

4

Legend

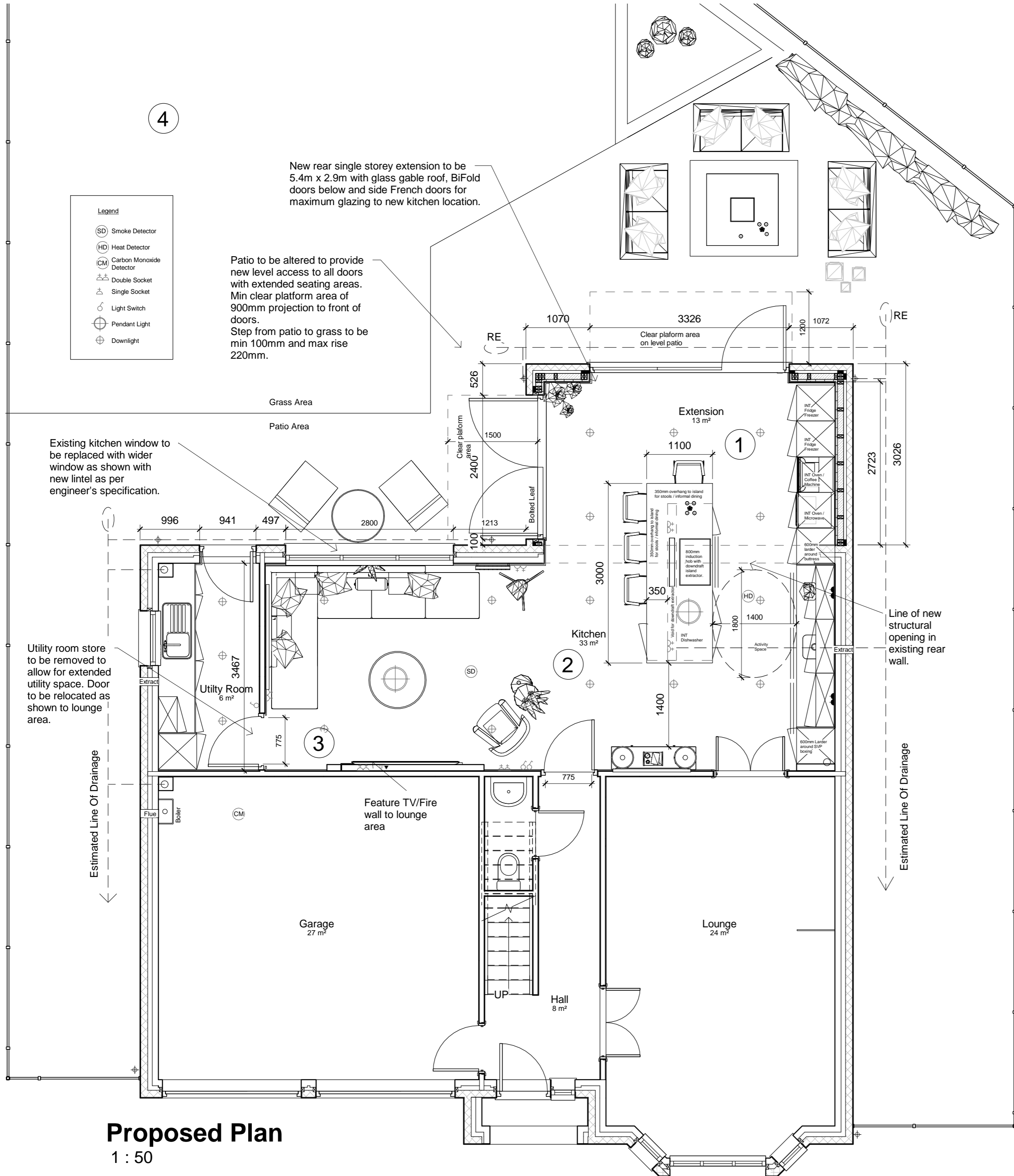
- (SD) Smoke Detector
- (HD) Heat Detector
- (CM) Carbon Monoxide Detector
- ⊕ Double Socket
- ⊕ Single Socket
- ⊕ Light Switch
- ⊕ Pendant Light
- ⊕ Downlight

New rear single storey extension to be 5.4m x 2.9m with glass gable roof, BiFold doors below and side French doors for maximum glazing to new kitchen location.

Patio to be altered to provide new level access to all doors with extended seating areas. Min clear platform area of 900mm projection to front of doors. Step from patio to grass to be min 100mm and max rise 220mm.

Existing kitchen window to be replaced with wider window as shown with new lintel as per engineer's specification.

Utility room store to be removed to allow for extended utility space. Door to be relocated as shown to lounge area.



Proposed Plan
1 : 50



360 degree panorama of gable roof area Kitchen Location 1



360 degree panorama of Lounge Location 2



360 degree panorama of Lounge Location 3



External 360 Location 4



SCOPE OF WORKS SUBJECT TO BUILDING WARRANT:

New single storey rear extension to form open plan kitchen / social area with lounge/snug.

- Downtakings- Removal of existing rear windows and doors to allow for new structural openings in line with engineer's specification.
- Downtakings: Removal of internal stud partition between kitchen and family room. Removal of existing kitchen.
- Removal of existing store in utility room.
- Installation of new single storey extension with gable roof, Velux windows and doors to garden as shown.
- Re-positioning of kitchen and extending of utility room units.
- All associated service alterations/ installations associated with the works

NOTE: All dimensions to be checked on site prior to ordering materials.

GENERAL NOTES

1. The contractor is responsible for ensuring demolition/ works are completed in accordance with the CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015.
2. Contractor is responsible for comprehensively inspecting the property prior to commencement of works; to identify any potential hazards, including ACM's (Asbestos Containing Materials); assessing potential risk & providing details of how these risks will be managed (RAMS).
3. All demolition works to be carried out in accordance with BS 6187 and the Health and Safety at Work Act 1974.
4. All scaffolding and barricading to be in compliance with BS5973
5. Contractor to allow for removing all rubbish and debris from the site and thoroughly cleaning the site.
6. Always refer to structural engineers specification for details of new structural alterations.
7. Contractor to provide details of adequate temporary supports & method statements for safe undertaking of demolition works, structural alterations and safe disposal of waste materials.
8. All retained finishes to be made good.
9. Contractor is responsible for ensuring all live services are temporarily disconnected at mains AND/OR safely isolated locally AND/OR temporarily capped/ sealed as required for duration of works.
10. Contractor is responsible for the protection of all structures, services, fixtures/ fittings & decorative finishes, within the site, outwith scope of works, for duration of works.

NO	DESCRIPTION	DATE
STATUS	PURPOSE OF ISSUE	
	Building Warrant Approval	

Belle Unique Ltd
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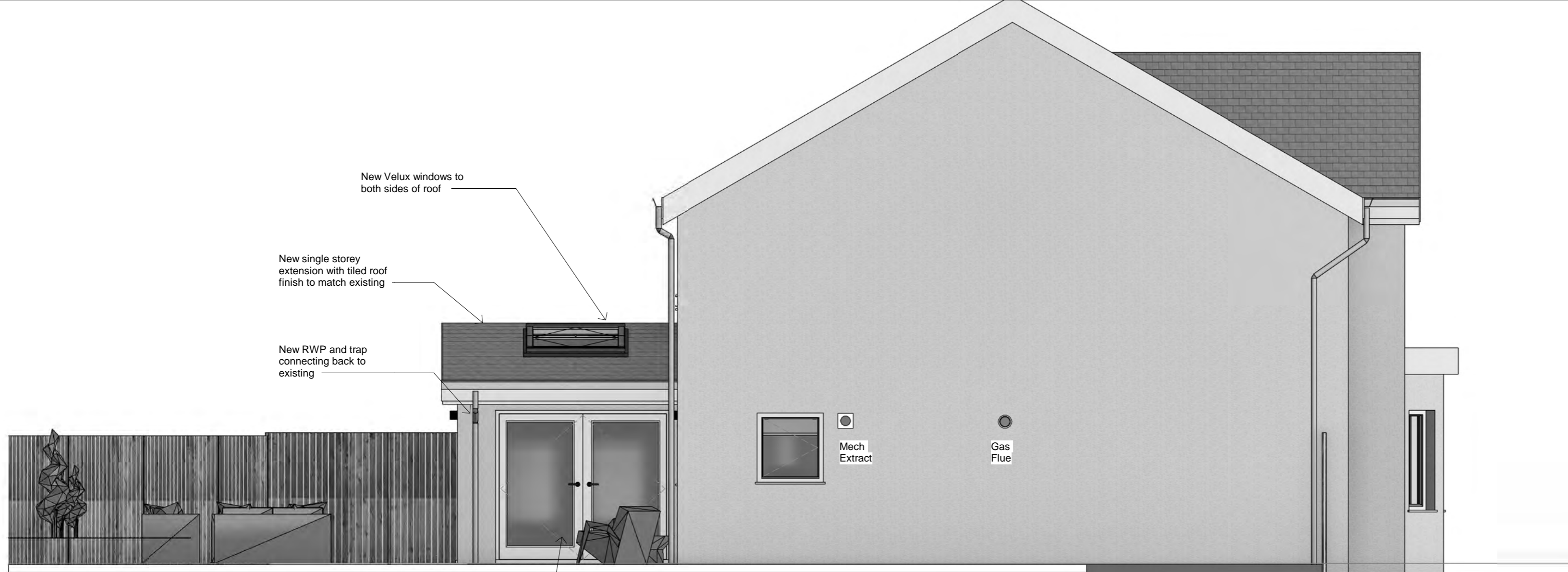
Project **Single Storey Rear Extension**

G65 0FF

Title **Proposed Plan**

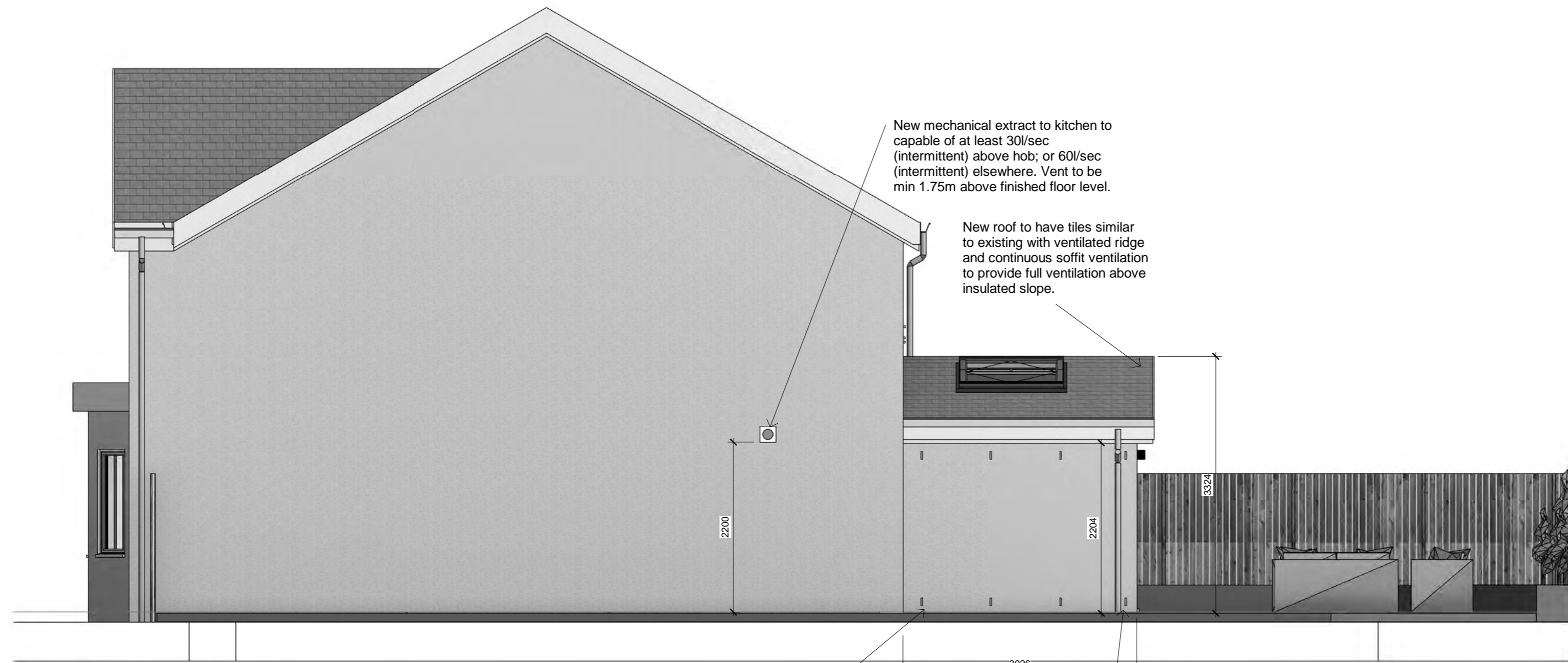
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DRAWN BY KRB	CHECKED BY DJB	DATE Jan 22
SCALE (@A2) 1 : 50		PROJECT NUMBER 22-110
DRAWING NUMBER 110-01		REV



Side Elevation A
1 : 50

New outward opening doors to have toughened triple glazing with U-value of 0.9W/m2K. Existing paving slab finish to be altered to form level platform all around extension.



Side Elevation B
1 : 50

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Project **Single Storey Rear Extension**

Title **Proposed Side Elevations**

Client

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DRAWING NUMBER		REV
110-02		



Proposed Rear Visual with gable roof extension



Internal Lounge View



Internal Kitchen View



Proposed Rear Elevation
1 : 50

New PVCu doors and windows doors to be white to match existing. Low level glazing to be toughened glass.

Existing kitchen window to be removed, new lintel inserted as per engineer's specification and new larger window installed



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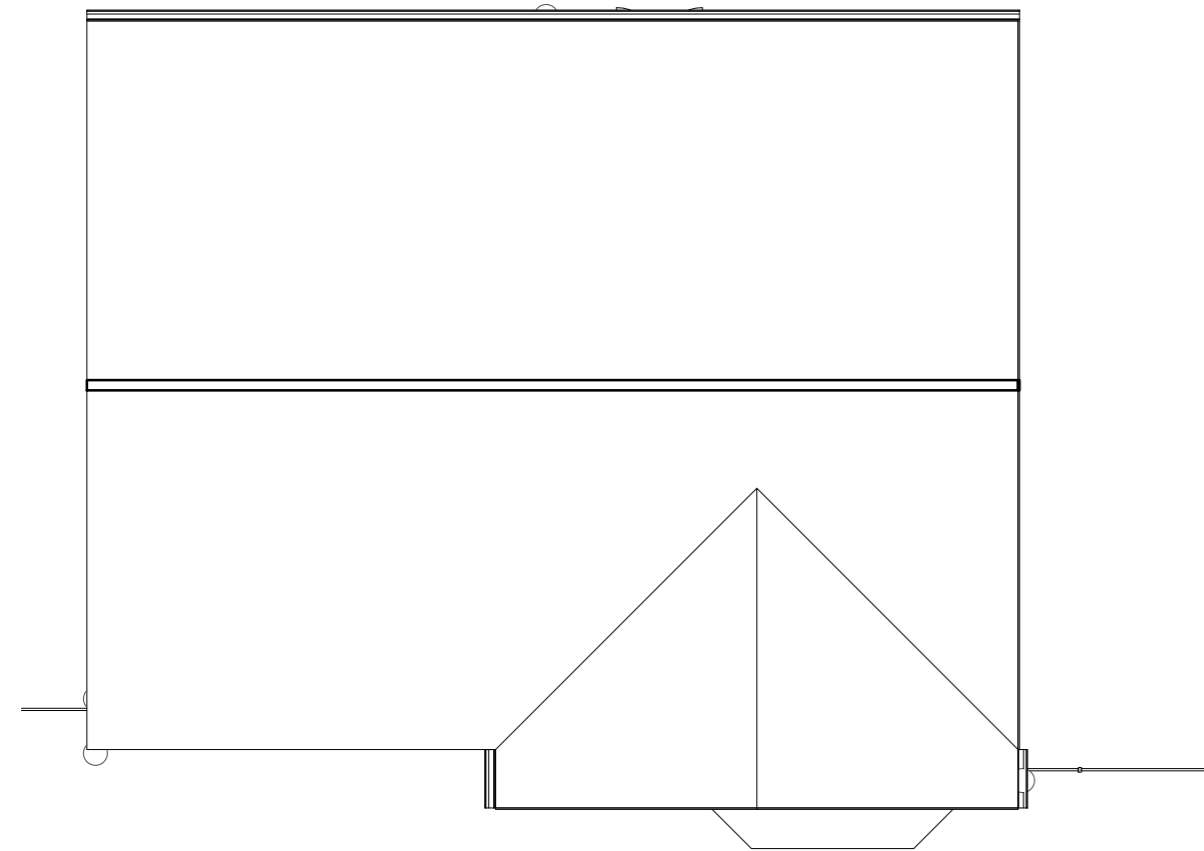


Project **Single Storey Rear Extension**

Title **Proposed Rear Elevation**

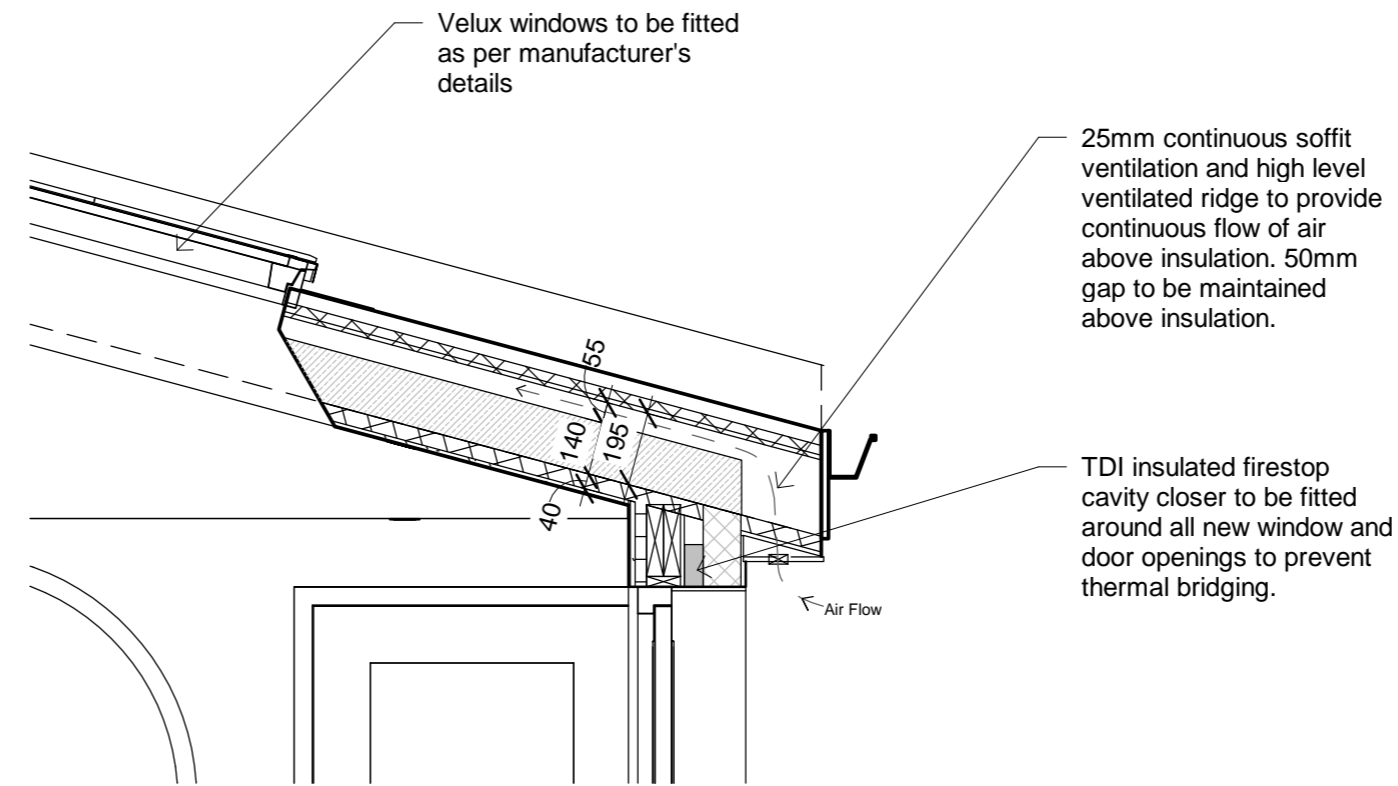
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110-03		



Existing Roof Plan

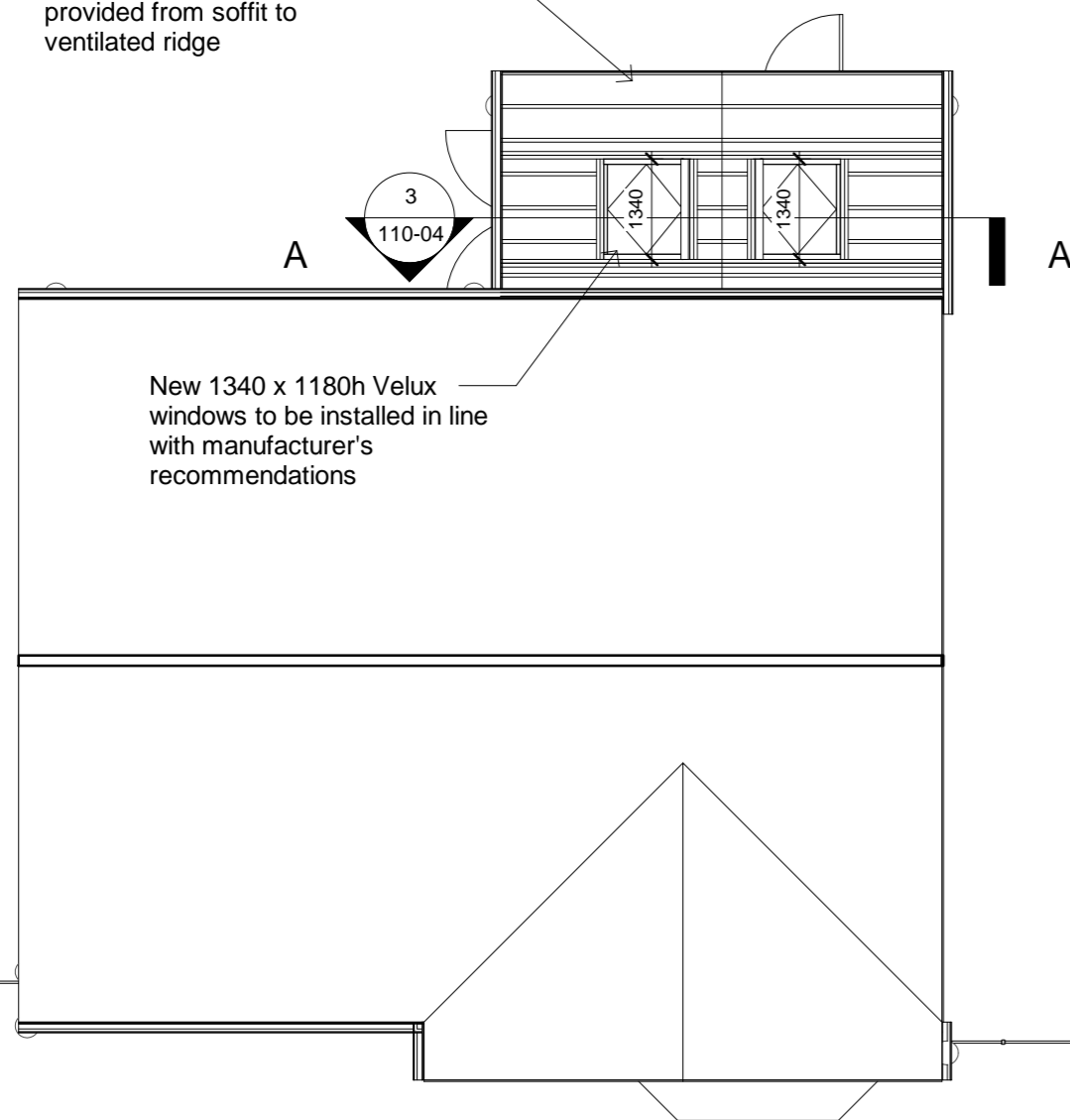
1 : 100



Roof Detail

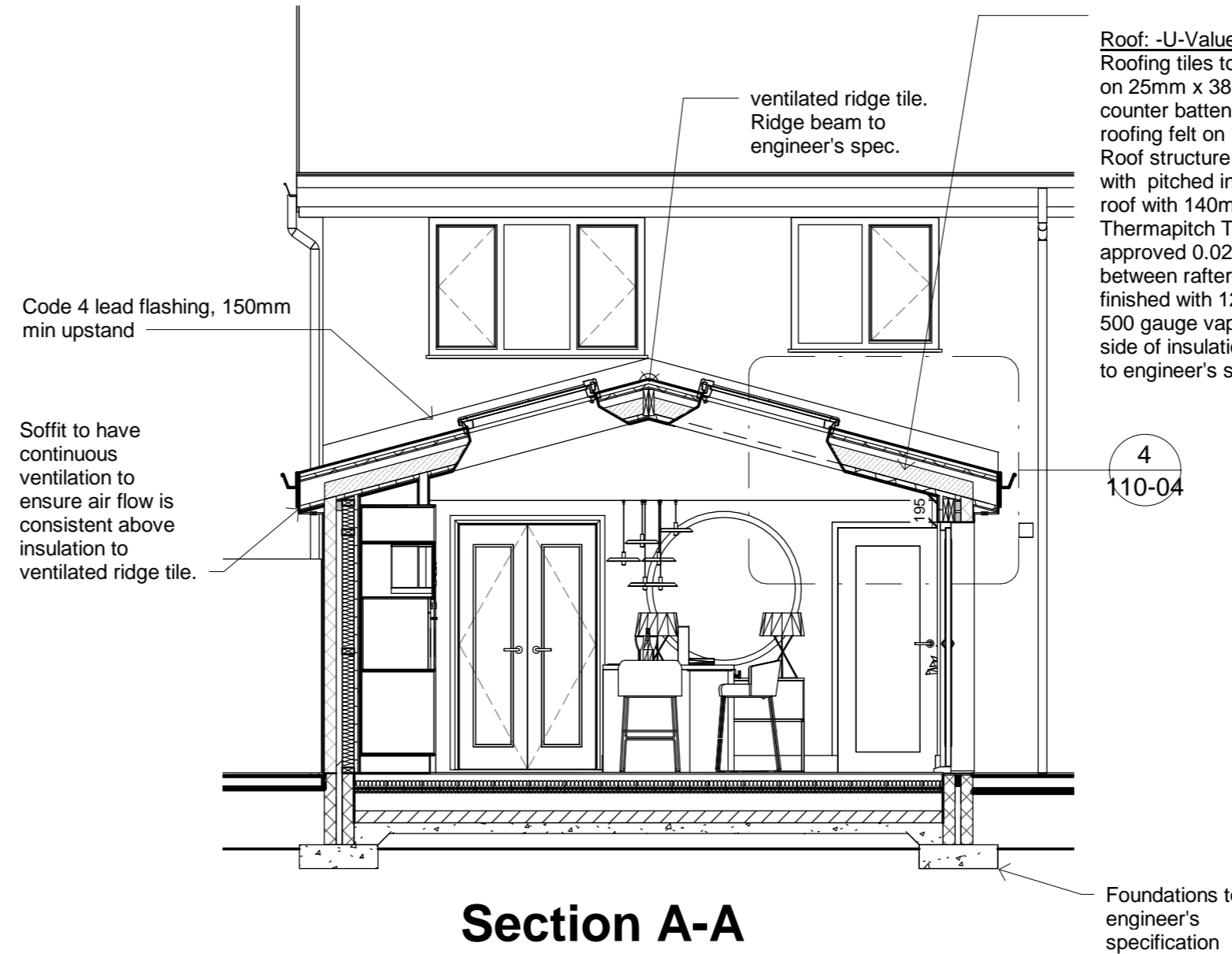
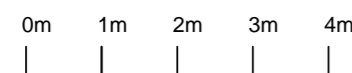
1 : 20

New rafters to be in line with engineer's specification. ceiling slope to be insulated. Continuous ventilation to be provided from soffit to ventilated ridge



Proposed Roof Plan

1 : 100



Section A-A

1 : 50

Roof: -U-Value of 0.15
 Roofing tiles to match existing house on 25mm x 38mm battens and counter battens on 1 layer breathable roofing felt on 18mm sarking
 Roof structure to engineer's drawings with pitched internal ceiling. Insulate roof with 140mm Kingspan Thermapitch TP10 or similar and approved 0.022Wm2K insulation between rafters and 40mm below and finished with 12.5mm plasterboard. 500 gauge vapour barrier to warm side of insulation. Raters and trusses to engineer's specification.

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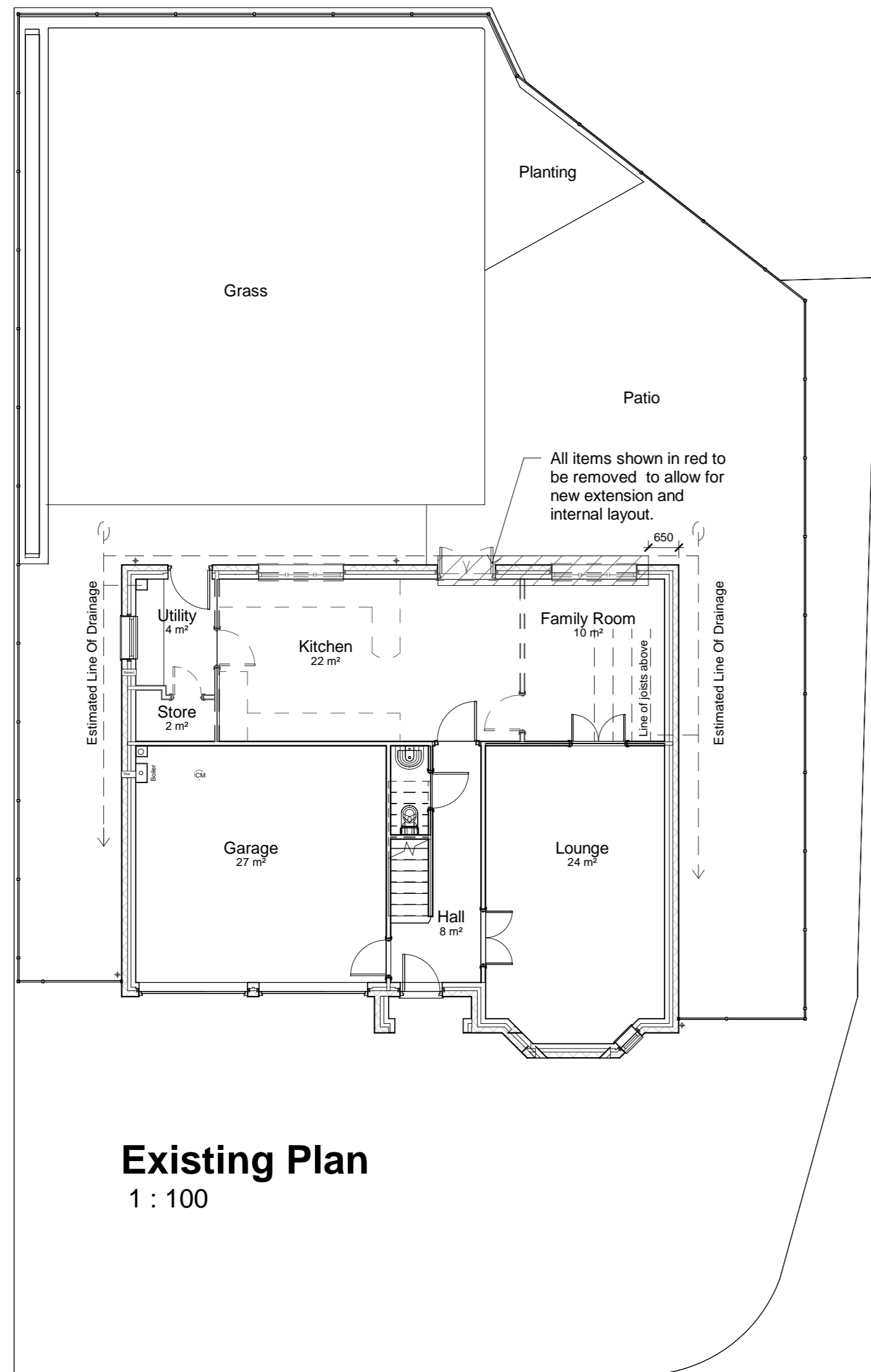


Project Single Storey Rear Extension

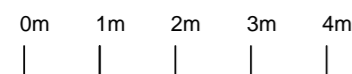
Title Proposed & Existing Roof Plan

Client

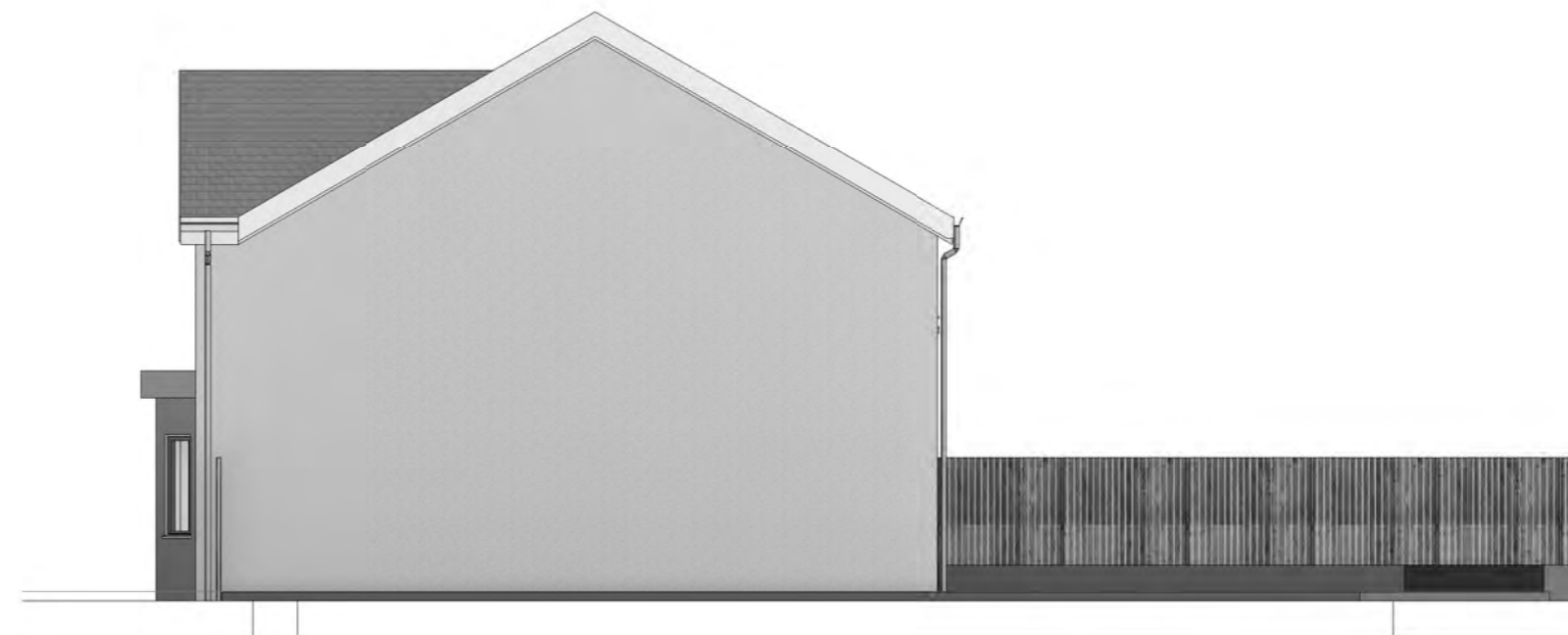
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DRAWING NUMBER 110-04		REV



Existing Plan
1 : 100



Side Elevation A Existing
1 : 100



Side Elevation B Existing
1 : 100



Existing Rear Elevation
1 : 100

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Project **Single Storey Rear Extension**

Title **Existing Plan & Elevations**

Client

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1 : 100	22-110	
DRAWING NUMBER	REV	
110-06		