concrete interlocking to match existing on 38x19mm S.W. battens (treated) on reinforced roofing felt with 150mm laps as necessary. 'U' value of roof not greater than 0.85 W/m²c.

proprietory ridge tiles with equivalent of 10mm vent facility

10mm mesh covered gap at eaves on both sides.

dpc

facing bricks to match existing.

R.W.P. to discharge into soakaways at 5m from building and boundary and to the satisfaction of L.A. inspector.



FRONT ELEVATION

lateral support to wall & trusses provided by 30x5mm galvanished m.s. straps at 2m c/c 1:2m in length and carried over packing & noggings where rafters are parallel to wall.

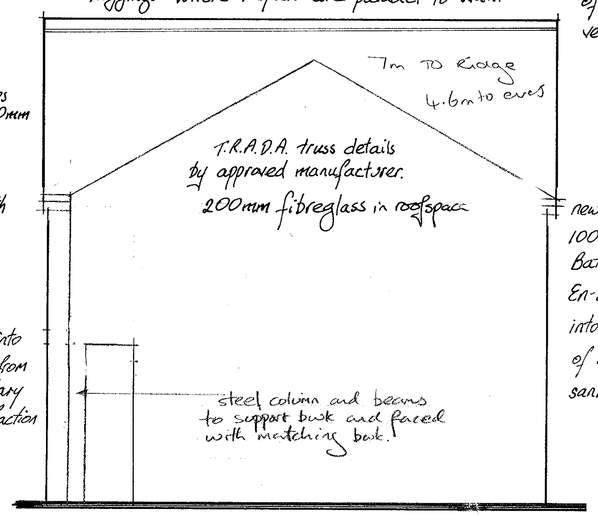
7m TO Ridge

4.6m to eves

T.R.A.D.A. truss details by approved manufacturer.

200mm fibreglass in roofspace

steel column and beams to support buck and faced with matching brick.



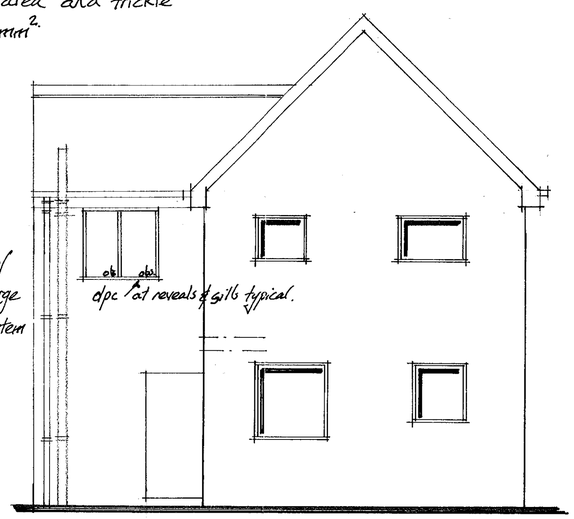
SIDE ELEVATION

new windows to have glazed areas of 10% of floor area, opening sashes of 1/20th of floor area and trickle vents of 8000mm².

new gutters to be 100mm ø H.R.

Bathroom fitments of En-suite to discharge into single stack system of above ground sanitation.

dpc & cat reveals & sills typical.



REAR ELEVATION

External walls to have a 'U' value n/e 0.45 W/m²c achieved by 103mm brick, 50mm cavity with insulation batts and 125mm 'Solar' insulation block. Wallties at 450mm c/c vertically, 900mm c/c horizontally reducing to 300mm at reveals and staggered.

to existing manhole adjacent to boundary then L.A. sewer

1:40

new manhole

rainwater to existing drain (surface water)

Kitchen

lounge

hall

garage

existing wall to have innerleaf provide with stability ties at same centres as wallties. Foundation inspected & to satisfaction of L.A. inspector.

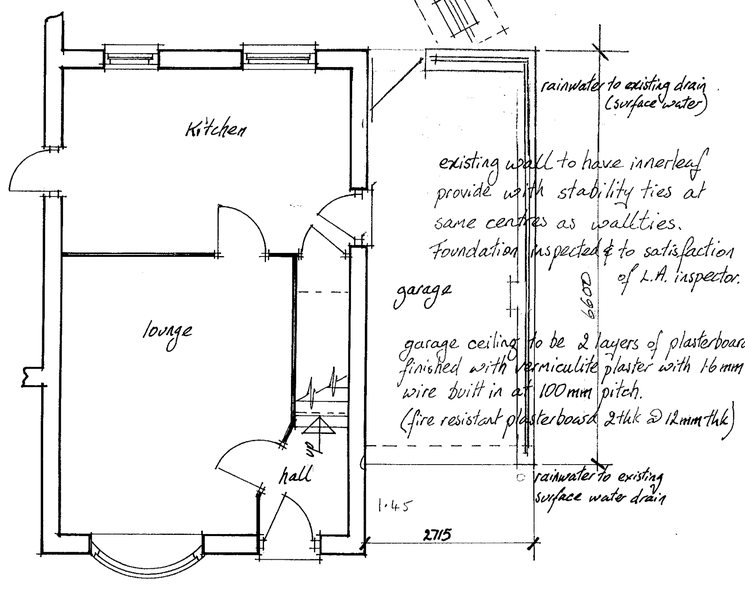
garage ceiling to be 2 layers of plasterboard finished with vermiculite plaster with 16mm wire built in at 100mm pitch. (fire resistant plasterboard 2 thk @ 12mm thk)

rainwater to existing surface water drain

2039

1.45

2715



GROUND FLOOR PLAN

b'bed

b'bed.

ensuite

door

new bedroom

(floor to ceiling ht as existing house 2380mm)

front bedroom

pull switch operated extract provide extraction of air at 15 litres/sec.

1.7m

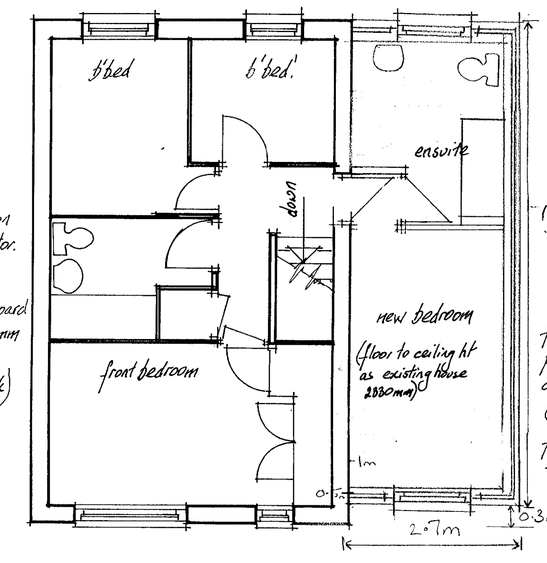
floor to be 22mm thick plywood on 50x225mm @ 400mm c/c S.W. joists (SC3)

floor insulated with 200mm fibreglass to give 'U' value n/less than 0.45 W/H²c.

1m

0.3m

2.7m



FIRST FLOOR PLAN

PROPOSED ALTERATIONS TO
77 MAREFIELD
LOWER EARLEY READING

SCALE 1:50

REFUSED

24/00422/FUL 2994