

THE ROOF EXTENSION IS CONSTRUCTED UNDER PERMITTED DEVELOPMENT.

INCREASED ROOF VOLUME BY GABLES ENDS & REAR DORMER: $49.75m^3 < 50m^3$

THE TOTAL VOLUME OF PROPOSED ROOF EXTENSION IS LESS THAN MAX. PERMITTED ALLOWANCE FOR DETACHED HOUSE & THEREFORE IT IS LAWFUL UNDER CLASS-B

ALL INTERNAL FOUL WATER PIPE FOR PLUMBING TO BE 100mm DIAMETER & INSTALLED IN ACCORDANCE TO BUILDING REGULATION PART-H. OVERLENGTH/COMBINED WASTES TO BE 50mm DIAMETER. NEW SANITARY FOUL WATER TO LOFT FLOOR LEVELS DISCHARGE INTO EXISTING FOUL WATER SYSTEM VIA THE SVP.

CODE-5 LEAD DRESSING AROUND THE NEW ROOF DRESSED AROUND THE WALLS WITH FLASHING & SOAKER TO ALL ROOF AREA IN ACCORDANCE WITH LEAD ASSOCIATION

ALL EXTERNAL ELEVATIONS TO BE RENDERED AND PAINTED (SMOOTH RENDER FINISH AND LIGHT COLOUR TO CLIENT APPROVAL) WITH ALL WINDOW OPENINGS AND SIZES AND FINISHING TO CLIENT SPEC & APPROVAL. ALL MATERIAL USED FOR THE NEW EXTENSIONS MUST MATCH EXISTING. ALL NEW TILES TO MAIN ROOF OF THE EXTENSION TO HAVE MATCHING MATERIAL IN COMPLIANCE WITH EXISTING SITE CONSTRAINTS

THE ROOF LIGHTS PROPOSED IN THE FRONT ROOF SLOPE WILL NOT PROTRUDE MORE THAN 150mm BEYOND THE PLANE OF THE SLOPE OF THE ORIGINAL ROOF WHEN MEASURED FROM PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF

ALL SVP & DRAINAGE PIPES SERVING THE UPPER LEVELS WHICH FALL WITHIN THE EXTERNAL WALLS TO GF AREA MUST BE PROTECTED AND RETAINED UNLESS DEFECTED THEN REPLACED WITH NEW PIPES AND THEN AIR-TESTED. THE SVP TO EXTEND 900mm ABOVE WINDOW OPENING AND CLOSED WITH LOUVER CAP

EXISTING FACIA INSPECTED AND IF DEFECTED THEN REPLACED WITH PVC FACIA WITH 100mm RAIN GUTTER TO THE ROOF, SURFACE WATER DISCHARGED INTO EXISTING S.W VIA THE RWP AT FRONT & REAR. SVP EXTENDED 900mm ABOVE ANY WINDOW OPENINGS & CLOSED BY A LOUVER CAP

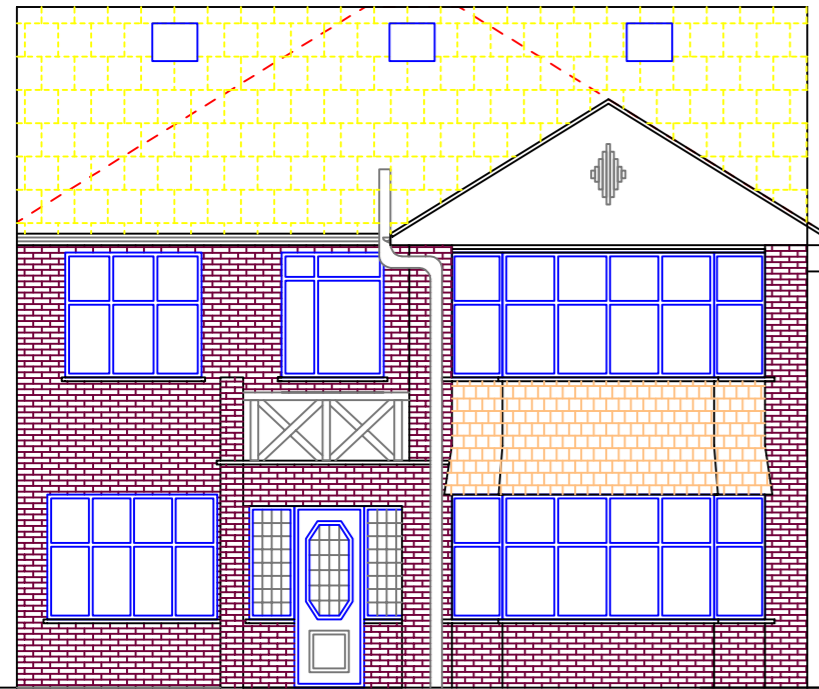
FLAT ROOF TO HAVE INNER INSULATION OF 25mm KINGSPAN TP-10 INSULATION IN BETWEEN JOISTS TO BE FIXED TO UNDERSIDE OF THE WARM DECK TOP INSULATION TO ACHIEVE 0.18 U-VALUE. CODE-5 LEAD DRESSING TO THE ROOF VALLEYS & AT THE EDGE & DRESSED UNDER THE WALL

THE DPTH OF THE NEW FOOTING WILL BE MORE THAN 650mm BELOW THE BASE OF THE MANHOLE & THE CLEAR DISTANCE FROM THE MANHOLE TO THE FOUNDATION TO BE GREATER THAN 600mm

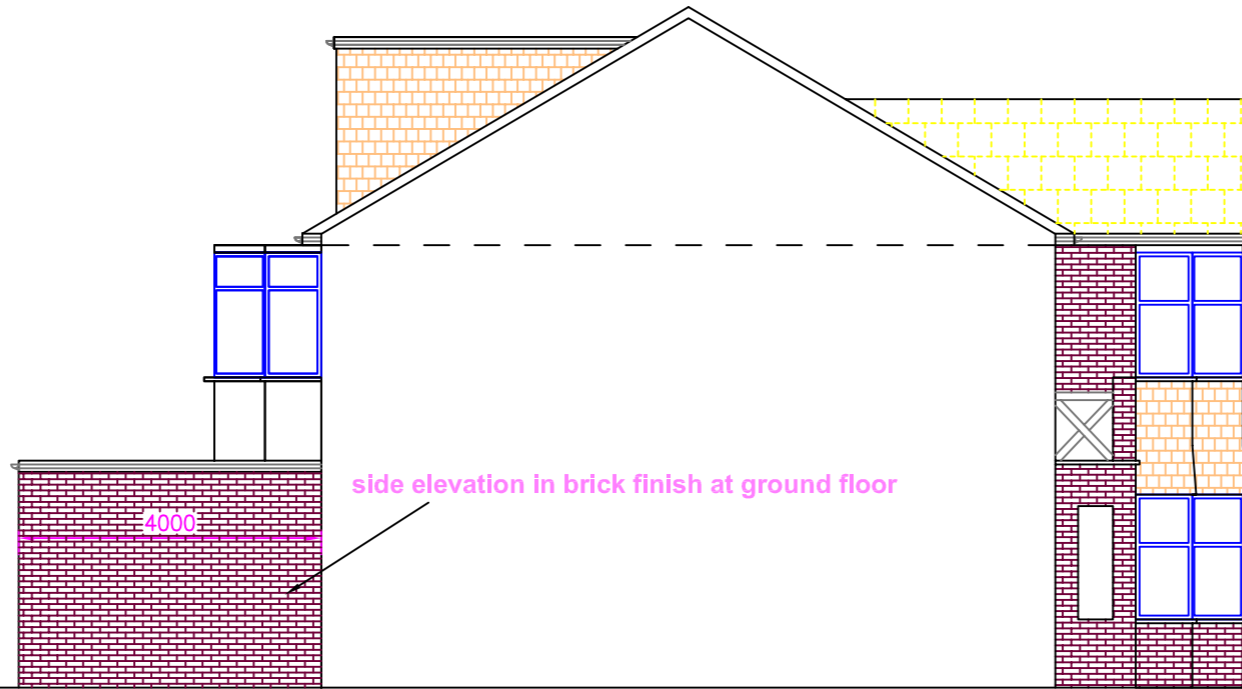
ALL WINDOWS TO NEW AREAS TO BE DOUBLE GLAZED AND TRICKLE VENTED AND INSTALLED TO COMPLIANCE WITH PART-N & PART-L OF BUILDING REGULATIONS. ALL FRAMES TO BE SEALED AT EDGES AND WEATHER TIGHT. THE NEW WINDOW FINISHES TO CLIENT SPECIFICATION & INSTRUCTIONS ALSO TO COMPLIANCE WITH PLANNING DESIGN GUIDELINES

ALL MATERIAL USED FOR THE NEW EXTENSIONS MUST MATCH EXISTING. ALL NEW TILES TO PITCH ROOF AT ALL ELEVATIONS TO HAVE MATCHING MATERIAL IN COMPLIANCE WITH SITE CONSTRAINTS

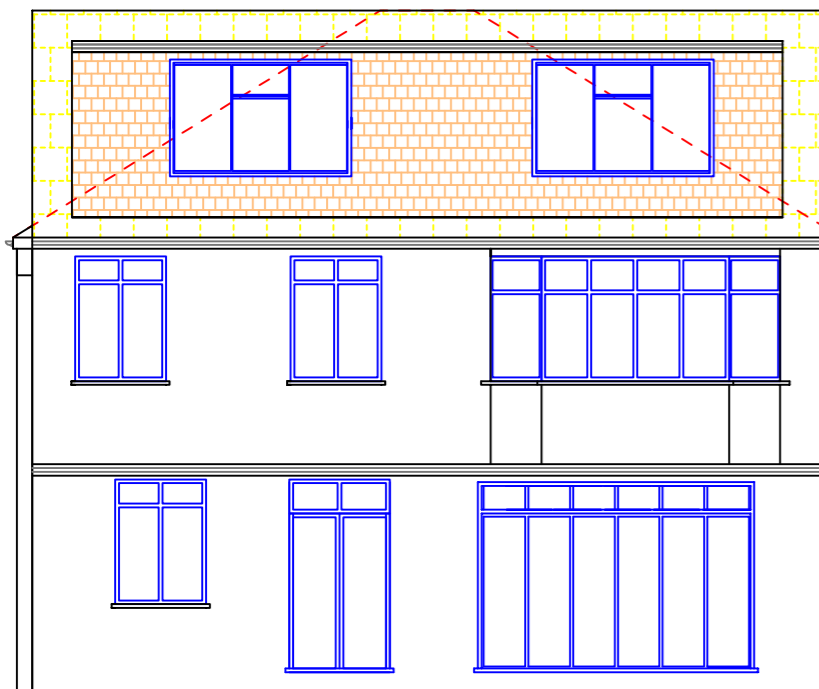
ALL NEW EXTERNAL WALLS TO BE INSULATED INTERNALLY BY PROVIDING 60mm RIGID KINGSPAN KOOLTHERM-K18 FIXED TO INSIDE FACE WITH 12.5mm INTERNAL PLASTERBOARD & SKIMMED TO ACHIEVE U-VALUE OF 0.28



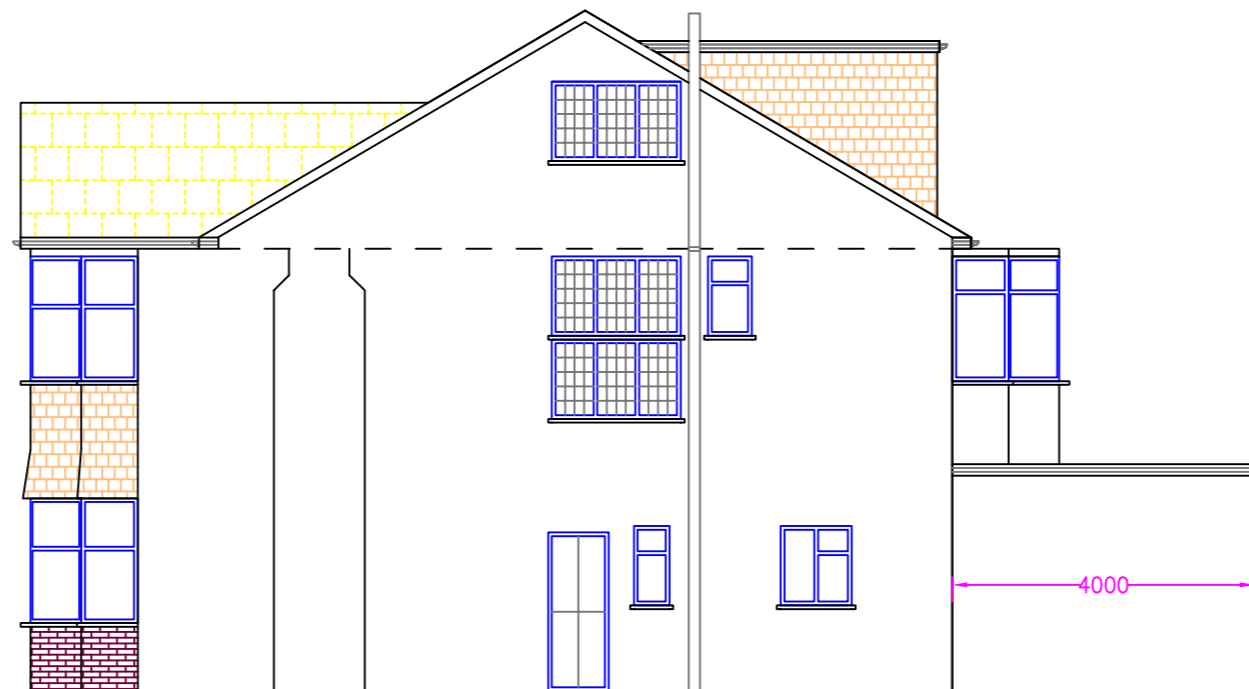
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION