

EXISTING SOUTH ELEVATION

GENERAL: All materials to comply with relevant British Standards, Codes of Practice & Building Regulations, similar approved materials may be substituted when those specified are not available. All materials must be of a suitable nature and quality in relation to the conditions in which they are used and adequately mixed and prepared. They must be applied, or fixed to or to adequately perform the functions for which they are designed.

THESE PLANS ARE FOR LOCAL AUTHORITY APPROVAL ONLY. ALL SIZES & LEVELS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT. ELECTRICAL

BROKEN LINE INDICATES EXTENT OF EXTENSION @ No 4 PRESTON Rd

EXISTING EAST ELEVATION

PROPOSED SOUTH ELEVATION

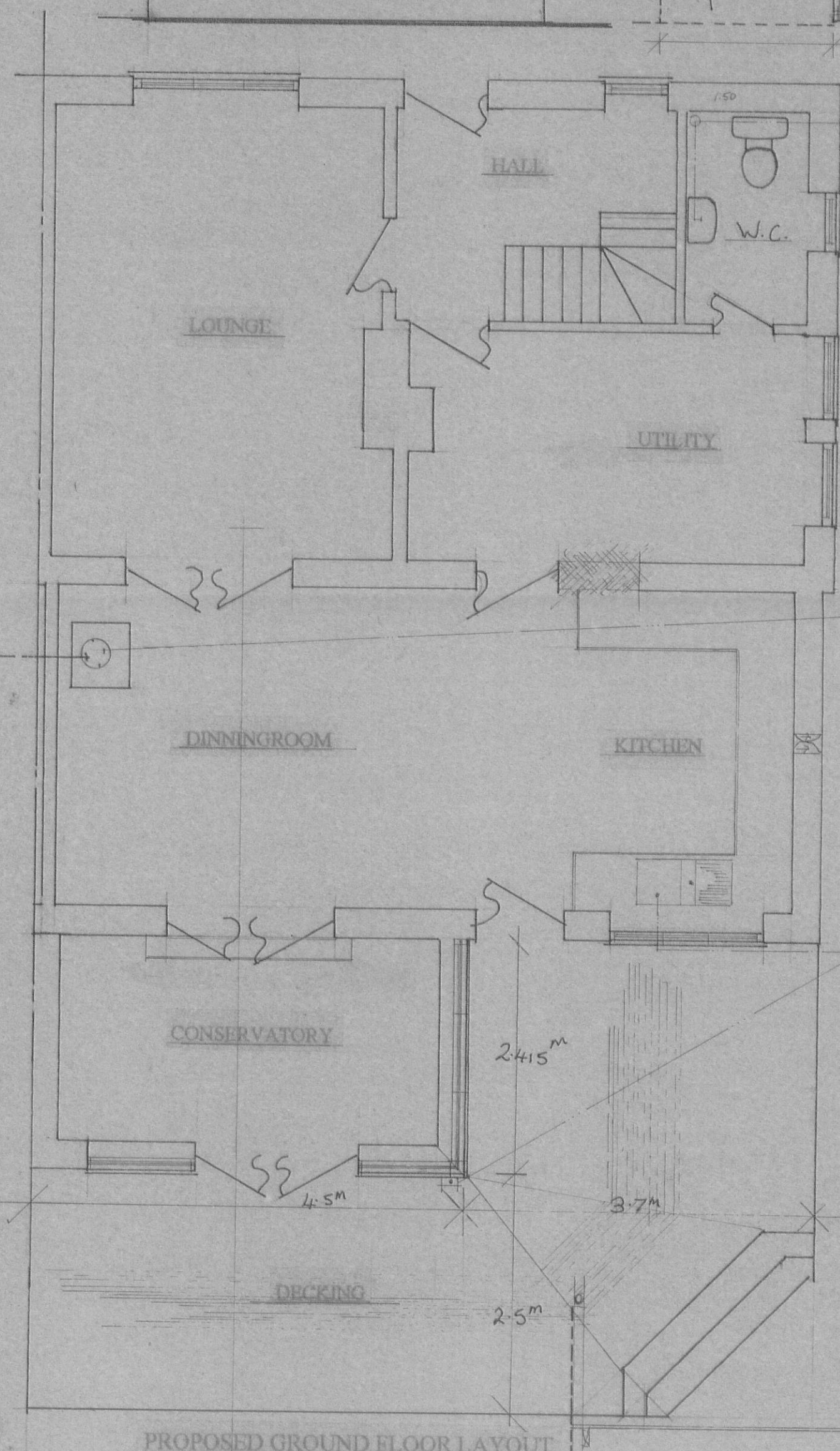
PROPOSED REAR EXTENSION inc. CONSERVATORY & DECKING

AT: No 3 HOSPITAL COTTAGES
PRESTON ROAD
RIBCHESTER
PR3 3YL

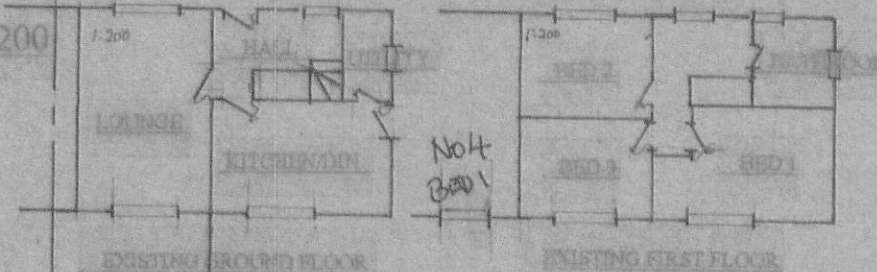
Dr No: 1 of 1
DATE: 17TH JULY 2011
SCALE: 1:50, 1:100 & 1:200

PROPOSED EAST ELEVATION

320110581P



SITE PLAN Scale: 1:200

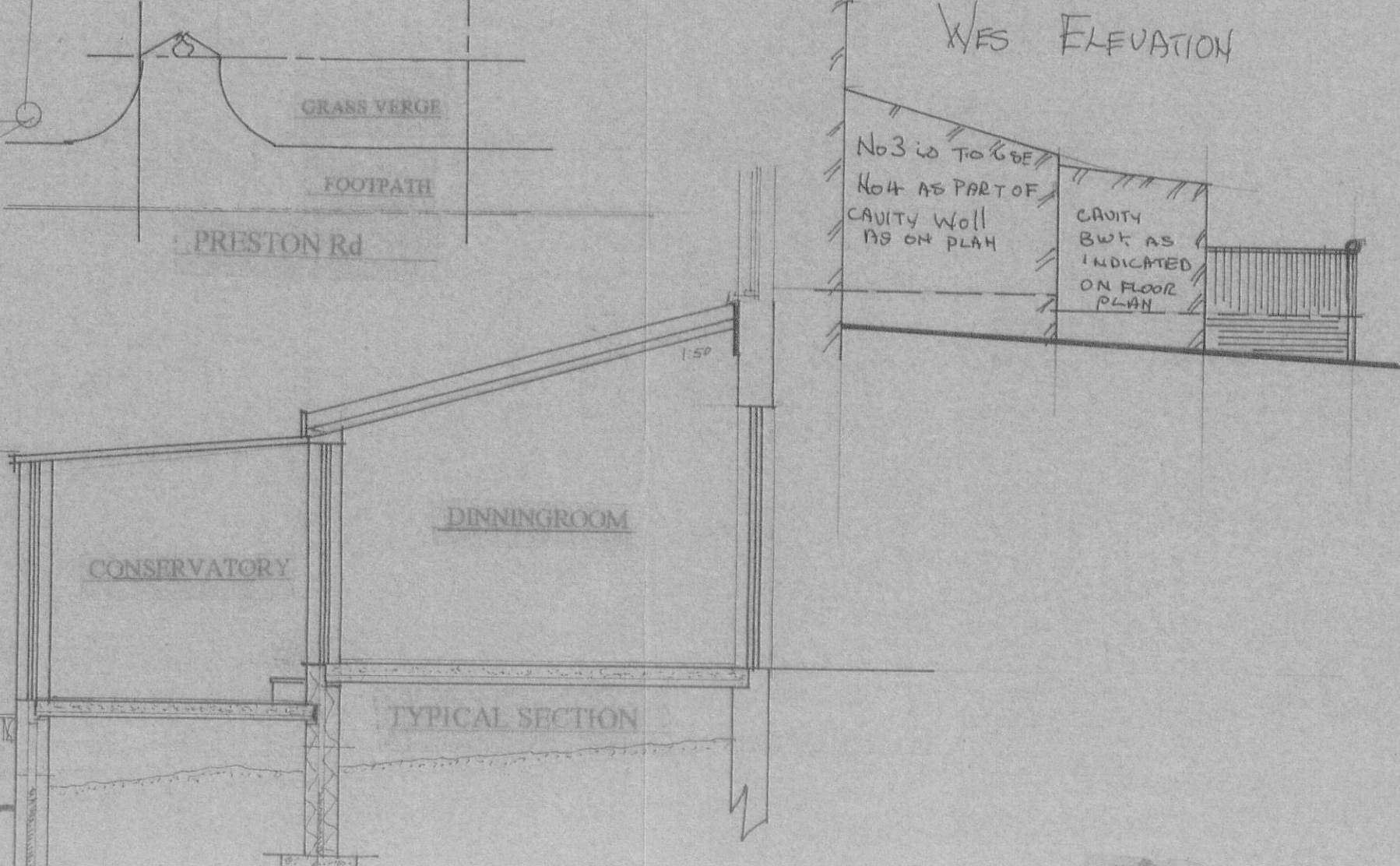


Marley/Enlit Melbourne interlocking TILE or similar with colour to match existing fixed with 32 mm copper nails to s.w. battens 50mm x 25mm on (Kingspan) nilvent sarking felt to BS 747 Part 2 on battens 50mm x 25mm on Y.B.S. SUPERQUIL 60 mm Blanket insulation fixed over 150 X 50 mm Common rafters @ 400 mm c/c (S.C.4.) + 60 mm Kingspan laid, fixed and sealed between rafters 225 X 50 mm Ridge, Resin anchored to existing wall with 15mm R. bolts @ 600mm c/c. 175 mm x 25 mm fascia & soffits in uPVC (White) Flat ceiling formed from 100mm x 50mm rafters @ 400 c.c. finish with 12.5 mm plasterboard & 3mm skim. NOTE the Neighbouring roof is not to be opened up, the intersection is to be flashed over using Gauge 5 lead.

DISABLED REQUIREMENTS: All sockets & switches are to be sited between 450 mm & 1200mm of floor level.

FIRE: MEANS OF ESCAPE: GROUND FLOOR - 1 Number smoke detector linked to mains electric with battery backup, fixed to landing ceiling & 1 to be fixed in hall. 1 Heat rising detector 57° activation fixed to kitchen ceiling.

The Conservatory is to be Shop Bought and sit on cavity construction A.P.S. The Decking is to have all edges protected as per section.



WES ELEVATION

No 3 is To Go
No 4 AS PART OF
CAVITY WALL
AS ON PLAN

CAVITY
BWT AS
INDICATED
ON FLOOR
PLAN

FOUNDATIONS: 1/3:6 concrete strip foundations, 600 mm x 150 mm @ a depth of 700mm under external walls. Minimum cover in accordance with C.P.101 for ground conditions.

SUB FLOOR: The site is to be cleared of all vegetation and treated with weed killer and fungicide before the laying 75 mm of rolled limestone then 25 mm sand with of 250 Micron Visqueen laid over then finished with 50mm coarse sand. This is all to be carried out above external ground level.

TIMBER FLOOR: 22mm of phonic chipboard to ext on 50 X 170mm SC4 Joists @ 400mm C.T.C. & to Conservatory 50 x 122mm Joists a.p.s. Both floors are to be insulated using Y.B.S. Supper quilt 60 laid over the top & with 25 mm counter battens laid over to support new floor Chip boarding floor. VENTILATION: Existing floor to be rear house wall below the floor to be opened up @ 1M c.c. (225 mm x 225 mm to allow for cross flow The 3 Sides of the Extension and the conservatory Are to receive 225 x 225 air bricks at 2M c.c.

An double seal screw down inspection chamber lid taking top water & foul sewage exists in the left hand corner. Therefore an insulated inspection access point is to be provided into the new timber floor. Pitch polymer D.P.C. to B.S. 743 be placed under floor joist ends.

WALLS: External finish to be 2 coat sand & cement render on external 102mm concrete block with internal leaf 400mm Thermalite blocks with 100mm thick Drytherm built into cavity. Cavity wall ties to be in accordance with BS 1243:1972 (amended 1981) & 200 mm long or other not less suitable ties, the ties being placed at distances apart not exceeding 750 mm horizontally & 450 mm measured vertically & in addition there is provided as near as practicable to any opening a tie to every 225 mm of height. Labels to be proprietary galvanised steel (Catnic). Wall lateral restraint provided via 32 mm x 6 mm mild steel [galvanised] ties At intersection of roof timbers and wall plates. Gauge 4 lead to be used to form any flashings. Insulated Vertical d.p.c. to be inserted at all reveals, Pitch polymer d.p.c. to BS 743 to ground floor walls & piers, min. 150 mm above finished ground level, and above any bridging of the cavity walls. Cavities to be made continuous with existing on flanking wall. A cavity tray is to be installed at the intersection of the new roof with the existing wall All lead work to be gauge 4 All external walls are to be dry lined using 25mm thick poly foam backed plasterboard + 3 mm skim.

ELECTRICAL & INSTALLATIONS: All works are to comply with Part P (1) & (2) of the current Building Regulations And in addition a certificate produced for the work in accordance with I.E.E. Regulations on completion.

DRAINAGE: See site layout for below ground drainage details. Extension rainwater to 112 mm sq. section p.v.c gutters connected to adjacent property intern to existing top water system Via 100 mm pipe work & R.B.I.Gs. See plan for Conservatory top water dispersal. Waste pipes in accordance with CP 304 1968, min. waste pipe size to sink & wash hand basin to be 38 mm. Min. gradients of waste pipes to be 1 in 48. Deep seal traps to sink & basin. Basin to connect to new Stub stack in W.C. comp with air admittance valve w.c. to connect to same intern connected to existing soil and vent pipe. All drainage under building to be re laid in uPVC 100 mm Ø and installed in accordance with manufacturers instructions.

VENTILATION: Provide mechanical ventilation in kitchen, utility & W.C. capable of extracting at a rate of 60 Litres per second, unit to be operated by pull switch and with a 10 min over run.

WINDOWS/DOORS: External, All window and doors / frames to be to uPVC (Style/colour To match existing). All glazing to be K glass & double with a minimum cavity of 19 mm Argon filled, and in accordance with CP 152 as amended & part N of the Building Regulations. All glass in critical areas to be [safety glass patio doors]. Windows throughout to give 1/20th of floor area as openers ventilation + with lockable door/ window stays.