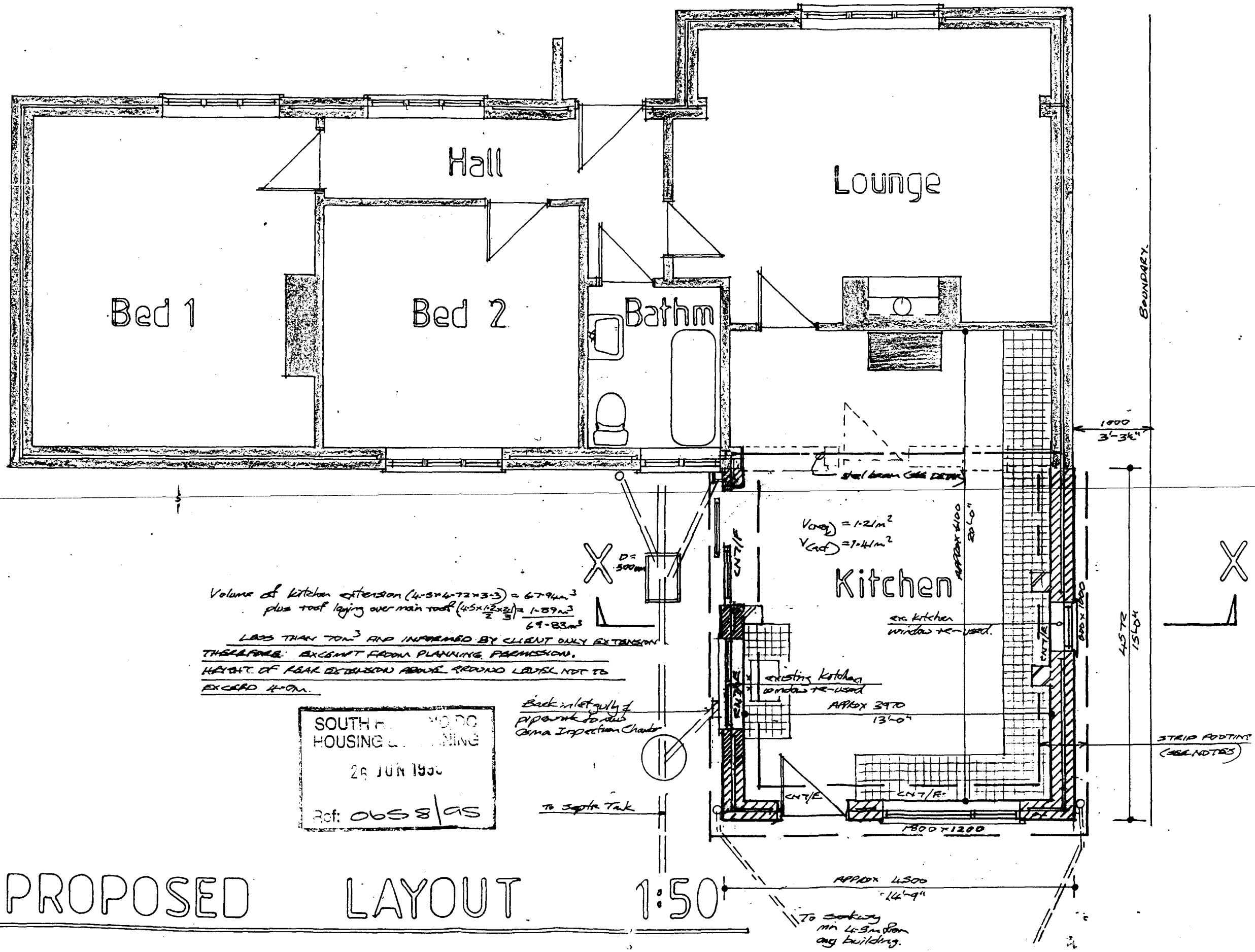
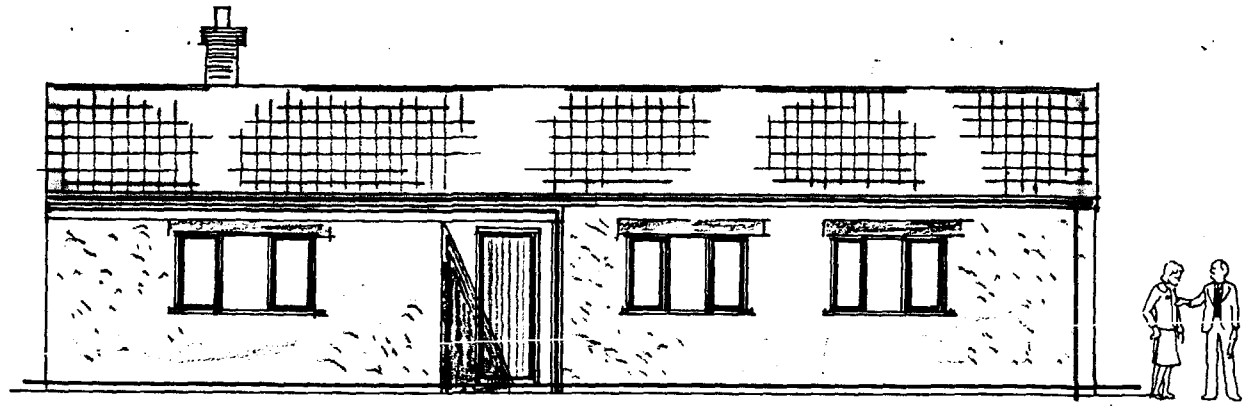


Volume of kitchen extension (4·5×4·72×3·3) = 67·94m³
plus roof laying over main roof $\left(\frac{4·5\times1·5}{2}\times\frac{2}{3}\right)$ = 1·89m³
69·83m³

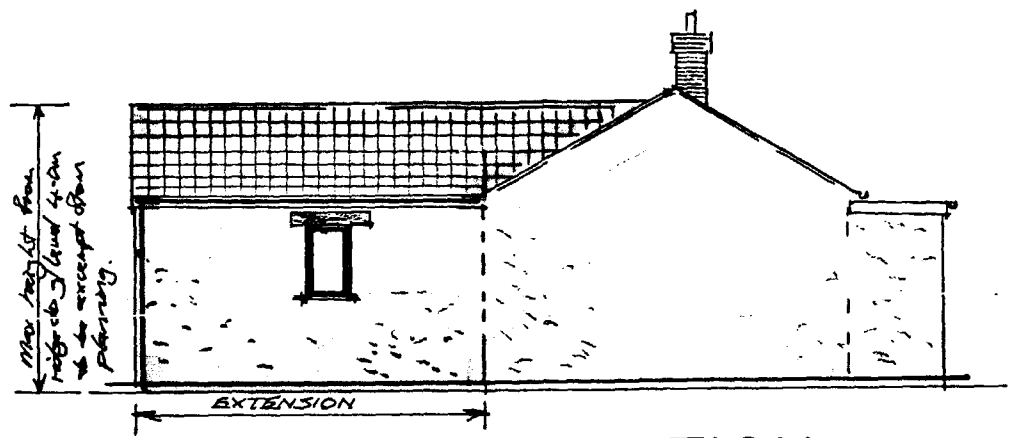
LESS THAN 70m³ AND INFORMED BY CLIENT ONLY EXTENSION THEREFORE EXEMPT FROM PLANNING PERMISSION.
HEIGHT OF REAR EXTENSION ABOVE GROUND LEVEL NOT TO EXCEED 4·0m.

SOUTH [illegible] HOUSING [illegible] PLANNING
26 JUN 1995
Ref: 0658/95

PROPOSED LAYOUT 1:50



FRONT North ELEVATION

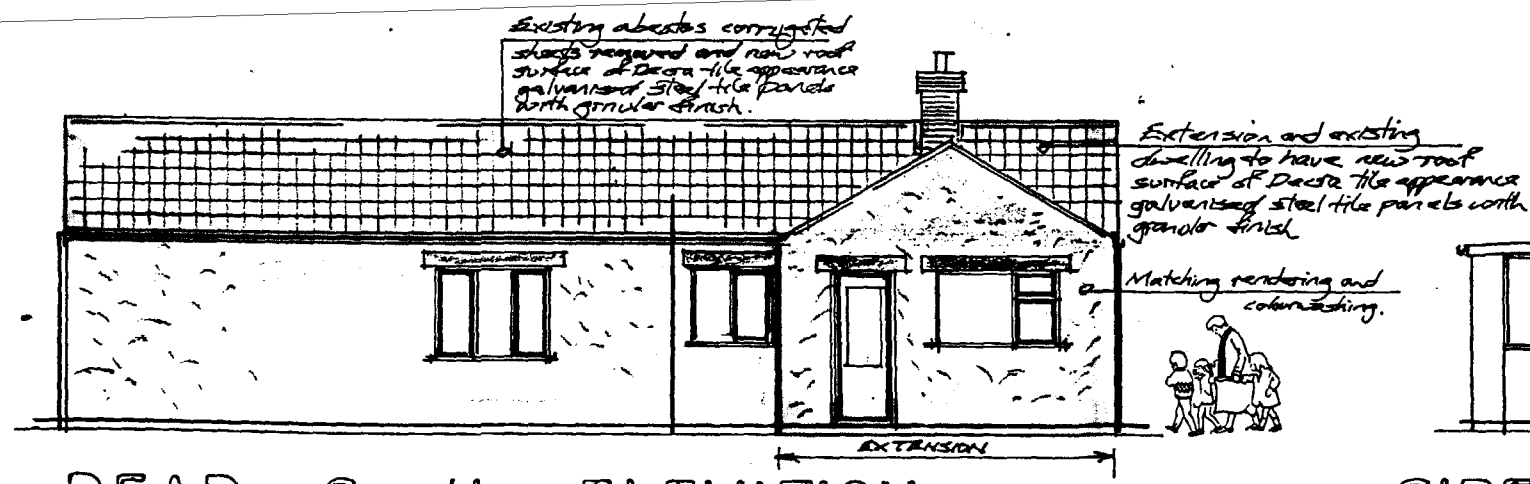


SIDE East ELEVATION

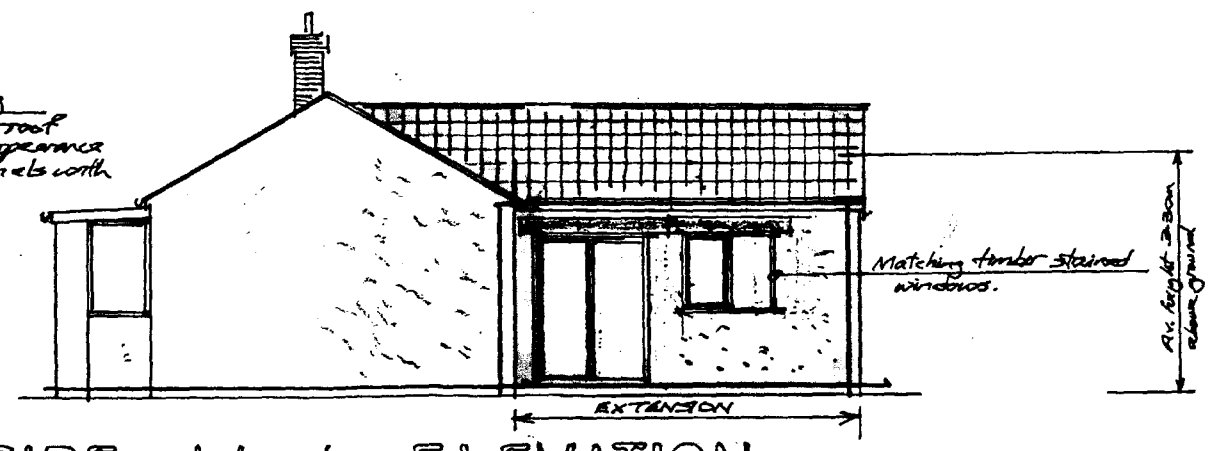
SOU... OC
HOUS... ...NG
26 JUN 1995
Ref: 0658/95

NOTE: Volume of extension = (4.50 × 4.572) × 3.3 = 67.89 m³
PLUS Roof overlay = $\left(4.5 \times \frac{1.2}{2}\right) \cdot \frac{2.1}{3}$ = 1.89 m³

EXTENSION VOLUME = 69.78 m³



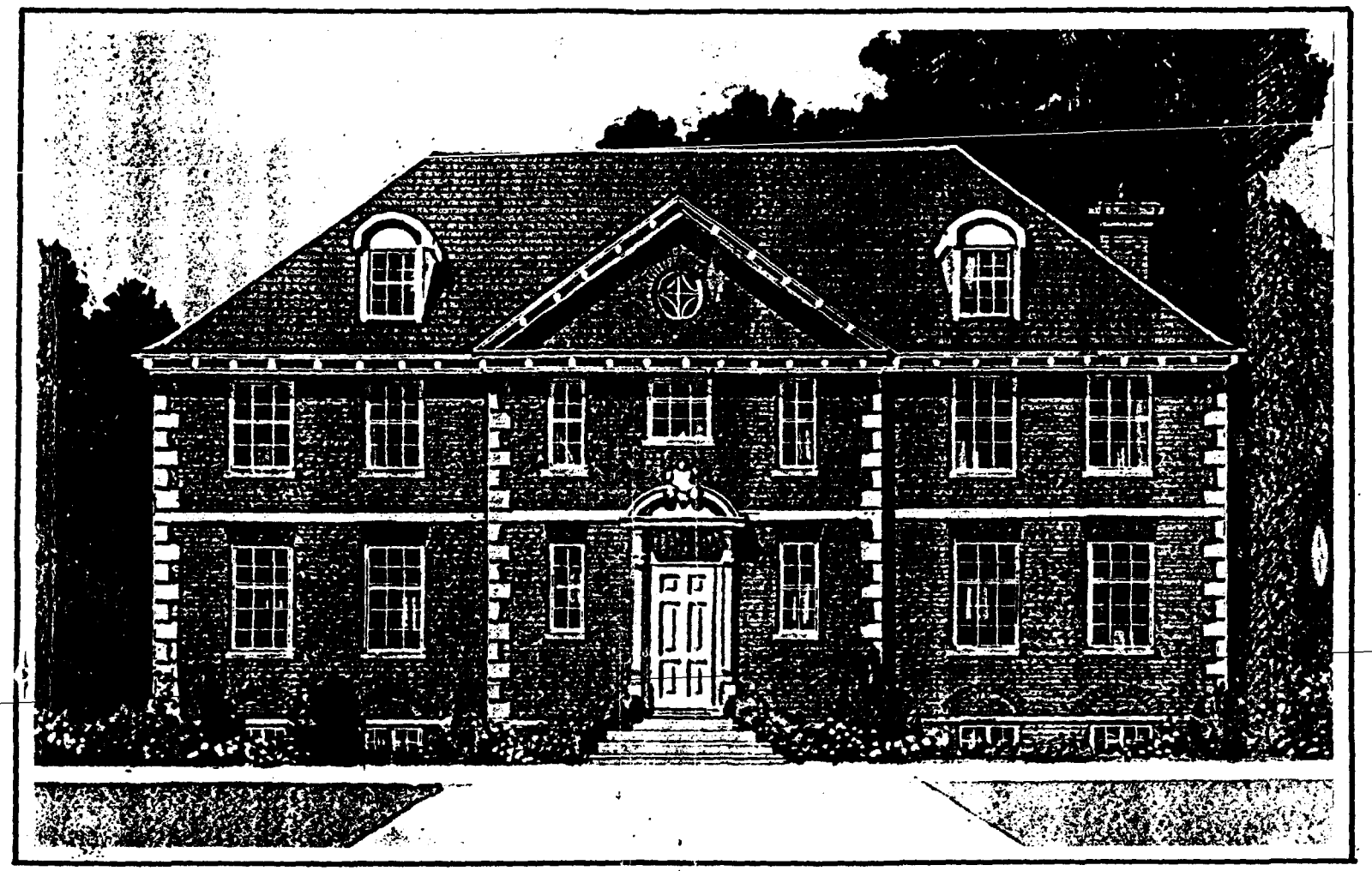
REAR South ELEVATION



SIDE West ELEVATION

PROPOSED ELEVATIONS : 1:100.

Swaffham Architectural Services



Our Ref: 95/0331
Client: Mr. & Mrs. E.A. Stone
Project: Kitchen Extension at
49 Delph Road, Long Sutton

SO[illegible]
HOU[illegible]G
28 JUN 1995
Ref: 0658 | 95

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Our Ref: 95/0331 Date: 5-5-95.

Client: Mr. and Mrs. E.A. Stone.

Project: Kitchen extension at 49 Delph Road, Long Sutton.

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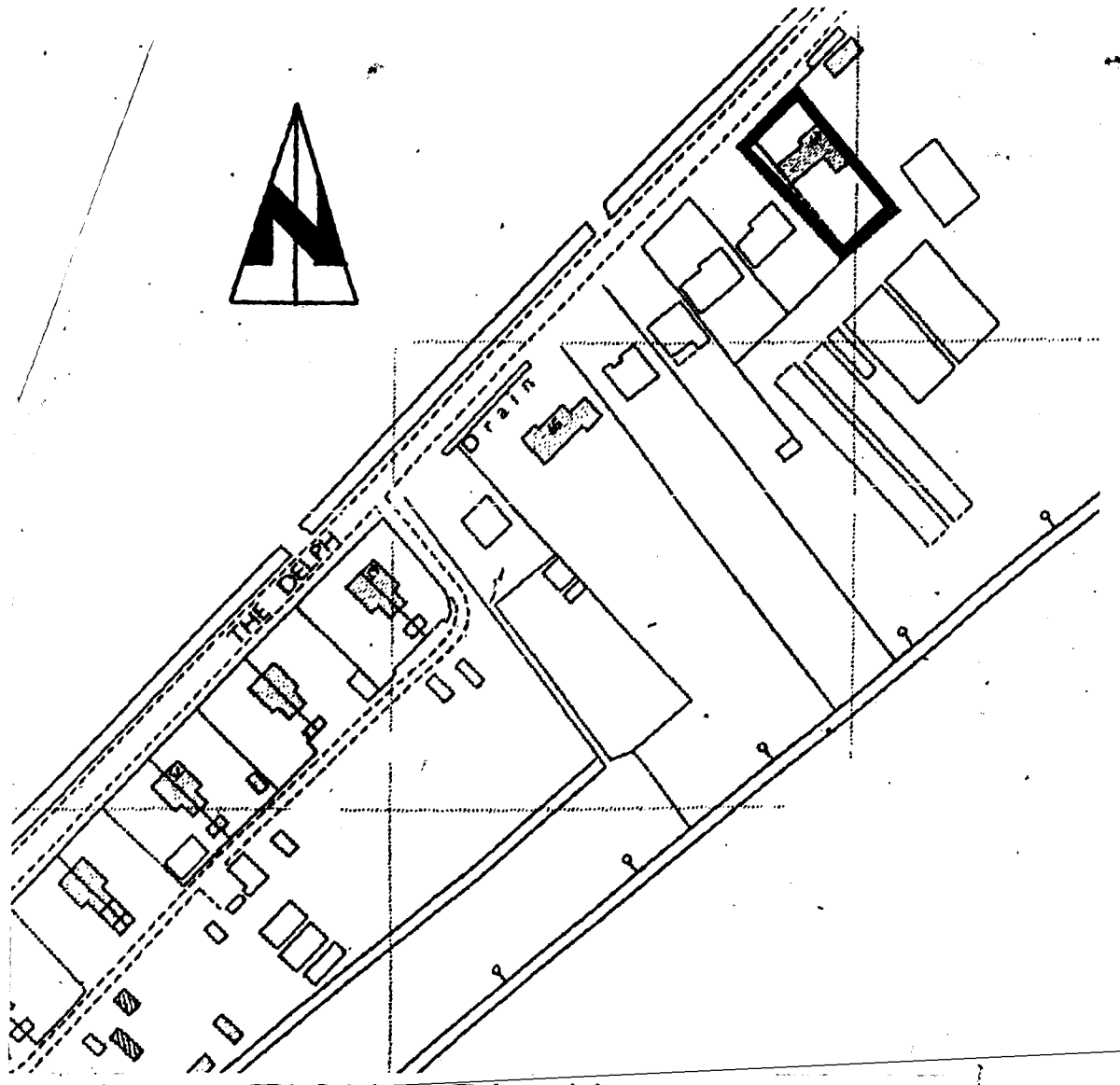
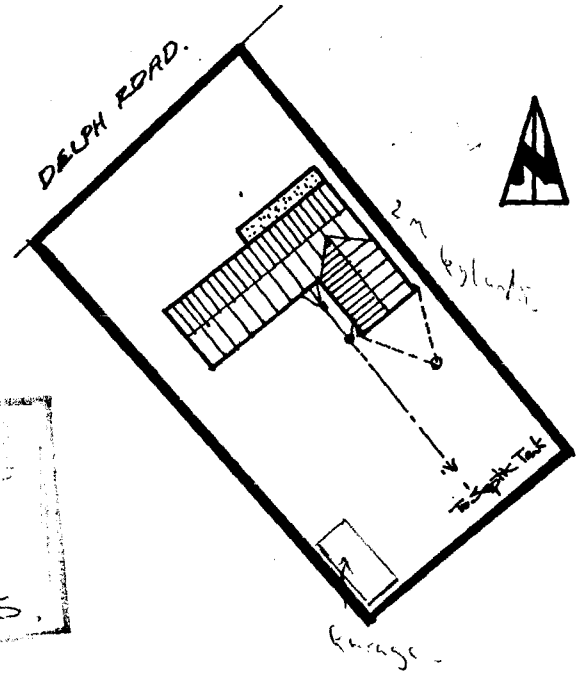
Signed

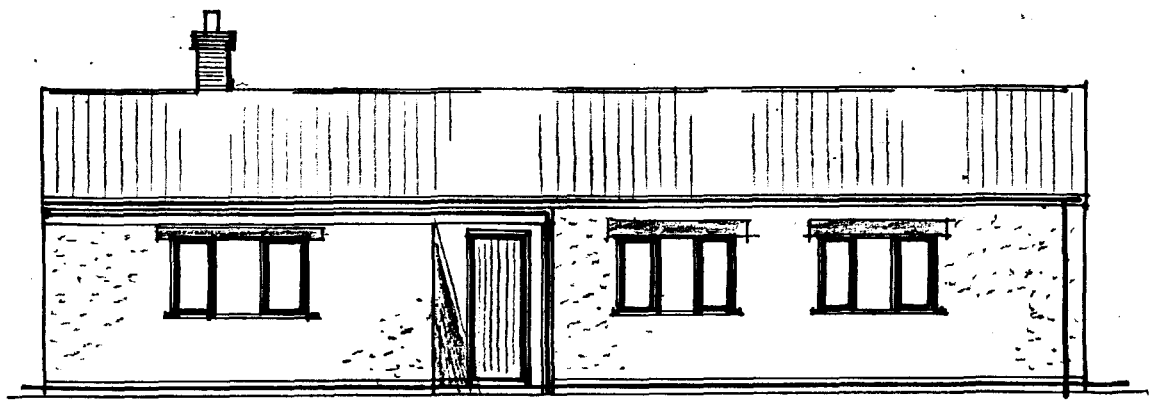


LOCATION PLAN NOT TO SCALE.

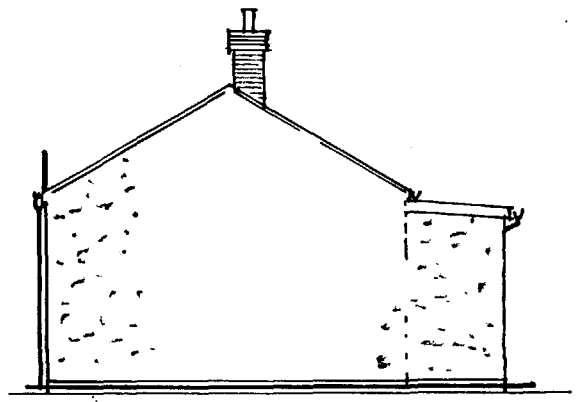


SOUTH... HOUSING...
26 JUN ...
Ref: 0658/95.

BLOCK PLAN 1:500.

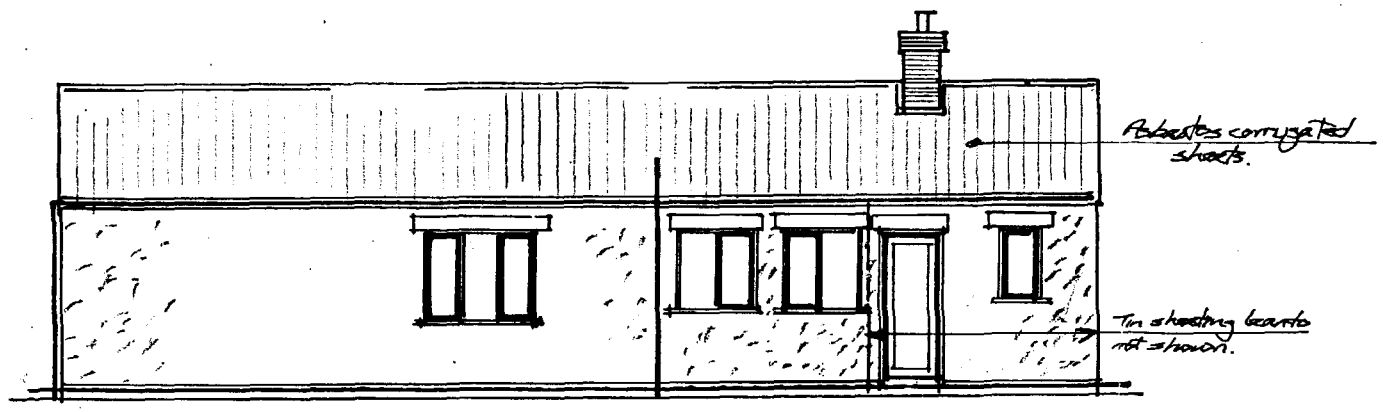


FRONT North ELEVATION

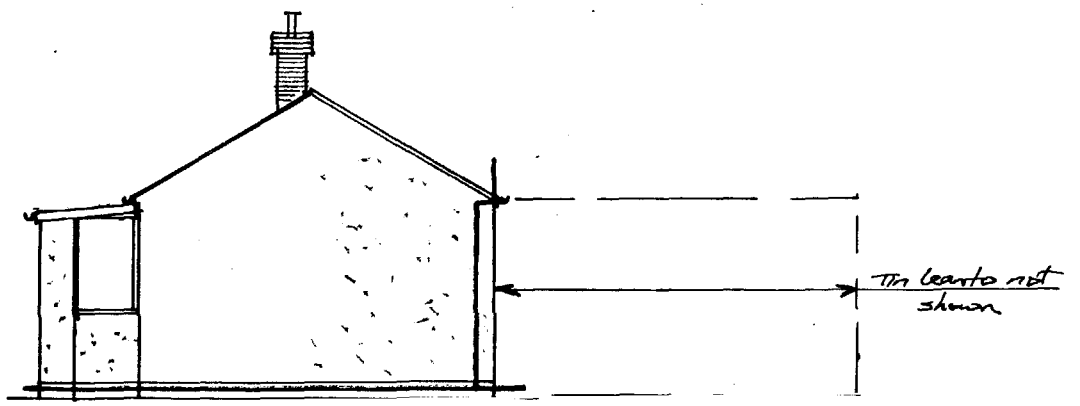


SIDE East ELEVATION

SOUTH H... DC
HOUSING & PLANNING
26 JUN 199..
Ref: 0658/95



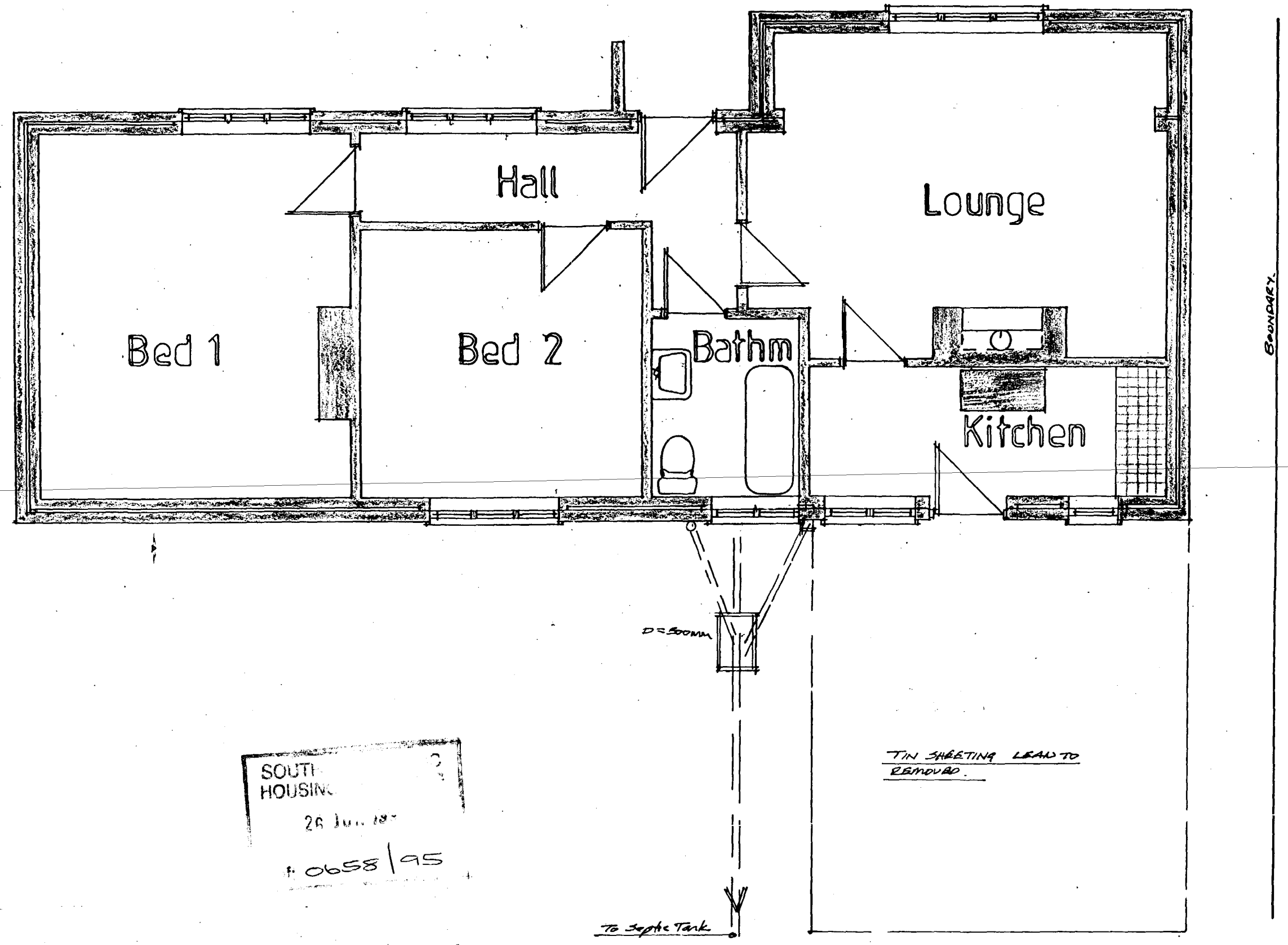
REAR South ELEVATION



SIDE West ELEVATION

EXISTING ELEVATIONS . 1:100.

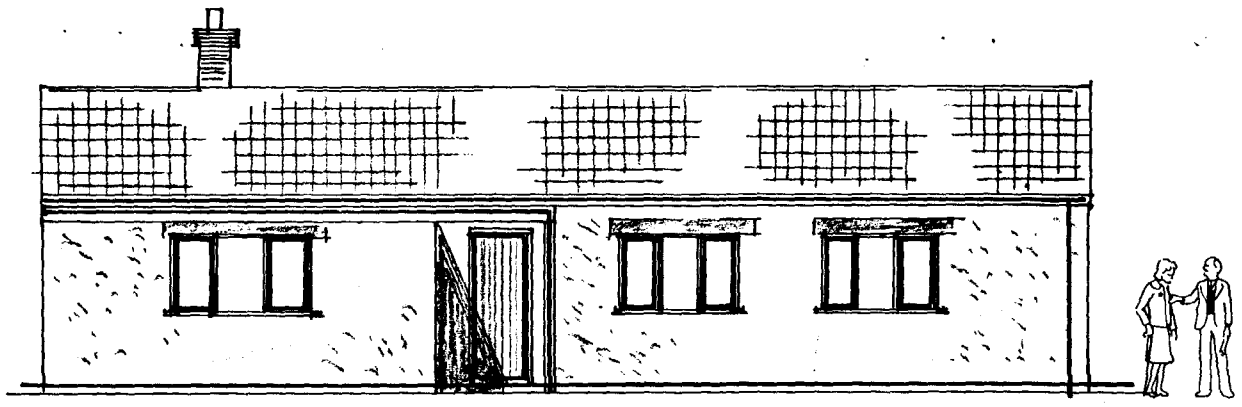
DETERMINED PLAN



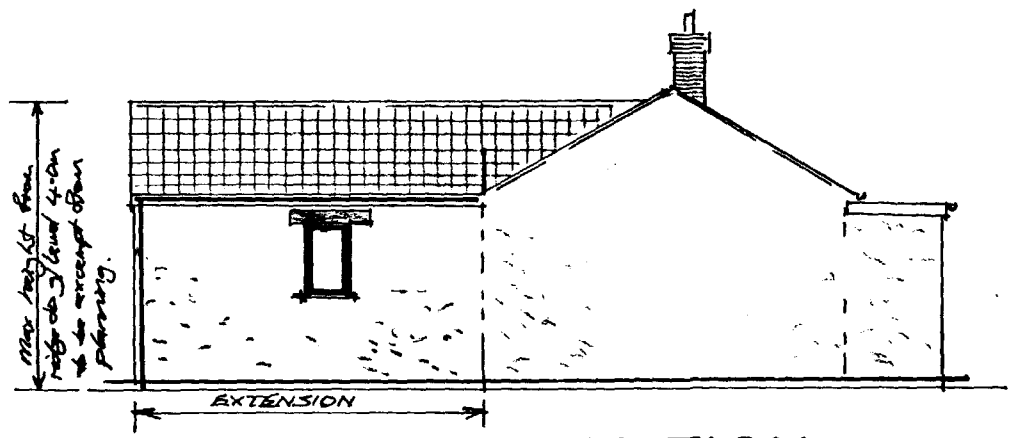
SOUTH
HOUSING
26 JUN
0658/95

EXISTING LAYOUT 1:50

APPROVED
PLAN



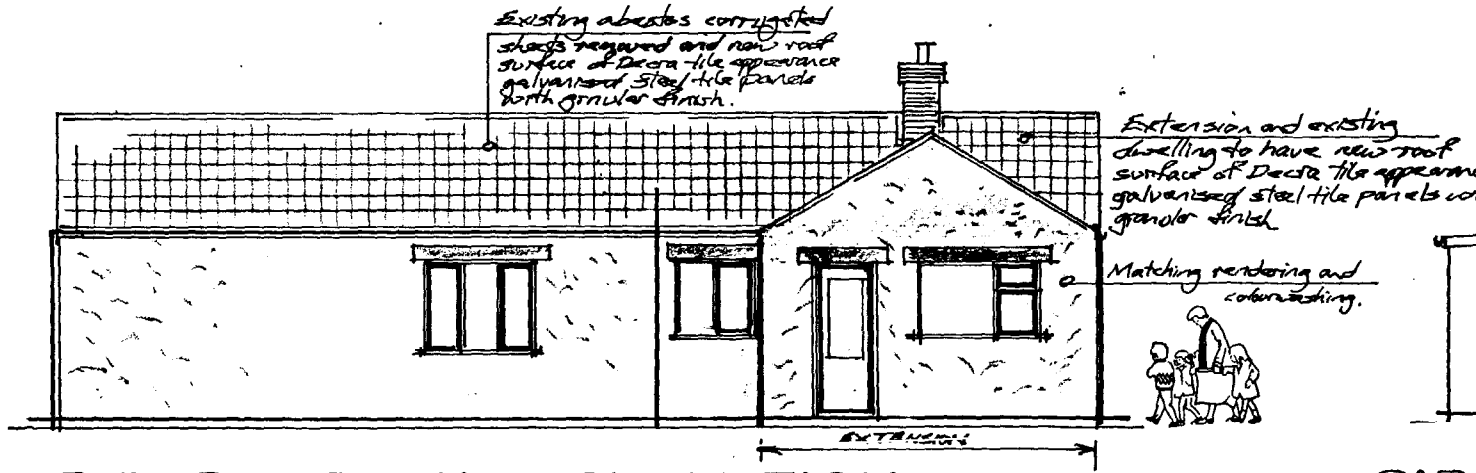
FRONT North ELEVATION



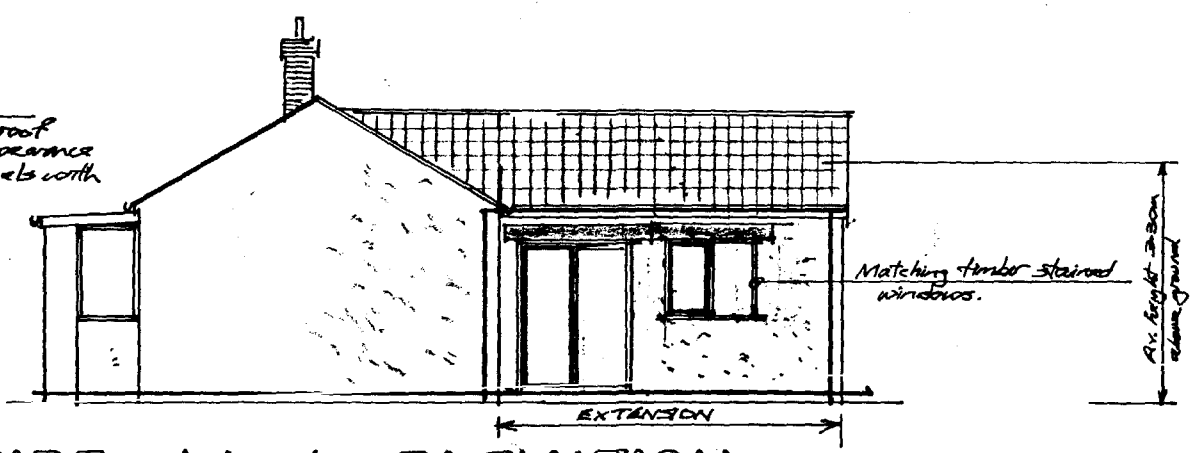
SIDE East ELEVATION

SC... ...OC
HOU... ...NG
26 ...
Ref: 0658/95

NOTE: Volume of extension = (4.50 × 4.572) × 3.3 = 67.89 m³
PLUS Roof overlay = $\left(4.5 \times \frac{1.2}{2}\right) \frac{2.1}{3}$ = 1.89 m³
EXTENSION VOLUME = 69.78 m³.

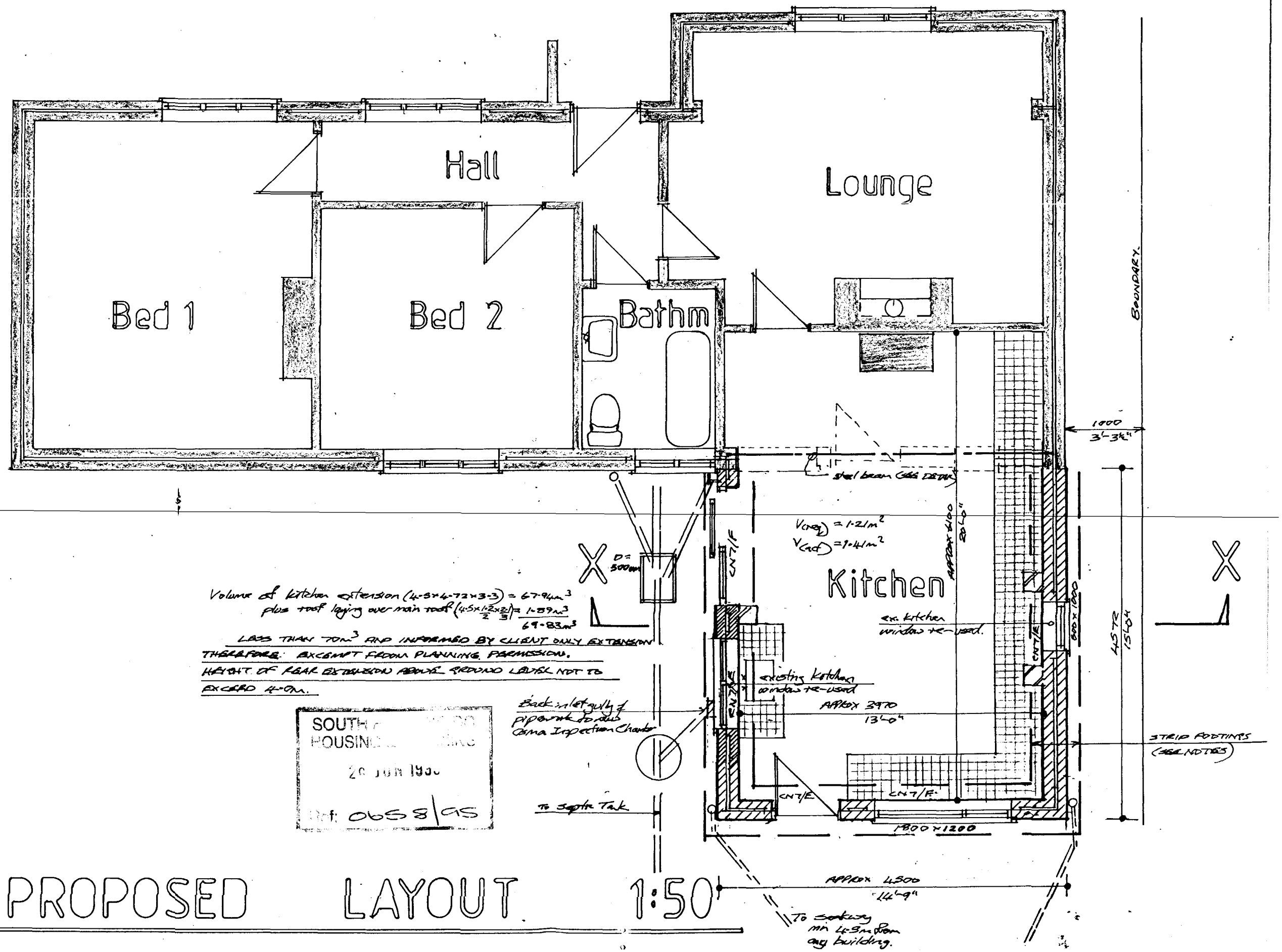


REAR South ELEVATION



SIDE West ELEVATION

PROPOSED ELEVATIONS : 1:100.



Volume of kitchen extension (4·5×4·72×3·3) = 67·94m³
plus roof laying over main roof $\left(\frac{4.5 \times 1.2 \times 2.1}{3}\right)$ = 1·89m³
69·83m³

LESS THAN 70m³ AND INFORMED BY CLIENT ONLY EXTENSION THEREFORE: EXEMPT FROM PLANNING PERMISSION.
HEIGHT OF REAR EXTENSION ABOVE GROUND LEVEL NOT TO EXCEED 4·0m.

SOUTH ... HOUSING ...
20 JUN 1995
Ref: 0658/95

PROPOSED LAYOUT 1:50

ALL DIMENSIONS IN MM. The Client accepts that the draughtsman shall not be held responsible for any defect or otherwise that may become evident in construction of the proposed work as described. All dimensions are to be checked before ordering materials or commencing work. All work to be in accordance with relevant British Standards and Codes of Practices and construction must conform to Local Authority Building Regulations, Water, Electricity and other public services regulations.

EXISTING TIN SHEETING LEAN TO carefully removed.

FOUNDATIONS: Strip foundations to be 600 x 225 thick concrete founded minimum 600 below ground or same level as existing footings. Concrete minimum grade C15P.
NOTE: All footings to be checked and passed by the Local Authority and if required increased in depth and width to suit ground conditions encountered. If founded on shrinkable clay footings to be minimum 1000 below ground level. All vegetation and soft material to be removed over extension area.

FLOOR CONSTRUCTION: 50 cement/sand screed on synthaprufe damp proof membrane on 100 thick concrete on 1200 grade polythene membrane on 150mm consolidated hoggin. Polythene membrane to be sealed with felt damp proof course of wall. 50 thick jablite floor insulation under polythene membrane.

WALL CONSTRUCTION: To be 250 cavity comprising 100 thick heavy block, leca or similar, 50 cavity and 100 thick thermalite or similar approved block inner skin. Cavity work to have 50 thick fibreglass batts to give a U-value of 0.5. Butterfly ties at 450 centres vertically, 900 horizontally and staggered. Bituminous felt to all vertical and horizontal cavity closings. All new brickwork and blockwork to be toothed into existing wall or alternatively a vertical dpc cut into wall and crocodile brackets used. Astos bituminous rubberoid damp proof course in each leaf. Walls below dpc to be 100 LBC common bricks or concrete blocks to BS.6073. External blockwork to be rendered to match existing bungalow.
NOTE: Render stop water drip bar above dpc level.

WINDOWS: Matching timber windows with double glazed sealed units. Trickle ventilation to at least 1 window in kitchen minimum 4,000mm^2. Opening vents to be at least 5% of floor area. Patio doors to have night ventilation minimum 10,000mm^2. Existing windows re-used where shown on layout plan.

ROOF CONSTRUCTION: Existing asbestos roofing sheets carefully removed and roof timber sizes checked. Calculations enclosed by Decra Roofing Systems show that minimum rafter size required is 50 x 50 section at 600 centres.
NOTE: The re-roofing of existing dwelling is exempt from the Building Regulations as the new roof is lighter than the existing asbestos sheets i.e. 0.07 KN/m^2 and 0.12 KN/m^2 respectively.
New kitchen extension roof to be 50 x 100 (SC3) rafters at 600 centres with 50 x 125 (SC3) ceiling joists (no permanent access to loft for storage). 38 x 150 ridge and valley board, 100 x 50 wall plate bedded on sand/cement mortar. 150 thick fibreglass insulation between ceiling joists. Roof ventilation, battens, felt etc. all as per Decra Roof specification as enclosed.
NOTE: Rafters, wall plate and ceiling joists running parallel to wall to have galvanised mild steel anchors minimum 30 x 5 section at spacings of 2 metres joists/rafters. 25 x 100 timber 45° bracing from wall plate to ridge. Timber noggins under straps between rafters and ceiling joists. Timber fascia, soffit to match existing.

GLAZING: All glazing to be provided and fixed by glaziers who are members of the Glass & Glazing Federation and safety glass provided to BS.6262; 1981 as follows:-
(a) all glass lower than 150mm above floor level, to doors, adjacent side lights and windows;
(b) all glass lower than 800mm above floor level elsewhere - where laminate or toughened glass is used it should be manufactured to BS.6206: 1981.

OPENINGS: Windows to have steel catnic lintel with minimum 150 bearing. Codes given on plan.

INTERNAL FINISHES: 15 cement/sand screed render and skim. 12 thick plasterboard to ceiling. Ceiling to have artex and coving finish. Finished ceiling height to be similar to existing.

CENTRAL HEATING: Radiator heating system extended.

SURFACE WATER: 100 diameter pvc matching guttering and 63 diameter downpipe connected to new soakaway as shown on layout plan minimum 4.5m from any building.

ELECTRICAL: To be decided by Client.

FOUL DRAINAGE: New drainage to be 100 diameter osma pipe laid to minimum 1 in 40 surrounded with 150 granular material connected to new osma inspection chamber onto existing foul drain. Inspection chamber to have granular surround and top 300 concrete surround. Back inlet gulley adjacent to cavity wall. Kitchen sink to have 40 diameter pipe and minimum 75 deep seal trap.

STEEL BEAM: Kitchen wall removed where shown and a steel beam (size given on section) placed under wall plate. Beam 3 times lead oxide coated and 2 layers 12 thick plasterboard and skim finish for ½ hour fire resistance. Pads to be minimum 2 course fletton brick 100 x 225 plan.

SOU... COUNCIL
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26 JUN 1990
Ref: 0658 | 95

With Compliments

Swaffham Architectural Services

Our Ref:	95/0331
Client:	Mr. & Mrs. E.A. Stone
Project:	Kitchen Extension at 49 Delph Road, Long Sutton.

S
HOU NG
29 JUN 1995
Ref: 0658/95