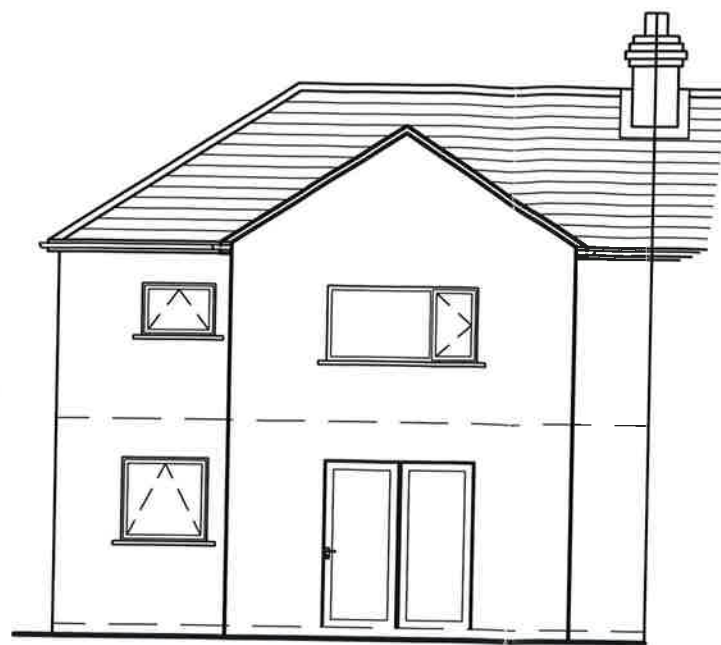
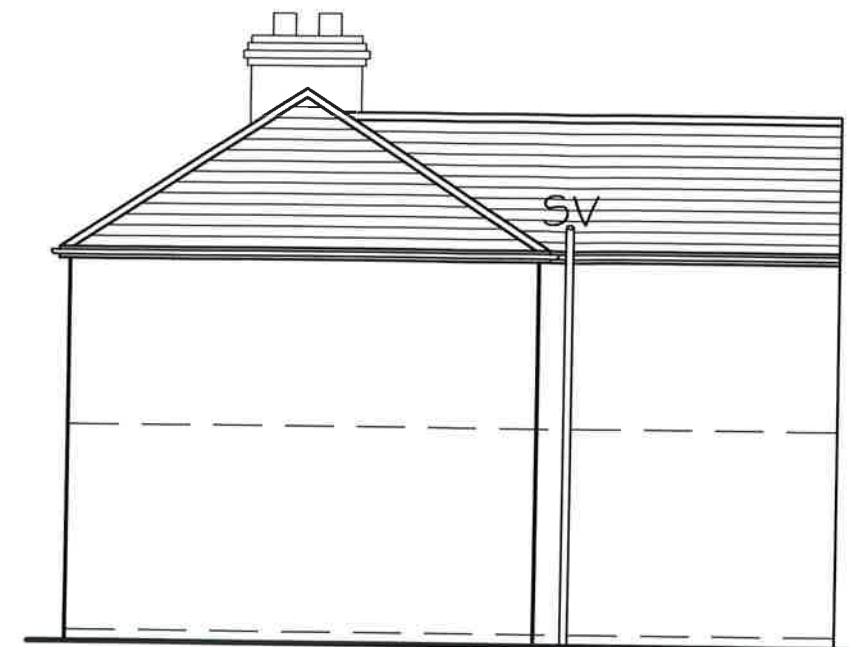


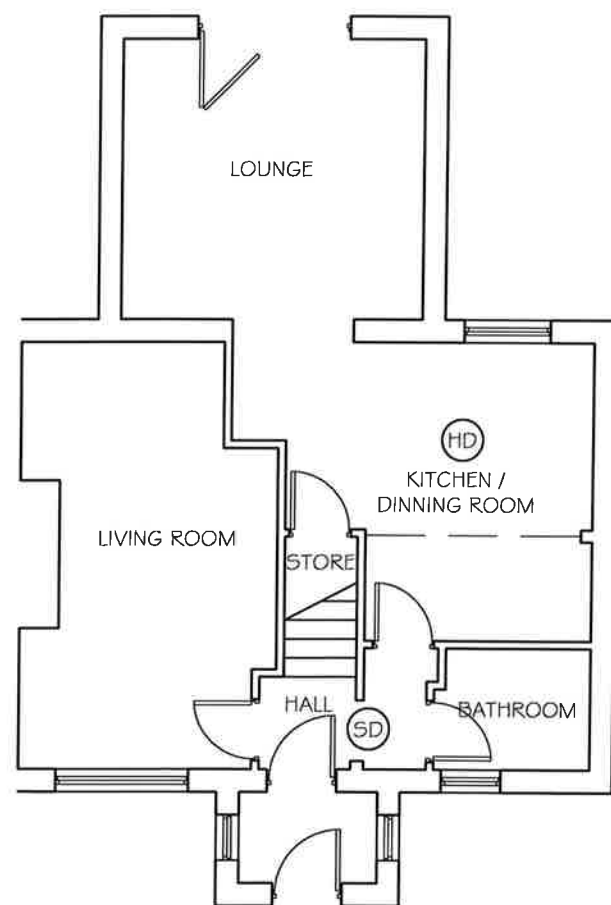
EXISTING FRONT ELEVATION



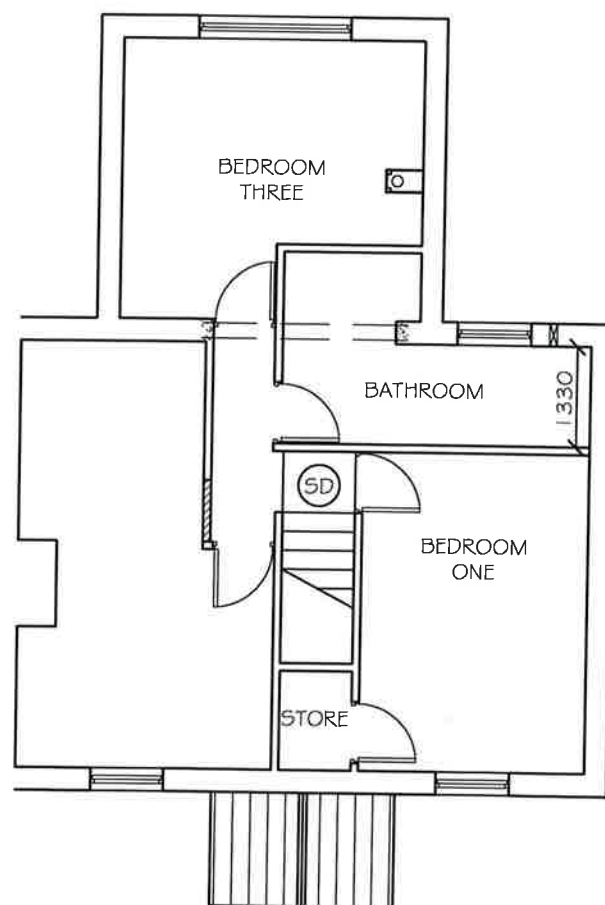
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



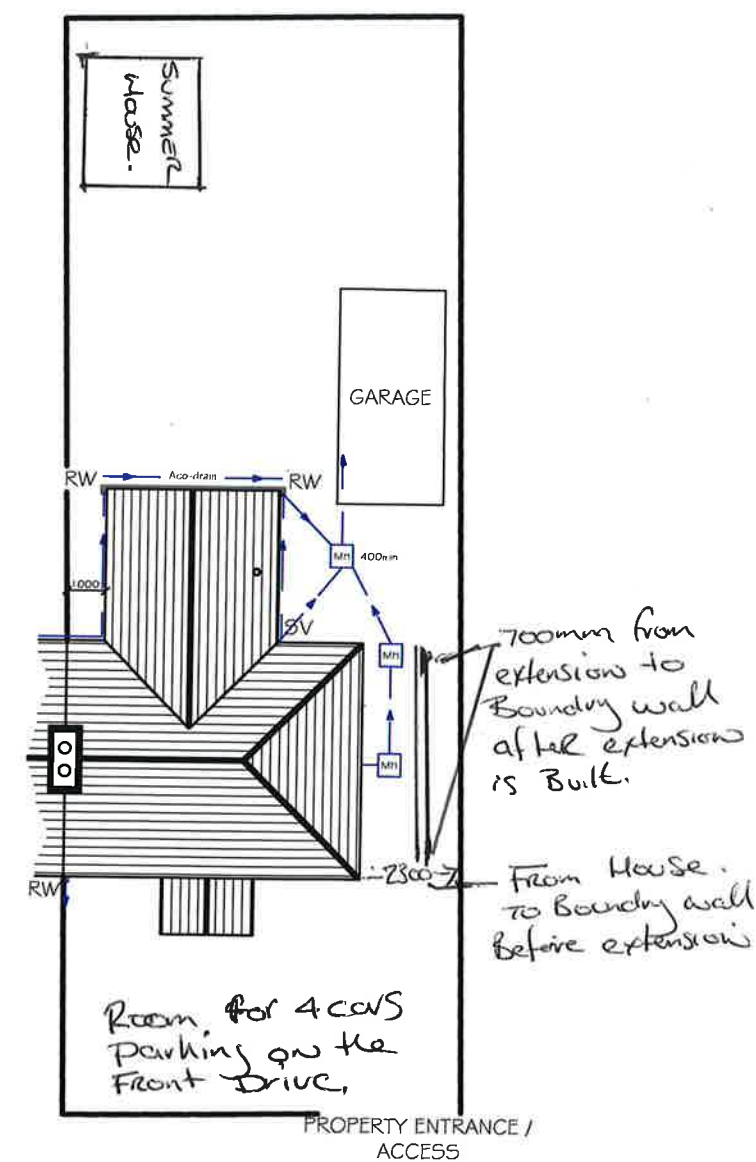
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

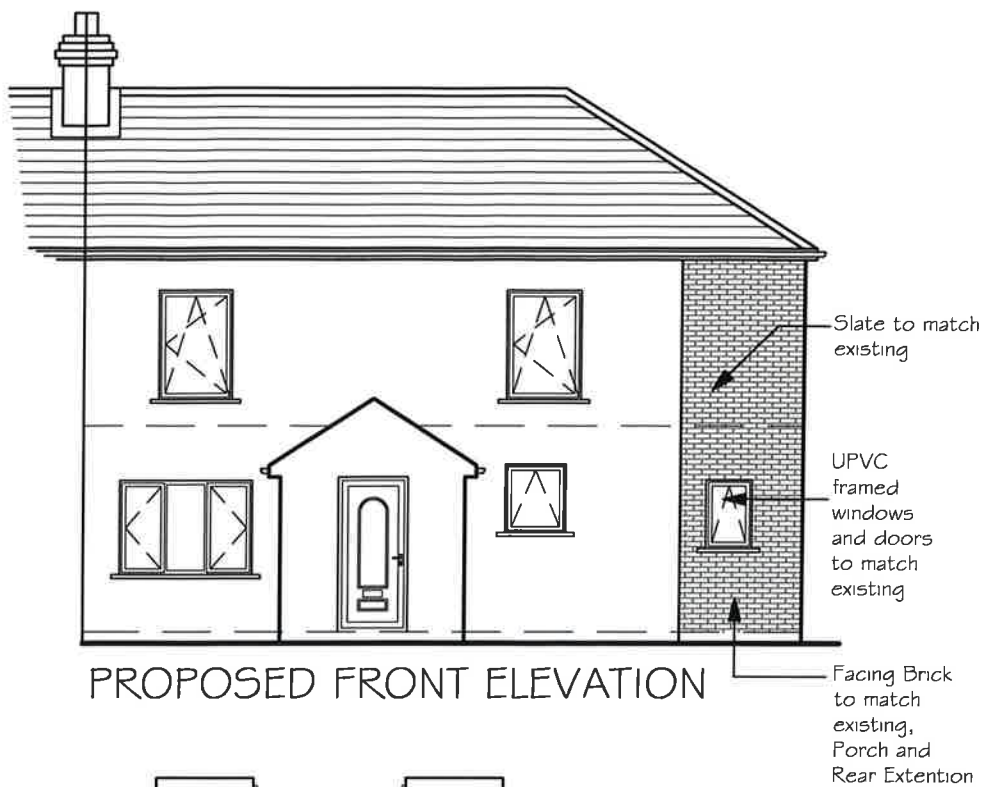


LOCATION PLAN - Scale 1:2500



EXISTING ROOF PLAN / SITE LAYOUT
Scale 1:200

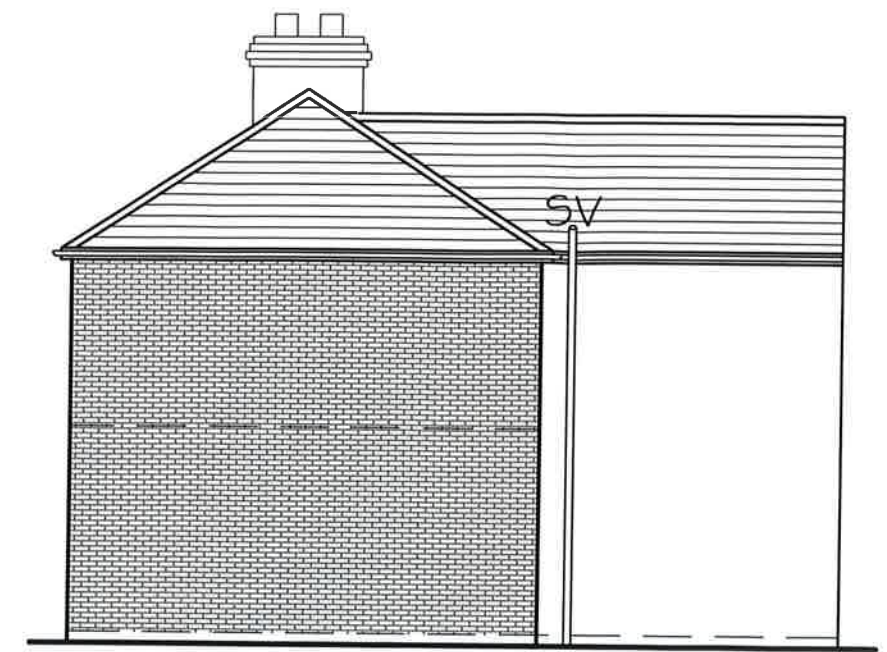
Client: Mr & Mrs Brown
Address: 12 Brayton Road, Bransty, Whitehaven, CA28 6EF
Scheme: Two Storey Side Extension
Drawing: Location & Existing Layouts
Scale: 1:100
Date: April 2019
Drawing No: 2/001A



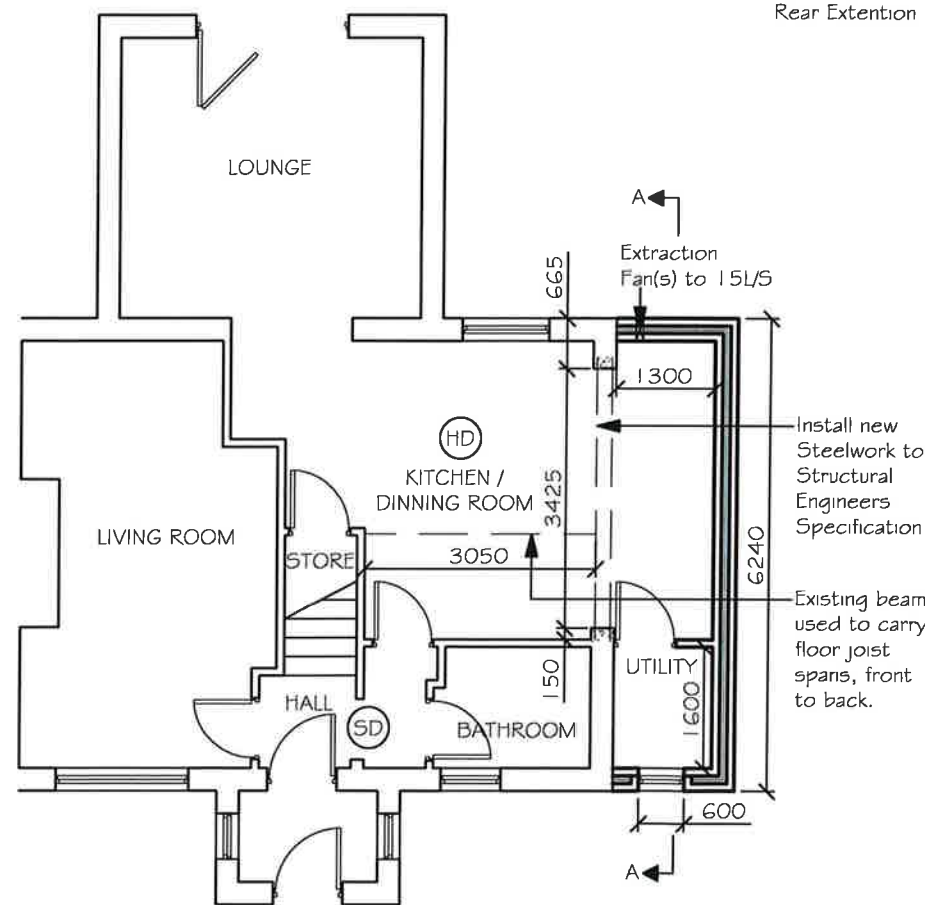
PROPOSED FRONT ELEVATION



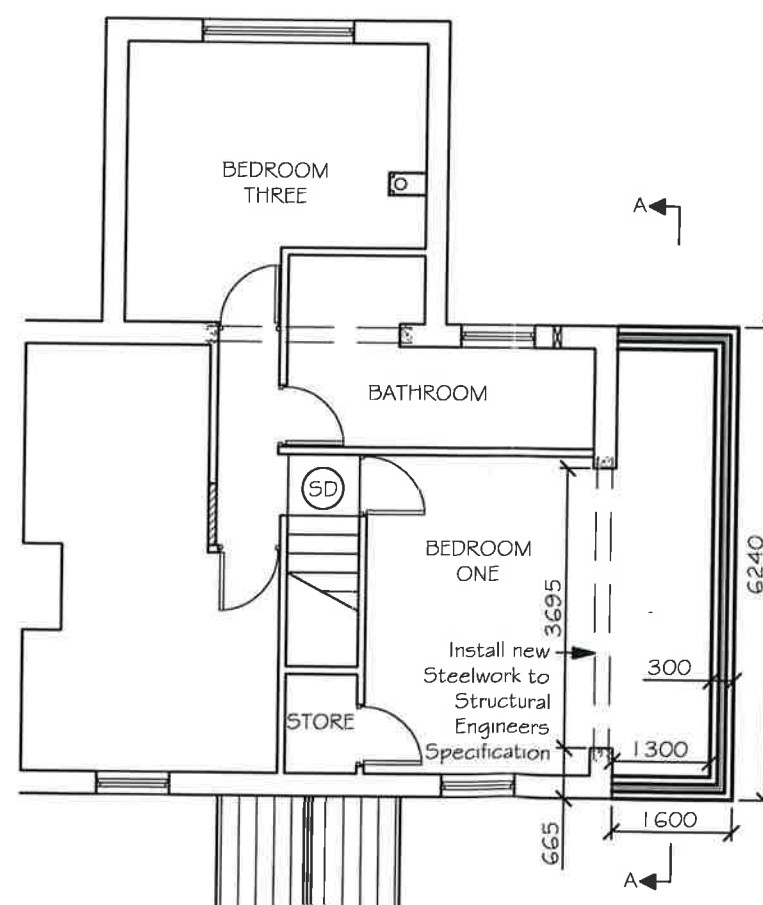
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Proposed Extension:

Finish - Facing brickwork, (red in colour)
Roof - Timber trussed rafters with concrete roofing tiles, to match existing
Windows / Doors - UPVC Framed double glazed glazing, with opening sashes as shown, to match existing

Steel Beams / Prefabricated Lintel: All steelwork is to be encased with plasterboard and skim to provide min. 30mins fire resistance.

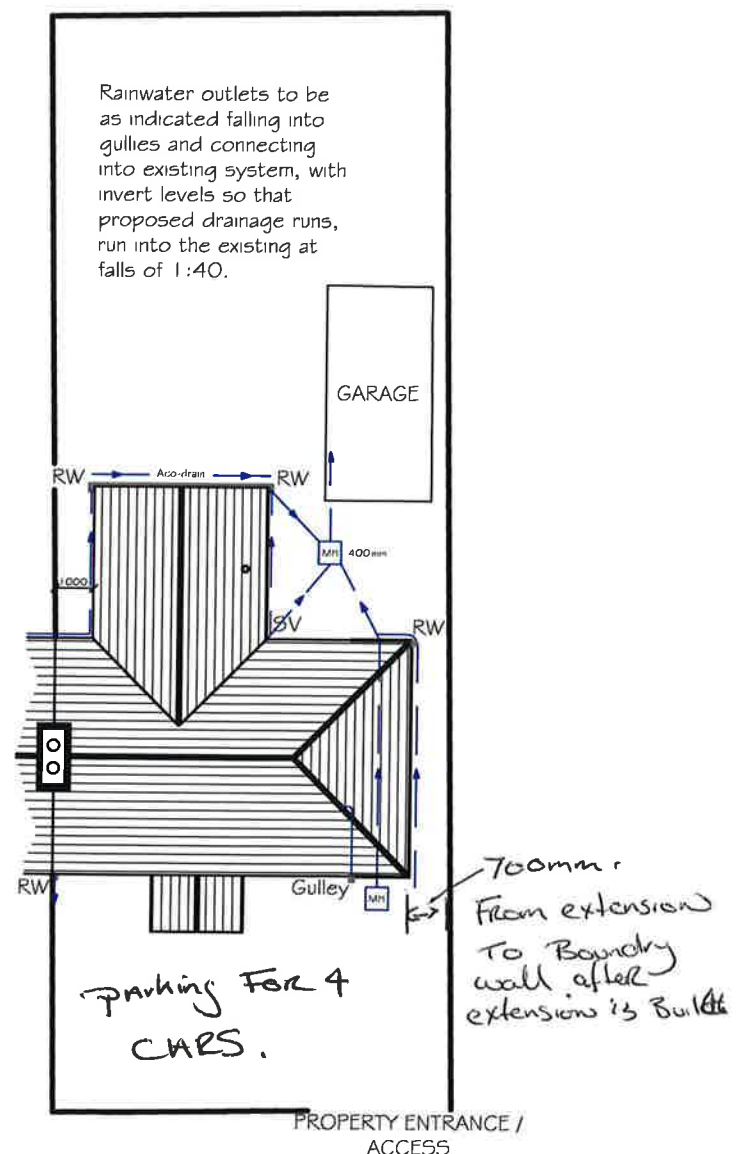
Escape Windows: All escape windows for emergency egress to have min 450mm x 450mm opening light, with a minimum opening area of 0.33m², in accordance with Part B of the building regulations 2000. (Existing Window to Bedroom One provides this).

Mechanical: All space and water heating will be extended on the existing system with thermostatic valves and controls supplied and installed in accordance with BS5440, BS5546 and BS6798 accordingly, with pipe work insulated in accordance with BS5422. All is to be installed by a GAS SAFE Registered engineer with copies of appropriate certification provided on completion.

Electrical: All new electrical work is to be designed, installed, inspected and tested in accordance with B7671 (I.E.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works. All new rooms will be fitted with high efficiency light fittings, with lamps having a luminous efficacy greater than 45 lumens per circuit-watt.

Drainage: Ventilation Stack to Foul Drainage to be 100mm min Ø UPVC Stack, finished min 900mm above all openings within 3m, capped with vent grill to allow continuous air flow. Staggered branch connections to be spaced at 200mm min centres, for WC and Sink / Bath waste. All waste plumbing is to be 100mm dia. to min falls of 1:40, gutters to also be 100mm dia. into min. 75mm outlets, all in accordance with BS EN 12056.

Fire Detection System: All new smoke and heat detectors are to be interlinked and mains-operated (with battery backup power) to Grade D Category LD3 Standard in accordance with BS5839-6(2004).



PROPOSED ROOF PLAN / SITE LAYOUT
Scale 1:200

Client: Mr & Mrs Brown
Address: 12 Brayton Road, Bransty, Whitehaven, CA28 6EF
Scheme: Two Storey Side Extension
Drawing: Proposed Layouts
Scale: 1:100
Date: April 2019
Drawing No: 2/002A