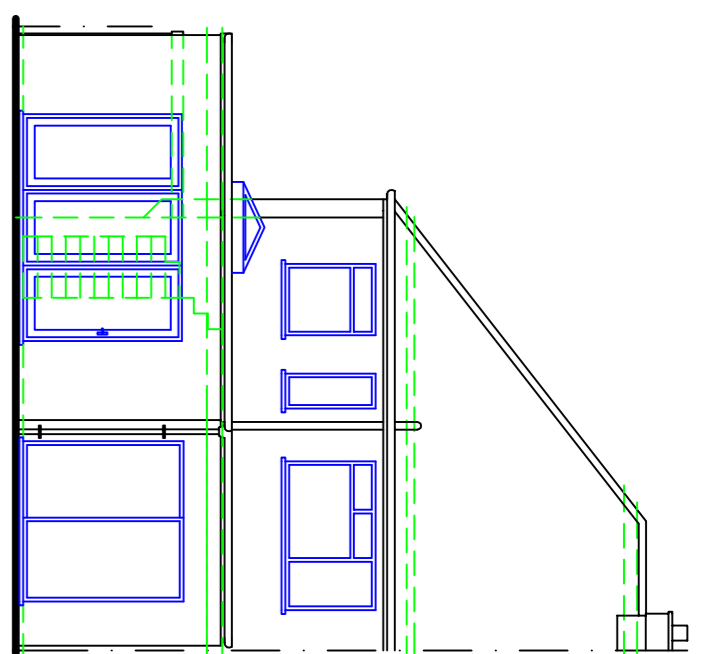
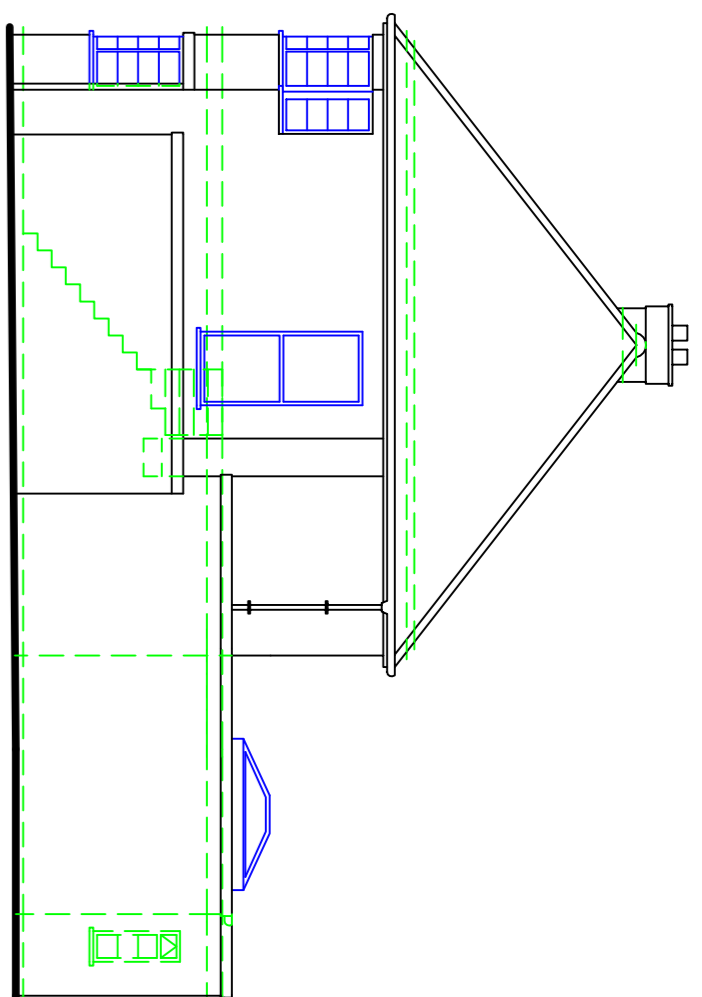


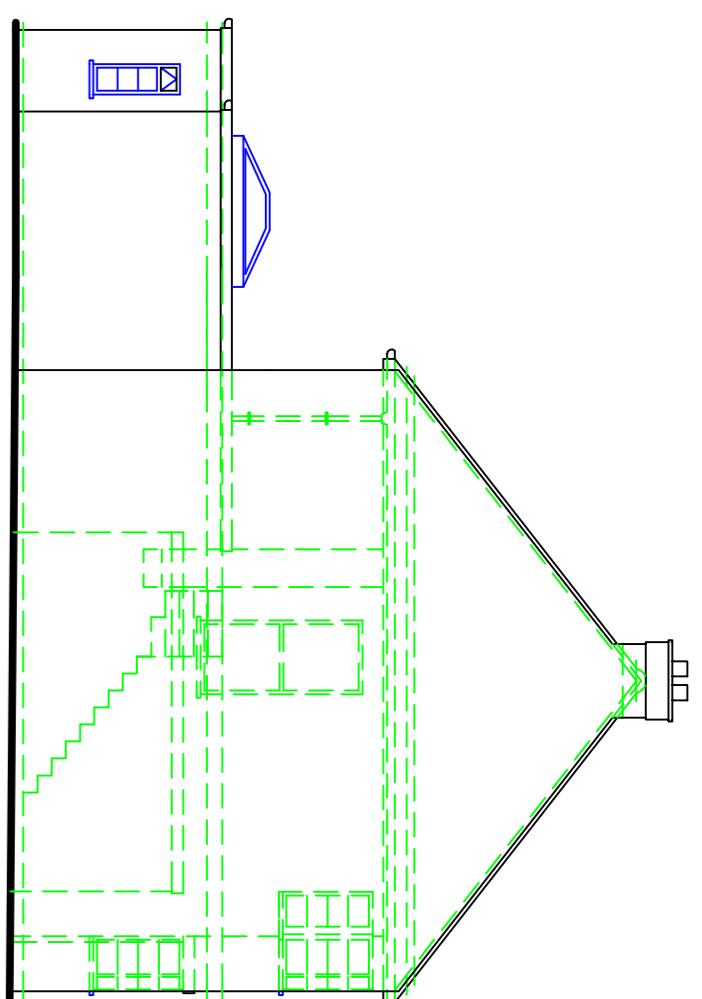
front elevation



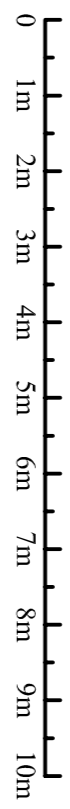
rear elevation



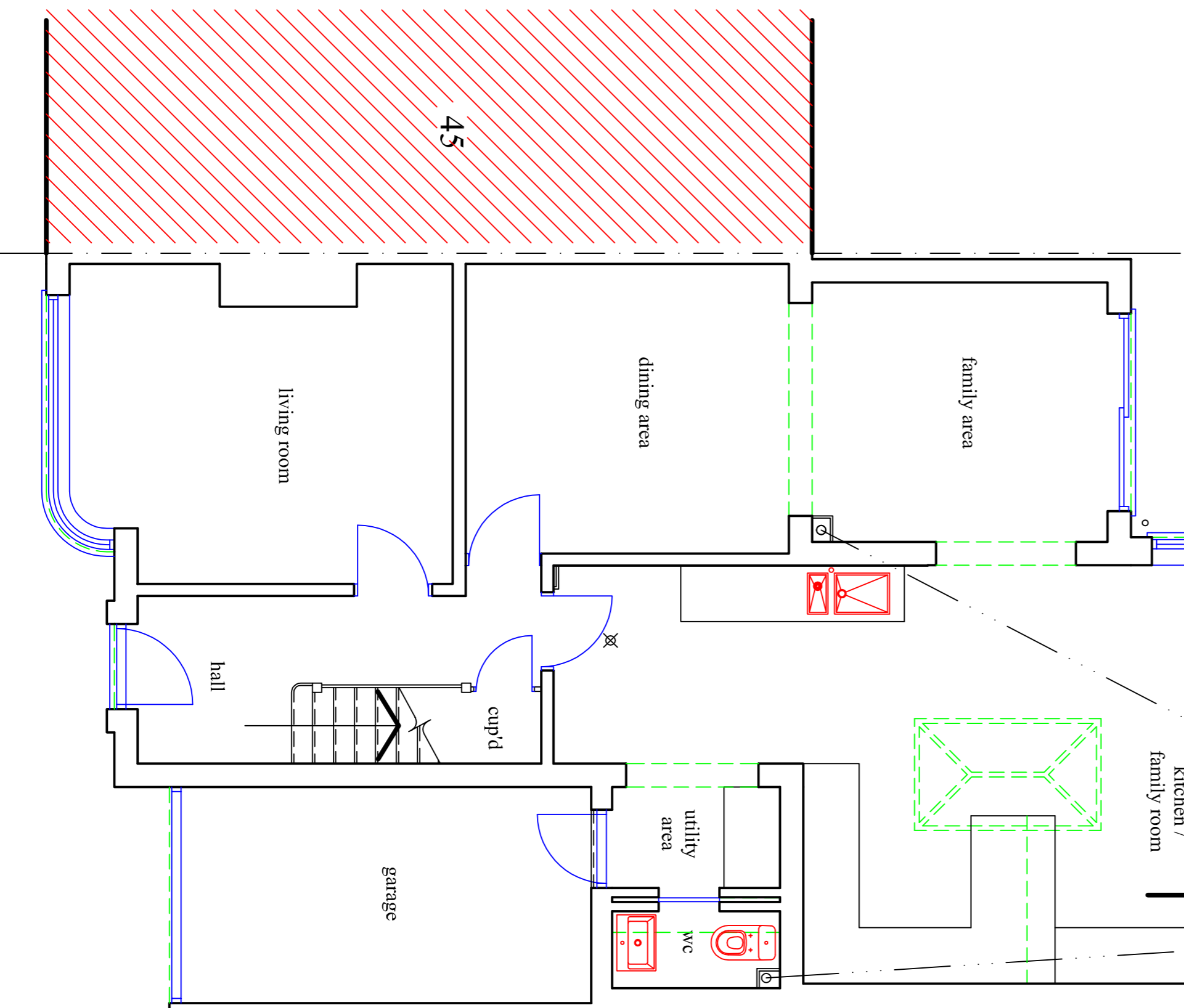
side elevation



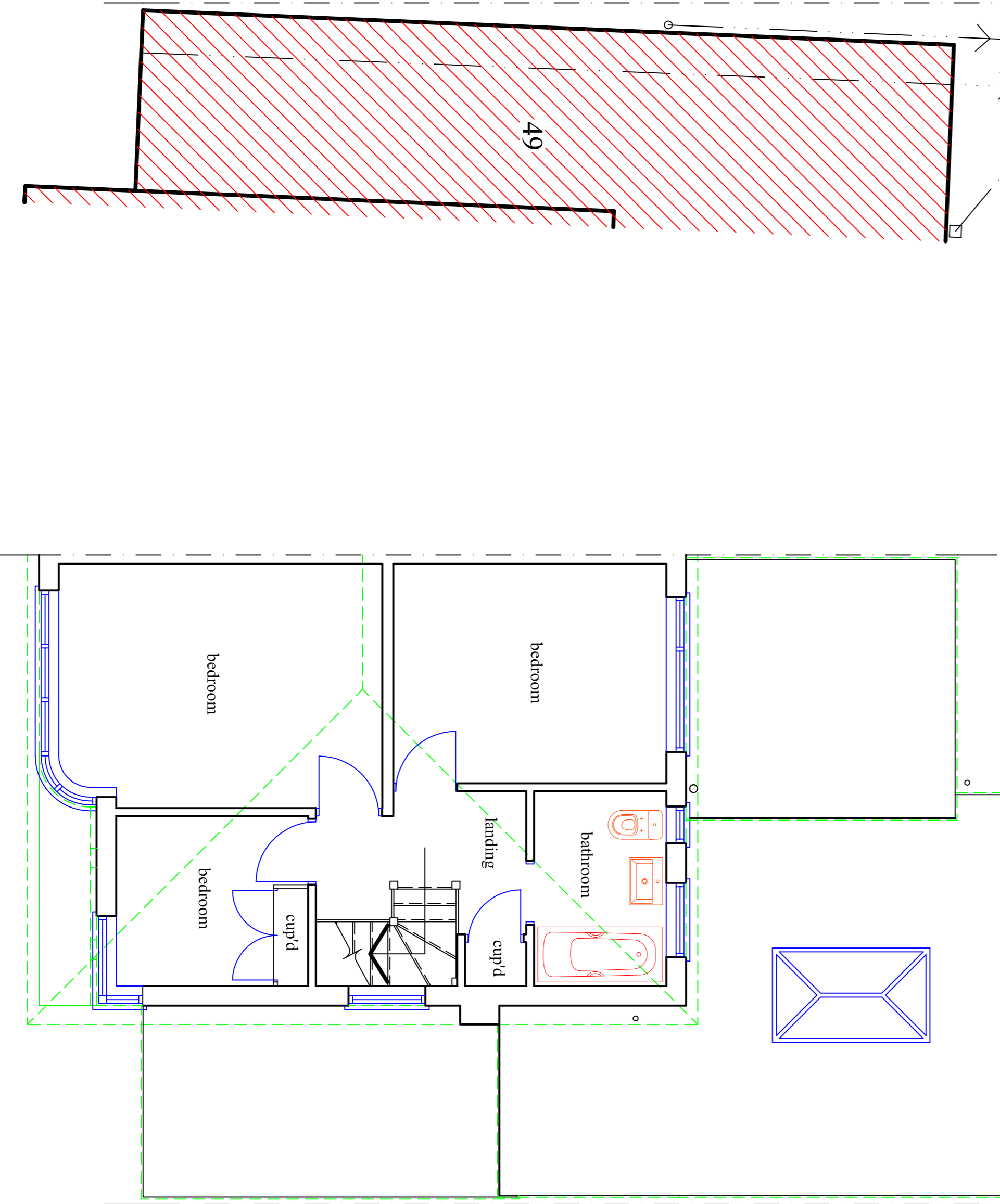
side elevation



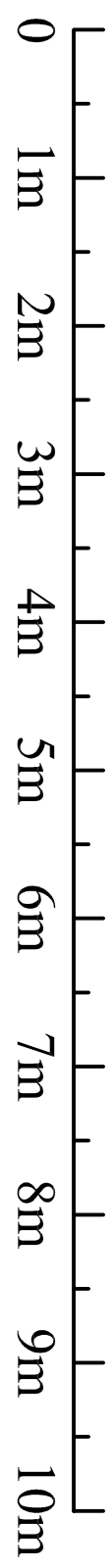
scale bar 1:100



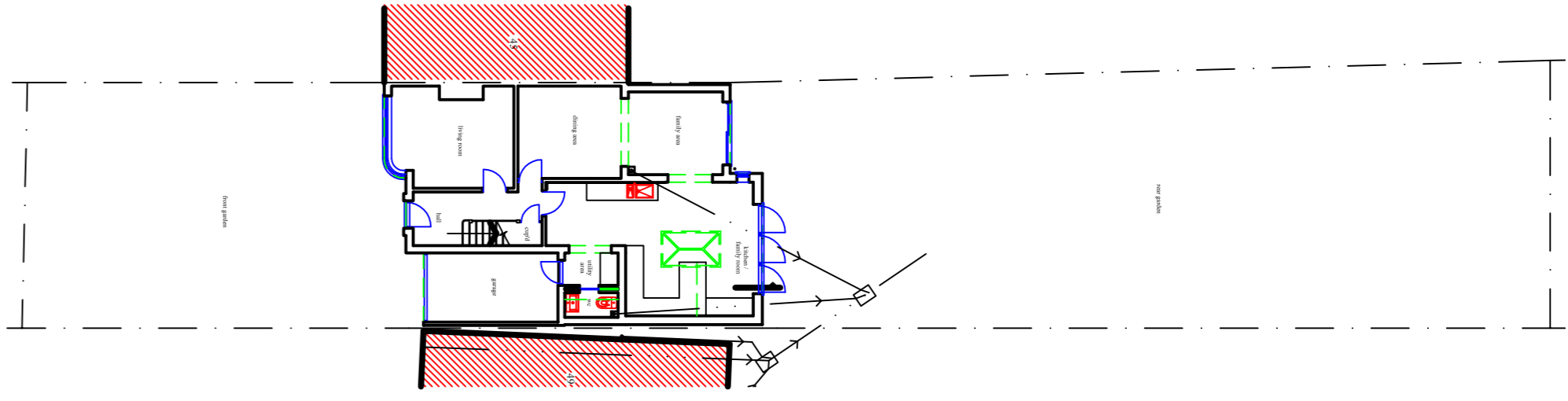
ground floor plan



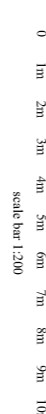
first floor plan



scale bar 1:50



block plan



Notes
This drawing is the Copyright of Blyth developments, and may not be reproduced or copied, in whole or in part, without express permission.
Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.
*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.
Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works. or proposed drains found under the proposed extension are to be surrounded in 150mm gas shingle and rendered concrete. Hinks are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia. gips ducts extending from the existing air bricks to new 225 x 150mm dia. All ducting is to be double-jointed and to be to BS8296 and any glazing within 800mm of the floor level is to be completed or laminated in accordance with Part K.
5. All new habitable rooms are to be provided with permanent ventilation of 60m³/hr, and this is to be achieved by providing either trickle vents in the windows or mechanical extract fans. All vents are to be to BS2906 and have a minimum end bearing of 150mm.
6. Provide vertical and horizontal dips at all reveals, and all hinks are to have a minimum end bearing of 150mm.
7. All steel beams are to be covered in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 12 hours.
8. All internal walls are to be finished with 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 12 hours.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, prior to completion. No Certs should be issued for Part P work. All electrical work must be to BS 7671 and Part P. A person competent to do so, certificate to be issued for the work by a person competent to do so.

Revisions

Project
Existing plans and elevations.
47 Bramble Road
Hatfield Hertfordshire AL10 9RZ
Mr. and Mrs. G. Lamb.

blyth developments
155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 6868

Scale 1:50 1:100 @ A1
Date August 2021
Drawn By D. J. BLYTH
Drawing No: **BD/21/22/1**