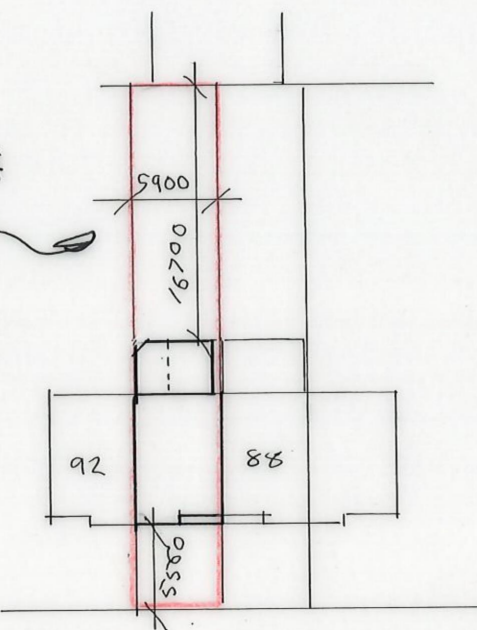
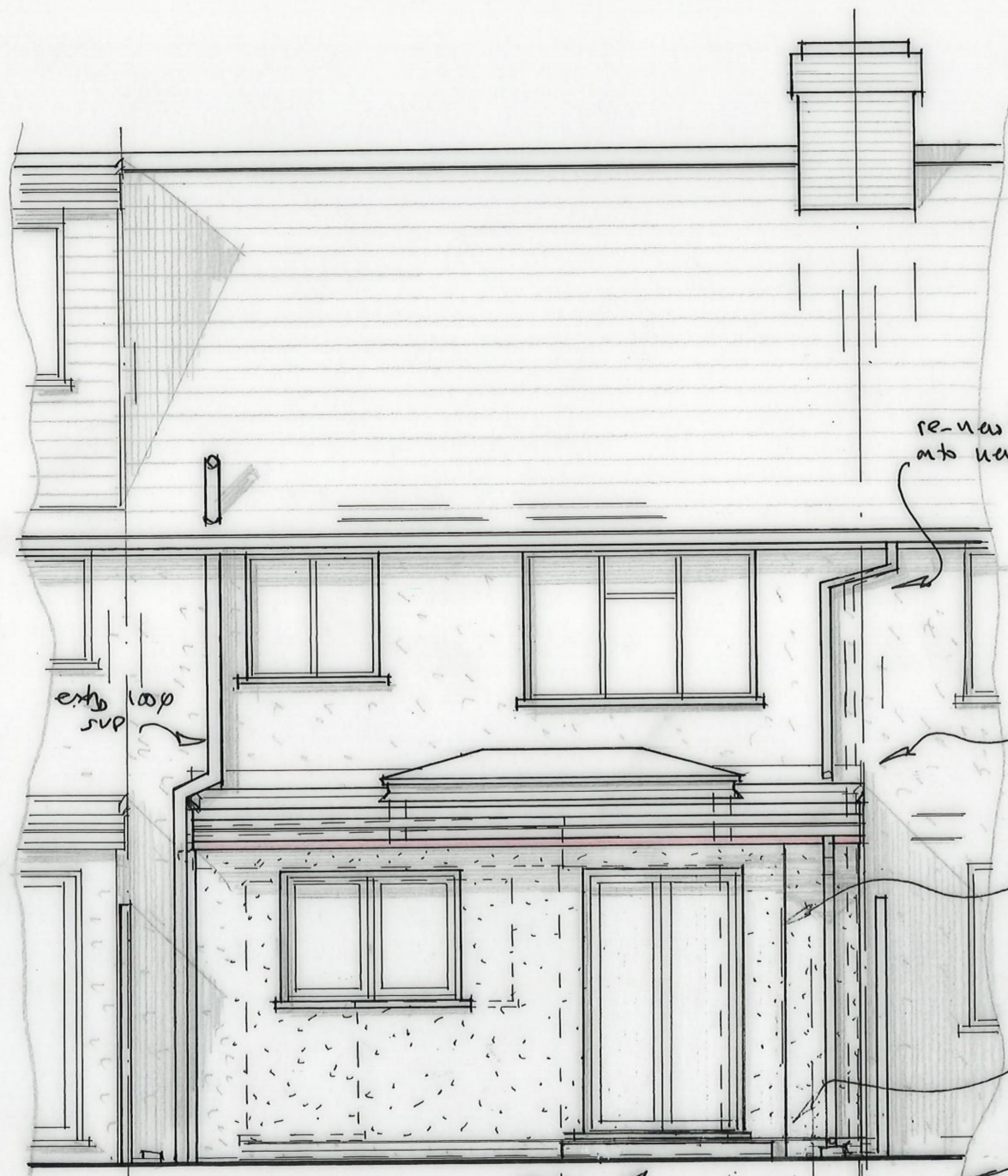


No trees within 30m of new dev. with poss effect on new fouds depth design



PROPOSED SITE PLAN 1:500



re-new 750 RWP into new flat roof

New optional Lantern type rooflight to new warm deck flat roof etc - see A-A & Root Plan, with fascia at zero o/lhang to sides then suggest 300 at rear with added downlights to soffit

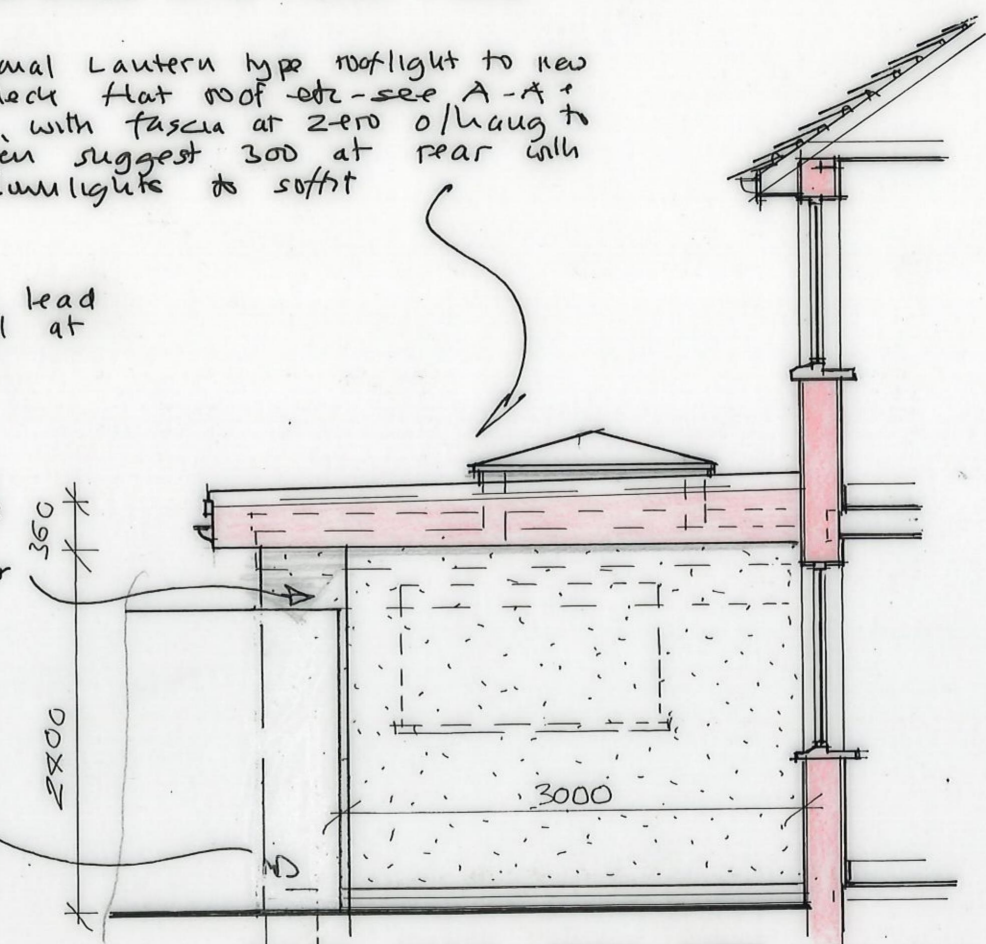
New 150 high code 4 lead flashing set into wall at roof junction

New 5/c render to match exty - pass face brick to side of 'across' to render' consent not obtained from neighbour

New d.p.c. lapped over existing at min 150 above ground (patio)

Note: new side wall eccentrically located on new 650 wide fouds etc - see A-A

Note: if any existing airbrides venting exty sub. flw obscured then provide duct through new flw to new 215x150 airbrides etc to L.A. app. on site



Rev. A - For Planning Re-Sub - 10/8/23

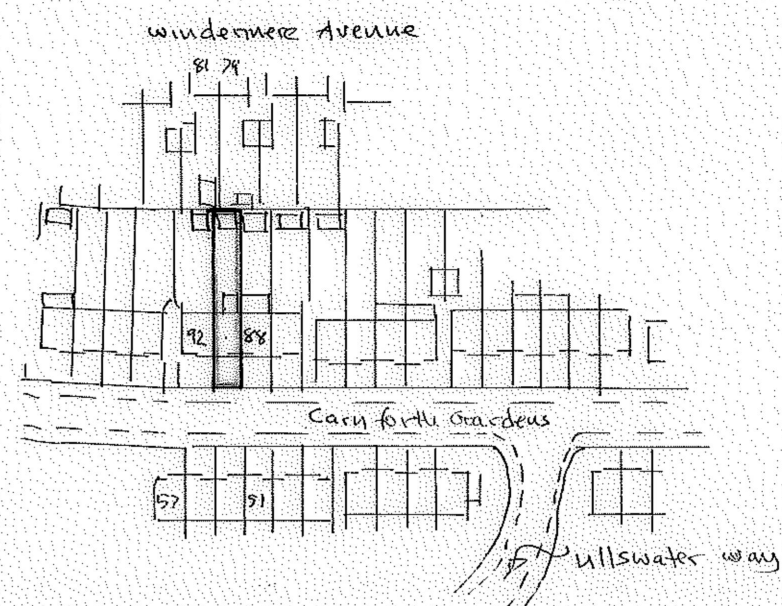
REAR — PROPOSED ELEVATIONS 1:50 — SIDE



PLANS AS EXISTING 1:50



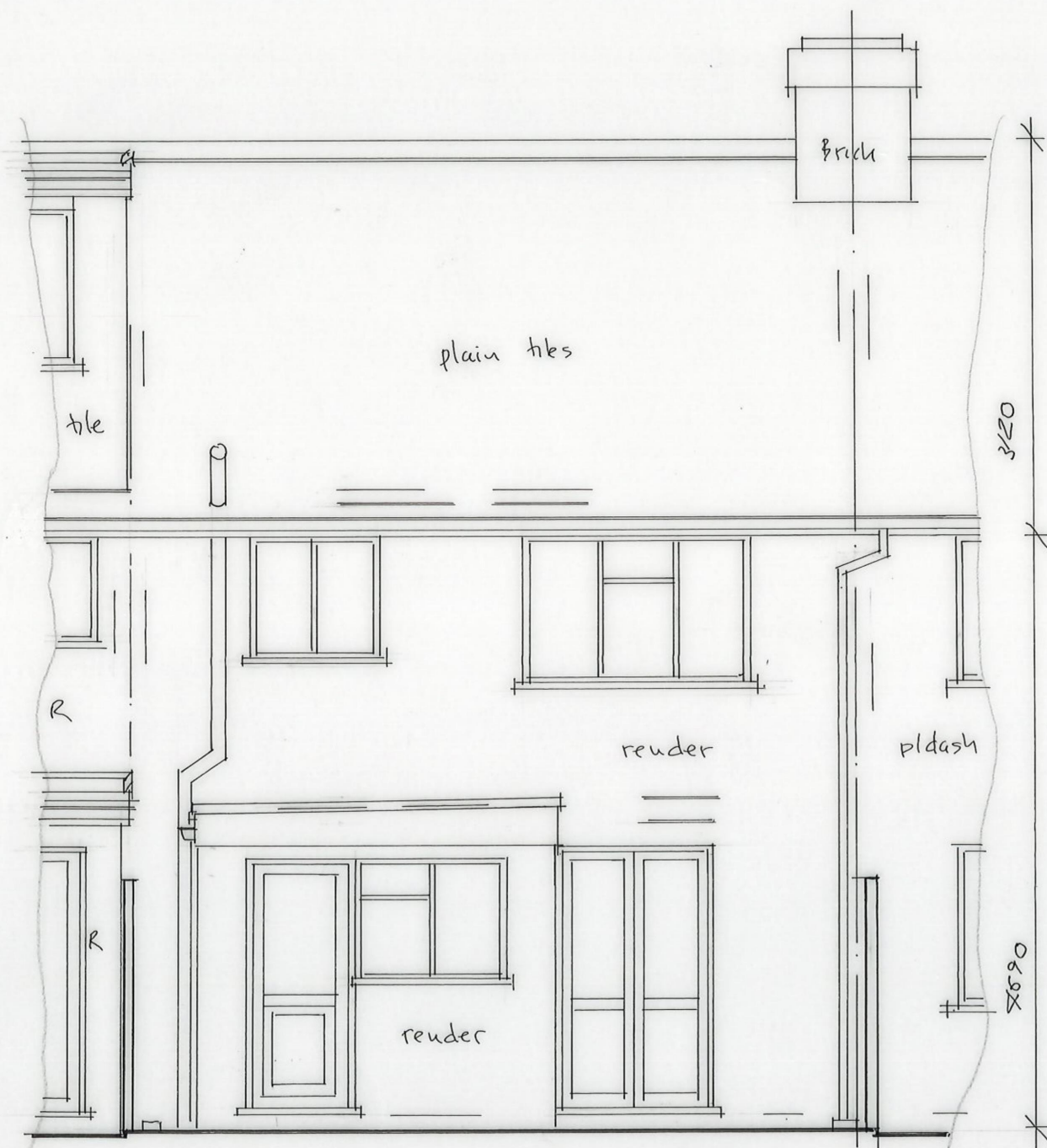
# ROOF PLAN



LOCATION PLAN 1:1250

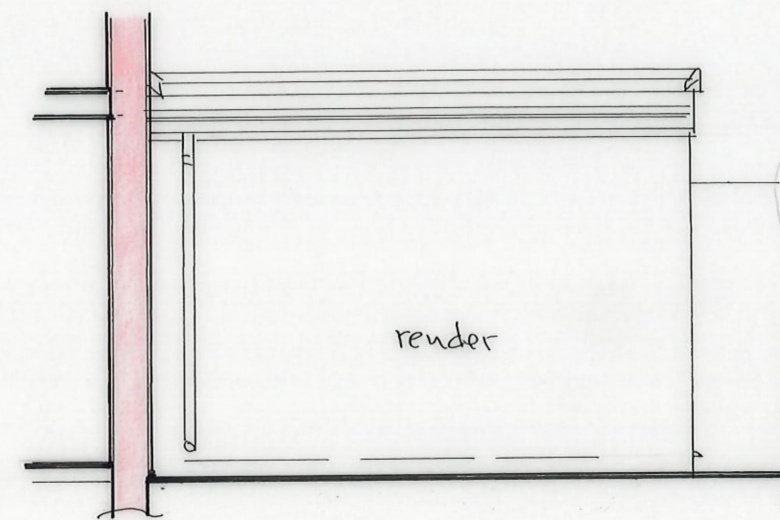
Proposed extension+alterations for Ms. S.Modica  
90 Carnforth Gardens, Elm Park, RM12 5DP  
johnwallingtonsmith@hotmail.com 01708 250649  
june 2023

drq.no.CG:90:JAWS:1

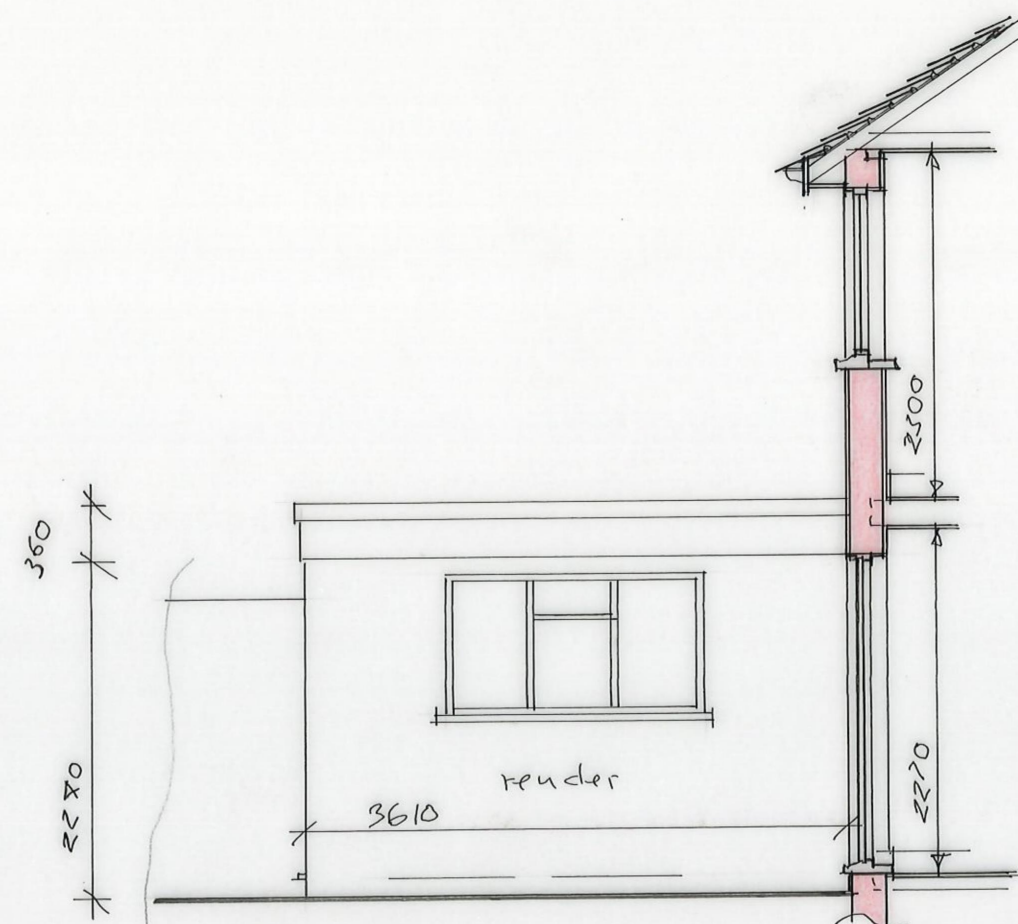


REAR

EXISTING ELEVATIONS 1:50



FLANK



SIDE

drg.no. CG:90:JAWS:2

New 75p RWP to trapped B.I. Gully with bend to was 100p drain - see Note ③ using plastic ware to new run in 3 hollow bricks filled sualaway 'GSM-A-WAYIN' or similar approved type at min 7m away, all to L.A. approval on-site

Suggest cut back fence to suit

Note: if written 'access to render' not obtained from neighbour then use 102 face brick to outer skin

New solid floor - suggest also to extend floor area at extension - see A-A

New max 2400x1200 opening - see A-A framed via new double 170x90 joists etc

Remove exty RWP retain gully & make good drain

Note: B.I. supp. request

Remove wall & opening - pass re-pis to rear - see above then new beam at high level to was max 3550 opening where wall re-added as shown - use 205 U.C. x min 46 kg/m<sup>2</sup> at min 150 deep conc. pads - see Note ② etc

Note:

to comply with new purge background vent then ensure min 3 No trickle vents provided at min 8000 mm<sup>2</sup>

Note:

If exty heater relocated or re-used then see Note a with SEBUK rating of min 92% and ensure a carbon monoxide detector is installed to L.A. app

Remove exty side & rear walls then new 350 cavity wall added as new and part existing founds etc - see A-A below with new d/g frames to 0.14 u-value, with exty d/doors then level access platform (suggest decking) if doors open out. min 1400x1050 high windows with d.p.c. to sill at 1050 high with rain ing. lintels over suitable for 150 cavity etc Ensure min 3 No trickle vents of min 8000 mm<sup>2</sup> etc

New sink etc wastes - see Note ④ & exty SUP to exty manhole

Provide new mechanical vent to kitchen - suggest via roof then via duct to new utility & W.C. - see Note ② to client brief to L.A. approval on-site

New W.C. - with - utility wastes & new 100p waste pipe to exty 100p SUP etc see Note ④ with new 1000 high stub stack with A.A. valve to W.C. area, to be taken behind new kitchen units & suit etc

Remove exty RWP retain gully

New u/m LIB 100 stud pin etc - see Note ⑥

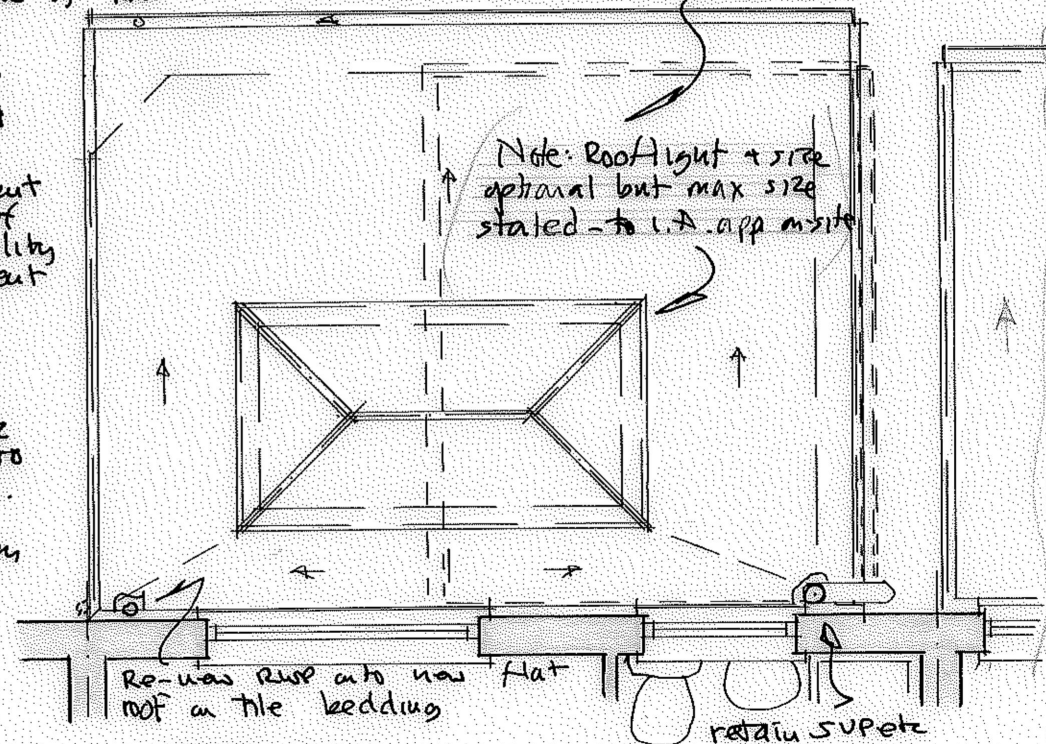
Fit new door & frame to exty opening - see Note ⑥ with min 10mm air gap at base

New 350 wide cavity wall (to 0.18 u-value) to exty via M.S. crcodile plates, using 2 No skins of 150 celcon solar (or similar approved block) in 1:2:4 mix, with insulated cavity closer, with s.o. wall ties for 150 cavity at 750rc horiz & 450 vertically, with 150 celcon or A1000 (or similar approved) added then 12.5 p/bd + skim or 2 coat plaster inside then 2 coat s/c render to BS 5262 outside to metal l/ign exty. New d.p.c. added lapped over existing at min 150 above ground level, on double flatlay brick skins with lean mix fill to cavity below ground level in new min 100 deep (overall) founds, actual depth det on-site to L.A. approval & min 850 wide, 650 to flank where wall eccentrically loaded, of 1:2:4 mix using max 40p aggregate and sulphate resistant cement.

Note: due to site being within landfill site location then membrane precautions read: at d.p.m. level use Visqueen gas barrier, with reinforced and impermeable aluminium foil interlayer on 40mm stone reject sub-base vented via telescope airbricks at 1m 9c, with polythene membrane laid directly on sub-base layer of sand blinding laid over the membrane - to L.A. app. on-site

Remove existing flat roof completely then new warm peck roof added - see A-A falling to rear to suggest 300 over hang then zero at sides, with new lophal d/g roof light - to client brief to L.A. approval on-site - of AA-AB or AC grade to max 2400x1200 opening etc.

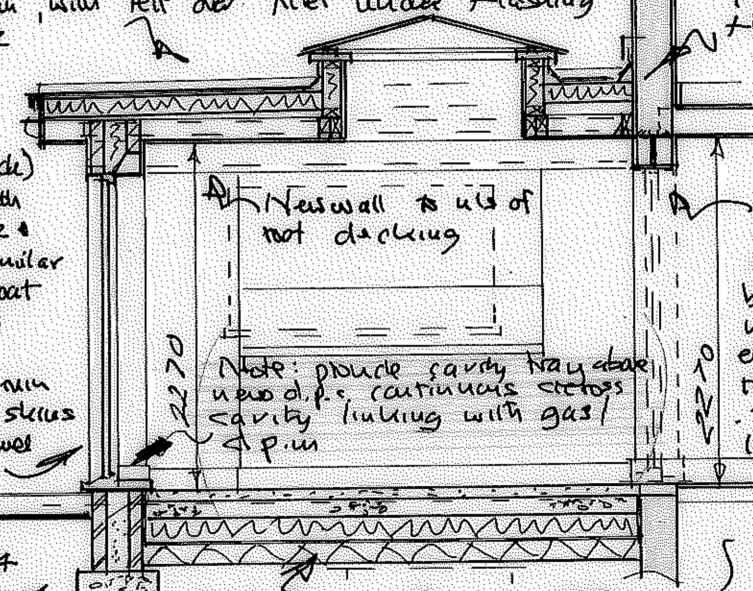
Note: Roof light & side optional but max size stated - to L.A. app on-site



## ROOF PLAN

New warm deck type flat roof (to 0.19 u-value) using approved single layer membrane, laid / bonded to BS 247 to new 150 reletex or A1000 (or similar approved board) on 50mm wide s.w. firrings laid at min 1:4:0 fall in new min 170x90 s.w. joists at max 400rc built into rear wall then off M.S. haugers of s.w. beams & main wall, with M.S. straps to restrain min end 2 joists to parallel walls at max 1200rc, then 12.5 p/bd + skim ceiling level with existing, at eaves felt down over s.o. battens as drip or fascia at suggest 300 oh, with un-vented soffit, then 100p R.W. gutter to 75p RWP, at sides felt over angled fillet down over fascia at zero oh, at wall felt over angled fillet under 150 d.p.c. rods & lead flashing set into wall. New lophal roof light - see Roof plan with cill at d.p.c. on raised plinth of min 124x50 stud off min double joists, with min 100 reletex then 12.5 p/bd + skim, with felt over fillet under flashing

Note: remove existing flat roof completely



Note: provide cavity tray above new d.p.c. continuous across cavity linking with gas / d.p.m.

New encased beam at high level - see plan & Note ②

Note: client to undertake build over agreement with water Authority as exty F.W. drain passing through new foundation - ensure pre-cast conc lintel over drain to was founds, min 600 clear of drain which pre shrug in fill.

## GROUND FLOOR PLAN AS PROPOSED 1:50

Rev. A - 20/6/23 - B. Lupp comments.  
" B - 10/8/23 - For Planning Re-Subs

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