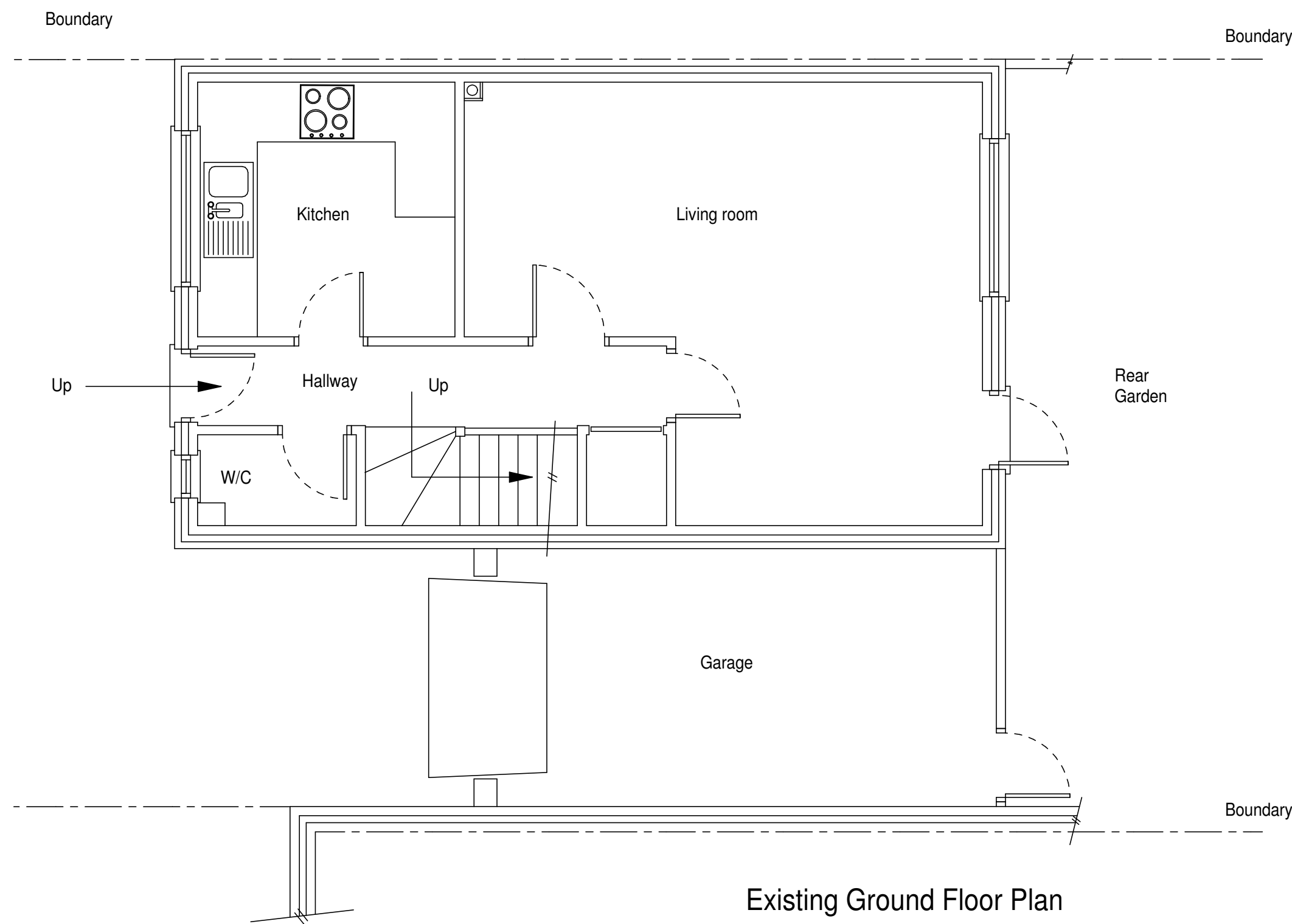
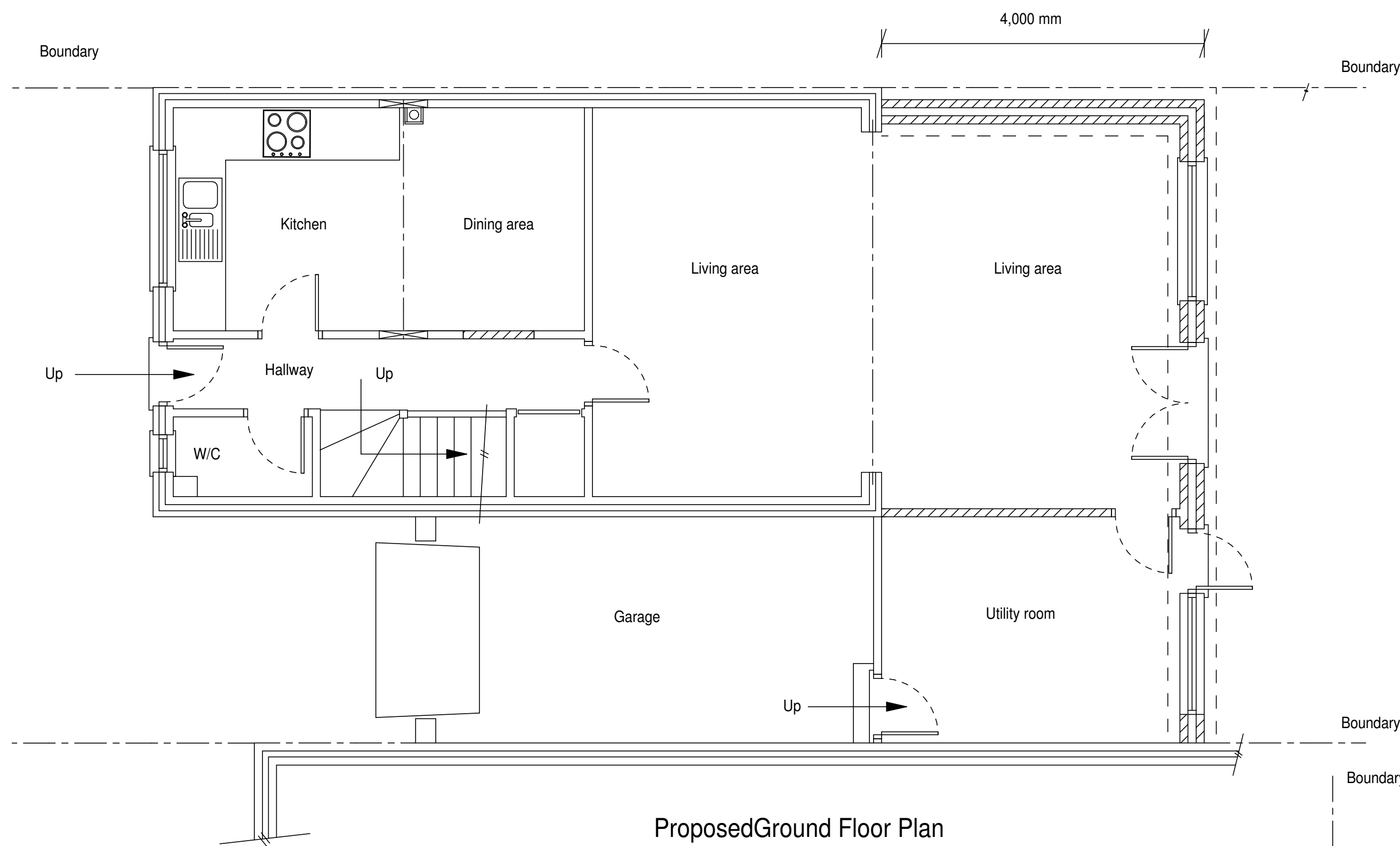
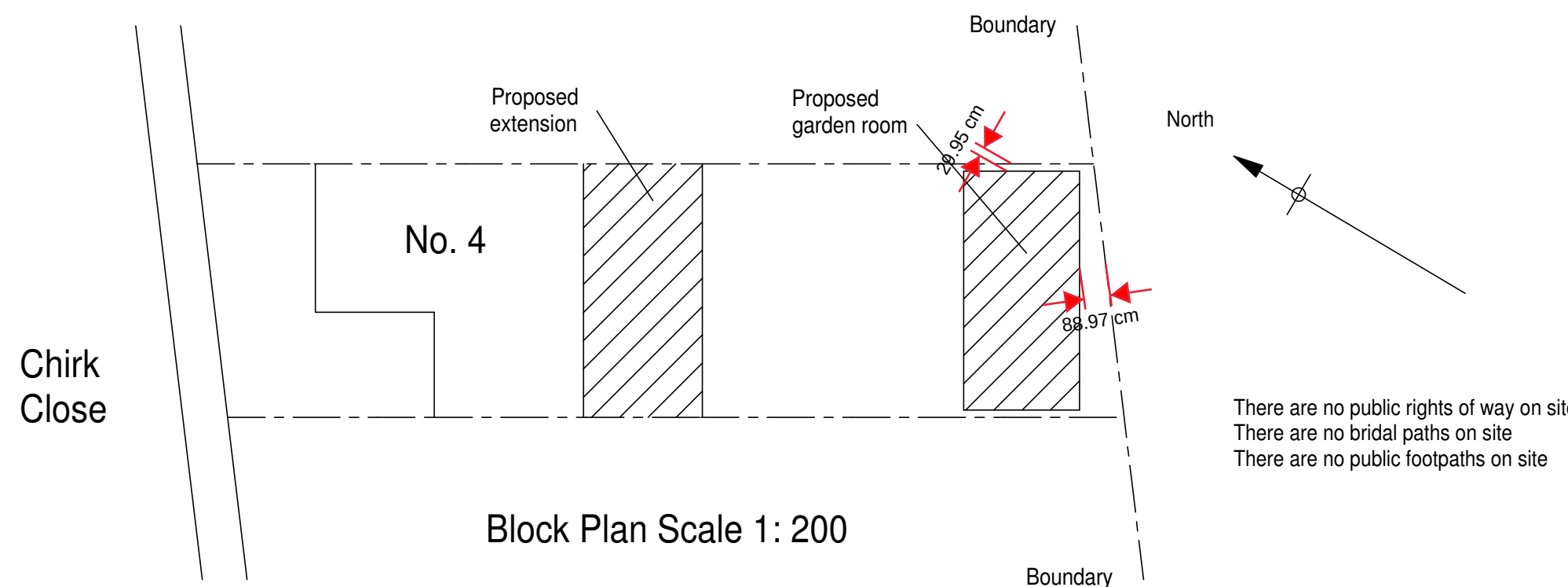




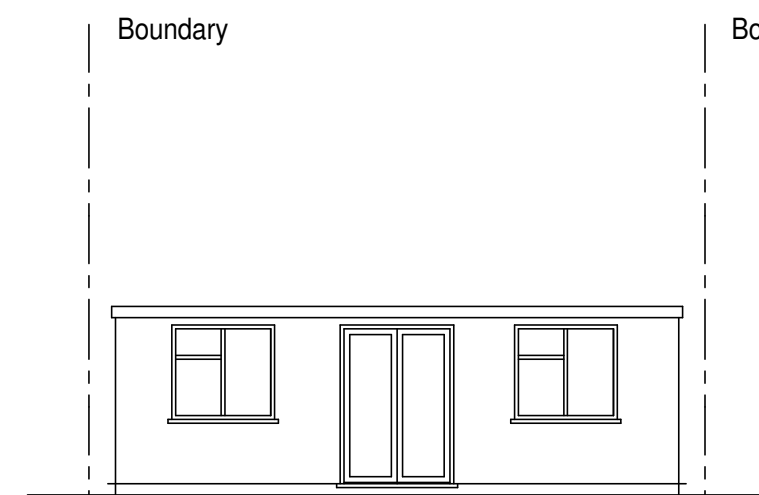
Existing Ground Floor Plan



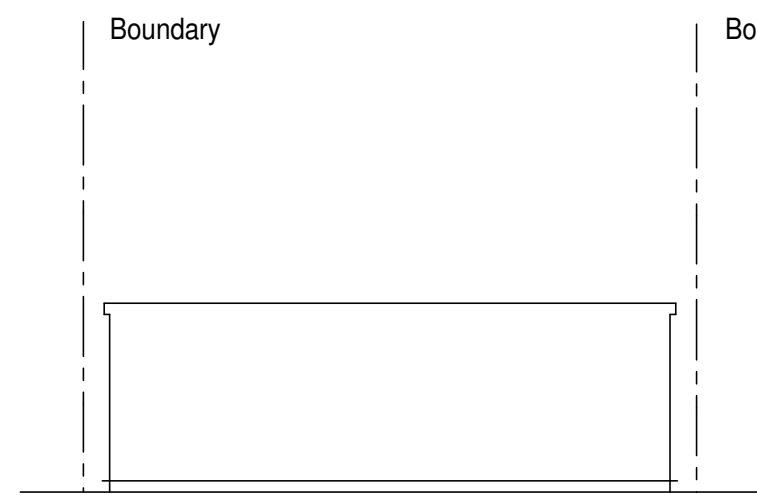
Proposed Ground Floor Plan



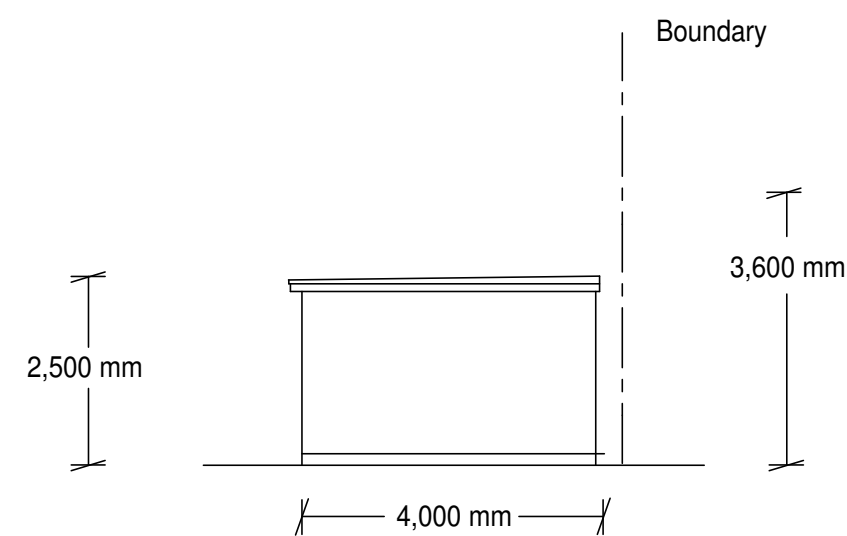
Block Plan Scale 1:200



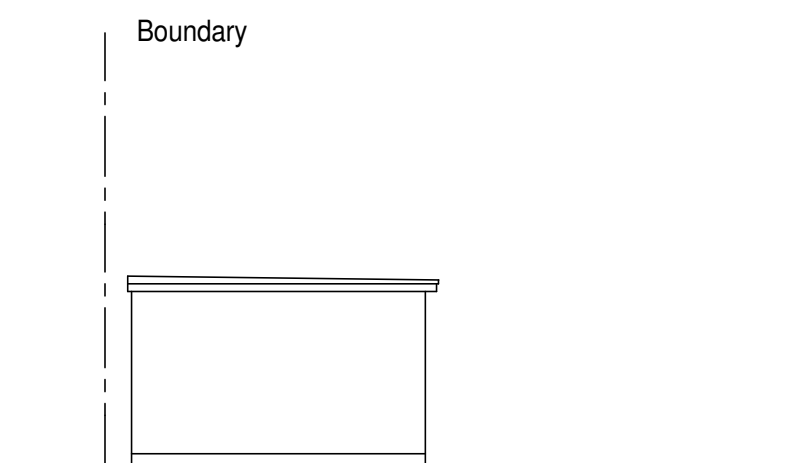
Proposed Front Elevation Garden Room



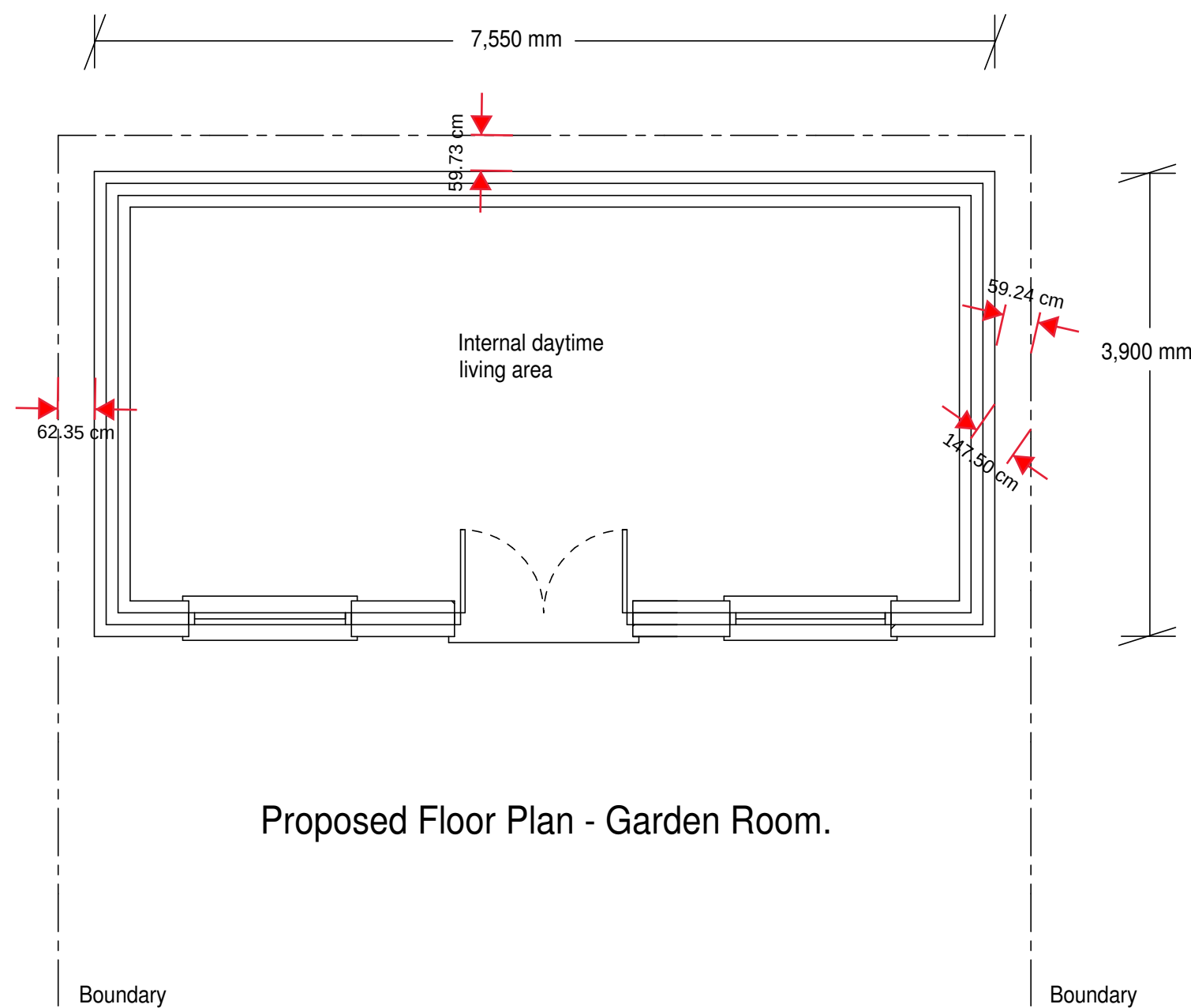
Proposed Rear Elevation Garden Room



Proposed Side Elevation Garden Room



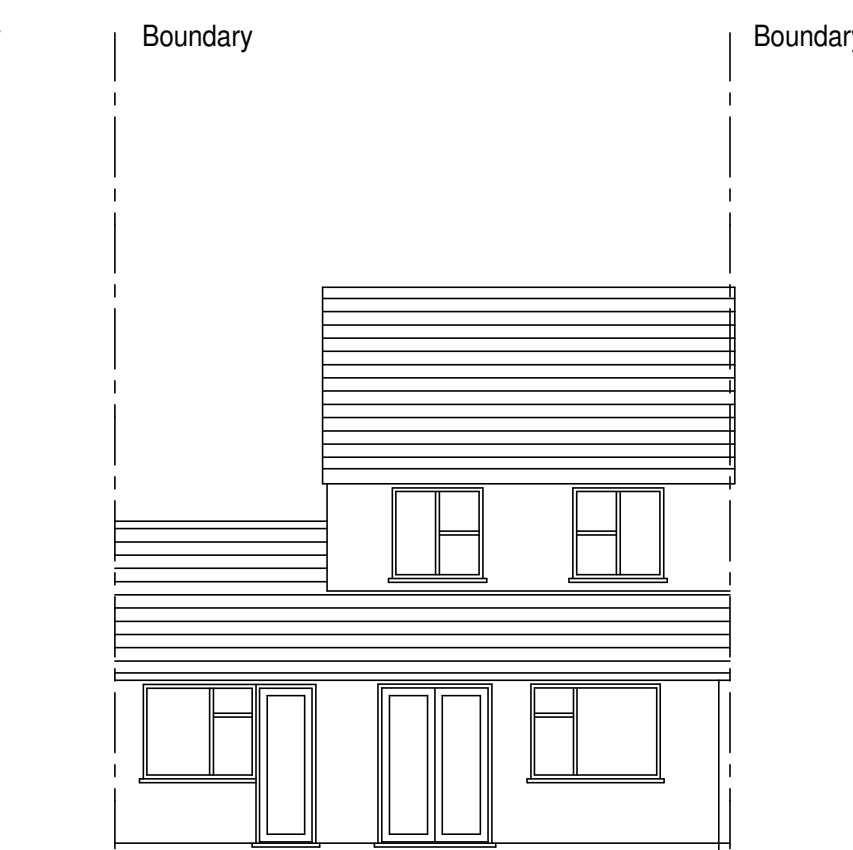
Proposed Side Elevation Garden Room



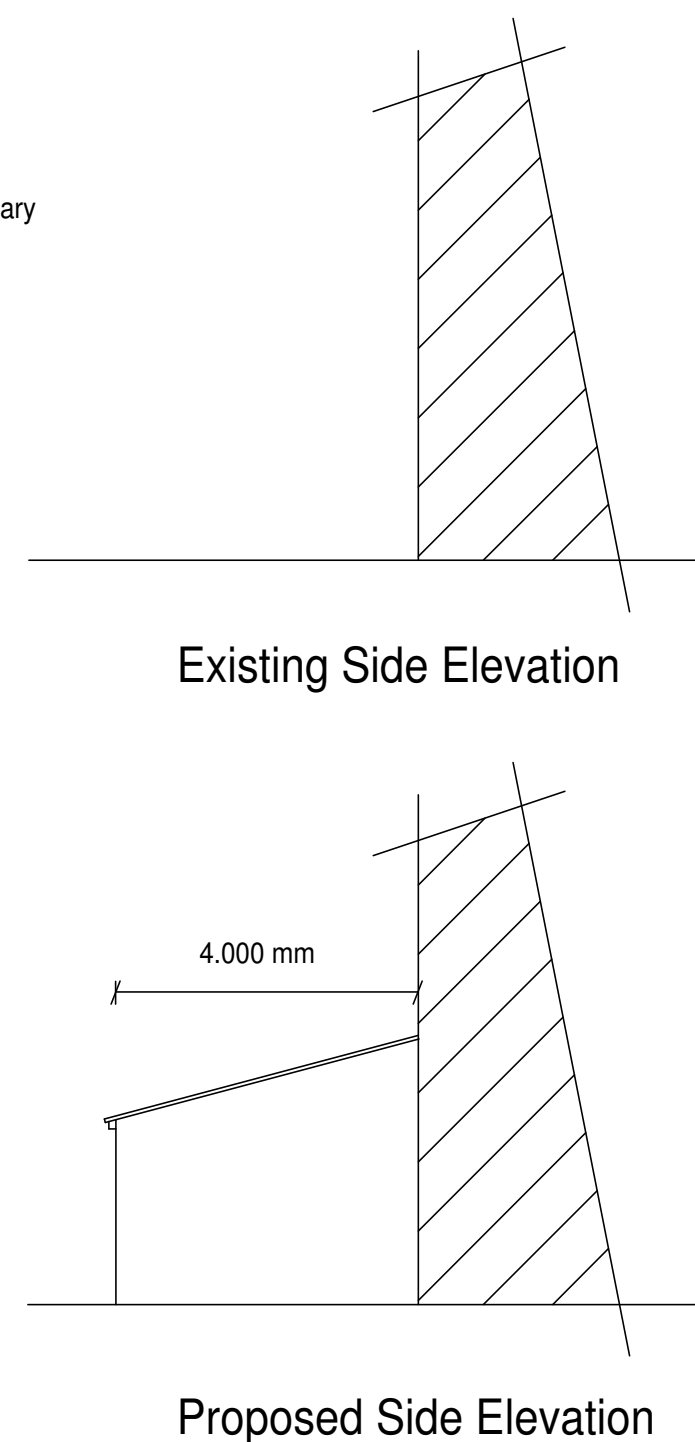
Proposed Floor Plan - Garden Room.



Existing Rear Elevation



Proposed Rear Elevation



Existing Side Elevation

Proposed Side Elevation

Constructional Detail:

Foundation: Trench to be 600 mm wide and a minimum of 1000 mm in depth from ground level. Ground level to be taken as that of the existing garden and not any built up paved or patio area. Trench depth to be below the invert level of any drains within 3 meters of the new construction. Trench depth to be agreed with local authority building inspector and to take into consideration ground conditions and mature trees falling within the NHBC deemed zone of influence.

Trench to be mass filled with 1:2:4 mix concrete up to 400 mm below ground level.

Sulphate resistant cement to be used where aggressive soil conditions persist.

Structure: 100 x 100 x 100 cavity wall construction. 100 mm Drytherm cavity wall insulation batts. Brickwork & blockwork to be tied to existing structure using a movement joint. Firfix or similar proprietary profiles. Steel wall ties. Damp proof course to be min. 150 mm above ground level. Damp proof course to comply with BS743. Concrete/common bricks/blocks below ground level. Cavity wall to extend below damp proof course level and cavity below damp proof course filled with lean concrete mix to 225 mm below lowest damp proof course.

Glazing: All windows to be double glazed with head vents for background ventilation. Glazing in doors and sidelights below 1500 mm from floor, and window glazing below 800 mm to be safety glass to BS6206. Glazing to be min. 10% of each room's floor area and max. 25% of each room's floor area. Opening window vents to be min. 5% of each floor area. All new glazing to achieve a 'U' value not exceeding 2.0 w/sq.mdegK i.e. double glazed, 16 mm air gap, 24 mm overall thickness and with a low e coating.

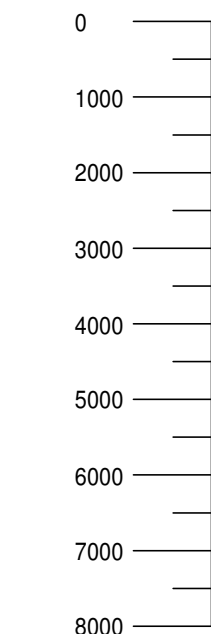
Minimum 100 mm x 50 mm softwood wood wall plates to be fixed to structure with galvanised steel straps at a maximum of 1.5 meter centres.

Ground bearing slab: Refer to cross section. 150 mm clean hardcore blinded with washed soft sand. 1200 gauge polythene damp proof membrane Visqueen or similar. Damp proof membrane to be linked with inner skins of damp proof course. 80 mm floor insulation. Kingspan Thermafloor TF70 or Cellotex GA3000Z. Floor insulation turned up at perimeter to prevent cold bridging. 150 mm floor slab. 1:2:4 mix concrete reinforced with 8 mm mesh. Floor screed 75 mm. 1:3 sharp sand and cement mix.

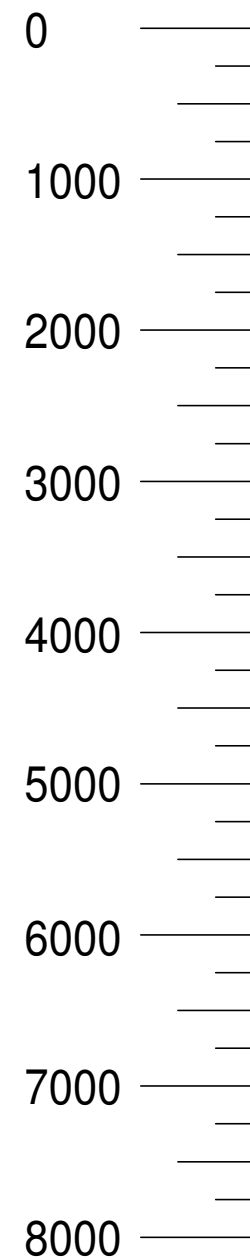
Electrical installation: Electrician to be Part P registered for self certification.

Heating: Plumber to be Corgi registered.

Pitched roof: Multi truss. 100 mm Cellotex insulation between rafters. Breathable felt. Tiles to match existing main house.



Scale Bar 1:100 in mm.



Scale Bar 1:50 in mm.

Notes:

This drawing has been drawn to a scale of 1:50 & 1:100 for the purpose of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing but taken on site.

All structural elements to be agreed with local authority Building Control prior to the commencement of works.

Attention is drawn to the provisions of The Party Wall etc. Act 1996.

The building owner/s must formally serve notice of the intention to obtain permission to enter the adjoining owners property to carry out non notifiable works.

These plans have been drawn for the purpose of applying for planning permission.

Previous constructional expertise & knowledge is assumed.

Note.

Proposed single storey rear extension cannot be viewed from no. 5

Mandy Heer
4 Chirk Close
Greenford
UB4 9RD

Single storey rear extension and garden room ancillary to main house.

Scale 1:50/1:100 @ A1

Frontier Architecture Ltd
MC09, Unit C7
Harlow
CM19 5AF

Tel: 020 8949 6492

Ref: HEE.SEP.17B