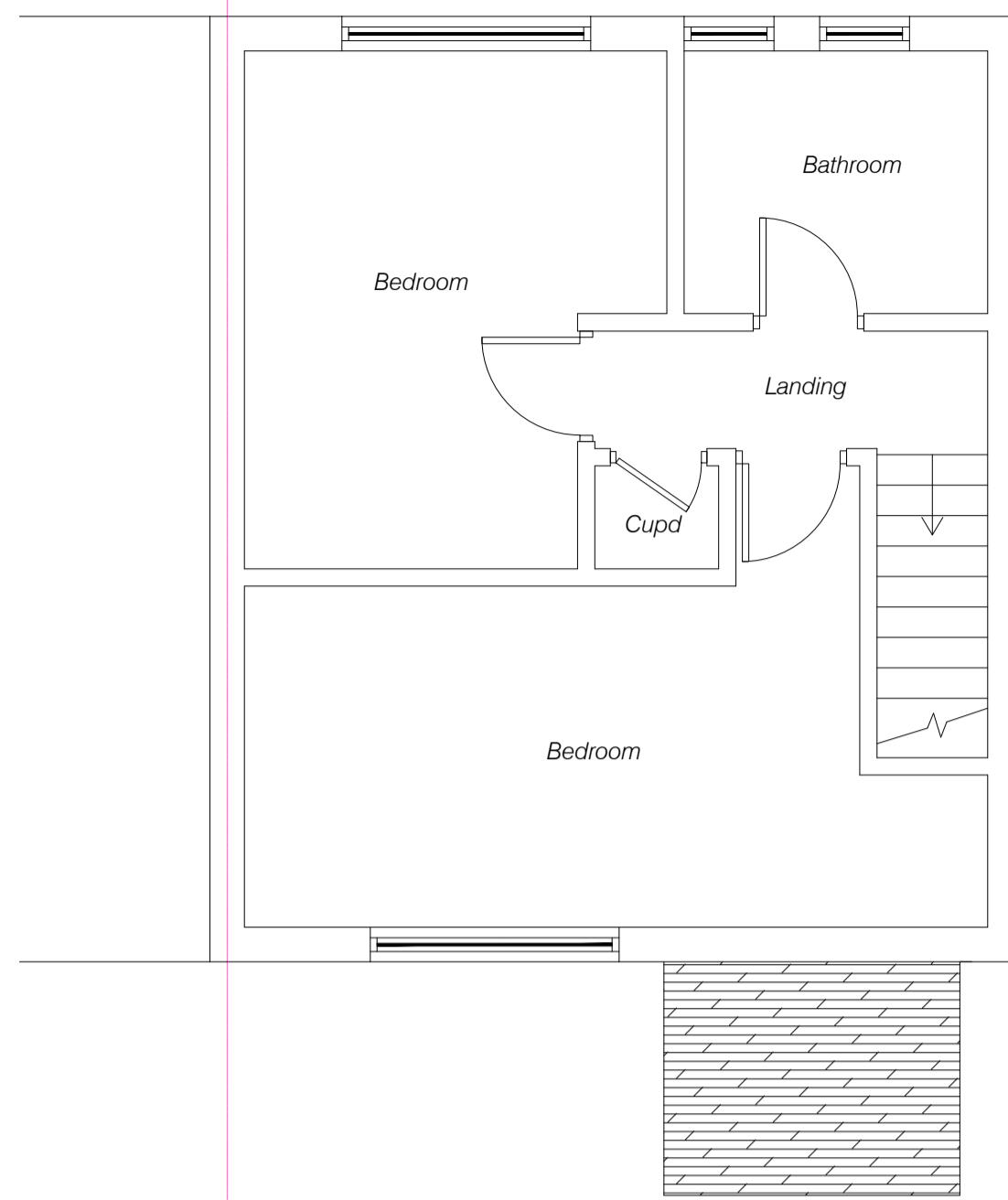
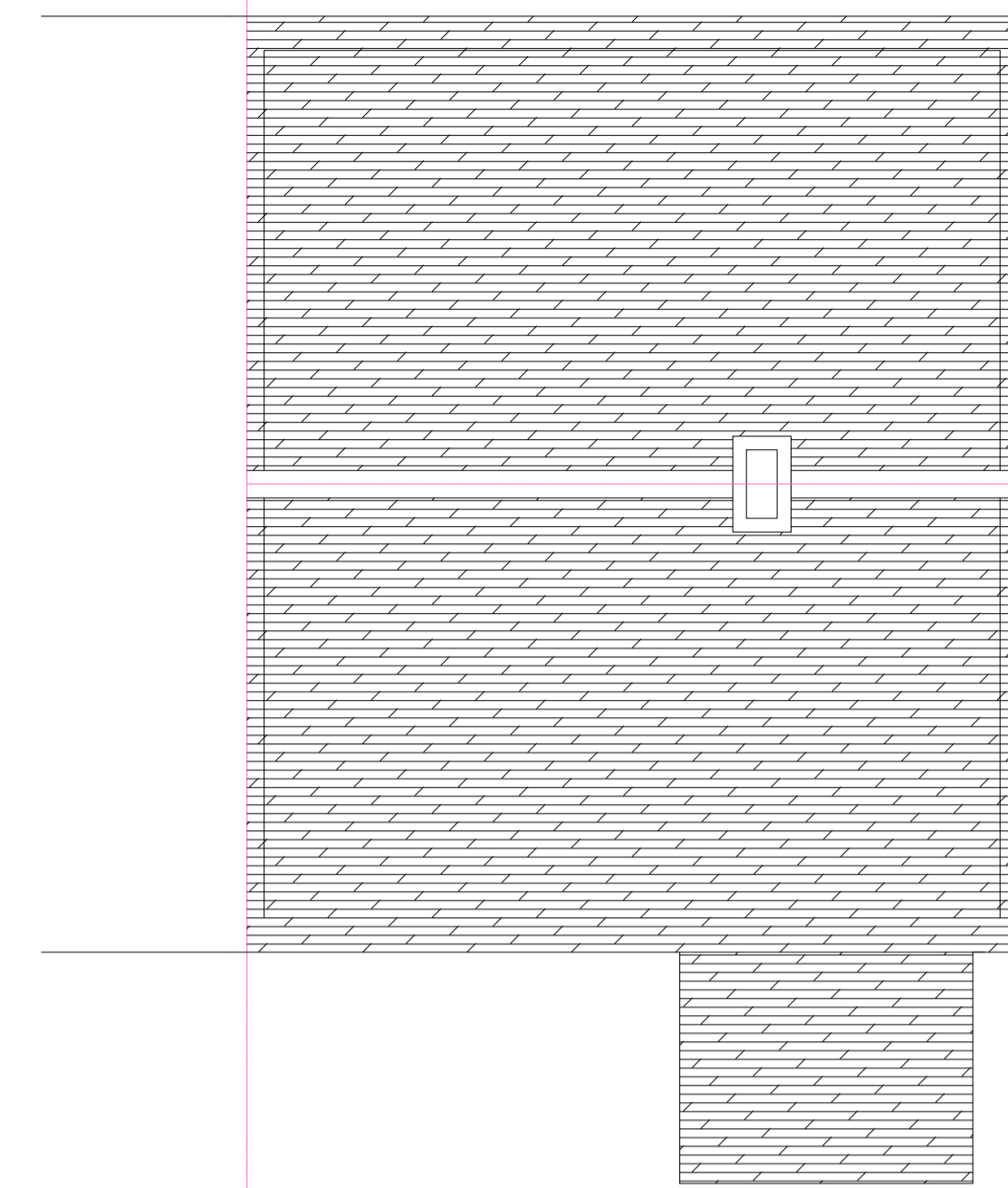


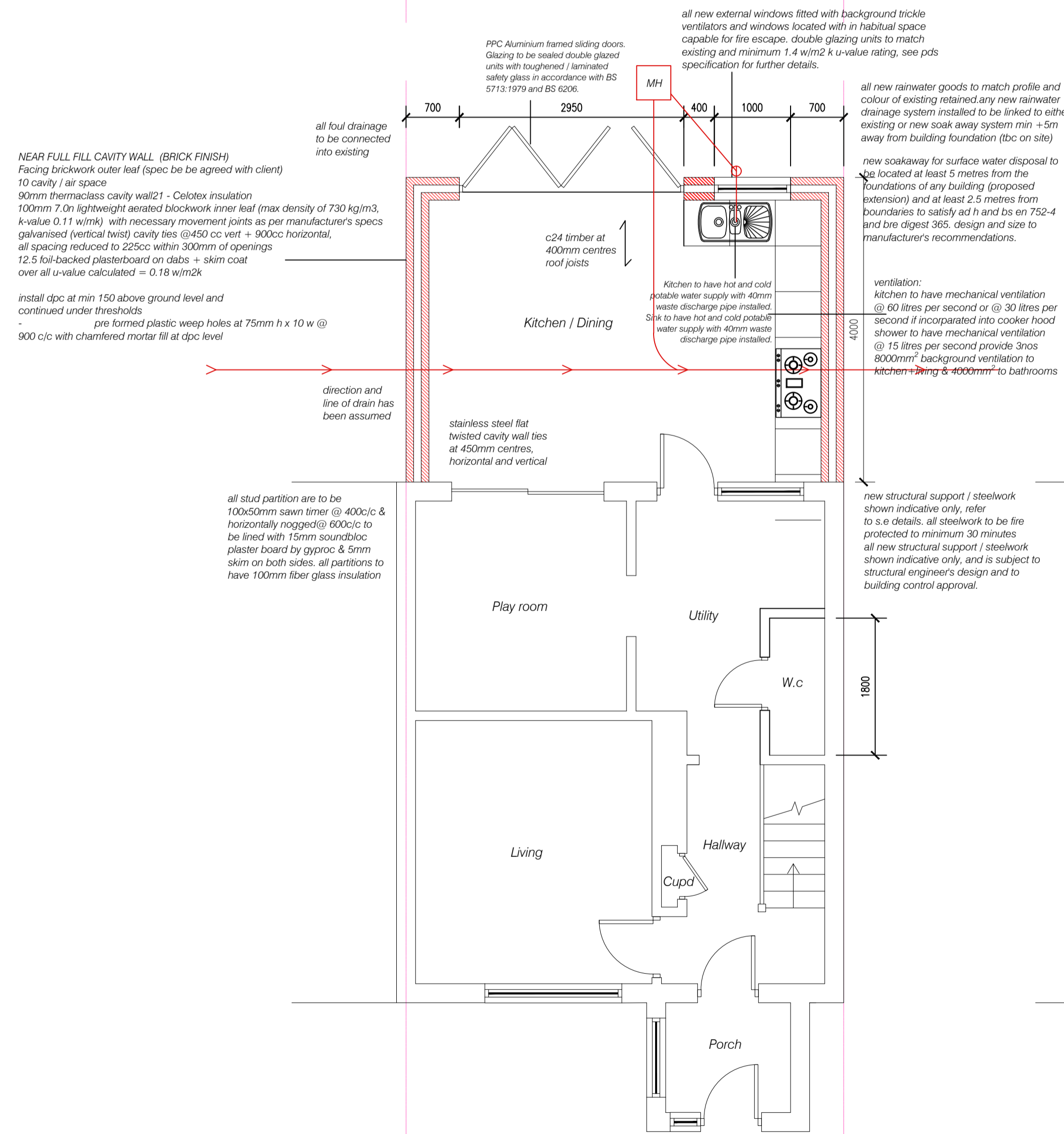
EXISTING GROUND FLOOR PLAN



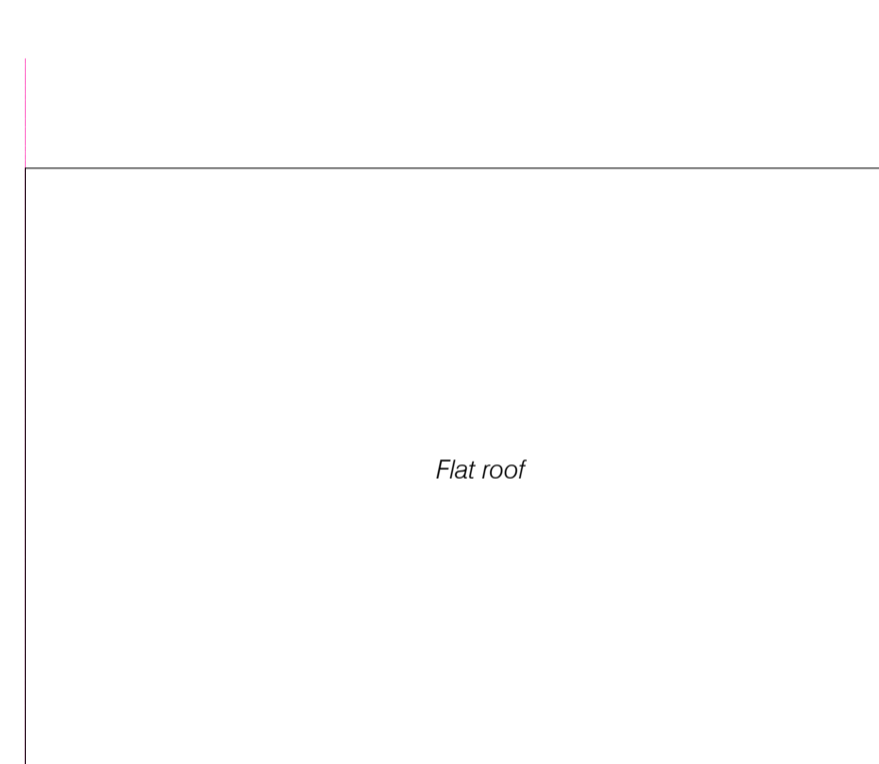
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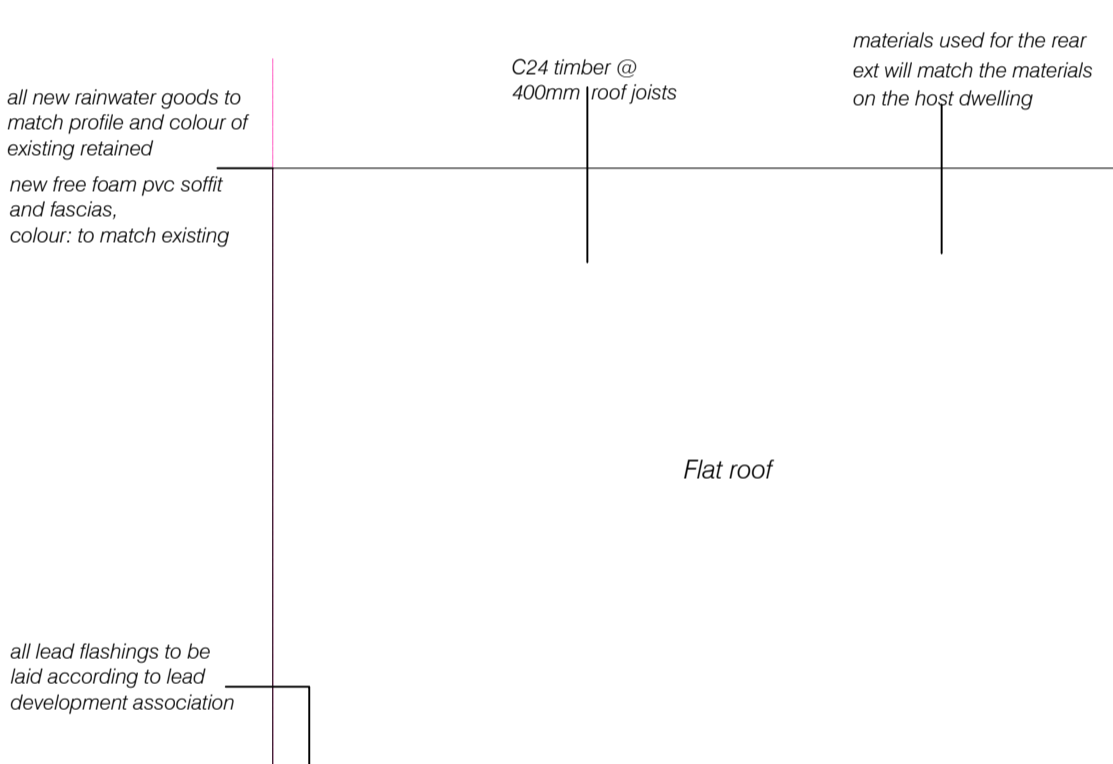
EXISTING ROOF PLAN



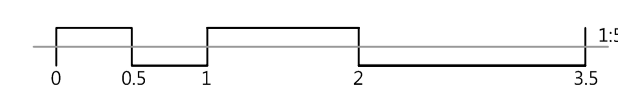
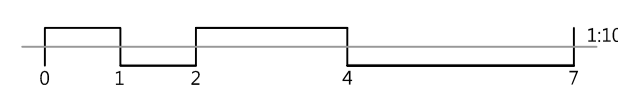
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

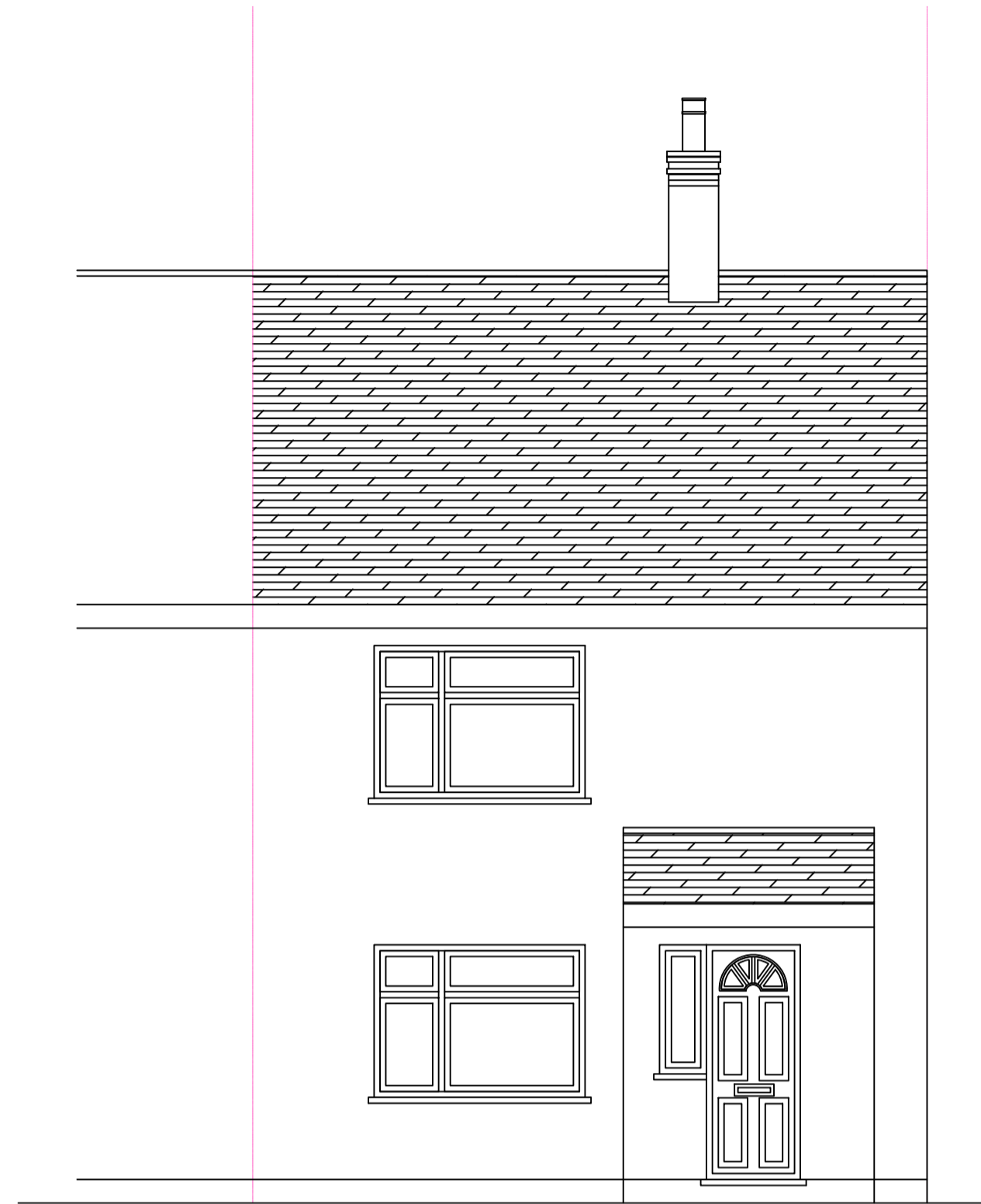


PROPOSED ROOF PLAN

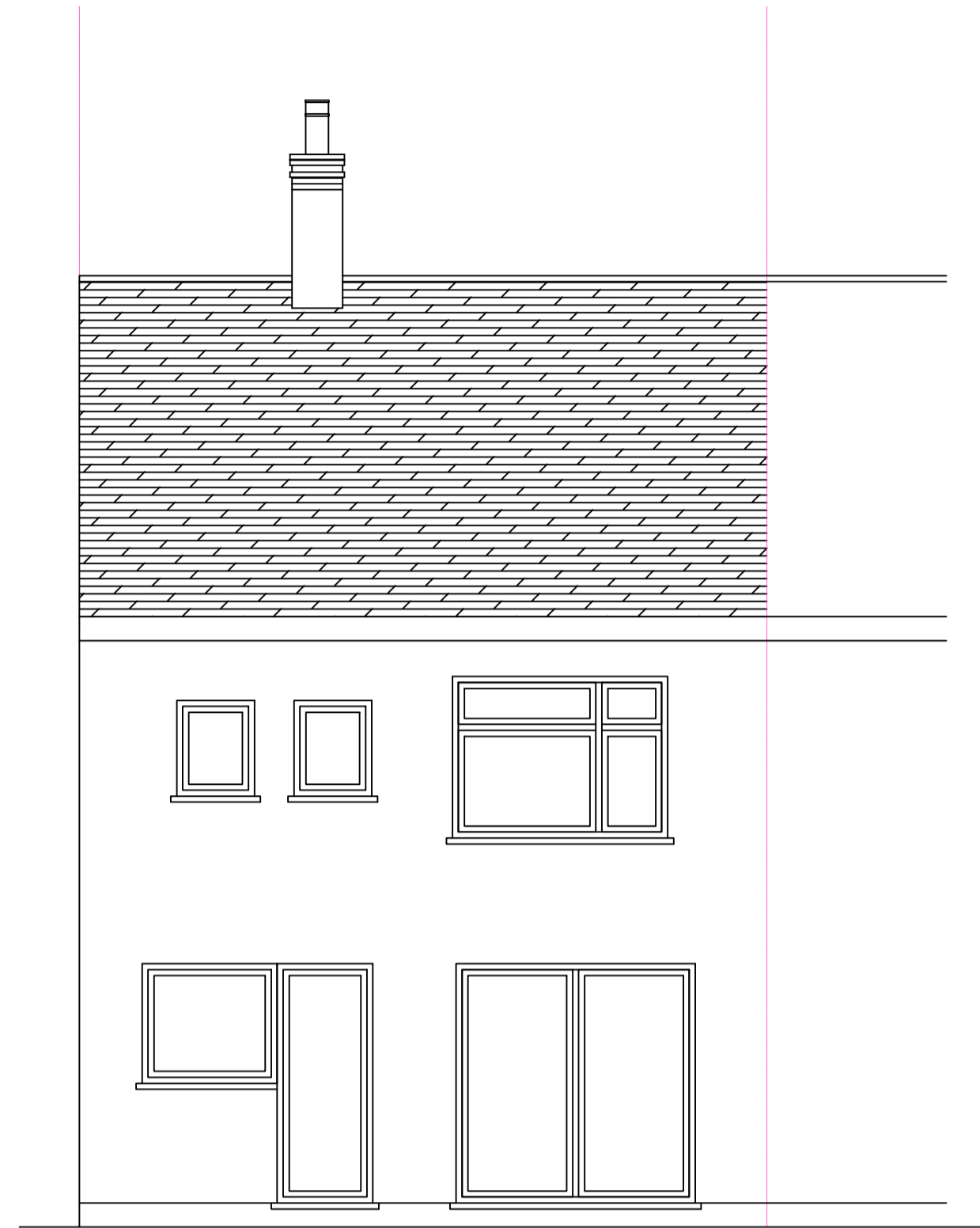


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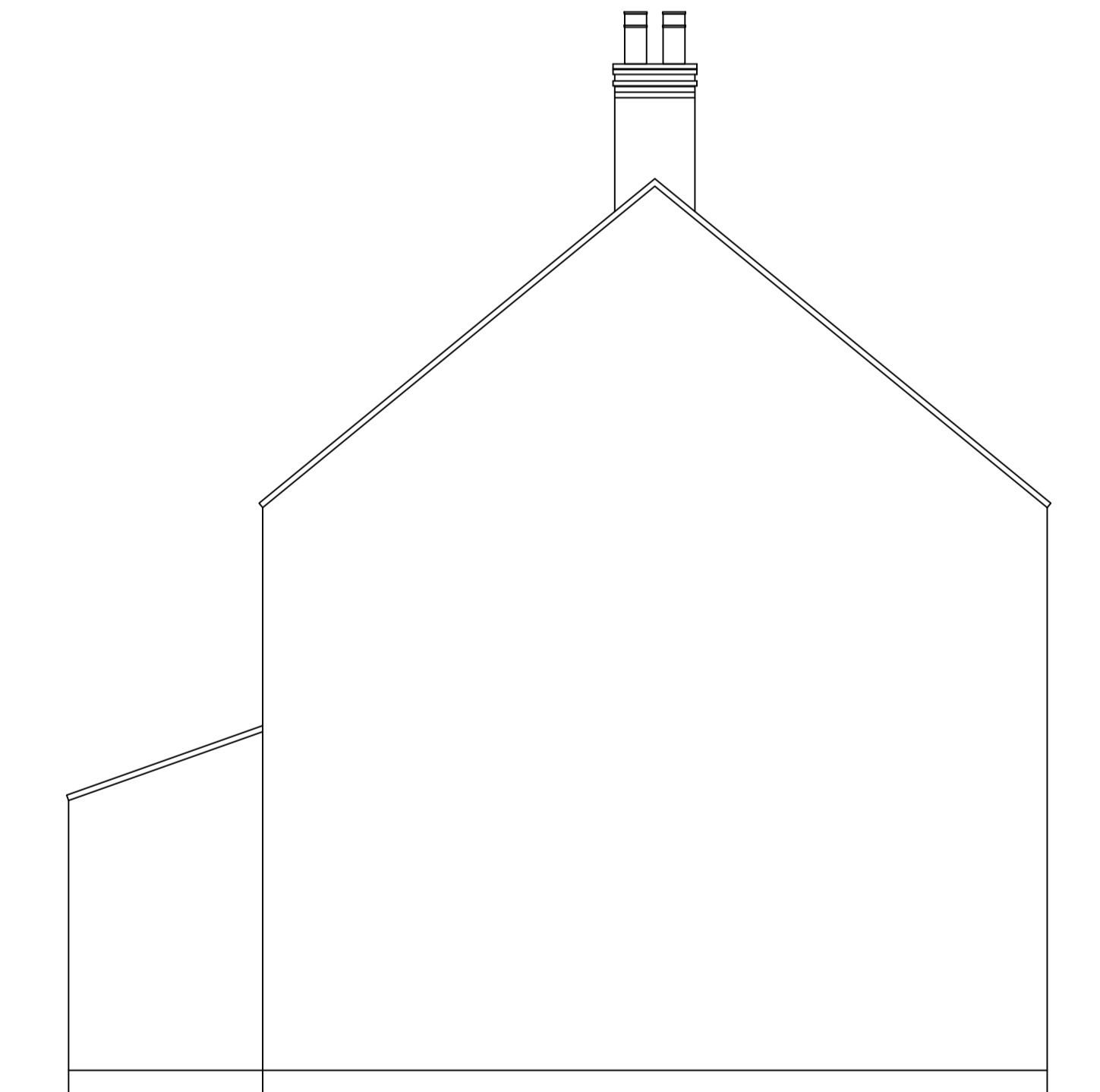
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PROJECT: REAR EXTENSION	
TITLE: EXISTING & PROPOSED FLOOR PLANS	
DATE: 28/02/2026	DRAWING NUMBER: 01



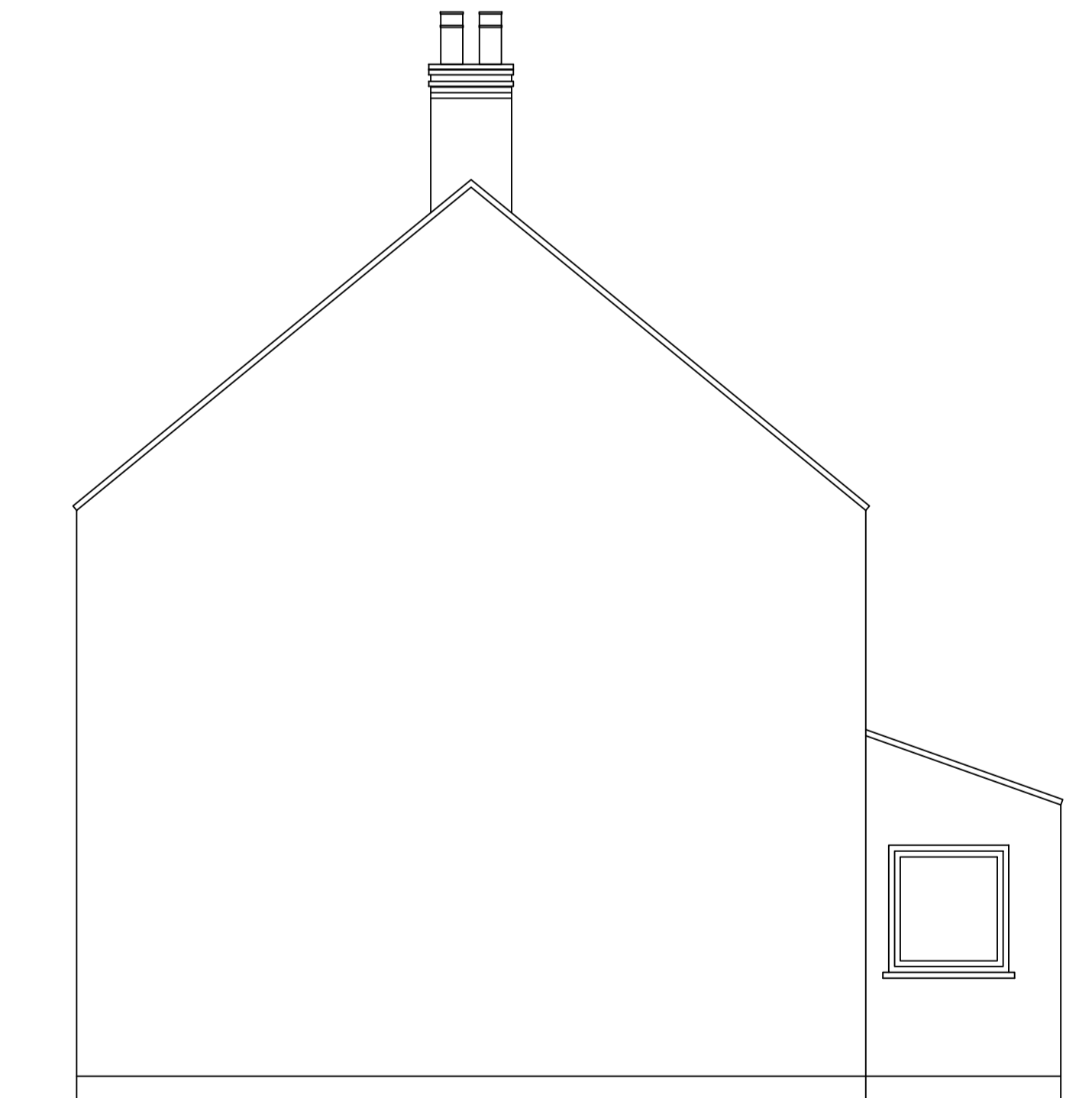
EXISTING FRONT ELEVATION



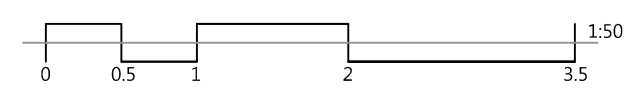
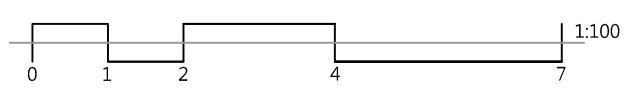
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION A



EXISTING SIDE ELEVATION B



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CLIENT:	
PROJECT:	REAR EXTENSION
TITLE:	EXISTING ELEVATIONS
DATE:	28/02/2026
SCALE:	1:50 @ A1
DRAWING NUMBER:	02



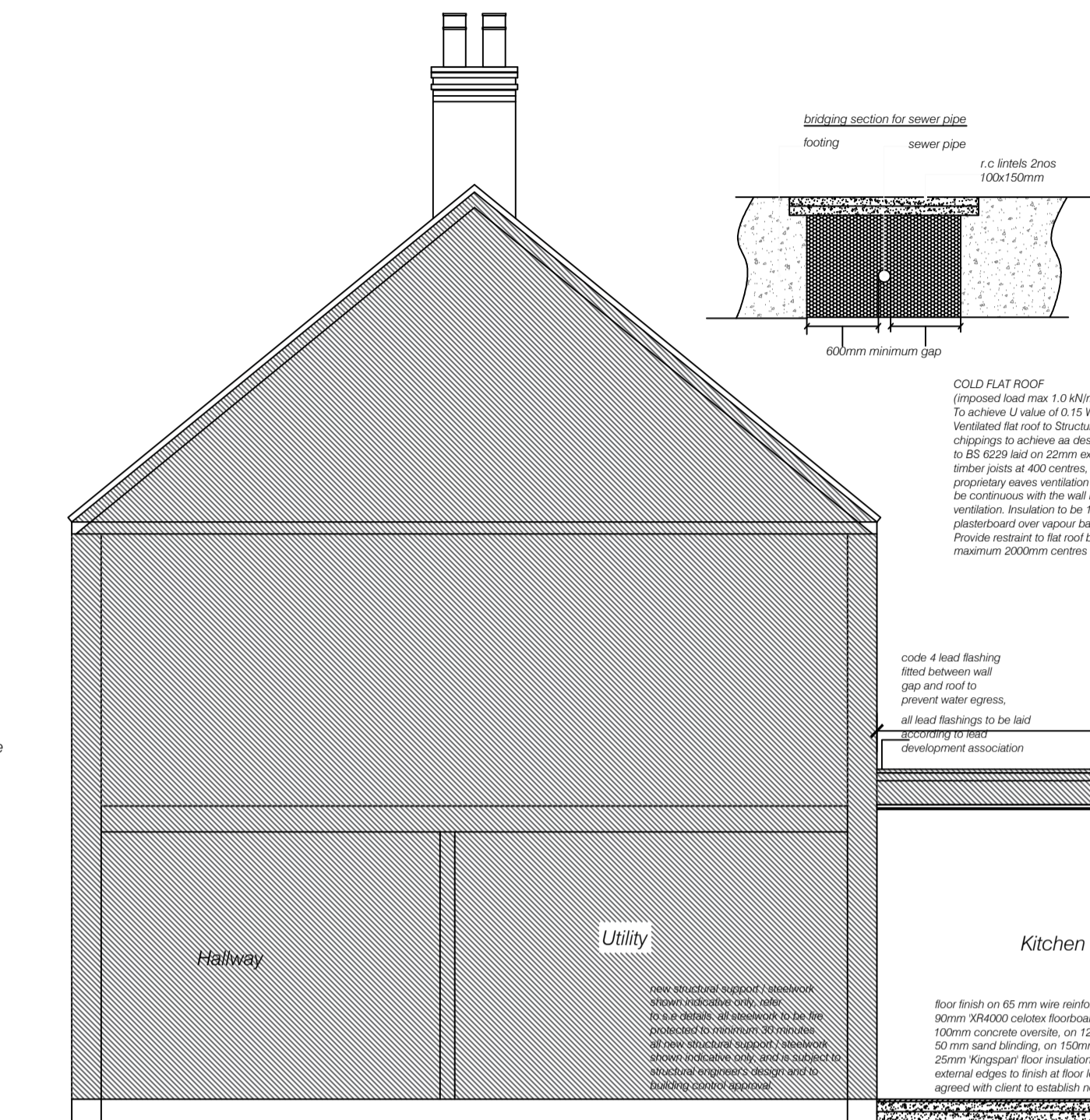
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

NEAR FULL FILL CAVITY WALL (BRICK FINISH)
Facing brickwork outer leaf (spec be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m³, k-value 0.11 w/mK) with necessary movement joints as per manufacturer's specs
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal,
all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m²K

install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

new structural support / steelwork shown indicative only, refer to s.e details
all steelwork to be fire protected to minimum 30 minutes
all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.



PROPOSED SECTION XX

COLD FLAT ROOF
Proposed flat roof 1.0 kN/m² - dead load max 0.75 kN/m²
To achieve U value of 0.15 W/m²K
Identified flat roof to Structural Engineer's detail, construction comprising of 12.5mm spe solar reflective chippings to achieve as designed fire rating for surface spread of flame backed in blumen on three layer felt to BS 5296 laid on 25mm exterior grade plywood on batts to give a 140mm dead to 47 x 150mm grade C24 timber joists at 400 centres, max span 3.2m. Cross ventilation to be provided on opposing sides by a proprietary vents ventilation (eg equivalent to 25mm continuous with 8j panel frames. Flat roof insulation to be continuous with the wall insulation but stepped back to allow a 50mm air gap above the insulation for ventilation. Insulation to be 100mm Celotex G4500 between joists and 20mm other joists. Fit 12.5mm plasterboard over vapour barrier to underside of joists, finish with plaster skim.
Provide resistant to flat roof by long range of 30 x 3 x 100mm mls galvanised lateral restraint strips of maximum 200mm centres length, 100 x 50mm wall plates and anchored to wall.

code 4 lead flashing fitted between wall gap and roof to prevent water egress, all lead flashings laid according to lead development association

all stud/joiner are to be 100x50mm sawn timber @ 400cc @ horizontally (regenda)
900cc to be lined with 12.5mm plaster board by gypsolc 4.5mm skim on both sides. all partitions to have 100mm fire glass insulation

NEAR FULL FILL CAVITY WALL (BRICK FINISH)
Facing brickwork outer leaf (spec be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m³, k-value 0.11 w/mK) with necessary movement joints as per manufacturer's specs
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal,
all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m²K

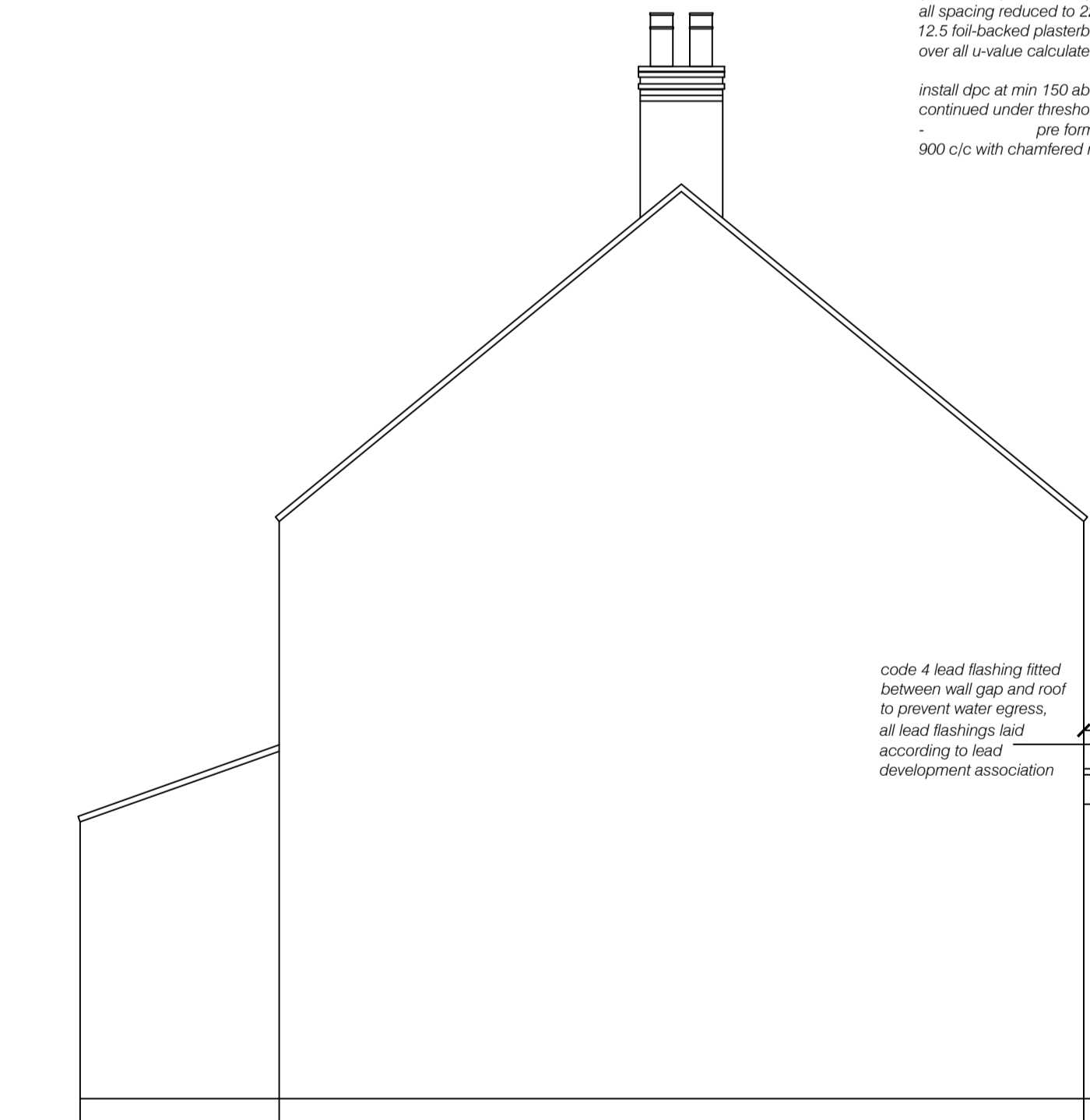
install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

land 2 / element 80 to cavity 275mm below dpc
cavity tray is dpc starting in the internal leaf, tucked into a horizontal strip sloping down across the cavity and ending through the external leaf, discharging any moisture to weepholes
dpc to be 150mm above finished ground level

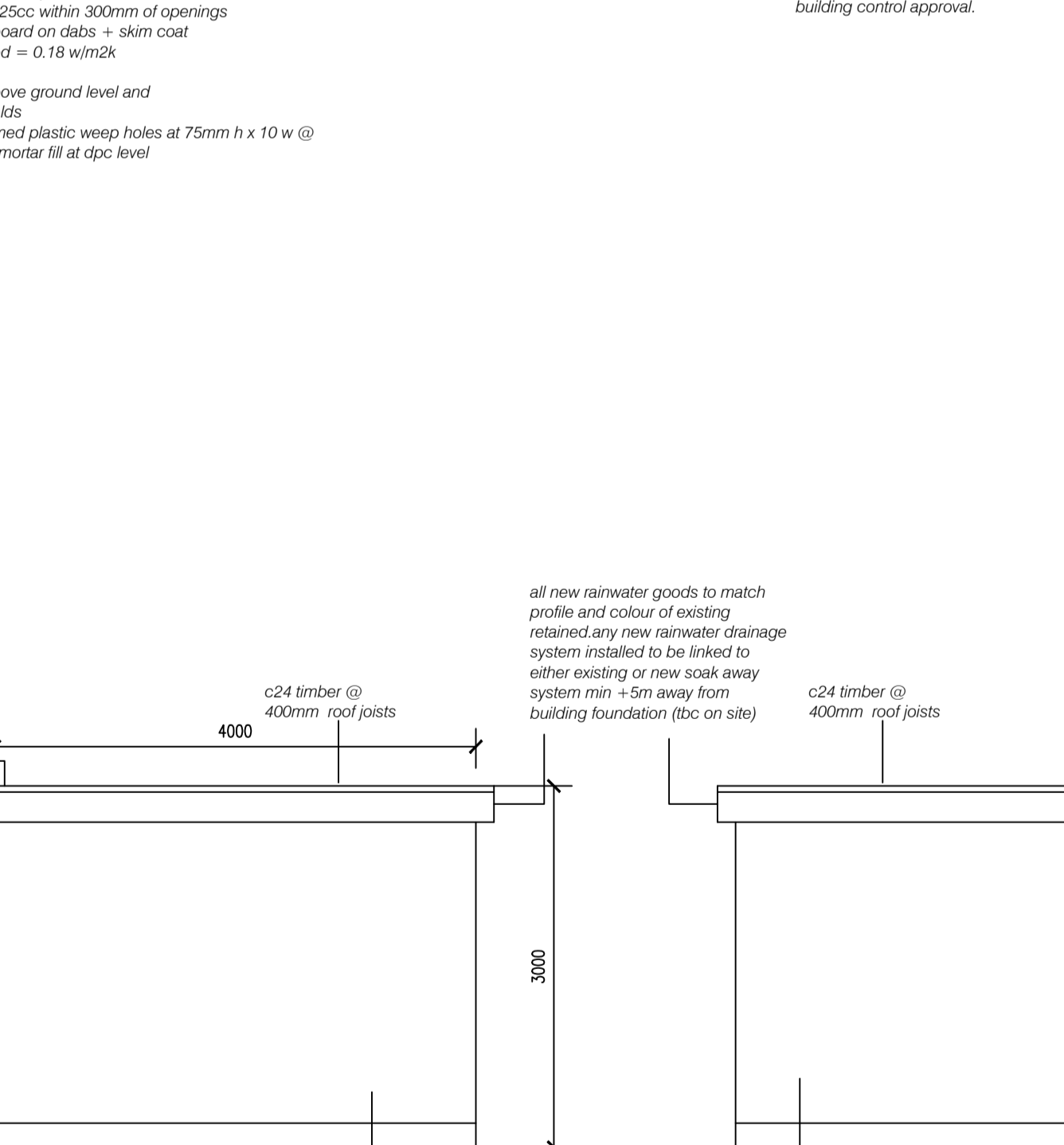
100mm DPM (polymer dyked) damp proof course on both sides minimum 150mm above external ground level

All blockwork below DPM to have minimum compressive strength of 7.0N/m² with density 2000kg/m³ and constructed in 1:0.25:3 (M12) mortar. Blockwork to be category 1 manufacturer control if blockwork below DPM to have minimum compressive strength of 7.0N/m² with density 2000kg/m³ and constructed in 1:0.25:3 (M12) mortar. Blockwork to be category 1 manufacturer control.

Assumed Proposed 600mm wide x 1000mm deep Mass concrete footing. Building control inspector to confirm the footing depth on site.
Depth of footing - Subject to Detailed Ground Investigation Report and Tree Survey Report



PROPOSED SIDE ELEVATION A

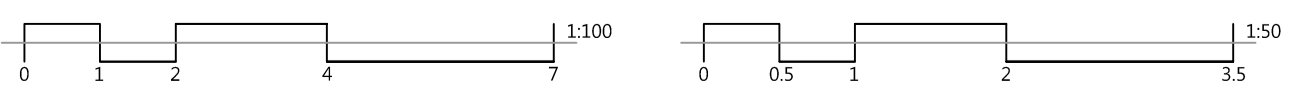


PROPOSED SIDE ELEVATION B

NEAR FULL FILL CAVITY WALL (BRICK FINISH)
Facing brickwork outer leaf (spec be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m³, k-value 0.11 w/mK) with necessary movement joints as per manufacturer's specs
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal,
all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m²K

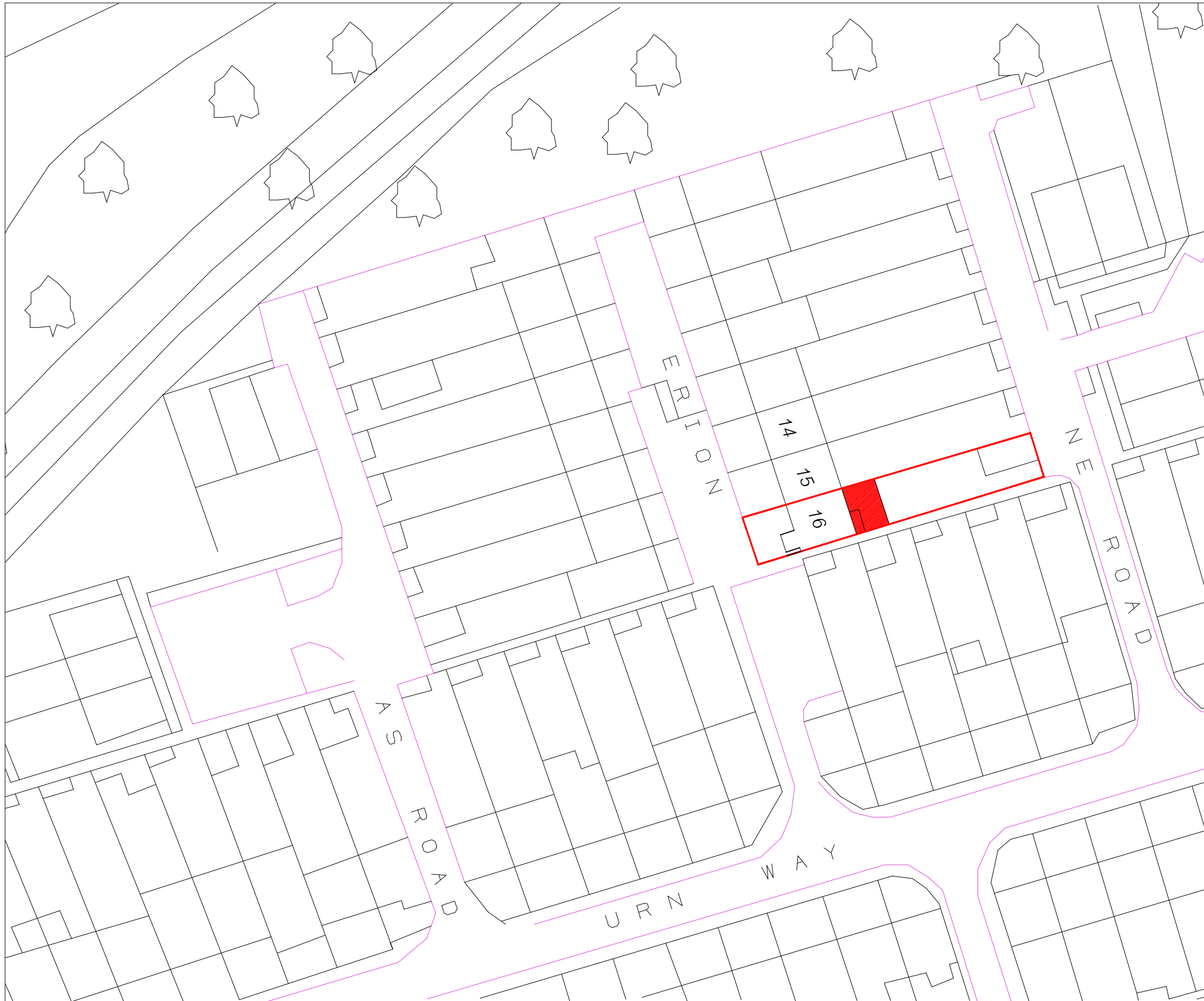
install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by building control)

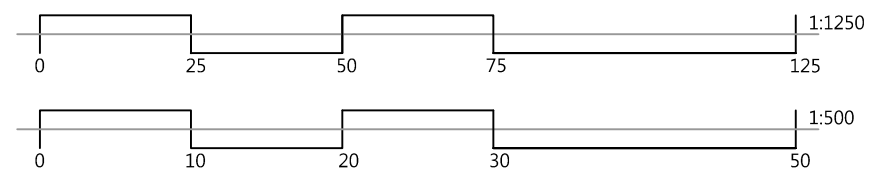
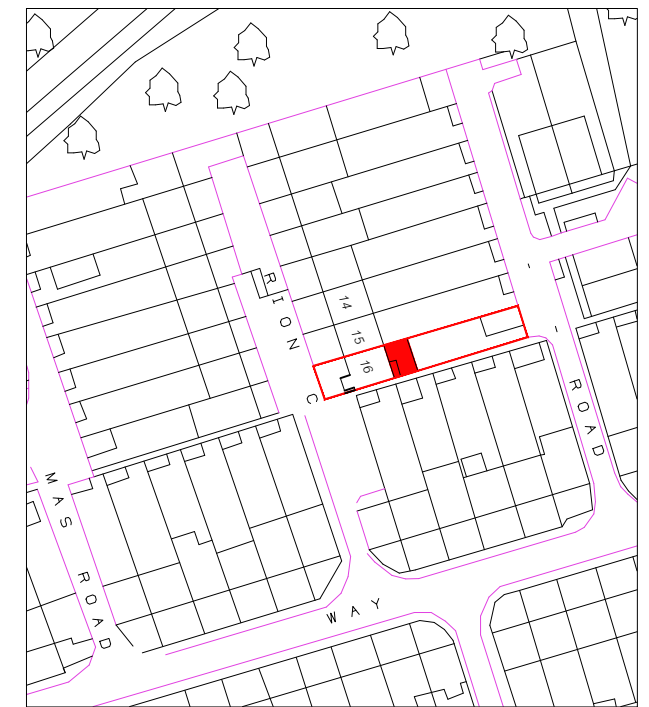
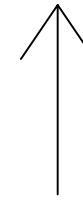


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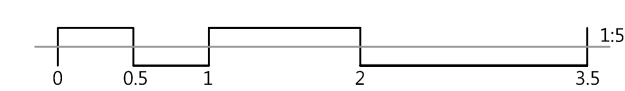
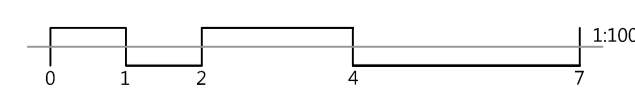
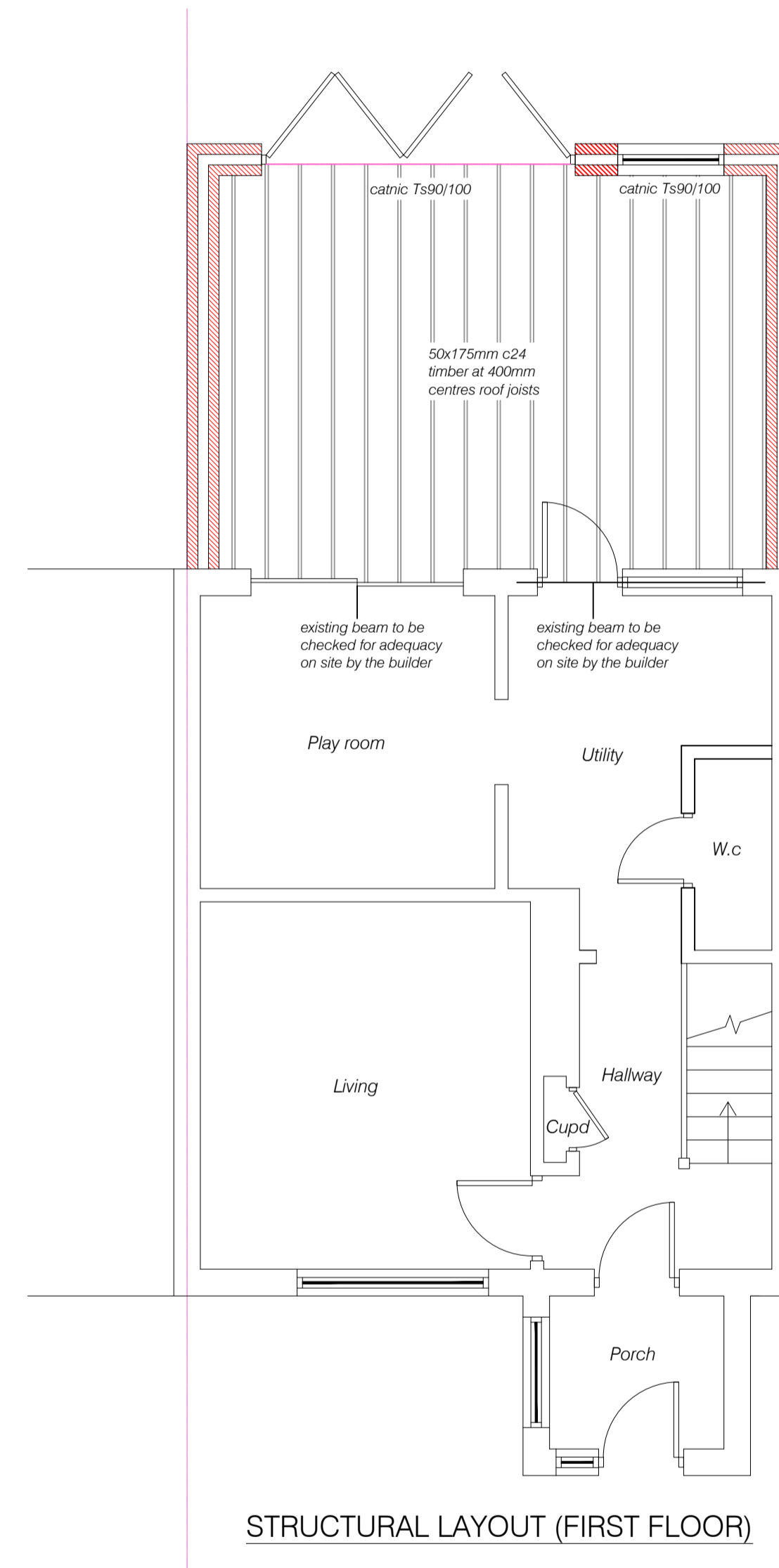
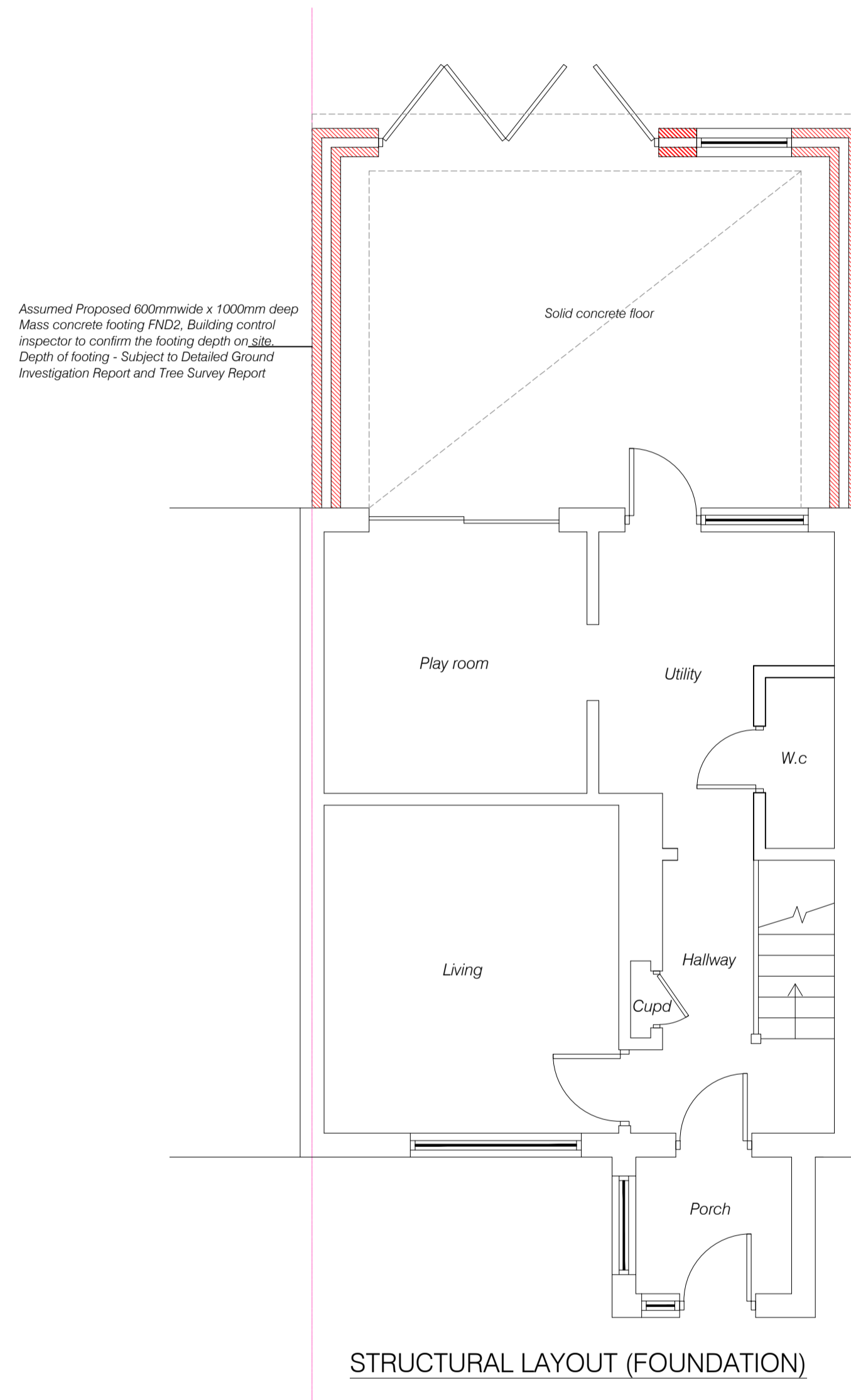
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PROJECT:	REAR EXTENSION
TITLE:	PROPOSED ELEVATIONS
DATE:	28/02/2026
SCALE:	1:50 @ A1
DRAWING NUMBER:	03



NORTH

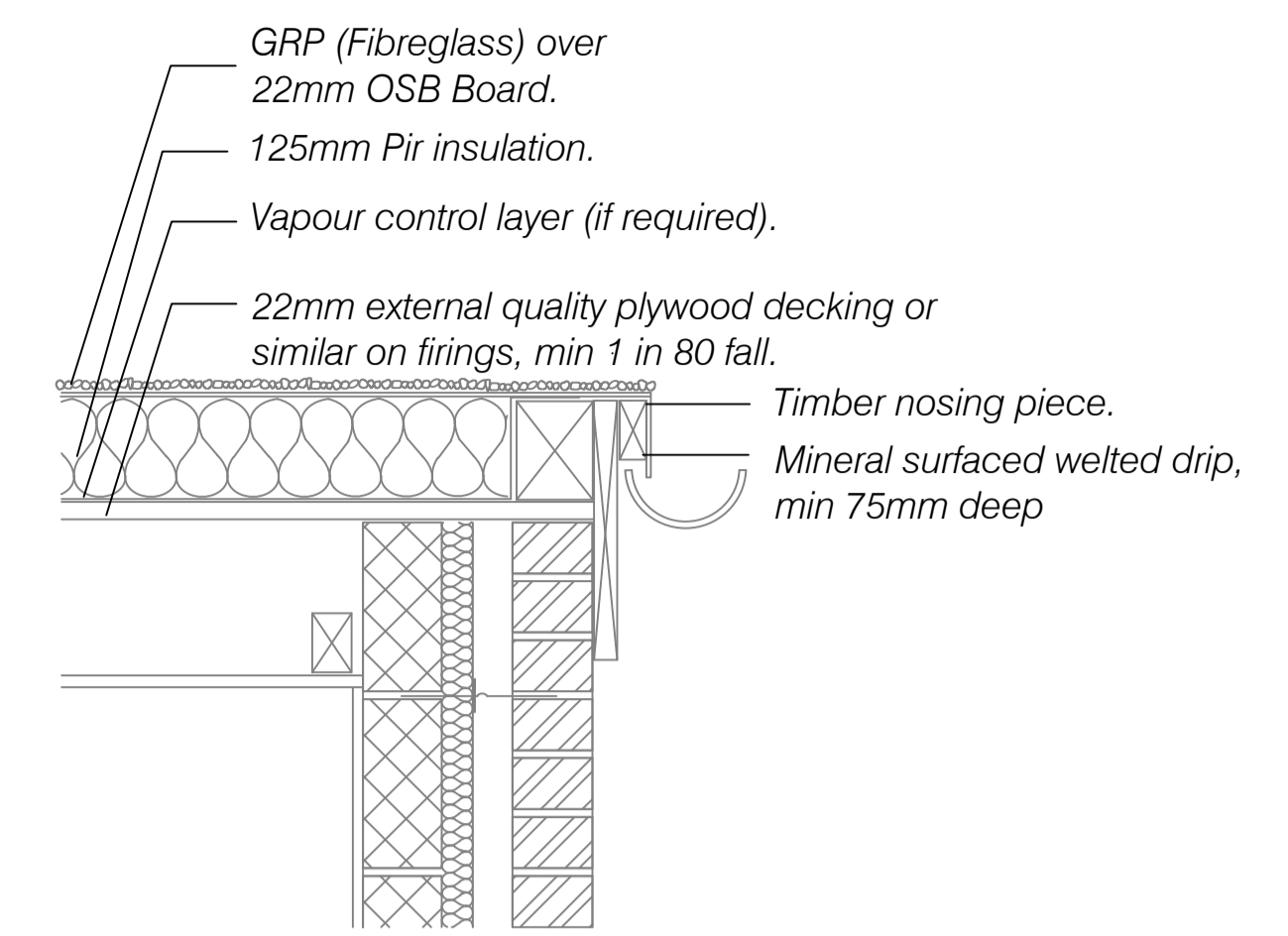
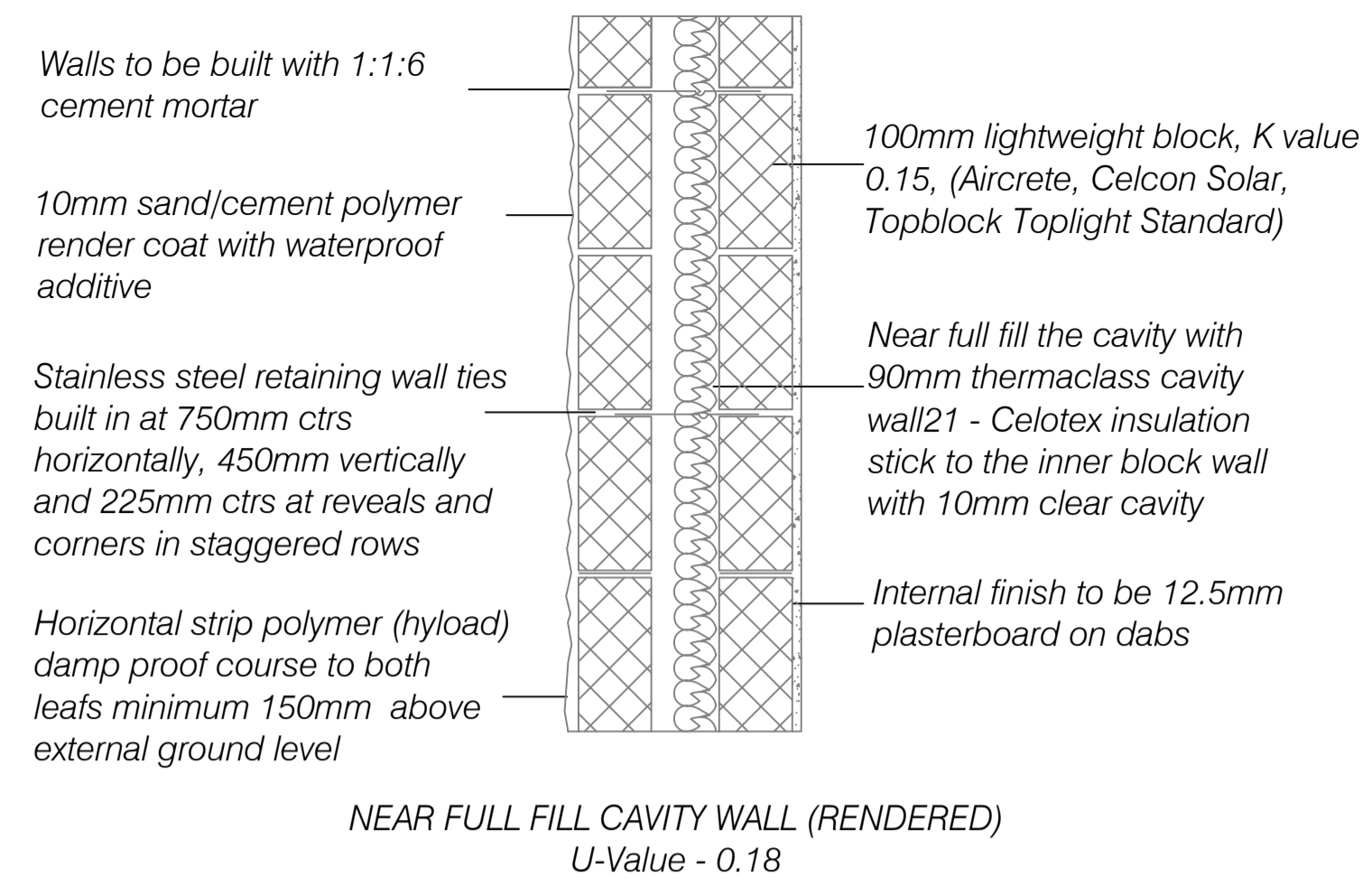


CLIENT:	
PROJECT: REAR EXTENSION	
TITLE: BLOCK & LOCATION PLANS	
DATE: 28/02/2026	SCALE: 1:500,1250 @ A3
DRAWING NUMBER:	04

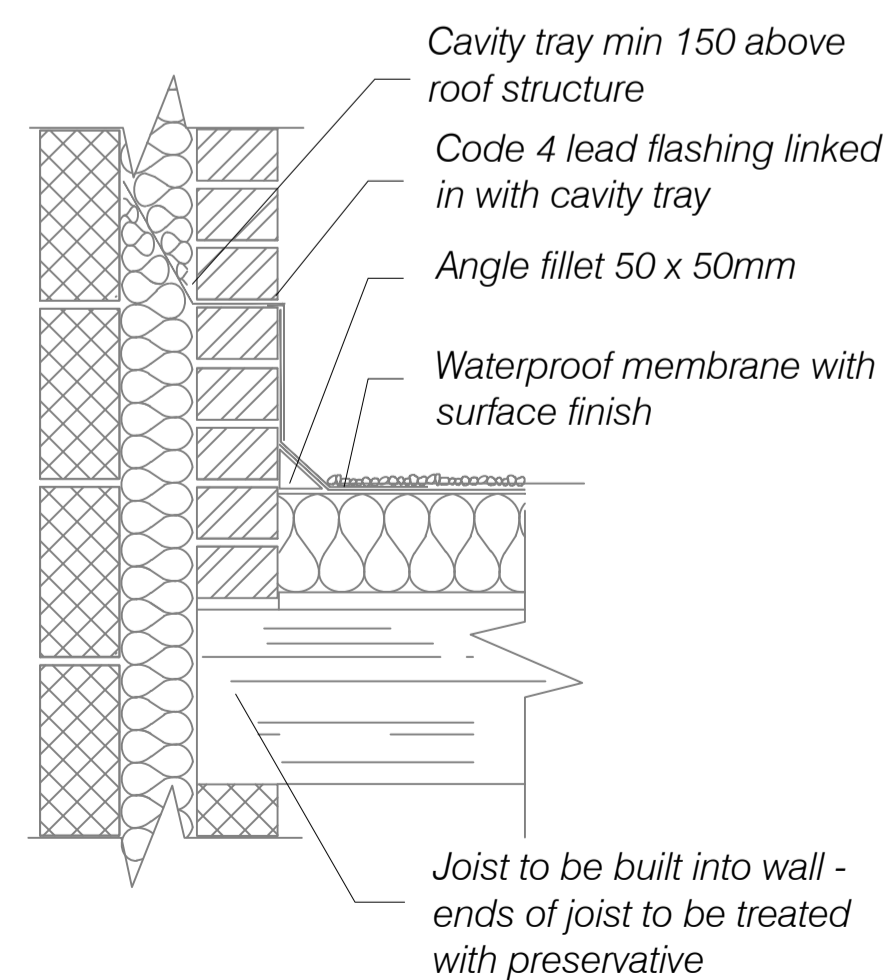
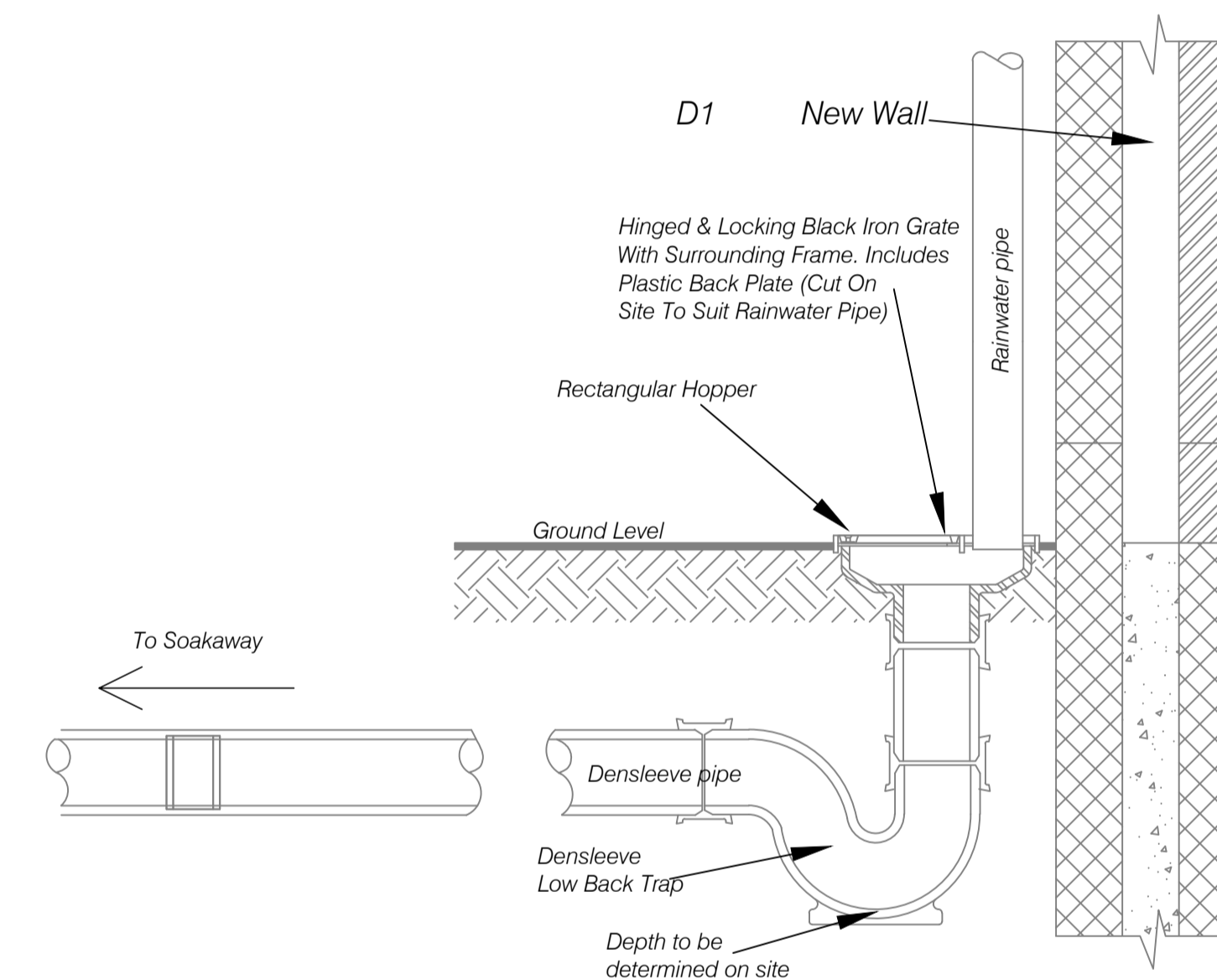
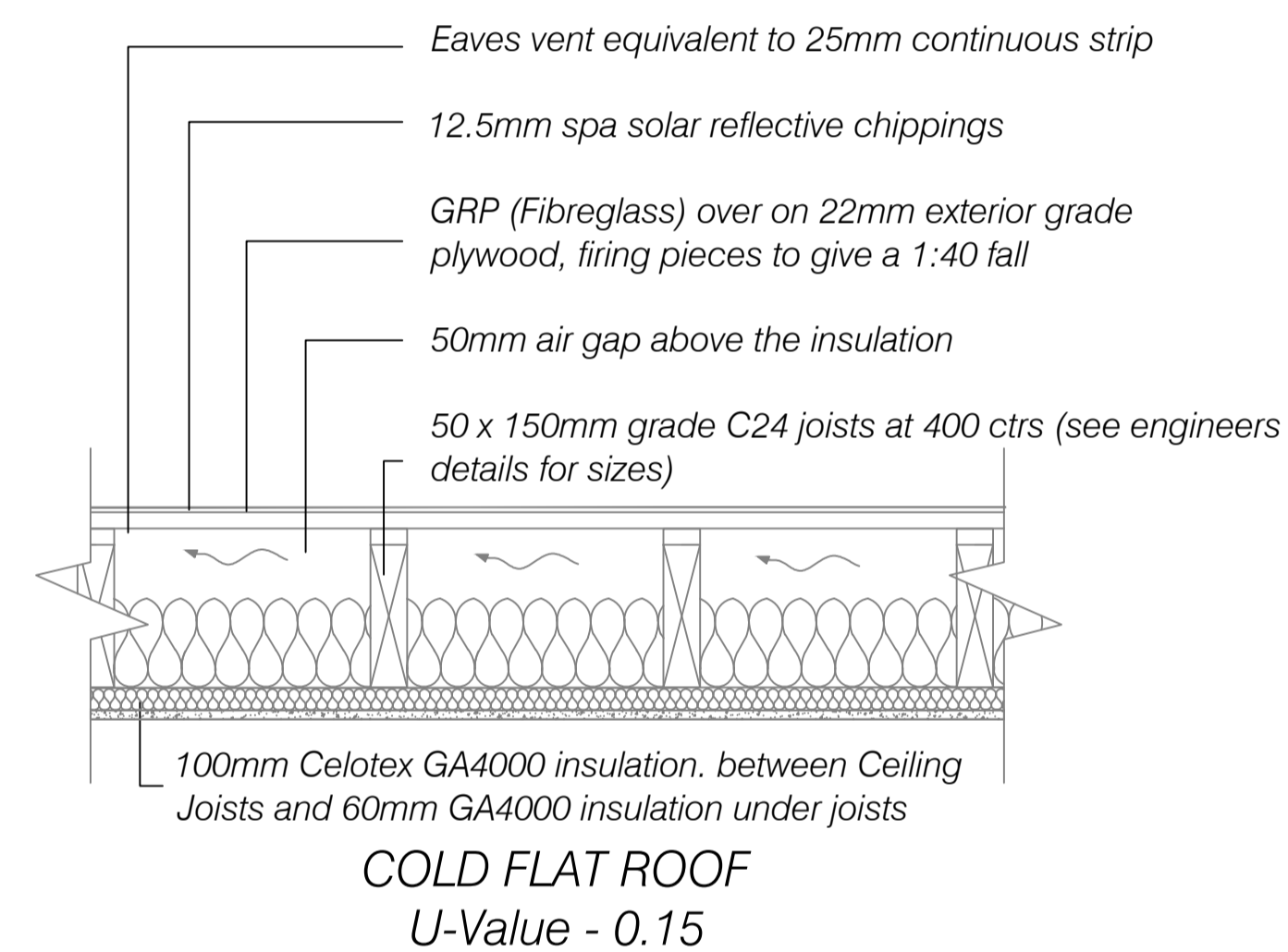


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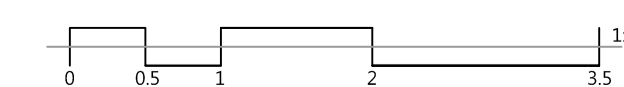
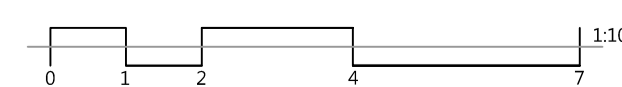
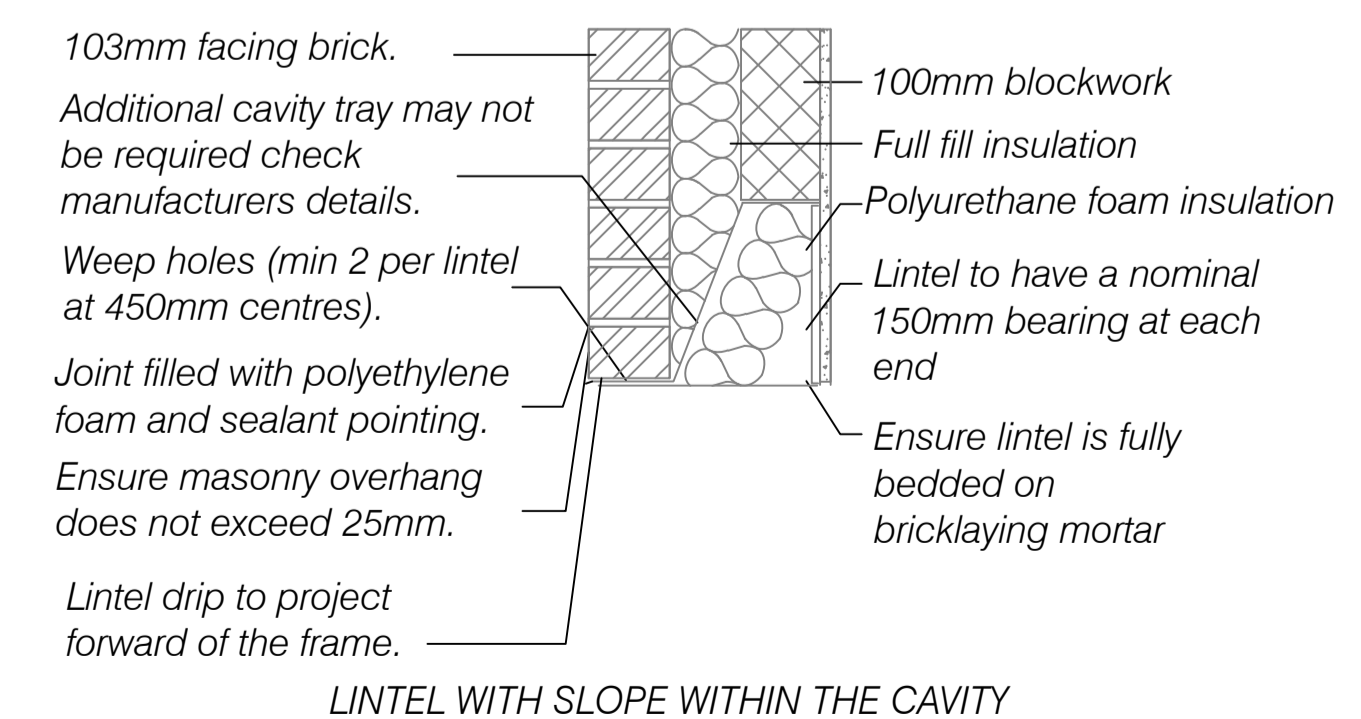
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PROJECT: REAR EXTENSION		
TITLE: STRUCTURAL LAYOUT		
DATE: 28/02/2026	SCALE: 1:50 @ A1	DRAWING NUMBER: 05



WELTED DRIP TO EXTERNAL GUTTER

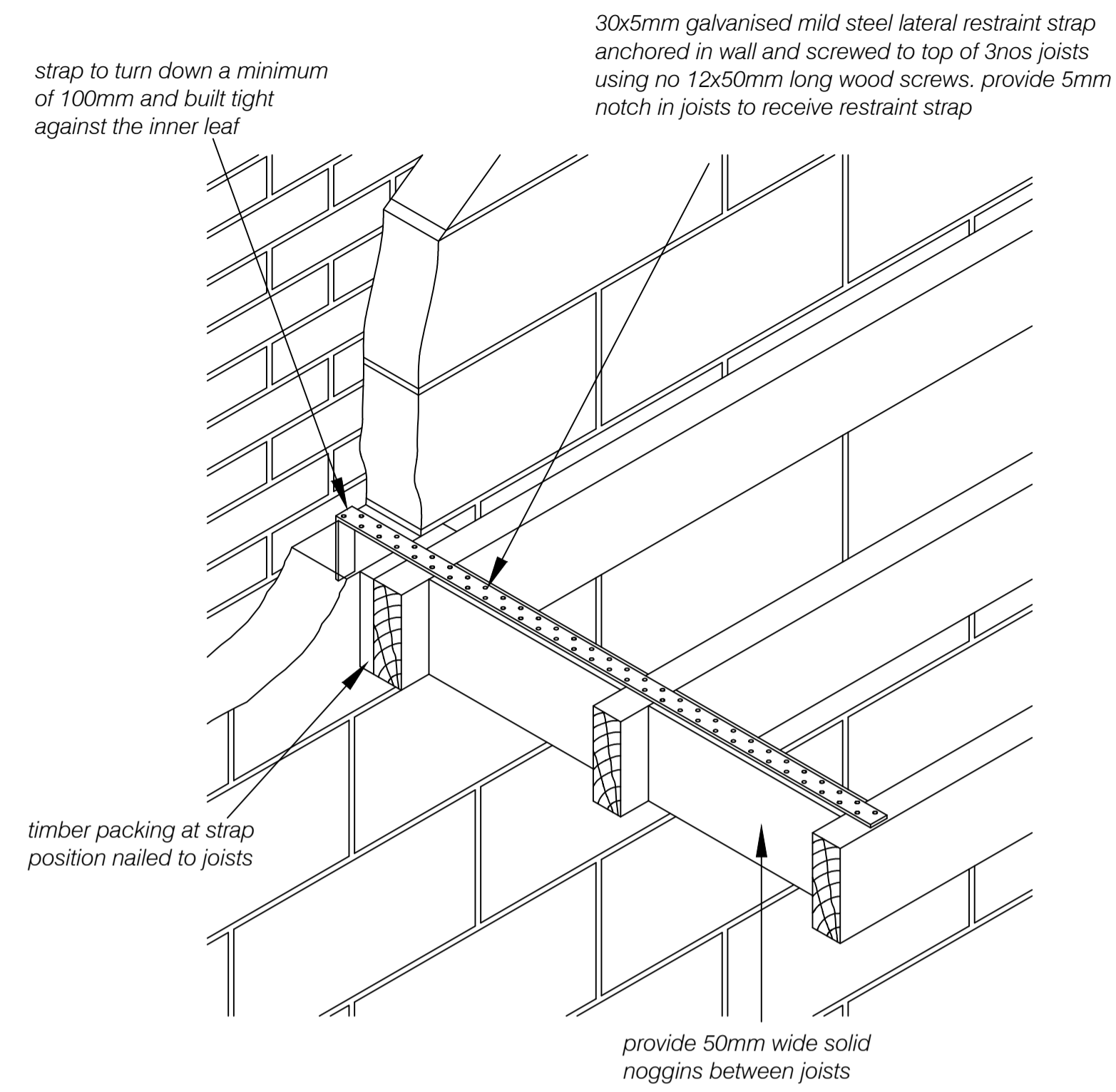


FLAT ROOF / WALL ABUTMENT

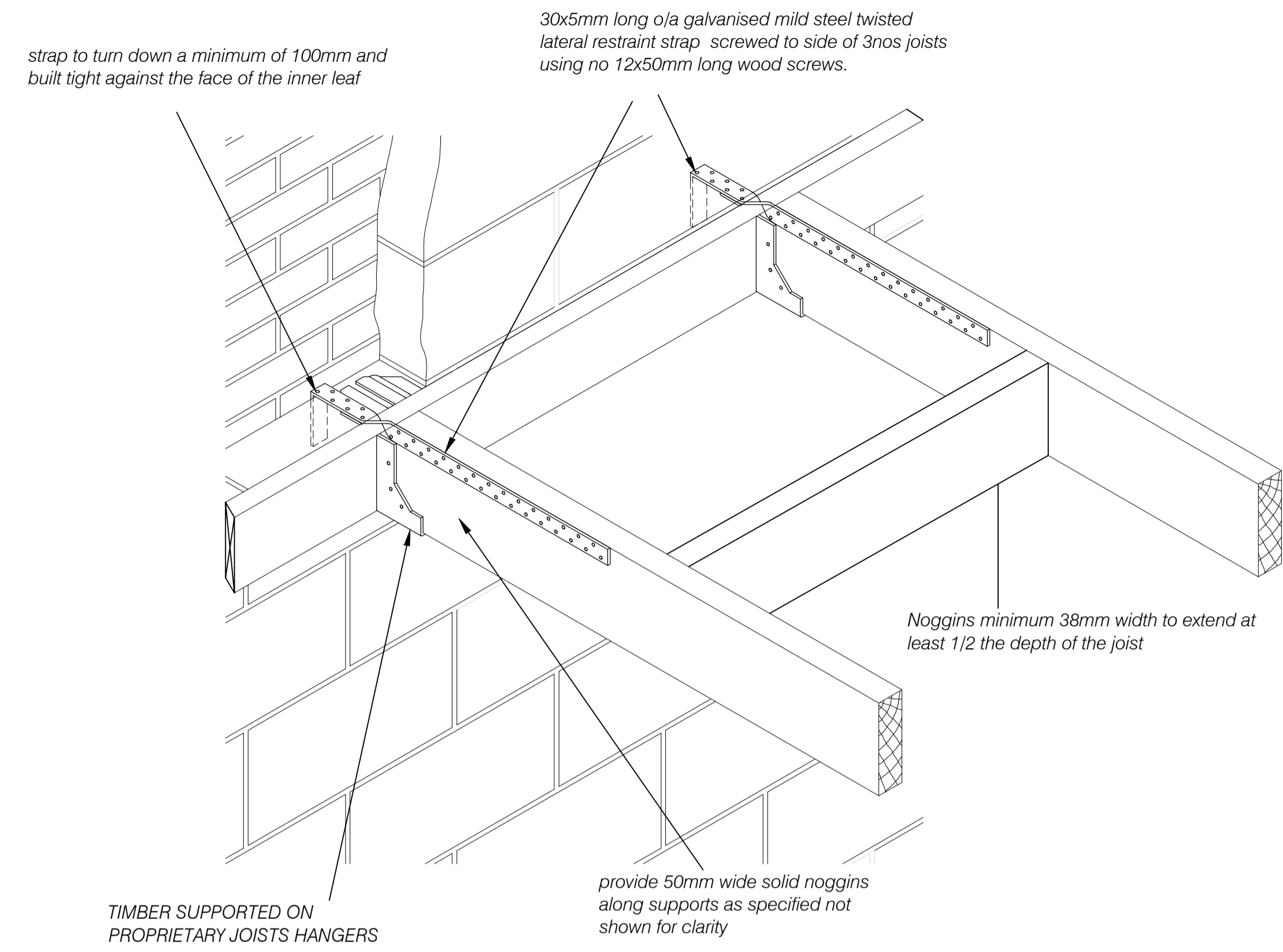


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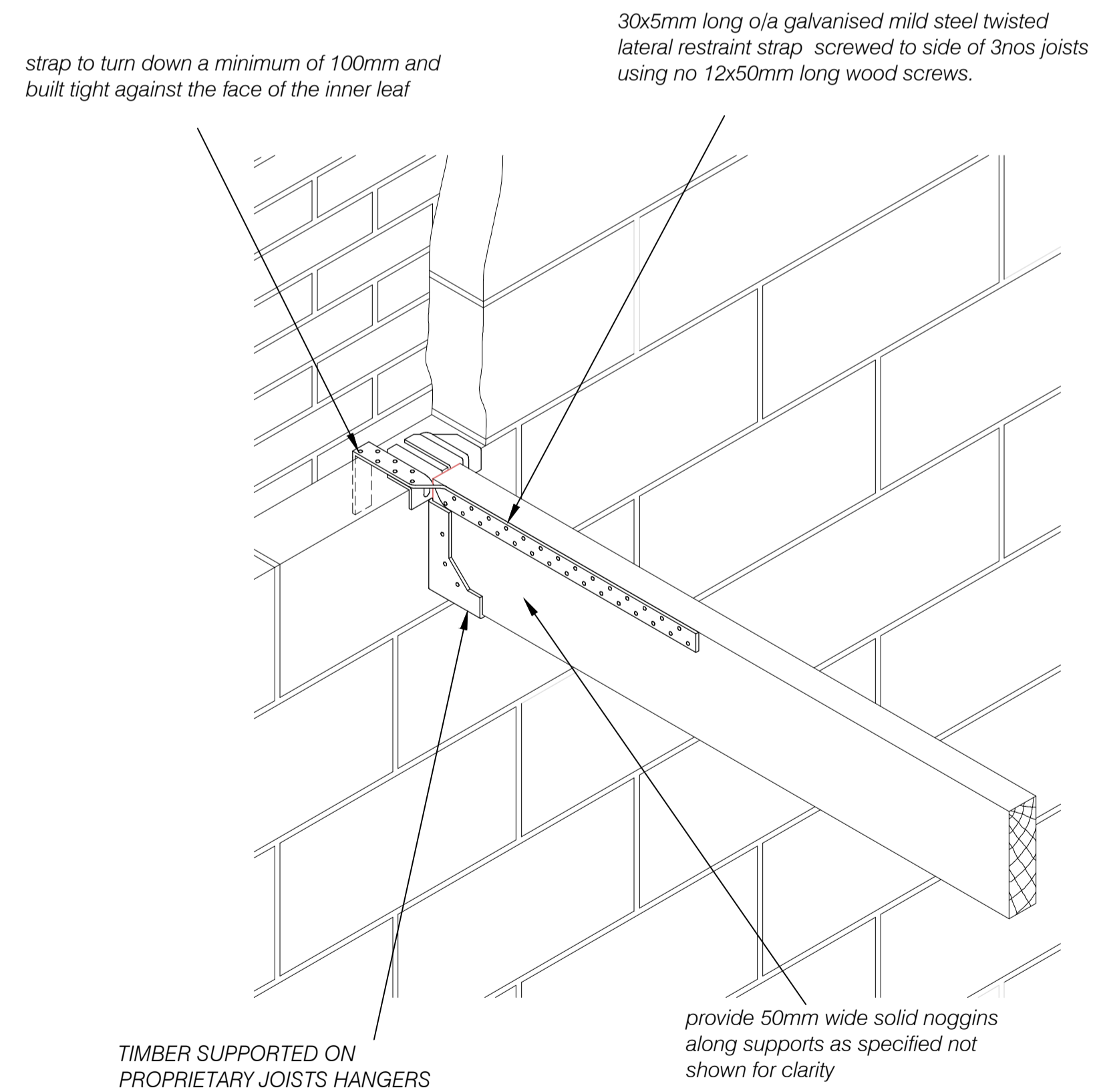
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PROJECT:	REAR EXTENSION
TITLE:	B.R.DETAILS
DATE:	28/02/2026
SCALE:	NTS @ A1
DRAWING NUMBER:	06



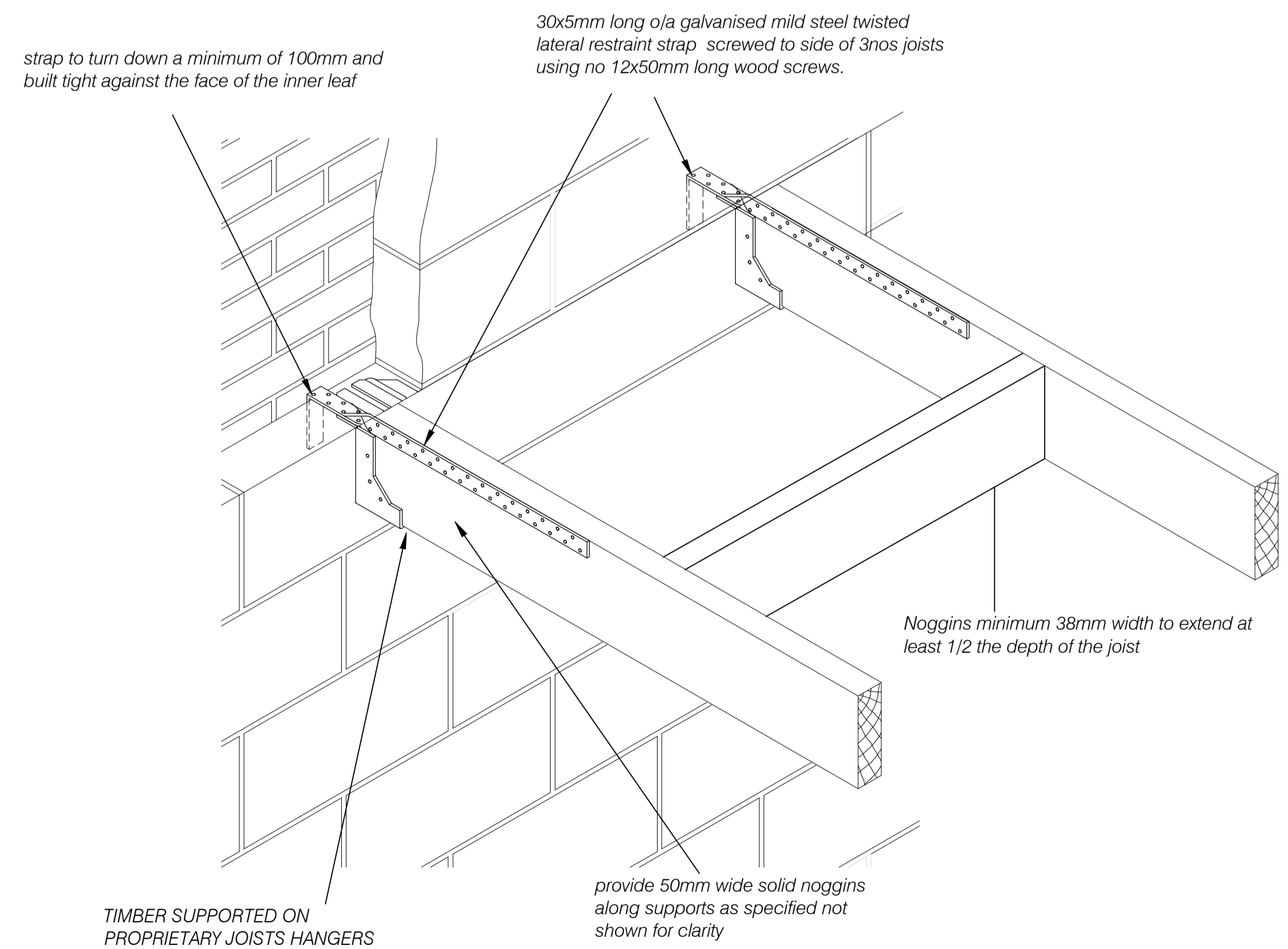
LATERAL RESTRAINT TO NEW CAVITY WALL PARALLEL TO JOISTS



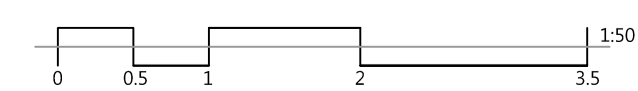
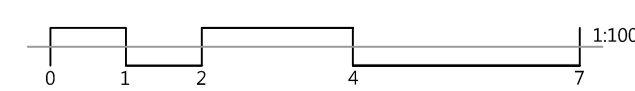
LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS



LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS



LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS



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CLIENT:		
PROJECT:		REAR EXTENSION
TITLE:		CONNECTIONS
DATE:	28/02/2026	SCALE: NTS @ A1
DRAWING NUMBER:	08	