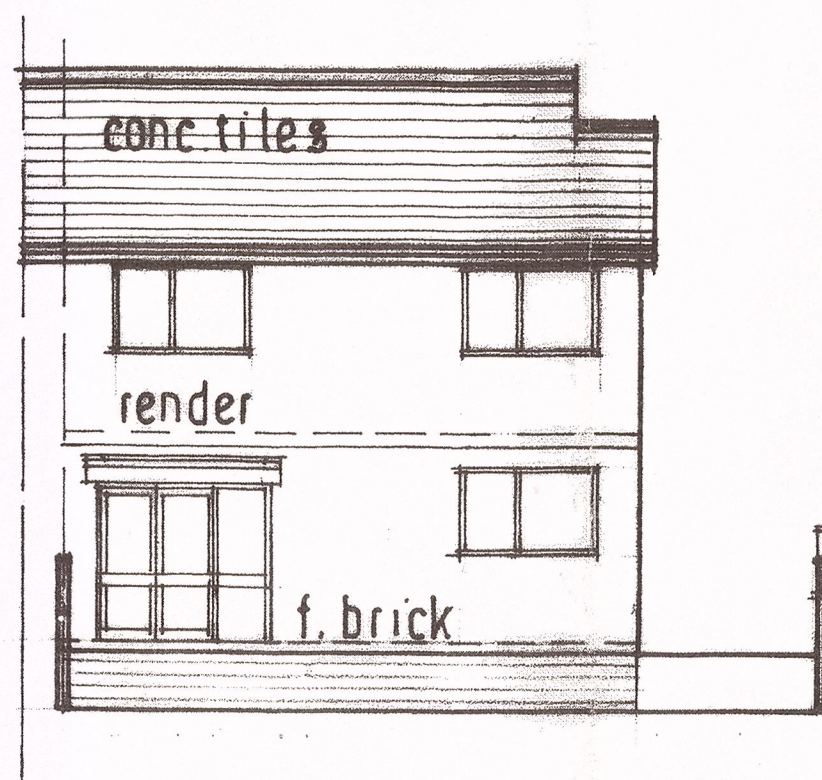
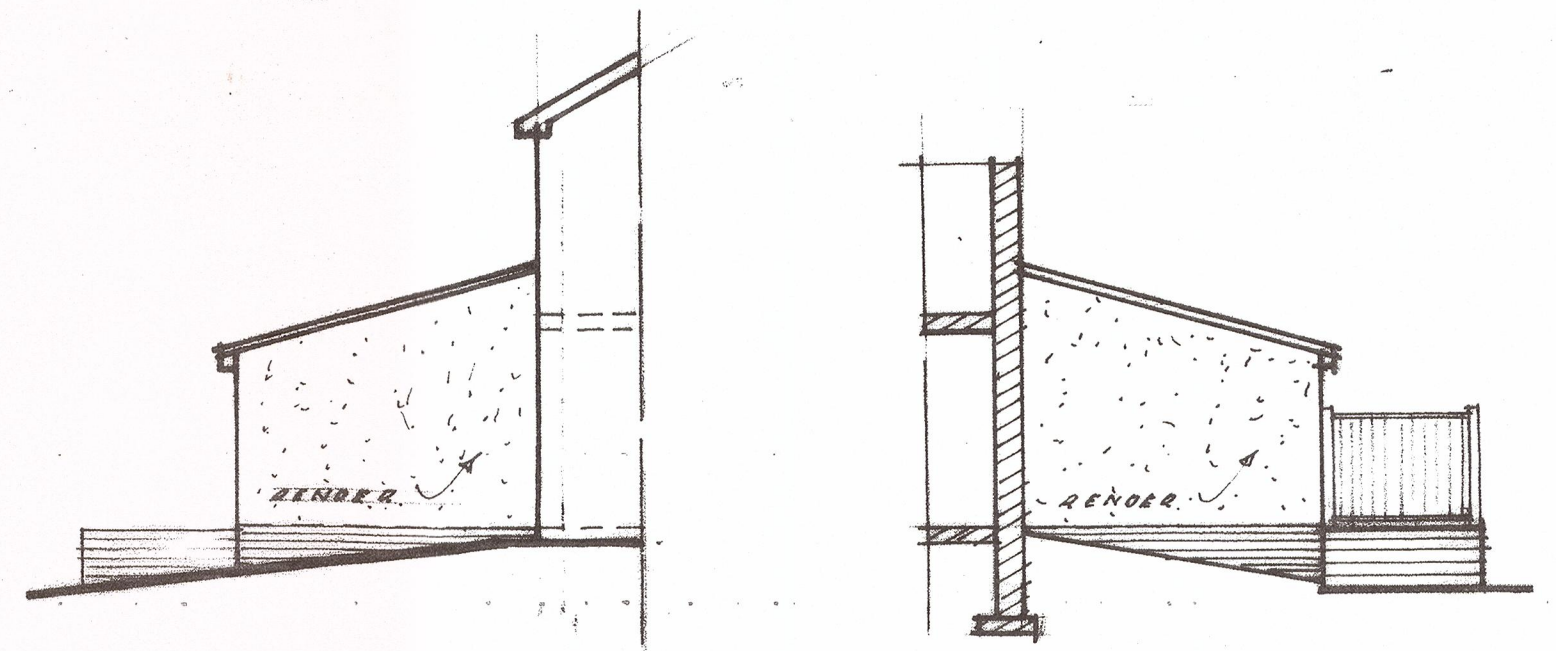




proposed elevation facing rear garden



existing elevation from rear garden

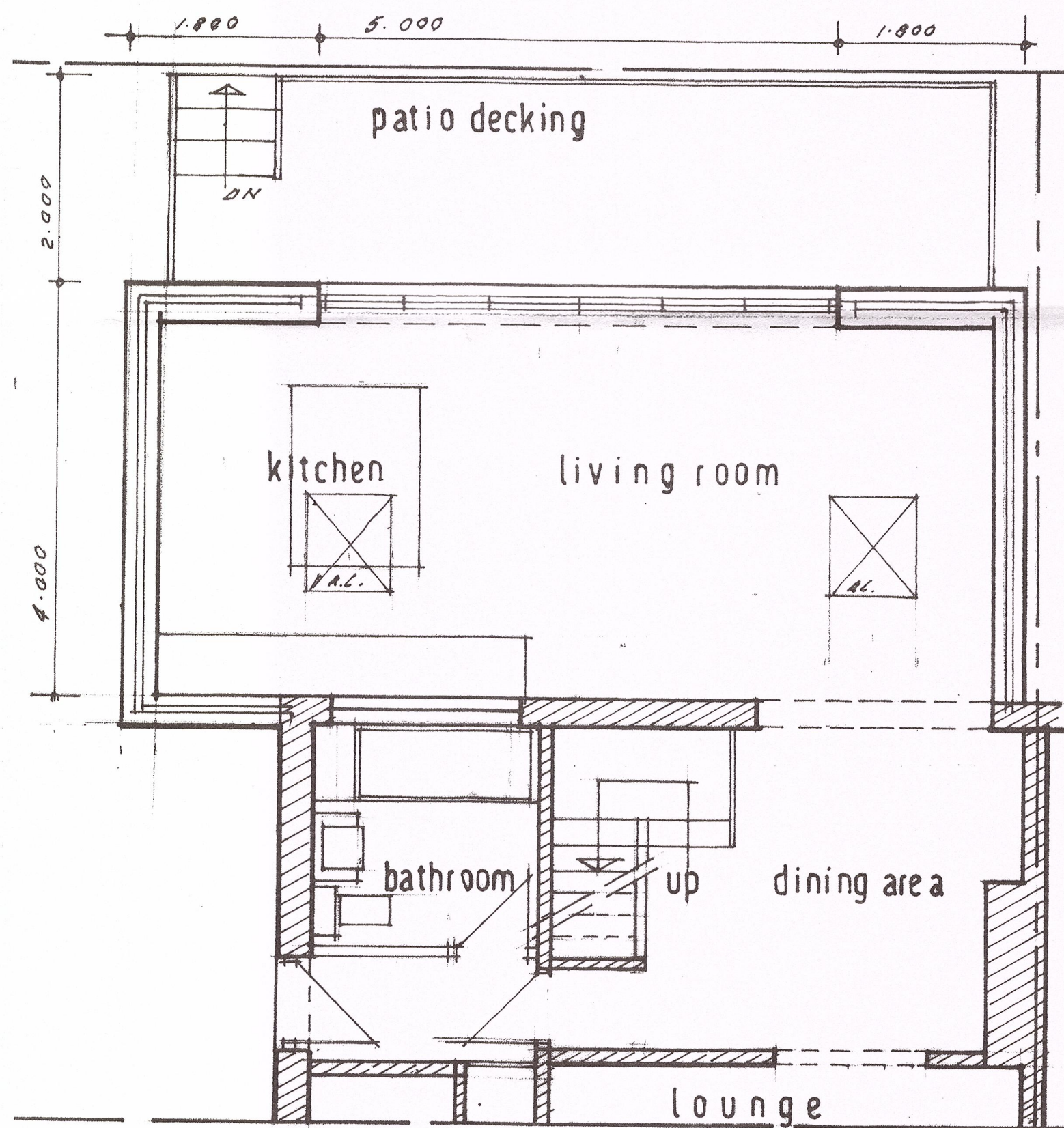


prop. side elevation facing no 12, proposed side elevation facing no 7

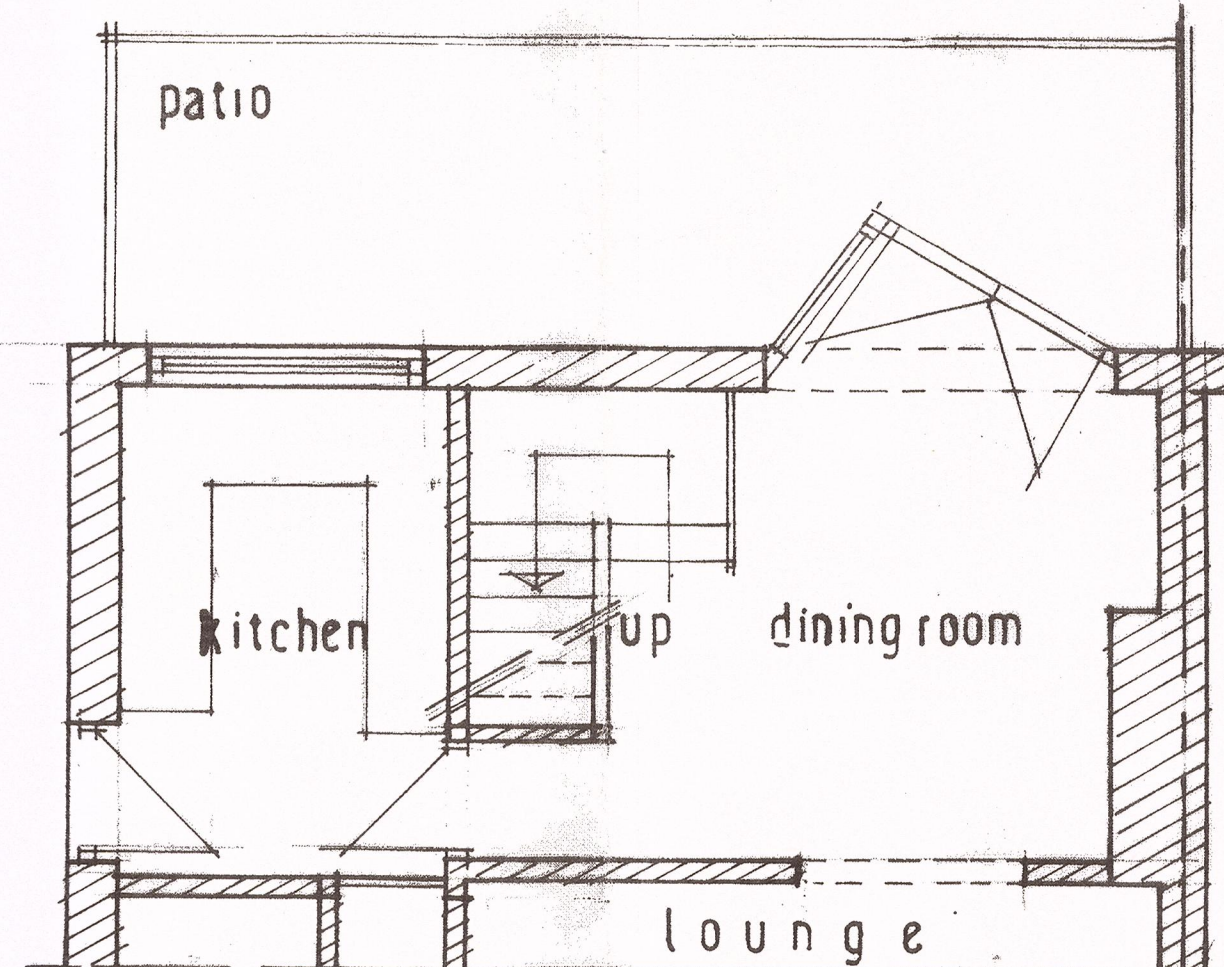
1. **DRAINS** All drains under building and roadway to be surrounded in 150 concrete, Drains passing through walls to be protected, as applicable. All drainage to Local Authority approval.
2. **EXTERNAL WALLS** to be 300 nominal 100 facing ^{blocks} concrete block, 50mm cavity, 60mm insulation slab, 100mm concrete block. All openings to have horizontal and vertical DPC. Close cavities at eaves level with blockwork. Movement joints to be provided, brickwork at 12m max crs blockwork at 6m max crs with staggered joints. Fill joints with 10mm with polysulphide sealant to match brickwork. 'U' value of cavity wall to be 0.25
3. **FITTINGS** LB's to have 32mm waste pipes and 75mm resealing traps. Sinks ^{to have} have 37mm waste pipes and 75mm resealing traps. Combined waste pipes to be 50mm. Provide 100mm vent pipe on drainage system.
4. **VENTILATION** Windows to be double-glazed. ^{BATHROOM} to have fans to extract 15 litres per second and discharge to external air. ^{KITCHEN} Kitchens 60 litres per second
5. **WINDOWS** to be double-glazed. Provide safety glass to entrance door and side panels. Provide safety glass to all critical locations. Glass to be Pilkingtons 'K' glass, 4mm thick with a 16mm air gap. ^{WINDOWS TO HAVE OPENING LIGHTS 100mm floor area of room 1-800mm² trickle vents to habitable rooms}
6. **WALL TIES** Vertical twist type, fix 750 horizontal, 450 vertical.
7. **BUILDING REGULATIONS** All work to be in accordance with the Regs.
8. **OTHER WORK** Contractor to check the following work with client. Wall / floor finishes. Lighting heating and power. Decorating external works and air conditioning.
9. **ELECTRICAL WORK** All electrical work to conform to part P electrical safety and BS7671.
10. **OTHER REGULATIONS** Contractor to conform to health / safety at work act 1995 and the C.D.M Regs 1994.
11. **U' VALUES TO BE, ROOF 0.16, WINDOWS 1.6, FLOOR 0.22**



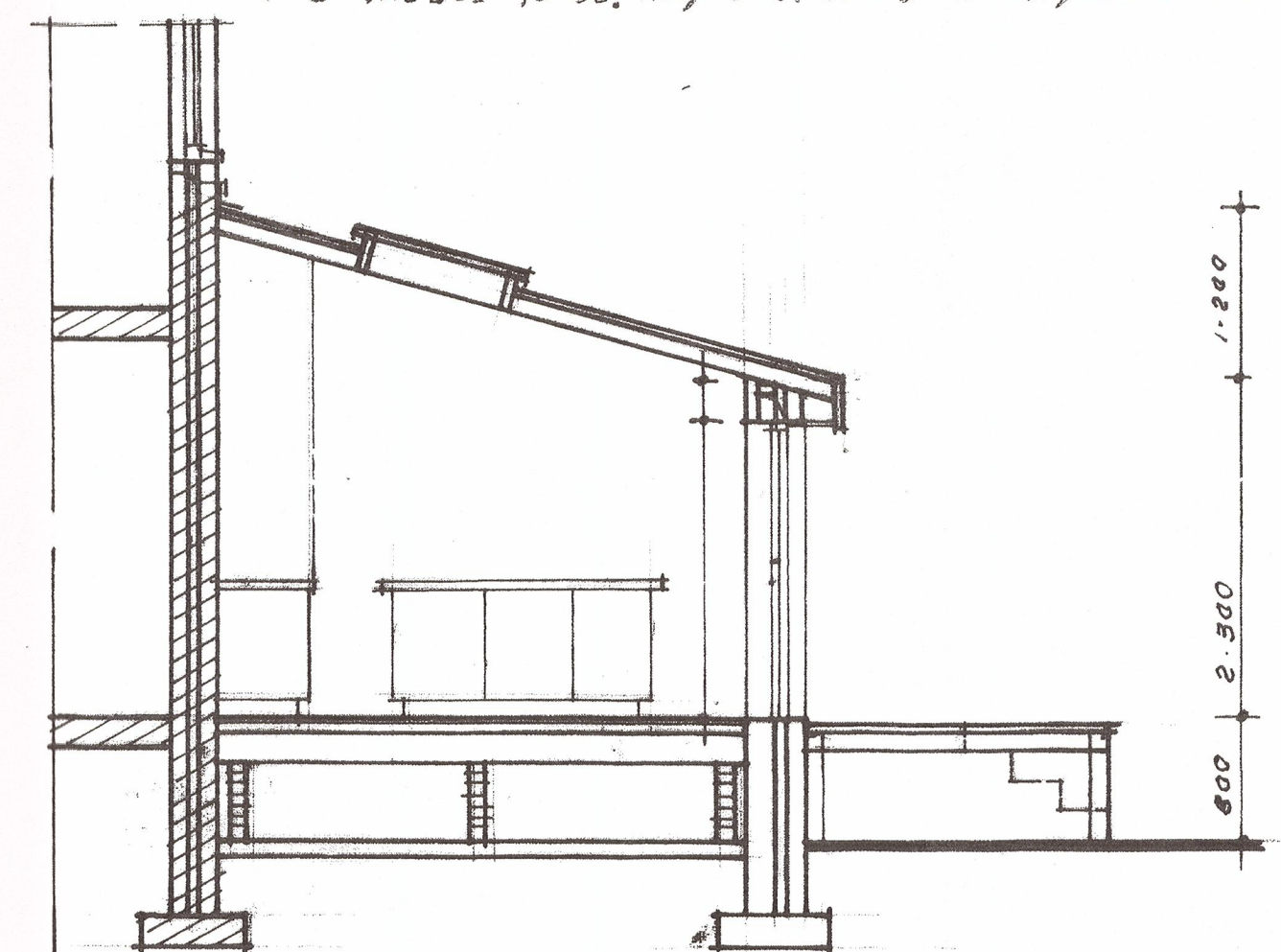
location plan, scale:1:1250,



proposed part ground floor plan.



existing ground floor plan at rear



section through extension, drg.ref. 263/17, march 2017, scale: 1:50, 1:100.

PROPOSED SINGLE STOREY REAR EXTENSION AT NO 8 LYNDALE CLOSE WILPSHIRE FOR MRS. J.A.L. GELDER.