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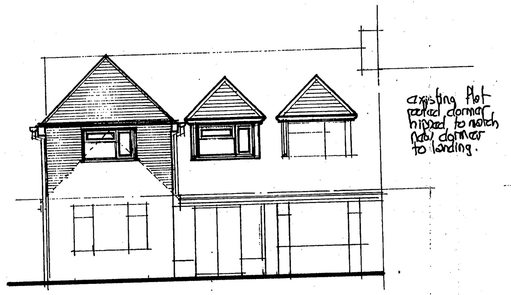
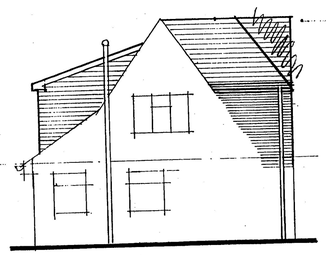


FRONT ELEVATION



SIDE ELEVATION

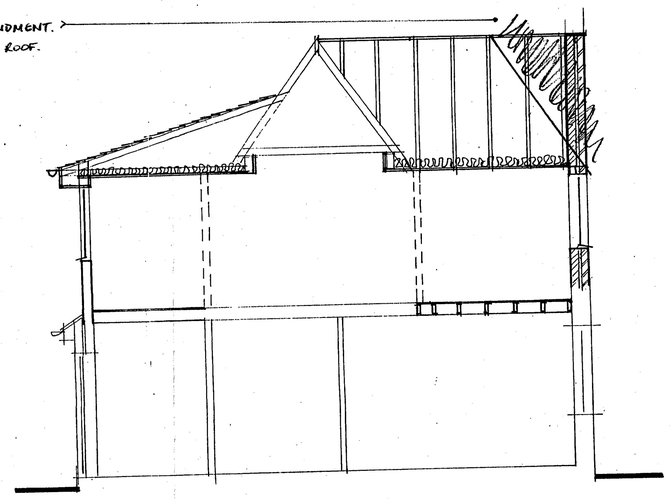
REAR ELEVATION

hips to front new dormer hips front extension and roof lean-to roof to match existing roof tiles

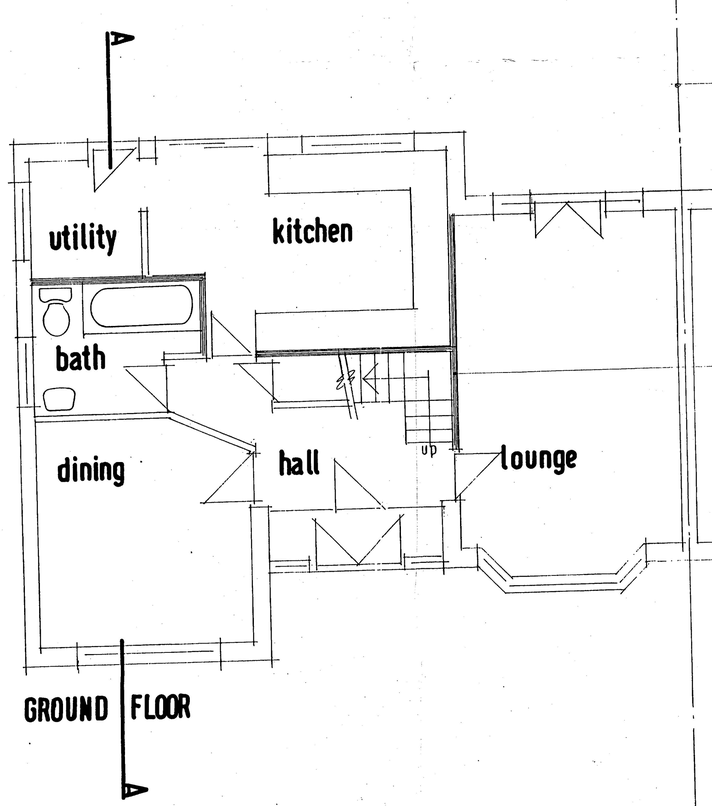
Vertical tile hanging to new roof dormer to match above.

New brickwork, windows, guttering and fascia, detailing etc all to match existing house.

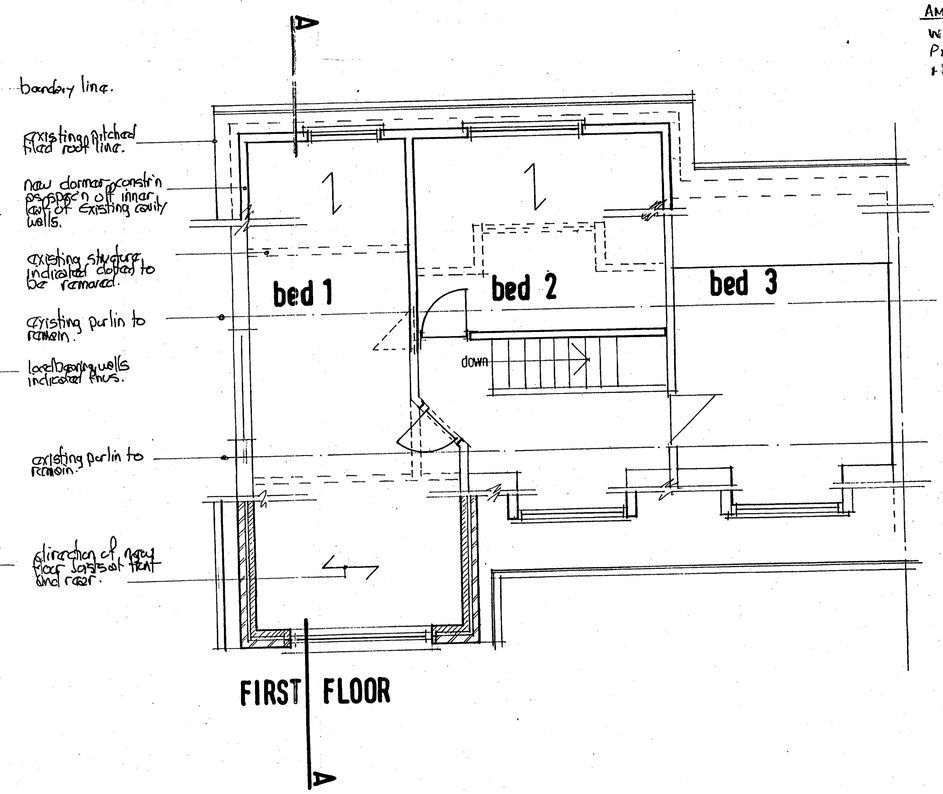
AMMENDMENT.
HIPPED ROOF.



SECTION A-A



GROUND FLOOR



FIRST FLOOR

Ventilation to rooms
All habitable rooms to have opening windows min of 1/20th of floor area and have 8,000 mm² background ventilation via air bricks. Kitchen / utility / bathroom to have opening window, 4,000 mm² background ventilation and the following mechanical extraction rate kitchen (30 lit/sec by hob) (60 lit/sec elsewhere) utility (30 lit/sec) bathroom (15 lit/sec).

Glazing
Toughened safety glass to the following minimum areas, side panels and windows, up to 800mm from floor level; doors and panels 300 mm either side of any door to be 1500 mm from floor level.

External walls
250 cavity bwk generally, 102 facing bwk externally to match existing, 50 cavity - to include 50mm dritherm cavity fill insulation - 100 load bearing celcon blocks internally, class B engineering grade brickwork only to both skins below dpc, cavity closed at top, wall ties to BS1243 laid at the rate of 5 No. per sq. m. 13 plaster finish internally throughout, cavity filled with weak concrete up to 150 below dpc. Hyload pitch polymer dpc laid horizontally min of 150 above fgl and vertically to all new jambs. Catnic steel lintols over new openings with min 150 end bearing as noted on plan. Minimum internal reveal at corners to be 385mm. All windows and frames to be standard EJMA sections, mastic sealed to bwk unless stated otherwise. All new work blockbonded to existing structure. External render finish to be to BS5262, to match existing.

Pitched Roof :- (New and existing)
Tiles to match existing on 25 x 38 battens on sarking felt on 150 x 50 rafters at 450 ctrs SC4 100 x 50 ceiling joists at 450 ctrs. 200 x 25 ridge board. 100 x 75 wall plate. Insulation to be 50 mm coolag standard roof board with 50mm cavity to underside of felt. To achieve 0.35 w/m² 0°. 12.7mm plasterboard ceiling finish. Ventilation above insulation to be maintained via 15mm continuous vent with fly mesh behind fascia board, and at eaves and with ventilation tiles at high level equal to a continuous 5 mm air gap

Dormer Construction
150 x 75 lintols to new dormer windows supported on 75 x 75 posts to reveals. 75 x 50 sw studs at max 400 ctrs with 75 x 50 head and sole plates and noggins. Clad externally with breather felt, tannalised softwood battens and vertical tile hanging to match existing tiles with 50 mm coolag insulation board to achieve 0.45 w/m² OC. Dormer check adjacent to boundary to be 30 min. fire resistance internally and externally.

New first floor Construction
19mm T G boarding or chipboard on 175 x 50 floor joists laid between existing ceiling joists at max 450 ctrs. Double joists to be located beneath all new parallel stud walls.

Internal Stud Walling
Stud walls to be in 75 x 50 studwork at max 600 mm ctrs internally faced with 12.5 mm plasterboard and skin vapour barrier with 50 mm coolag insulation board to achieve 0.6 w/m² OC 75 x 75 posts to all openings with 150 x 75 lintols over. Both sides of exposed walls within areas to be plasterboarded to ensure full ½ hour fire resistance.

All structural timber must be strength graded and marked DRY or KD. A grade mark should appear on all pieces of structural timber. If there is no mark the piece must not be used.

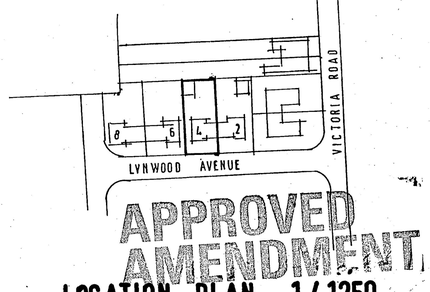
Existing Foundations and Load bearing walls
Existing foundations and load bearing walls to be exposed and proven satisfactory for increased loading before any construction works commence.

This drawing is produced solely for the purpose of obtaining Building Regulations and/or Planning Approvals.

AMMENDMENT TO FRONT PITCHED ROOF:
WITH CONSENT FROM LOCAL PLANNING + BUILDING REGS. PITCHED ROOF ALTERED TO HIPPED ROOF TO MATCH HIPPED ROOFS ON FRONT ELEVATION.

PLANNING APPLICATION BR/00/2431

WEST LANCASHIRE DISTRICT COUNCIL
BUILDING REGULATIONS
APPROVED



APPROVED AMENDMENT

LOCATION PLAN. 1/1250.

PROPOSED ALTERATIONS, AT, 4 LYNWOOD AVENUE, ORMSKIRK. FOR. MR & MRS. D. PLATT. SCALE. 1:100. & 1:50. DATE. MARCH 2000.

Richard J Vodrey
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Tel No 01704 / 877243
Dwg No 407 / 01