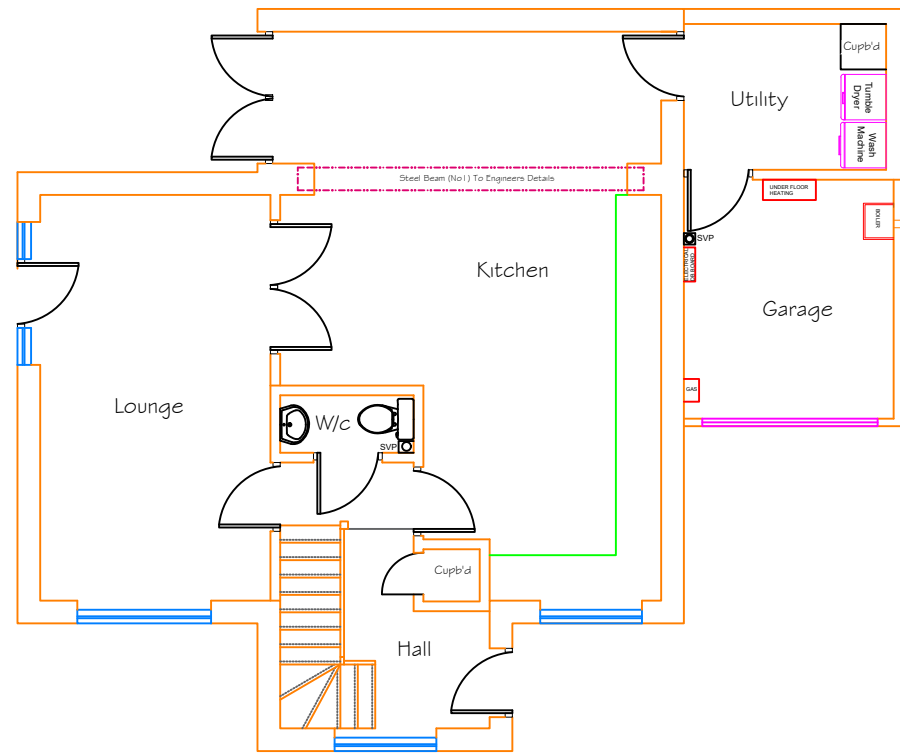
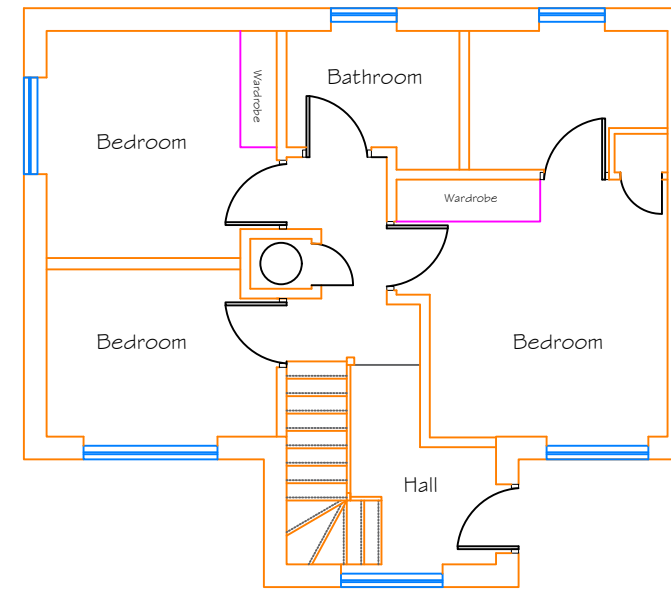
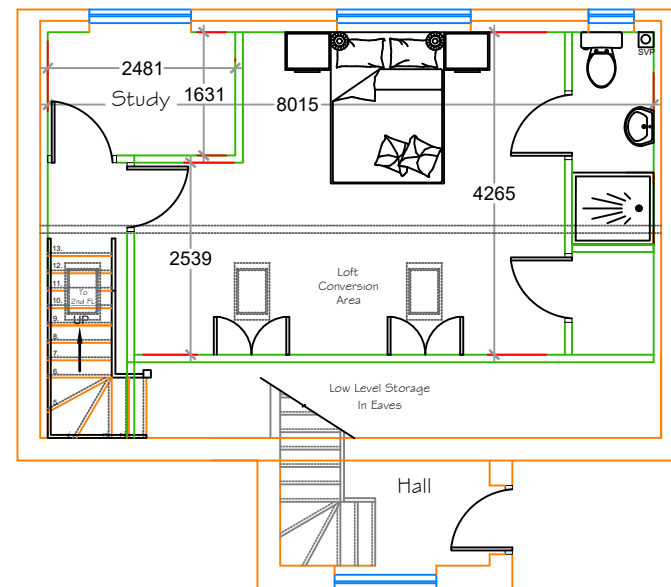




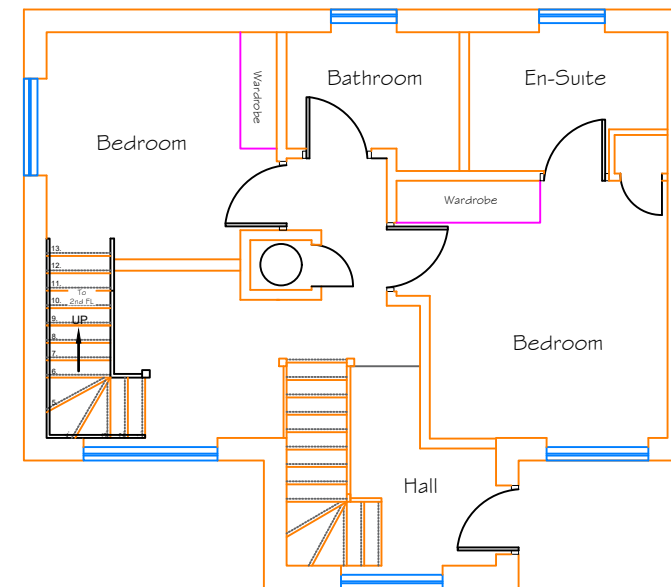
Existing Ground Floor Plan



Existing First Floor Plan



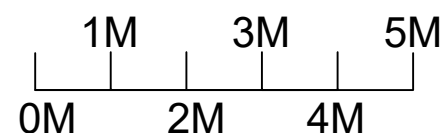
Proposed Second Floor Plan



Proposed First Floor Plan

EXISTING & PROPOSED PLANS

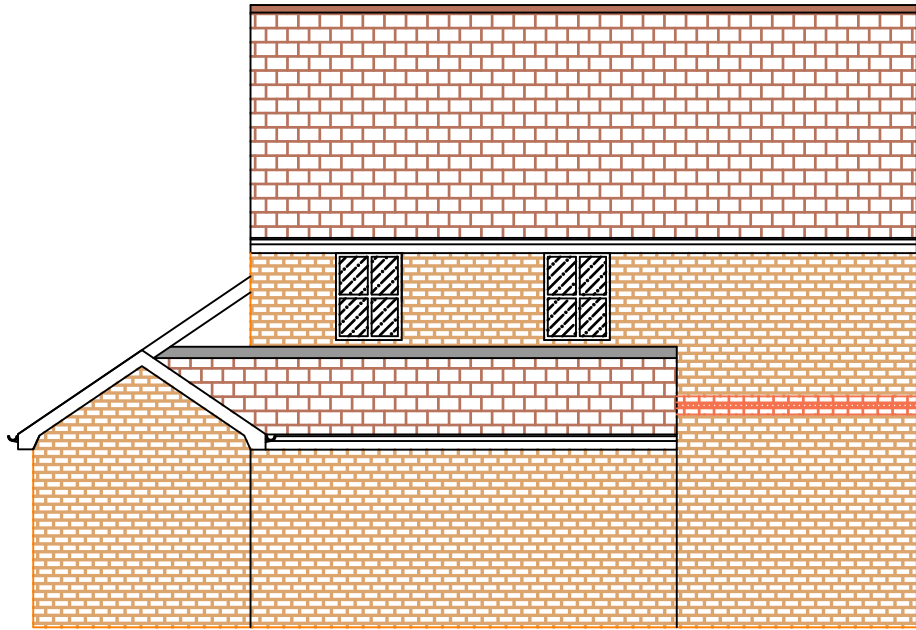
SCALE 1:100@A3



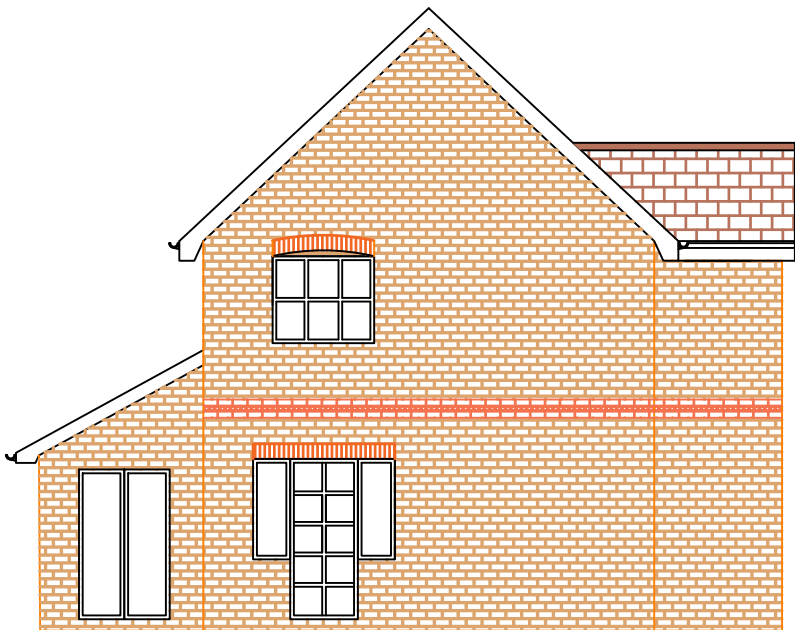
REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing & Proposed Plans	Loft Conversion	Sandon Chelmsford	Scale	1:100@A3	SX  ARCHITECTURE enquiries@sxarchitecture.co.uk
B						Drawn By	TDH	
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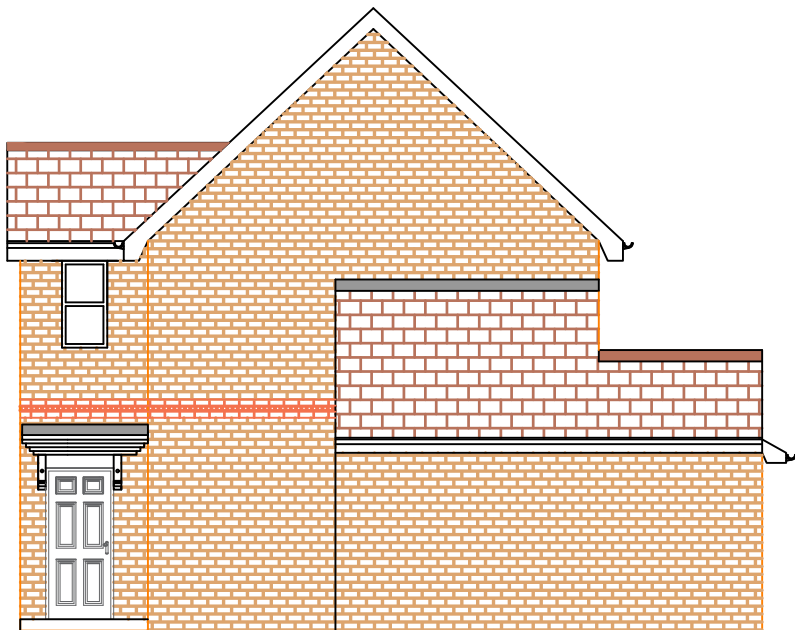
Existing - South-West Facing Front Elevation



Existing - North-East Facing Rear Elevation



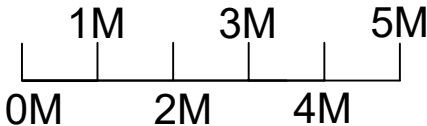
Existing South-East Facing Side Elevation



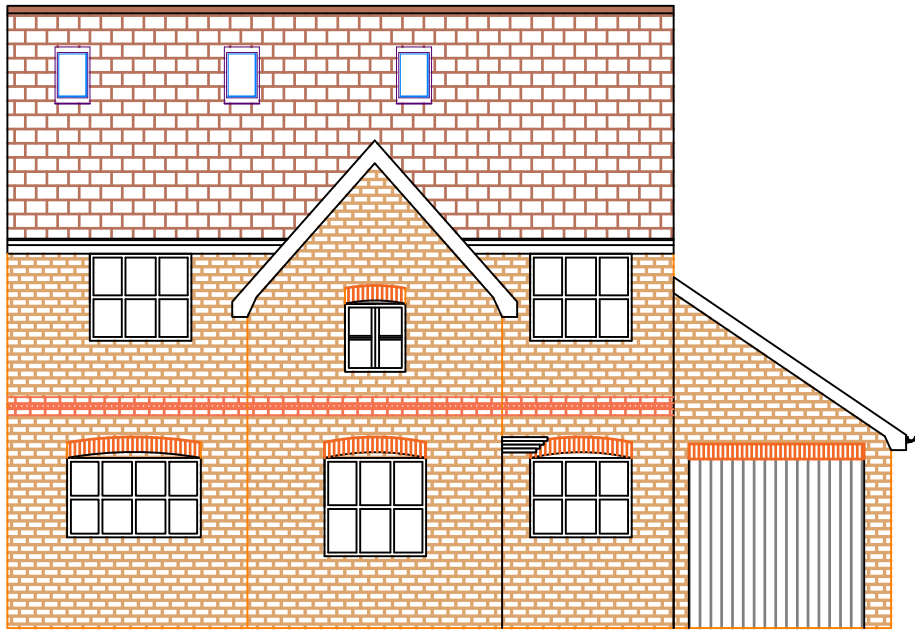
Existing - North-West Facing Side Elevation

EXISTING ELEVATIONS

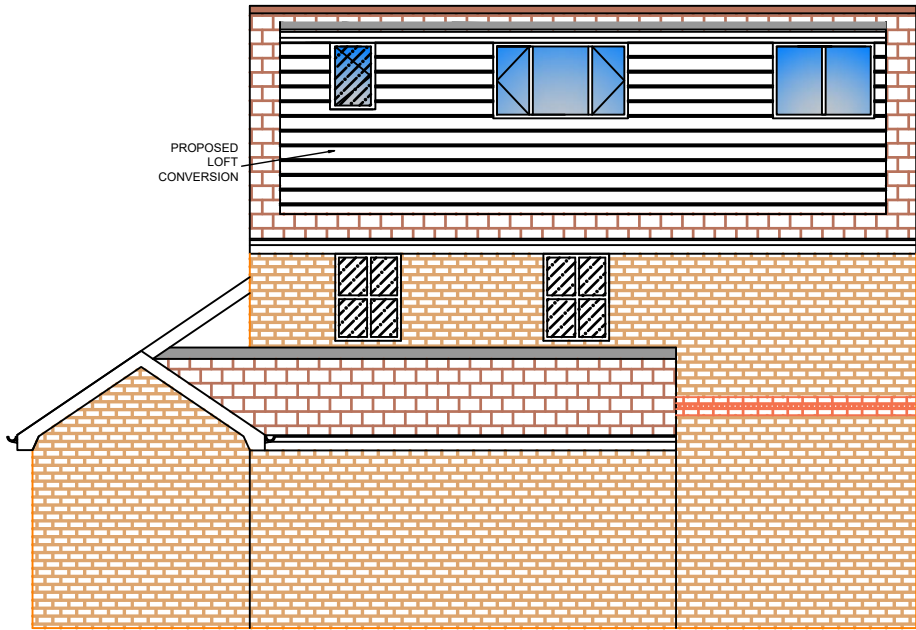
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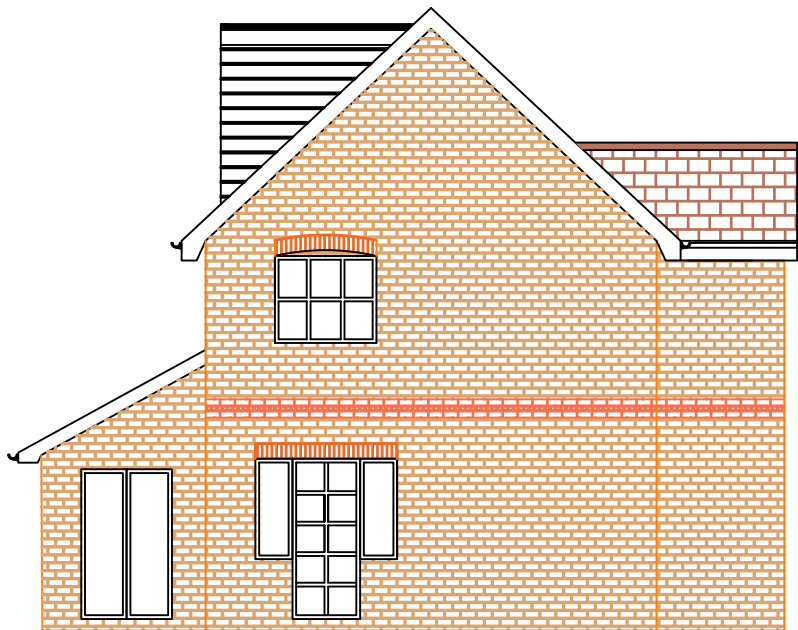
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A			Existing Elevations	Loft Conversion	Sandon Chelmsford	Scale	1:100@A3	SX  ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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F						Drawing Number	ExstElev01	
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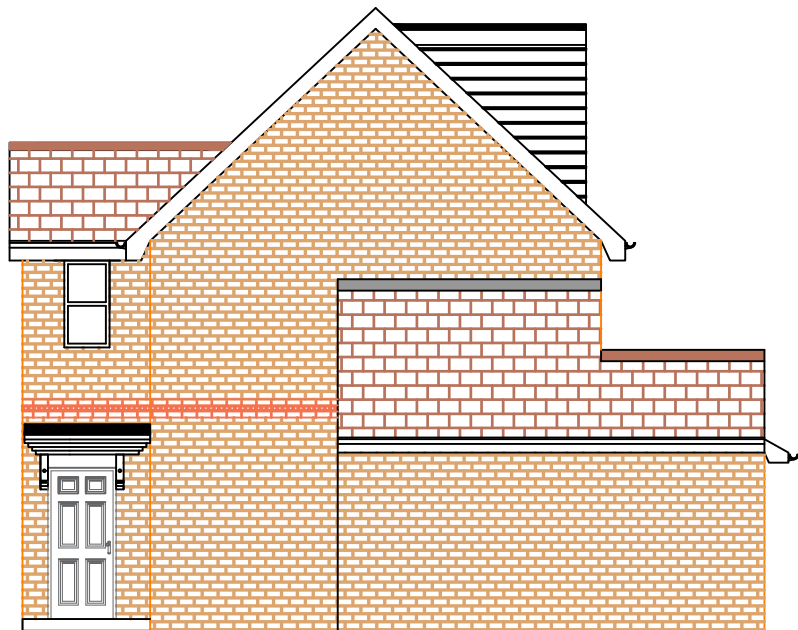
Proposed - South-West Facing Front Elevation



Proposed - North-East Facing Rear Elevation



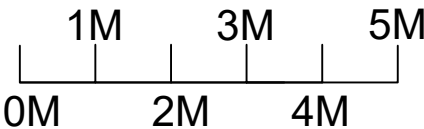
Proposed - South-East Facing Side Elevation



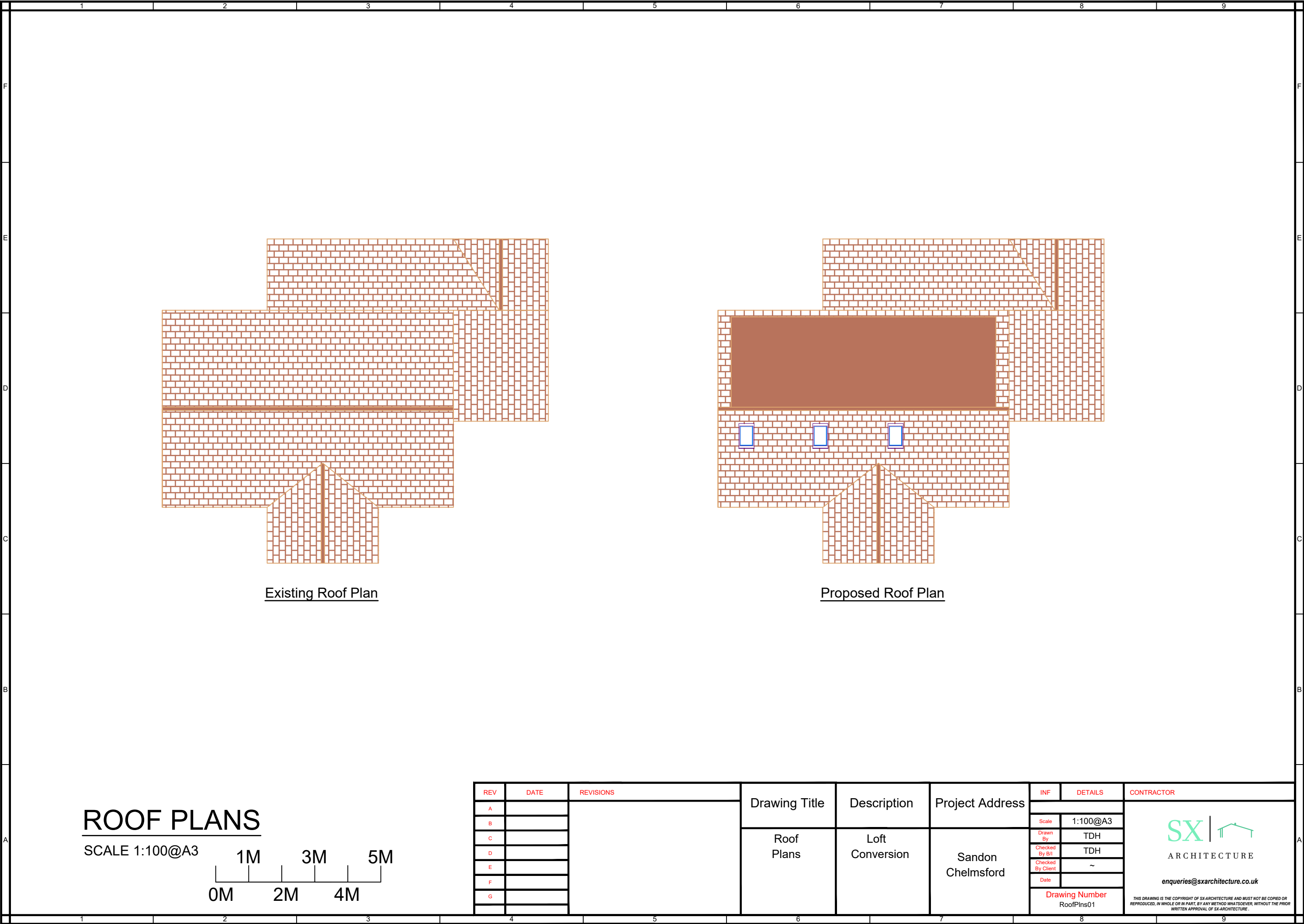
Proposed - North-West Facing Side Elevation

PROPOSED ELEVATIONS

SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
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			Proposed Elevations	Loft Conversion	Sandon Chelmsford	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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						Checked By Client	~	
						Date		
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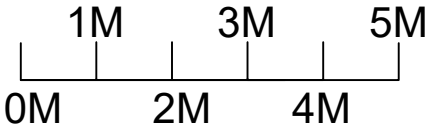


Existing Roof Plan

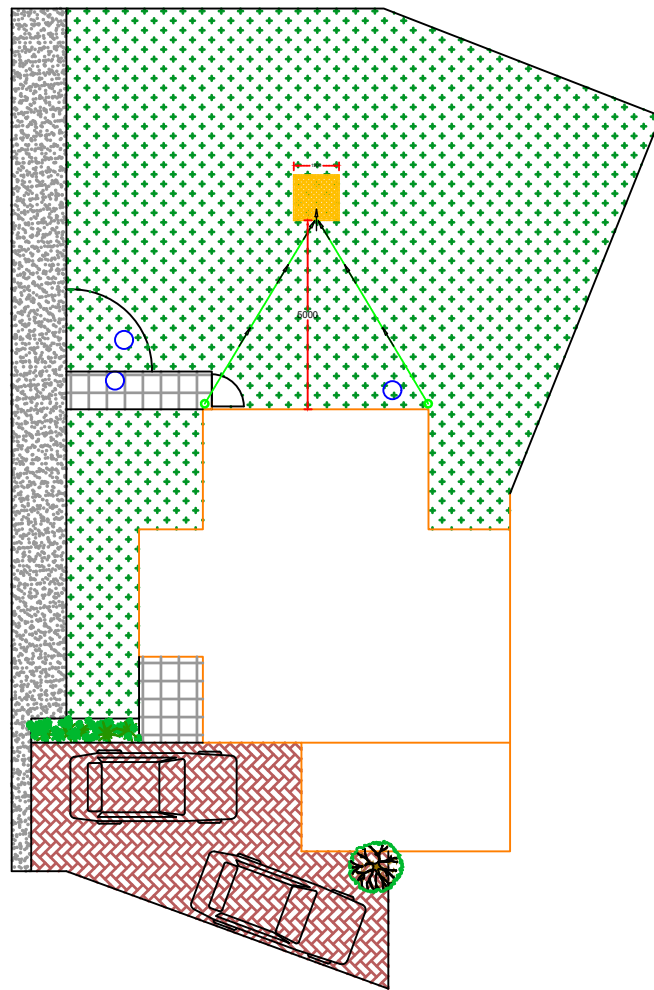
Proposed Roof Plan

ROOF PLANS

SCALE 1:100@A3



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A			Roof Plans	Loft Conversion	Sandon Chelmsford			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	
E						Checked By Client	~	
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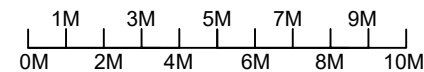


LEGEND

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

BLOCK PLAN 1:200

SCALE 1:200@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	Rear Extension Garage Extension & Gargage Conversion	Sandon Chelmsford	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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D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						Blk&LocPlns01		

Roof tiles to match existing

NOTE: Skylights needs to be set at 1.1m from finished floor level and min 450m x 450m for emergency egress.

Roof skylights to be supported on double rafters.

50mm Insulation between rafters with 70mm to underside

2No 12.5 mm plasterboard with plaster skim finish

Ridge Beam to Engineers Detail

WARM DECK FLAT ROOF FELT

Single ply membrane to be fixed to 12mm exterior quality plywood over bonded to vcl on 22mm external quality plywood decking or similar approved.

120mm Celotex Crown-Bond Insulation

Firings to minimum 1: 60 fall

47x145mm C24 flat roof joists at 400mm ctrs

12.5MM Plasterboard with plaster skim finish.

Floor Construction to Engineers Details -

To have 100mm Insulation between Joists

170mm Insulation between timbers Studwork with

1No 12.5 mm plasterboard with plaster skim finish

UPVC Windows
facias & soffits
finishes to match
existing.

320mm
Insulation in
roof void
(Not Shown
for Clarity)

Steel Beams to
Engineers Details

100mm
Insulation in
Ashlar Wall

Section - South East
Facing Side Elevation

NOT TO SCALE

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 determind on site by the builder and client.

LINTELS:

Use Catnic Standard

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

Existing South-East Facing Side Elevation

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:50@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
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Section Plans

Loft Conversion

Sandon Chelmsford

Details

1:50@A3

TDH

TDH

~

Drawing Number

SectPIns01

Contractor