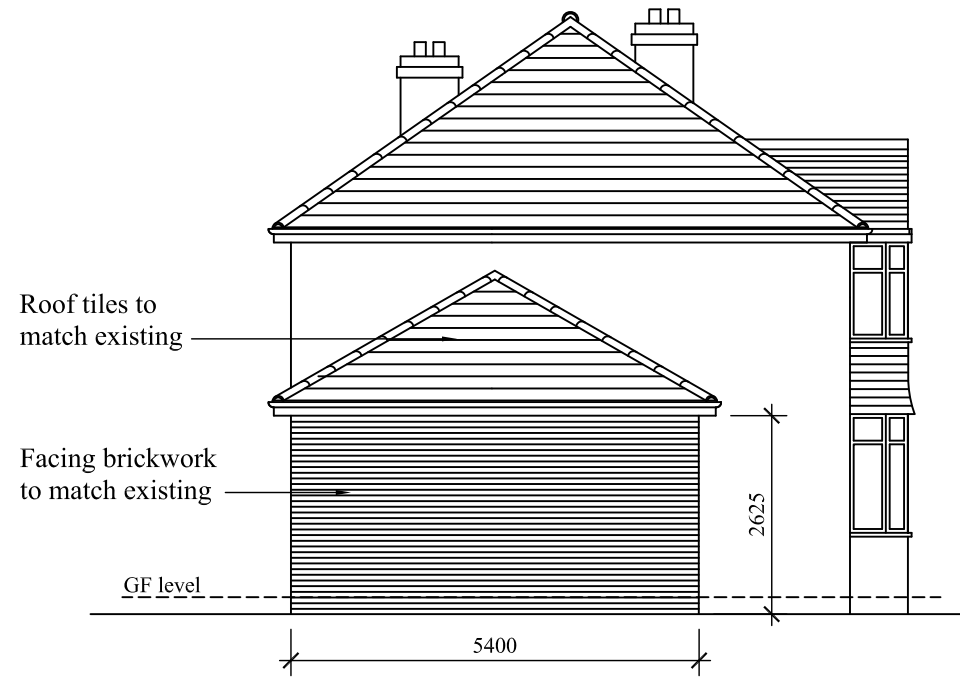
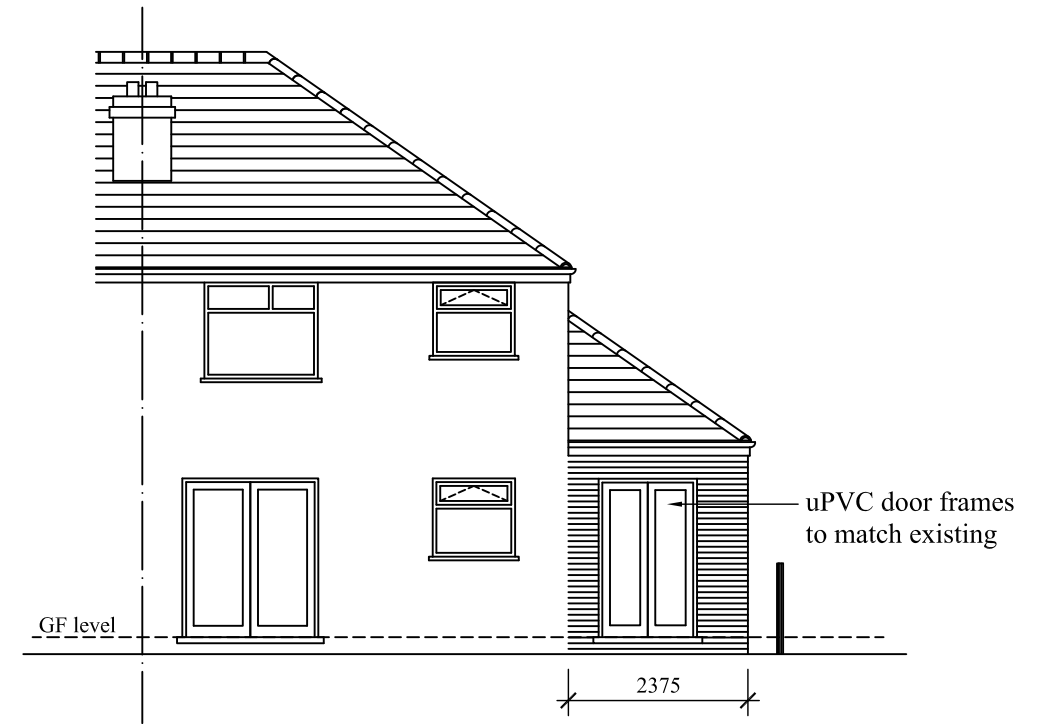


PROPOSED FRONT ELEVATION  
(Scale 1:100)



PROPOSED SIDE ELEVATION  
(Scale 1:100)



PROPOSED REAR ELEVATION  
(Scale 1:100)

**Ground Floor**  
 2075 x 4800mm = 9.96m<sup>2</sup>  
 1300 x 200mm = 0.26m<sup>2</sup>  
 1000 x 300mm = 0.30m<sup>2</sup>  
 Finished floor area 10.52m<sup>2</sup>  
 Perimeter 13.45m

**Windows & External Door**

	Width	Height
Window: W1:	1200 x	1200mm
Door: D1	1300 x	2100mm

White UPVC frames double glazed

**Foundations:** to max depth of 1m x 600 wide trench 475mm concrete with 7Kn solid concrete blockwork, brick band to DPC to be facing bricks to match existing.

**Drainage:** Provide 1nr Rain Water Gully connected to the existing system.

**Ground Floor:** 65mm screed, on 100mm Foil-Faced PIR insulation, on VCL, on 100mm concrete slab, on Standard Membrane, on 50mm sand blinding, laid over 150mm clean MOT Type 1 hardcore.

**Main Roof Ceiling:** 47x150mm treated ceiling joists fixed to wallplate, 150mm mineral wool insulation laid between the ceiling joists and 150mm mineral wool laid cross ways, 12.5mm duplex plaster board ceiling with 3mm skim finish.

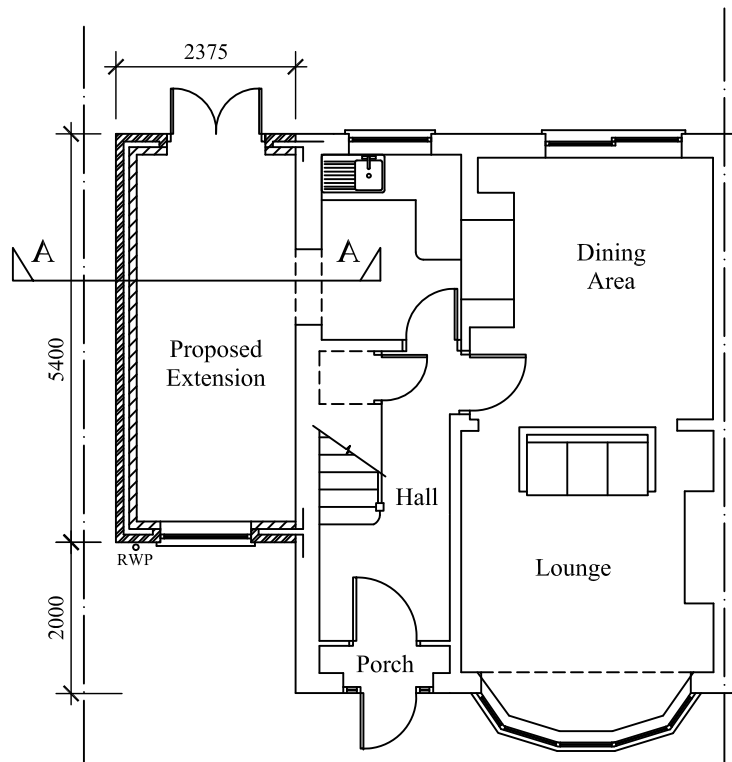
**External Walls:** Outer leaf 102mm facing brick, 100mm cavity with full fill mineral wool batts insulation, 100mm Celcon/Thermalite blockwork inner leaf, with float and skim plaster finish. All structural openings to have Steel Lintels 100/100/100, all exposed cavities to be cloaked with cavity closers. Both structural leaves to be tied @ 450mm vertically and @ 900mm horizontally with stainless steel ties.

**Roof:** Marley Eternit Modern roof tiles, fixed to 25x38mm treated battens, on breathable membrane, fixed to 47x150mm rafters fixed to 75x100mm wallplate and 47x225 hip rafters, fixed to 38x175mm ridge board. Purlins to be 75x200mm with 47x100 binders and props, all timber to be treated.

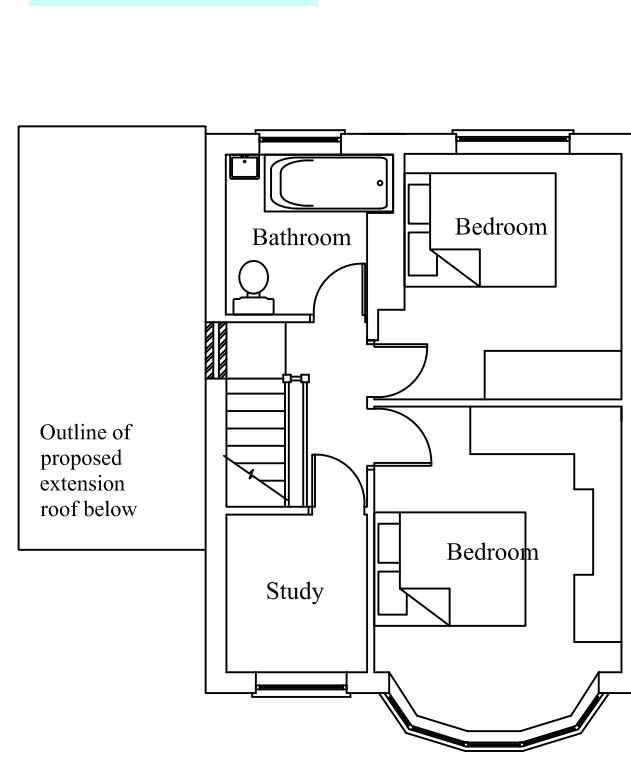
**Fascia & Soffit boards:** to be white UPVC.

**Gutters and Rain-Water-Pipes:** to be Half Round black plastic.

**Internal Joinery:** 5" moulded skirting boards.



PROPOSED GROUND FLOOR PLAN  
(Scale 1:100)



PROPOSED FIRST FLOOR PLAN  
(Scale 1:100)