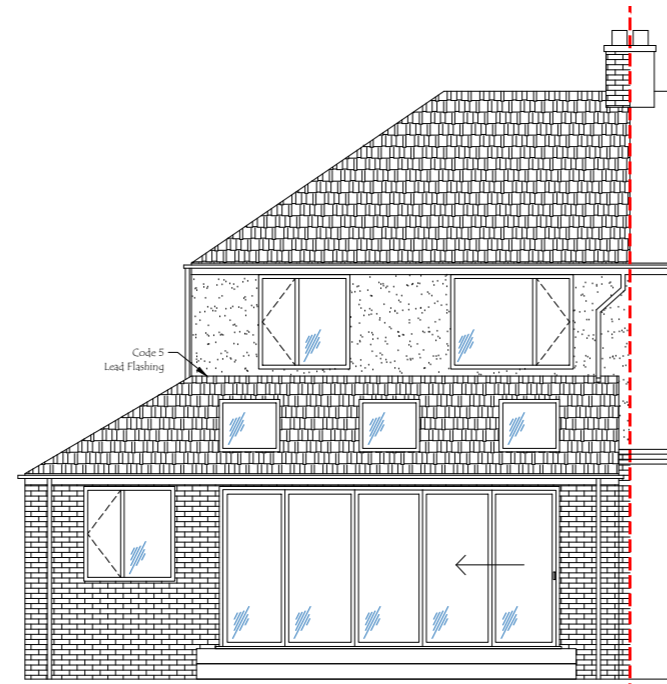
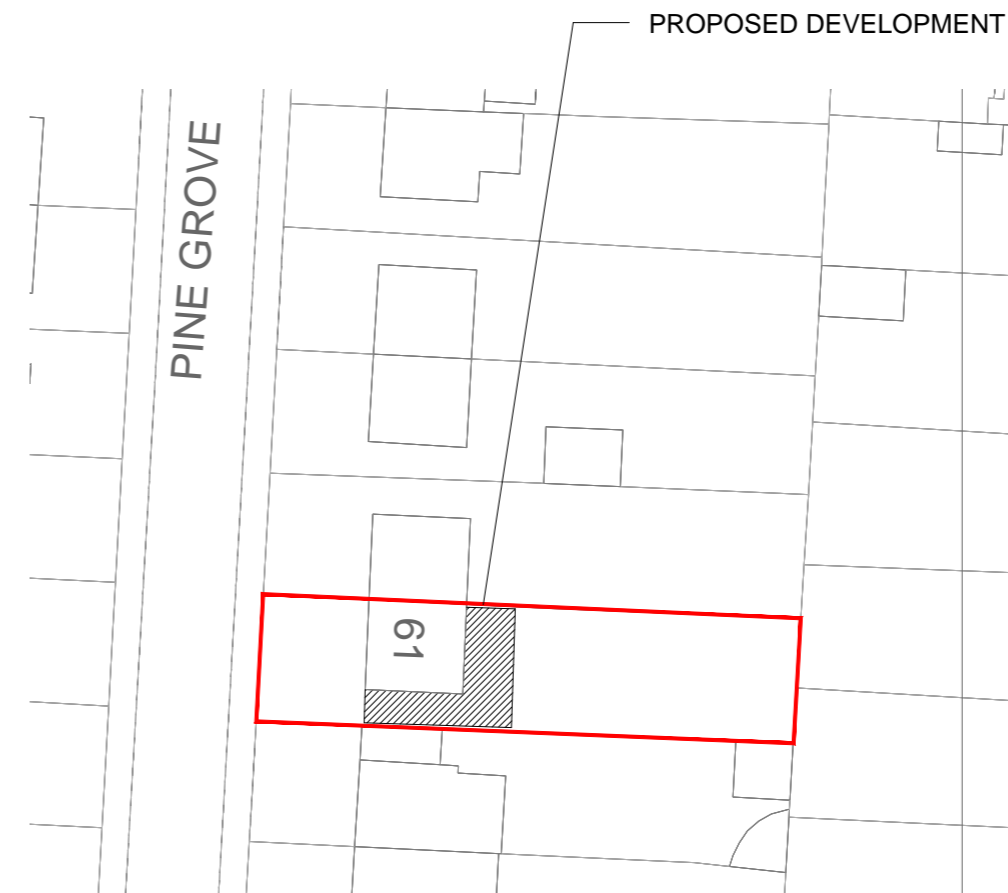


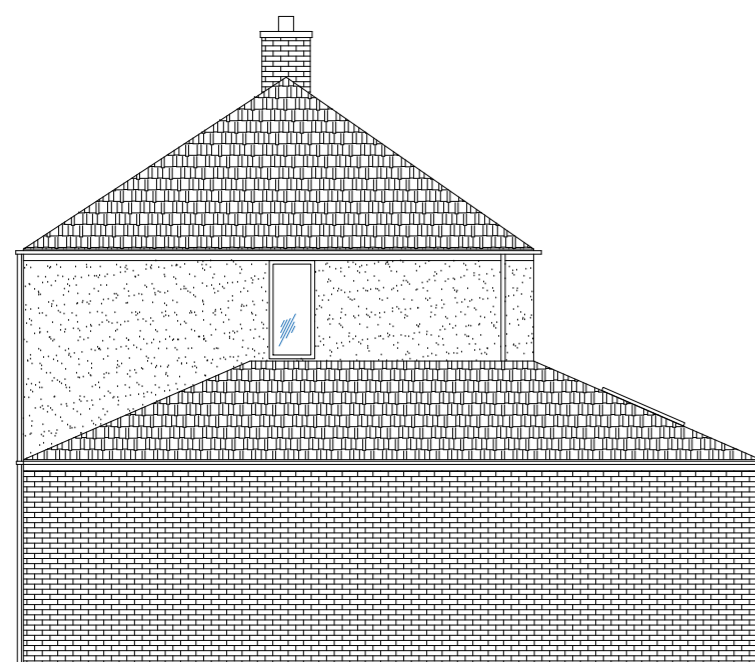
PROPOSED FRONT ELEVATION (VIEW A-A)  
(SCALE 1:100)



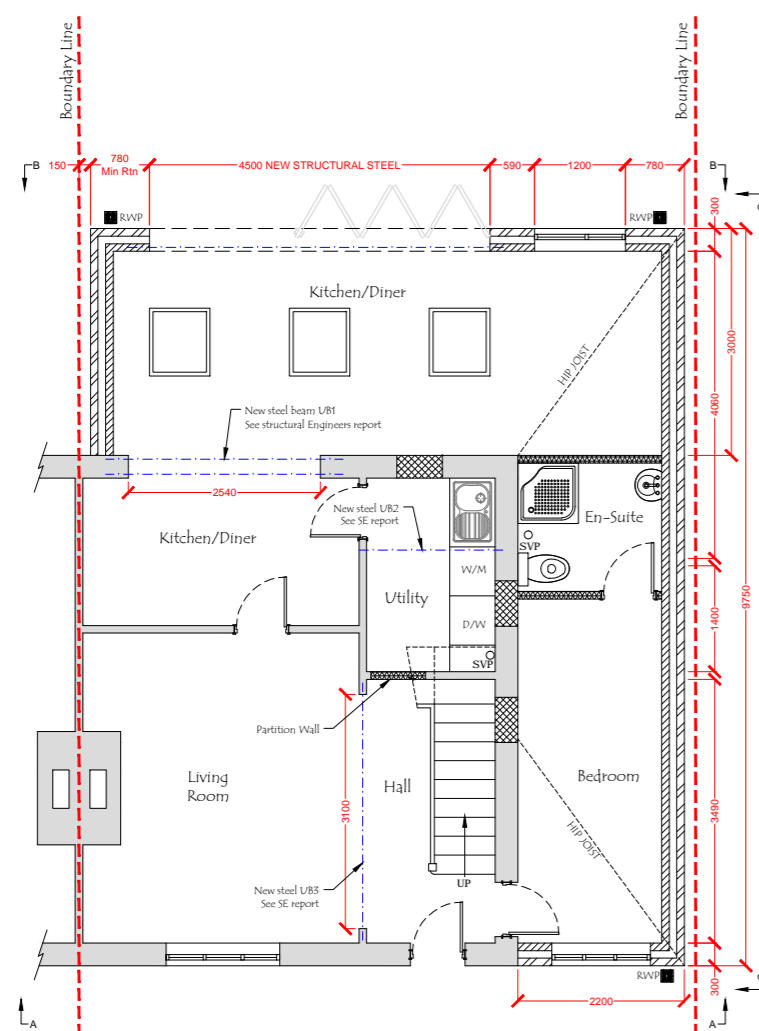
PROPOSED REAR ELEVATION (VIEW B-B)  
(SCALE 1:100)



PROPOSED BLOCK PLAN  
(SCALE 1:500)



PROPOSED SIDE ELEVATION (VIEW C-C)  
(SCALE 1:100)



PROPOSED GROUND FLOOR PLAN  
(SCALE 1:100)

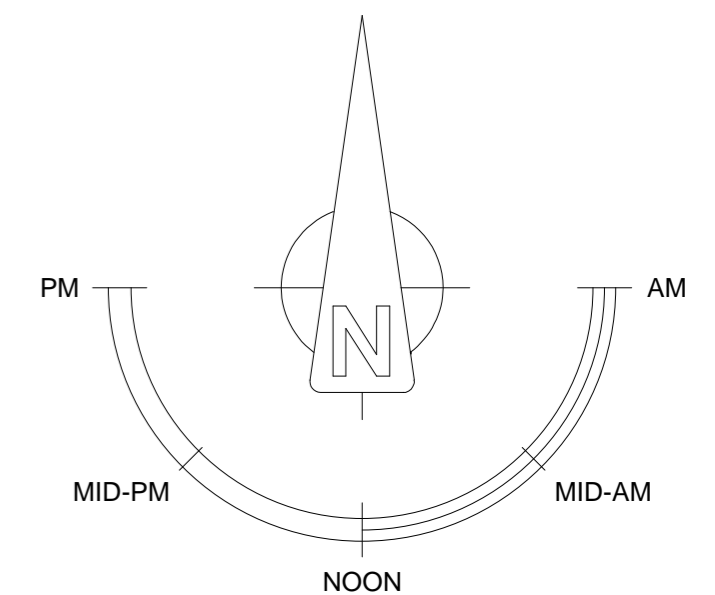
**SPECIFICATION**

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 AND 12 [2] (b) OF BUILDING REGULATIONS 2000 AND ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE, PRIOR TO COMMENCEMENT OF ANY WORKS, ANY ANOMALIES MUST BE REPORTED. FIGURED DIMENSIONS ONLY TO BE USED.

**Key**

- Outer Facing Brickwork
- Inner Blockwork
- Stud Wall Partition
- MH Manhole
- IC Inspection Cover
- RWP Rain Water Pipe
- SVP Sewage Ventilation Pipe



**SOLID FLOORS**

100mm concrete slab (float finish) 1:2:4 mix on 50mm Kingspan or Celotex insulation on 1200swg visqueen DPM on 50mm sand blinding on 100mm of well consolidated hardcore. Visqueen to be lapped up and tucked under DPC. Insulation to be returned vertically up walls to DPC level. Alternative floor insulation - 100mm Jabolite.

**FOUNDATIONS**

Depth of foundations shall be to Local Authority approval. All foundations shall be 600mm wide x 1000mm deep strip type foundations in 1:3:6 concrete mix with depth to be not less than 100mm below outside finished ground level or top of foundation below invert level of any drain in the immediate vicinity of the foundations. Foundations beneath existing walls shall be exposed if required by Local Authority for structural inspection purposes.

**DPC/DPM**

Cavities shall be closed around all openings (horizontal and vertical) and perimeter by "Thermabate" cavity closers or similar. DPC's shall be a minimum of 150mm above outside ground level. DPC's shall be no higher than the internal finished floor level. All DPC's and DPM's shall be continuous.

**INSULATION**

"Dritherm" cavity wall insulation shall be used on all cavity walls to achieve a minimum U value of 0.35W/m<sup>2</sup>K. Cavity wall insulation shall extend below DPC level to level of underfloor insulation. 150mm minimum thickness of insulation shall be laid above ceilings in between ceiling joists. 100mm minimum thickness of insulation shall be laid above ceiling joists. Therefore total thickness of Rockwool insulation (or similar) shall be 250mm to achieve a minimum U value of 0.16W/m<sup>2</sup>K.

**WINDOWS/VENTILATION**

Windows shall be not less than 1/10 of floor area of room to which they are fitted. Not less than 1/20 to be opening windows. Glazing in critical areas shall be safety glazing to BS6206. New windows shall match the existing installation.

**ROOF CONSTRUCTION**

Roof shall be constructed from C16/C24 grade timber preservative treated. Wall plate connecting roof to main building shall be from 22mm x 150mm timber. Roof and ceiling rafters shall be from 200mm x 50mm timber. Wall plate connecting roof to new walls shall be from 200mm x 50mm timber. Code 5 lead flashing shall be fitted where tiled roof meets wall with a minimum vertical upstand of 150mm. Tile roof shall match existing. Through ventilation shall be provided by 25mm continuous full screen eaves vents.

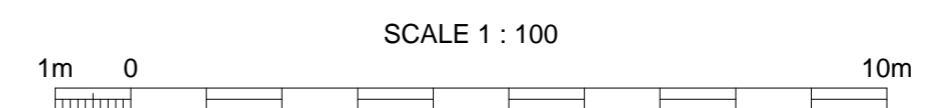
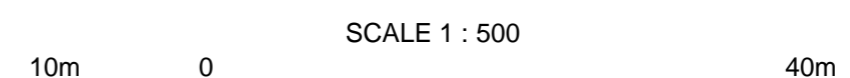
**DRAINS**

Half round plastic guttering shall be fitted to eaves c/w rainwater pipes to gulleys. Gutters shall fall 1:80 minimum. All underground drains shall be from 100mm clay or plastic pipe with flexible joints. Drains shall fall 1:40 minimum. Drains under the extension area shall have a 150mm minimum concrete surround and shall be fitted with bridging when passing through foundation walls. Existing drains shall be exposed if required by Local Authority for inspection purposes. All drains to comply with BS 8301 1985

**ELECTRICAL**

All electrical work shall be designed, installed, inspected and tested in full compliance with part P of the building regulations by a competent person and a test certificate in compliance with BS7671 shall be issued.

**BUILDING CONTRACTOR SHALL CHECK SET OUT DIMENSIONS PRIOR TO WORK COMMENCING.**



A	ISSUED FOR PLANNING APPROVAL	05/03/2024	TD
Rev	Description	Date	Initials
<p><b>DEANS DESIGN SERVICES</b> 69 Fenwick Road, Great Sutton Ellesmere Port, Cheshire, CH66 4UE Tel: 0151 339 7992 info@deansdesignservices.co.uk www.deansdesignservices.co.uk</p>			
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Status:	<b>FOR PLANNING</b>		
Project:	61 Pine Grove, Hoole, Chester, CH2 3LF		
Title:	<b>PROPOSED PLAN &amp; ELEVATION VIEW</b>		
Size:	Date:	Drawn:	Checked:
A2	05/03/2024	T.Dean	T.Dean
Scale: 1:100 & 1:500 @ A2 (UOS)			
Project No:	Originator:	Volume:	Level:
2403001	DDS	00	ZZ
			DR
			AR
			0002
			A