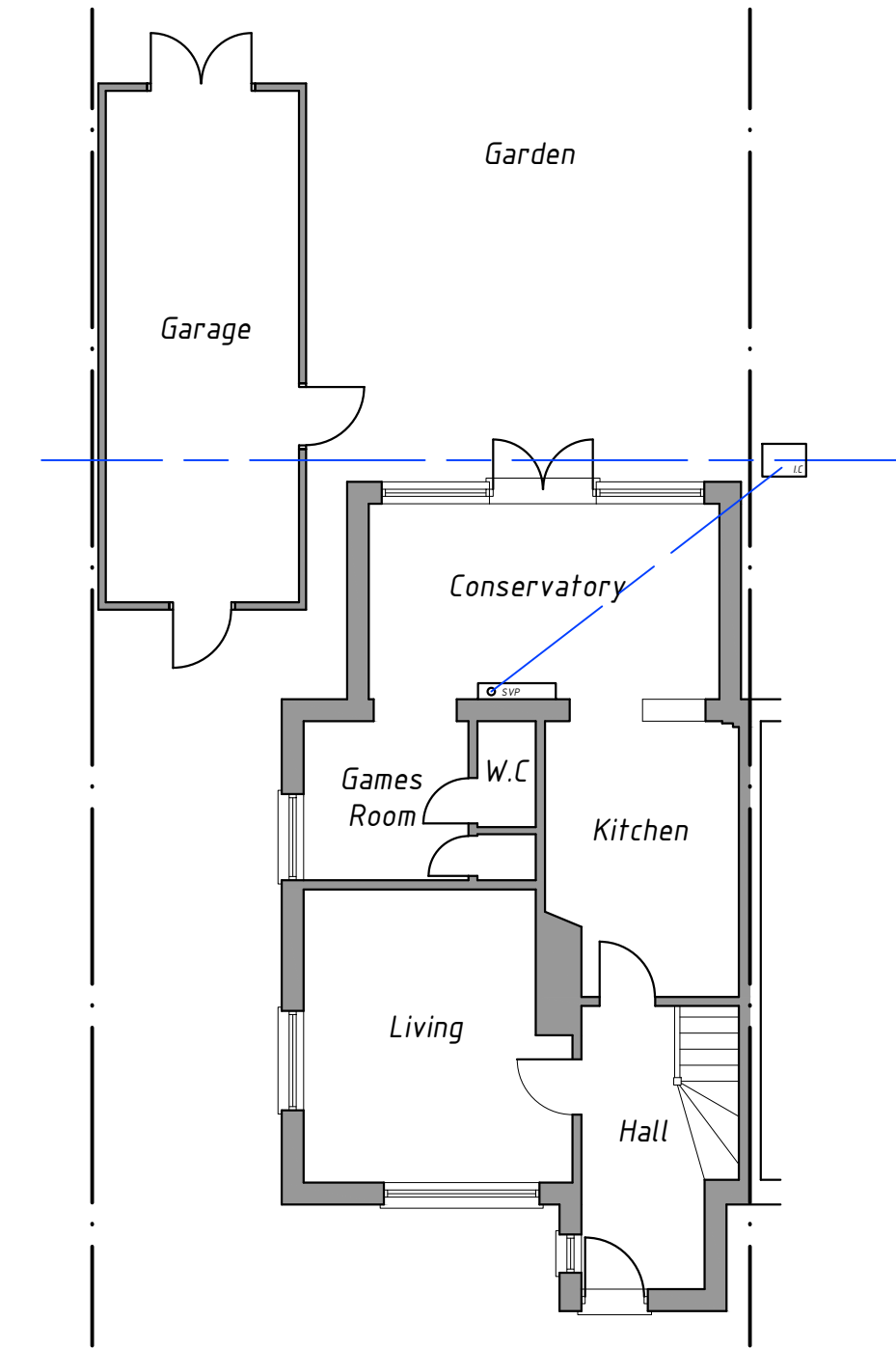
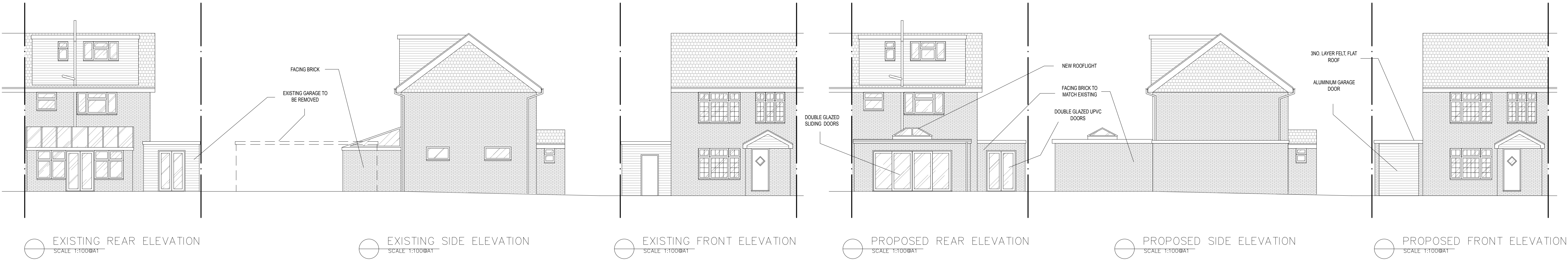
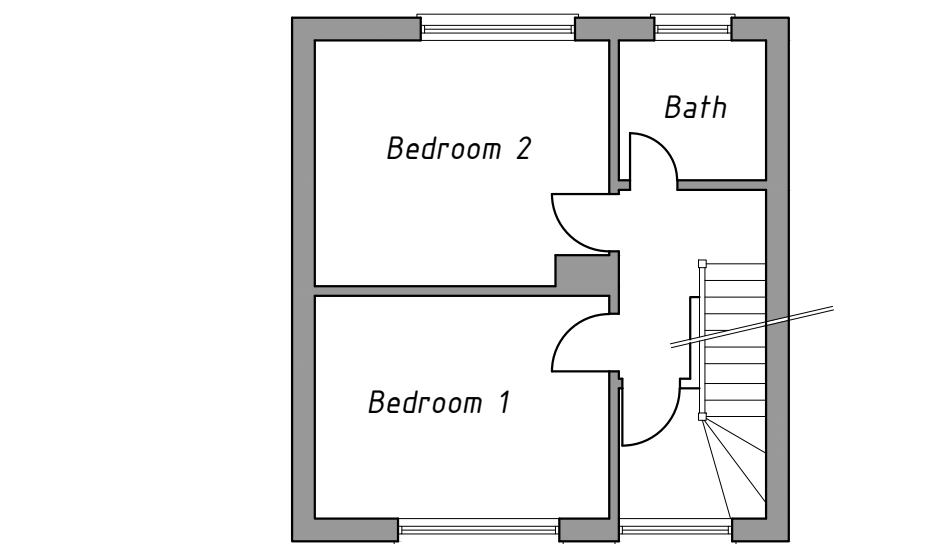
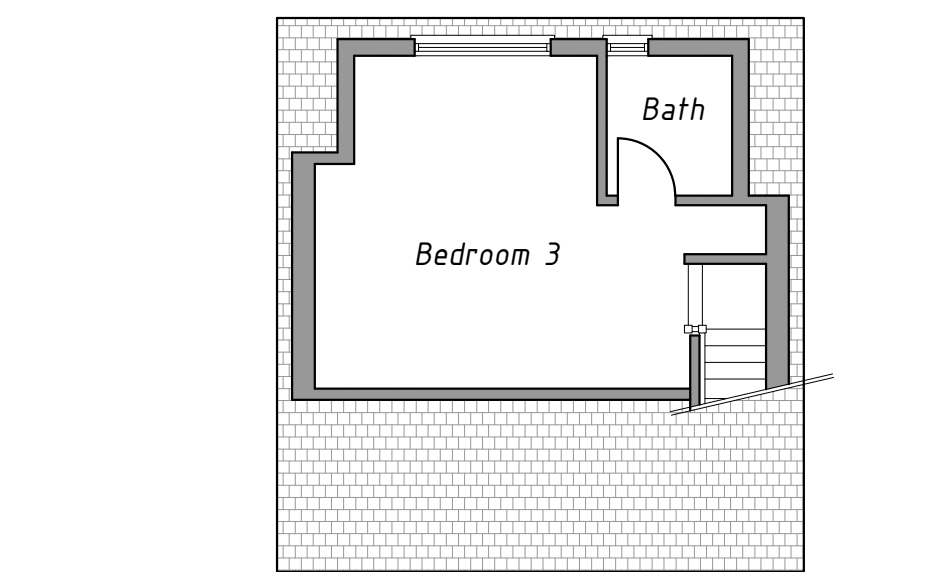




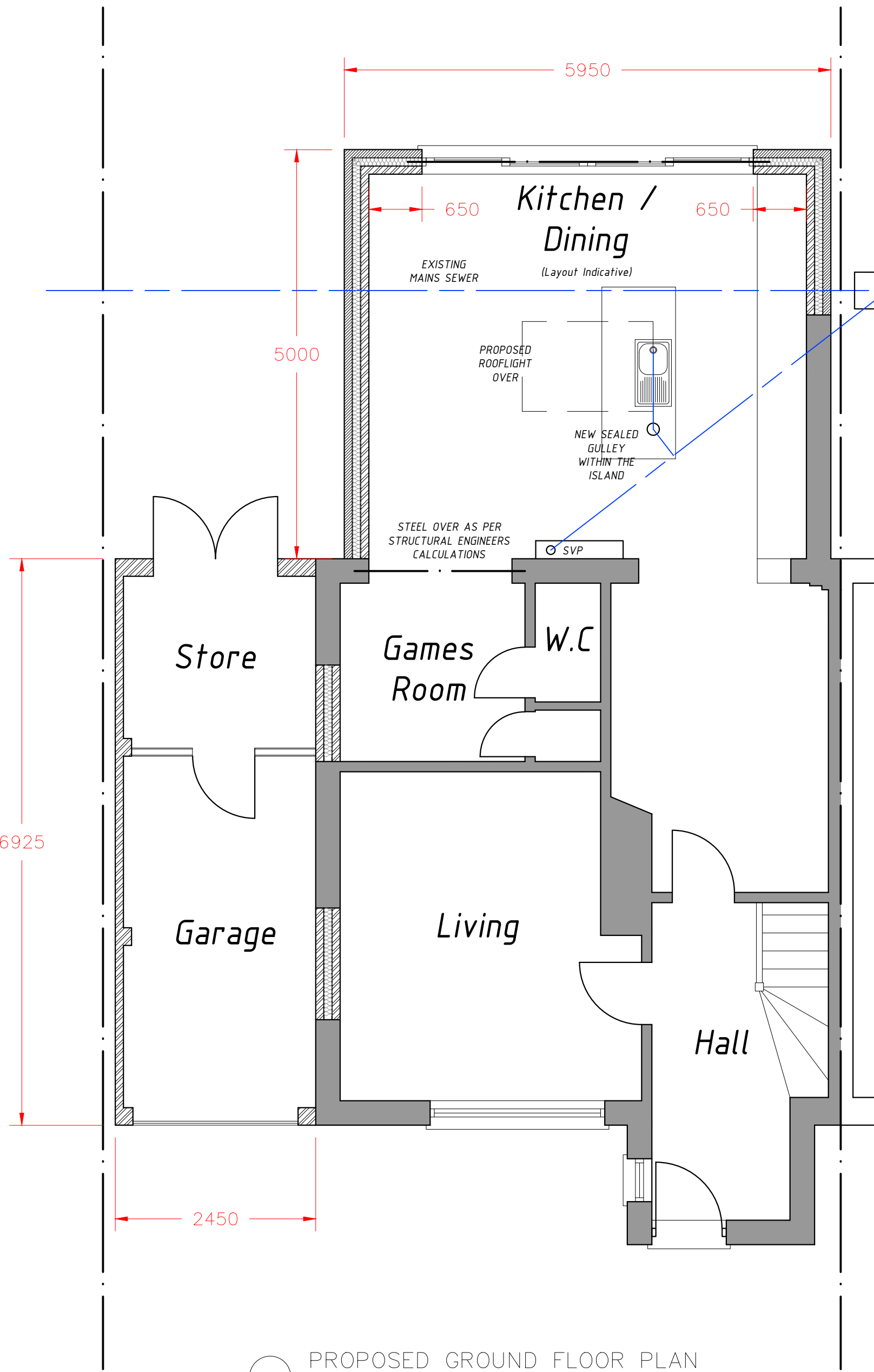
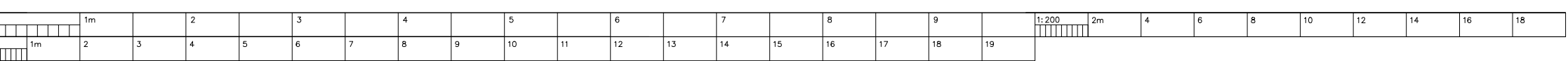
EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



EXISTING SECOND FLOOR PLAN
SCALE 1:100@A1



PROPOSED GROUND FLOOR PLAN
SCALE 1:50@A1

CONSTRUCTION NOTES:

CAVITY MASONRY WALL (FACING BRICK) U-VALUE 0.28W/M²K;
102.5 FACING BRICK
85MM CAVITY WITH
85MM ROCKWOOL DRITHERM CAVITY BATTS,
100MM CELOTEX FR5000 RIGID INSULATION BETWEEN
13MM RENDER AND SET

ALL EXISTING CAVITIES TO BE MAINTAINED WHERE NEW
CONSTRUCTION MEETS EXISTING

STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY,
450MM VERTICALLY, 225MM VERTICALLY AT ALL OPENINGS.

ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR REVEALS
BY MEANS OF INCORPORATING CAVITY TRAYS LTD TYPE H
CAVICLOSER.

FLAT ROOF CONSTRUCTION - REAR (U-VALUE OF 0.18W/m²K)

3NO. LAYER FELT ROOF SYSTEM WITH 13MM STONE CHIPPINGS
APPLIED TO
22MM EXTERNAL GRADE PLYWOOD OVER
SOFTWOOD FIRINGS AT A MINIMUM OF 1:40 FALL
25X38 BATTENS (PROVIDING CROSS VENTILATION)
100MM CELOTEX FR5000 RIGID INSULATION BETWEEN
47X200MM C24 GRADE FLAT ROOF JOISTS AT 350MM CENTRES
WITH 50MM CELOTEX FR5000 RIGID INSULATION BELOW JOISTS
TAPED TO ACT AS VAPOUR CONTROL LAYER
12.7 PLASTERBOARD AND SKIM FINISH

CLEAR 50MM GAP TO BE MAINTAINED ABOVE THE INSULATION
(BETWEEN JOISTS).

ROOFLIGHT OPENINGS TRIMMED BY MEANS OF 2NO. 47X200 C24
JOISTS, LIGHT WELL, UPSTANDS CONSTRUCTED IN 47X100MM
STUDWORK AT 400C/C WITH 60MM CELOTEX FR5000 INSULATION
BETWEEN STUDS, 40MM CELOTEX FR5000 TO INTERNAL FACE OF
OPENING WITH 12.7MM PLASTERBOARD AND SKIM, CROSS
VENTILATED ON EXTERNAL FACE BY MEANS OF 25X38MM
BATTENS

ROOFLIGHT UPSTANDS TO FINISH A MIN OF 150MM ABOVE ROOF
FINISH

10MM OVER FACIA VENT TO BE INSTALLED TO PROPOSED FLAT
ROOF AS MEANS OF VENTILATION

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR
CONFIRMATION OF JOIST SIZE AND SPACING

WHERE NEW FLAT ROOF ABUTS EXISTING CAVITY WALL, CODE
LEVEL 4 LEAD FLASHING WITH MINIMUM UPSTAND OF 150MM TO
BE FITTED AS WELL AS PROPRIETARY CAVITY TRAY.

VERTICAL STRAPPING RESTRAINTS TO BE INSTALLED TO FLAT
ROOF. STRAPS TO BE TYPED MIN 1M LONG AND INSTALLED AT MAX
2M CENTRES AND FIXED TO MASONRY BY MEANS OF HARDENED
NAILS Ø4MM X 75MM LONG OR TO TIMBER BY MEANS OF WOOD
SCREWS Ø12 X 50MM LONG INTO PLASTIC PLUGS

ALL NEW STEELS TO ACHIEVE MIN 30MIN FIRE RESISTANCE

CONCRETE FLOOR U-VALUE OF 0.22W/M²K

MIN 65MM SAND/CEMENT SCREED
VAPOUR CONTROL LAYER
50MM CELOTEX GA4000 RIGID FOIL-FACED FOAM BOARD PIR
100MM CONCRETE
1200 GAUGE DPM
50MM SAND BLINDING
MIN 150MM HARDCORE

600X225MM CONCRETE FOUNDATIONS TO ALL CAVITY WALLS,
DEPTH TO SUIT LOCAL GROUND CONDITIONS (MINIMUM 1200MM
BELOW GROUND LEVEL IF IN CLAY OR 150MM BELOW INVERT
LEVEL OF DRAIN IF LOWER).

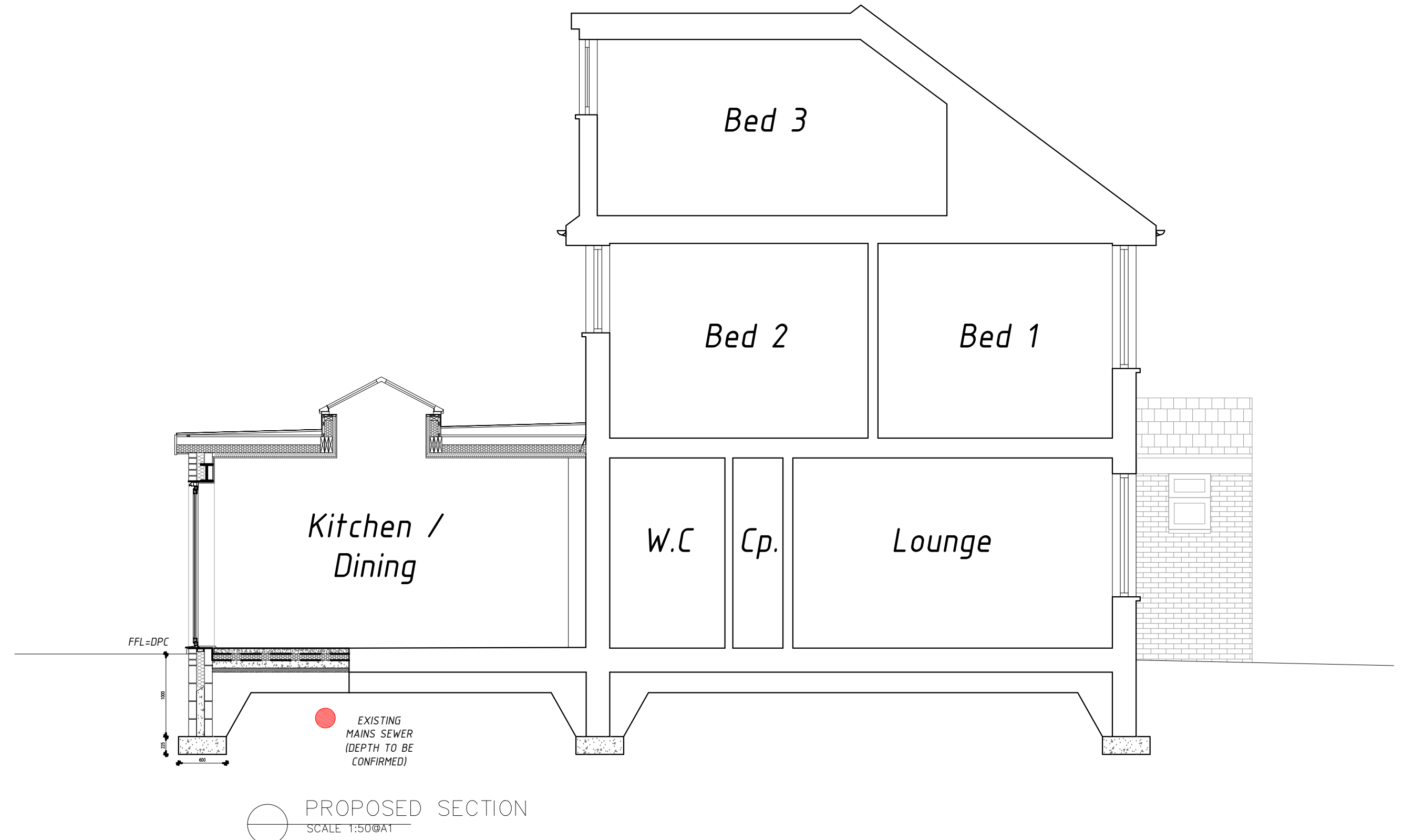
BS5572, 38MM WASTE TO KITCHEN SINK AND DISHWASHER
FITTED WITH 75MM DEEP SEAL TRAP ALL WASTE TO DISCHARGE
TO EXISTING FOUL DRAINAGE VIA NEW SEALED GULLY TO BE
INSTALLED IN KITCHEN ISLAND, DETAIL TO BE AGREED ON SITE
WITH BUILDING CONTROL INSPECTORATE

NEW WINDOWS TO REACH MIN U-VALUE OF 1.60W/M²K;
NEW DOUBLE GLAZED ALUMINUM SLIDING DOORS AND DOUBLE
GLAZED UPVC WINDOWS FITTED WITH TRICKLE VENTS AND
LOW-E GLAZING, WINDOWS TO BE GLAZED WITH SAFETY
GLAZING IN ACCORDANCE WITH BS 6206 1981

STUD WALL CONSTRUCTION
NEW STUD WALLS TO CONSIST OF 1NO. LAYER 12.5MM
PLASTERBOARD FIXED EITHER SIDE OF 50X100MM C24 GRADE
TIMBER STUD, 100MM ISOVER APR INSULATION ROLL TO BE
INSTALLED BETWEEN STUDS

NEW STUDWORK TO BE INSTALLED OVER DOUBLED UP FLOOR
JOISTS

ALL NEW STEELS TO ACHIEVE MIN 30MIN FIRE RESISTANCE



PROPOSED SECTION
SCALE 1:50@A1

ANY NEW SOIL VENT PIPE INSTALLED TO COMPLY WITH
APPROVED DOCUMENT H

ALL NEW DRAINAGE TO BE HEPTWORTH PLASTIDRAIN (OR
EQUIVALENT) PVC-U LAID TO FALL OF MIN 1:40, ALL DRAINAGE TO
BE BEDDED ON AND SURROUNDED IN 100MM PEA SHINGLE.

ANY DRAINAGE THAT PASSES THROUGH CAVITY WALLS TO BE
SLEEVED AND PROPRIETARY CONCRETE LINTOLS FITTED TO
EACH LEAF OF THE CAVITY WALL.

ANY EXISTING DRAINS THAT WILL BE UNDER THE REAR
EXTENSION TO BE EXPOSED TO ASCERTAIN ITS CONDITION, IF
FOUND TO BE DEFECTIVE THE SECTION WILL BE REPLACED.

NEW RAINWATER GOODS TO DISCHARGE TO NEW 2.0m³
SOAKAWAY LOCATED A MINIMUM OF 5M FROM EXTENSION.

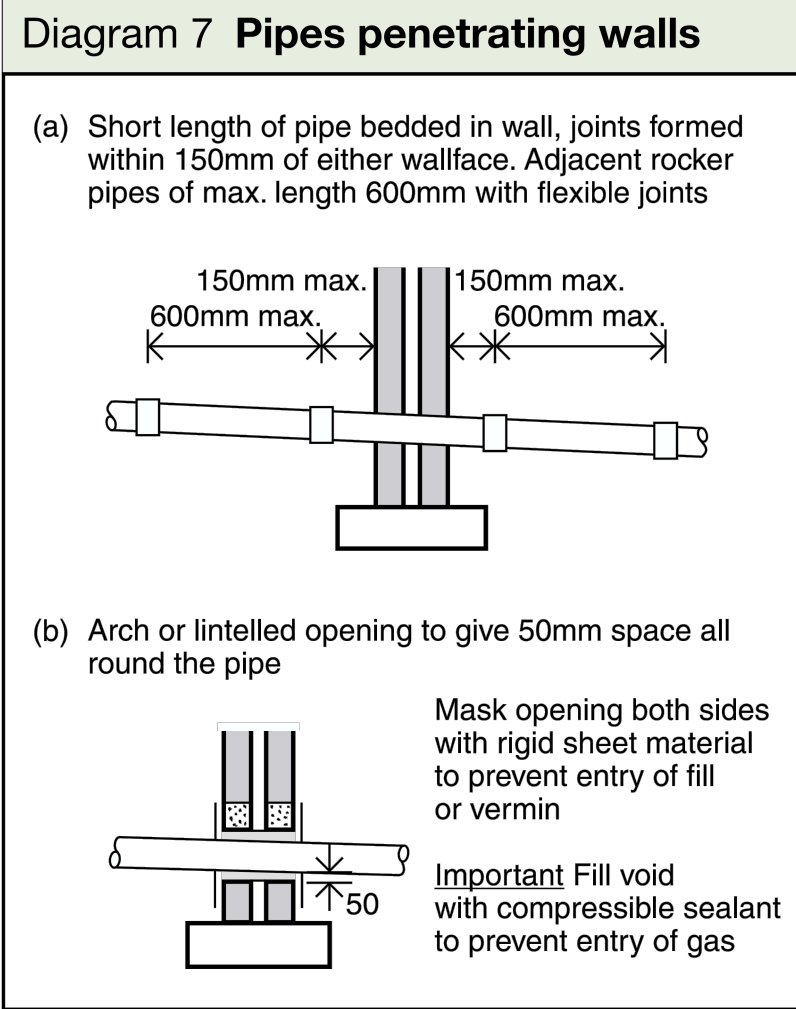
DRAINAGE DETAILS (INCLUDING SURFACE WATER) TO BE
AGREED ON SITE WITH THE BUILDING CONTROL SURVEYOR
WHEN EXISTING LINES ARE EXPOSED

SUITABILITY OF EXISTING HEATING SYSTEM TO BE CONFIRMED
BY HEATING ENGINEER, SHOULD IT BE REQUIRED, EXISTING
SYSTEM TO BE MODIFIED TO COVER THE EXTENSION, RADIATOR
SIZES TO BE SIZED BY HEATING ENGINEER AND ALL FITTED WITH
TRYS ALL PIPES INSULATED IN ACCORDANCE WITH APPROVED
DOCUMENT L, RADIATOR LOCATIONS TO BE AGREED WITH
CUSTOMER PRIOR TO WORKS COMMENCING.

ELECTRICAL INSTALLATIONS BS7671:2008 AS AMENDED OR AN
EQUIVALENT STANDARD, THE ELECTRICAL INSTALLATIONS
SHOULD BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY
A PERSON COMPETENT TO DO SO, ALL WORKS TO COMPLY WITH
PART P OF THE BUILDING REGULATIONS AND WITH ANY OTHER
RELEVANT PART OF THE BUILDING REGULATIONS, ALL
CERTIFICATION TO BE PROVIDED, BY A PERSON COMPETENT TO
DO SO, WILL BE REQUIRED UPON COMPLETION.

75% OF LOW ENERGY LIGHT FITTINGS WITH AN EFFICACY
EXCEEDING 45 LUMENS PER CIRCUIT WATT TO BE FITTED IN THE
NEW WORKS.

PARTY WALL ACT 1996 - AS THE BUILDING WORKS WILL BE
WITHIN 3 METRES FROM THE BOUNDARY, TWO MONTHS NOTICE
IN WRITING TO BE GIVEN TO THE ADJOINING OWNERS /
OCCUPIERS AND WRITTEN CONFORMANCE TO BE RECEIVED
PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.



SKETCH DETAIL
SCALE 1:10@A1

45 PARK LANE, COWPLAIN FOR BAG			
EXISTING AND PROPOSED PLANS			
DATE	10/23	DRAWING NUMBER	REVISION
SCALE	1:10 @ A1	PAR-01	-
PLANNING			