

FLAT ROOF
12.5mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to BS 747 Part 2, 1972 top layer to be high performance felt laid and built up in accordance with CP144 Part 3 - 1976/775 mm x 25mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.22W/m²K in accordance with Part L.

COLD ROOF
15mm plywood decking fixed to 100 x 40 x 18mm counter battens @ 400mm c/c. 250mm deep rigid insulation 500g polythene vapour barrier, 12.5mm plasterboard and skim, 25mm continuous vent gap with fly screen to soffits.

WARM ROOF
105mm Celotex TD 3105 combined insulation and decking fixed to 140 fall 12.5mm plasterboard and skim.
Felts and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt wet at eaves 38 x 25mm drip batten 25mm thick galvanised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

WALLS
External walls: 220mm brickwork on 100mm concrete base. Internal walls: 100mm brickwork on 100mm concrete base. All walls to be built on 100mm concrete base. U-value of walls to be less than 0.25W/m²K in accordance with Part L. Trickle cavity closers to openings.
Walls to be to BS 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Trickle in new walls and maintain cavities. Vertical dpc's to all reveals. Hyload horizontal dpc to 150mm above ground level and 100mm above base. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with noggins @ max. 900mm c/c. enclosing 3 no. post-tensioners.

FOUNDATIONS AND SLAB
400mm wide 1:2:4 mass concrete foundations min. 1000mm below ground level and to 600mm min. below any free root activity and to invert level of adjacent drains, foundations to comply with N.H.B.C. Precision Note 4.2. 75mm of 3 compressed concrete on 60mm high density Celotex G43002 floor insulation on 100mm polythene membrane on sand and subsoil on 150mm well consolidated hardcore. U-value of slab to be less than 0.22W/m²K.

DRAINAGE
Specify any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. U.p.v.c. drains to min. 1:40 falls bedded and surrounded by 100mm pea shingle. Provide c/c lines over any drain passing through walls or foundations and 75mm capping to drains with less than 600mm cover. New manholes to be 450mm dia. polypropylene Dura respect chambers or gullies within building to have sealed and sealed covers. Sootways where used when s.w. not available to be min. 900mm from any building designed in accordance with BRE, Dept 365.
All drainage to be carried out to BS 8307 : 1985.

DRAINAGE ABOVE GROUND
110mm dia. U.p.v.c. soil and vent pipes to terminate min. 900mm above any windows and fitted with suitable guard, 110mm dia. U.p.v.c. soil pipe to wet's 75mm deep seal traps 450mm dia. U.p.v.c. waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 12056:2000.

FIRE PROTECTION
Beams encased in two layers of 12.5mm gypsum plasterboard to form joint bead with a similar grade with 7mm gypsum plaster skim. 200mm dia. pipe four self closing fire door with 25mm door stops and 100mm non-combustible threshold to garage. Smoke alarm to be provided to hall and landings. mains powered interlinked conforming to BS 5446 Part 1.

SUB FLOOR VENTILATION
Any air brick covered by new work ducted by 110mm dia. pipe under new floor to new 75 x 215mm air brick.

DORMER CHIEKS
Plain lining/pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 5mm edge insulation. 200mm dia. Clay tile liners to BS 1181. All timber treated min. 200mm away from: flue and 50mm away from casing to flue. 4 lead flashings and 25mm continuous vent gap with fly screen. Gas fired balanced flue terminals to be 215 x 215mm air brick for combustion, and fitted with durable wind guard. A notice plate is to be provided adjacent to the consumer unit stating the location of the fireplace, the flue category, appliances that can be accommodated, the size and manufacturer of the flue and the installation date. Appliances listed in accordance with approved document J and the results made available to the L.A. Building Control. All heating and hot water systems need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and building control officer. Proper instructions to owners should be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.

WINDOWS AND VENTILATION AND LIGHTING
All new double glazed windows and patio doors to have min. 16mm argon filled air gap providing a u-value less than 1.6W/m²K. All new glazing or critical areas to be toughened glass to BS 6206 : 1981 in accordance with part N. Windows to provide openings to habitable rooms. Min. 10 000mm² ventilated heads to patio doors and 8000mm² trickle vents to windows.
All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.30m² with a min. aperture of 750mm x 450mm - oil height 800mm above F.F.L.
Internal level accommodation ventilated by extractor fans ducted to external air. Fan wired to light switch and to run for 20 minutes after light switched off.
Bathroom/shower rooms to have mechanical extraction fan to clear 30 litres per second. Kitchen to have cooker hood extract fan to clear 30 litres per second. Provide high efficiency lighting to new rooms. Luminous efficacy of 40 lumens per cubic watt shall be provided in all habitable rooms. All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration.

PITCHED ROOF AND GELING
Timber roof to be made of 38 x 25mm pressure impregnated battens on 100 x 40 x 18mm counter battens. 12.5mm plywood decking on 100 x 40 x 18mm counter battens. 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen. U-value of roof to be less than 0.22W/m²K in accordance with Part L. Provide high level roof vents @ 1000mm c/c.

UPPER FLOORS
20mm plywood decking on 200mm x 47mm C24 girders. Joists @ 400mm c/c. 38mm x 38mm non-combustible strip on 12.5mm plasterboard and skim to ceiling. Insulate beams with 250mm floor wool for sound attenuation. First floor over garage to be all in laid with 2 layers of 12.5mm plasterboard with staggered joints with 250mm mineralised insulation between joists with a certificate detailing to provide a 1/2 hour fire protection.

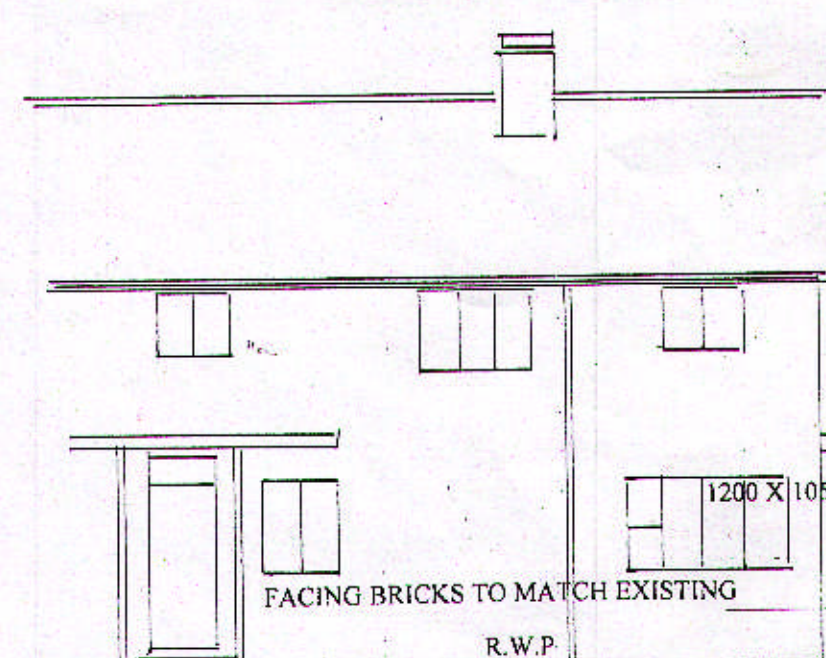
LIGHTS C/70
1 x 0 Cable duct 1/2 changes up to 1800mm @ 140° under openings. Min. 150mm and bearings.

INTERNAL STUD PARTITIONS
100 x 50mm s.w. stud framing built off 100 x 75mm sole plates. Studwork spaced @ 450mm c/c horizontally and 900mm vertically and 100mm polyurethane insulation (min. 150mm plasterboard with a density of 10kg/m³ and skim both sides. First floor joists doubled up and bolted together under stud partitions.

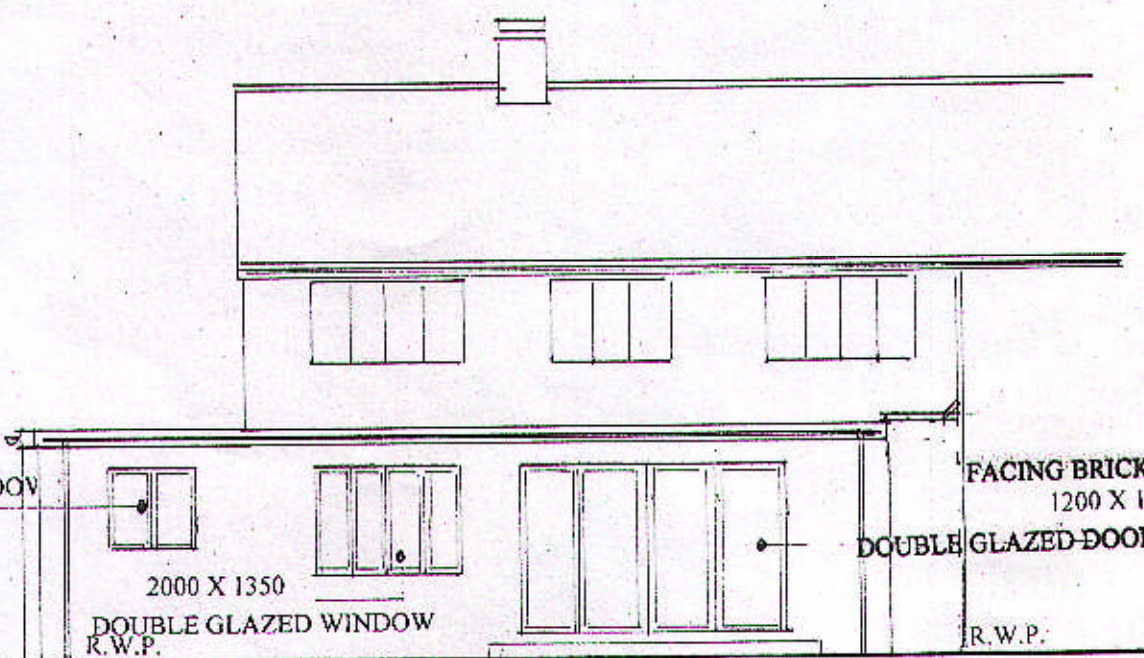
STAIRS
300mm esp. and 200mm going. 25mm nosings. Total rise of min. Min with 800mm min. 2000mm nosing vertically above. Handrail to be 900mm high above pitch line and 900mm high. Max cap to nosings 99mm. Prior to nosing installation contractor shall check the finished floor dimensions. Double up floor joists where indicated to lift stairwell opening.

ELECTRICAL
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the circuit must be submitted to the appropriate electrical installation certificate has been issued for the work, and has been signed by a person competent to do so.

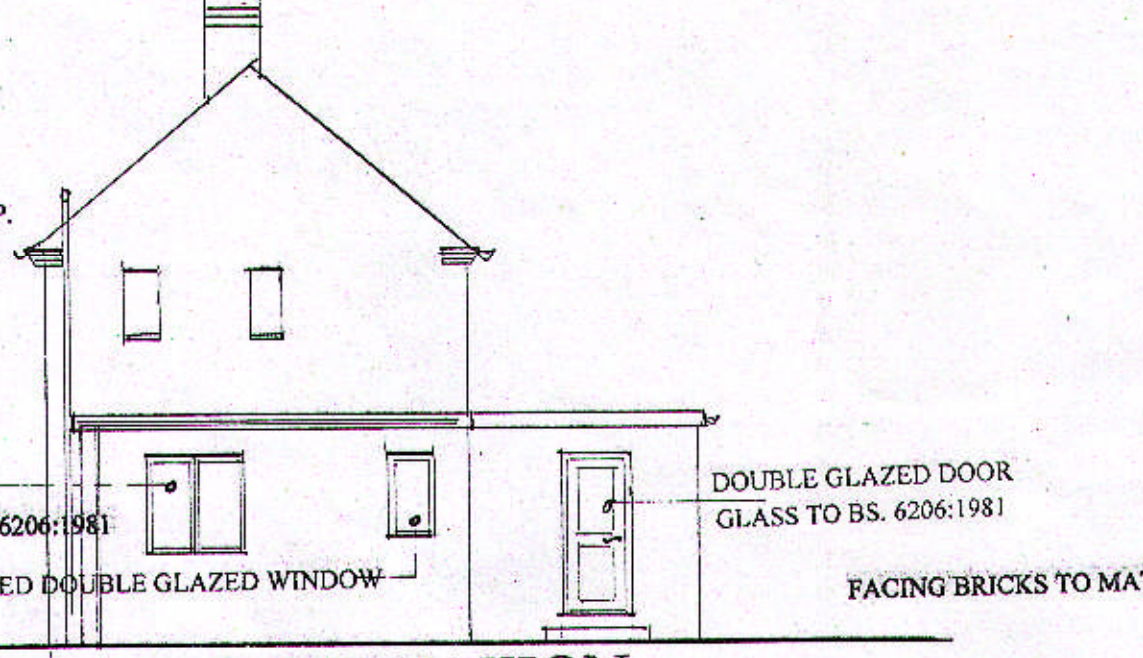
GENERAL
All work to be carried out in accordance with the Building Regulations 2000 and current B.S. Codes of Practice.
Adequacy of existing walls, lintels and foundations to be checked on site prior to building.
All dimensions must be checked on site. All dimensions must be checked on site. Any discrepancy in dimensions must be notified before proceeding. No responsibility will be accepted for alterations carried out without notification. Materials and workmanship are to be to the satisfaction of the client matching existing where possible.
Where applicable consent from the adjoining owner should be sought under the provisions of the party wall etc. act 1996.
All new electrical fittings, radiator positions etc are to be agreed on site with client. The builder is to remove all debris as it accumulates and on completion leave the site tidy to the clients satisfaction.



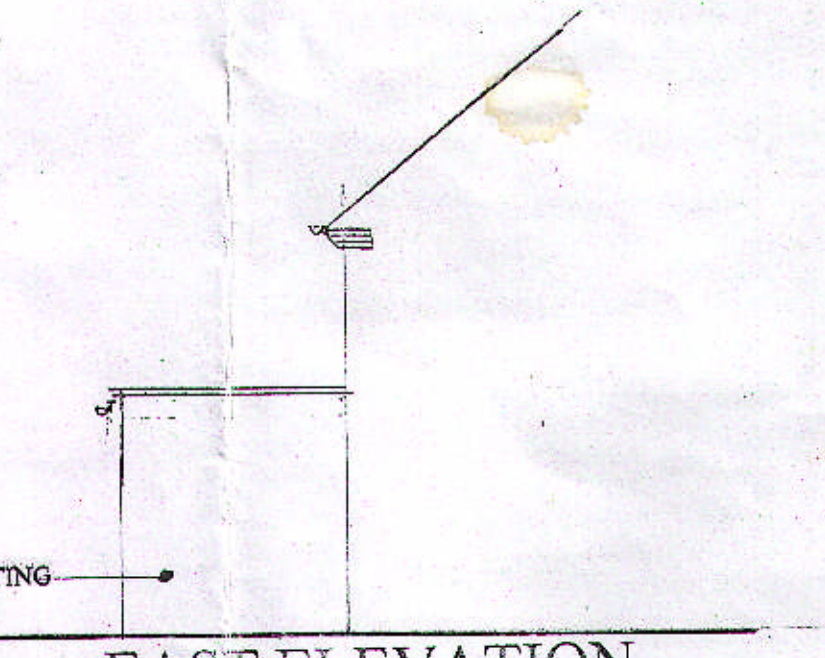
NORTH ELEVATION



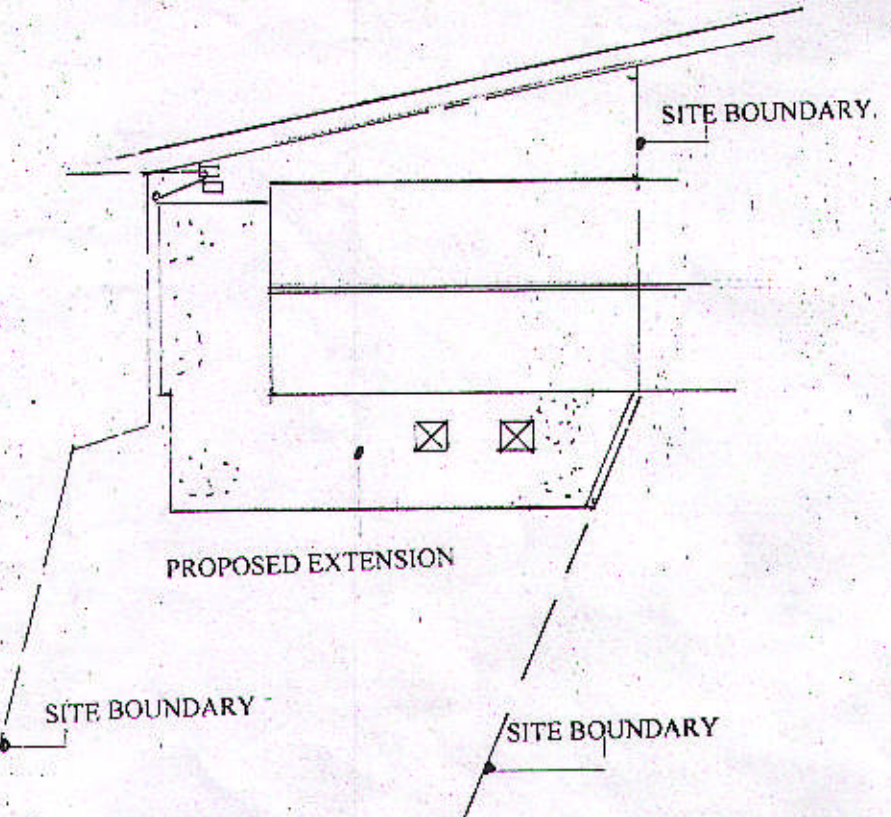
SOUTH ELEVATION



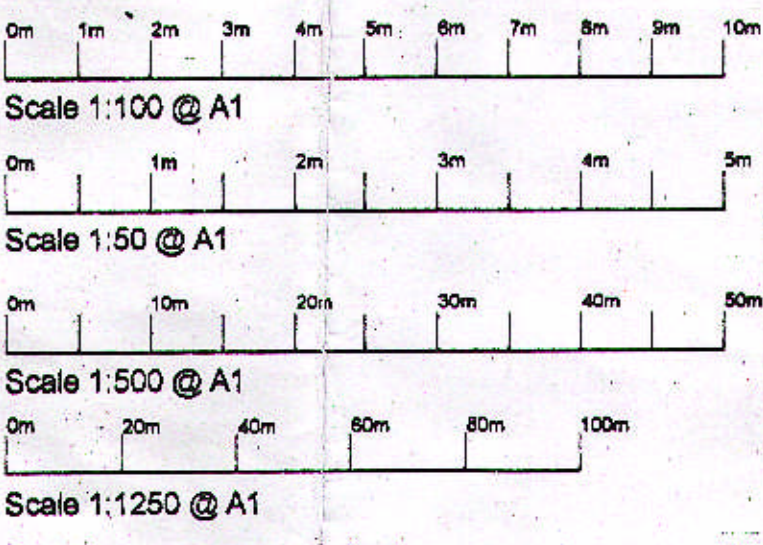
WEST ELEVATION



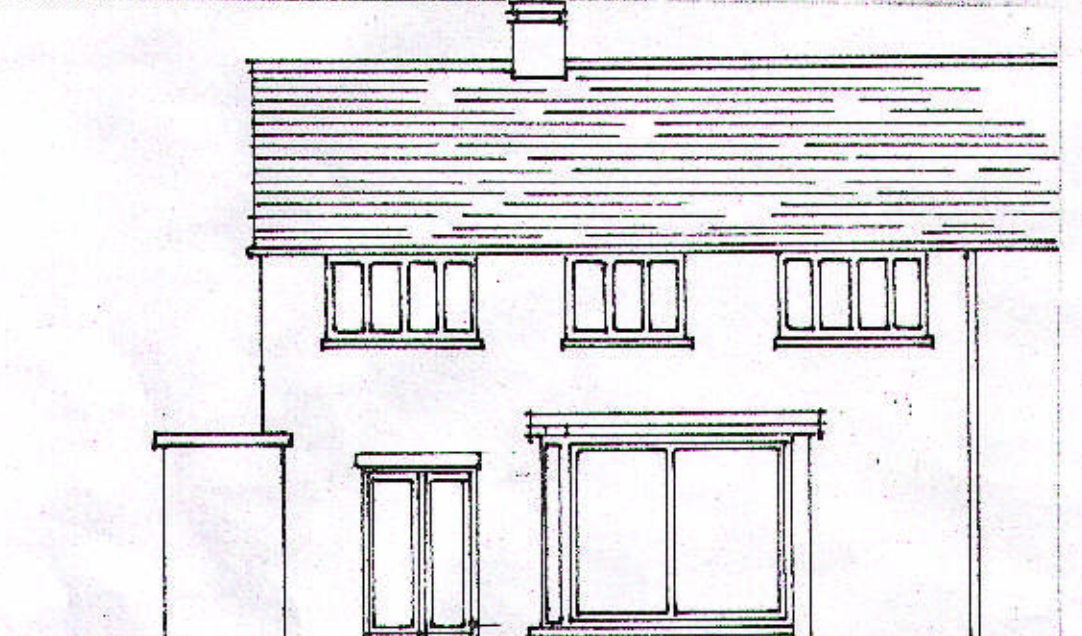
EAST ELEVATION



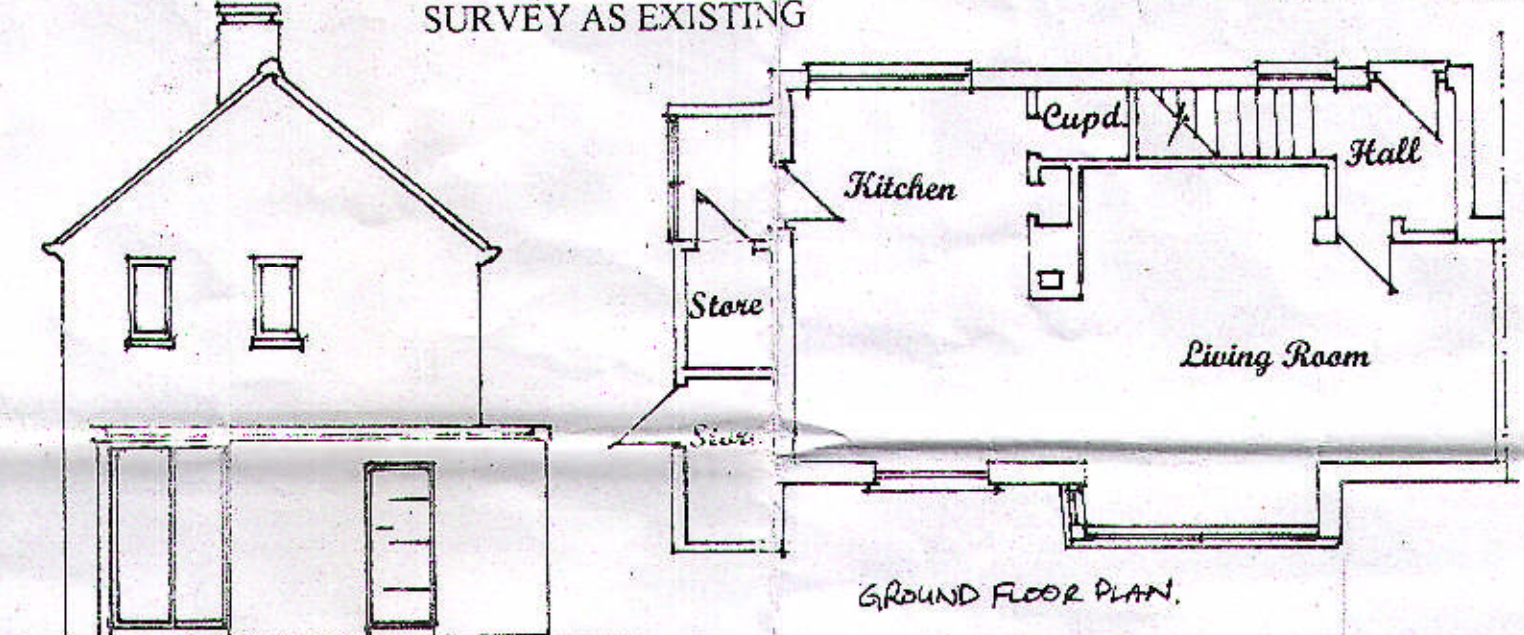
ROOF & LAYOUT PLAN



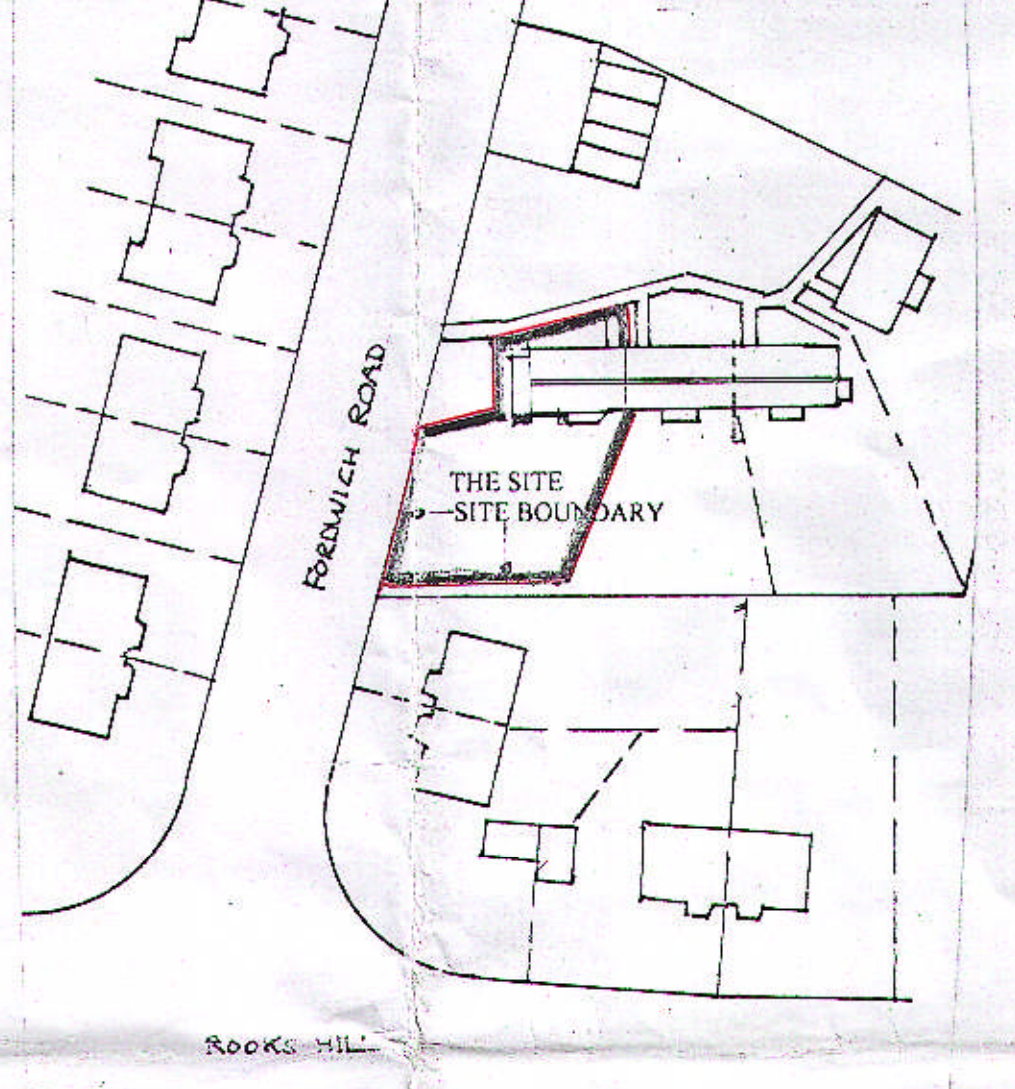
NORTH ELEVATION



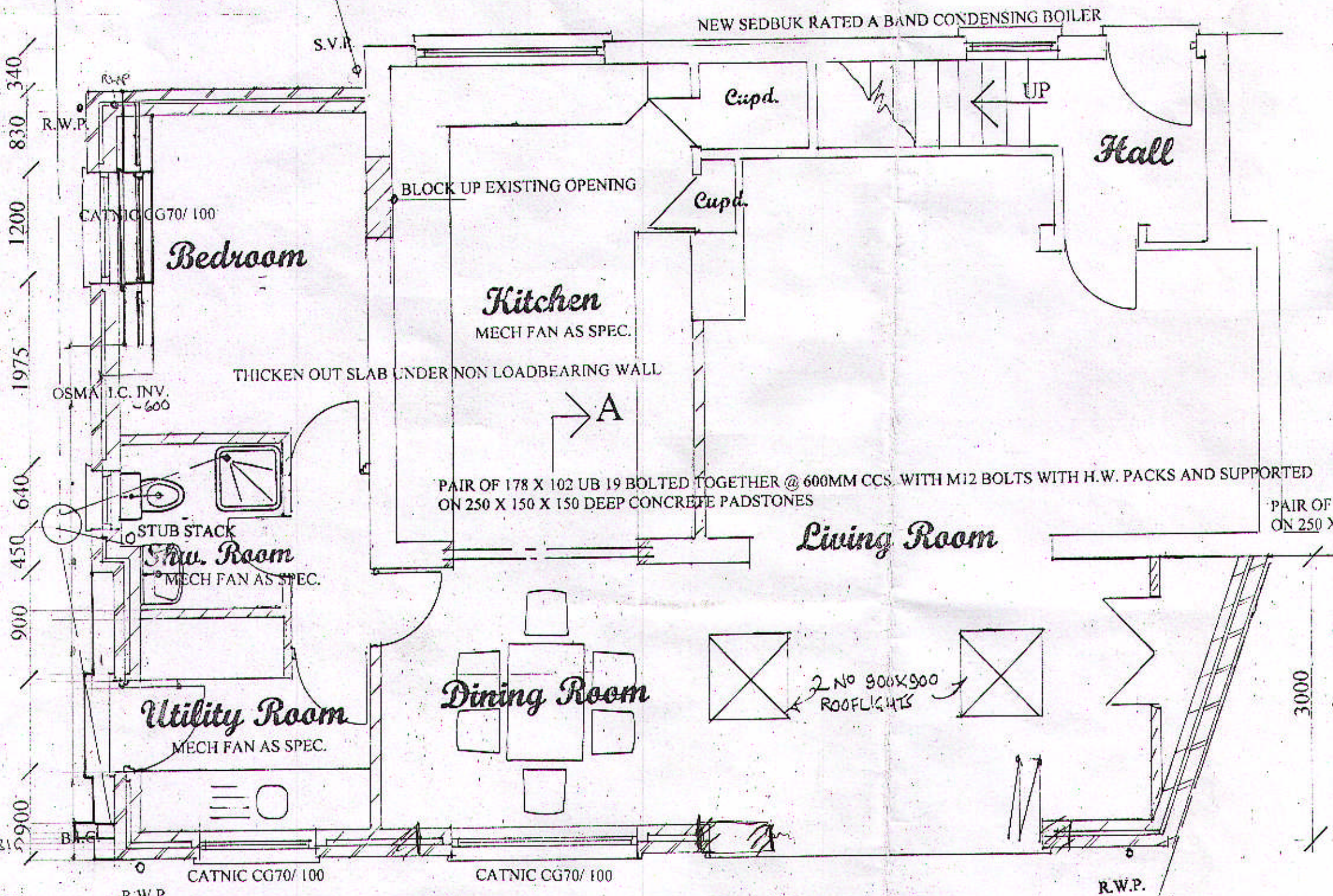
SOUTH ELEVATION



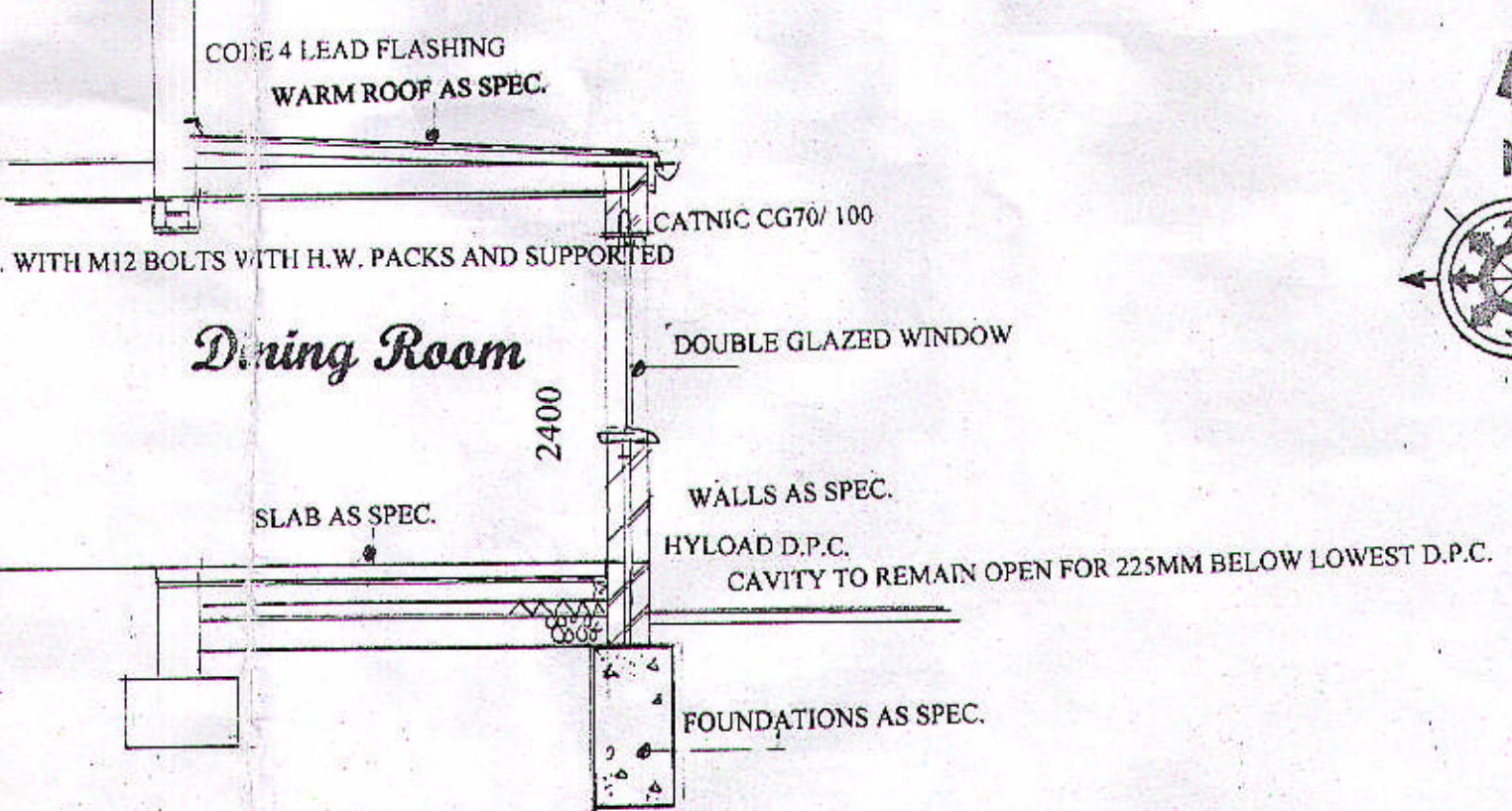
EXISTING GROUND FLOOR PLAN



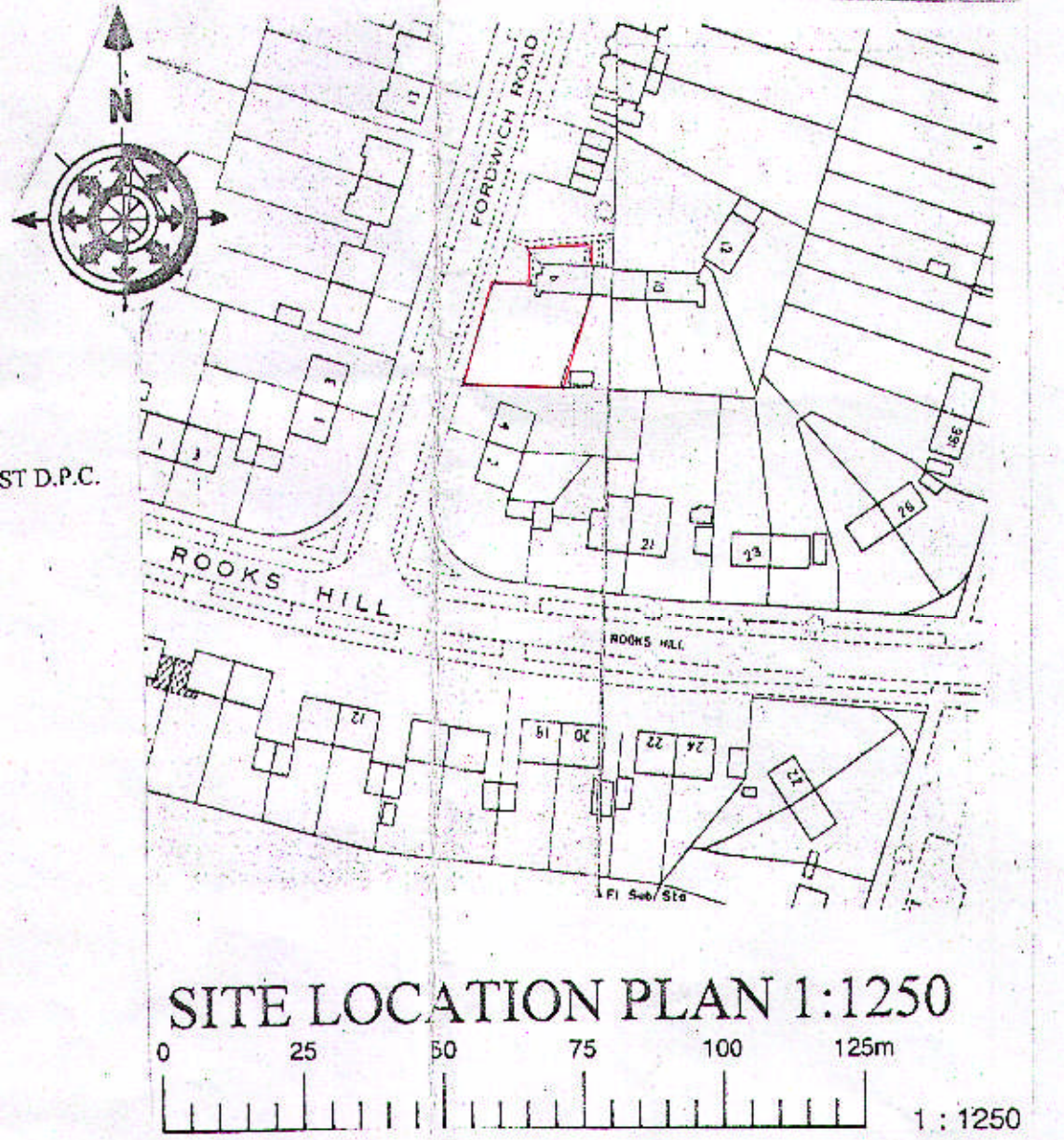
EXISTING ROOF LAYOUT BLOCK PLAN 1:500



PROPOSED GROUND FLOOR PLAN



SECTION A-A



SITE LOCATION PLAN 1:1250

WELWYN HERTFORDSHIRE PLANNING OFFICE COPY
26 FEB 2013
No: NG/2013/BS91NW

JOB TITLE
6 FORDWICH ROAD
WELWYN GARDEN CITY
HERTFORDSHIRE

DRAWING TITLE
PROPOSED SINGLE STOREY SIDE
AND REAR EXTENSIONS

CLIENT
MR & MRS WHITE

SCALE
1:50 1:100 1:200 1:500 1:1250

DATE
MARCH 2012

DRG. No.
01

AMENDMENTS

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|---|--|
| A | |
| B | |
| C | |

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