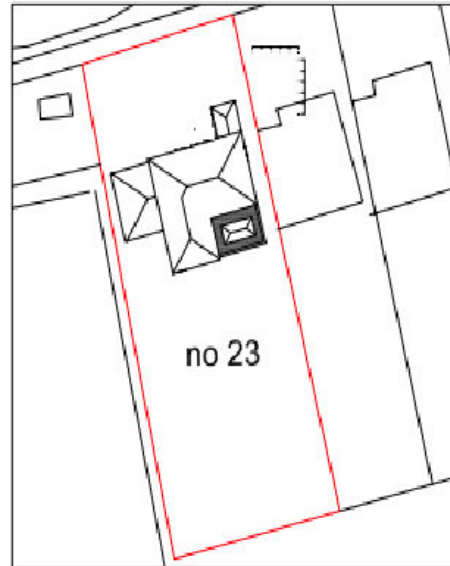
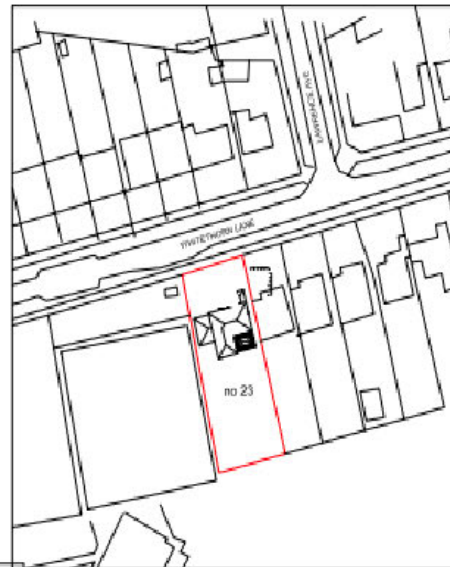


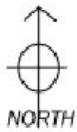
BLOCK PLAN 1:200



LOCATION 1:1250



The site and location maps attached to the application was based on a trace off from Google earth, openstreetmap.org and old out of copyright purchased ordnance survey pit head maps of Hertfordshire (pre 1990). There is no copyright infringement.



Client	Drawing Title Location		
Project	Scale	Date	Drawn by
23 Whitethorn Lane Letchworth SG6 2DN		08/2023	DP
	Dwg. No.	Rev.	
	DP 1129/01		

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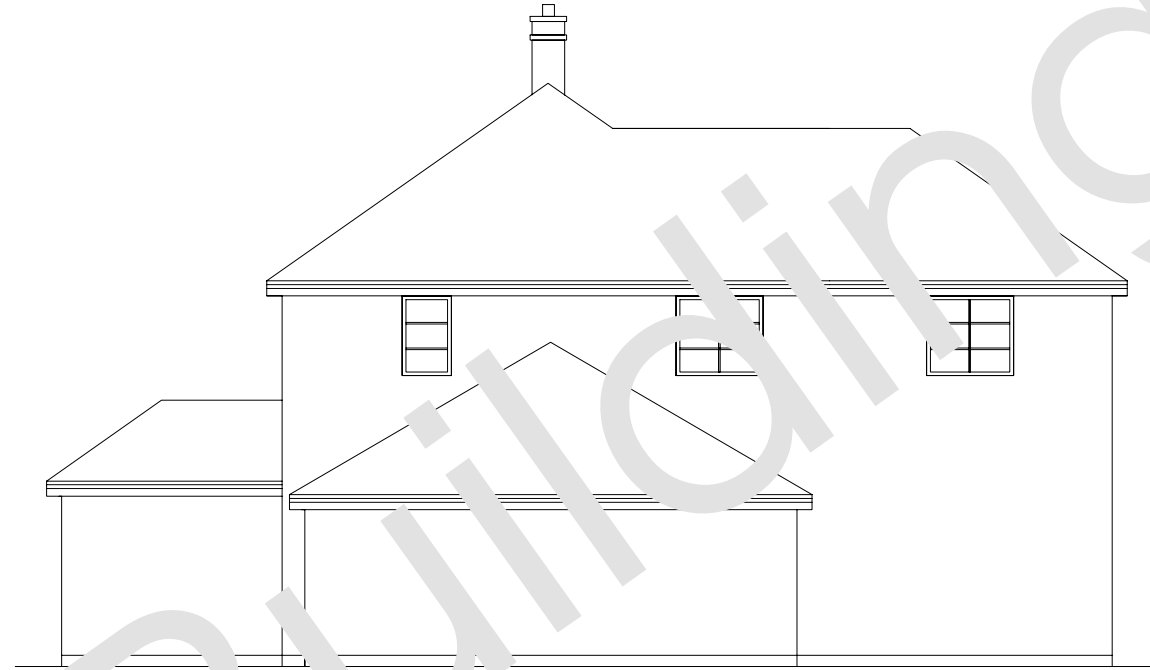
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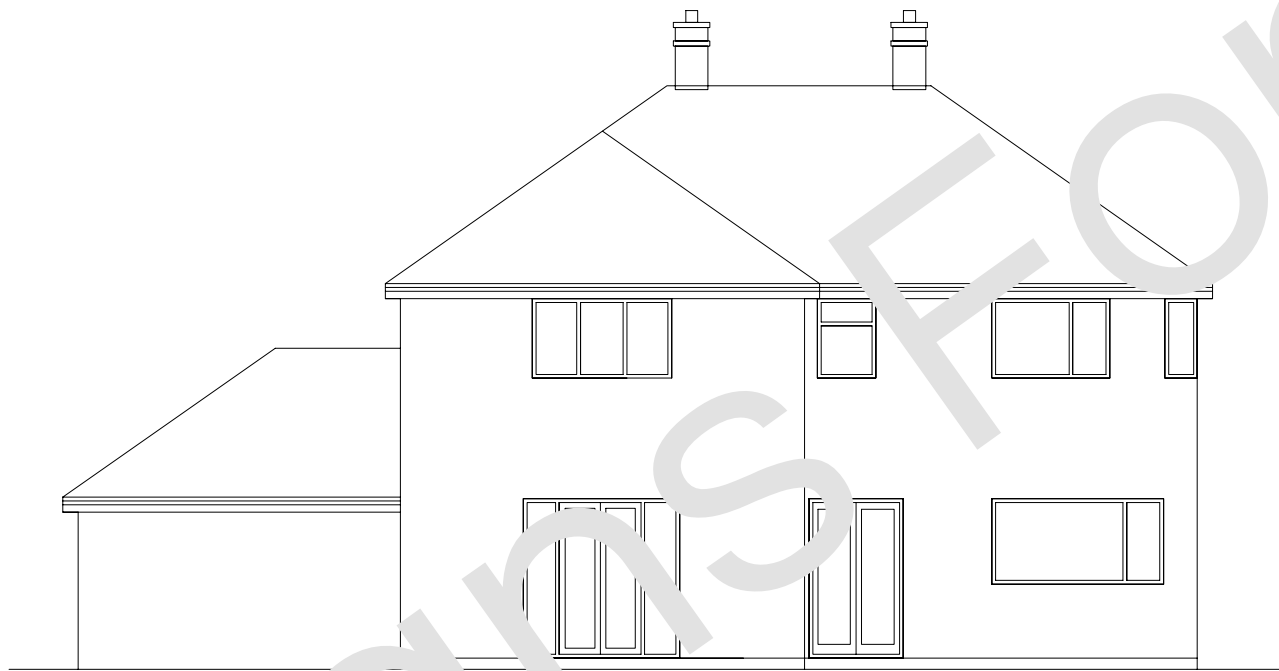
All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



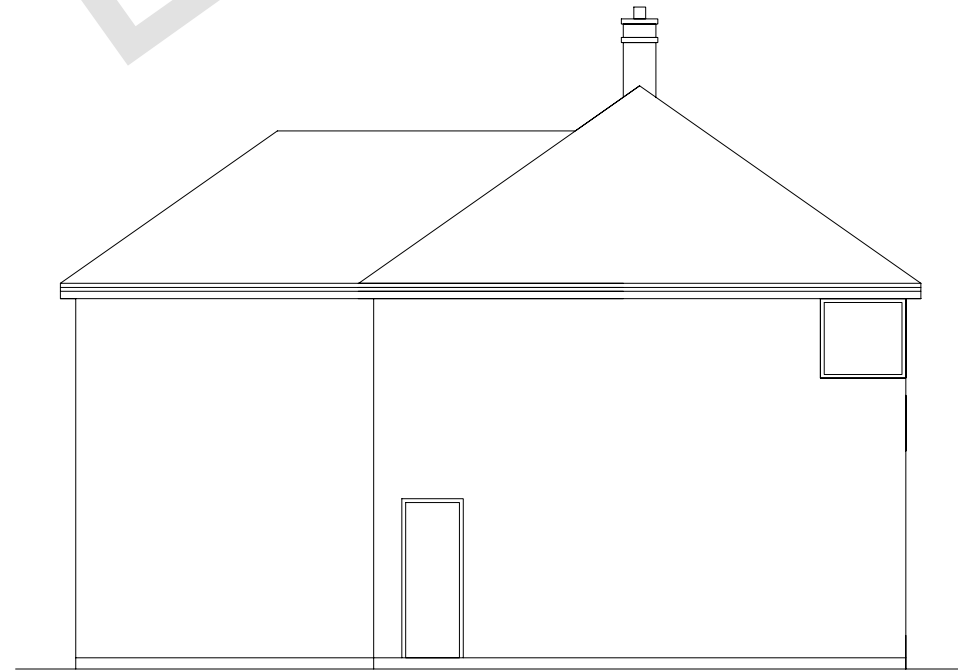
North Elevation



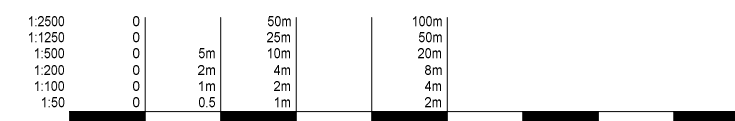
West Elevation



South Elevation



East Elevation



23 Whitethorn Lane
Letchworth
Herts
SG6 2DN

Project:

Single Storey Rear Extension

Drawing:

Existing Elevations

Date:
19/08/2024

Drawing Number:
D2411 001

Scale:
1:100

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NEW WINDOWS

Window manufacturer and type to be confirmed for approval prior to placing order. All new windows to be FENSA/CERTAS or Building Control approved. Windows to be fitted with integral beaded sealed double or triple glazing units. Frames to be mechanically fixed with galvanised frame cramps to inner leaf on cavity wall, spaced at 150mm from corners and at 300mm centres elsewhere. Operable lights to be fitted with friction stays and a cassette (not a pin) in the room headed locking mechanism. Frames to be weatherstripped and draught sealed and to be pointed externally with a part non staining façade sealant to BS 11600 Type F to seal joint width and depth with a closed cell polyethylene backing strip.

Note 1: Operable casements as indicated on elevations. If client requires a different configuration, external habitable room must be provided with opening light to provide a minimum clear openings of 5% of room floor area.

Note 2: All windows to be installed in such a position that the internal edge of the frame overlaps the thermal closer by a minimum 25mm.

External sill details to be provided as necessary to achieve a minimum 50mm overhang from the outside face of the external wall.

Note 3: The supplied window system to achieve a U-Value of at least 1.4W/m²K or Window Energy Rating (9) Band B

Background ventilation to windows and doors

All windows (including roof lights) to be fitted with integral through-vent, weatherproof adjustable trickle vents complete with insect mesh to give area of opening not less than 8000mm² to all habitable rooms and 4000mm² to kitchen.

ROOFING LEADWORK

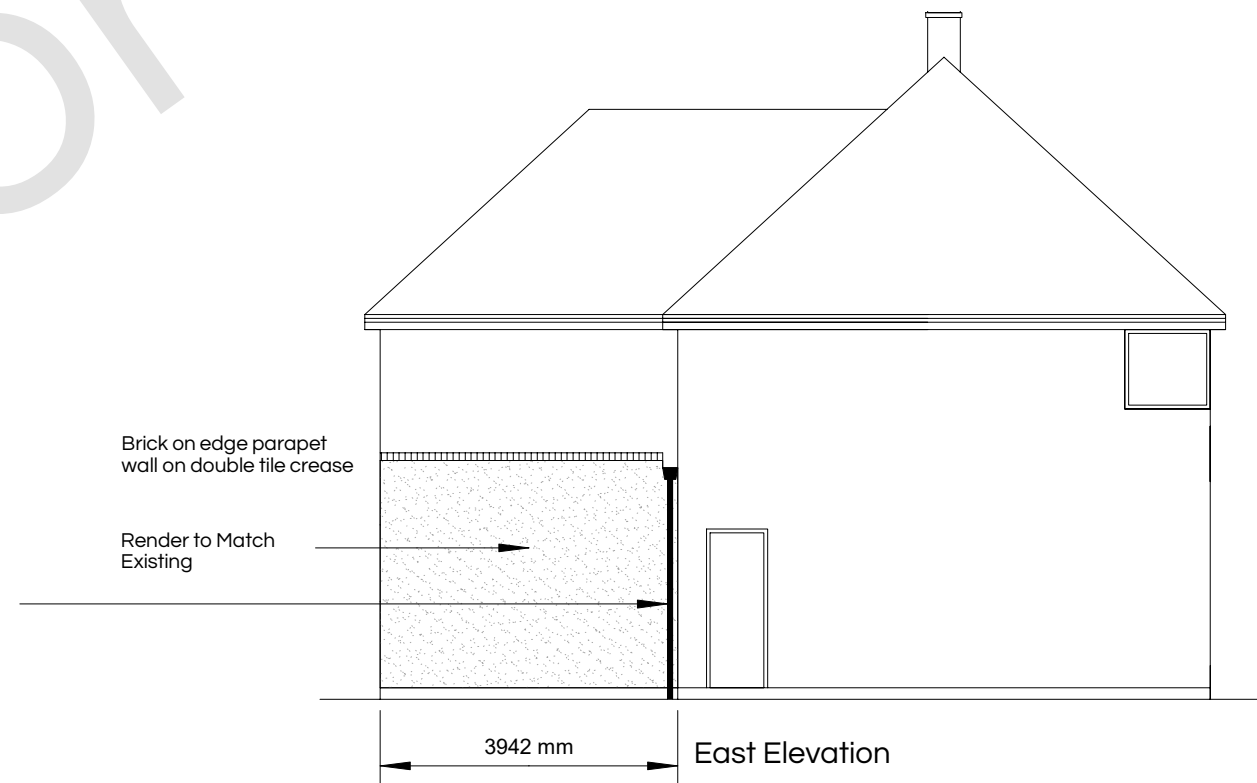
All flashings, soakers, weatherings, roofing & cladding etc. required for the works must be in milled lead produced to BS 1178 (1982). The size & thickness of the sheet for a particular application together with the installation details to be in strict accordance with the Pocket Guides No. 1 published by the Lead Sheet Association (LSA) to maintain a high degree of material & workmanship.

RAINWATER GOODS

All new rainwater goods to be Luck (unless otherwise indicated) uPVC with all necessary standard ends, outlets, fixing brackets etc. laid in accordance with BS5939 & BS8300 diagram 9 of Section 2 of Part H1 of the Building Regulations.

Soakaway system to take the surface water discharging from the new rear extension if connection to existing surface water system is not agreed/permittable.

Use cellular crates each 1000mm x 500mm x 400mm achieving a total volume capacity of at least 1m³ for surface water discharging from additional roof surface area of 20m².



23 Whitethorn Lane
Letchworth
Herts
SG6 2DN

Project:

Single Storey Rear Extension

Drawing:

Proposed Elevations

Date:

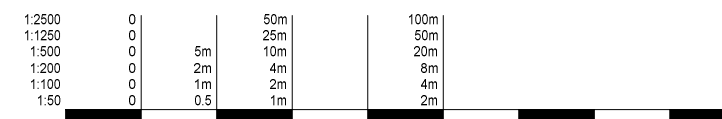
19/08/2024

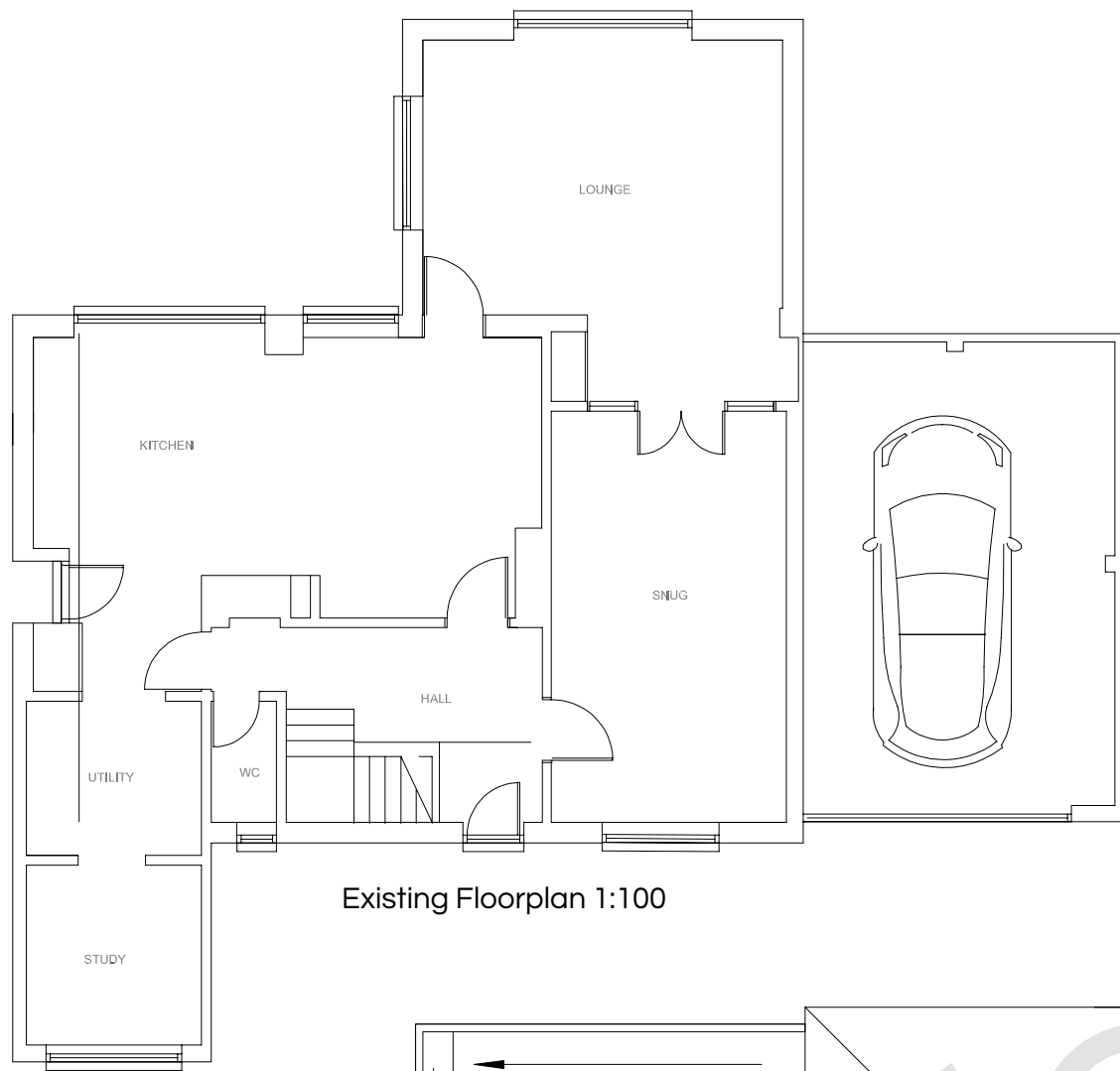
Drawing Number:

D2411 002

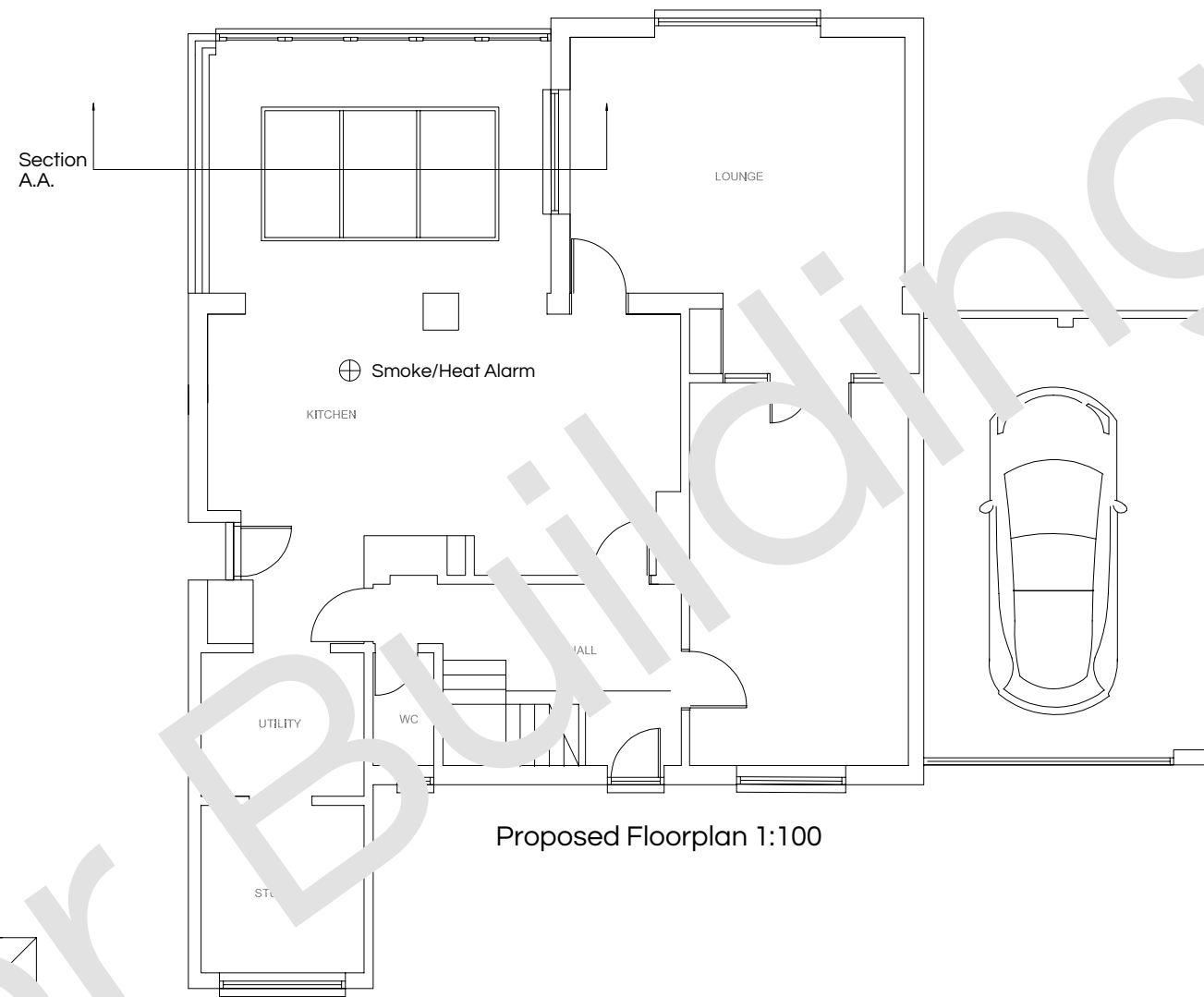
Scale:

1:100





Existing Floorplan 1:100

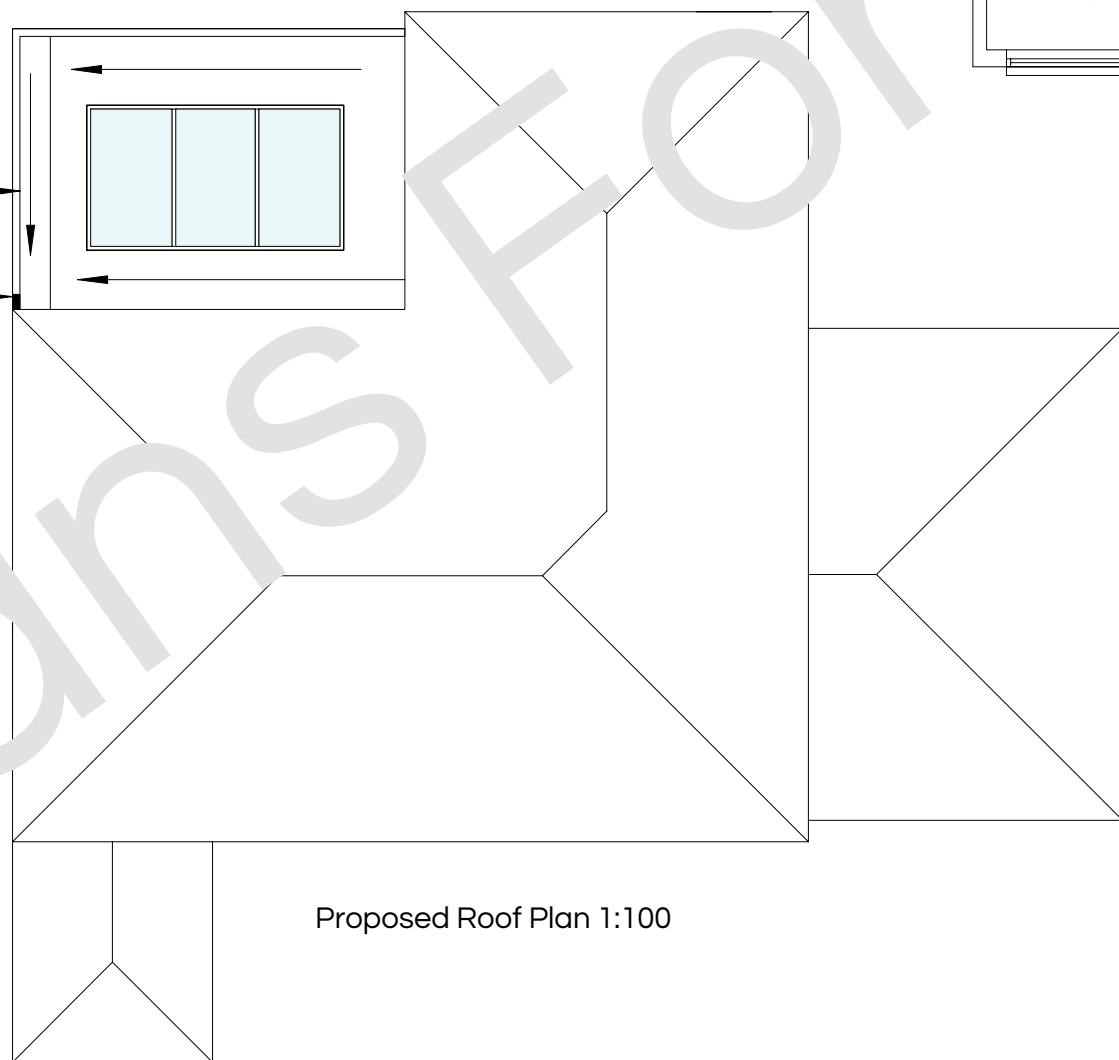


Proposed Floorplan 1:100

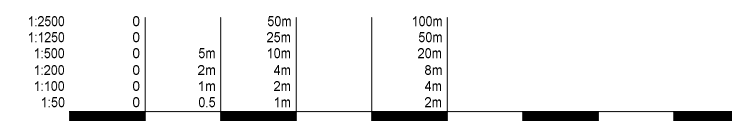
Section A.A.

Internal gutter formed to provide 1:80 fall

Rainwater outlet



Proposed Roof Plan 1:100



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23 Whitethorn Lane
Letchworth
Herts
SG6 2DN

Project:

Single Storey Rear Extension

Drawing:

Existing and Proposed Floorplans and Roofplan

Date:
19/08/2024

Drawing Number:
D2411 003

Scale:
1:100