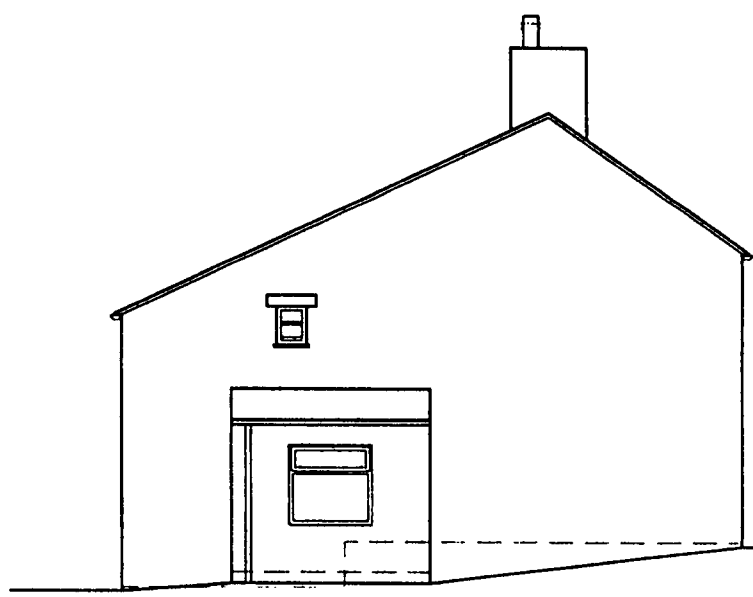




EXISTING REAR ELEVATION



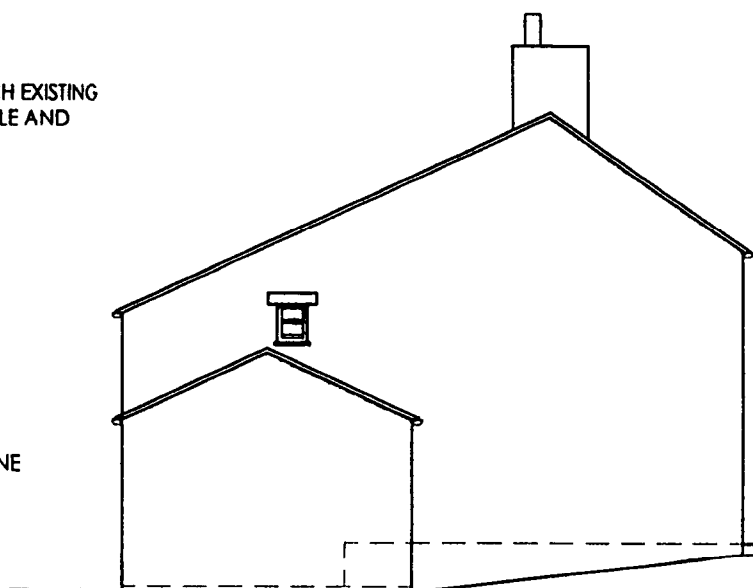
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



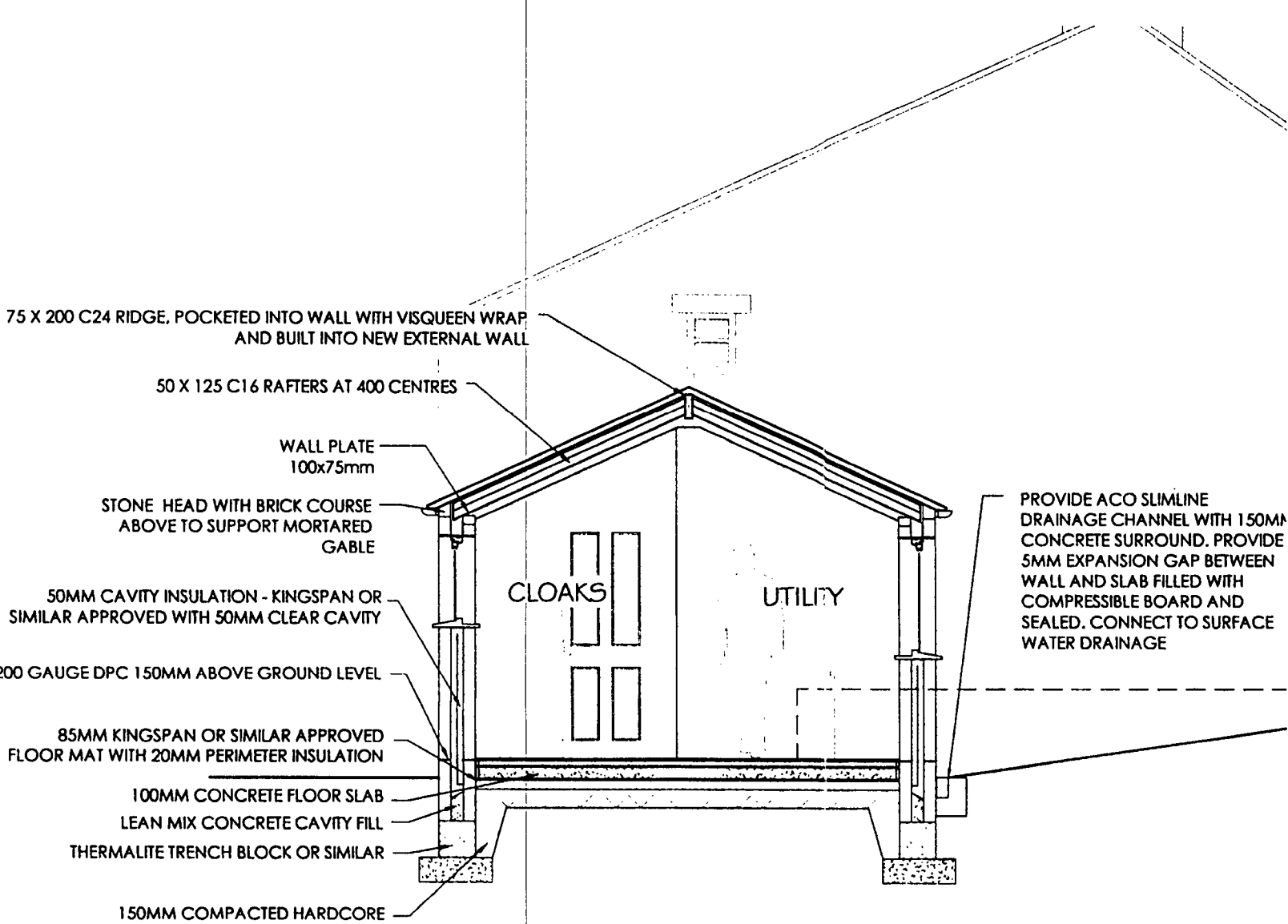
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

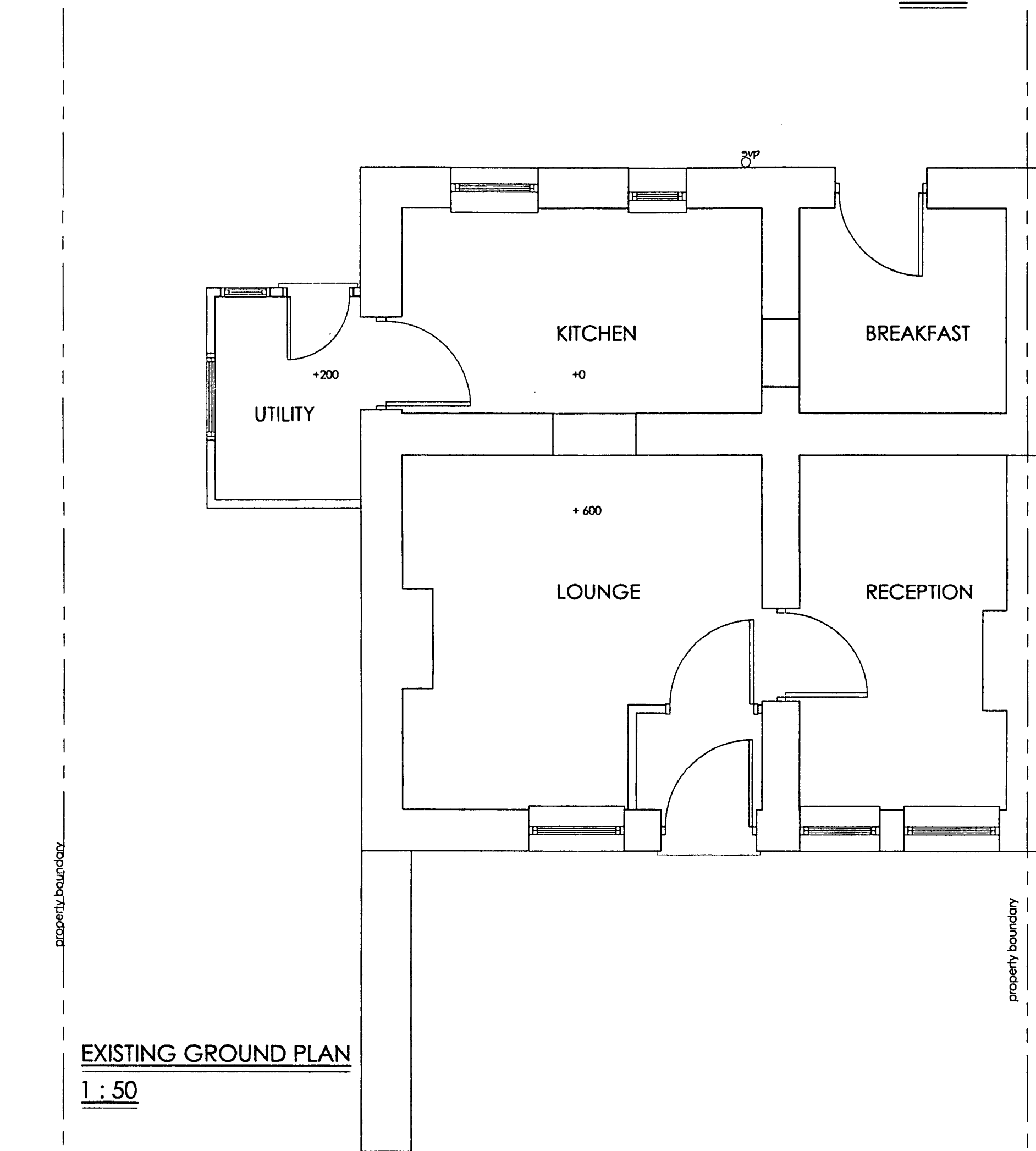


PROPOSED FRONT ELEVATION



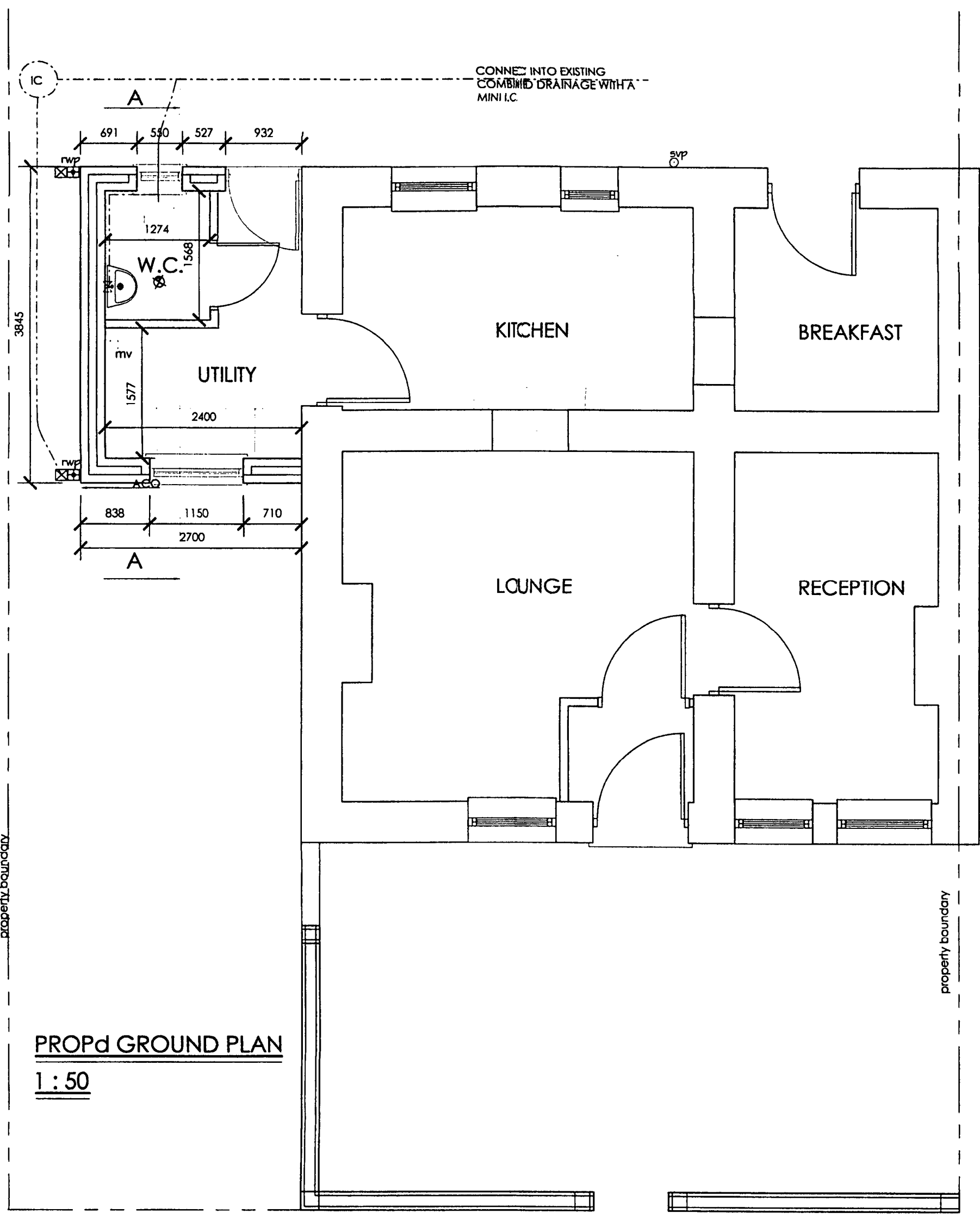
SECTION A - A

1 : 50



EXISTING GROUND PLAN

1 : 50



PROPOSED GROUND PLAN

1 : 50

NOTES

GENERAL

IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ENSURE THAT THE WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH & SAFETY AT WORK ACT 1974, COSHH REGULATIONS 1988 AND WHERE APPLICABLE THE REQUIREMENTS OF THE CDM REGULATIONS 1994. PRIOR TO START OF WORK THE CONTRACTOR MUST BE AWARE OF ANY CONDITIONS IMPOSED BY THE PLANNING AND BUILDING DEPARTMENT AND SHALL NOTIFY BUILDING CONTROL AT LEAST 48 HOURS BEFORE STARTING WORK AND AT EACH WORK STAGE AS SPECIFIED IN THE ACCEPTANCE.

WE RECOMMEND THAT A GROUND INVESTIGATION BE UNDERTAKEN TO ASCERTAIN THE EXACT GROUND CONDITIONS AND CONFIRM THAT THE FOUNDATIONS PROPOSED ARE ACCEPTABLE. EXTRA COST THAT MAY BE REQUIRED TO DESIGN AND INSTALL AN ALTERNATIVE FOUNDATION SOLUTION, FROM THAT SHOWN IN THE PLANS, TO BE BORNE BY THE CLIENT.

WE RECOMMEND THAT A FULL SERVICE SEARCH AND CAT SCAN OF THE SITE BE UNDERTAKEN PRIOR TO STARTING WORK. CONTRACTOR TO BE AWARE OF ANY SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS AND TO PROVIDE PROTECTION/REVISION AS REQUIRED.

THE PLAN DRAWING IS FOR LOCAL AUTHORITY APPROVAL ONLY AND IS NOT A WORKING DRAWING. NO RESPONSIBILITY IS ACCEPTED FOR THE LOCAL AUTHORITY DECISION. ALL DRAWINGS ARE PURELY FOR ILLUSTRATION. NO ERROR OR OMISSION WILL ENTITLE ANY PARTIES TO COMPENSATION. NO DIMENSIONS TO BE SCALED FROM THE PLAN.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR FABRICATING ANY COMPONENT.

DRAWING TO BE READ IN CONJUNCTION WITH ANY WORKING DRAWINGS AND ANY RELEVANT STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS.

FOUNDATIONS

FOUNDATIONS HAVE BEEN DESIGNED FOR NORMAL GROUND CONDITIONS. FOUNDATIONS TO SUIT THE ACTUAL GROUND CONDITIONS AT THE SITE OF WORKS AND TYPE OF EXISTING FOUNDATIONS PRESENT. FOUNDATIONS TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

PROVIDE A MINIMUM 600MM BY 200MM DEEP GRADE ST3 CONCRETE STRIP. FOUNDATIONS TO HAVE A MINIMUM COVER OF 600MM FROM THE TOP OF THE FOUNDATION TO THE GROUND LEVEL.

SOLID CONCRETE TRENCH BLOCKS MINIMUM 75MM2 OR SULPHATE RESISTANT BRICKS COMPLYING WITH BS 3921 TO BE USED BELOW DPC. CAVITIES TO BE FILLED WITH LEAN MIX CONCRETE UP TO 225MM BELOW DPC.

WHERE DRAINS PASS ADJACENT TO NEW FOUNDATIONS, THESE TO BE TAKEN DOWN TO INVERT LEVEL OF DRAIN.

GROUND FLOOR SLAB

FLOOR SLAB (TO PROVIDE A MIN U-VALUE OF 0.25 WM2K).

16MM FLOORING GRADE TYPE P5 MOISTURE RESISTANT (V3.1) TG CHIPBOARD Laid ONTO 50MM SAND/CEMENT SCREED AND 100MM CONCRETE ST2 FLOOR SLAB TO BS 5328 ON 85MM KINGSPAN TW70 OR SIMILAR FLOOR MAT INSULATION BOARDS. ON VISQUEEN DPM, ON SAND BINDING AND WELL COMPACTED 150MM DEEP hardcore. PROVIDE 100MM KINGSPAN VERTICAL PERIMETER EDGE INSULATION TO MINIMISE THERMAL BRIDGING.

ALL EXISTING AIRBRICKS TO BE DUCTED THROUGH FLOOR SLAB TO NEW AIRBRICKS ON EXPOSED PERIMETER WALL.

DPC/DPM

POLYMER DPC SET AT LEAST 150MM ABOVE GROUND LEVEL. 1200 GAUGE VISQUEEN DPM TO FLOOR SLAB LAID OVER AND UNDER INSULATION TO OVERLAP WITH WALL DPC AND LAPPED BY AT LEAST 100MM. DAMCORE VERTICAL DPC TO BE PROVIDED AT INTERFACE WITH NEW AND EXISTING WALLS WHEN WALL ARE NOT TOOTHED IN.

EXTERNAL WALLS

EXTERNAL WALL CONSTRUCTION (TO PROVIDE MIN U-VALUE OF 0.30 WM2K).

100 EXTERNAL LEAF THERMALITE BLOCK WITH 50MM CLEAR CAVITY AND 50 KINGSPAN THERMAWALL TW50 INSULATION PARTIAL FILL CAVITY SLABS. 100MM THERMALITE BLOCK TO INNER LEAF. INTERNAL FINISH TO BE 12.5MM LIGHTWEIGHT PLASTER AND SKIM. WALL TIES TO BE PROVIDED AT MINIMUM 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY. STAGGERED WITH ADDITIONAL TIES TO REVEALS AT 225MM VERTICAL CENTRES. PROVIDE THERMABATE CAVITY CLOSERS TO ALL OPENINGS. PROVIDE DAMCORE VERTICAL DPC AT INTERFACE WITH NEW AND EXISTING WALLS. BLOCKWORK TO INNER LEAF FIXED USING PROPRIETARY GALVANISED WALL PROFILE.

INTERNAL WALLS

75 X 50MM TIMBER STUDDING WITH 12.5MM GYPROC WALLBOARD 10' OR GYPROC SOUNDBLOC PLASTERBOARD AND SKIM FINISH TO EACH SIDE PLUS 50MM OF 150Wool QUILT SOUND INSULATION WITHIN THE STUD WALL.

DOORS/WINDOWS

NEW WINDOWS TO BE DOUBLE GLAZED SEALED UNITS IN TIMBER FRAMES WITH MIN 6MM ARGON FILLED AIR GAP (G10.1) AND THE INNER PANE SHOULD HAVE A LOW-E COATING WITH THERMAL BREAKS/DRAUGHT SEALS. IN ALL CASES WINDOWS TO MEET U VALUE OF 1.0 ENERGY BAND RATING D. ANY GLAZING WITHIN THE DOORS AND 300MM TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1500MM ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 800MM OF FLOOR TO BE SAFETY GLASS.

SAFE BREAKAGE OF GLASS TO AD N1. ANY GLAZING WITHIN THE DOORS AND 300MM TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1500MM ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 800MM OF FLOOR TO BE SAFETY GLASS.

TRADITIONAL ROOF CONSTRUCTION

ROOF CONSTRUCTION INSULATION (TO PROVIDE A MIN U-VALUE OF 0.16 WM2K).

NEW ROOF SLATES TO MATCH EXISTING ON 36 x 25MM TREATED BATTENS ON TYVEK BREATHABLE FELT. RIDGE VENTILATION TO BE PROVIDED IN THE FORM OF RIDGE VENTILATORS WITH INTEGRAL FLY SCREENS. TO BE AT LEAST EQUIVALENT TO A 5MM CONTINUOUS VENTILATION STRIP.

WALLPLATE TO BE STRAPPED DOWN AT EAVES LEVEL WITH 35 X 5 X 1000MM GALVANIZED STEEL STRIPS AT 1500MM CENTRES, PLUGGED AND SCREWED TO MINNER LEAF WALL.

EACH RAFTER TO BE STRAPPED TO WALL WITH A FRAMING ANCHOR.

NO GABLE STRAPS TO BE PROVIDED TO EACH SLOPE CARRIED OVER 360 RUSSES WITH TIMBER BLOCKING.

PROVIDE 25MM CONTINUOUS VENTILATION GAP AND 100MM KINGSPAN TP10 INSULATION BETWEEN RAFTERS. PROVIDE 60MM KINGSPAN INSULATION OVER RAFTERS WITH A VAPOUR CONTROL LAYER AND 12.5MM PLASTERBOARD SKIM FINISH.

AT GABLE INTERFACE USE TYPE X REMEDIAL CAVITY TRAY WITH INTEGRAL FLASHING.

UTILITIES

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 AND REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME. ON COMPLETION THE COMPETENT PERSON SHALL PROVIDE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE AND A DULY COMPLETED BS7671 ELECTRICAL INSTALLATION CERTIFICATE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED IN ACCORDANCE WITH AD L HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT, AS DENOTED.

ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER AND TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY BY LAWS.

IF NEW GAS FIRED BOILERS ARE PROVIDED THEY MUST ACHIEVE A MINIMUM SEDBUK THERMAL EFFICIENCY RATING OF AT LEAST 78%. INSTALLATION AND/OR ANY MODIFICATIONS TO EXISTING GAS SYSTEMS TO BE CARRIED OUT BY A CORGI REGISTERED INSTALLER.

EXACT POSITIONS OF UTILITY POINTS TO BE CONFIRMED BY THE CLIENT. ANY NEW RADIATORS ARE TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.

VENTILATION

HABITABLE ROOMS OPENING LIGHTS TO BE A MINIMUM 1/20TH OF THE FLOOR AREA PLUS (MIN) 8000MM2 OF BACKGROUND VENTILATION (I.E. TRICKLE VENTS AND AIR BRICKS).

NON-HABITABLE ROOMS I.E. KITCHEN, UTILITY ROOM, BATHROOM TO HAVE OPENING WINDOW (NO MINIMUM SIZE) PLUS A MINIMUM OF 4000MM2 OF BACKGROUND VENTILATION.

KITCHEN AREAS TO HAVE MECHANICAL VENTILATION RATED AT A MINIMUM OF 60 L/S OR 30 L/S IF AN INTEGRAL COOKER HOB IS USED. UTILITY ROOMS TO HAVE A MINIMUM MECHANICAL VENTILATION OF 30 L/S AND BATHROOMS SUITE TO HAVE 15 L/S.

EXTRACTOR FANS TO ALL ROOMS WITHOUT WINDOWS TO BE OPERATED BY LIGHT SWITCH AND TO HAVE A 15-MINUTE OVERRUN.

FIRE

IMPERFECTIONS WHERE PIPES ETC. FIT THROUGH WALLS SHOULD BE PROTECTED WITH A PROPRIETARY SLEEVE OR FIRE STOPPED WITH AN APPROVED FIRE RETARDANT MATERIAL. WALLS TO BE FIRE STOPPED IN ACCORDANCE WITH AD B.

ALL STRUCTURAL STEELWORK TO BE CLAD IN TWO LAYERS OF GYPROC FIRELINE PLASTERBOARD TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE.

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Rev	Date	Description	Checked	Drawing No	Rev
				E02/07-1	
				PLANNING/CAC	*