

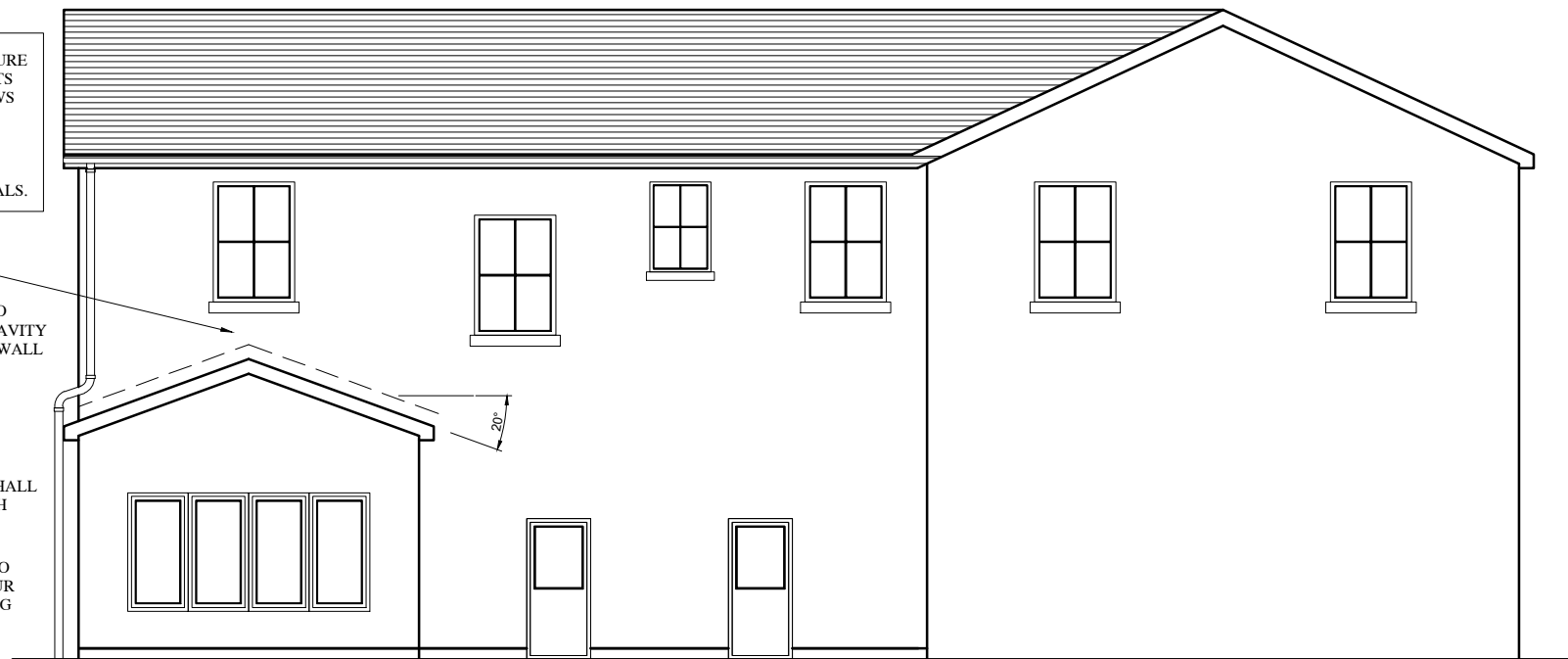
BUILDING CONTRACTOR TO ENSURE NEW ROOF CONSTRUCTION ABUTS EXISTING PROPERTY AND ALLOWS FOR CODE 5 LEAD FLASHING AND CAVITY TRAY AS REQUIRED AT WALL ABUTMENT BELOW FIRST FLOOR WINDOW PRIOR TO PROCUREMENT OF ANY MATERIALS.

CODE 5 LEAD FLASHING TO ROOF/WALL JUNCTION. (CAVITY TRAY) ABOVE NEW ROOF/WALL ABUTMENT

NEW ROOF SHALL BE GREY SLATE TO MATCH EXISTING

NEW EXTERNAL WALLS SHALL BE WHITE DASH TO MATCH EXISTING

ALL WINDOWS & DOORS TO BE DG UPVC UNITS, COLOUR WHITE TO MATCH EXISTING



SECONDARY SOURCE HEATING SYSTEM (NOTES)
SECONDARY SOURCE HEATING SYSTEM TO BE INSTALLED TO SUNROOM C/W CLASS 1 FLUE AND FIRE STOPS WHERE NECESSARY ALL TO MANUFACTURERS DETAILS AND SPECIFICATIONS. EXACT LOCATION AND ROUTE OF FLUE TO BE AGREED ON SITE.

WHERE CONCEALED FLUE AND VOIDS SHALL HAVE SUFFICIENT ACCESS FOR A VISUAL INSPECTION. ALL IN ACCORDANCE WITH PARAGRAPHS 1.47-1.51 AND DIAGRAM 14 OF THE APPROVED DOCUMENT J 2010.

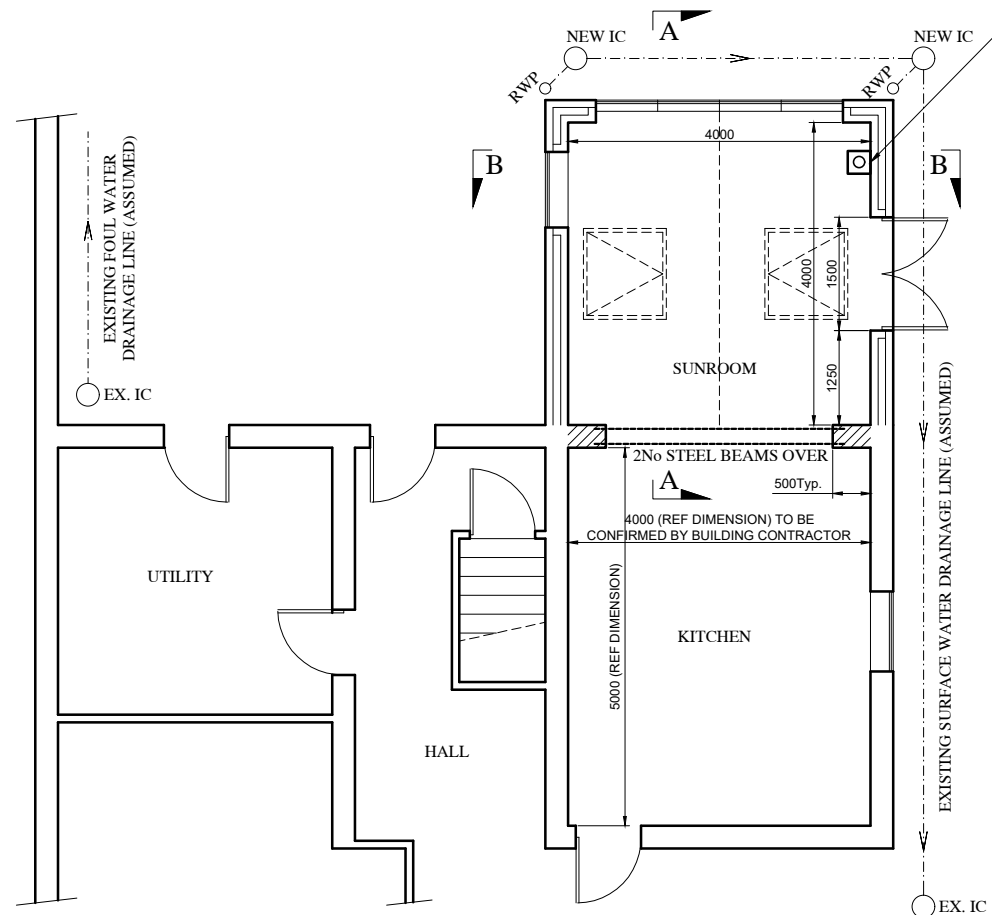
LOCATION OF FLUE PASSING THROUGH ROOF TILES TO BE POSITIONED IN ACCORDANCE WITH DIAGRAM 17 OF APPROVED DOCUMENT J 2010.

EXACT POSITION ALONG WITH FULL DETAILS OF FLUE (TYPE AND SIZE) FIRE OPENING SIZE, HEARTH CONSTRUCTION AND SIZE TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO INSTALLATION OF SECONDARY HEAT SOURCE COMMENCES.

INSTALLATION OF SECONDARY HEAT SOURCE SHALL BE INSTALLED BY A MEMBER OF A SUITABLY COMPETENT PERSON - DETAILS TO BE SUBMITTED TO LA PRIOR TO INSTALLATION.

PROPOSED REAR ELEVATION

Scale 1:100



SECONDARY SOURCE HEATING SYSTEM (SEE NOTES)

WINDOWS TO REAR WALL OF EXTENSION TO ACHIEVE MAXIMUM 'U' VALUE OF 1.4W/M²K. ANY GLAZING BELOW 800mm TO BE SAFETY GLASS TO BS 6206:1981. MANUFACTURERS DETAILS TO BE SUBMITTED TO L.A FOR APPROVAL PRIOR TO INSTALLATION. TX110/100 EXTRA HEAVY DUTY CATNIC LINTEL OR SIMILAR INSTALLED OVER OPENING ENDS TO HAVE 150mm MIN BEARING ONTO C35/20 MIN MASS CONCRETE PADSTONES.

NEW WALLS TO BE TIED INTO EXISTING USING STAIPIX UNIVERSAL WALL STARTER SYSTEM SUPPLIED BY ANCON OR SIMILAR. VERTICAL DPC TO BE INSTALLED TO PREVENT ANY DAMP PENETRATION.

INSTALL NEW VELUX WINDOWS COMPLETE WITH PATENT FLASHING. GLAZING TO BE PROTEC-SAR OR SIMILAR SAFETY GLASS TO BS6206 1981. OPENINGS FORMED USING 200x50 SC3 TRIMMERS & PACKERS TO SUIT PROPOSED WINDOW UNIT - TRIPLE RAFTERS SHALL BE PROVIDED EITHER SIDE AND DOUBLED UP TOP AND BOTTOM. ALL INSTALLED TO MANUFACTURERS DETAILS.

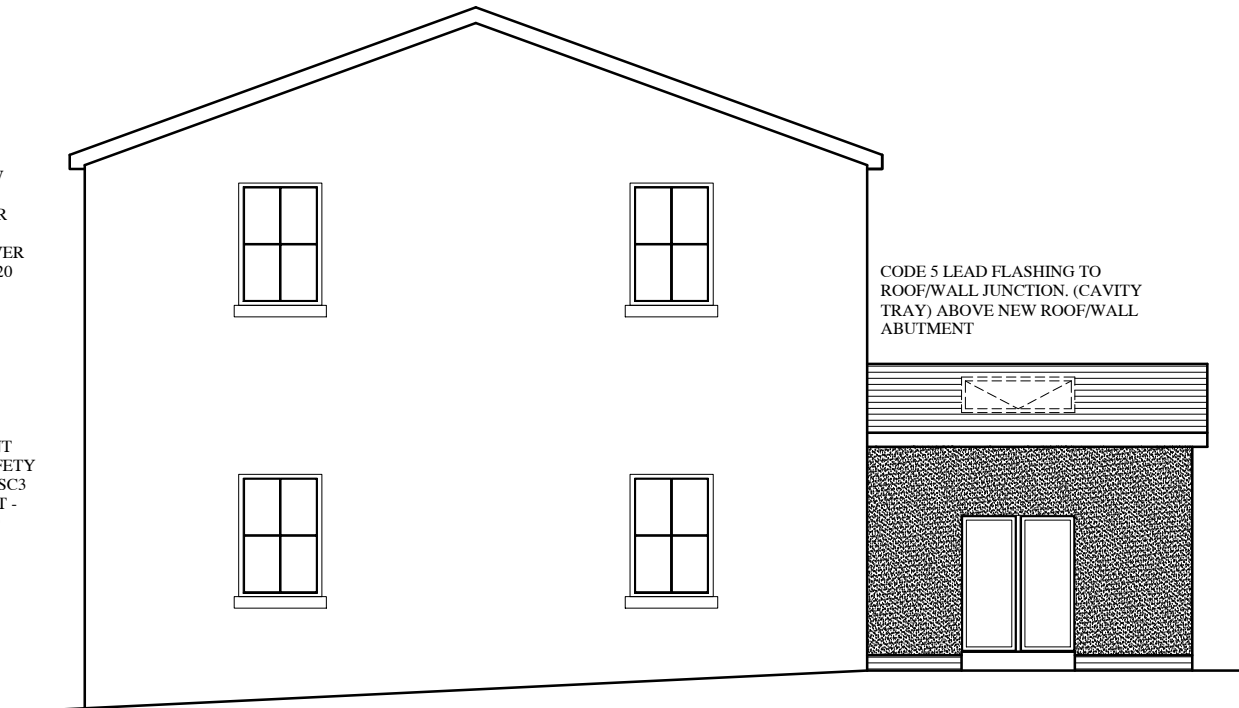
NEW VELUX WINDOWS TO SUNROOM TO HAVE VENTILATION OF AT LEAST 5000mm² PROVIDED BY TRICKLE VENTS AND ACHIEVE MAXIMUM 'U' VALUE OF 1.4W/M²K.

EXISTING REAR WALL TO BE REMOVED AS SHOWN. REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

ALL NEW STEELWORK TO BE MINIMUM GRADE OF S275 TO BSEN 10025 TIED TOGETHER AT 300mm MIN C/Cs WITH M12 THREADED BARS COMPLETE WITH NUTS, WASHERS AND SPACER BARS AND SHALL BE PRIMED WITH ZINC RICH PRIMER CENTERED CENTRALLY BENEATH EACH SUPPORTED LEAF OF MASONRY. ALL STEELWORK TO BEAR ONTO C35/20 MIN. MASS CONCRETE PADSTONES. ALL STEELWORK TO BE FIRE PROTECTED USING 2 LAYERS 12.5MM THK. PLASTERBOARD AND SKIM FINISH. ALL JOINTS IN PLASTERBOARD TO BE STAGGERED. ALL TO SATISFACTION OF L.A

PROPOSED GABLE ELEVATION

Scale 1:100



PROPOSED GABLE ELEVATION

Scale 1:100

PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF NEW SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING FOR MR & MRS McCAUGHAN, GHYLL BANK HOUSE, WHITEHAVEN, CUMBRIA, CA28 7TY

EXACT LOCATION, DETAILS AND REQUIREMENTS OF PROPOSED NEW DRAIN LINE/RUN AND DOWN SPOUTS TO BE DETERMINED ON SITE TO SUIT FINAL LAYOUT AND ALL AGREED WITH L.A.

NEW DRAINAGE LEVELS TO TIE INTO EXISTING GRADIENT NOT LESS THAN 1in40. INVERT LEVELS OF THE PROPOSED DRAINAGE SHALL BE ESTABLISHED ON SITE PRIOR TO WORK COMMENCING TO SATISFY THE PROPOSED LAYOUT AND SET THE LEVELS ACCORDINGLY