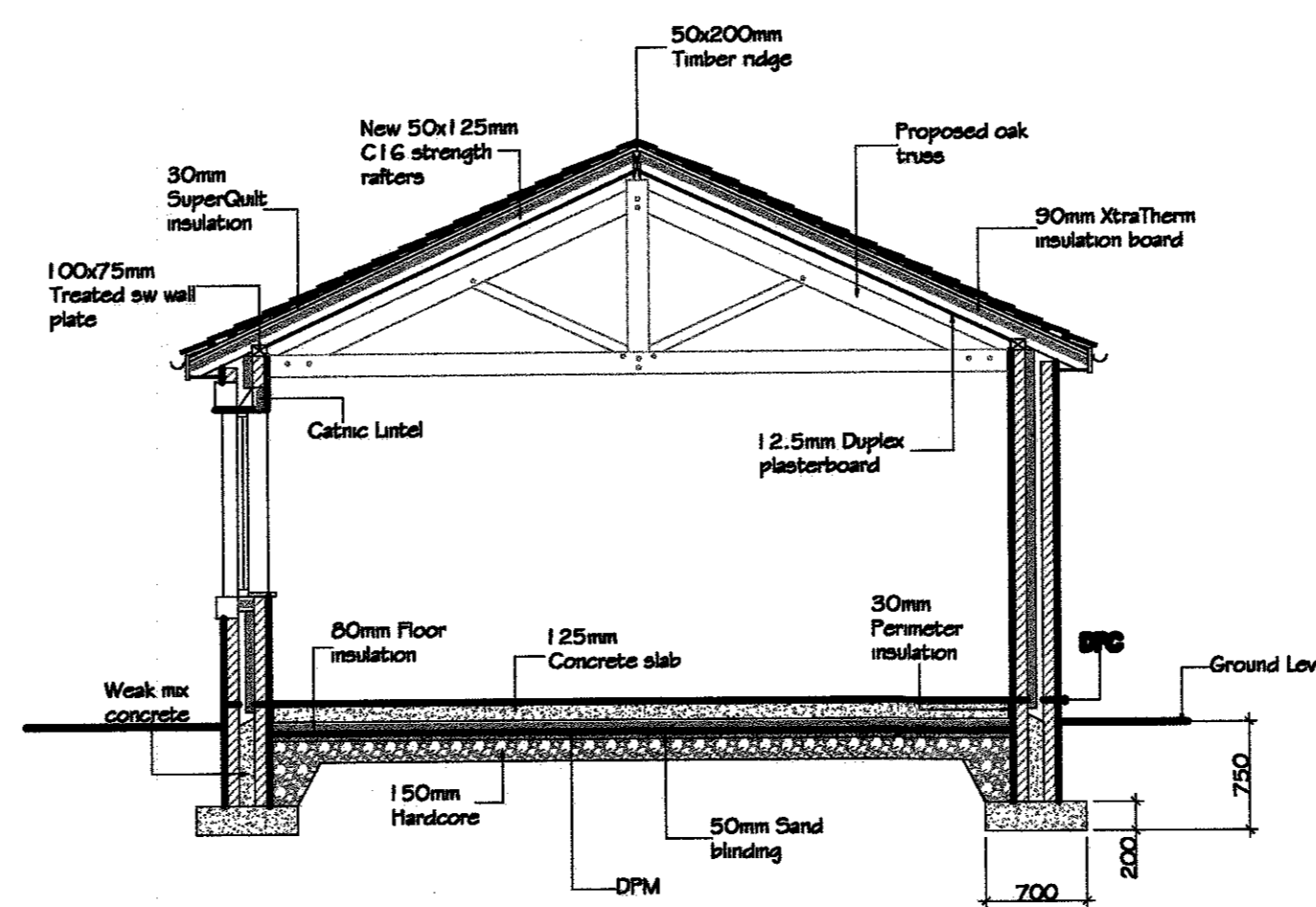
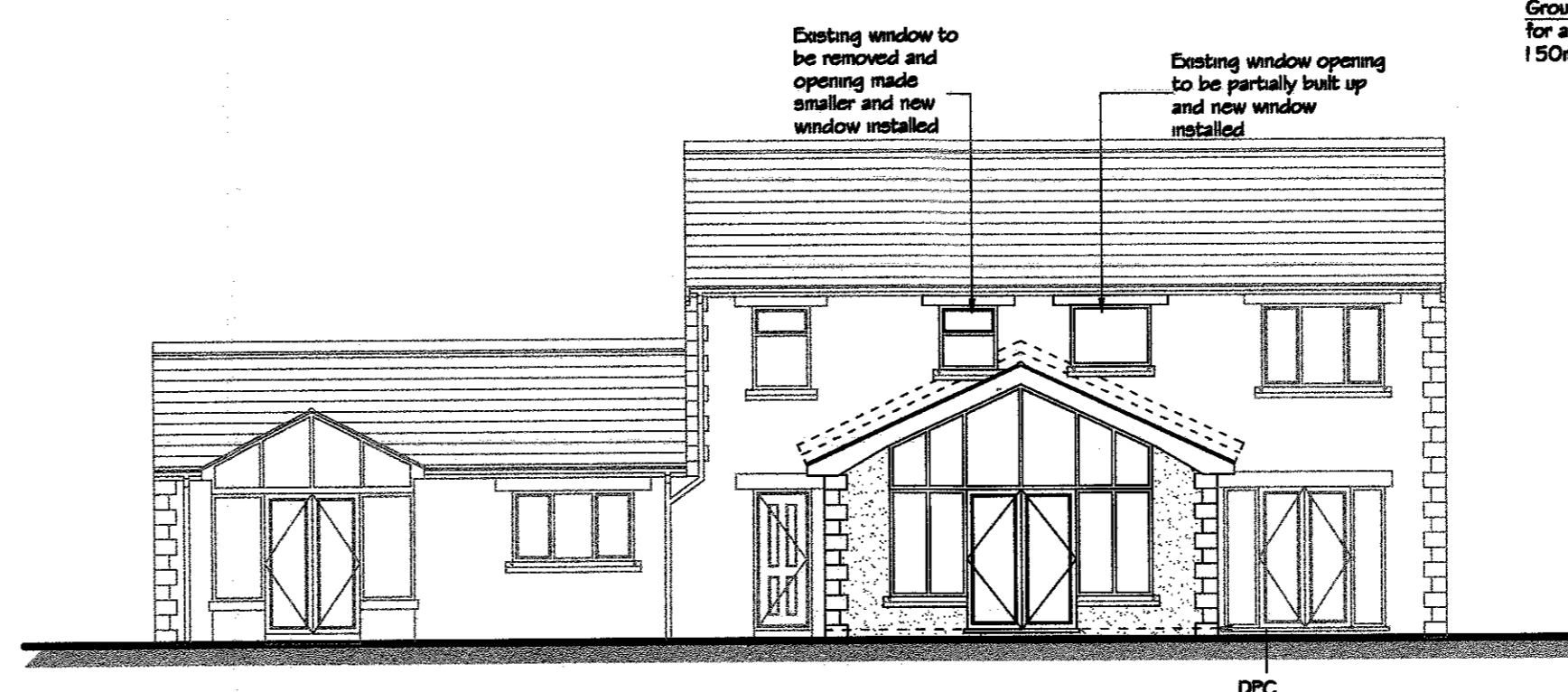


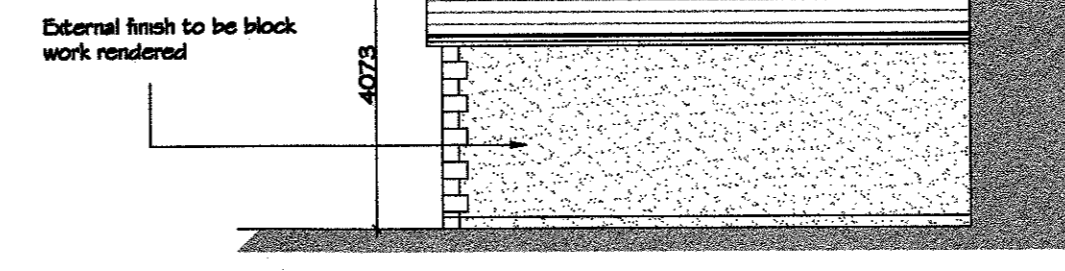
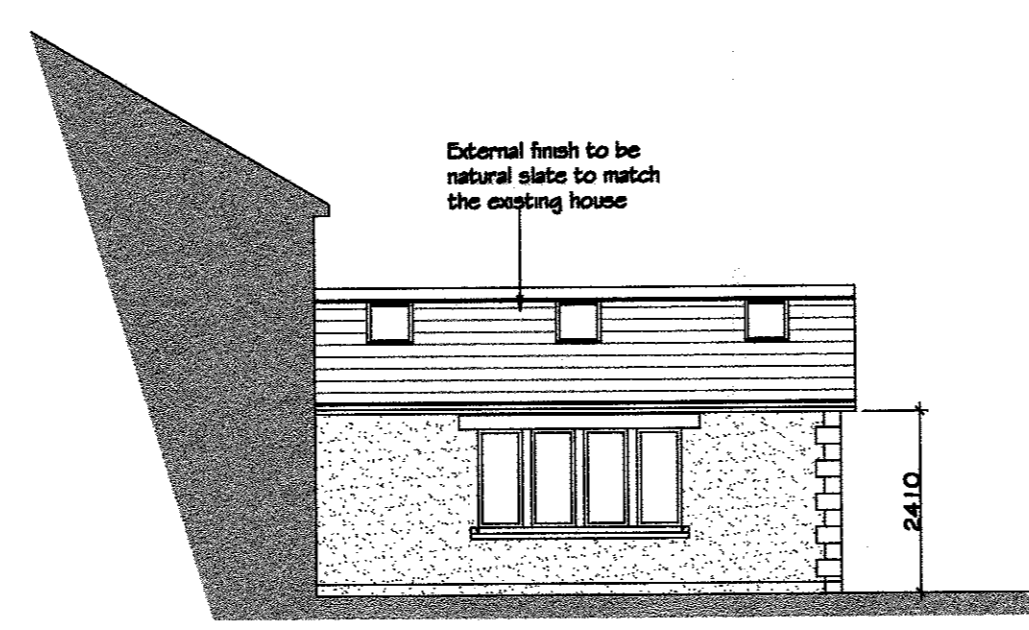
Proposed Floor Plan



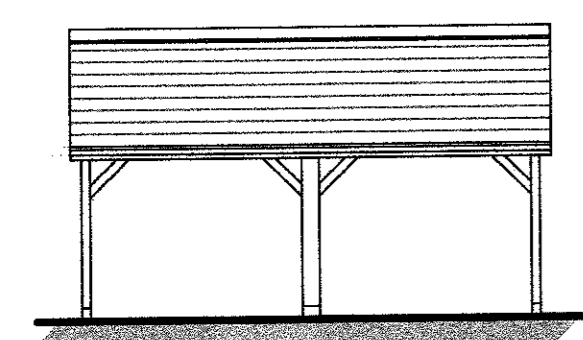
Proposed Elevation 1



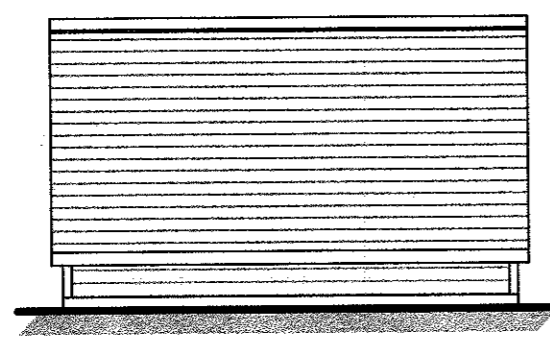
Proposed Elevation 2



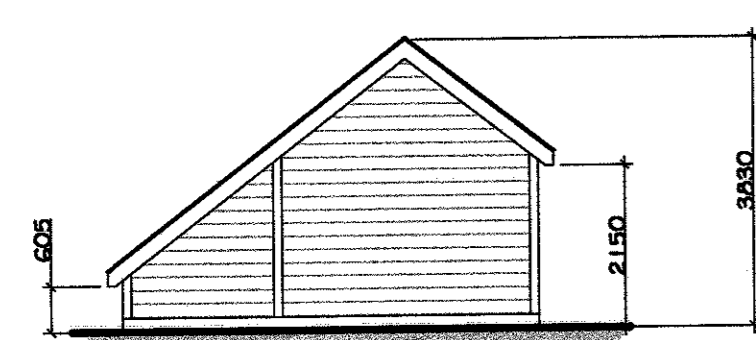
Proposed Elevation 3



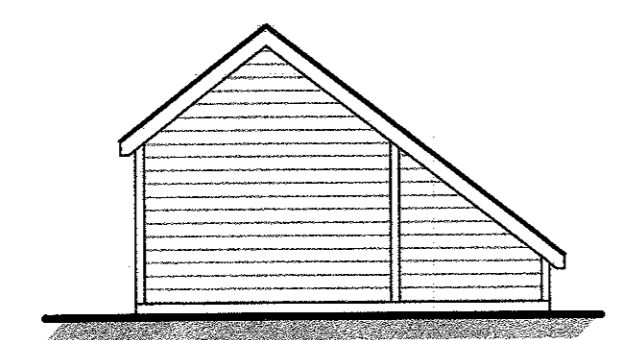
Proposed Elevation 4



Proposed Elevation 6



Proposed Elevation 5



Proposed Elevation 7

Building Regulation Notes:

Foundations: Proposed new foundations to be built off new 700x200mm C25 grade foundation at a minimum depth of 750mm below ground level (to be confirmed by building control officer on site).

Walls: Proposed extension cavity wall to be constructed of 100mm concrete block rendered externally. The corners of the extension are to have stone quoins built in. Inner leaf to be 100mm dense concrete blockwork plastered internally using two coats lightweight plaster. Cavity between is to be 110mm over-all including a 50mm airspace and 60mm Xtratherm cavity wall insulation boards to give a U value of 0.28w/m²K. Cavity is to be filled with a weak mix concrete below ground level and closed at the head using Superlux board or similar. Vertical cavities are to be closed using Thermabate cavity closers. Proposed new garage cavity wall to be constructed of 100mm dense concrete blockwork rendered externally and 100mm dense concrete blockwork internally (left exposed). Cavity between the leaves is to be a 100mm. New wall plates to be 100x75mm bedded in cement mortar. 100mm length galvanneal steel restraint straps to be used at a maximum 2000mm centers. New leaves are to be tied together using stainless steel wall ties positioned at 450mm vertically and 750mm horizontally. Ties are to be every course around openings. New lintels to be CN14 range by Catnic with 150mm seating each end and used in conjunction with a cavity tray. New openings to gable of extension to have a apron lintel designed and manufactured by Catnic Lintels. Details to be submitted before lintel ordered.

Ground Floor: New ground floor to extension to be 125mm concrete slab C30 grade on a 80mm Xtratherm insulation board to give 0.22w/m²K. New slab to have 30mm insulation placed around the perimeter to prevent cold bridging. Insulation laid on a 1200g w/vision DPM taped for air tightness, laid over 50mm sand blinding on 150mm of well consolidated hardcore. DPC to be high load uPVC type located 150mm above ground level lapped with the DPM.

Roof: Extension roof to be constructed using 50x125mm C16 strength rafters set at 400mm centers supported by new 50x200mm ridge and new 100x75mm sw treated wall plate. New timber trusses (trusses to be designed by manufacturer and details submitted before work commences). Lateral mid steel restraint straps shall be provided at 1200mm centers. Rafters to be covered with one layer SuperQuilt insulation with 50x25mm sw treated battens fixed running parallel with rafters to then be covered with breathable membrane and counter battens with 50x25mm treated sw slating battens all finished with natural slate. Rafters to have 90mm Xtratherm insulation board inserted between rafters and under drawn with 12.5mm Duplex plasterboard to give an overall U-value of 0.15w/m²K. Fascia, soffits and barge boards to be 25mm thick soft wood treated on exterior grade ply. New code 5 lead flashing to be installed in conjunction with cavity tray at all abutments to cavity wall. Roof to garage to be truss rafters set at 600mm centers, truss rafters design, calculations and all details shall be submitted to the L.A. before work commences. Trusses to be braced as per manufacturer's spec. Lateral mid steel restraint straps shall be provided at 1200mm centers. Rafters to be covered with breathable felt, 50x25mm sw treated slating battens and finished with natural slate to match the existing building.

Drainage: New kitchen sink to have 50mm pipework with a 75mm bottle trap. Waste pipe to discharge into new back inlet gully. New gully to be connected to the existing foul water drainage system using 100mm Ø plastic underground drainage pipe. Where new drainage runs intersect the existing a new 450mm diameter pre formed Hopworth inspection chamber is to be used. New 75mm half round gutters and 75mm diameter rainwater pipes to be connected into new back inlet gully. New surface water drainage to discharge into the existing system as previously described. Any drainage runs passing below the building shall be surrounded by 150mm pea gravel. Lintels provided where pipe work passes through new cavity walls.

Heating: Heating to the new extension to be double panel efficiency radiators. Existing boiler to be checked for suitability of increased loads. If boiler require boiler to be either a natural gas and LPG boiler which is required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% or oil fired boilers with a minimum SEDBUK rating of 85%.

Electrical: Before work commences on site either section A or B of the ELECTRICAL SAFETY IN DWELLINGS is to be completed by the contractor and submitted to the Local Authority. All electrical work required to meet the requirements of Part P (Electrical Safety) should be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation. All new lighting to have energy efficient bulbs. All new sockets (power) to be 450mm above finished floor level, light switches to be 1200mm above finished floor level.

Ventilation: Eaves to have ventilation equivalent to a continuous 25mm gap with ventilation equivalent to a continuous 5mm gap to the ridge.

Windows/Doors: New windows to have an open area of 1/20th that of the room served. Trickle vents to give clear area of 8000mm² to habitable rooms and 4000mm² elsewhere. Safety glazing installed to all doors, glazing with a oil level below 800mm and glazing in area of door swing. New UPVC window frames to be filled with DG units in K glass (mer pane) with 20mm cavity to achieve the required U value of 1.6w/m²K and doors to achieve a minimum U value of 1.6w/m²K.

New Garage

Proposed new oak frame garage to be designed by manufacturer and calculation to be submitted to local authority before work commences.

Foundations: Proposed new foundations to be built off new 700x200mm C25 grade foundation at a minimum depth of 750mm below ground level (to be confirmed by building control officer on site). New concrete trench to then be used to build up to ground level. Then to have one brick thick facing brick to a height of approximately 400mm above ground level with uPVC DPC set 150mm above ground level.

Ground Floor: New ground floor to garage to be 150mm reinforced concrete slab C30 grade on a 1200g w/vision DPM taped for air tightness, laid over 50mm sand blinding on 150mm of well consolidated hardcore. DPC to be high load uPVC type located 150mm above ground level lapped with the DPM. Garage floor to have a 45mm fall from back to front.

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PROPOSED SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE			
AT			
MAYCROFT HOUSE, CHIPPING			
BUILDING CONTROL PLAN			
1:100 @ A1	Drawn By: JH	Drawing Number: 04A	Date: 06/03/12