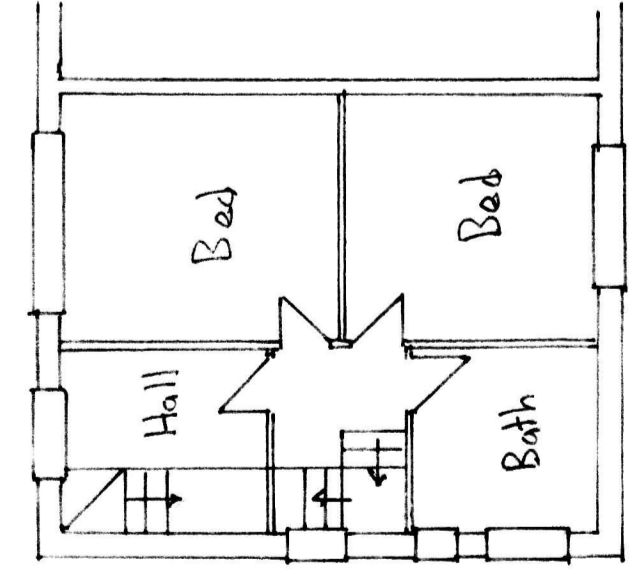
Proposed Side Elevation



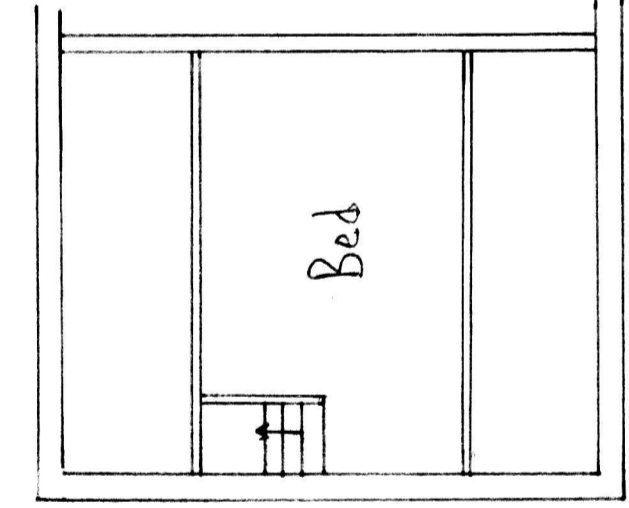
Proposed Front Elevation



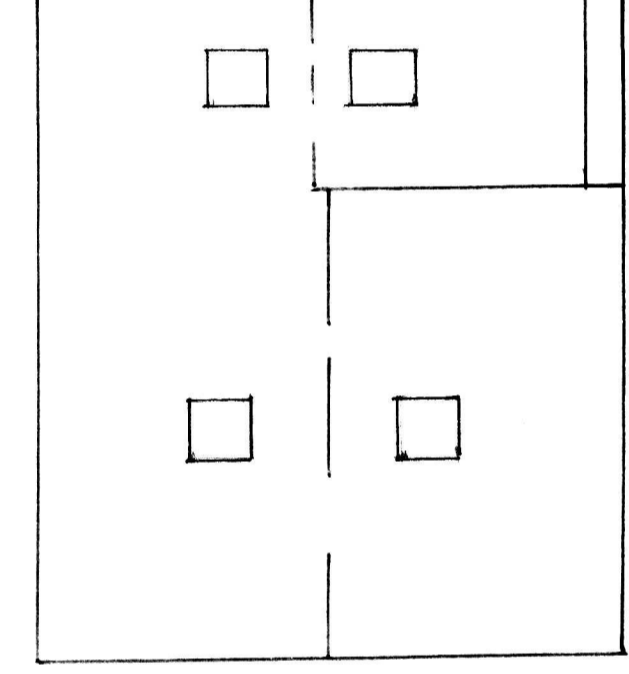
Existing Ground Floor Plan



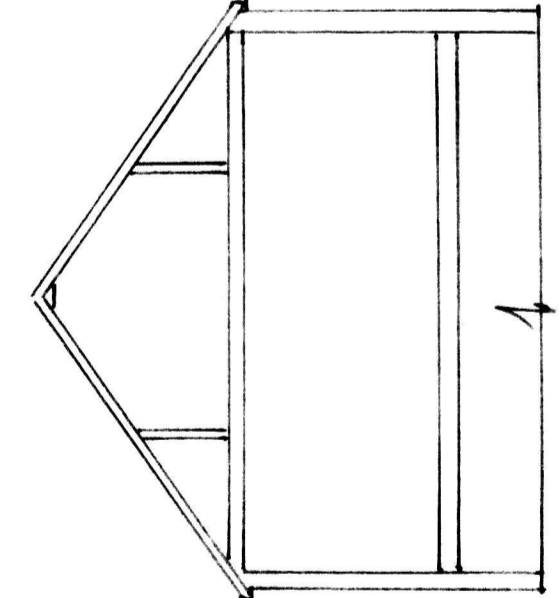
Existing 1st Floor Plan



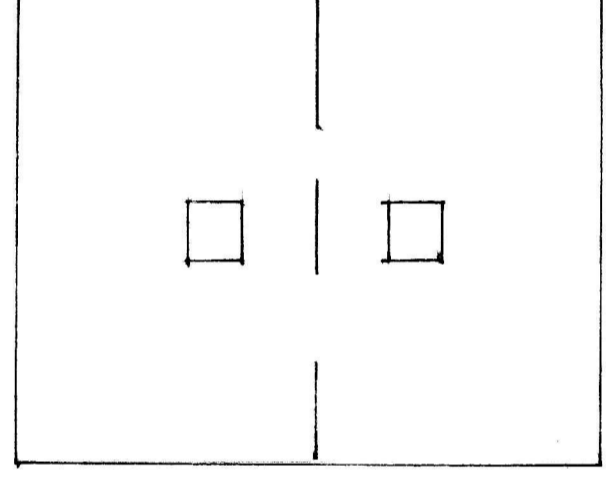
Existing 2nd Floor Plan



Proposed Roof Plan



Existing Section



Existing Roof Plan

**Means of Escape:** All doors indicated \* to be 1/2 hour fire resisting doors fitted with intumescent strips.  
 Provide means of egress limited smoke extractors at the top and bottom of each staircase with locking back up.  
 All glazing to be fitted in the stairwells all walls and ceiling to be min 12.5mm plasterboard and skim finish.

**Roof:** Concrete slab to match existing all mechanically fixed to manufacturers guidelines on 50x25mm treated battens on Tysack breathable membrane on 150x50mm rafters at 400mm centres with 150x50mm collar at 400mm centres fixed to the rafters with 8mm bolts.  
 Provide 220x50mm ridge board and 220x75mm batten as indicated with 100x50mm treated wallplate with holding down straps at 1.8m centres and lateral non-restrict straps over 3m0 rafters centred on 50x50mm rafter at 1.5m centres. Train out for the rooflight with double up rafters and all necessary joist hangers.  
 Provide 100mm insulation GA 4000 insulation (0.15 w/m²) between the rafters and collars maintaining 50mm air space between the insulation and Tysack with 50mm battens GA 4000 laid across the face of the rafters and collars with 125mm plasterboard and skim finish.  
 Provide metal roofers and min 150mm deep finished flashings to the wall/roof abutment. Provide boards, soffits, verges and 100mm x PVC gutters and downpipes to match existing for both of the new roofs.

**Minor Pitched Roof:** Remaining tile mechanically fixed to manufacturers guidelines min 35° on battens and Tysack on above on 100x50mm rafters at 400mm centres centred on 100x50mm treated wallplate, all slope as above with 100x50mm ceiling joist at 400mm centres.  
 Provide 300mm Rockwool insulation between the ceiling joist maintaining 50mm air space between the insulation and Tysack.  
 Provide 150mm metal flashings to the wall/roof abutments with cavity trays over.

**Ventilation:** Opening areas to be min 2% of the room floor area fitted with 10000m² trickle ventilation.  
 Provide mechanical extraction ducted to the outside air to kitchen at 60 litres/second, bath en-suite and WC at 15 litres/second with 5 minute overrun facility.  
 All new glazing to be Pilkington K double glazed argon filled units in fully insulated frames to 1.4 w/m²k with all glazing in critical locations to be safety glass.

**General:** Electrical layout to be agreed with the client including 75% energy efficient fittings installed to Part P by a competent electrician.  
 Heating engineer to refer new radiators including thermostatic valves in locations agreed with the client and agree new location of boiler or flue with the client.  
 Builder to make good finishes and agree final landscaping details with the client.  
 Client to obtain the adjoining owners consent for all works on the boundary line including the Party Wall act if deemed necessary.

19, Warden Grove

2 Storey Side Extension

Scale 1:100