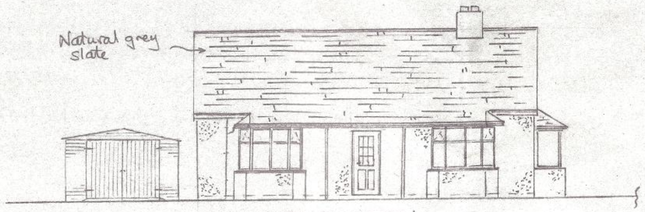
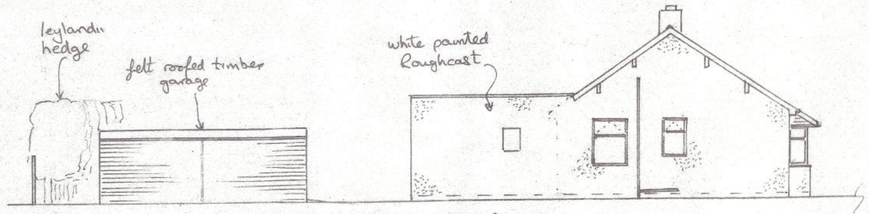


EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



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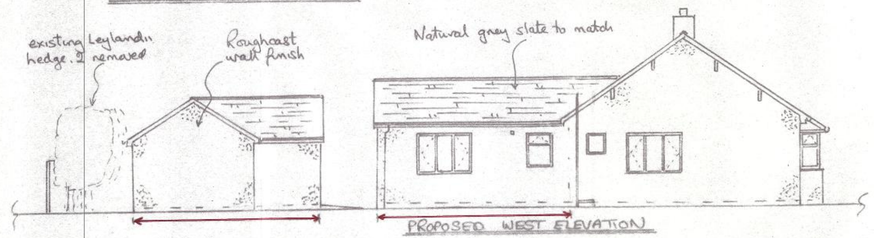
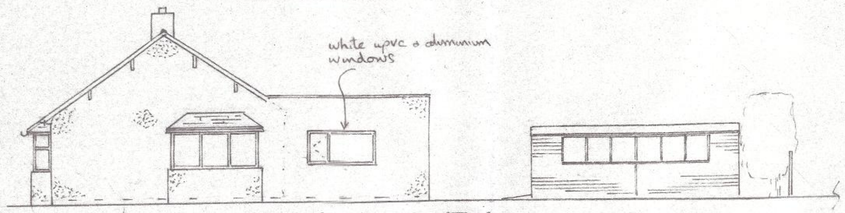
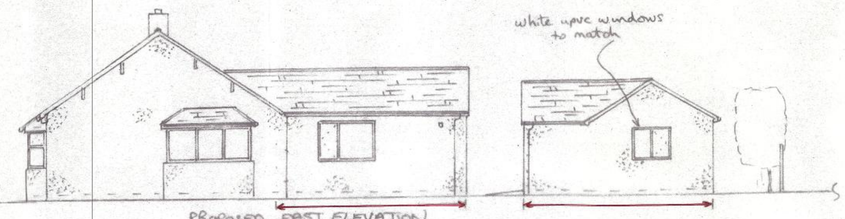


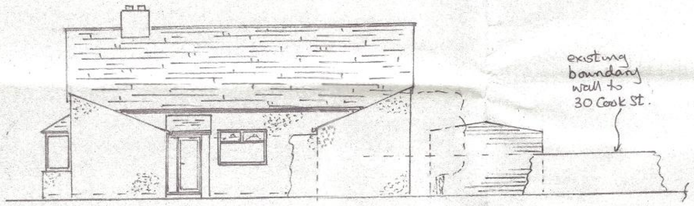
PROPOSED WEST ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



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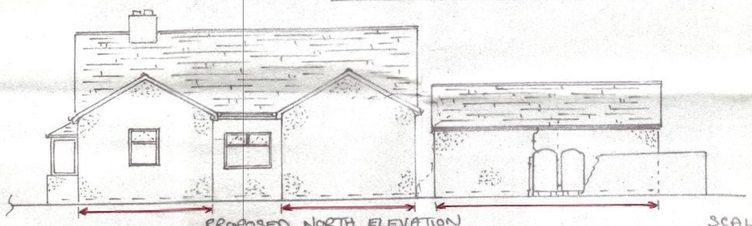
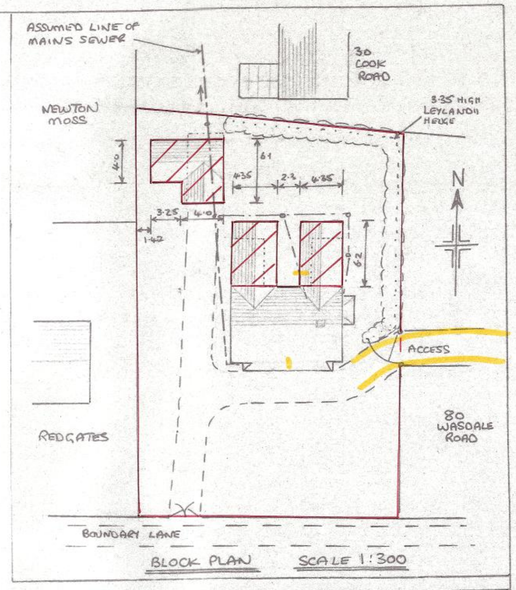
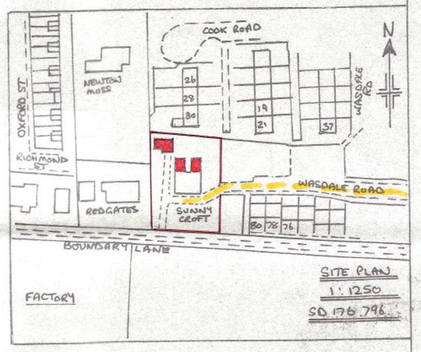


PROPOSED NORTH ELEVATION

SCALE 1:100



BLOCK PLAN SCALE 1:300



SITE PLAN 1:1250 SD 176 796

1) ROOF COVERING TO BE NATURAL GREY SLATE TO MATCH EXISTING — ROOFLIGHT TO BE GREY COLOUR.
2) EXTERNAL WALL FINISH TO BE ROUGHCAST TO MATCH EXISTING
3) NEW WINDOWS + DOOR UNIT TO BE WHITE uPVC TO MATCH EXISTING. — GARAGE DOORS TO BE SIDE HUNG – METAL, HORIZONTAL BOARD EFFECT.
4) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
5) WINDOWS, DOOR + ROOFLIGHT TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALL/ROOF WITH MASTIC, + BE OF 'SECURE DESIGN' TO B.S. PAS 24 : 2012, OR EQUIVILANT.
6) CAVITIES 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' UPON COMPLETION.
8) ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 3'11") ABOVE FLOOR + WIRED "TOP DOWN".
9) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT' LAMPS, MIN 40 LUMENS PER CIRCUIT WATT. OUTSIDE LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
10) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION.
11) NEW INTERNAL DOORS TO BE MIN 806 (2'7¾") TO GIVE MIN 'CLEAR OPENING' OF 750 (2'5½"). EXTERNAL DOOR, 838 (2'9") TO GIVE MIN 'CLEAR OPENING' OF 800 (2'7½")
12) BEDROOMS 2 + 3 TO HAVE OPENING PANELS EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000mm² (13 in²) TRICKLE VENTILATION.
- KITCHEN, ANY SIZE OPENING, 4000mm² (6½ in²) TRICKLE VENTILATION, + 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC IF COOKER HOOD).
- UTILITY ROOM, " " " " " + 30 " " " " " "
- BATHROOM, " " " " " + 15 " " " " " "
- SHOWER ROOM, 15 LITRE/SEC EXTRACTION FAN, OPERATING BY LIGHT SWITCH, WITH 15 MIN'S OVER-RUN.

13) HOT WATER, + SPACE HEATING TO BE PROVIDED BY EXISTING MAINS GAS 'COMBI' BOILER, LOCATED IN LOFT, + EXISTING RADIATOR SYSTEM EXTENDED. THERMOSTATICALLY/ZONE CONTROLLED TO GIVE NOMINAL 21°C IN LOUNGE, DINER + KITCHEN, + 18°C ELSEWHERE.
14) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED, TO BS 5839-6, 2004, GRADE 'D', CATEGORY LD3, WITH SMOKE ALARMS TO B.S. EN 14604, SHOWN (S), + HEAT ALARM 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.
15) GLASS PANELS IN DOOR, + ADJACENT TO, TO BE TOUGHENED/LAMINATED TO B.S. 6206 (1981)
16) CONSERVATION OF ENERGY DETAILS
U VALUE OF FLOOR ... 0.22, U VALUE OF WALLS ... 0.26, U VALUE OF FLAT CEILING ... 0.16, SLOPING CEILING ... 0.14.
INTERNAL FLOOR AREA OF EXTENSIONS ... 43.66m², ∴ 25% = 10.915 m² } 13.627 m² (MAX NEW OPENINGS AT BASIC U VALUES)
AREA OF OPENINGS LOST DUE TO WORKS ... 2.712 m²
AREA OF WINDOWS + FULLY GLAZED DOOR UNIT, uPVC, MIN 20mm GAP D/G, EG 'SYSTEM 3', 1.1 NEUTRAL LOW 'E', ARGILL, U VALUE 1.4 = 11.97 } 12.7364 (6%)
AREA OF ROOFLIGHT, TIMBER, DOUBLE GLAZED, VELUX SPEC FOR GLAZING TYPE GGU 0070 ... U VALUE 1.3 = 0.7664
17) ALL DRAINAGE TO BE TO SATISFACTION OF LOCAL AUTHORITY, EXISTING COMBINED SEWER SERVES. (PERCOLATION TEST, 1/5/22, SHOWED GROUND SOLID CLAY, + NO WATER PERCOLATING OVER 6 HOURS). RAINWATER STORAGE TANKS TO BE PLACED TO GARAGE, WITH OVERFLOW INTO DRAINS.

'LEYLANDII' HEDGE DETAILS (SEE PROPOSED FLOOR PLAN FOR 'T' Nºs). MAINTAINED AT 3.35m HIGH

T1	200 Ø	TRUNK	2.4m	ROOT PROTECTION	RADIUS	TO BE REMOVED, + ALLOW MORE LIGHT INTO Nº 30 COOK ST.
T2	200 Ø	TRUNK	2.4m	"	"	
T3	150 Ø	"	1.8m	"	"	GARAGE OUTSIDE ROOT PROTECTION RADIUS.
T4	150 Ø	"	1.8m	"	"	
T5	180 Ø	"	2.16m	"	"	
ETC						

PROPOSED EXTENSIONS & DETACHED GARAGE AT "SUNNY CROFT" BOUNDARY LANE (OFF WASDALE Rd), MILLOM, FOR Mr B. DRIVER

SHEET 1 5-5-22 1752