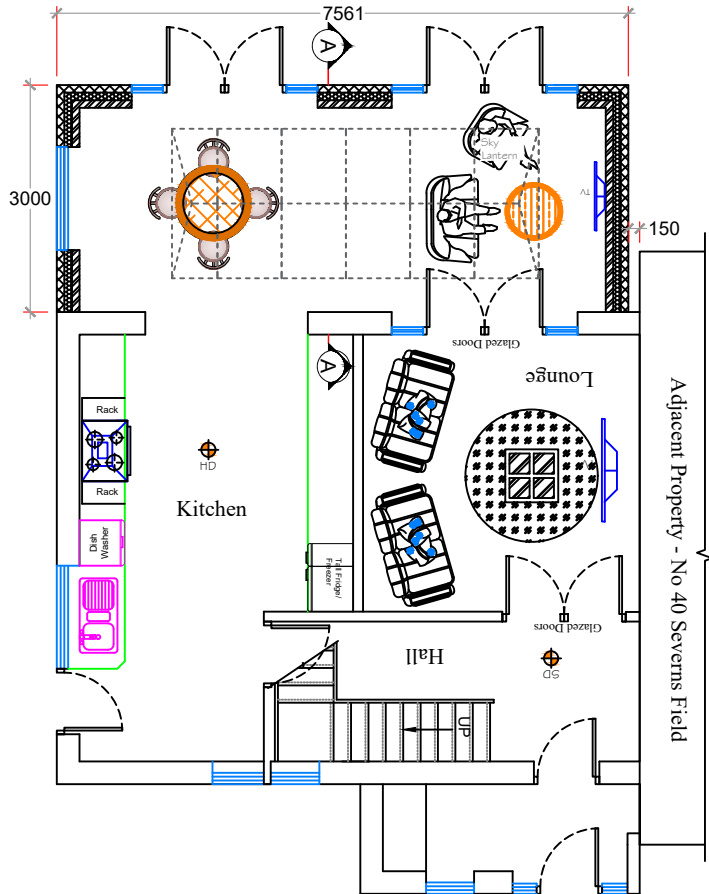
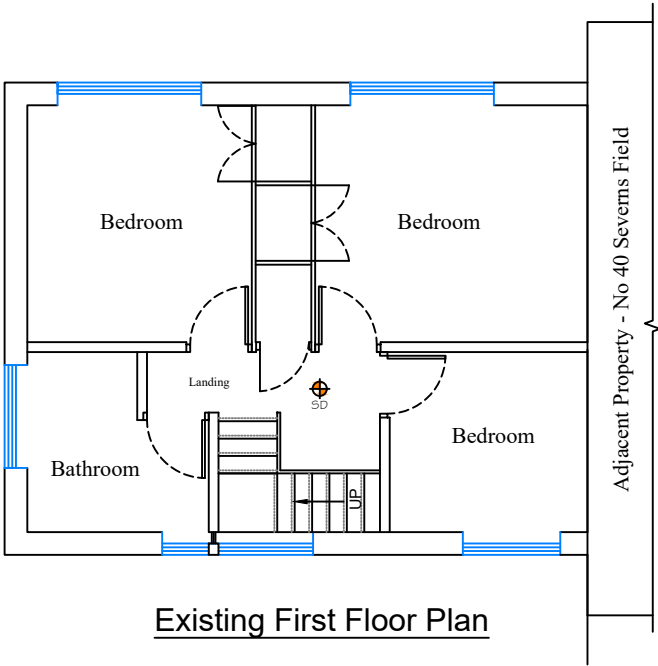
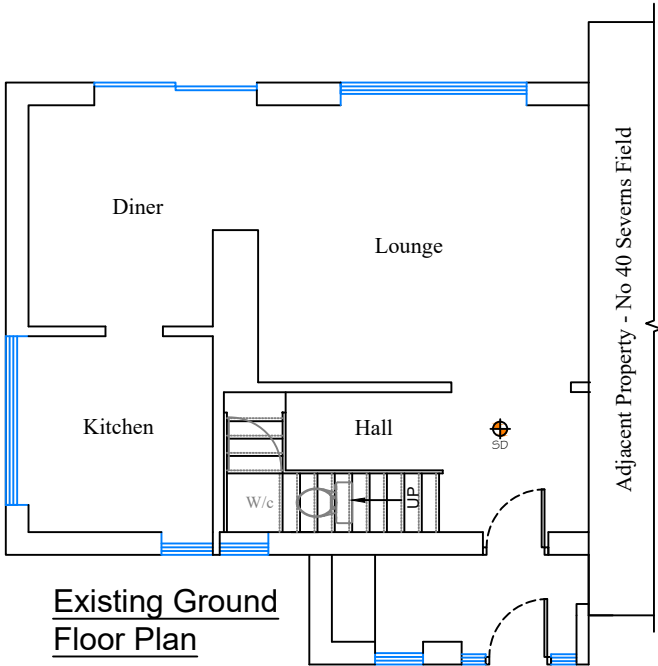
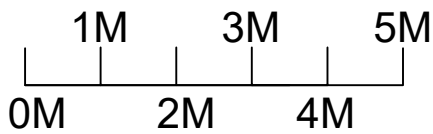


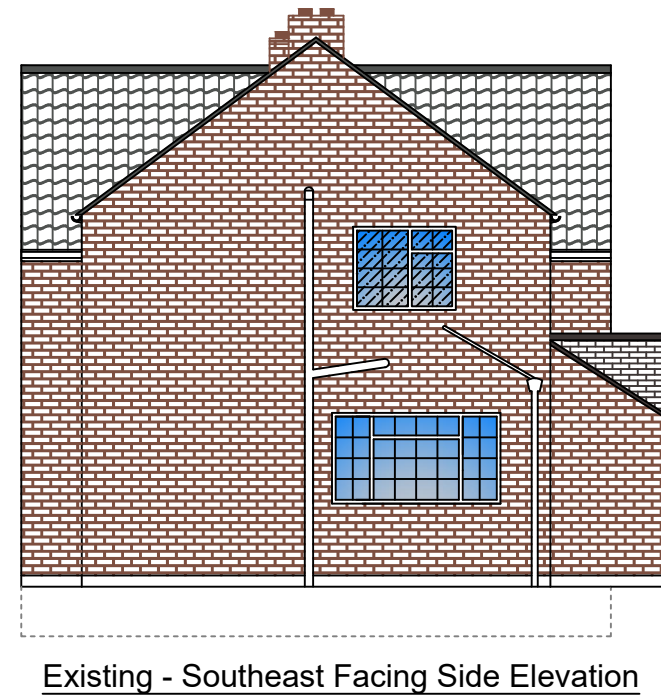
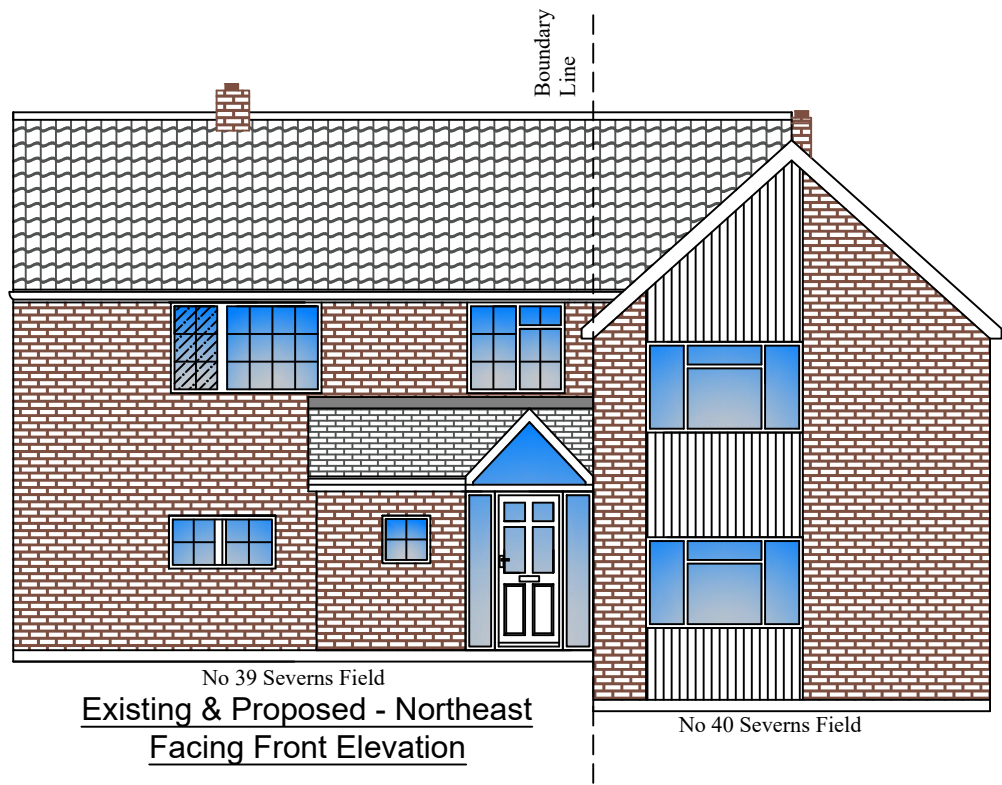


EXISTING & PROPOSED PLANS

SCALE 1:100@A3

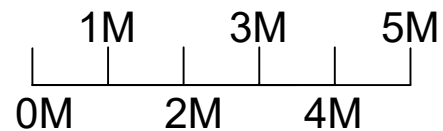


REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing & Proposed Plans	Single Storey Rear Extension	Epping Essex	Scale	1:100@A3	SX - ARCHITECTURE THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE .
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						Exst&PropPlns01		



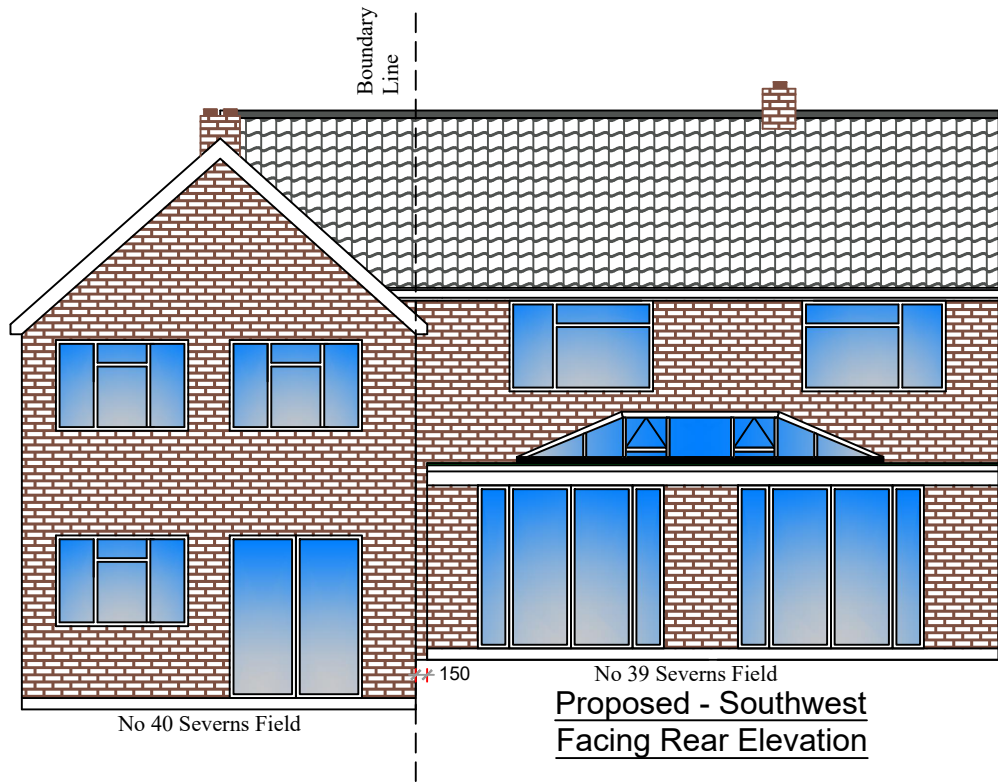
EXISTING ELEVATIONS

SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	ExistElev01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		

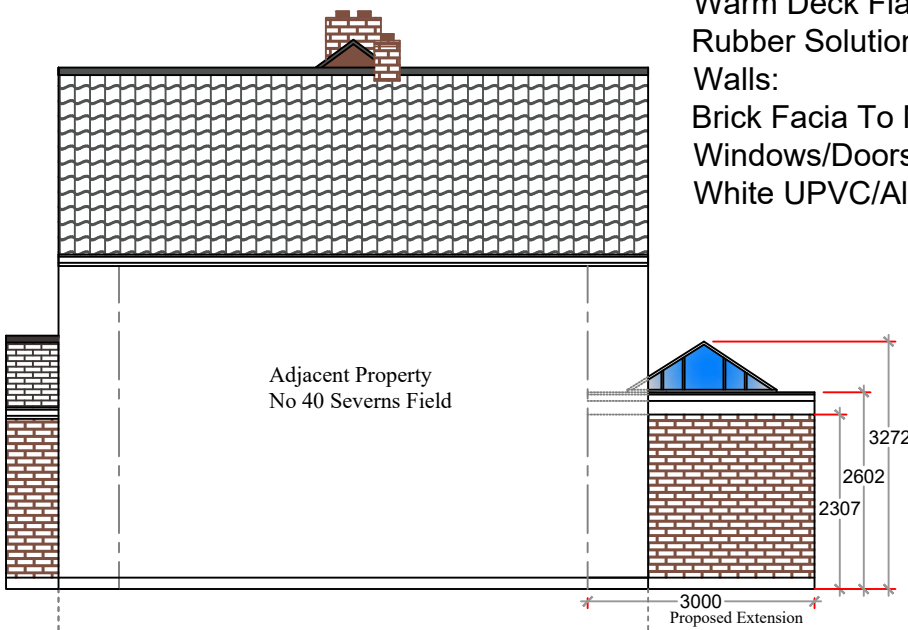
SX - ARCHITECTURE



Proposed - Southwest Facing Rear Elevation

MATERIALS :

- Roof:
Warm Deck Flat Roof - Three Layer Felt or Rubber Solution
Walls:
Brick Facia To Match Existing
Windows/Doors:
White UPVC/Aluminium to Match Existing



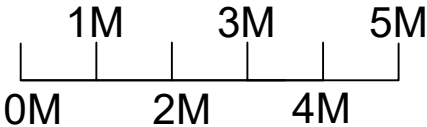
Proposed - Northwest Facing Side Elevation



Proposed - Southeast Facing Side Elevation

PROPOSED ELEVATIONS

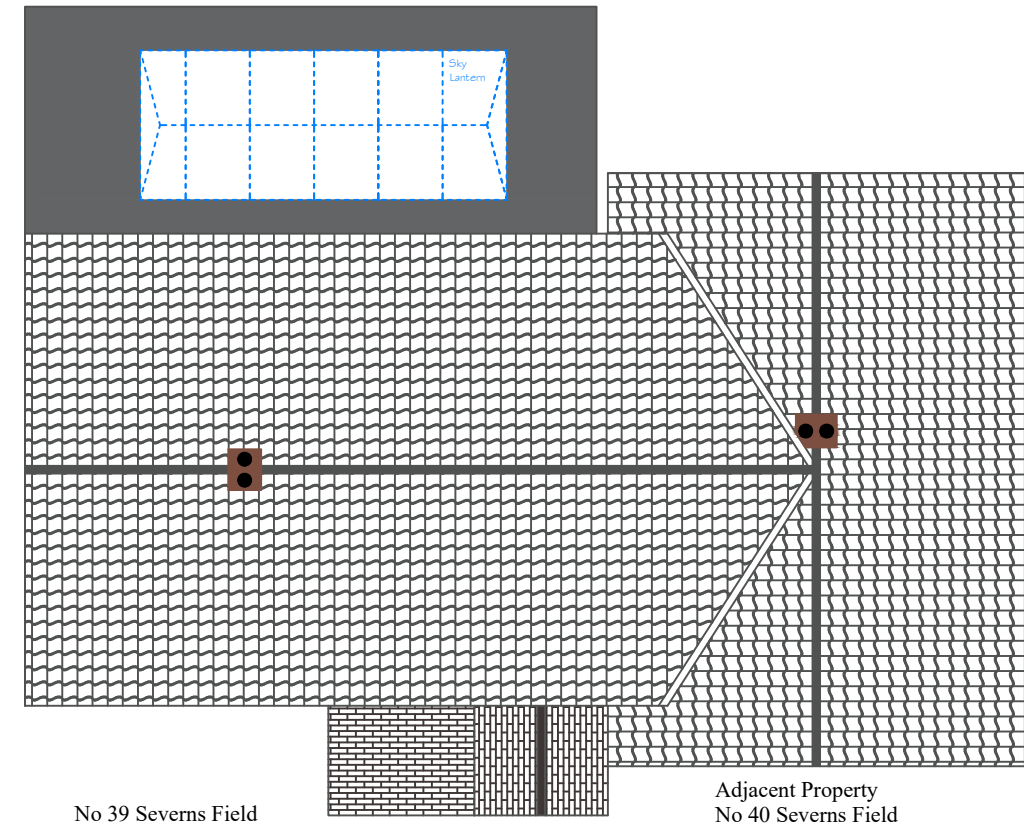
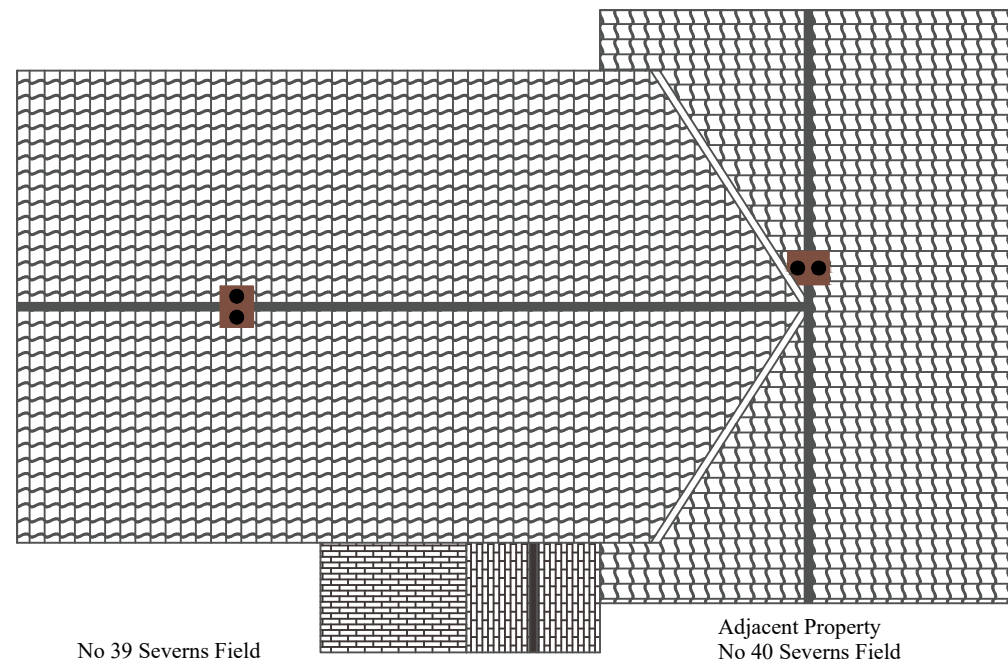
SCALE 1:200@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	PropElev01	
G								

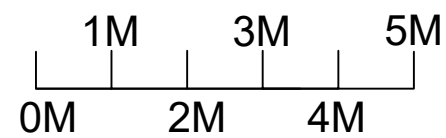
SX - ARCHITECTURE

THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.

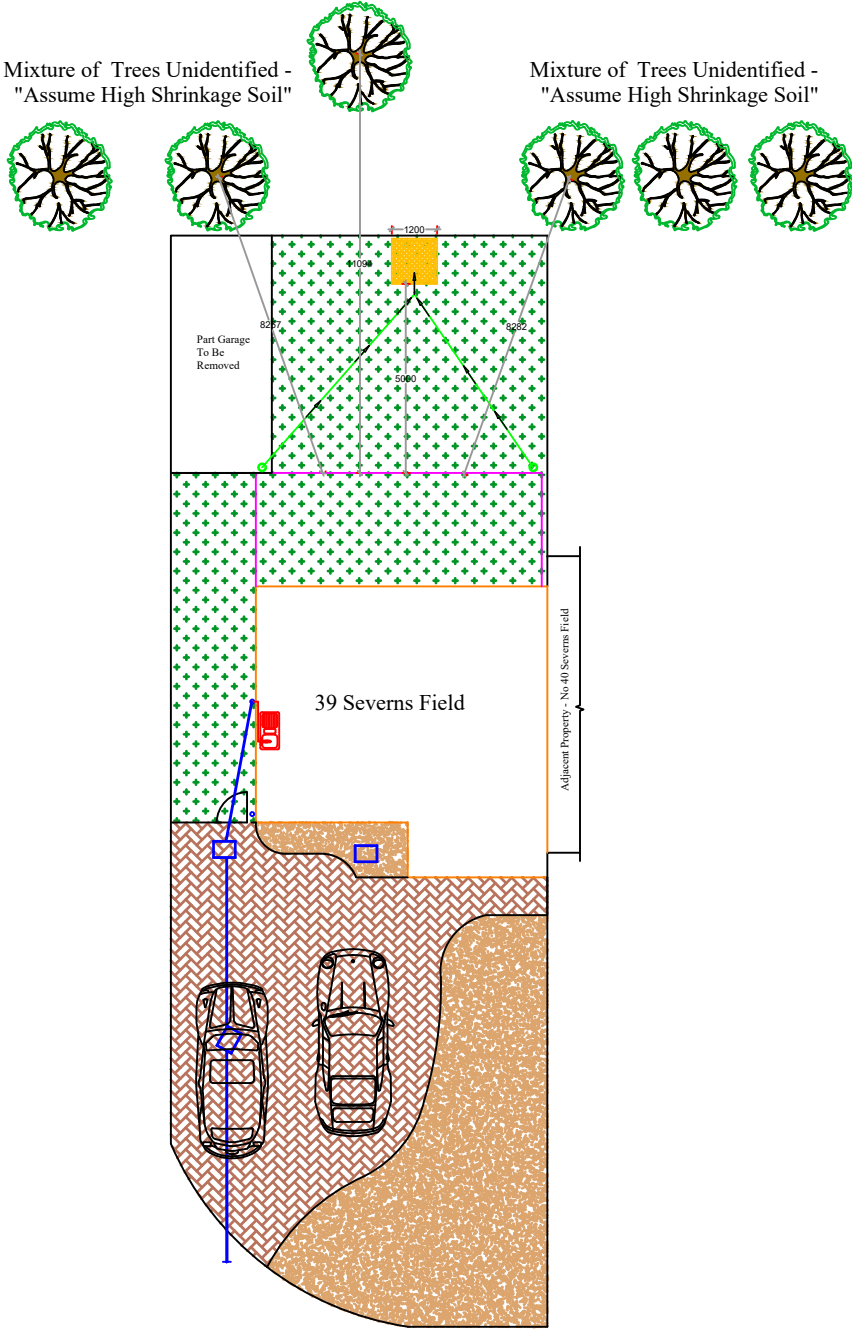


ROOF PLANS

SCALE 1:100@A3

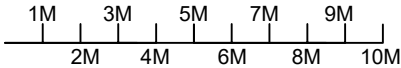


REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Roof Plans	Single Storey Rear Extension	Epping Essex	Scale	1:100@A3	SX - ARCHITECTURE THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						RoofPlns01		



BLOCK PLAN 1:200

SCALE 1:200



LEGEND

- Existing House Line
- Proposed Extension Line
- Existing Drain
- Proposed Drain Run

- RAINWATER DRAINAGE:
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
- Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.
- Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.
- Allow 1m3 capacity for every 25m2 of new roof area. Location position of soakaway and proposed new drain runs following further investigation of existing to be agreed with:
Client, BC & Constuction Co.

SOAKAWAY USING CRATES

- Trench of soakaway to be provided slightly than designed depth after porosity test (if required) but just above 1m3 min from invert level of pipe.
- Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install aquacell crate units or equivalent as manufacturers details, Geotextile to be wrapped around crates.
- Provide 100mm of course sand between trench walls and over the aquacell structure. Backfill with suitable material.

WATER

- Wholesome water must be supplied to: any place where drinking water is drawn off. any sink provided in any area where food is prepared. It also requires that wholesome or softened wholesome water is supplied to: any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience.

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A								
B						Scale	1:100@A3	
C						Drawn By	TDH	
D						Checked By B/I	TDH	
E						Checked By Client	~	
F						Date		
G						Drawing Number	RoofPlns01	
						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		

Notes :

FOUL DRAINAGE:

Due to the inspection of any manholes on the property the existing drain runs have been assumed. The builder is to expose any existing drain runs in the new connections all to the approval of the building control officer.

Notification to Anglian Water to build over a public sewer may also be required unless existing drains meet certain criteria.

THESE BEING ;

- 1. Sewer less than 3 metres deep.
- 2. Sewer 150mm diameter or less.
- 3. Length of sewer under a building must not exceed 6 metres.
- 4. No manholes or access point permitted under/in a building.
- 5. Gravity sewer and not pumped.
- 6. Suitable foundation design to ensure that no loads are imposed on the public sewer.

SURFACE WATER:

Surface water to disperse to new soakaway min 5 metres from building location to be determined on site by the builder and client.

LINTELS:

Use Catnic Standard Duty CG90/100 for standard duty lintels over openings in new external walls

TREES:

Close Proximity of tree foundations to be 2.1m at nearest point stepping up in equal steps to minimum 1.3m. Claymaster required to inner faces of foundation and suspended floor where required.

Angled Fillet 50 x 50 350mm Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm.

Skylantern to Manufacturers Details

Waterproof membrane with surface finish

WARM DECK ROOF

Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Celotex Crown-Bond.

Insulation bonded to vapour control membrane on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47x195mm C24 flat roof joists at 400mm ctrs.

Note: Double trimmers around skylantern to engineers detail

90mm Full Fill Cavity Insulation Dritherm or Equivalent

Thermal Insulation Blockwork

Facing Brickwork to match existing

75mm sand / cement screed reinforced with D49 steel mesh fabric laid over 500g VCL 75mm Insulation, joints taped over 100mm ground bearing slab laid on 1200 gauge polythene membrane, lapped at edges with DPC, sand blinding on 150mm well graded, compacted hardcore.

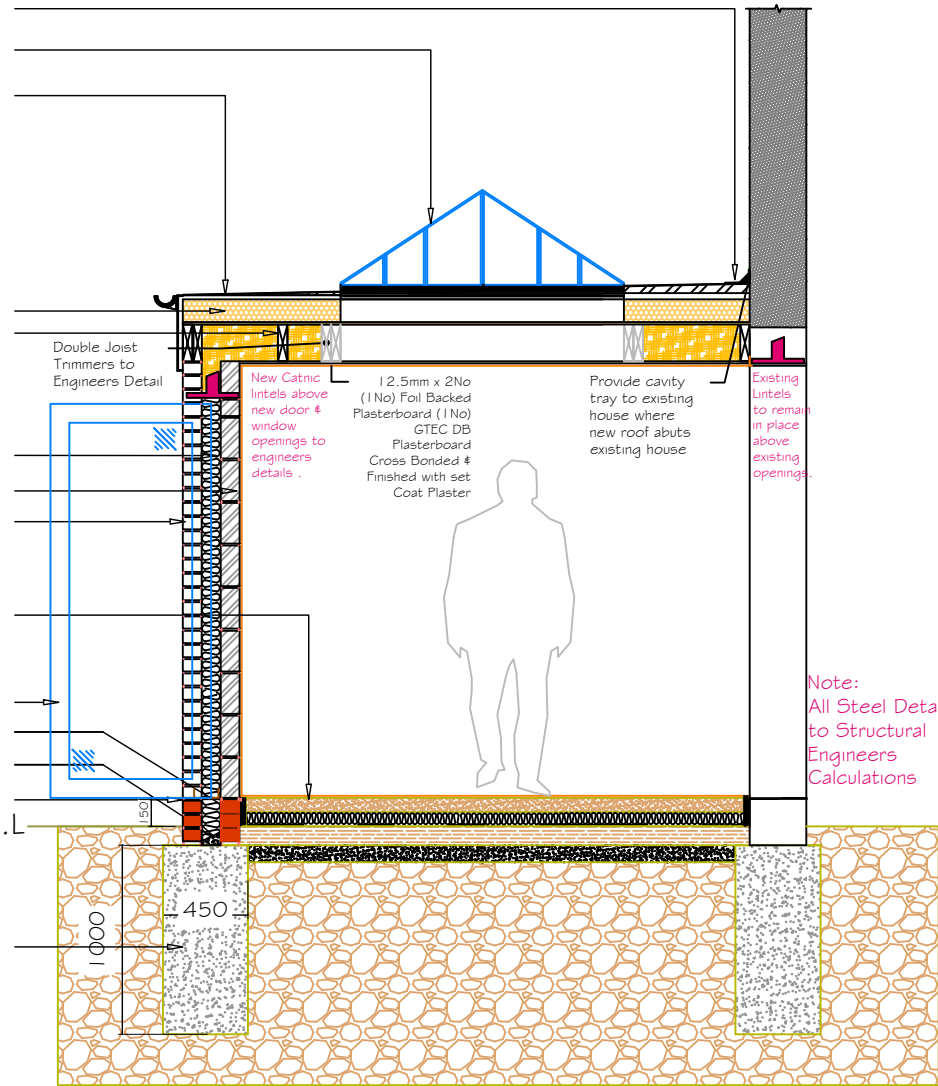
French doors to match existing house style windows

Perimeter Insulation

Cavity Fill

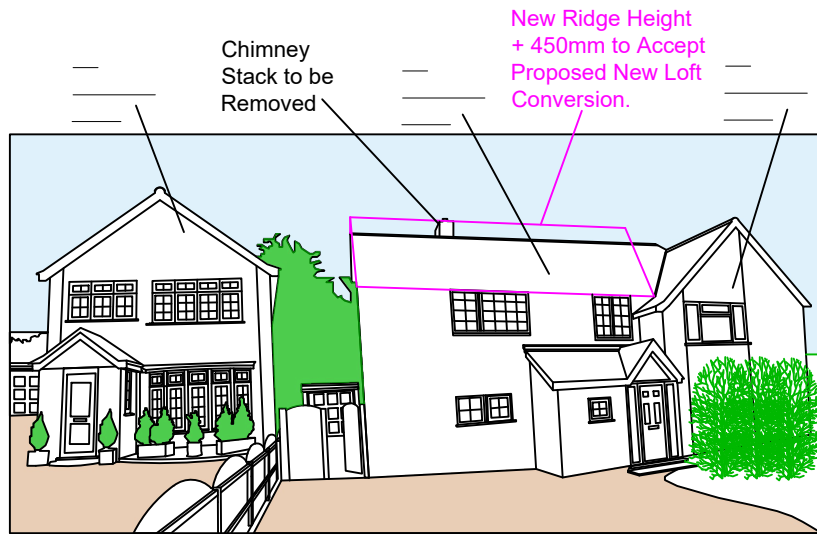
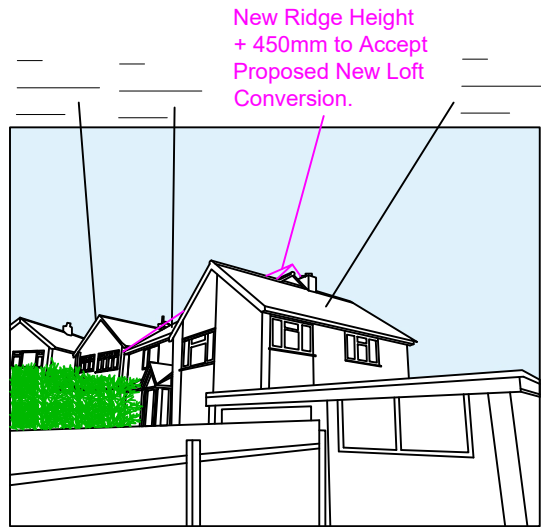
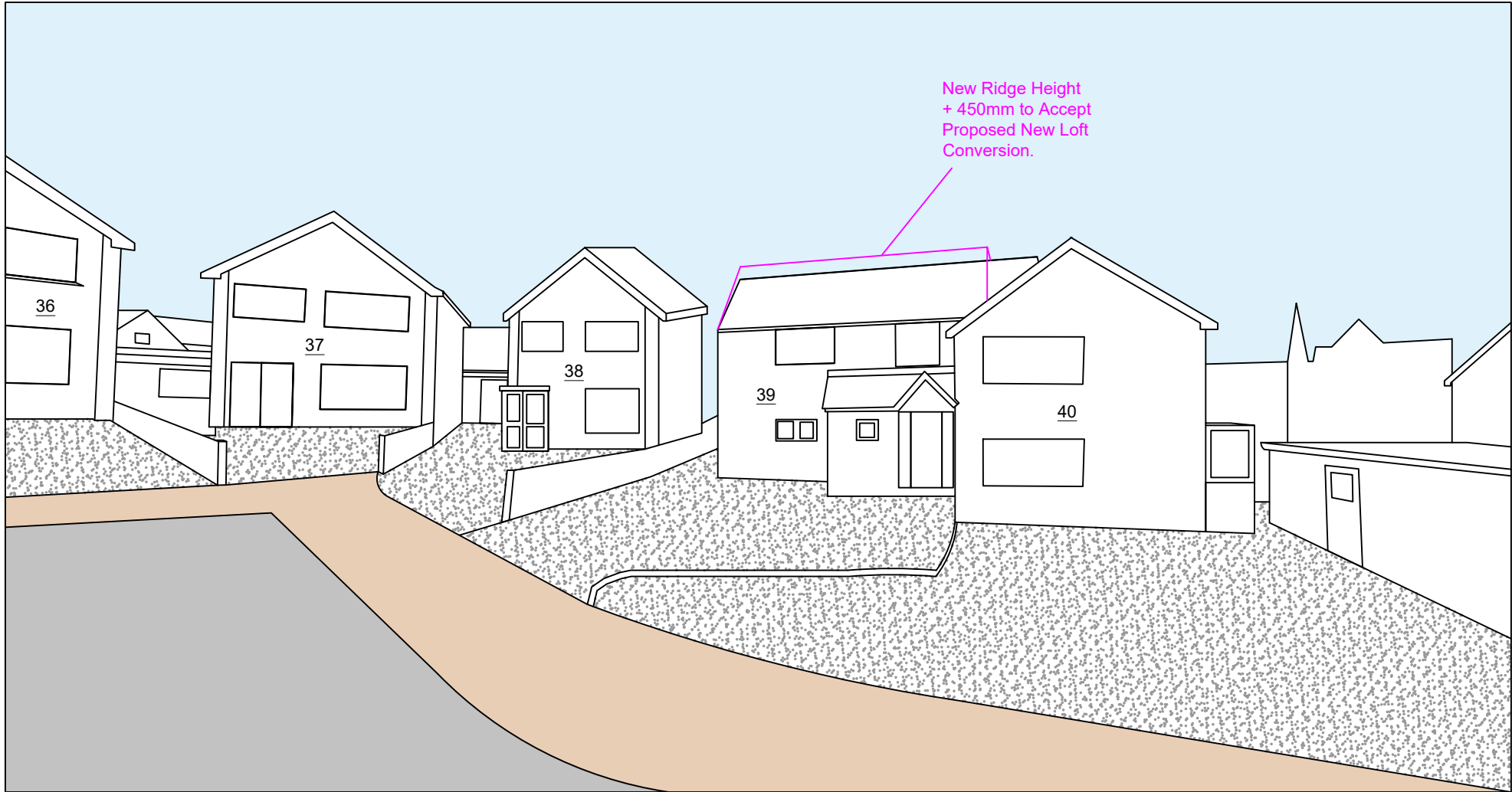
DPM Above Concrete

Foundation design and depths to match existing, final foundation depths to be agreed on site with local authority building inspector



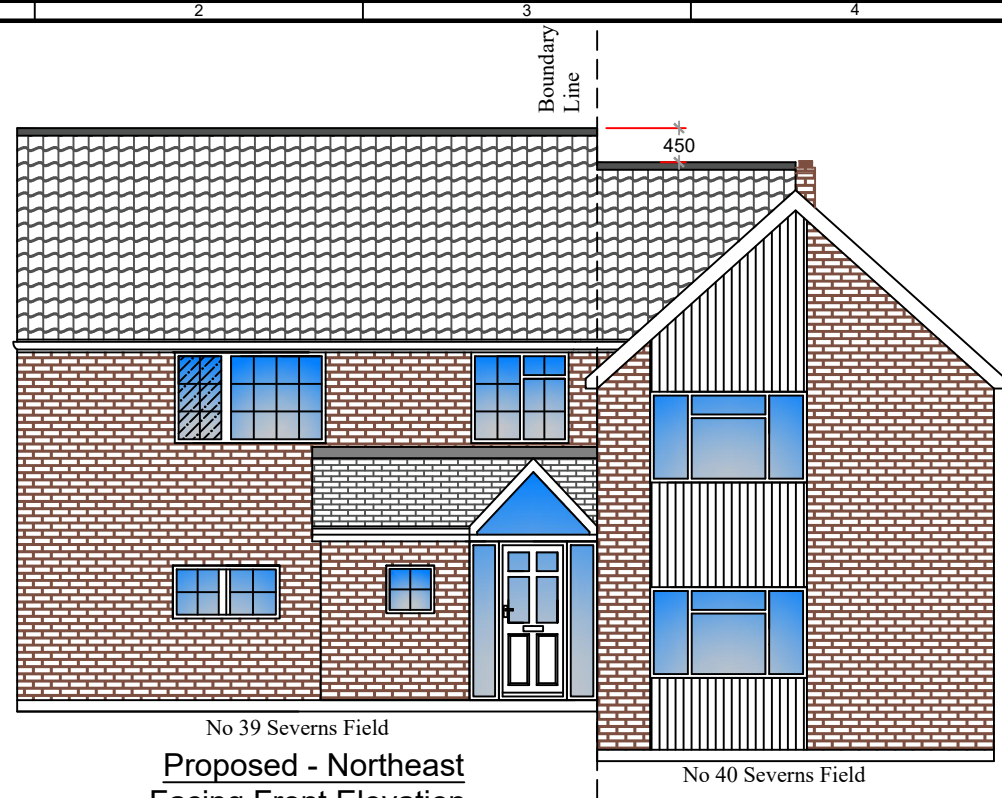
Section A-A: 1:40@A3

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:40@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	39SevernsSectPlns01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		

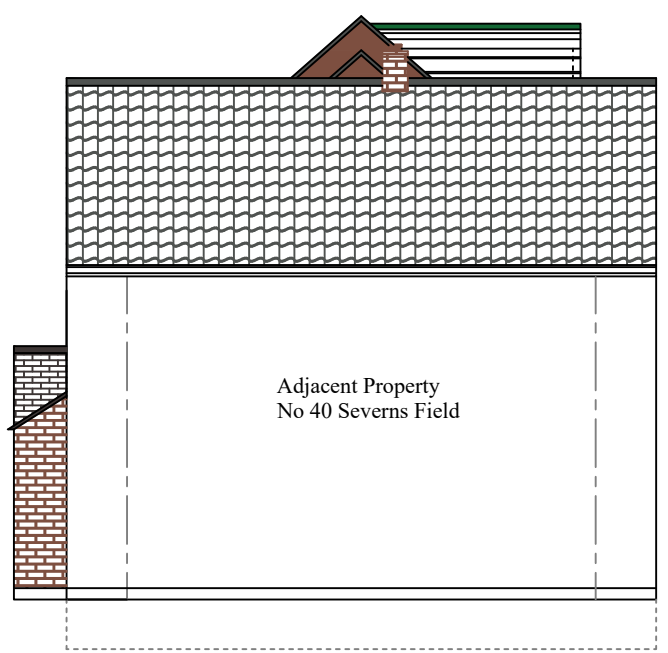


Street Scenes - Epping.

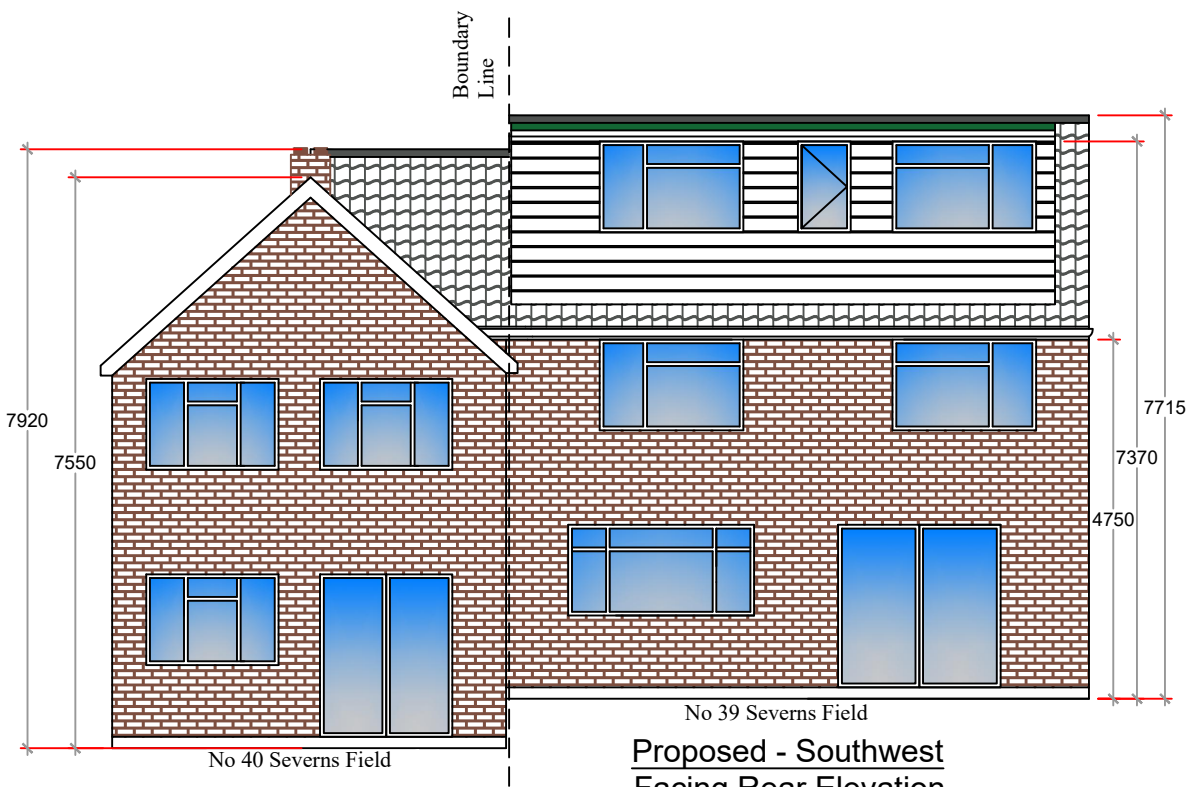
REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	NTS	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	StreetScene01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		



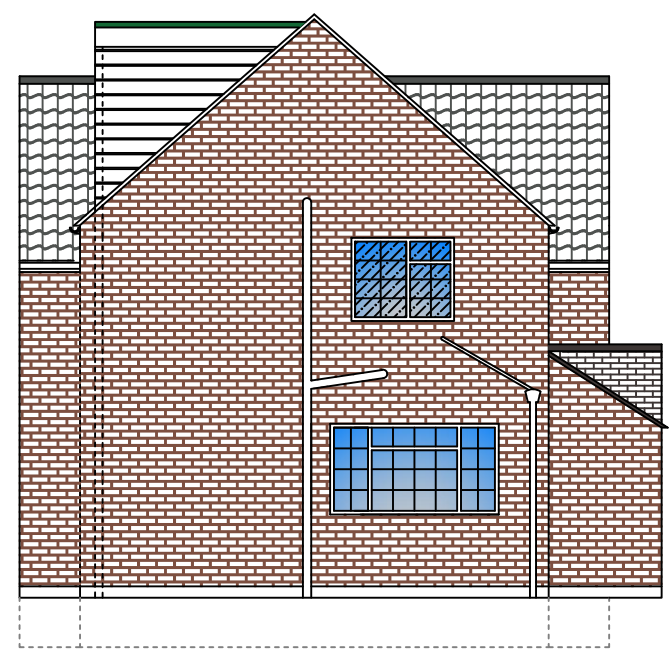
No 39 Severns Field
Proposed - Northeast
Facing Front Elevation



Proposed - Northwest Facing Side Elevation



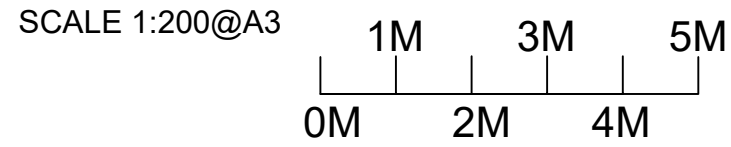
No 39 Severns Field
Proposed - Southwest
Facing Rear Elevation



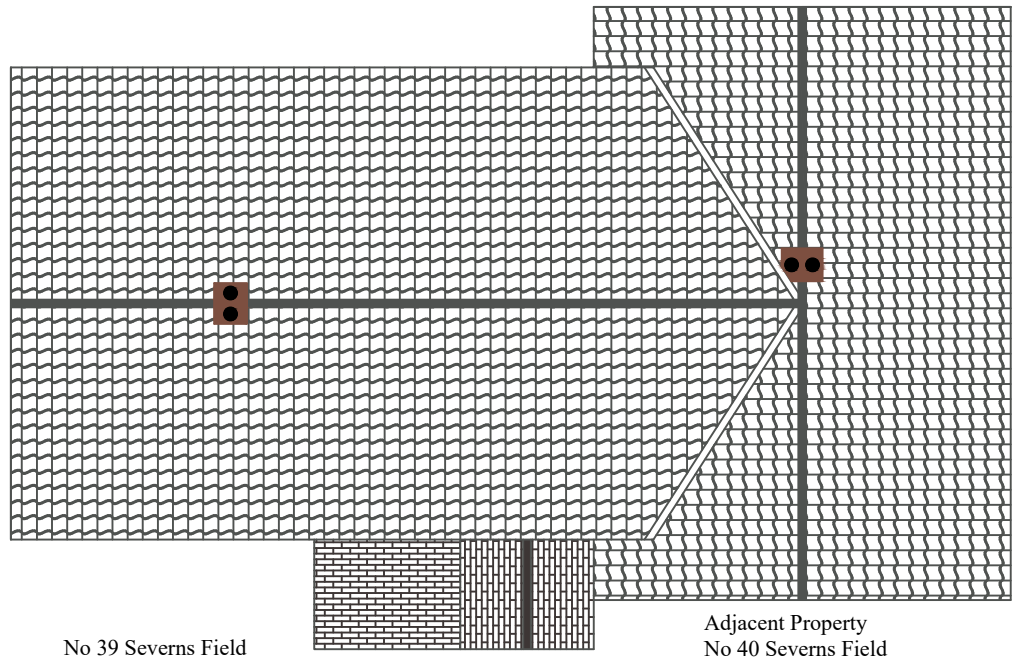
Proposed - Southeast Facing Side Elevation

MATERIALS :
Roof:
Warm Deck Flat Roof -
Three Layer Felt or
Rubber Solution
Walls:
Plaster Render or
Clayboard Cladding
Windows/Doors:
White UPVC/Aluminium
to Match Existing

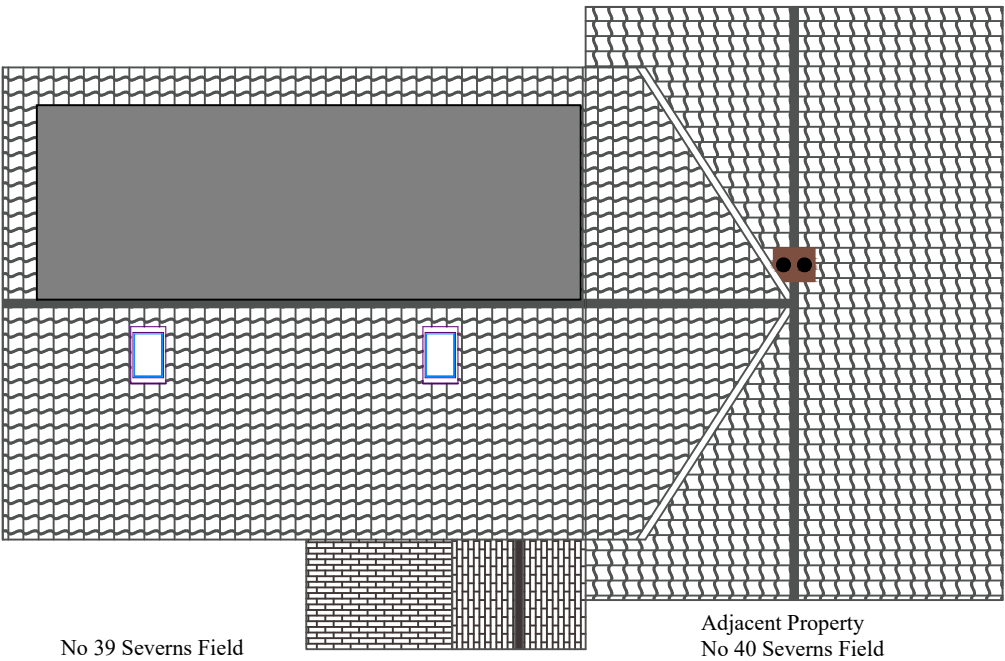
PROPOSED ELEVATIONS



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Proposed Loft Elevations	Loft Conversion	Epping Essex	Scale	1:100@A3	SX - ARCHITECTURE THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	PropLftElev01	
G								



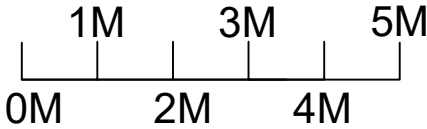
Existing Roof Plan



Proposed Roof Plan

ROOF PLANS

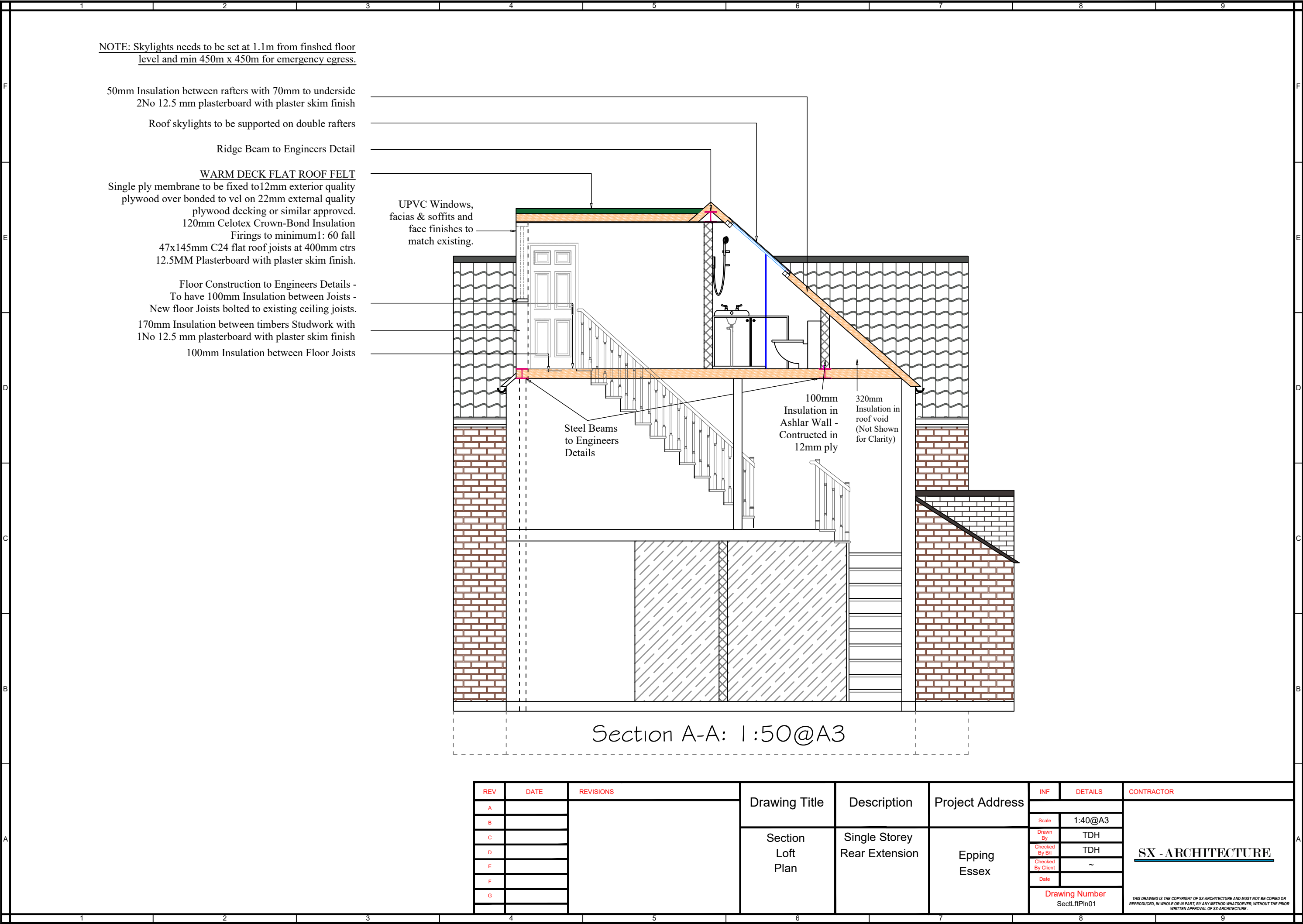
SCALE 1:100@A3

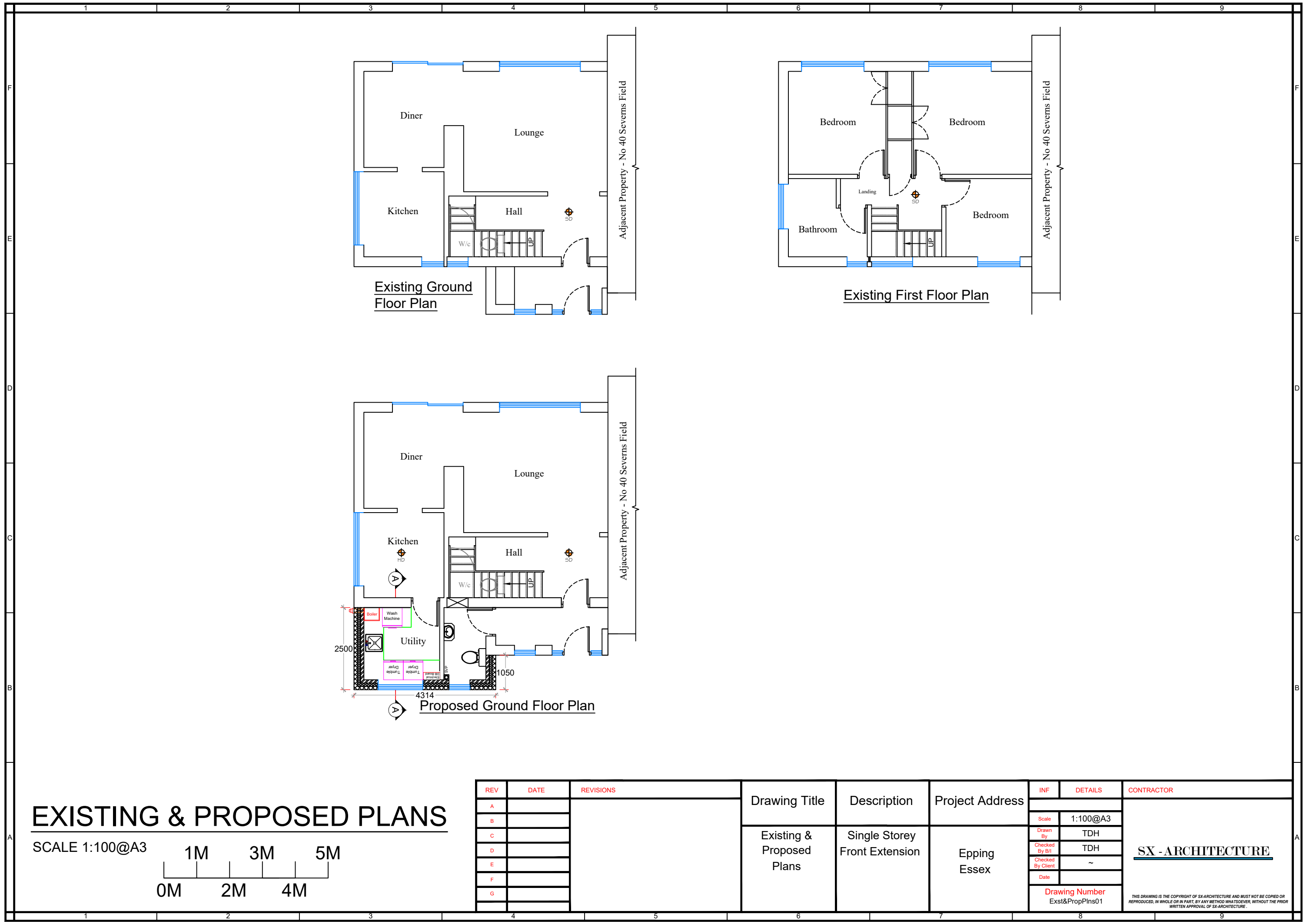


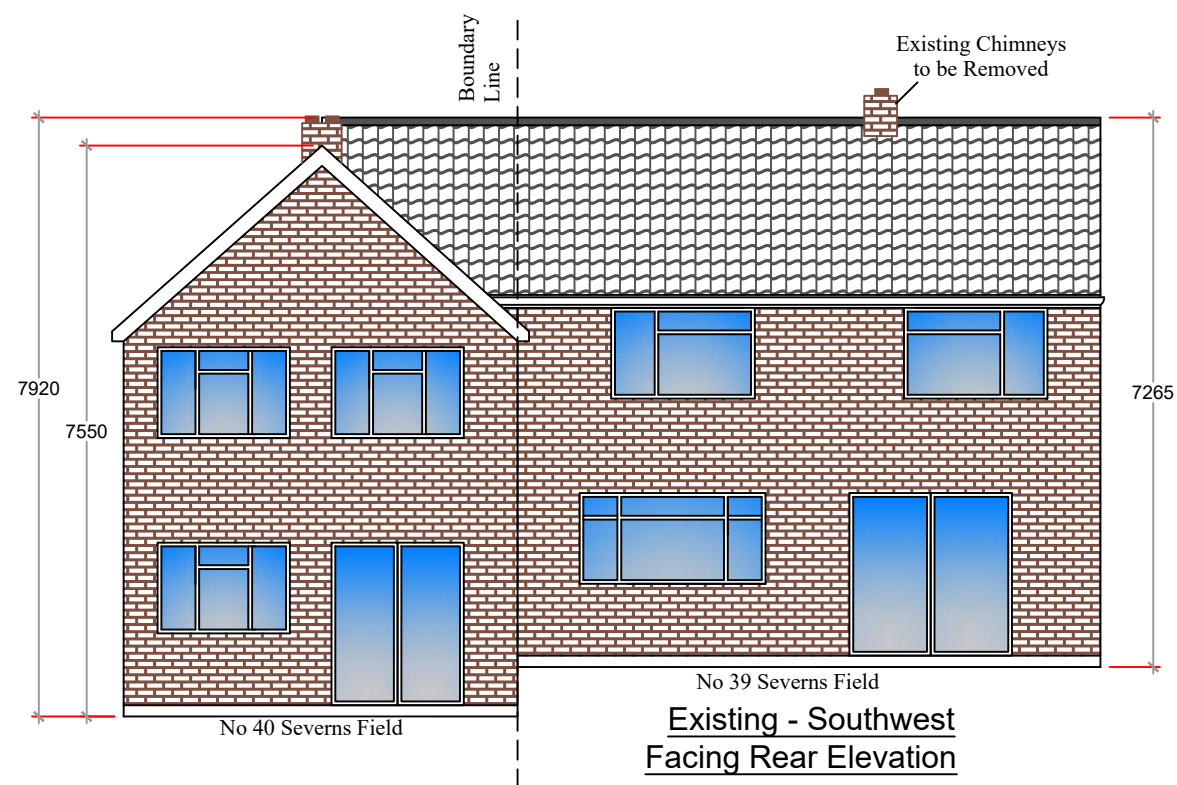
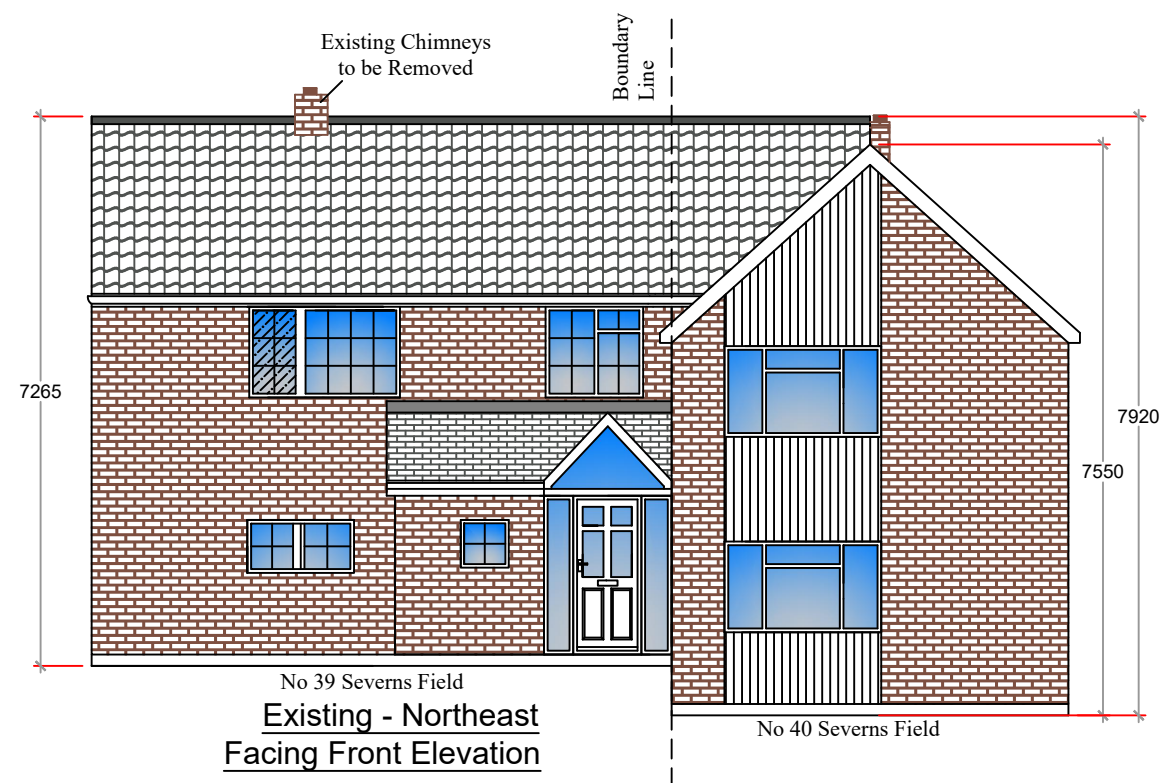
REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						RoofLftPlns01		

SX - ARCHITECTURE

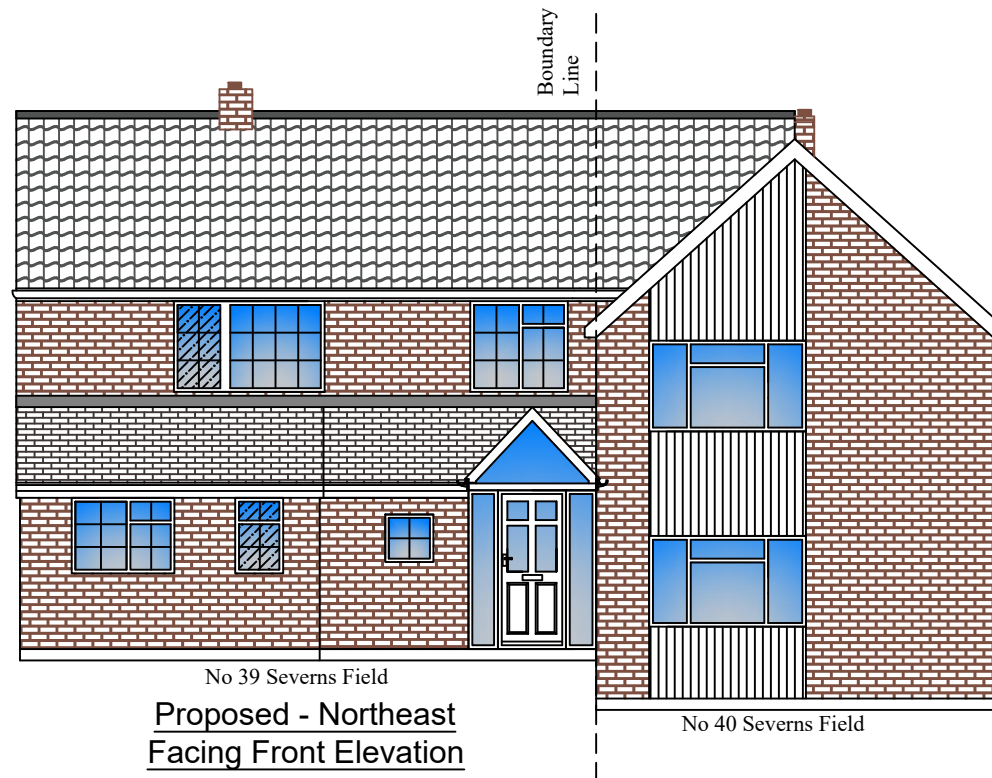
THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.



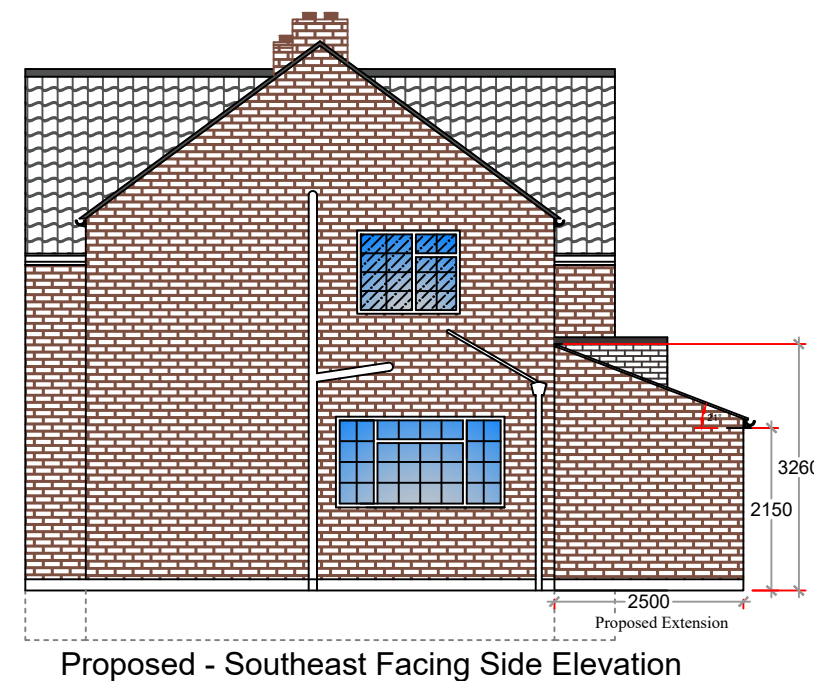
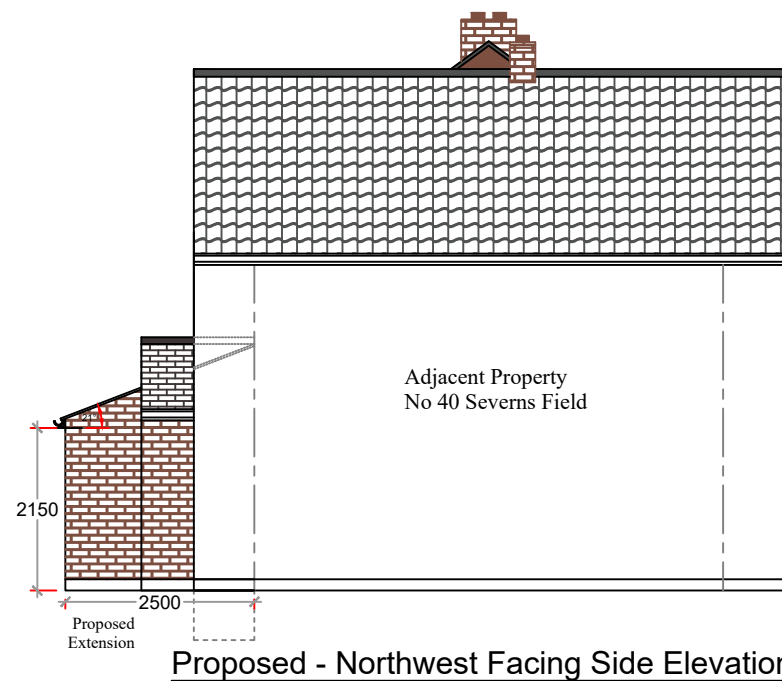




THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.

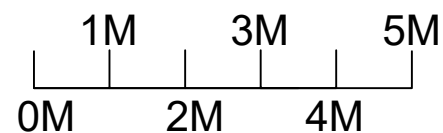


MATERIALS :
Roof:
Pitch Roof Tiles to Match Existing
Walls:
Brick Facia To Match Existing
Windows/Doors:
White UPVC/Aluminium to Match Existing



PROPOSED ELEVATIONS

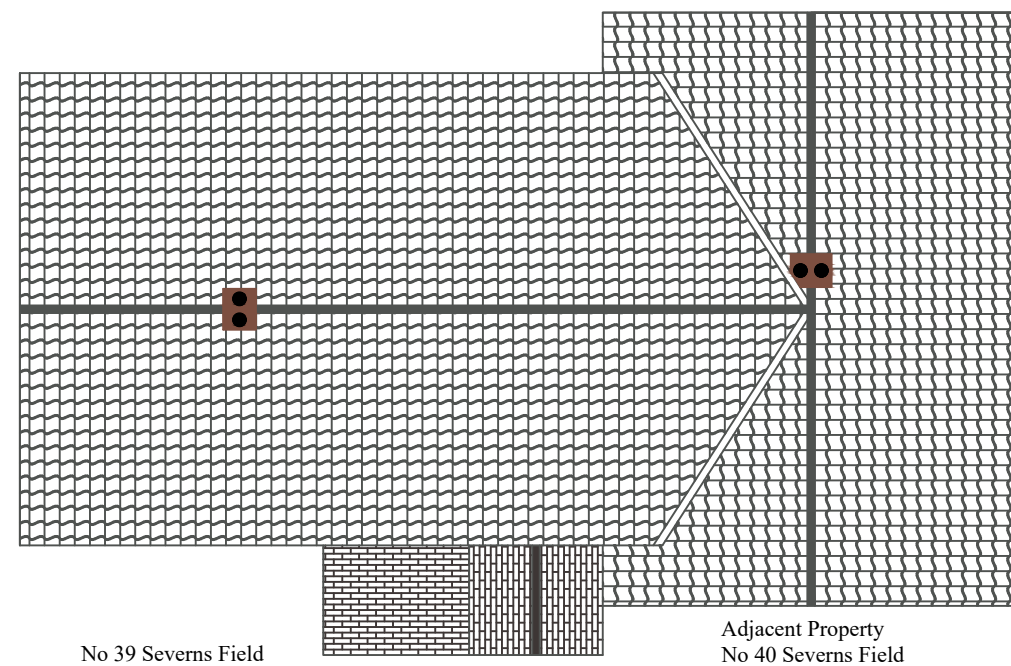
SCALE 1:200@A3



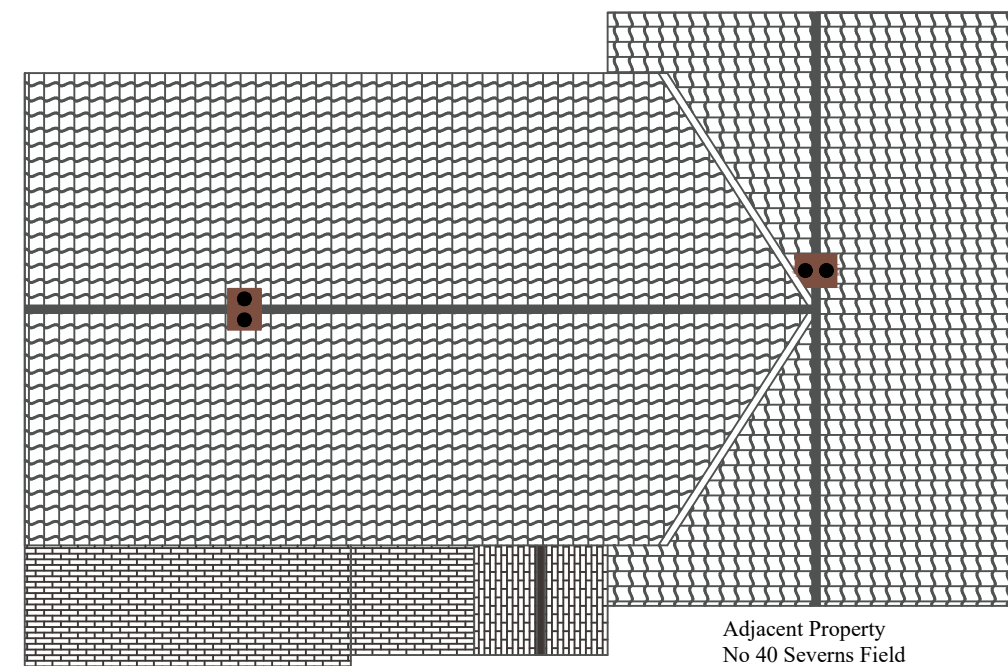
REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						Exst&PropElev01		

SX - ARCHITECTURE

THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.



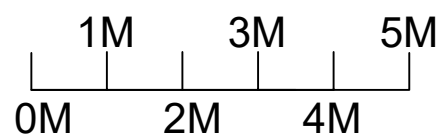
Existing Roof Plan



Proposed Roof Plan

ROOF PLANS

SCALE 1:100@A3



REV			DATE			REVISIONS			Drawing Title			Description			Project Address			INF		DETAILS		CONTRACTOR		
A									Roof Plans			Single Storey Front Extension			Epping Essex			Scale		1:100@A3		SX - ARCHITECTURE THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		
B																		Drawn By		TDH				
C																		Checked By B/I		TDH				
D																		Checked By Client		~				
E																		Date						
F																		Drawing Number						
G																		RoofPlns01						

Notes :

FOUL DRAINAGE:

Due to the inspection of any manholes on the property the existing drain runs have been assumed. The builder is to expose any existing drain runs in the new connections all to the approval of the building control officer.

Notification to Anglian Water to build over a public sewer may also be required unless existing drains meet certain criteria.

THESE BEING ;

- 1. Sewer less than 3 metres deep.
- 2. Sewer 150mm diameter or less.
- 3. Length of sewer under a building must not exceed 6 metres.
- 4. No manholes or access point permitted under/in a building.
- 5. Gravity sewer and not pumped.
- 6. Suitable foundation design to ensure that no loads are imposed on the public sewer.

SURFACE WATER:

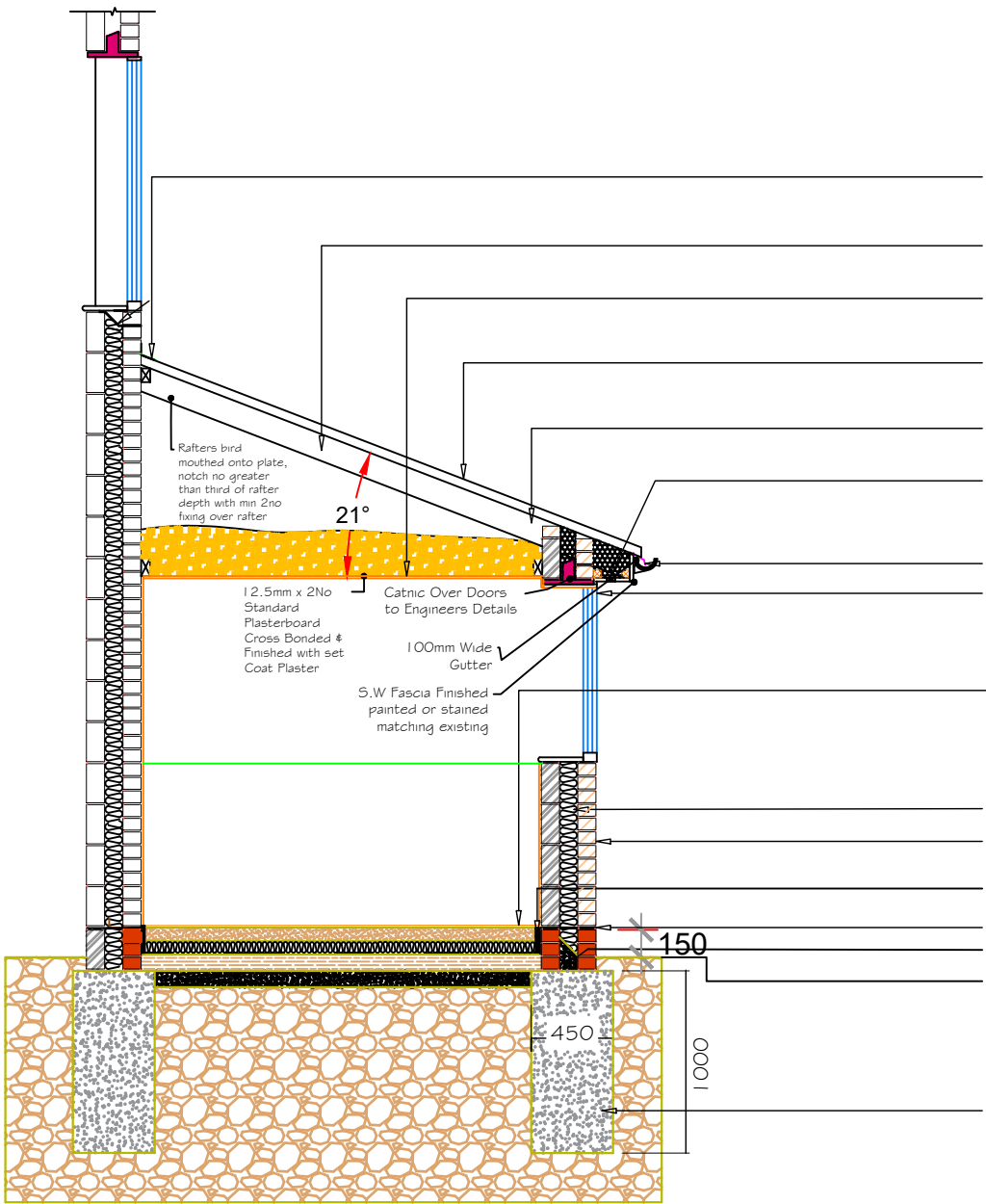
Surface water to disperse to new soakaway min 5 metres from building location to be determined on site by the builder and client.

LINTELS:

Use Catnic Standard Duty CG90/100 for standard duty lintels over openings in new external walls

TREES:

Close Proximity of tree foundations to be 2.1m at nearest point stepping up in equal steps to minimum 1.3m. Claymaster required to inner faces of foundation and suspended floor where required.



350mm Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm with inserted cavity tray.

Roof Rafters 47 x 150 C24 @ 400mm C/Cs

Ceiling Joists set up at 400mm C/c 47 x 195 C24 & 47 x 150 C24 Binders @ 1200 C/Cs.

Roof Tiles matching existing or equivalent laid on 38x25 roof treated batons not exceeding 450mm centres.

Loft insulation 150mm between joists with 200mm over Cross ventilation with eaves ventilation strip with a 25mm continuous gap at eaves level with insert grill and 50mm air gap between felt and insulation/cavity Insulation. Breathable sarking felt e.g. Tyvek Supra Plus or Equivalent. Windows/Doors to match existing style.

75mm sand / cement screed reinforced with D49 steel mesh fabric laid over 500g VCL 75mm Insulation, joints taped over 100mm ground bearing slab laid on 1200 gauge polythene membrane, lapped at edges with DPC, sand blinding on 150mm well graded, compacted hardcore.

90mm Full Fill Cavity Insulation Dritherm or Equivalent. Facing Brickwork/Thermal Blockwork with render finish to match existing.

Perimeter Insulation.

DPM Above Concrte.

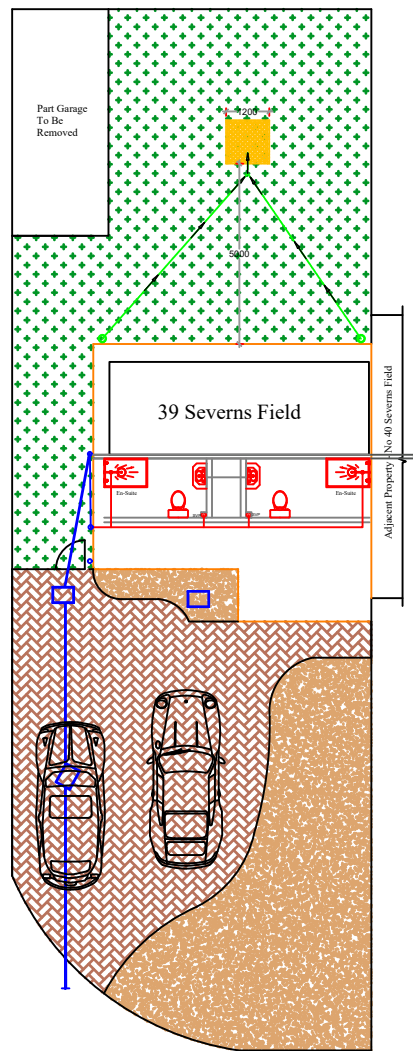
Cavity Fill.

G.L

Foundation design and depths to match existing, final foundation depths to be agreed on site with LOCAL AUTHORITY BUILDING INSPECTOR.

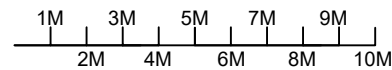
Section: A-A Scale : 1:40@A3

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:40@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	SectPin01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		



BLOCK PLAN 1:200

SCALE 1:200



LEGEND

- Existing House Line
- Proposed Extension Line
- Existing Drain
- Proposed Drain Run

- 1. RAINWATER DRAINAGE:
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
- 2. Allow 1m3 capacity for every 25m2 of new roof area. Location position of soakaway and proposed new drain runs following further investigation of existing to be agreed with:
Client, BC & Constuction Co.

WATER

- 1. Wholesome water must be supplied to: any place where drinking water is drawn off. any sink provided in any area where food is prepared. It also requires that wholesome or softened wholesome water is supplied to: any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience.

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	Blk&LocPlns01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		
			Block & Location Plans	Loft Conversion	Epping Essex			<u>SX - ARCHITECTURE</u>