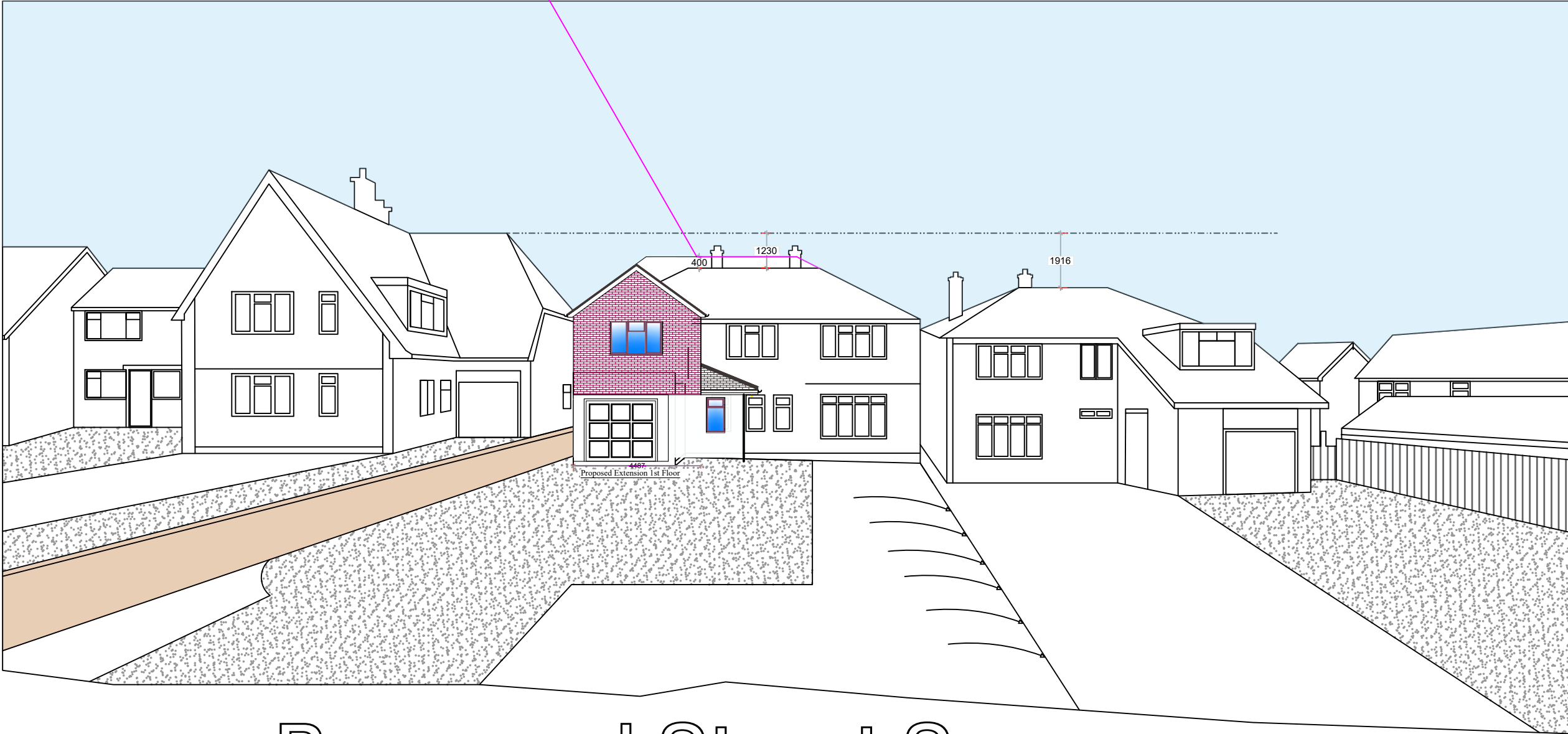
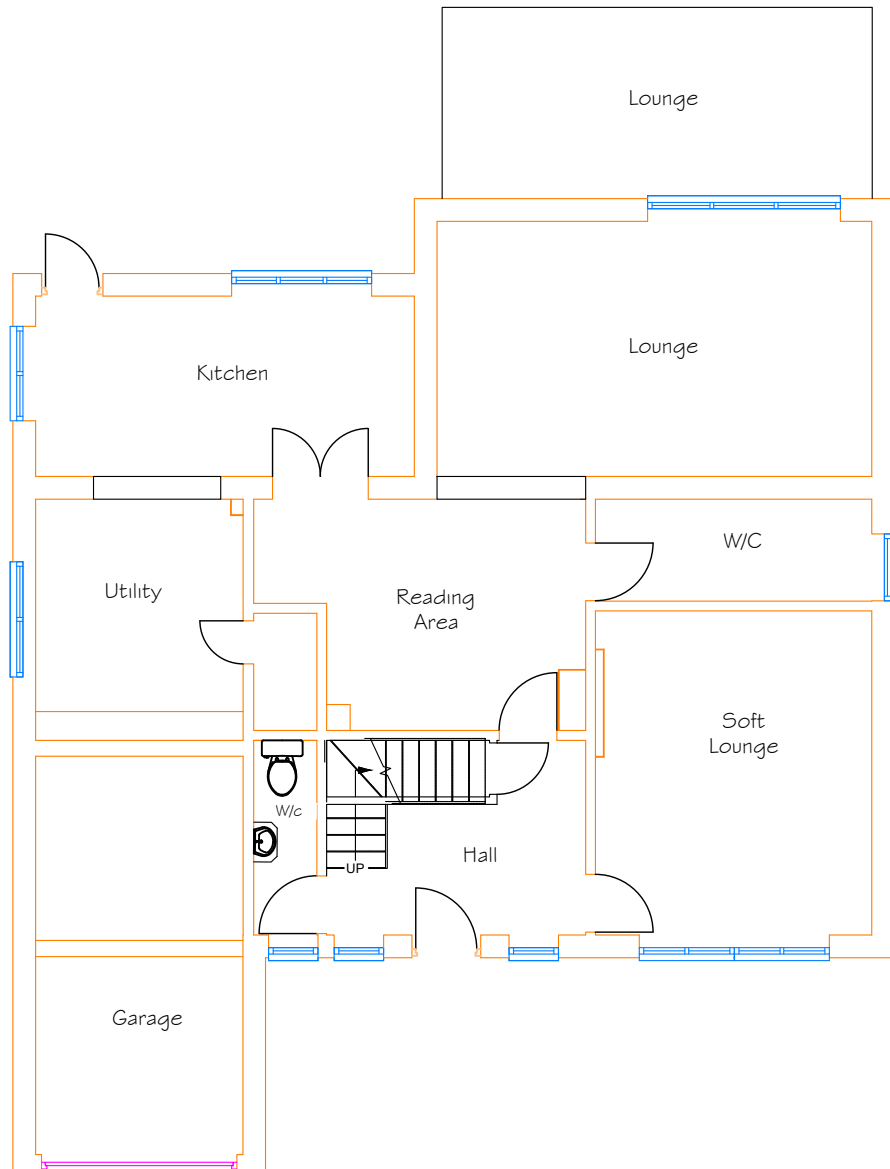


New Ridge Height
+ 400mm to Accept
Proposed New Loft
Conversion.

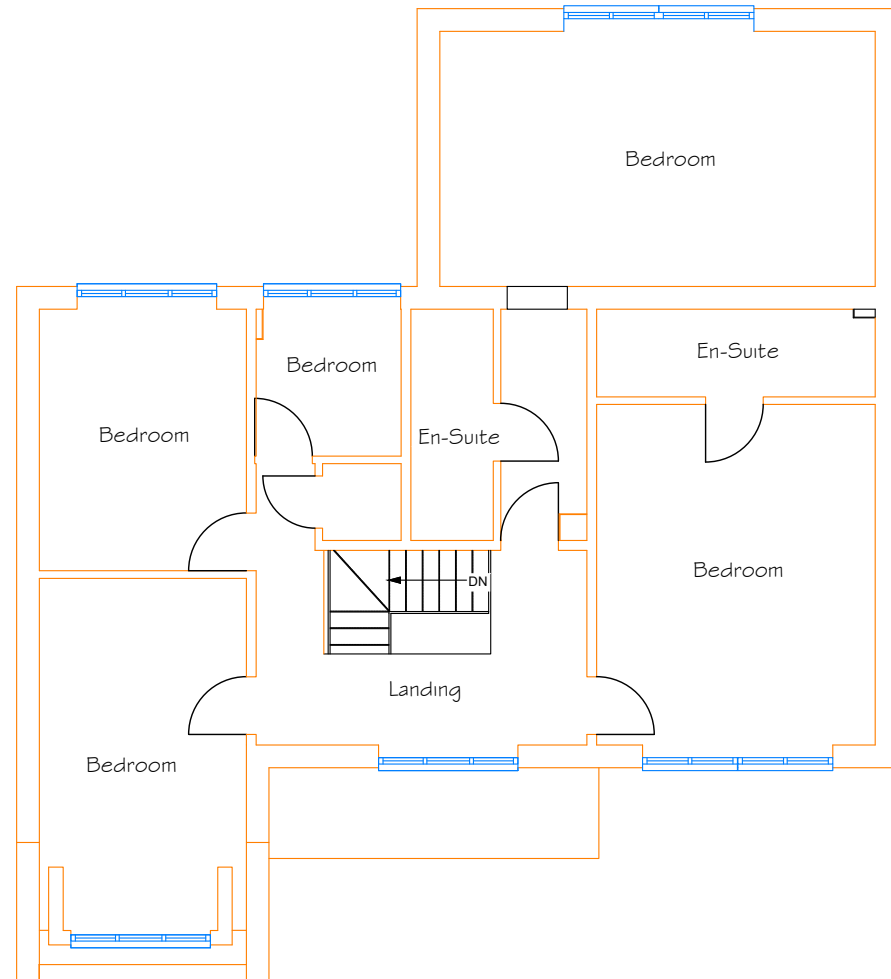


Proposed Street Scene -
Ingatestone.

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing Plans	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk 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.
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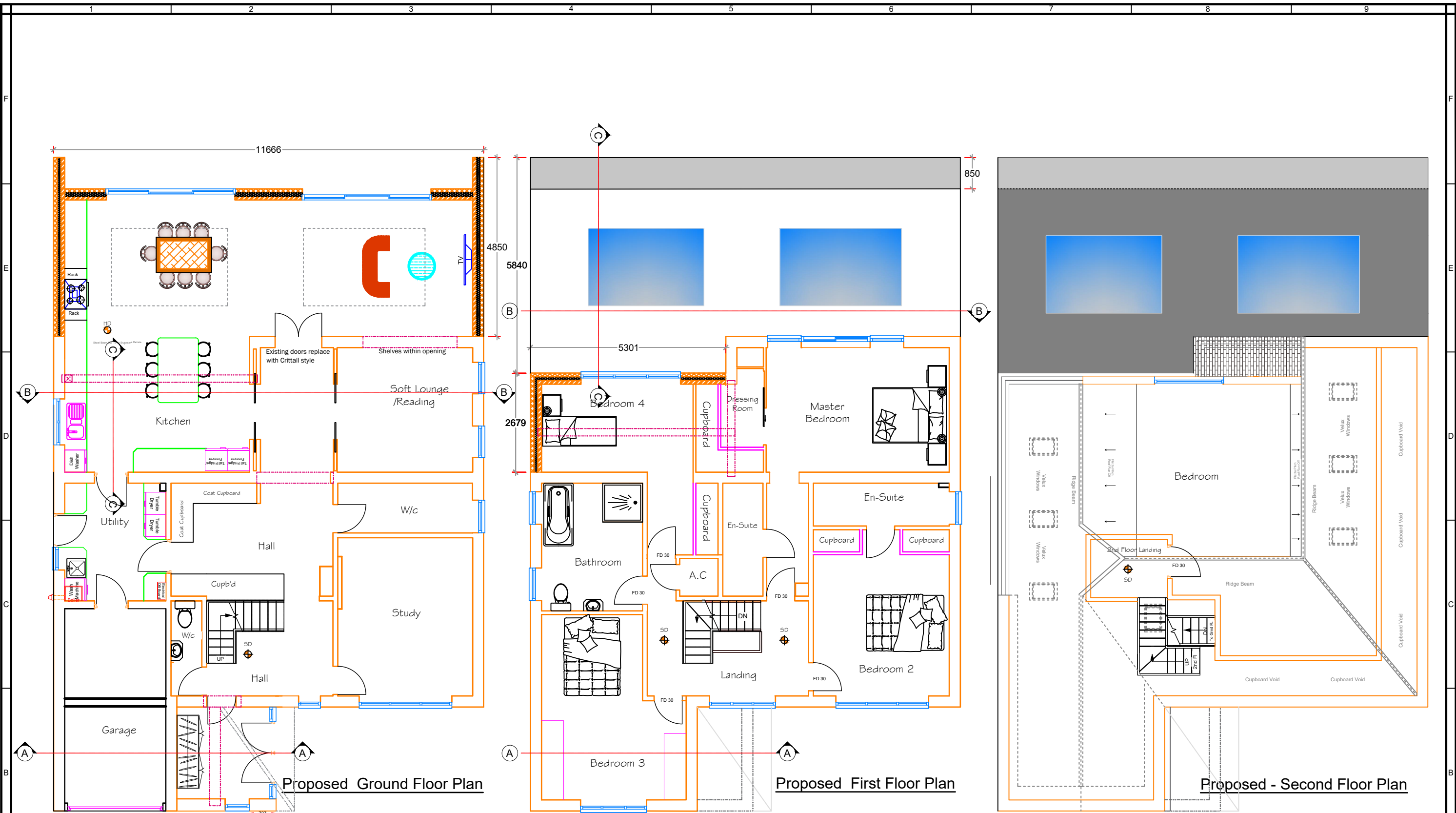


Existing Ground Floor Plan

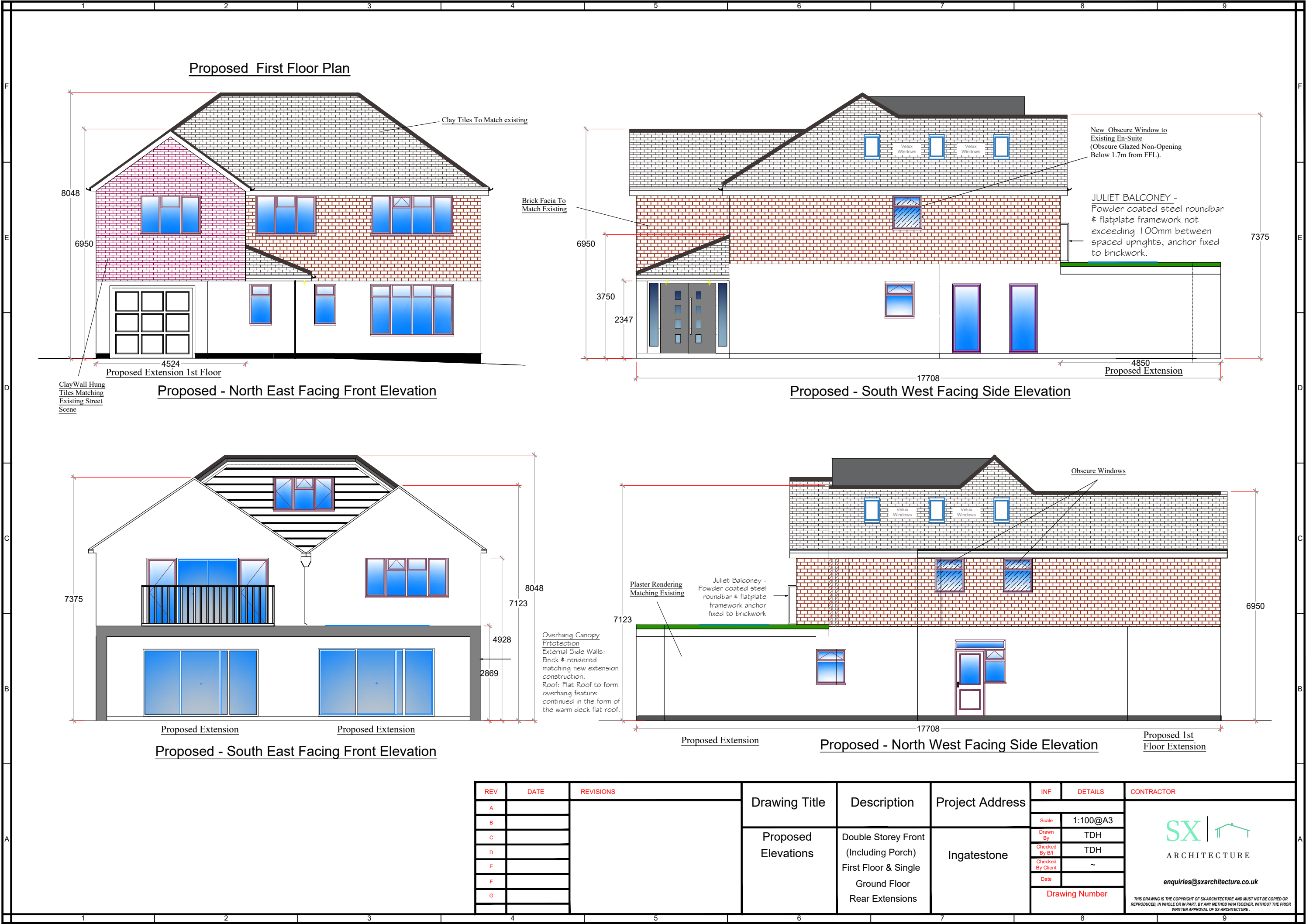


Existing First Floor Plan

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing Plans	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone	Scale	1:100@A3	SX  ARCHITECTURE enquiries@sxarchitecture.co.uk 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.
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F						Drawing Number	ExistPlns01	
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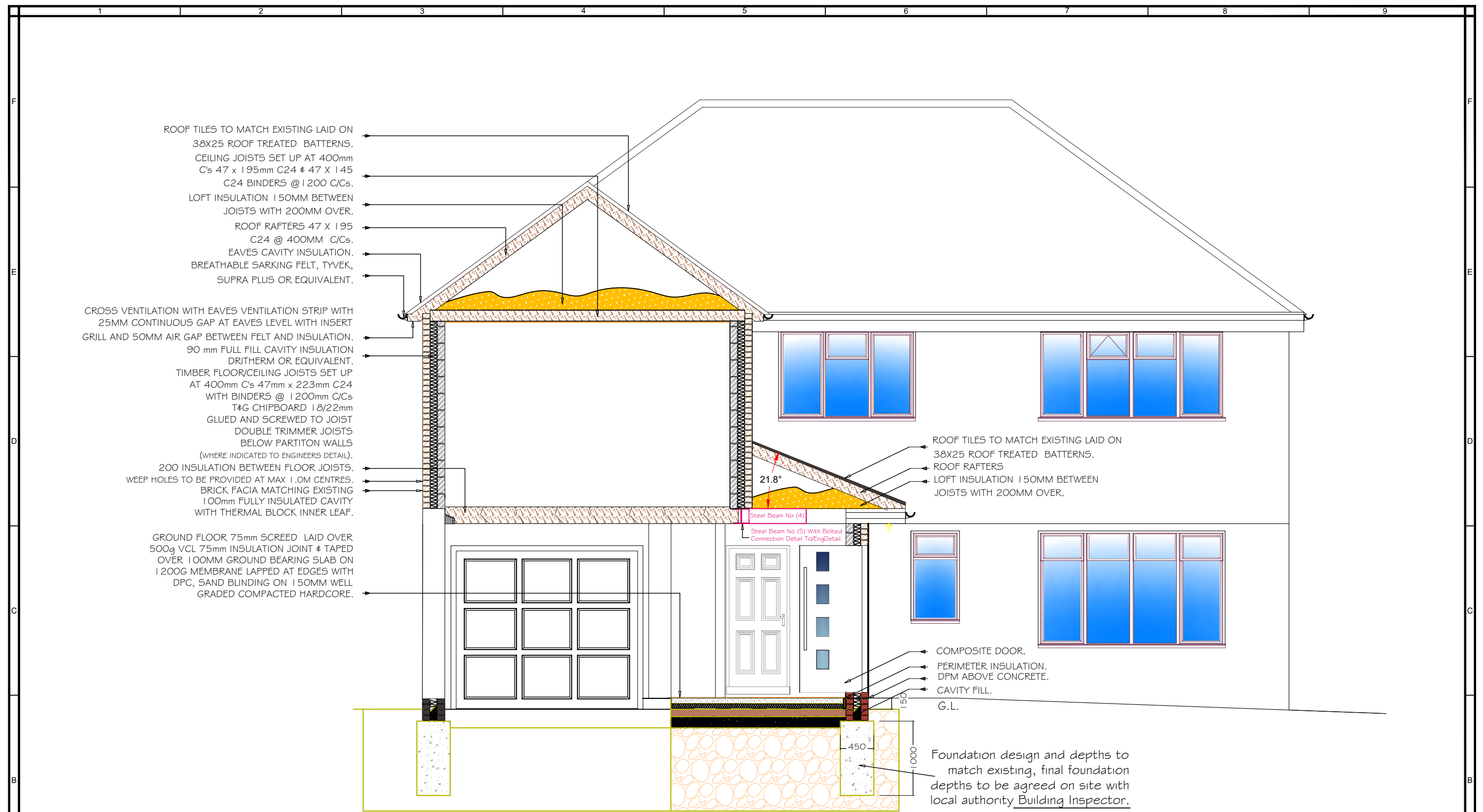
REV		DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A				Proposed Plans	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone			SX  ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
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B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
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Proposed Elevations	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone
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Section A-A: 1:50 @ A3

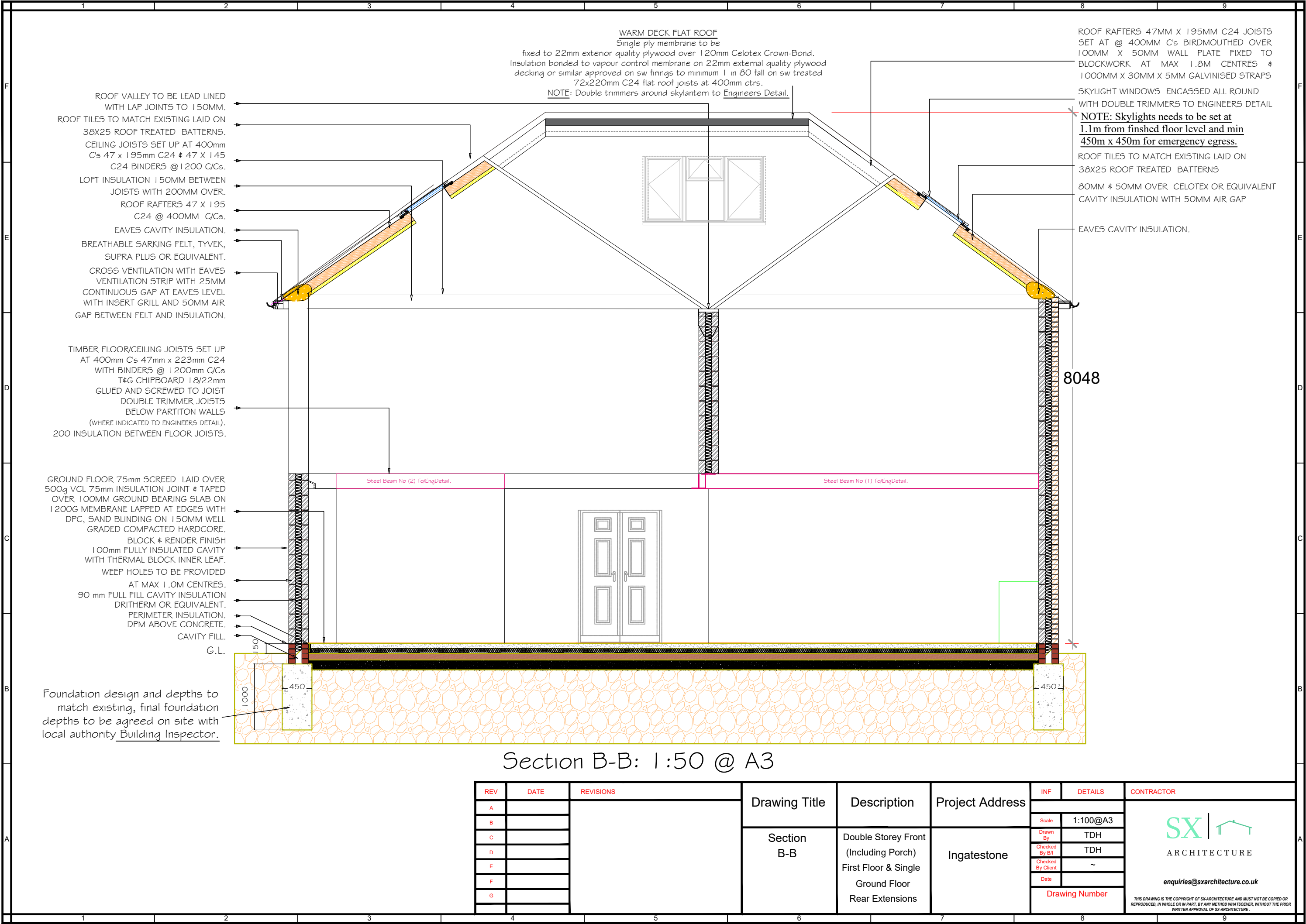
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REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
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B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
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Section B-B	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone
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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.

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.

LINTELS:

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

Angled Fillet 50 x 50 350mm Code 4 Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm. Provide cavity tray to existing hose where new roof abuts existing house. Skylantern Glazed Flatplate to Manufacturers Details.

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 72x220mm C24 flat roof joists at 400mm ctrs.

NOTE: Double trimmers around skylantern to Engineers Detail.

WINDOWS TO MATCH EXISTING STYLES WITH BI-FOLD DOORS TO MANUFACTURERS DETAIL INC TRICKLE VENTILATION.

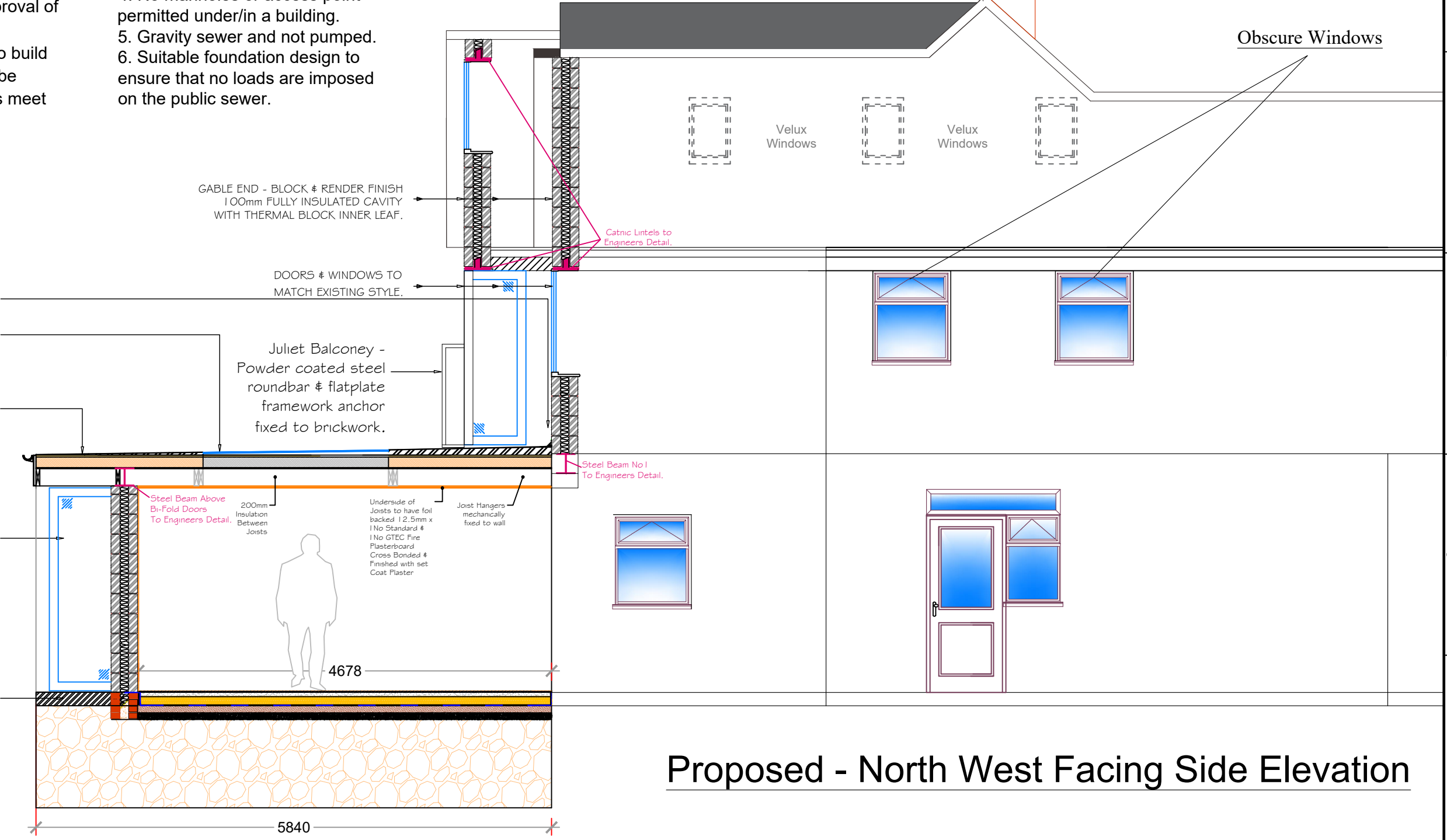
Overhang Canopy Protection -

External Side Walls:

Brick & rendered matching new extension construction.

Roof: Flat Roof to form overhang feature continued in the form of the warm deck flat roof.

TIMBER DECKING TO MANUFACTURERS DETAIL.



Proposed - North West Facing Side Elevation

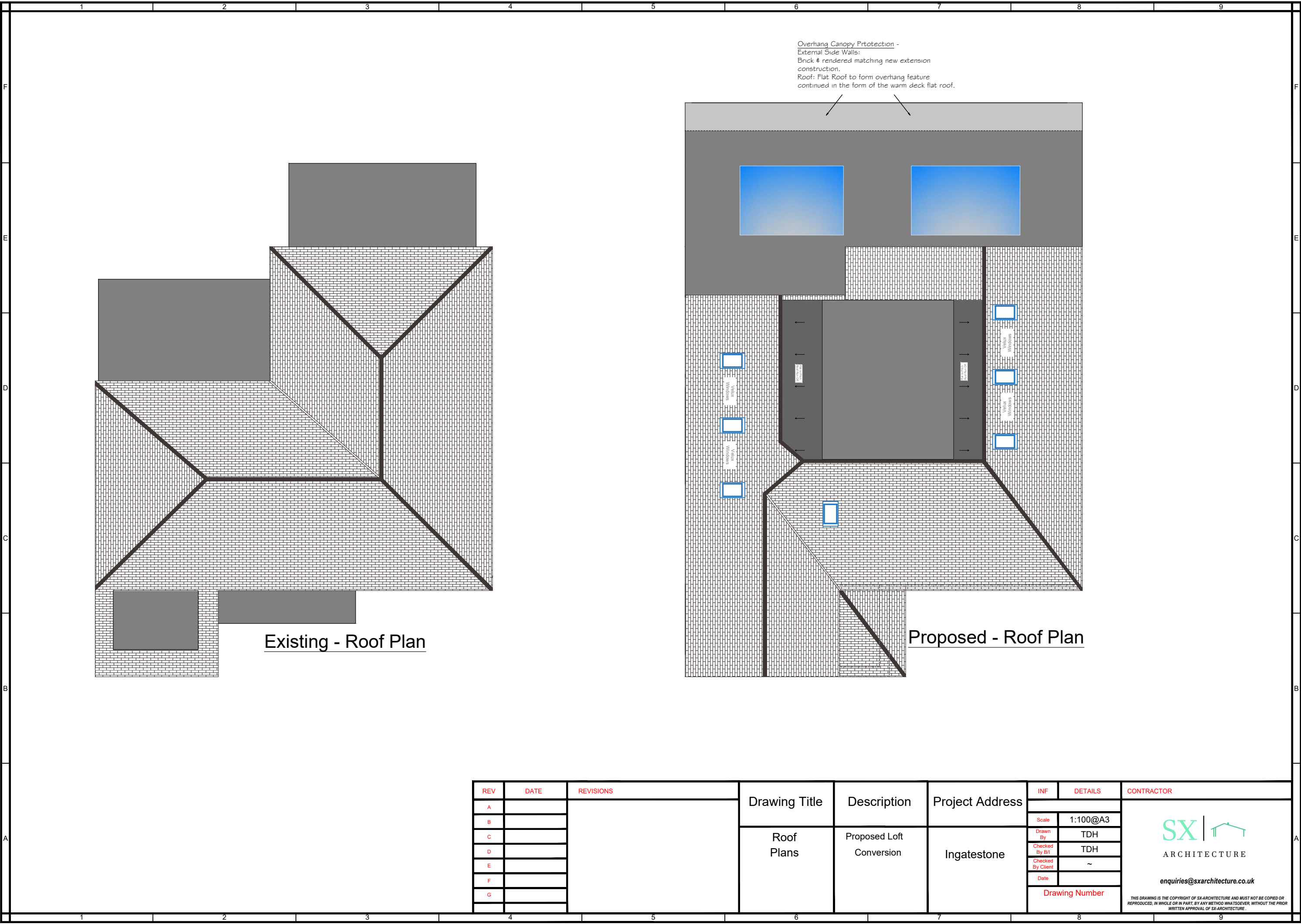
SECTION (C-C) Proposed Extension

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
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B						Drawn By	TDH	
C						Checked By B/I	TDH	
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E						Date		
F						Drawing Number		
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Section A-A	Double Storey Front (Including Porch) First Floor & Single Ground Floor Rear Extensions	Ingatestone
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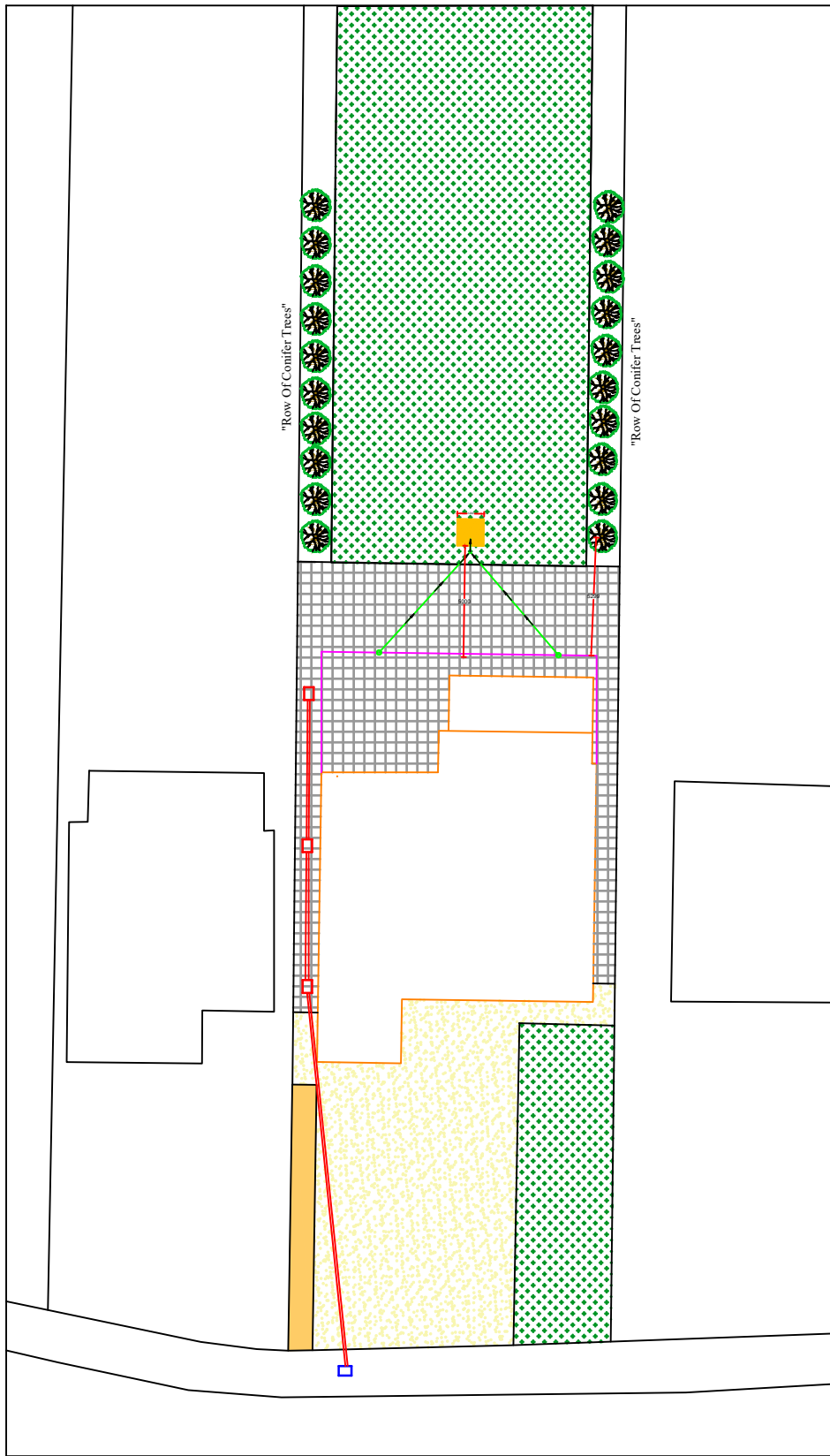
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Existing - Roof Plan

Proposed - Roof Plan

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Roof Plans	Proposed Loft Conversion	Ingatestone			SX ARCHITECTURE enquiries@sxarchitecture.co.uk 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.
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D						Checked By B/I	TDH	
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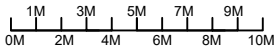


LEGEND

- Existing House Line
- New Proposed Extension Line
- Existing Drain (Existing Drainage Runs)
- Proposed Drain Run

BLOCK PLAN 1:500

SCALE 1:500@A3



- 1.RAINWATER DRAINAGE: New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
- 2.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.
- 3.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.
- 4.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.

1. SOAKAWAY USING CRATES.
- Trench of soakaway to be provided slightly than designed depth after porosity test (if required) but just oove 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 coarse sand between trench walls and over the aquacell structure. Backfill with suitable material.

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Block & Location Plans	Proposed Loft Conversion, Part 1st Floor Front & Rear Extensions, Single Rear Extension	Ingatestone
B			Drawn By	TDH				
C			Checked By B/I	TDH				
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