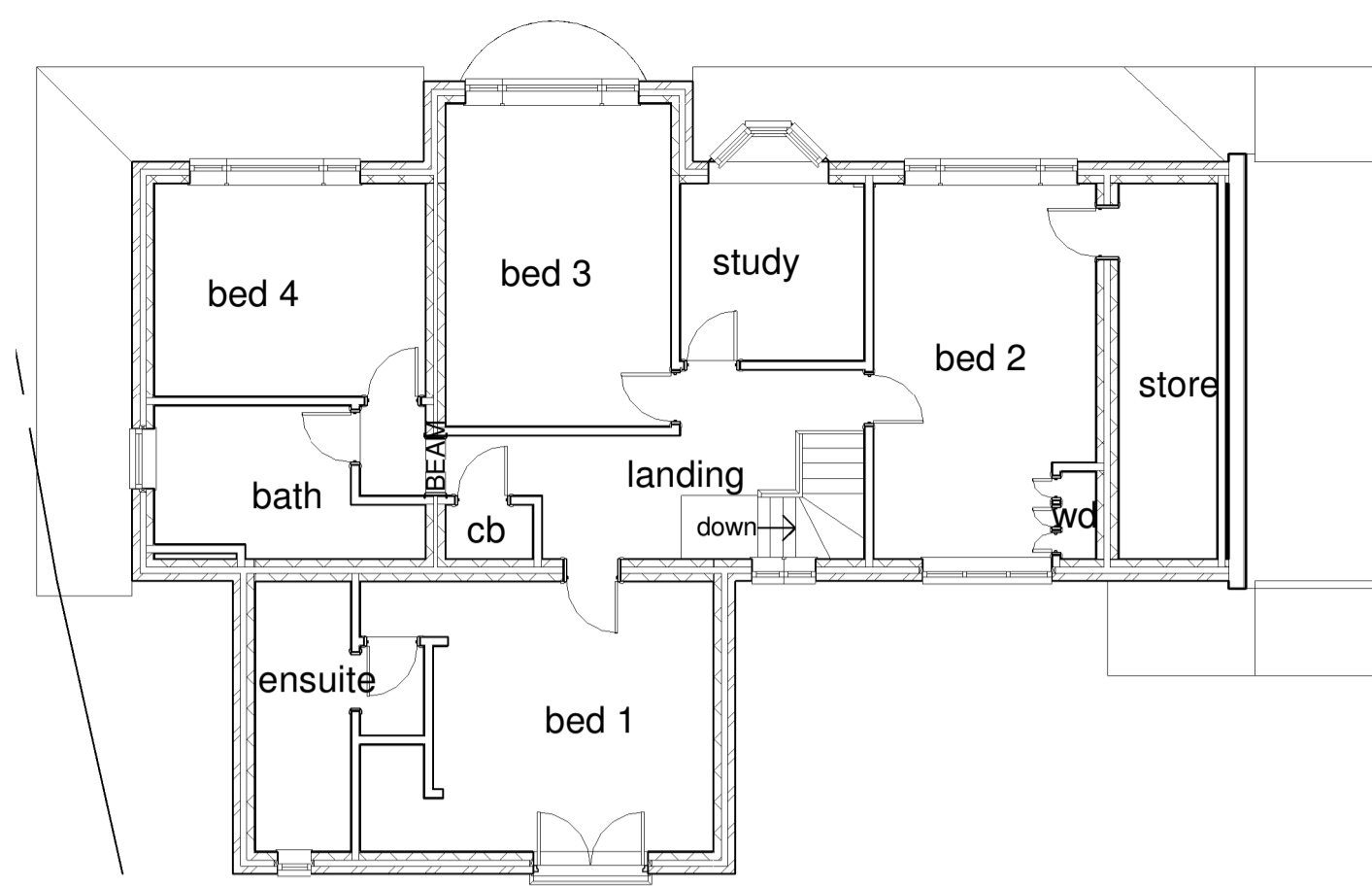


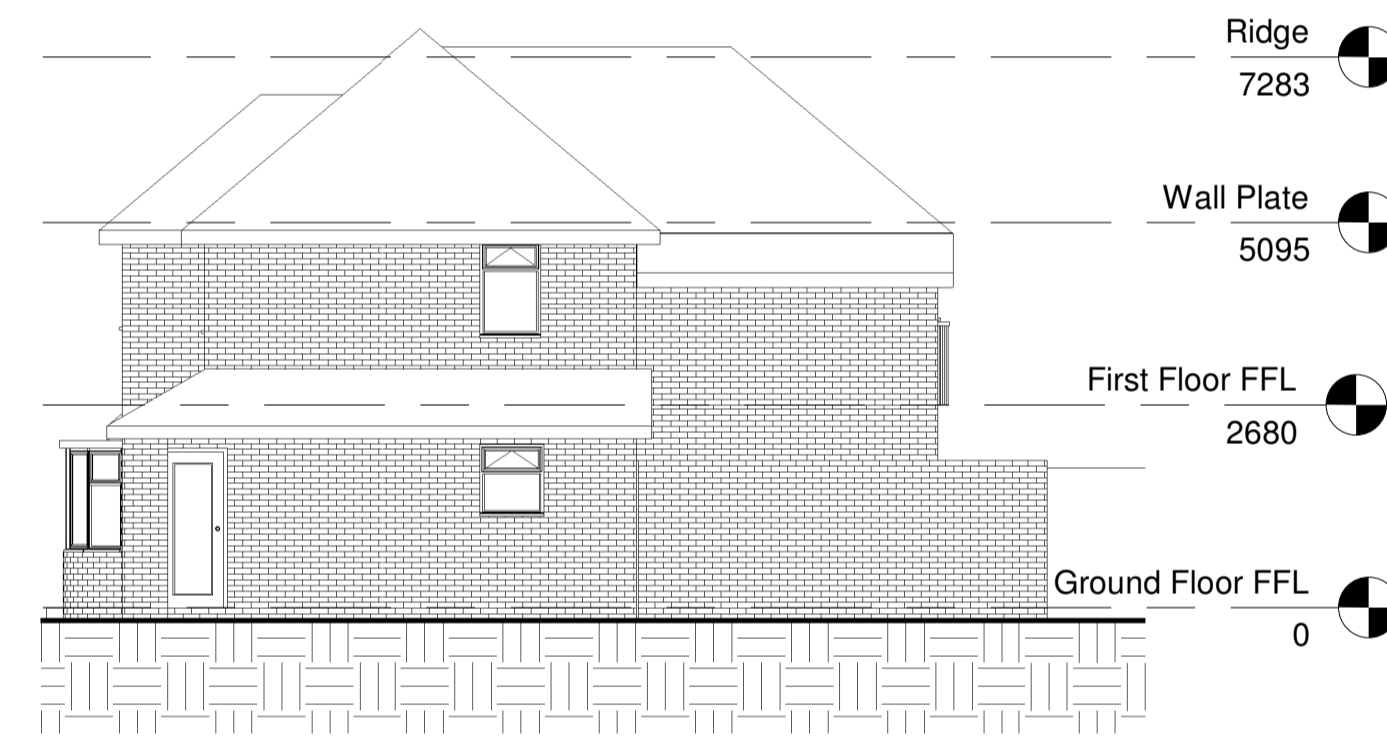
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1 : 100



2 Existing First Floor Plan
1 : 100



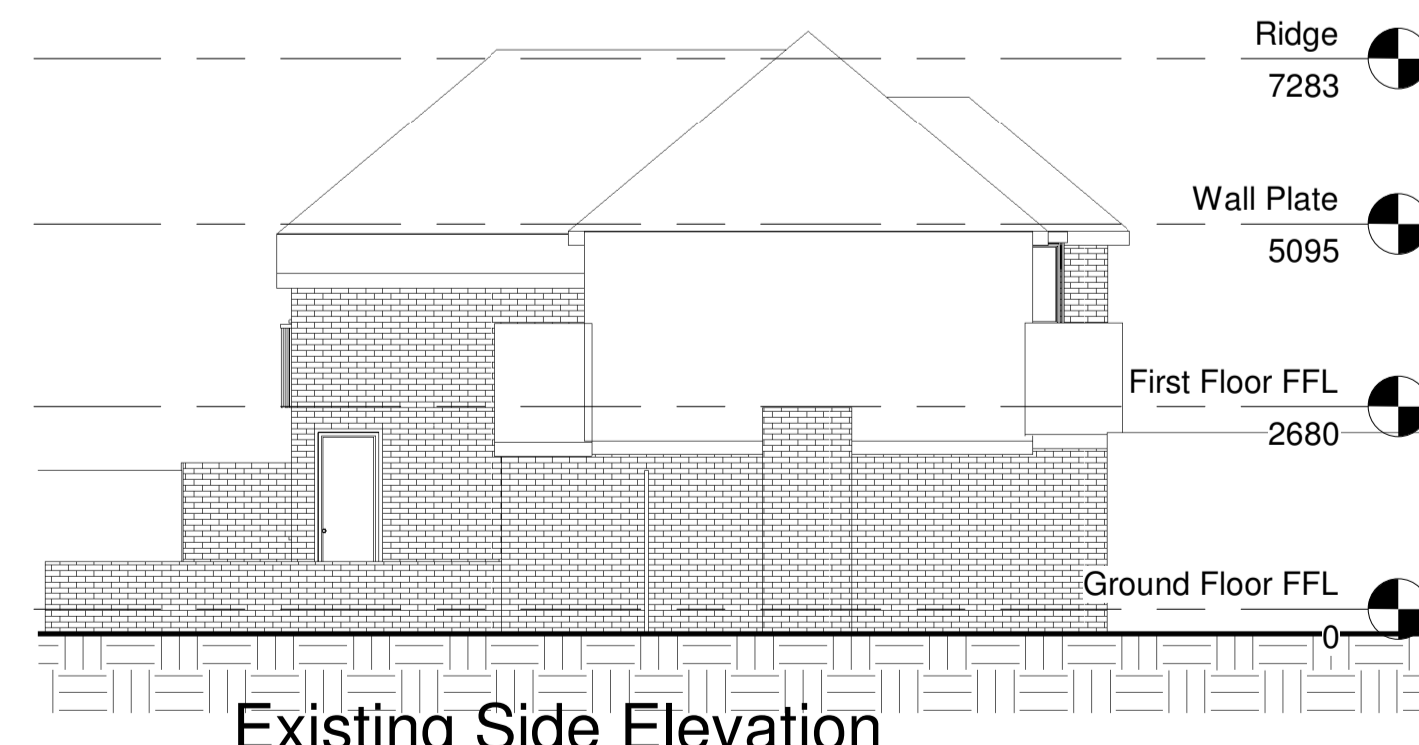
3 Existing Front Elevation
(South)
1 : 100



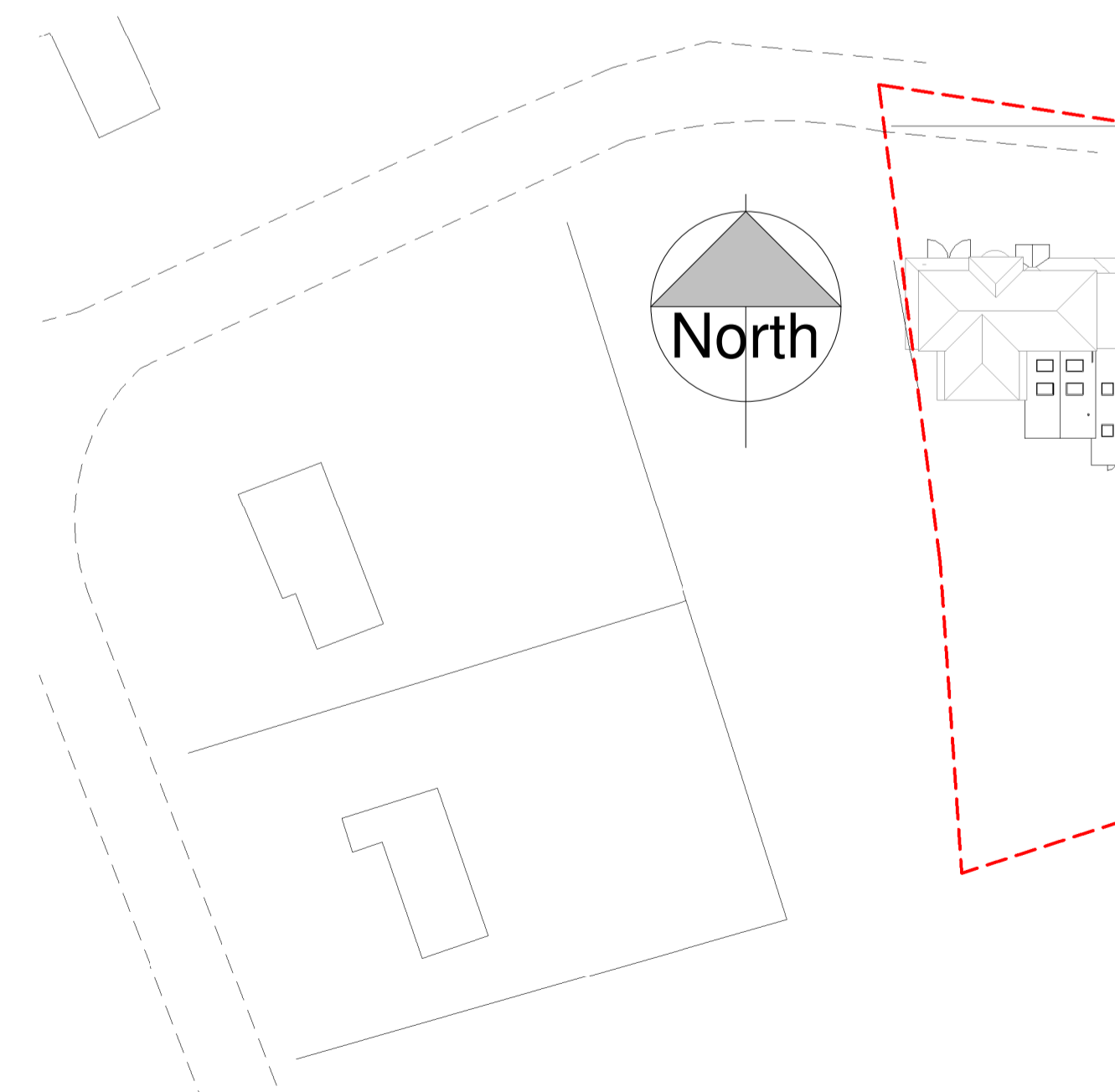
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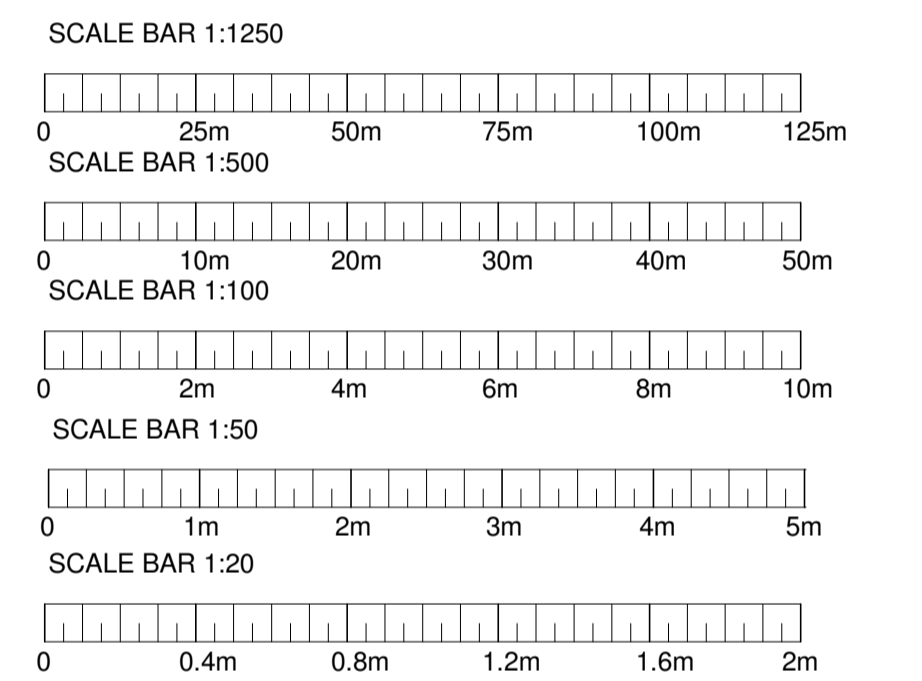
5 Existing Rear Elevation
(North)
1 : 100



6 Existing Side Elevation
(West)
1 : 100



8 Block Plan
1 : 500




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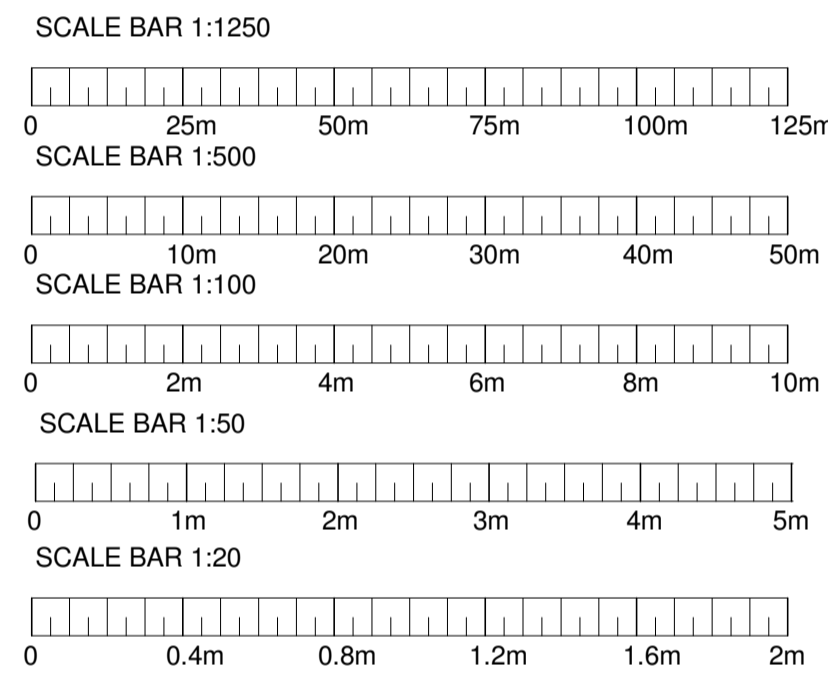
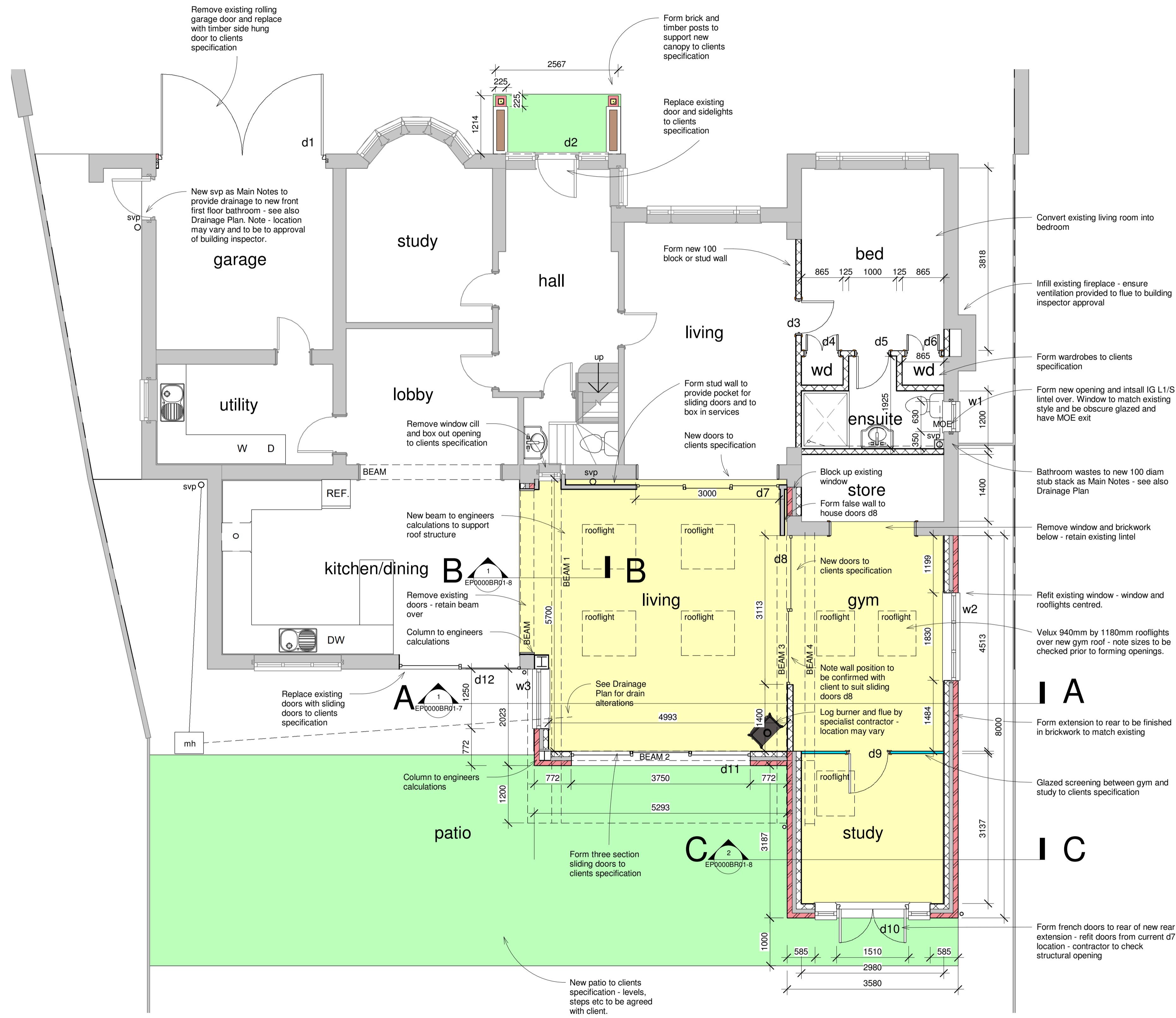
Project
 Porch and Single Storey Rear
 Extensions with New Patio, Rooflights
 and Patio Doors

Drawing
 Title
 Existing Plans and Elevations, Block
 Plan and Location Plan

Scale	Date	Drawn By
As indicated	01/08/23	MBB

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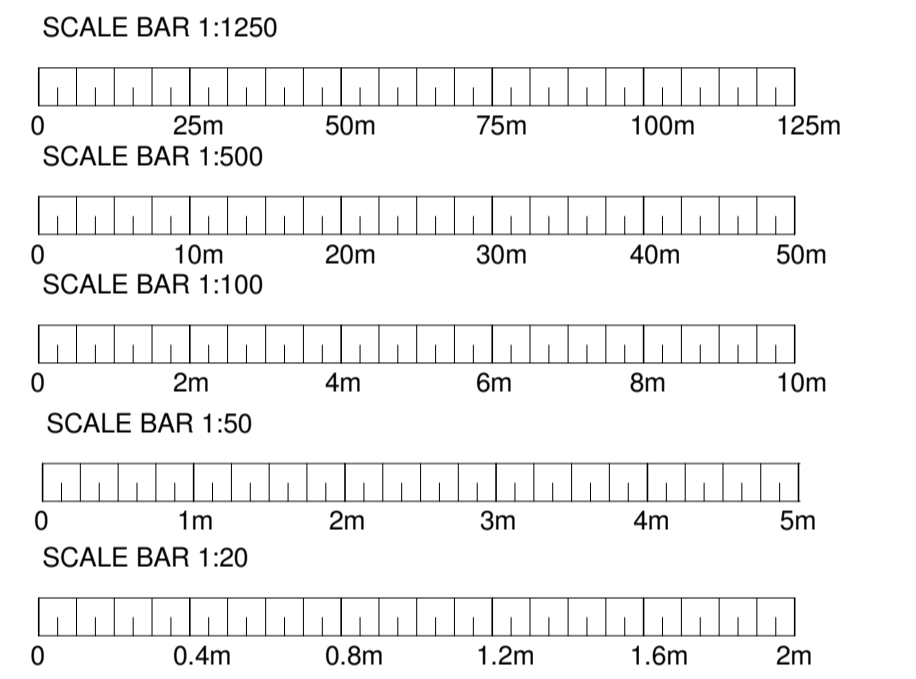
Drawing Title
Proposed Ground Floor Plan

Scale 1 : 50	Date 01/08/23	Drawn By KJH
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1 Proposed Ground Floor Plan
 1 : 50



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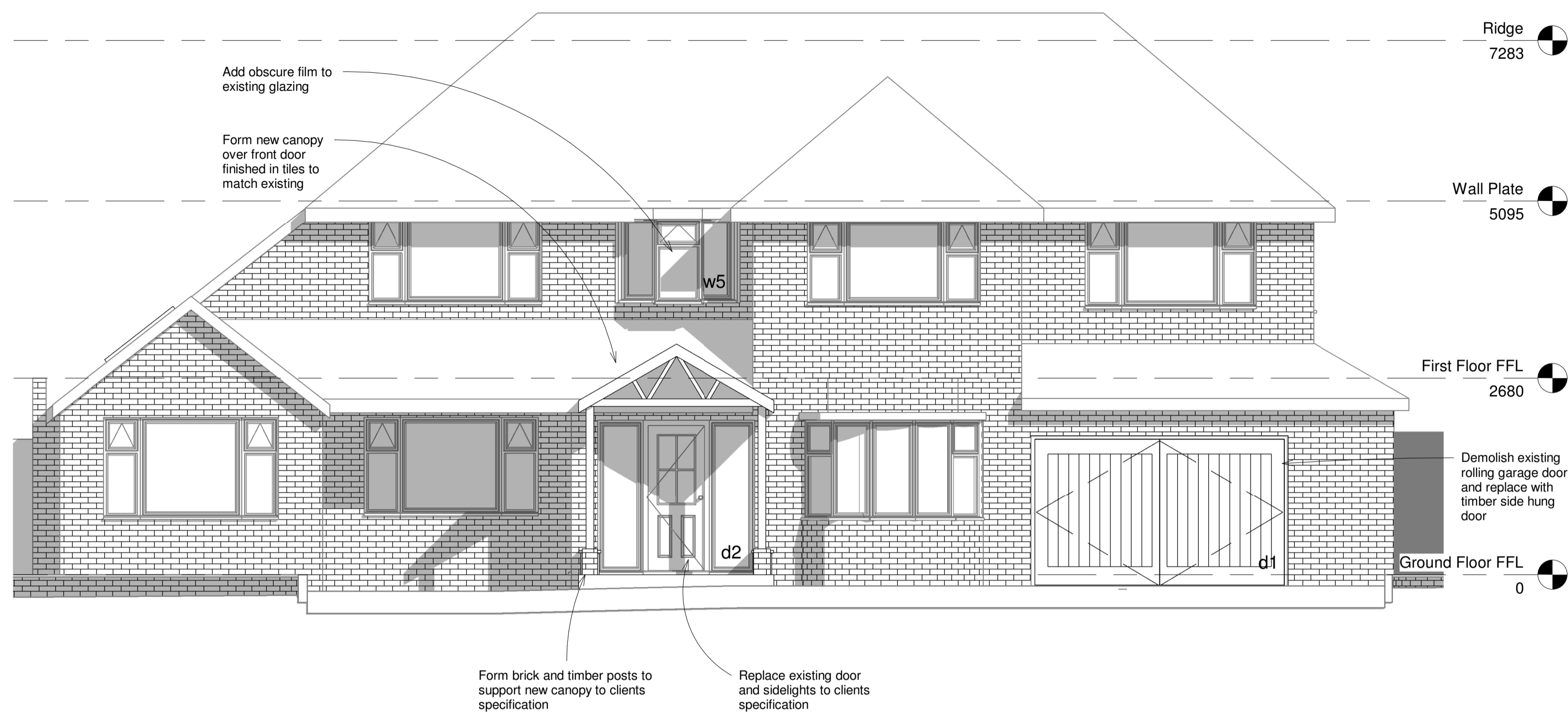
Drawing Title
Proposed First Floor Plan

Scale 1 : 50	Date 01/08/23	Drawn By MBB
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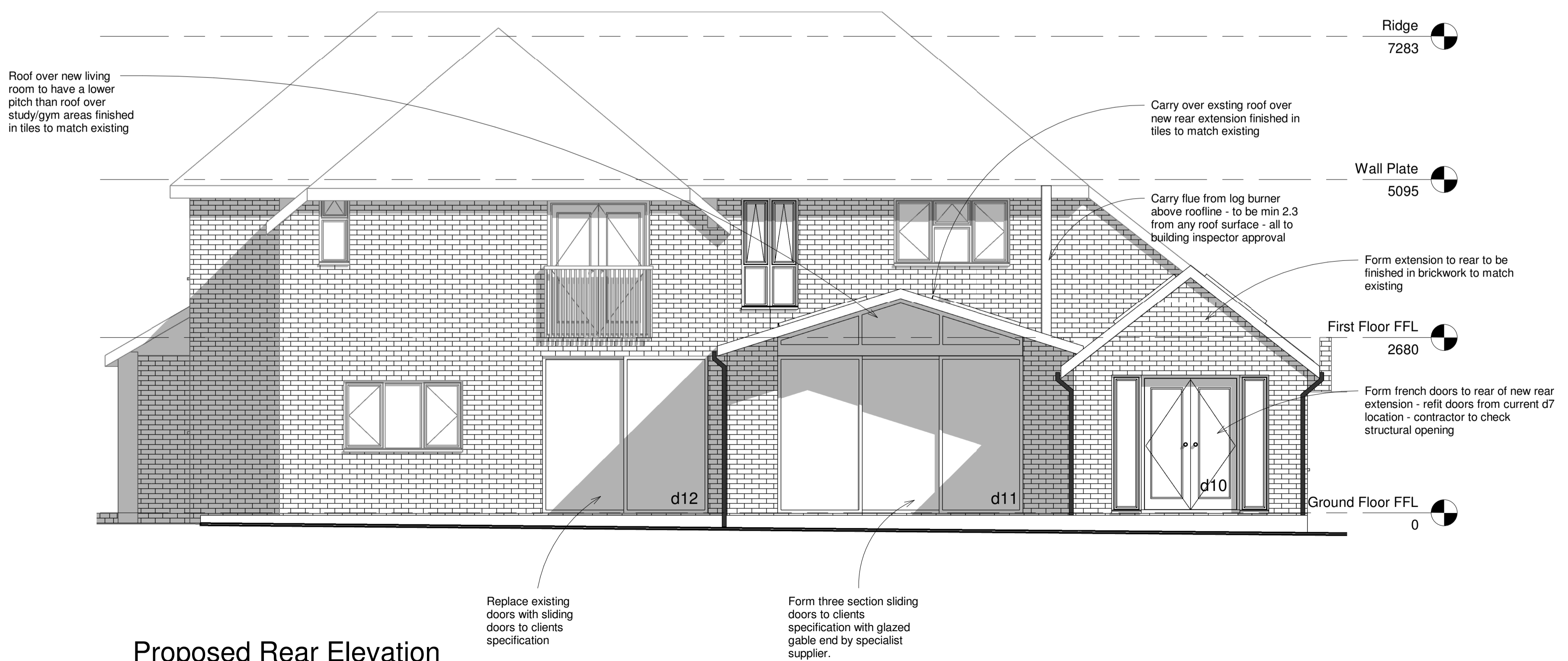
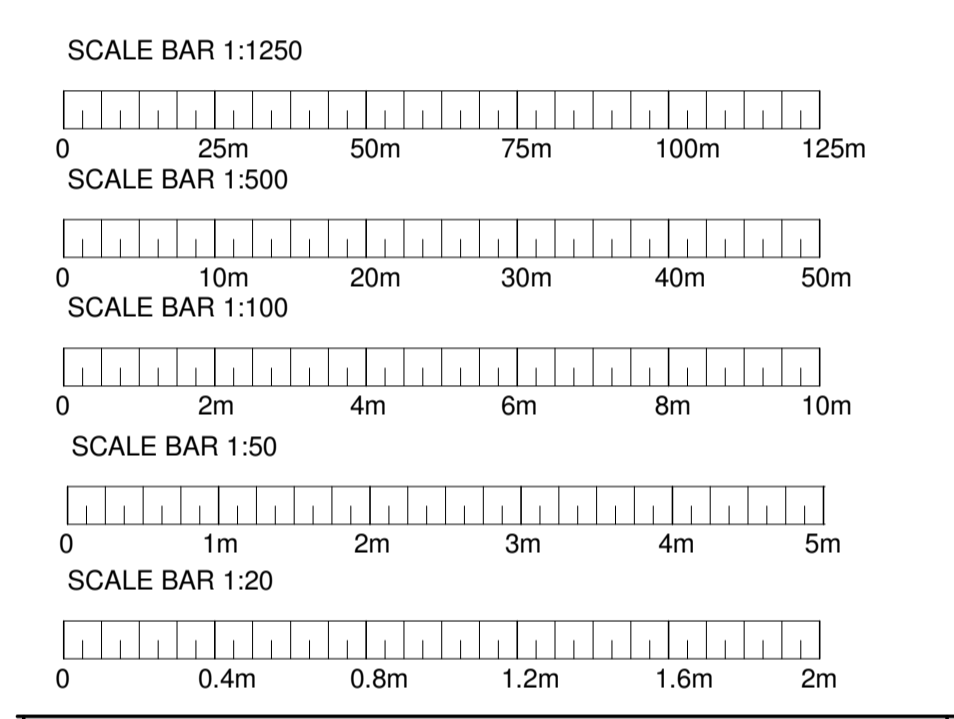
Drg No.
EP0000BR01-3

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1 Proposed First Floor Plan
1 : 50



1 Proposed Front Elevation (South) 1:50



2 Proposed Rear Elevation (North) 1:50

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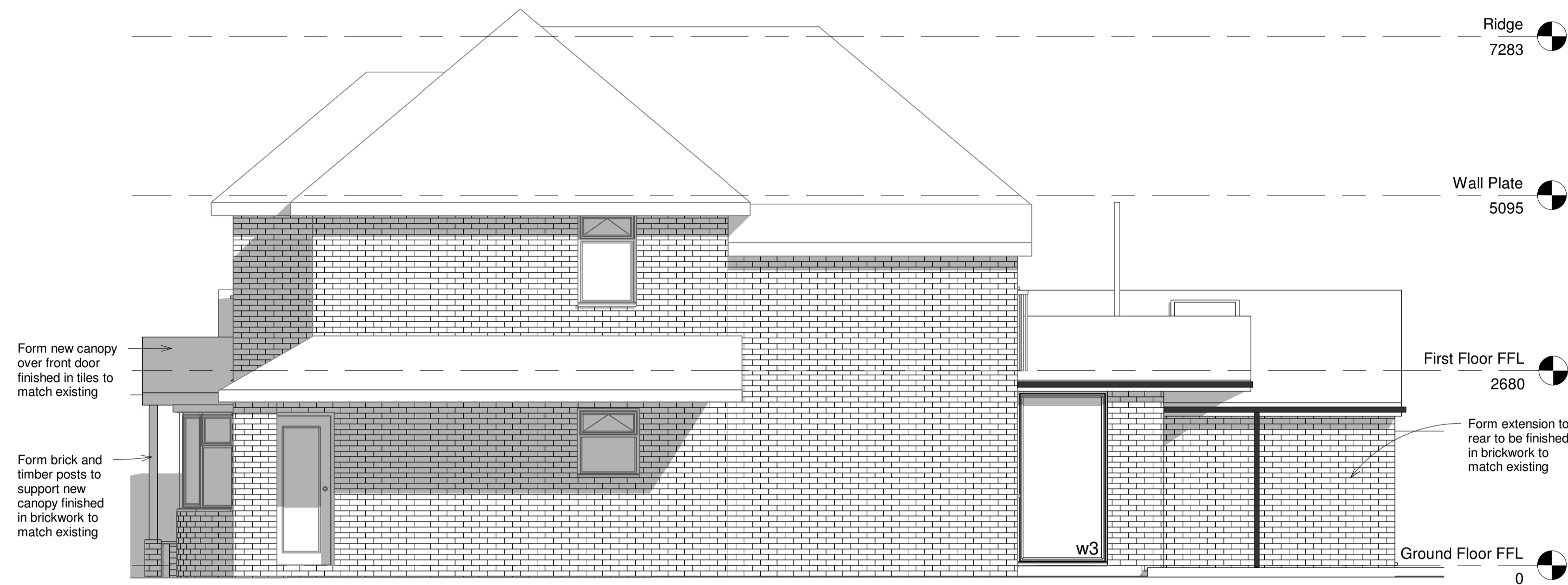
Project
Porch and Single Storey Rear Extensions with New Patio, Rooflights and Patio Doors

Drawing Title
Proposed Front and Rear Elevations

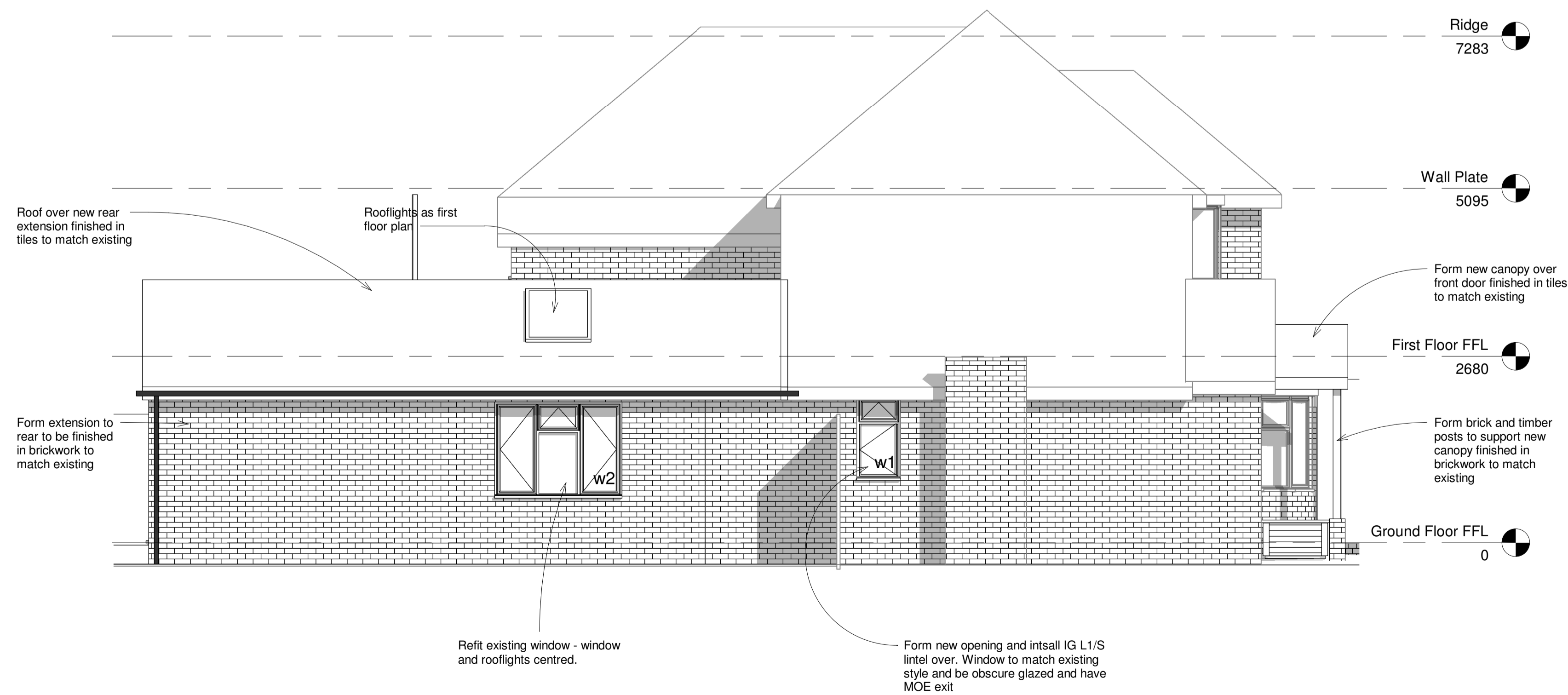
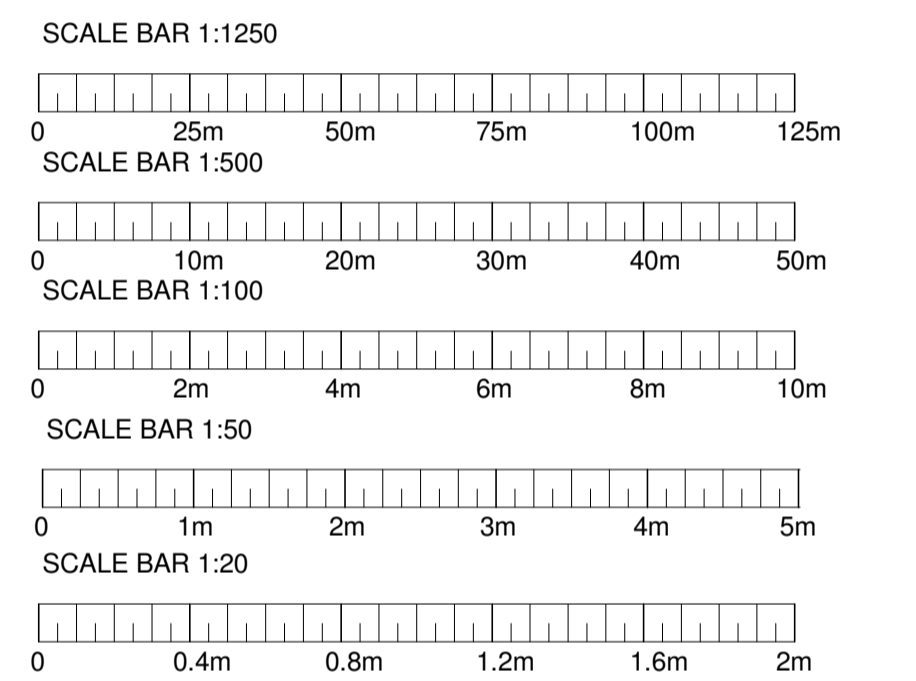
Scale 1 : 50	Date 01/08/23	Drawn By MBB
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1 Proposed Side Elevation (East) 1:50



2 Proposed Side Elevation (West) 1:50


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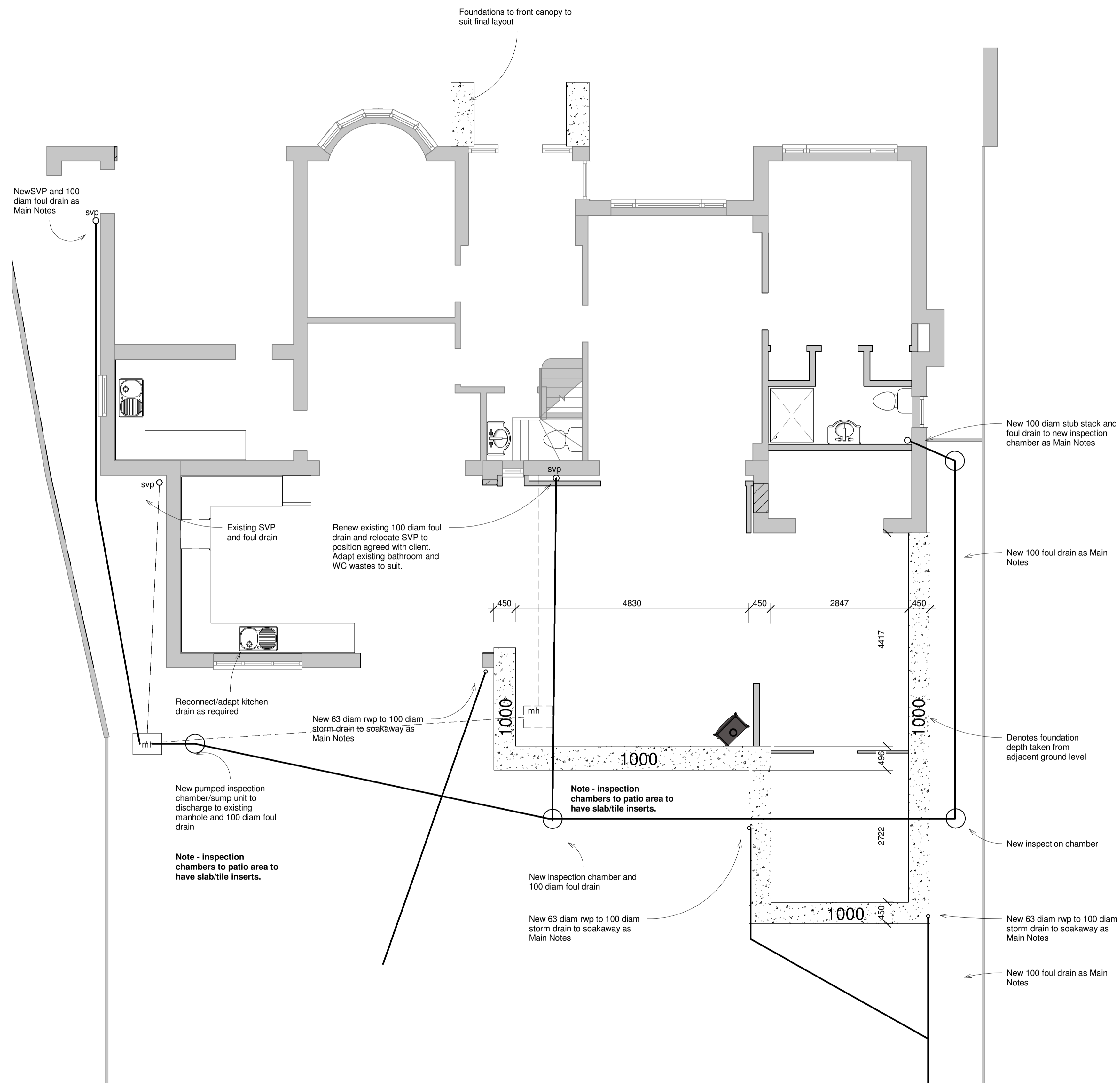
Project
Porch and Single Storey Rear Extensions with New Patio, Rooflights and Patio Doors

Drawing Title
Proposed Side Elevations

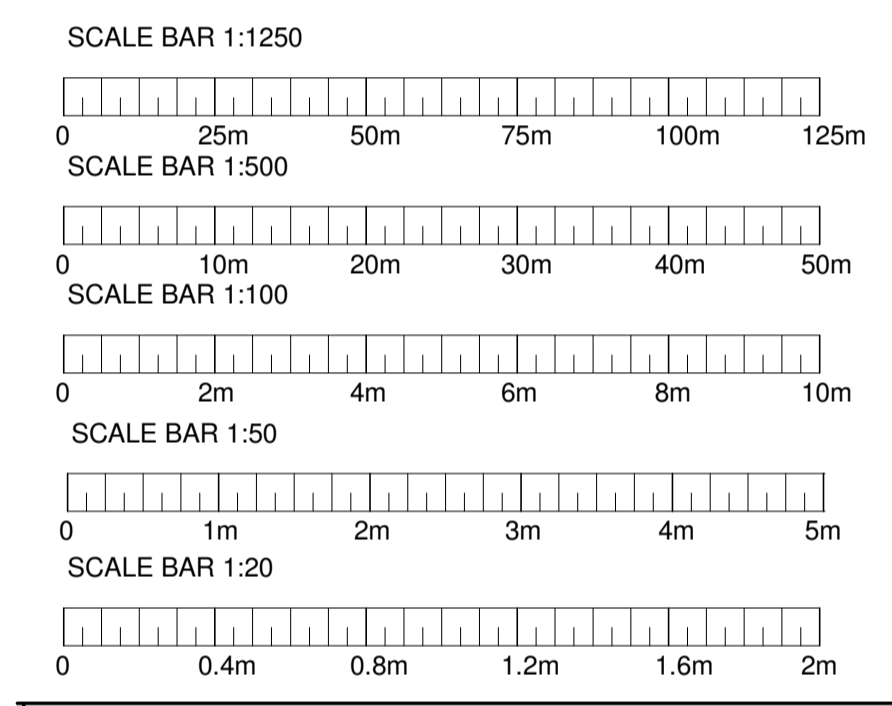
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1 Foundation and Drainage Plan
1:50




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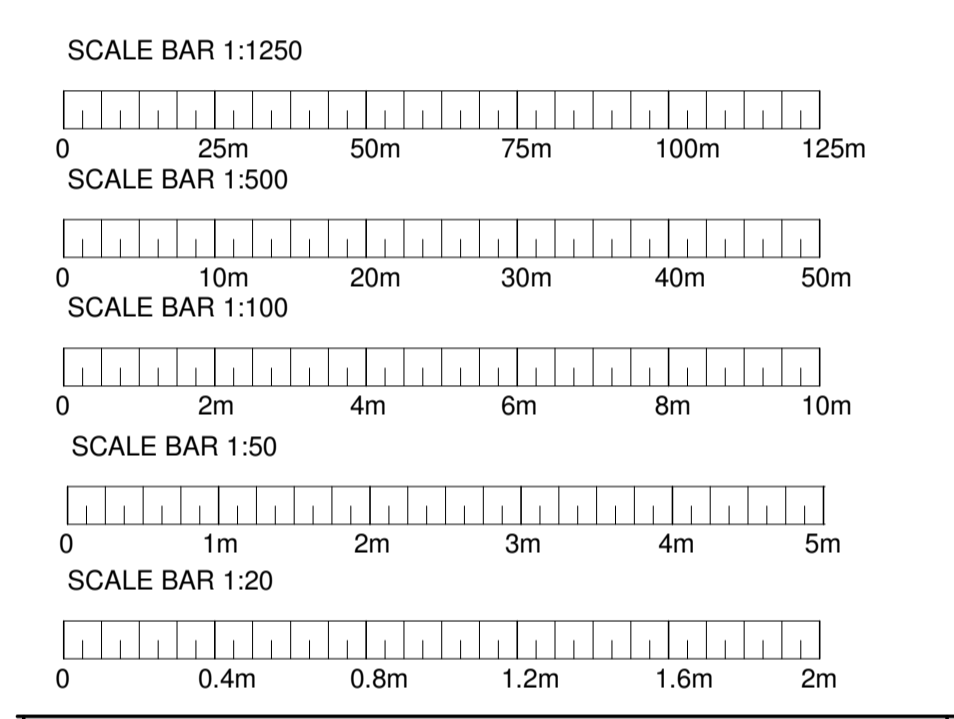
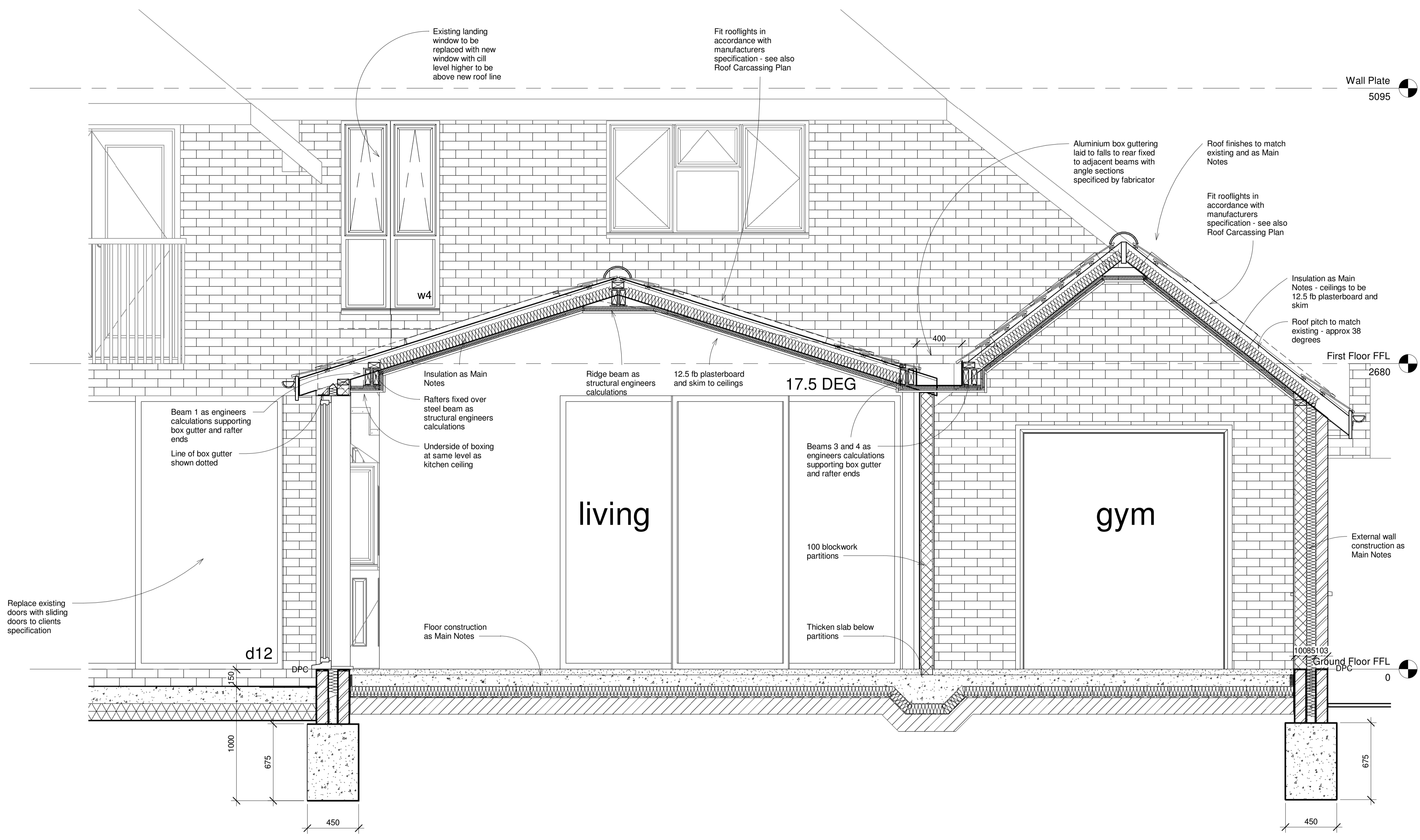
Project
 Porch and Single Storey Rear Extensions with New Patio, Rooflights and Patio Doors

Drawing Title
 Foundation and Drainage Plan

Scale 1 : 50	Date 01/08/23	Drawn By KJH
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Project

Porch and Single Storey Rear Extensions with New Patio, Rooflights and Patio Doors

Drawing Title

Section A-A

Scale	Date	Drawn By
1 : 20	01/08/23	KJH

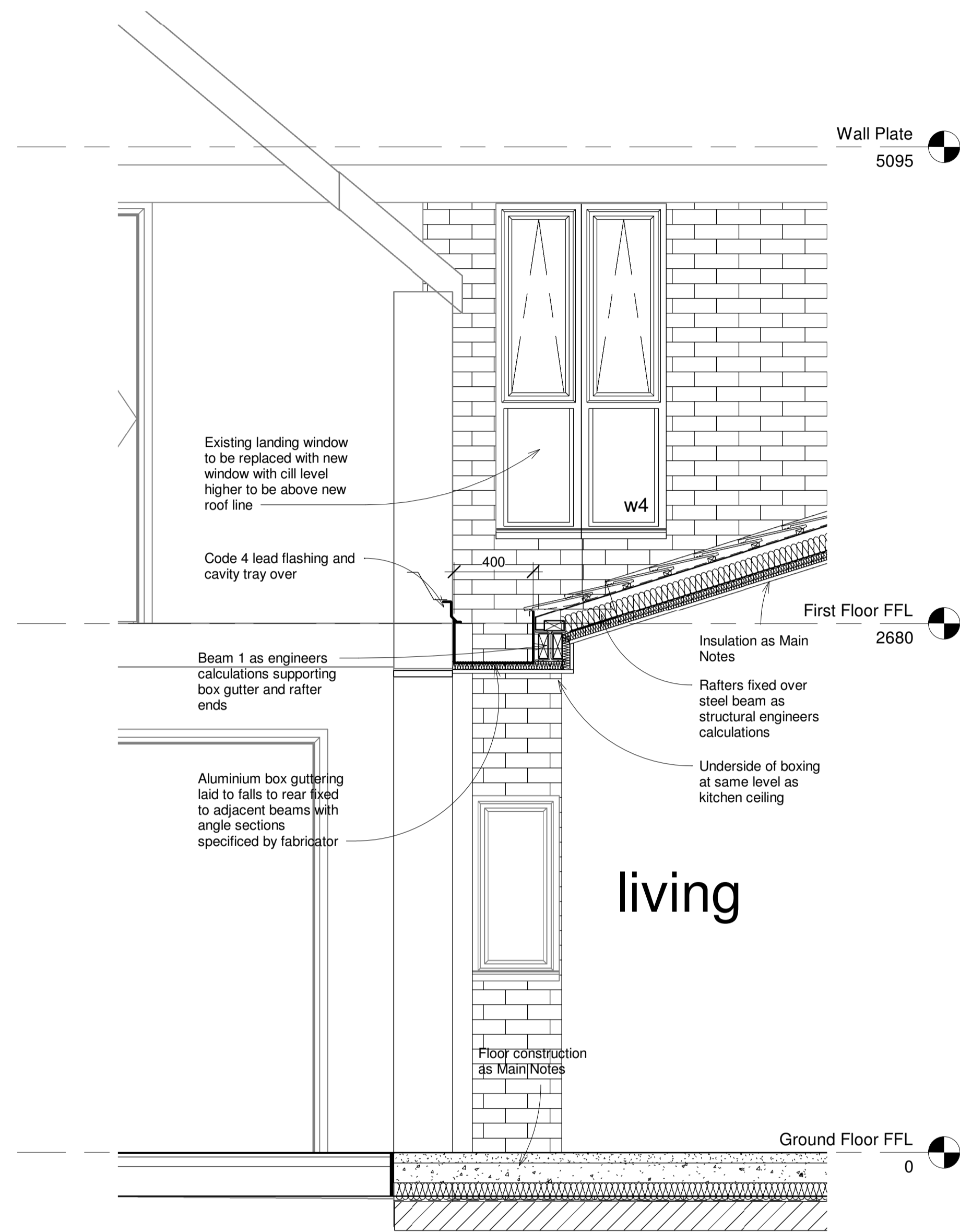
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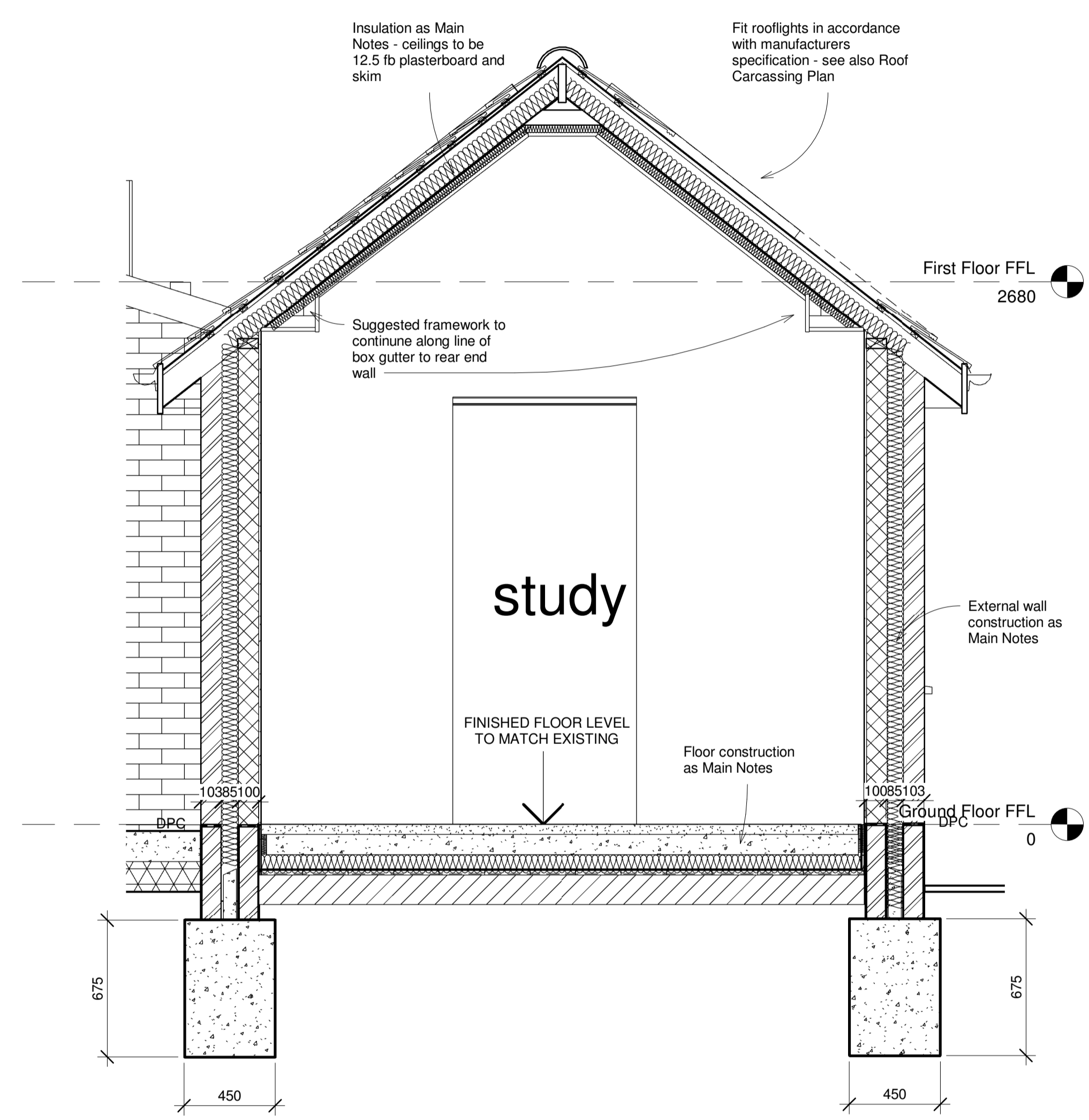
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1 Section A-A

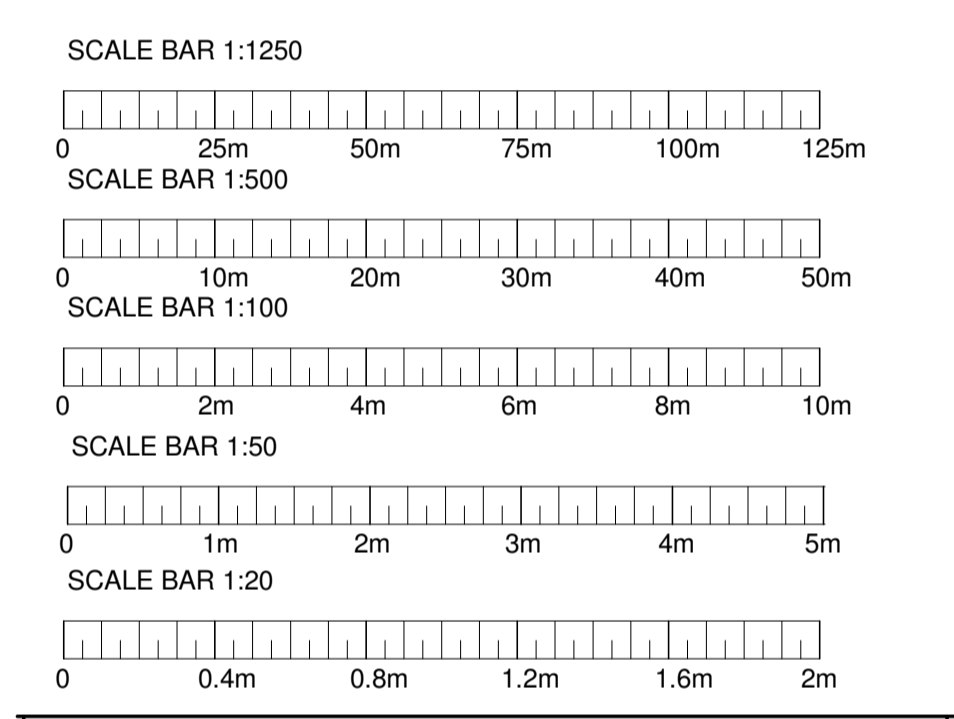
1 : 20



1 Section B-B
1 : 20



2 Section C-C
1 : 20




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Drawing Title
Section B-B and Section C-C

Scale 1 : 20	Date 01/08/23	Drawn By KJH
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GENERAL NOTES

THESE NOTES TO BE READ IN CONJUNCTION WITH NOTES ON PLANS, SECTIONS AND ELEVATIONS.

SETTING OUT DIMENSIONS - The dimensions shown on the drawings are to be checked prior to commencing works. Ground levels shown on the plan are schematic only and the contractor is to check ground and floor levels on site and make allowance for the actual levels within any quotation for the works.

FOUNDATIONS - foundations to be 450mm x 775mm deep 1:2:4 mix concrete with bottom level min. 1 m below lowest adjacent ground level. Exact level to be agreed on site with building inspector in order to suit site conditions. When building in shrinkable clay subsoil near to existing trees and hedgerows, foundation depth and protection to be designed in accordance with NHBC standards chapter 4.2. Where foundation depths exceed 1.5m deep suspended ground floors are to be used. Any new foundations to be taken down to below the invert depth of all adjacent drains. Foundations to be stepped to suit ground levels and to approval of building inspector. Client/Contractor to serve relevant party wall notices on neighbouring property owners. Where required, foundations to be poured in 'hit and miss' style to engineers calculations and building inspector approval.

DRAINAGE - Drainage pipes to be 100mm diam. vit. clay or sub soil grade pvc with flexible joints at 1:40 falls on 150mm pea gravel bed and surround. Reinforced concrete lintels are to be built into brickwork where pipes pass under walls. Ensure rodent protection provided where drains pass through walls by inclusion of rigid sheet material around pipe. Provide back inlet gullies to ground floor wastes as shown on plans. Any internal gullies to include air-tight screw down covers. Flexible pipes with less than 600mm cover in garages or driveways to have concrete paving slabs laid as bridging above the pipes with minimum 75mm pea shingle between pipe and slabs.

MANHOLES - New manholes to be constructed in 225mm Class B semi-engineering brickwork off 150mm concrete base and finished with a lightweight cast cover and frame. Haunching 1:1 mix or inspection chambers to be pre-formed Osma or similar approved pvc units finished with cast iron cover and frame.

RAINWATER - Surface water 100mm PVC gutting connected to 62mm down pipes to trapped gullies. Drains as before to 1 cu. metre soakaways sited min. 5m from any building to connect to existing storm drain system as shown on plans.

SVP'S AND WASTES - any new soil and vent pipes to be 100mm diam. terminating 900mm above openable vent levels with vent vermin cowl and at base into easy bend to drains. New stub stacks shown to be taken up to level of highest trap connecting to stack and terminate with air admittance valve. All wastes in pvc with cleaning and inspection access to all bends and junctions. 75mm water sealed traps to fittings or deep seal anti-vac. types if waste exceeds 1.5m in length. Sizes - shower at 50mm diam.; sink at 40mm diam.; basin at 32mm diam.; WC, at 100mm diam. and combined wastes at 50mm min. All wastes to S.V.P., stub stack or back inlet gully as shown on plans. Any 100mm pipework situated within a garage space is to be half hour fire resistant/protected.

GROUND FLOOR (WITH WET UNDER FLOOR HEATING) - 65mm 1:4 mix cement/sand screed to be carefully poured over heating tubes installed to manufacturer's instructions on 90mm Celotex 3000Z or similar approved rigid floor insulation with a max. thermal conductivity value of 0.03 W/MK with a 500g polythene separating membrane between screed and insulation. 100mm 1:2:4 mix concrete slab on 1200g polythene d.p.m. on sand blinding on 150mm well compacted hardcore. D.p.m. to be turned up inner face of wall and lapped with d.p.c. Floor slab to be thickened to 250mm below internal non load-bearing masonry partitions.

GROUND FLOOR - BEAM AND BLOCK - min 65mm 1:4 mix cement/sand screed onto separating membrane of polythene sheet (not less than 125 micron/500 gauge) onto 75mm Kingspan Thermafloor TF70 (board joints should be tightly butted, staggered, and laid to a break-bonded pattern) onto 1200g polythene d.p.m. onto proprietary concrete beam and block floor to BS 8110. Beam and block floors should be level and grouted and to be installed strictly in accordance with the manufacturer's specification. The Contractor shall be responsible for forwarding copies of relevant drawings and structural calculations to the manufacturer and shall forward a copy of the floor design calculations to Building Control. A 25mm section of insulation board should be used around the perimeter of the floor area being insulated. This should be placed vertically against the abutting wall so that it connects with the insulation laid over the slab and protects the edge of the screed, so preventing cold bridging of the floor screed.

EXTERNAL FACING BRICK WALLS - New external walls to be of cavity construction using external skin facing brickwork to match existing and internal skin of 100mm blockwork having thermal conductivity ('K' value) of 0.15Wm2K or better (i.e. Topblock, Toplite Standard, ThermaLite Shield, Celcon standard). Cavity to be 85mm wide fully filled with 85mm Knauf Crown Dritherm slab or similar insulation batts, having a thermal conductivity of 0.033 or better, to terminate 225mm below DPC. Stainless steel wall ties to be used staggered at 900mm horizontal centres and 450mm vertical centres. Wall ties in every course at reveals, 150mm from reveal. Thermabate cavity closers or similar to achieve 0.45 m2K/w thermal resistance to be used at all window and door jambs and cills. Brickwork only below dpc and cavity to be filled to ground level with lean mix concrete sloping away from floor. Lintels to be as shown with min. 150mm end bearing. Any new lintels to external walls to be insulated. Bituminous felt dpc to be fixed min. 150mm above ground level lapped with dpm. Overall construction to achieve a 'U' value of 0.28 W/m2K when dry lined finished. DPC to be to BS743, lapped and tucked with a min 100mm onto the existing dpc.

STUDWORK PARTITIONS - to be constructed using 50 x 100mm studs at 600mm vertical centres off 50 x 100mm head and sole plates. Horizontal noggins fitted at 900mm centres maximum. Void filled with 100mm insulation quilt for sound insulation. Wall finished with 12.5mm (ten) plasterboard and skim either side.

WINDOWS/EXTERNAL DOORS - Double glazed UPVC/timber frames fitted with draught seals and lockable handles to client's choice. (see ventilation notes also). Double glazed units to include Pilkington 'K' Low E glass to inner pane, a min. 24mm air gap giving a minimum U value of 1.6 W/m2K. All windows and doors to over-lap cavity insulation by 30mm.

STEEL BEAMS - Any new steel beams to be half hour fire protected either by intumescent paint or encasing in 2 layers plasterboard and skim with staggered joints. Contractor to ensure that steel beams are not supported on chimney breasts/stack. Where required, steel beams to be packed clear of existing joists to allow for beam deflection.

LINTELS - To be insulated galvanized steel with minimum 150mm end bearings all in accordance with manufacturers detailed instructions. IG or similar.

ROOF. Roof to be formed of rafters as shown on plans fixed to 47 x 100 SC3 treated S.W. wall plate bedded in mortar to new walls. Plate to be fixed with 1200 x 30 x 5mm galvanised steel restraint straps to walling at 1.5 max. centres. Ceiling joists to be provided as shown fixed to rafters. Ceiling joists and rafters to be strapped to external wall where parallel at 1.5m max. centres with 1200 x 30 x 5mm galvanised steel restraint straps, ensuring straps fixed to first three timbers min. 47 x 100mm noggins to be fixed below straps for support. Rafters to be covered by Dupont 'Tyvek' breather membrane installed to manufacturer's instructions prior to fixing battens. Any multiple timbers to be bolted. Provide heavy duty eaves carrier to protect breathable roof sarking membrane where exposed to UV light.

ROOF VENTILATION - Provide soffit ventilation equivalent to 25mm continuous strip and ridge level ventilation equivalent to 5mm continuous strip via roof vent tiles.

MEANS OF ESCAPE - All new habitable rooms, which require a means of escape, will have a window marked M.O.E. This should have an unobstructed openable area of at least 0.33 sq.m. and be at least 450mm high and 450mm wide with the bottom of this area not higher than 1100mm as BI.2.11

VENTILATION - Bathroom/WC to be fitted with mechanical ventilation capable of extracting 15 litres air/second. Bathroom also to have 4000mm2 background ventilation.

Habitable rooms to have rapid ventilation equivalent to one twentieth of floor area and background ventilation of 8000mm2.

Any bathroom or WC that does not contain natural ventilation to have a 10mm air gap below the door to that room in addition to the ventilation as above.

Existing property contains no open flued appliances which may be adversely affected by the provision of mechanical ventilation

THERMAL INSULATION

The thermal performance of the works is based on the elemental approach.

SLOPING CEILING - Celotex Double R GA3000Z insulation or similar close cell, foil faced approved insulation to be used with a thermal conductivity value ('K' value) of 0.023 W/Mk or less. 100mm insulation to be positioned in between rafters and 40mm across (45mm if 400mm rafter centres) to achieve a 'U' value of 0.18W/m2K.

PIPE INSULATION - all pipework not within a habitable room or space (i.e. in roof space, garage, under floor, etc.) shall be insulated with a material having a thermal conductivity not exceeding 0.045 W/mK and a thickness equal to the outside diam. of the pipe up to a maximum of 40mm. Hot pipes connected to hot water storage vessels shall be insulated for at least one metre from their points of connection or up to the point where they become concealed. Material to have conductivity as above and be min. 15mm thick.

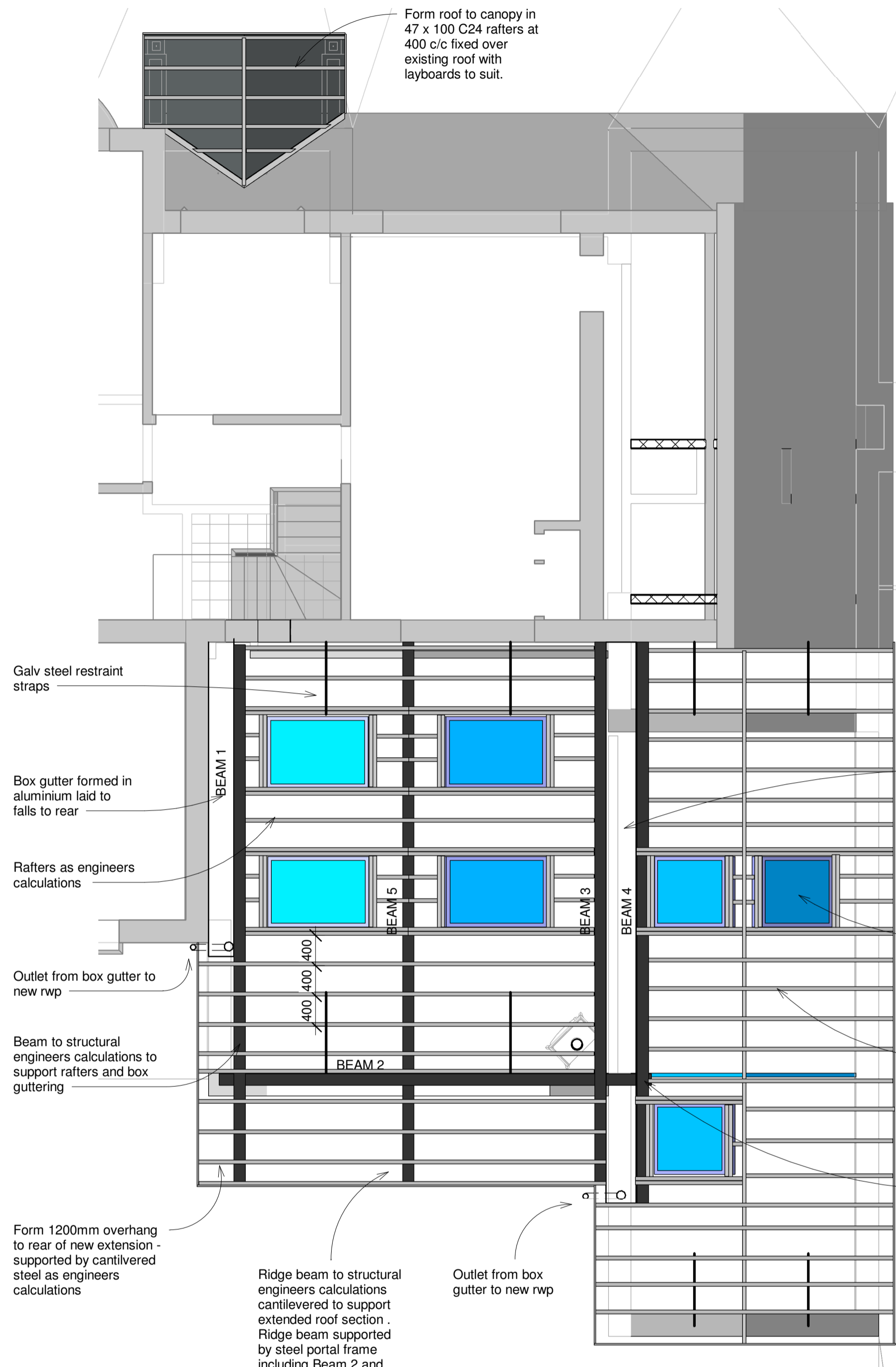
GLAZING - Glazing in critical locations (i.e. between floor level and 800mm above in windows, internal walls and partitions and floor level and 1500mm above in door or side panel within 300mm of the door) shall be either of small panes or toughened/laminated as defined in BS6206. If small panes used, these to have max. width of 250mm and an area not exceeding 0.5 sq. metres measured between fixings. Annealed glass in small panes to be min. 6mm thick. Otherwise glass to be Class C where not exceeding 900mm wide and Class B where 900mm wide or over.

ELECTRICAL WORK/PART P - all to relevant Codes of Practice, all electrical work required to meet part P (Electrical Safety) will be designed, installed, inspected and tested by competent person registered with an electrical Competent Person Scheme authorised by the ODPM. Upon completion the installer will issue a BS7671 certificate to the householder and Building Control and a copy of the Competent Person certificate to the householder. The Competent Person Scheme will issue a certificate by e-mail to Building Control within 30 days.

LIGHTING - Provide low energy light fittings (fixed lights or lighting fittings) that number not less than 3 per 4 of all light fittings in the main dwelling spaces of those areas(excluding infrequently accessed spaces). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens. Any new external lights to either be low energy fittings or have a remote sensor to operate them.

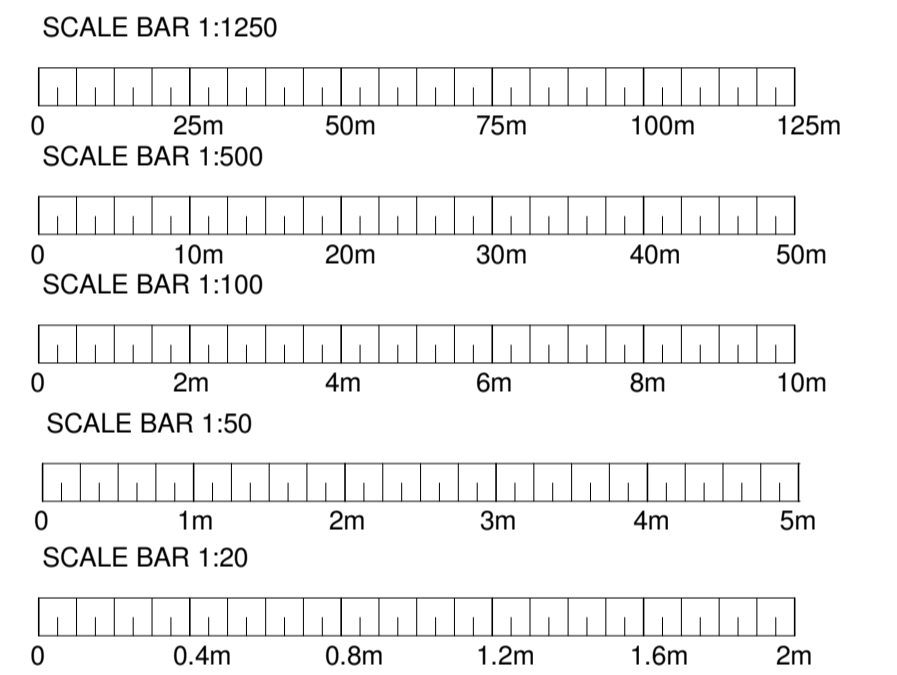
BUILDING REGULATIONS - All works to comply with Building Regulations and relevant codes of practice and to the complete satisfaction of the Local Authority and Building Control official on site.

SMOKE DETECTION - self-contained smoke alarms and heat detectors to be positioned where shown 'SA' & 'HD' on plans. These to be permanently wired to a separately fused circuit on the distribution board and be fixed at least 300mm from any wall or light fitting. Where more than one alarm is installed, they should be interconnected so that detection of smoke by one unit operates the alarm signal in all of them.



1 Roof Carcassing Plan

1 : 50




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Drawing Title
Roof Carcassing Plan and Main Notes

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