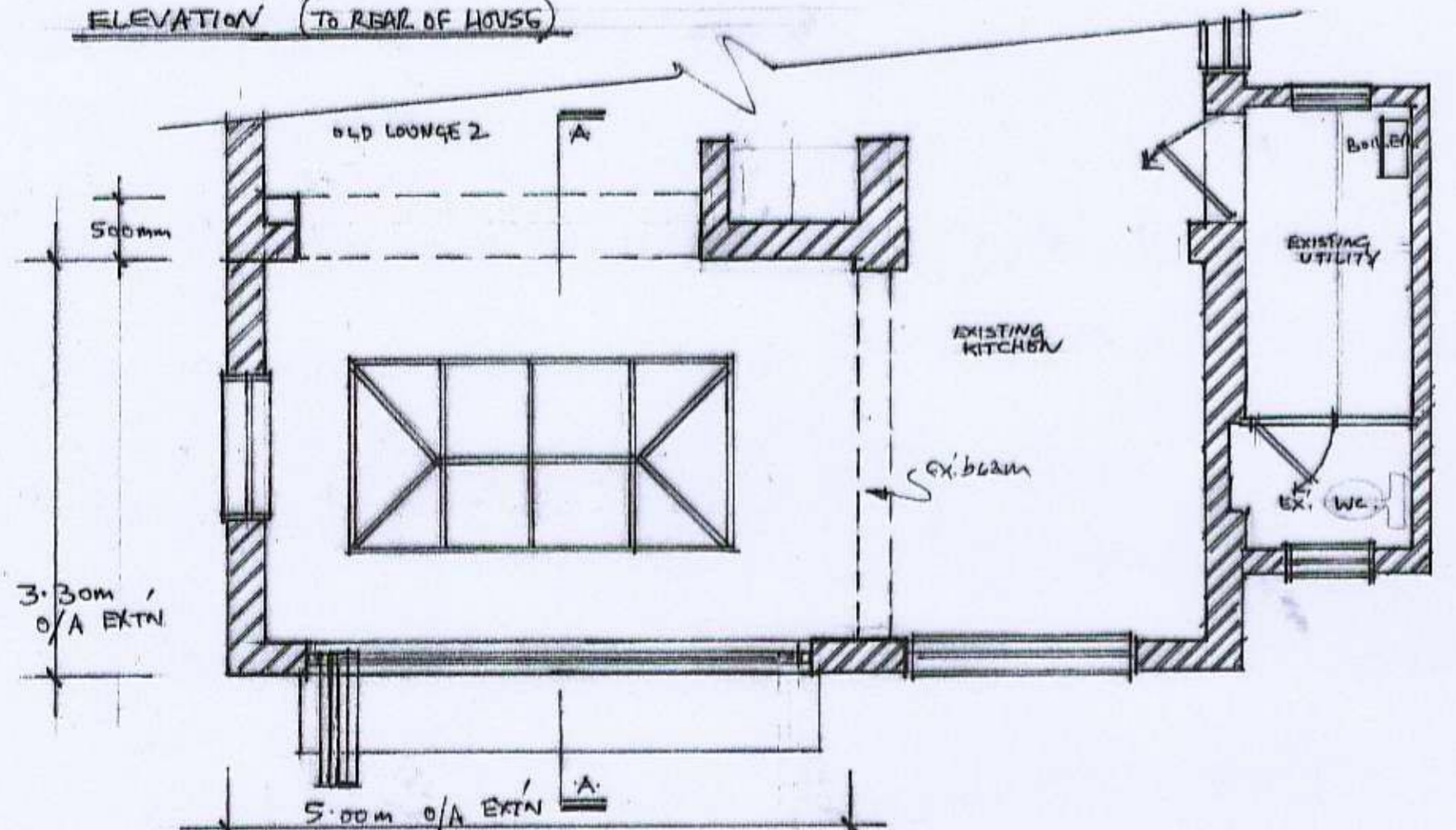
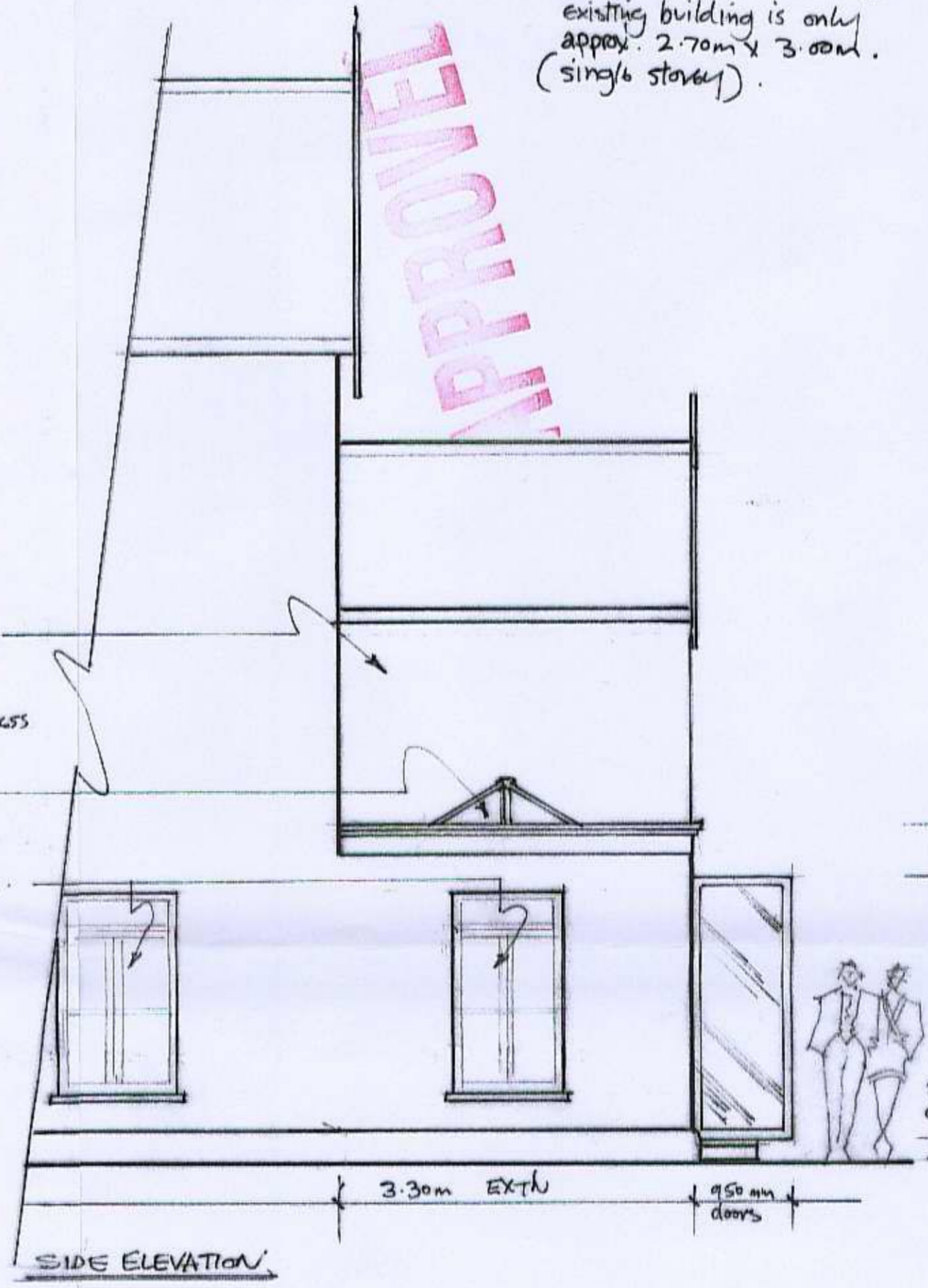


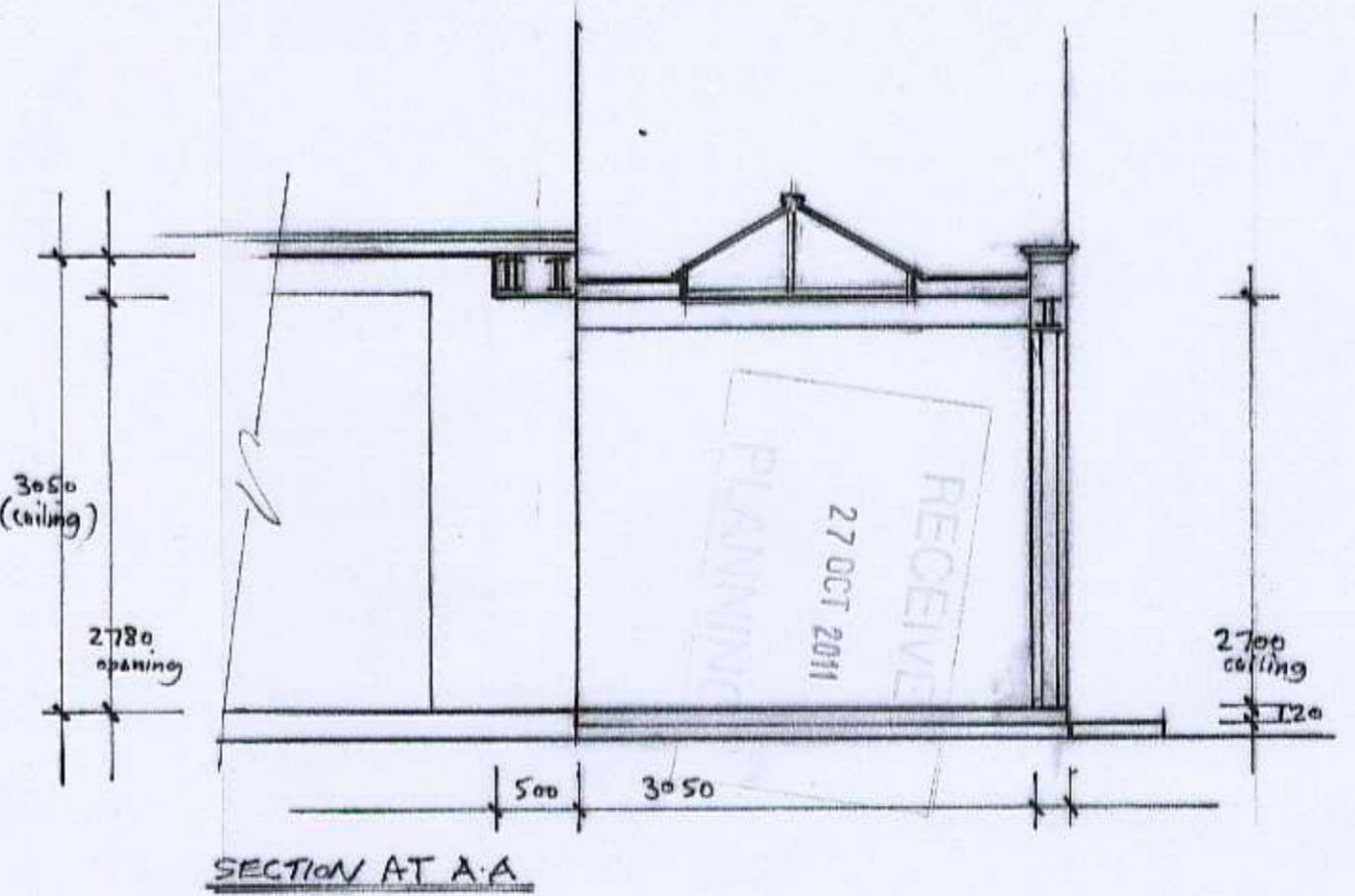
ELEVATION (TO REAR OF HOUSE)



PLAN (1:50 SCALE)  
GLAMORGAN ROAD - SINGLE STOREY EXTENSION PROPOSAL



SIDE ELEVATION



SECTION AT A-A

\*NB: Additional structure to existing building is only approx. 2.70m x 3.00m. (single storey).

- GENERAL BUILDING WORKS REQUIRED**
- \* Remove chimney breast/wall sections at old lounge 2 to create larger opening to new single storey extension. Use R.S.J. girders as specified by Ron Chappell structural engineer - double up beams to cover width of ex. chimney breast.
  - \* Remove existing single storey structure; its include flat roof, french doors and window frame etc. - keep any existing lighting fittings/structural sockets etc. for re-use. Keep & re-use existing radiator.
  - \* New extension brickwork to match existing
  - \* Flat roof over to accept 3m x 1.5m timber glazed rooflight from [unclear] liaise with them to ensure correct opening size required but generally construct as follows:
    - 50 x 230mm s.w. joists at 400mm c/c covered 28mm external ply.
    - 50mm wide softwood furrings max! 75mm to nothing, on s.w. joists.
    - 3 layers of felt to BS747, hot-bonded with quarry tiles (vif. to follow)
    - 225 x 75 terracotta air bricks between joists on back & side wall for cross ventilation 150mm minimum upstands against felts
    - Minimum 100mm rockwool insulation between joists
    - Polythene vapour barrier & 9.5mm plasterboard
    - All timber to be tanalised (spec for rooflight & windows to be finalised).
  - \* Calculations being provided for necessary pier supports / foundations - assume a strip foundation 600mm wide x 230mm deep - these to follow...
  - \* Refer to calculations provided. All R.S.J.'s to be casted to achieve 1/2 hour minimum fire resistance.
  - \* Provide D.P.C. as necessary & extend to exterior wall of old lounge 2.
  - \* Folding/sliding doors from - provide opening to size. 4m x 2.50m - use R.S.J. size as specified by Ron Chappell structural engineer.
  - \* New window frames (2 new timber) 1 note fit/replace existing at 'old lounge 2', other new one to match - fitted to new extn.
  - \* Raise new floor to height of existing kitchen & old lounge 2 levels.
  - \* re-route any necessary n/w pipes etc at rear and side to accommodate new brickwork
  - \* re-fit radiator & run cold water supply to new position for ex. fridge/freezer
  - \* Electrics to be decided but must comply with current IEE regulations
  - \* provide 4m x 600mm paved step to garden level from new folding/sliding doors.
  - \* Allow for trimming existing masonry ties and reducing existing timber support to give bigger access width at extension corner.
- \* ALL BUILDING WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS \***
1. New extension is one storey high
  2. ex. kitchen is two storeys high.
  3. 'old lounge 2' is three storeys high
  4. Utility & WC is one storey high
- \* See notes on further drawing for all internal works required (floor finishes & kitchen amendments & electrics etc).
- Amended: 18/9/2011  
: 22/10/2011
- DRAWN: MIKE CORCORAN - 22/08/2011  
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