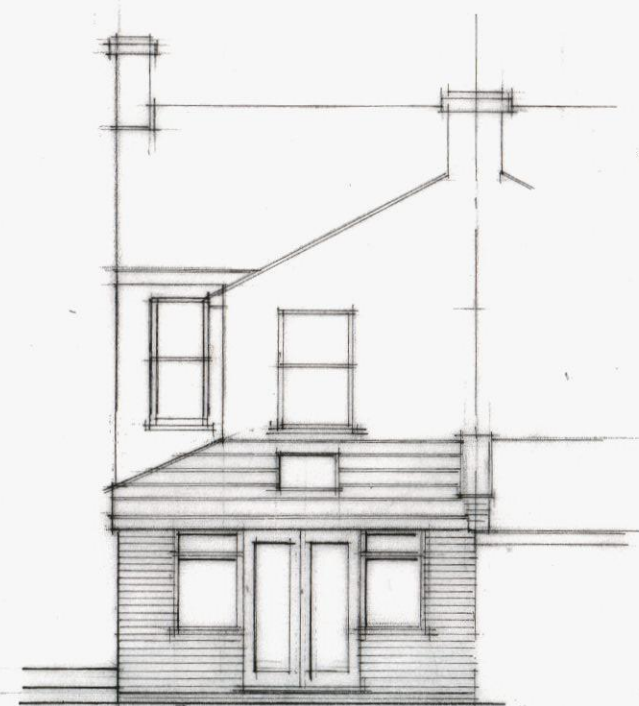
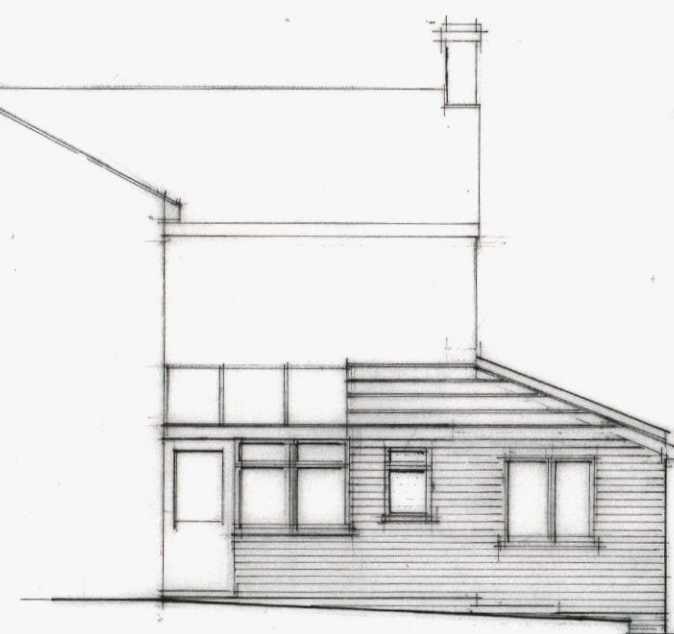
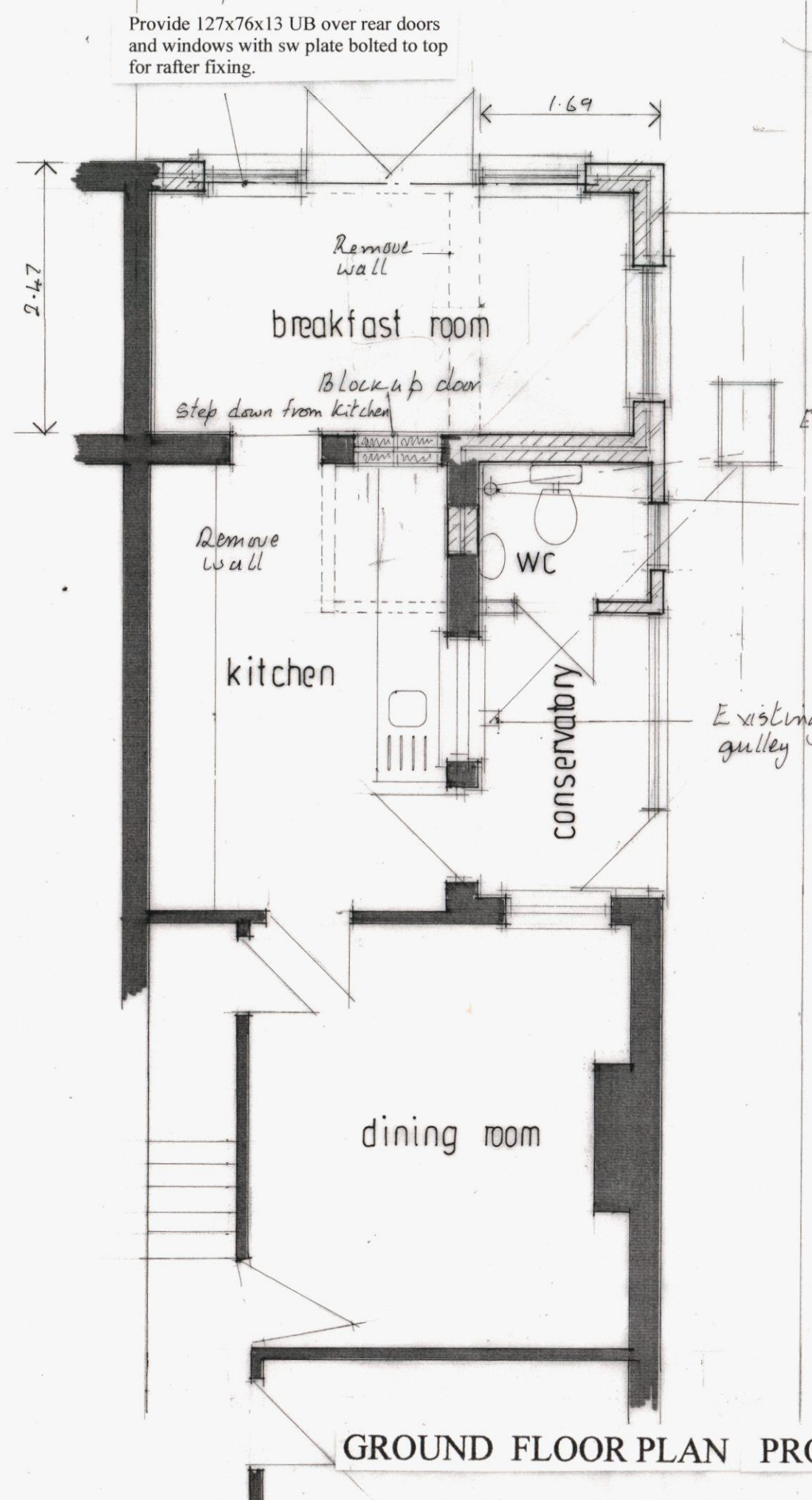




REAR ELEVATION



SIDE ELEVATION

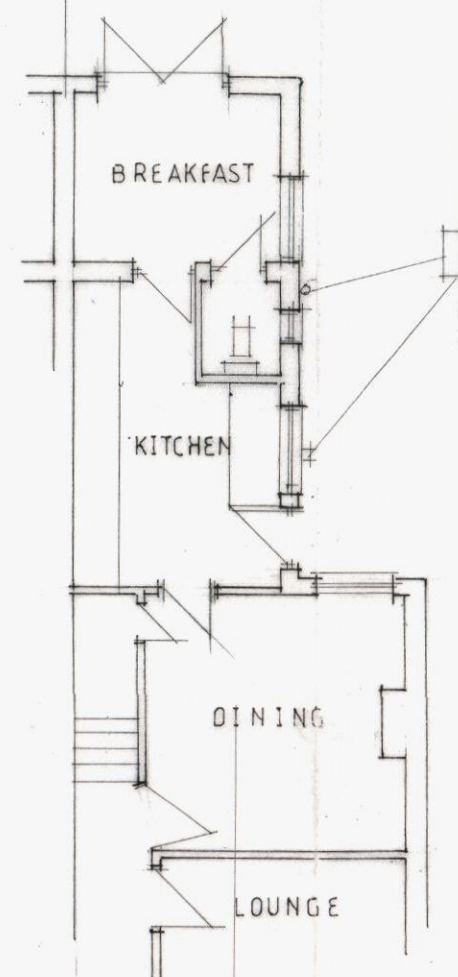


GROUND FLOOR PLAN PROPOSED

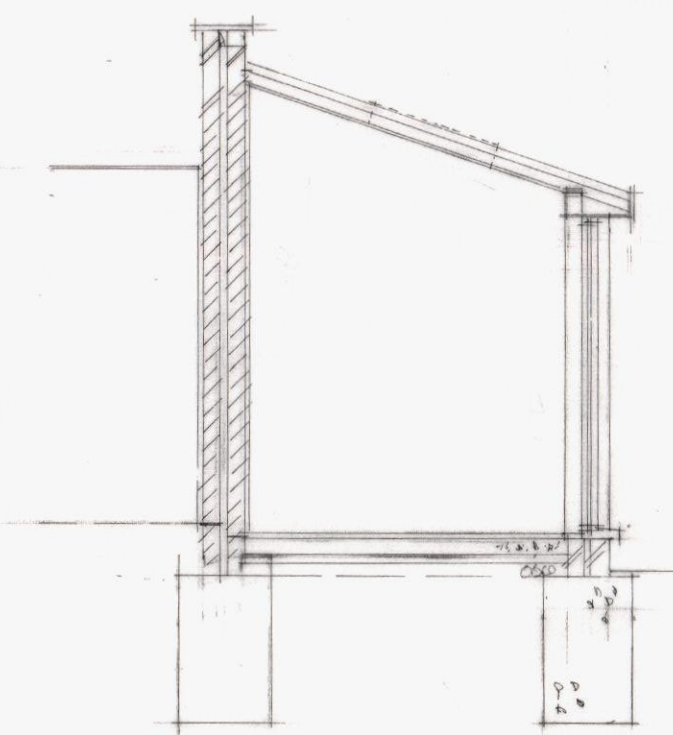
Remove existing WC and seal or remove all disused drains to local authority satisfaction

Remove existing internal WC walls and make good. Existing floor level to be built up to same as kitchen as described. Block up old WC door with either blockwork cavity or 100x100mm studwork with 9mm plasterboard and skim both sides and 100mm fibre glass insulation between studs.

Provide sealing cover plate to existing gully now in new conservatory.



GROUND FLOOR PLAN EXISTING



SECTION

NB Exact levels of new floor and external ground are to be determined on site and not scaled from this plan.

Remove roof over existing rear addition and side wall. Remove existing rear double doors and contractor to check construction of existing external rear wall to ensure cavity. If not then rebuild as cavity wall as described for new. To be agreed with the local authority inspector, Contractor to check existing foundations to ensure adequate to carry new loads, if not then excavate and provide new as described.

Roof over new addition to be matching tiles or new low pitch tile to be determined on site and agree with the local authority prior to commencement of work on site, battens, breathable roofing felt, 125x50mm rafters @ 400mm ctrs 50mm Celotex insulation between rafters and Thinsulux insulation fixed across the underside of rafters 38mm batten fixed to the Thinsulux, 9mm foil back plasterboard and skim laid across the underside of insulation. Maintain minimum 50mm airflow over insulation to skilken. Bolt wall plate to wall for rafter fixing.

Matching eaves to include baffle boards to maintain minimum 50mm air flow over insulation and 20mm continuous air vents for cross ventilation to roof void. Provide Glydvalc at top of rafters to provide cross ventilation to roof void.

Close top of all new cavity walls with non-combustible material.

Provide bat strap anchors at ceiling joist plate level up gable slope. Straps to be at 2.0m ctrs, 1200mm long and turned 150mm down cavity.

Lead flashing and cavity tray at junction of new roof and dwelling wall.

New cavity walls to be matching face brick, 85mm cavity filled with Dritherm 37 slab wall insulation, Solar Celcon Turbo block render and set. (Block K value of 0.16) New cavity walls are to achieve a U value of 0.28 W/m²K

Wall between new WC and extension to be cavity wall except to be two skins blockwork as described. This wall is to be built up above the underside of the roof covering and fire stopped with fibre glass or other suitable non-combustible material

Build up existing party wall between existing rear additions to new level of new pitched roof and existing. Form parapet as described. Adjoining owners permission to be gained prior to commencement of work on site.

Wall ties are to be a@ 450mm vertical and 900mm horizontal ctrs and every block course within 300mm of external wall openings.

Provide Dampcore vertical dpcs to sides of new external wall openings. New cills, jambs lintels etc. are to be insulated. New brick and blockwork is to be toothed and bonded to existing and cavities continuous or Fir Fixed to existing walls with vertical dpc cut into walls. Thermal continuation is to be maintained at all external junctions to prevent cold bridging.

CN3A Catnic or similar approved lintels over new side window. CNSX Catnic lintel over WC window.

Dpcs minimum 150mm above external finished ground levels and lapped into existing. Cavities to extend minimum 250mm below lowest dpc.

600x900mm concrete foundations, depths below ground to suite site conditions, sub soil type etc. and agreed with the local authority Building Control Officer on site. Foundation depth within 900mm of any drain is to be minimum same as drain invert.

New ground floor to be selected finish on 50mm sc screed, 100mm concrete, 80mm Celotex insulation, or other approved floor insulation, 1200 grade polythene membrane continuous with dpc, 50mm sand blinding, 100 mm rejects. *NB existing addition floor to be covered with 3 coats Synthapuff and up walls to above dpc. Lay 60mm Celotex floor insulation and minimum 50mm screed, selected floor finish to be agreed. Actual levels of floor are to be determined on site and adjusted if necessary.

Space heating from existing system and be determined on site.

Provide TRVs to all new radiators.

New switches and sockets should be provided between 450-1200mm above floor level.

Provide energy efficient light fittings in extended room to provide lighting systems with appropriate lamps and sufficient controls so that energy can be used efficiently. (E.g. a suspended lampholder with an integrated electronic ballast suitable for compact fluorescent lamps. Details of exact type and locations to be determined and agreed with the local authority.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671:2008 or an equivalent standard. These installation works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitable qualified person, with a certificate produced by that person to Building Control on completion of the works.

New external windows and doors are to be UPVC double glazed and draught proofed with 16mm air gap between panes of glass and Soft Low E coating to internal surface. Provide safety glass in critical locations.

Provide Velux rooflight with double rafters both sides and trimming, flashings etc to be to manufacturers recommendations. New window/doors/rooflight are to have a U value of maximum 1.8w²/degK.

Provide a trickle vent in new window or doors to extended room. Vent to have a minimum openable area of 8000mm².

Opening window area/door to extended room is to be minimum 1/20th floor area of whole room. Opening window area of the WC to be 1/20th floor area of room.

New WC external walls to be matching face brick with dpc 150mm above external finished ground level. 450x900mm foundation, depth below ground as described. Floor as described but only with insulation only if required by client. Roof to be matching tiles, battens, 100x40mm rafters and ceiling joists @ 400mm ctrs, 9mm plasterboard and skim ceiling finish. If required by client provide fibre glass insulation between joists. Eaves to match.

Existing drains under new WC are to be protected to local authority satisfaction and bridged with lintels where passing through walls or foundations.

New wash hand basin waste to be 32mm dia with 75mm deep seal anti-vac trap and WC to discharge to existing soil and vent pipe. HW supply from existing system. Any new hot water pipes are to be insulated where passing through floor or roof space. Sleeve and weather soil and vent pipe where passing through new WC roof. New plumbing is to comply with BS 5572.

New conservatory to be matching face brick walls, polycarbonate roof, UPVC windows and door.

Barrie K Lawrence

BUILDING DESIGN CONSULTANT

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e-mail:- blawrence@btinternet.com

Project: **REAR EXTENSION AND CONSERVATORY.**

Address: **5 ST JAMES' ROAD, EMSWORTH.**

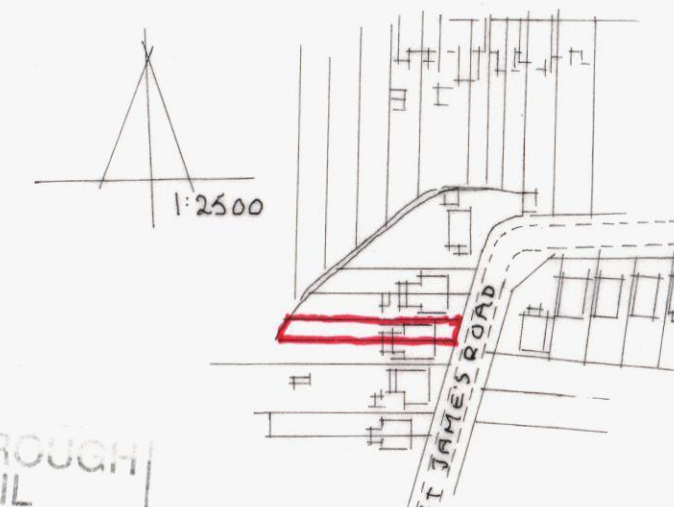
Title: **ELEVATIONS, FLOOR PLAN, SECTION.**

Scales: 1:100, 1:50 Date: 9/10/12

Plan No: 24/10/12/

This plan is not a specification of work and is only for the purpose of gaining Local Authority approvals. Do not scale from this plan except for Building Regulation and Town Planning purposes. All levels and dimensions on site are to supersede those shown or stated on plans.

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LOCATION PLAN

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