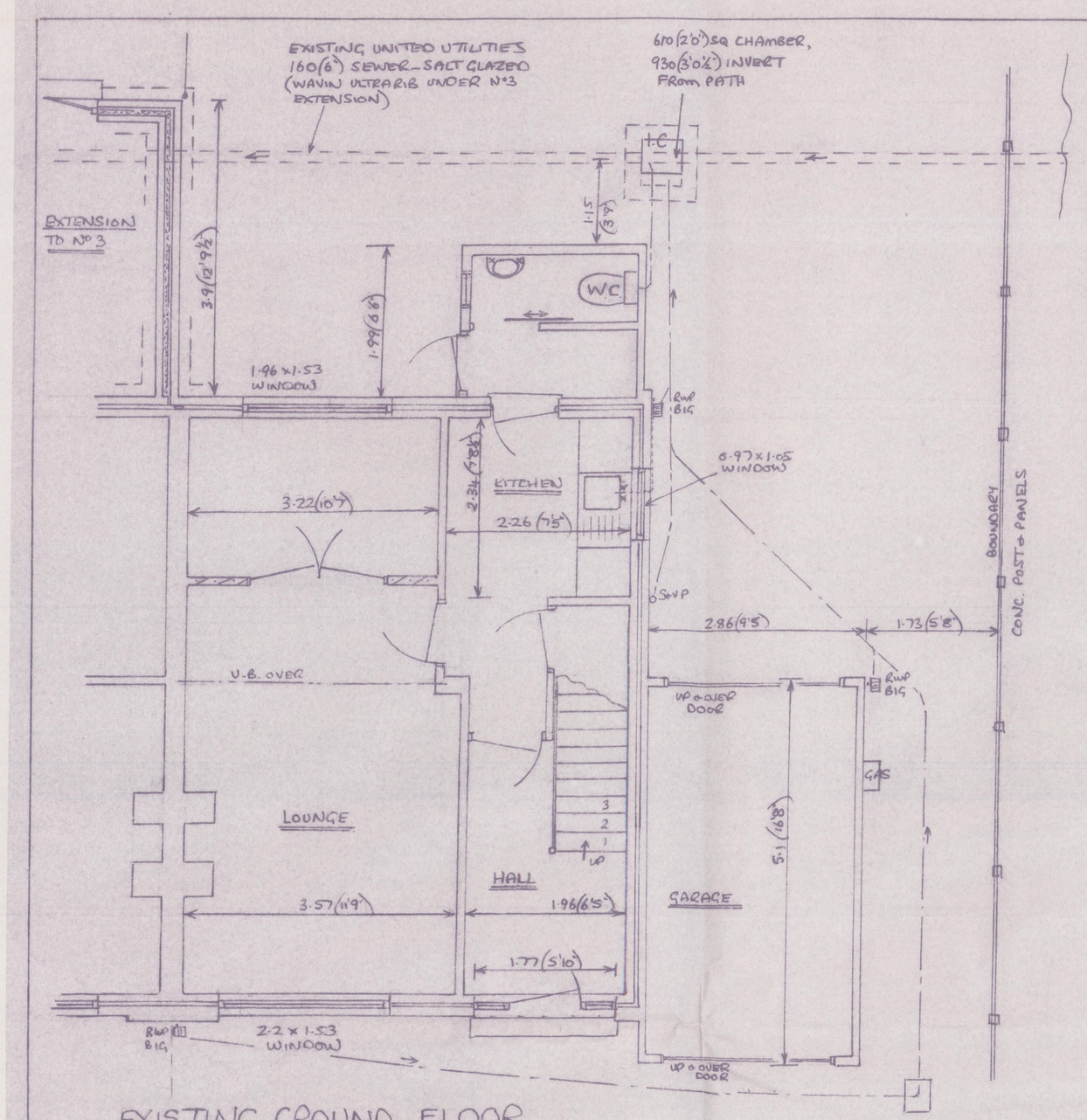
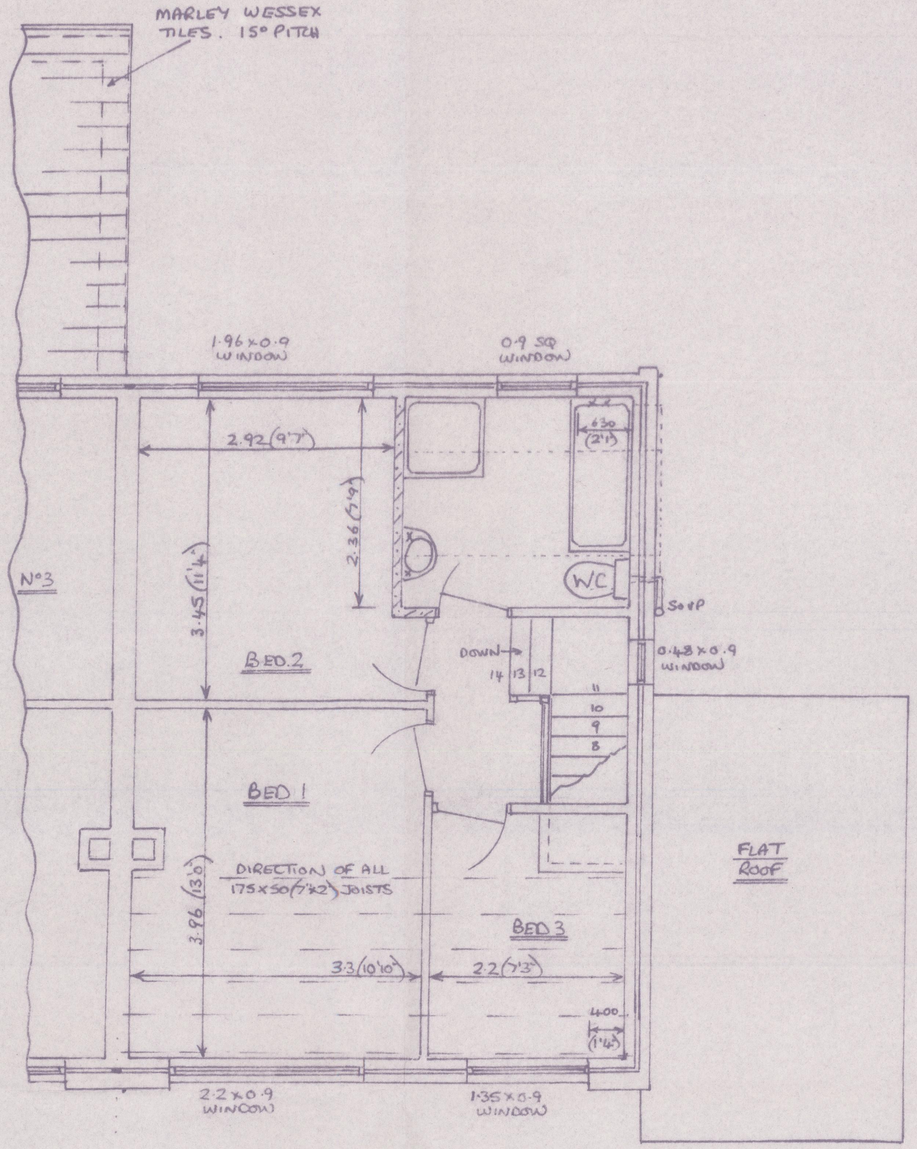
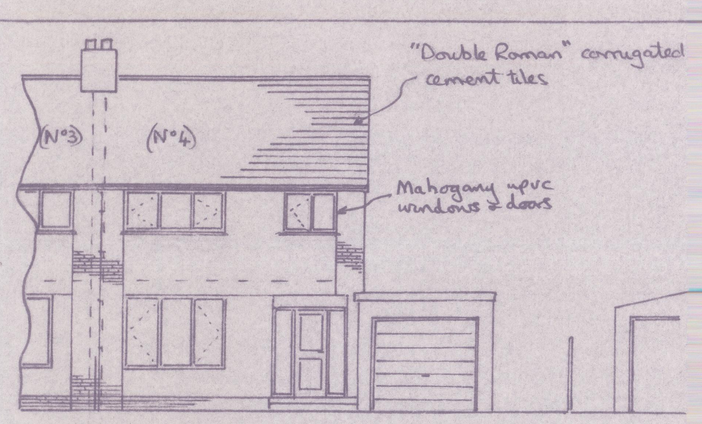


EXISTING GROUND FLOOR

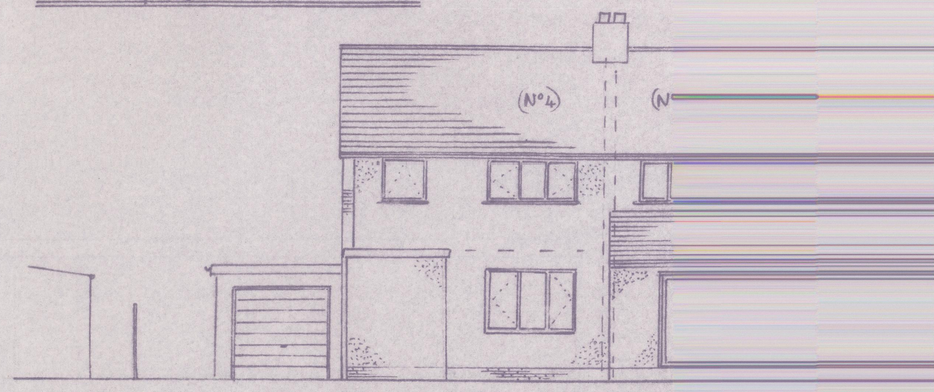


EXISTING FIRST FLOOR

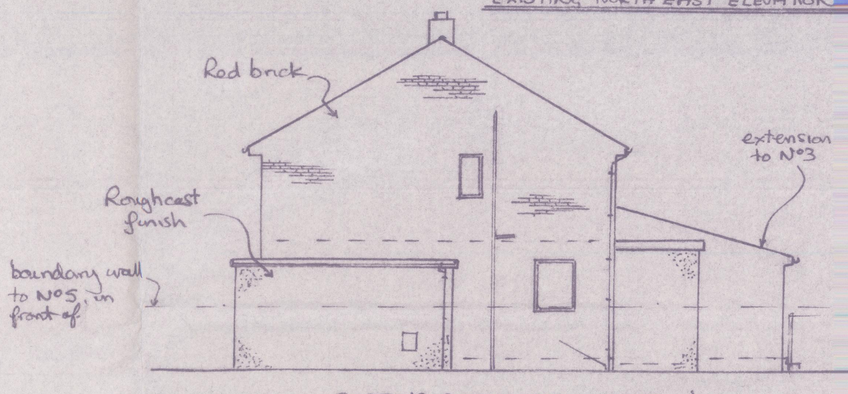
SCALE 1:50



EXISTING SOUTH WEST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING SOUTH EAST ELEVATION

SCALE 1:100

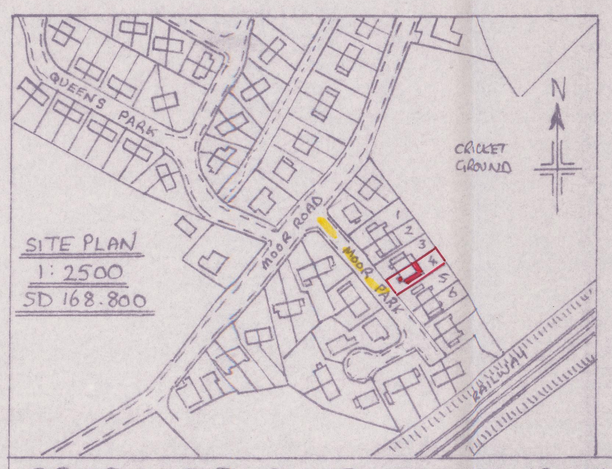
1) ROOF COVERING TO BE 'DOUBLE ROMAN' CORRUGATED CEMENT TILES TO MATCH EXISTING (MAIN + PORCH ROOF). 'MARLEY WESSEX' GREY CEMENT TILES. (REAR LEAN-TO)
2) EXTERNAL WALL FINISH TO BE WHITE ROUGHCAST. PLAIN CEMENT RENDER UP TO FLOOR LEVEL.
3) WINDOWS + DOORS TO BE uPVC, GRAPHITE/ANTHRACITE GREY – WHOLE HOUSE. GARAGE DOOR TO BE UP + OVER TYPE, GREY.
4) ALL DOORS, WINDOWS + ROOFLIGHTS TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALLS/ROOF WITH MASTIC + BE OF SECURE DESIGN – TO B.S. PAS 24 : 2012 OR EQUIVILANT.
5) ALL CAVITIES AROUND OPENINGS, INCLUDING LINTELS, TO BE INSULATED TO PREVENT 'COLD BRIDGING', + CLOSED WITH MIN 30 MINS. FIRE RESISTANT MATERIAL.
6) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION. 150(6") DEEP FOR OPENINGS UP TO 1.83(6'0"). 225(9") DEEP FOR OPENINGS UP TO 2.44(8'0")
7) ALL ELECTRICAL SWITCHES + SOCKETS TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 3'11") ABOVE FLOOR.
8) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGS – LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE "ELECTRICAL SELF CERTIFICATION" SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO 'BUILDING CONTROL' UPON COMPLETION.
9) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT' LAMPS. EG FLUORESCENT – TUBE OR COMPACT. MIN 40 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
10) INTERNAL DOORS TO BE MIN 806 (2'7¾") TO GIVE MIN CLEAR OPENING OF 750 (2'5½"). EXTERNAL DOORS TO BE MIN 838 (2'9") TO GIVE MIN 'CLEAR OPENING' OF 800 (2'7½")
11) ALL GLASS IN DOORS, ADJACENT TO, OR ANY WINDOW PANEL LESS THAN 800 (2'7½") ABOVE FLOOR, TO BE TOUGHENED/LAMINATED TO B.S. 6206, (1981)
12) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
13) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO B.S. 5839-6, 2004. GRADE 'D', CATEGORY LD3, WITH SMOKE ALARMS TO B.S. EN 14604 (SHOWN S), + HEAT ALARMS TO B.S. 5446-2 (SHOWN H) LOCATED ON CEILINGS, MIN 300 (12") FROM WALLS + LIGHT FITTINGS + WITH SENSORS BETWEEN 25 + 600 (1" + 2'0") BELOW CEILINGS, ALL INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT, + DETECTORS TO HAVE A STANDBY POWER SUPPLY – EG BATTERY.
14) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY/UNITED UTILITIES. EXISTING COMBINED MAINS SEWERS SERVE.
15) • BEDROOM + KITCHEN/DINER TO HAVE OPENING DOORS/WINDOWS/ROOFLIGHTS EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000 mm² (13 in²) TRICKLE VENTILATION
• KITCHEN TO ALSO INCLUDE A 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC IF COOKER HOOD)
• SHOWER ROOMS, ANY SIZE OPENING WINDOW/ROOFLIGHT. 4000 mm² (6½ in²) TRICKLE VENTILATION + 15 LITRE/SEC CAPACITY EXTRACTION FAN.
• UTILITY ROOM, ANY SIZE OPENING, 4000 mm² (6½ in²) TRICKLE VENTILATION + 30 LITRE/SEC CAPACITY EXTRACTION FAN
16) HOT WATER + PRIMARY SPACE HEATING TO BE PROVIDED BY NEW MAINS GAS COMBINATION/CONDENSING BOILER, MIN 'SEDBUK' 91%, WITH BALANCED/FAN ASSISTED FLUE + WIRE MESH TERMINAL GUARD (MIN 300 (12") FROM ANY OPENING INTO DWELLING, OR ANY TIMBER/uPVC FASCIAS, BOWS/PIPES ETC), + RADIATOR SYSTEM, THERMOSTATICALLY/ZONE CONTROLLED TO GIVE NOMINAL 21°C IN LOUNGE + KITCHEN/DINER, + 19°C ELSEWHERE.
17) OWNER/OCCUPIER TO BE SUPPLIED WITH HEATING/HOT WATER SYSTEM OPERATING MANUAL, + SAME SYSTEM TO BE COMMISSIONED ON COMPLETION OF INSTALLATION BY COMPETENT 'CORGI' APPROVED INSTALLER
18) HOT WATER SUPPLY TO BATHS, TO BE LIMITED TO 43°C, BY MEANS OF AN 'INLINE' BLENDING VALVE, OR OTHER TEMP CONTROL DEVICE.
19) BEDROOM (& ANY REPLACEMENT WINDOWS IN EXIST BEDROOMS) TO INCLUDE AN OPENING WINDOW PANEL WITH A CLEAR OPENING AREA OF 0.33 m², + MIN CLEAR OPENING DIMENSION OF 450 (1'6") IN ANY DIRECTION, EG 450 x 750 (1'6" x 2'6") OR 600 (2'0") SQ, WITH BOTTOM OF OPENING NO MORE THAN 1100 (3'7½") ABOVE FLOOR, AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE.
20) PROPOSED INVOLVES WORKS ON BOUNDARY WITH Nº3. 'THE PARTY WALL ACT – 1996' APPLIES.
21) ALL DRYLINING BOARDS TO HAVE JOINTS + EDGES TAPE SEALED, + ALL ELECTRICAL BACKBOXES + CONDUITS ETC TO BE SEALED WITH MASTIC TO MAINTAIN AIRTIGHTNESS.
22) CONSERVATION OF ENERGY DETAILS (EXTENSIONS)

U VALUE OF GROUND FLOOR ... 0.22, U VALUE OF EXPOSED FLOOR .. 0.22, U VALUE OF WALLS .. 0.26, U VALUE OF SLOPING CEILINGS .. 0.145 + 0.16, U VALUE OF FLAT CEILING .. 0.14.

FLOOR AREA OF HABITABLE EXTENSIONS ... 66.01 m², ∴ 25% ... 16.5 m² } 26.336 m² (MAX NEW OPENINGS ALLOWED AT BASIC U VALUES)
AREA OF OPENINGS LOST DUE TO EXTENSIONS ... 9.836 m²

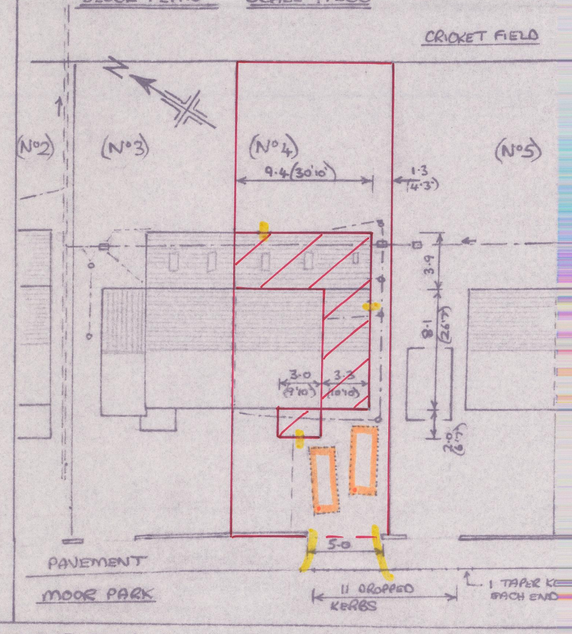
AREA OF WINDOWS + FULLY GLAZED DOORS, U PVC FRAME, MIN 20 mm GAP DOUBLE GLAZED, EG 'SYSTEM 3', 1.1 NEUTRAL LOW 'E', U VALUE 1.4 *. 15.015 m²
AREA OF DOOR, uPVC, HALF DOUBLE GLAZED, AS ABOVE ... U VALUE 1.8 .. 1.89 m²
AREA OF FIRE DOOR, TIMBER ... U VALUE 3.0 .. 1.845 m²
AREA OF ROOF LIGHTS, TIMBER FRAME, DOUBLE GLAZED, VELUX '2012' SPEC QUOTES, FOR GLAZING TYPE GGU 0070 ... U VALUE 1.3 .. 2.27 m²
} 21.02 m² (OK) (* REPLACMENT UNITS ALSO)

• VEHICLE PARKING FOLLOWING EXTENSIONS – 1 IN GARAGE, 2 ON FORECOURT.
• EXISTING ACCESS OPENING WIDENED TO 5.0 (16'5") – IN LINE WITH CENTRE OF TAPER KERB. (EXISTING 11 DROP KERBS = 10.0 (33'0") + 1 TAPER KERB EACH END)
• SURFACE OF ROWS OF PAVING SLABS FOR WHEEL LINES, ON CHIPPING BASE + INFILL, FREE DRAINING.



SITE PLAN
1:2500
SD 168.800

BLOCK PLAN SCALE 1:300



PROPOSED SINGLE & TWO STOREY EXTENSIONS AT 4 MOOR PARK, MILLOM, CUMBRIA FOR MR J. MOORE.

SHEET 1 — 30-6-20 — R.A. WALKER, LADYHALL – MILLOM — 16