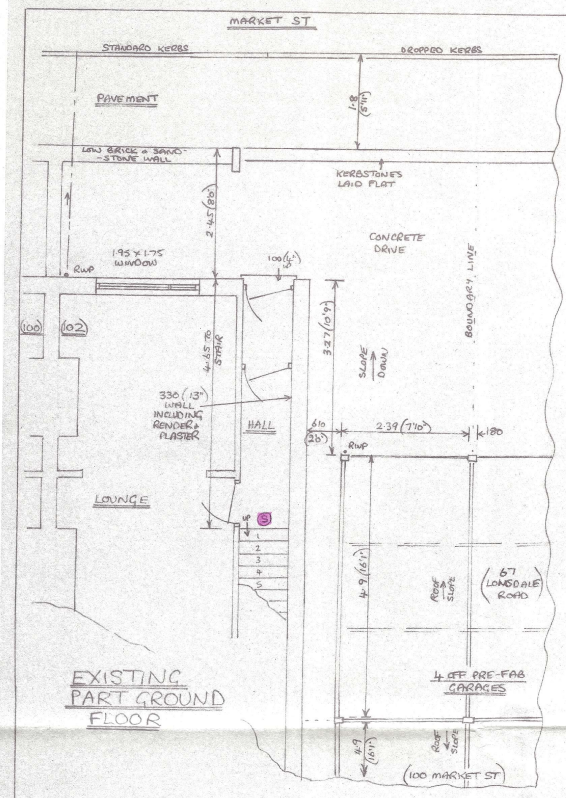
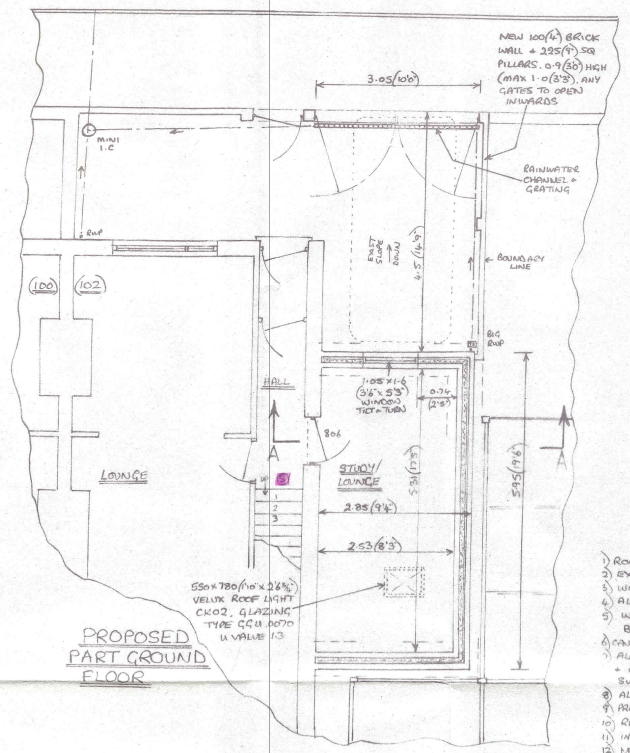
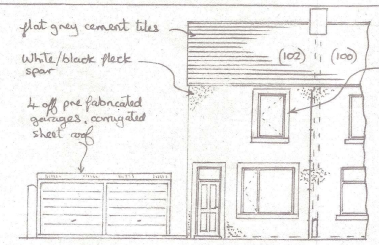


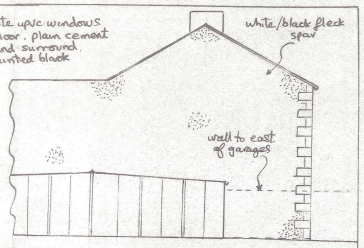
EXISTING PART GROUND FLOOR



PROPOSED PART GROUND FLOOR

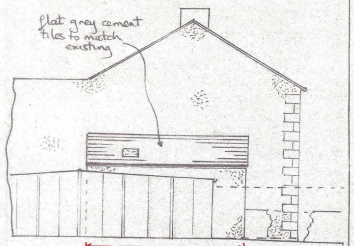


EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

PROPOSED NORTH ELEVATION



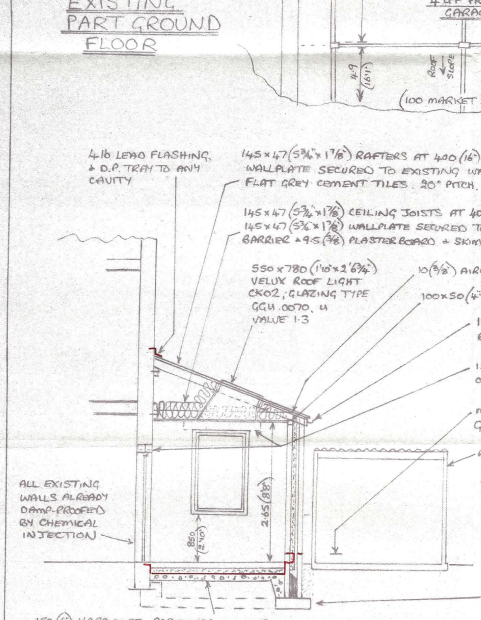
PROPOSED EAST ELEVATION

SCALE 1:100

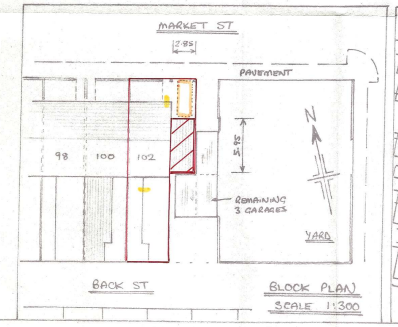
1) ROOF COVERING TO BE FLAT GREY CEMENT TILES TO MATCH EXISTING HOUSE
2) EXTERNAL WALL FINISH TO BE WHITE/BLACK FLECK SPAR TO MATCH EXISTING. 125 (5") CEMENT BAND TO WINDOW, PAINTED BLACK.
3) WINDOW TO BE WHITE uPVC TO MATCH EXISTING. ROOFLIGHT TO BE GREY COLOUR
4) ALL TIMBER WORK TO BE TREATED WITH A PRESERVATIVE
5) WINDOW + ROOFLIGHT TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALLS/ROOF WITH MASTIC, + BE OF SECURE DESIGN - TO B.S. PAS 24 : 2012 OR SIMILAR.
6) CAVITY AROUND OPENINGS, INCLUDING LINTELS TO BE INSULATED TO PREVENT 'COLD BRIDGING', + CLOSED WITH MIN ½ HOUR FIRE RESISTANT MATERIAL
7) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED - TESTED IN ACCORDANCE WITH B.S. 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.
8) ALL SOCKETS + SWITCHES + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'8" + 2'11") ABOVE FLOOR, + WIRED TOP-DOWN
9) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT LAMPS'. EG FLUORESCENT - TUBE OR COMPACT, MIN 40 LUMENS PER GROSS WATT.
10) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION
11) INTERNAL DOOR TO BE MIN 806 (2'7¾") TO GIVE MIN CLEAR OPENING WIDTH OF 750 (2'5½")
12) NEW STUDY/LOUNGE TO HAVE OPENING WINDOW EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000 mm² (12.4 in²) TRICKLE VENTILATION
13) SPACE HEATING TO BE PROVIDED BY EXISTING GAS 'COMBI' BOILER + EXISTING RADIATOR SYTEM EXTENDED. THERMOSTATICALLY/ZONE CONTROLLED TO GIVE NOMINAL 20°C IN STUDY/LOUNGE.
14) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING COMBINED SEWERS SERVE.
15) DRY LINING BOARDS TO HAVE EDGES + JOINTS TAPE SEALED, + ALL ELECTRICAL BACKBOXES, CONDUITS ETC TO BE SEALED WITH MASTIC TO MAINTAIN AIRTIGHTNESS.
16) PROPOSED INVOLVES WORKS UP TO BOUNDARY LINES WITH REMAINING GARAGES. "THE PARTY WALL ACT 1996" APPLIES
17) CONSERVATION OF ENERGY DETAILS - EXTENSION

U VALUE OF FLOOR . . . 0.22 . U VALUE OF WALLS . . . 0.26 , U VALUE OF CEILING . . . 0.16
INTERNAL FLOOR AREA OF EXTENSION . . . 13.43 m², ∴ 25% = 3.357 m² (MAX NEW OPENINGS AT BASIC U VALUES)
AREA OF WINDOW, U PVC, MIN 20 mm GAP D/G, EG 3 SYSTEM 3", 1.1 NEUTRAL LOW E, ARGILL, U VALUE 1.4 = 1.68 m²
AREA OF VELUX ROOF LIGHT, TIMBER, DOUBLE GLAZED, TYPE GGU 0070 . . . U VALUE 1.3 = 0.429 m² } 2.109 m² (OK)

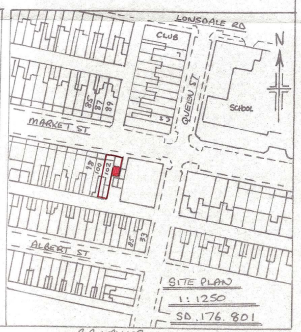
OFF STREET PARKING
EXISTING — ONE VEHICLE ON DRIVE, (GARAGE - TOO NARROW TO ACCEPT MODERN CAR - CANT USE)
PROPOSED — " " " " , ∴ NO CHANGE



SECTION AA SCALE 1:50



BLOCK PLAN
SCALE 1:300



SITE PLAN
1:1250
SD.176.801

PROPOSED EXTENSION AT 102 MARKET ST. MILLOM, CUMBRIA FOR MR. D. HARFOOT.

26-4-21

R A WALKER
LADYHALL - MILLOM

1693