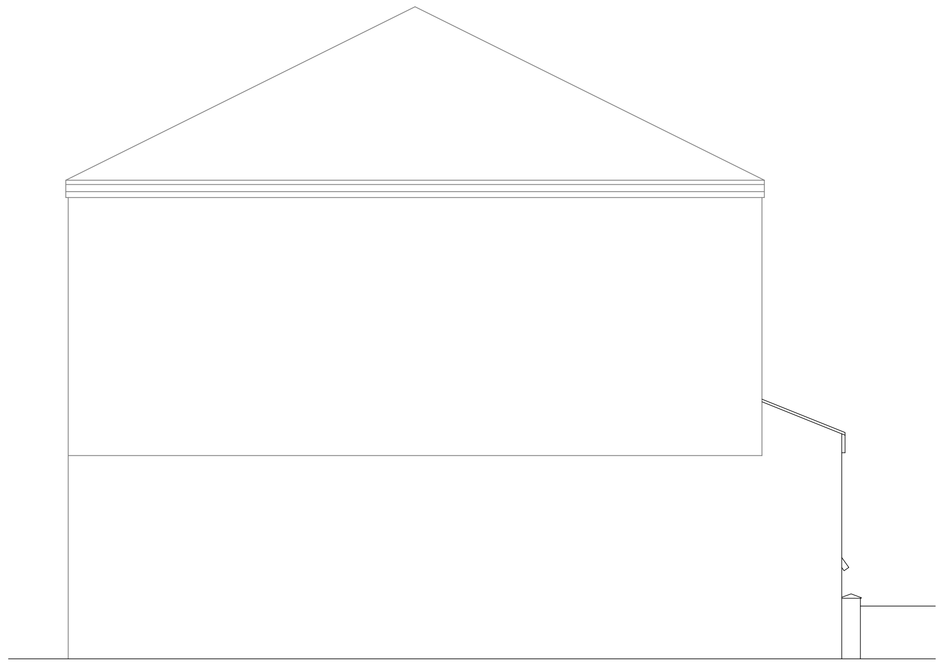
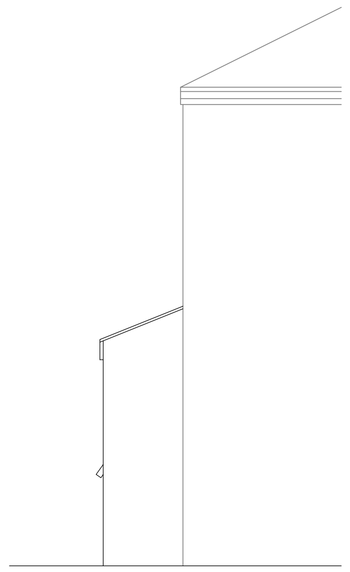


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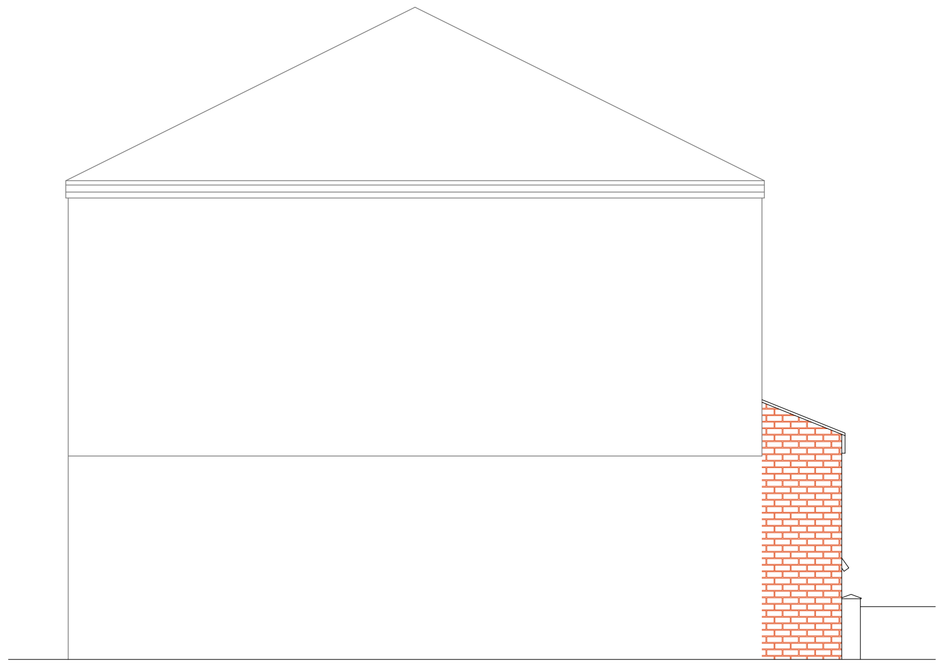


Front

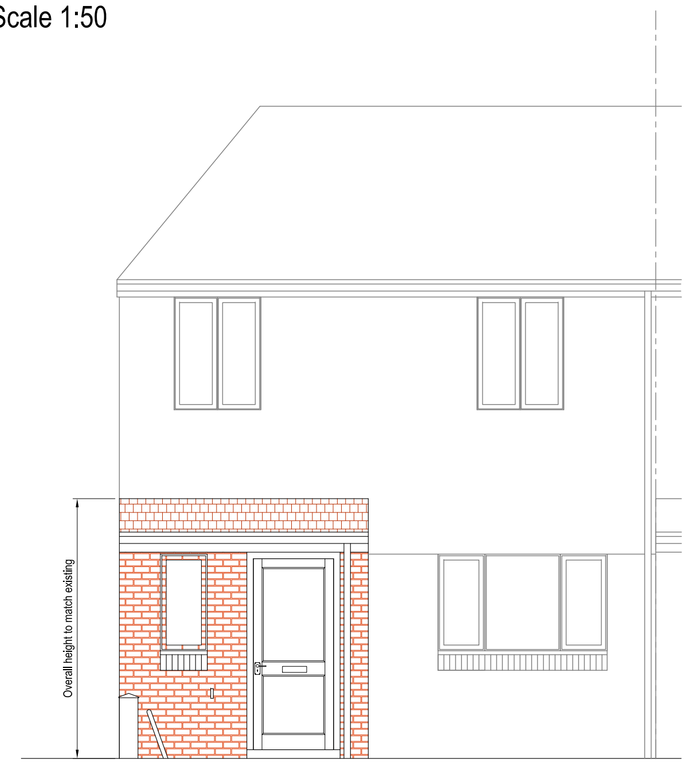


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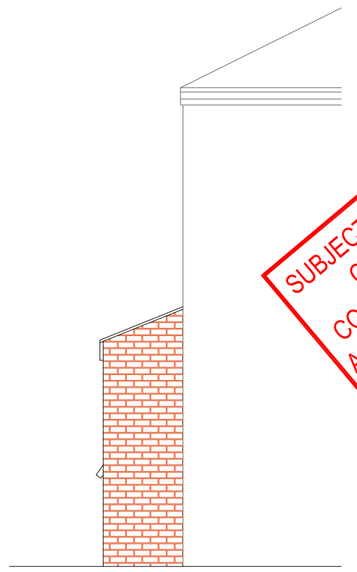
Existing Elevations
Scale 1:50



Left



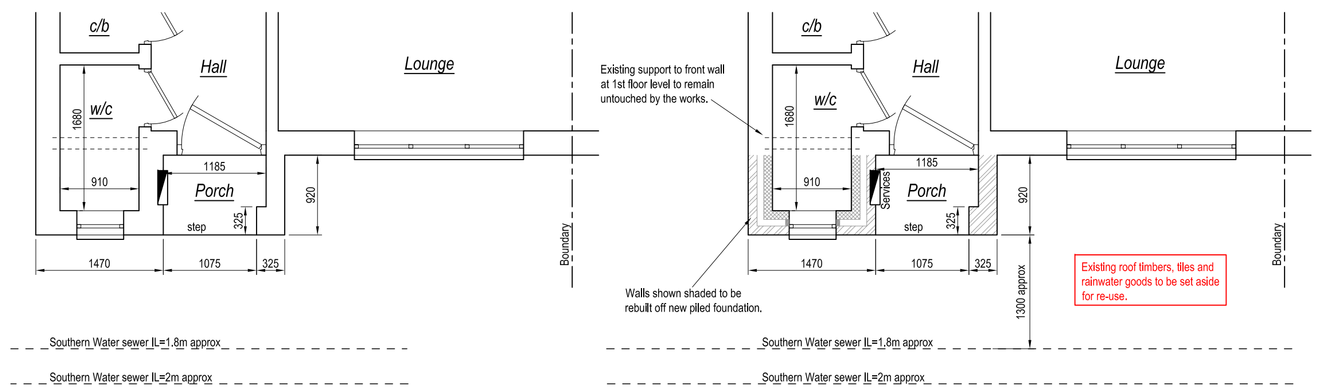
Front



Right

Proposed Elevations
Scale 1:50

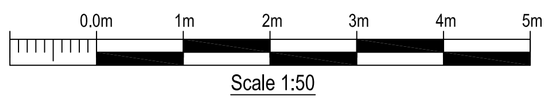
All dimensions to be checked and confirmed on site prior to demolition to ensure new structure matches existing in size, height and appearance.



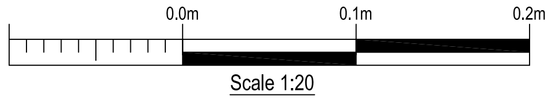
Existing Plan
Scale 1:50

1200g dpm to be placed where new piled abuts the main property, including where lean-mix concrete abuts in the porch area.

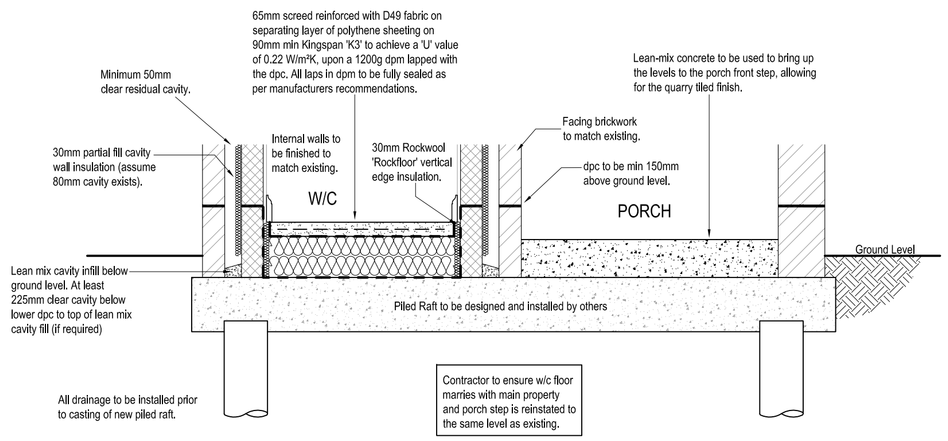
Reconstruction Plan
Scale 1:50



Scale 1:50



Scale 1:20



Typical Foundation Section
Scale 1:20

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL NOT FOR CONSTRUCTION

SUBJECT TO LOCAL WATER AUTHORITY APPROVAL NOT FOR CONSTRUCTION

SUBJECT TO ASSENT BUILDING CONTROL APPROVAL CONTRACTOR TO LIAISE WITH ASSENT (Tel: 07447 236139) or by e-mail at: Oriel@assentbc.co.uk QUOTING THEIR REFERENCE

Drainage

Rainwater goods to be carefully removed and set aside for re-use in positions to match existing.

Electrical System

To be designed and installed by a suitably qualified Electrical Engineer. Design and Installation shall comply with Building Regulations Part P, and BS 7671.

Proper design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical installations to be inspected and tested during and at the end of Installation, before they are taken into service. Test certificate to be issued to Building Control on completion of the works.

All sockets and switches are to be situated at appropriate heights between 450mm and 1200mm above finished floor level. Socket and switch boxes are not to be situated back-to-back.

Ventilation

Extract Ventilation (Bathrooms, Toilets & Kitchens)
Mechanical ventilators to provide 15 l/sec ventilation, and be connected to the pull switch.

All ventilation outlets are to be agreed with the Contracts Administrator and the Local Authority prior to installation of the product.

Purge Ventilation
Purge ventilation to be equivalent to 1/20th of the floor area for windows that open 30° or more, For windows that open less than 30° the openable area be at least 1/10th of the floor area of the room.

Background Ventilation
Background ventilation to be achieved by means of combined trickle ventilators to all windows.

Background ventilation to be in accordance with Table 1.2a of Building Regulations Part F.

Walls

External leaf: 102.5mm facing brickwork to match existing laid in M4 (iii) mortar.
80mm Cavity (as existing - assumed to be 80mm): 30mm partial fill cavity insulation, with a minimum 50mm clear residual cavity.
Internal leaf: 100mm lightweight 'Thermalite Shield' blocks to BS 6703 (or similar approved) laid in M4 (iii) mortar.
In areas of the country in driving rain of very severe exposure, as shown in Building Regulations Part C and NHBC Standard 6.1, full fill cavity insulation is not permitted.

Wall ties in new wall construction are to be stainless steel and of length to comply with the Building Regulations Part A, Table 5, with a minimum embedment of 50mm into each skin. They shall be installed at maximum 750mm c/c horizontally and at 450mm c/c vertically, staggered 375mm horizontally. At openings and movement joints wall ties should be spaced at maximum 300mm centres vertically and within 225mm of the edge of the masonry panel. Wall ties shall be level or sloping towards the outside, with any drips pointing downwards.

Unless independent assessment states otherwise, in order to provide adequate support and restraint where partial fill boards are being used in the cavity the wall ties should be spaced at 600mm c/c horizontally and at 450mm c/c vertically, and in rows not staggered. Correct proprietary clips shall be used to hold the insulation in place firmly against the inner leaf of the wall.

During construction the difference in height between two leaves of a cavity wall shall never exceed 1350mm. On steel lintels both skins shall be built up together to avoid twisting the flange.

Proprietary approved insulated cavity closers to be installed at all window and door jambs, and all frames are to be set forward of these and sealed accordingly to prevent any water ingress. Vertical dpc's at opening reveals should be correctly installed and should extend at least 25mm into the cavity.

Provide and install 'Rytons rytweep' (or similar approved) weepholes above the toes of lintels over all openings in external walls, at maximum 450mm c/c with a minimum of 2 weepholes per opening.

Cavity trays to be provided above all openings and where a roof abuts a cavity wall. They should also be provided where the cavity is bridged by air bricks, meter boxes etc., extending 150mm min beyond the ends of the bridging. In areas of very severe exposure to driving rain a vertical dpm shall be provided behind meter boxes.

Where a new wall abuts an existing wall, a wall starter profile is to be provided in accordance with manufacturers recommendations (refer to detail for further information). A vertical dpc is to be inserted at the junction of new and existing cavity walls where the existing runs through the cavity (see detail).

The concrete fill in a cavity wall should stop 75mm min below finished ground level, or 225mm min below the lower dpc of the cavity wall. This may be reduced where special foundations such as rafts are used.

Unless noted otherwise on the drawing masonry construction locally below lintel bearings to be minimum of 35 N/mm² bricks or 10,4 N/mm² blocks laid in class M4 (iii) mortar in accordance with BS 5628.

All masonry below ground level to be suitable for purpose, as designated by brick/block manufacturer, laid in class M6 (ii) mortar. Concrete blocks should not be used below dpc level where there are sulphates in the ground, unless suitability is confirmed by the block manufacturer. Where sulphate levels are class 3 or higher Sulphate Resisting Portland Cement (SRPC) to be used for the mortar.

All brick piers to be fully bonded to the main walls using header bricks. Under no circumstances should piers be constructed separately and 'tied' to the main walls with wall ties.

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaken by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

- that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services
- that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary
- that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken.

Windows & Glazing

Windows to be by proprietary manufacturer approved by CL and to be installed in accordance with the manufacturers recommendations.

All windows to be double glazed, to achieve a minimum 'U' values of 1.2 W/m²K and be fitted with trickle ventilators.

In areas of the country in driving rain of very severe exposure, as shown in Building Regulations Part C and NHBC Standard 6.1, "checked rebates" should be provided for all door and window reveals. The frame should be set back behind the outer leaf of the wall, which should overlap the frame by 25mm. In other areas the door and window frames should be positioned so the that inner face of the frame overlaps the inner face of the outer leaf by a minimum of 30mm.

Double glazing to be 24mm overall thickness = 4mm external glass unit, 16mm spaced gap filled with Argon gas, and 4mm Low E internal glass unit. Other options may be available but shall only be permitted with the approval of CL..

Glazing up to 800mm above internal finished floor level to be safety glazing.

Obscure glazing to all sanitary areas.

Windows which reverse for cleaning should be fitted with a mechanism which holds the window in the reversed position.

Each habitable room within the property is to incorporate at least one openable window with an unobstructed area that is at least 0.33m² minimum, and not less than 450mm high and 450mm wide to provide a means of escape.

Proprietary approved insulated vertical dpc and cavity closer to be installed to all window and door jambs, and all frames are to be set forward of these and sealed accordingly to prevent any water ingress.

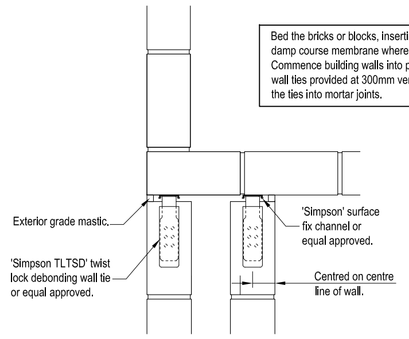
Cavity trays to be provided above all openings and where the cavity is bridged by air bricks, meter boxes etc. They shall extend a minimum of 150mm beyond the ends of the bridging. In areas of very severe exposure to driving rain a vertical dpm shall be provided behind meter boxes. Above window and door openings the trays shall be provided with stop ends. Cavity trays are also to be provided where a roof abuts a cavity wall.

Vertical dpc's at opening reveals should be correctly installed and should extend at least 25mm into the cavity.

Lead Work

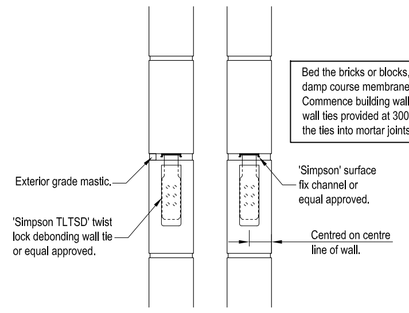
All lead work to be in accordance with all LSA requirements current at time of installation.

Bed the bricks or blocks, inserting a horizontal damp course membrane where applicable. Commence building walls into profiles, inserting wall ties provided at 300mm vertical c/c, bedding the ties into mortar joints.



Wall Starter Detail 1
Scale 1:10

Bed the bricks or blocks, inserting a horizontal damp course membrane where applicable. Commence building walls into profiles, inserting wall ties provided at 300mm vertical c/c, bedding the ties into mortar joints.



Wall Starter Detail 2
Scale 1:10

REV	DRAWN	DATE	DESCRIPTION
A	MS	02.02.16	Drawing approved by CL

Oriel
Design Office, Solent House,
Solent Business Park, Whiteley,
Fareham, Hampshire PO15 7AF

JOB ID
Barker

SITE ADDRESS
23 Tamarisk Close
Waterlooville
Hampshire
PO7 8ET

PROJECT
Demolition and Reconstruction of Front Projection on new Foundation

DRAWING TITLE
Plans, Elevations, Section and Detail

INITIAL DRG DATE	DRAWN BY
January 2016	MS
SCALE	DRG SIZE
As Shown	A1

REFERENCE	DRG No.	Rev.
7441782	101	A