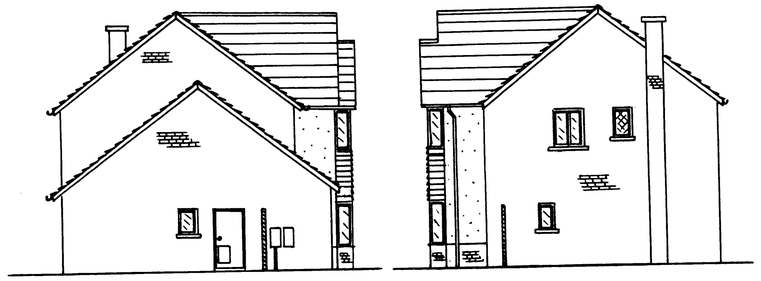
EXISTING FRONT ELEVATION 1:100

EXISTING REAR ELEVATION 1:100

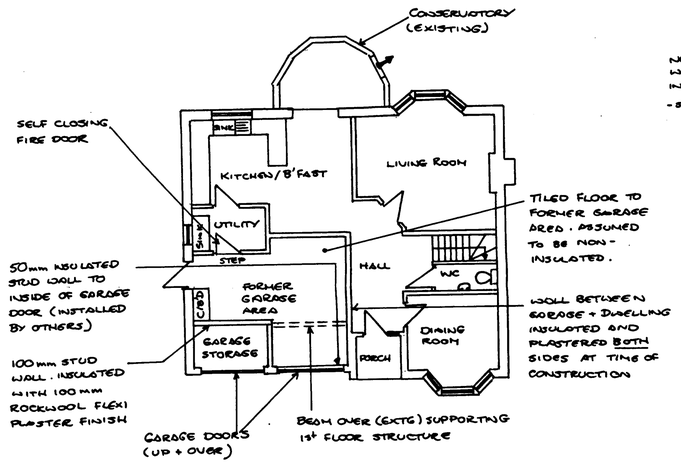
- REMAINS UNCHANGED



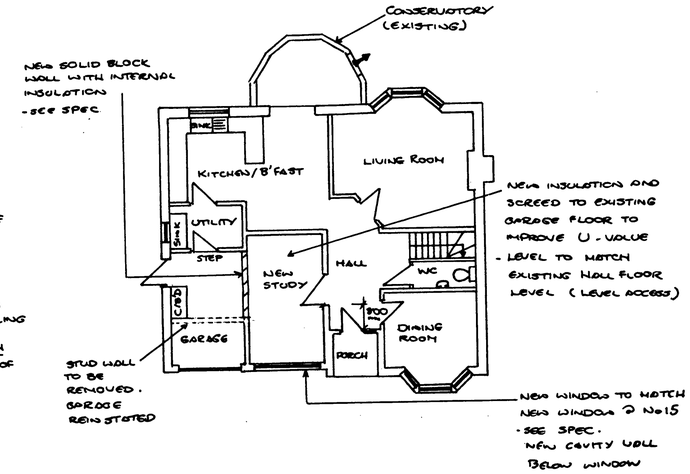
EXISTING SIDE ELEVATIONS - 1:100

- REMAIN UNCHANGED

FRONT ELEVATION PROPOSED - 1:100

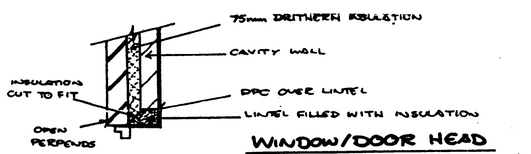


EXISTING GROUND FLOOR PLAN 1:100

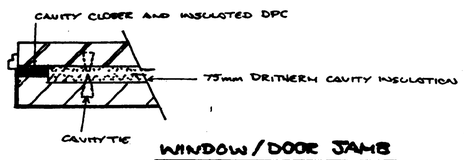


PROPOSED GROUND FLOOR PLAN 1:100

TYPICAL DETAILS

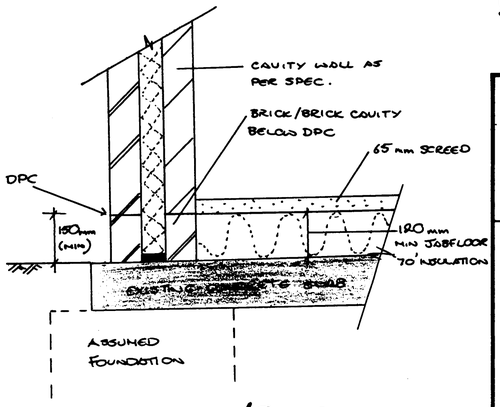


WINDOW/DOOR HEAD (1:20)



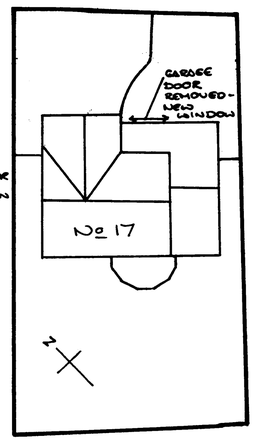
WINDOW/DOOR JAMB (1:20)

WINDOW SILL (1:20)

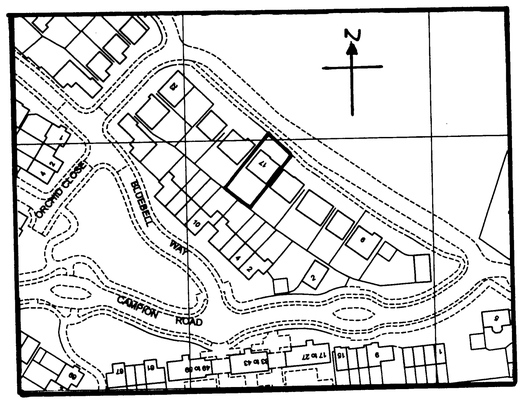


NEW WALL/FLOOR (1:10)

BLOCK PLAN - 1:200



LOCATION PLAN - 1:1250



Scheme – Proposed Internal Alterations

Address – 17 Great Braith Lane
Hatfield Garden Village
Herts, AL10 9FD

Date – August 2007
Client – Mr and Mrs Blackwood
Scale – 1:100/1:50/1:200/1:1250
Reference – 2007/52/01

By **Dorli Newbery** BEng(Hons) MEng(civil)
01279 817934 / 07946 584925

SPECIFICATION

Client to ensure all of contractors' works on site to comply with and meet Approval of the relevant British Standards and the Local Authority including Building Control and Planning Departments.

Dimensions Note that all dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Designer of any discrepancies. The same applies to the alignment of walls and general layouts.

Party Wall Notices should they be required, and their serving are wholly the responsibility of the owner/occupant of the site and should be served prior to commencement of any works.

Public Sewers The design has been made assuming there is no 'Public Sewer' present in the vicinity. It is the owner/occupant's responsibility to confirm that this is the case.
(ie This may require the owner/occupant to confirm that a Build Over Agreement has been entered into with the Water Utilities Company)

Windows to be double glazed and to be to BS 6206 fitted with safety glass. Double Glazing to 16mm air gap with 'Soft' Low E-Coating (e= 0.05)
Open able windows to be 1/20th of the floor area.
Any new Glazed Doors to also be double glazed with toughened safety glass to the identical standard as the new windows.
Areas of doors and windows not to exceed 25% floor area.
Natural light to be 1/10th of floor area.
U value of windows = 1.8

New Internal Wall between Office and Garage area
New block 100mm skin (100mm Celcon Solar Block) to form barrier between garage and new internal office area. 65mm thick Gyproc Thermaline Super Board to be placed internally in accordance with manufacturers instructions with dense plaster finish internally (density of 1300kg/m3) U = 0.35. Note the insulation board has a built in vapour control layer.

New Insulation to Existing Concrete Floor.
Existing concrete floor to be assessed for re-use and proposal agreed with Building Control. U value increased by adding 120mm Polystyrene (Jablite Jabfloor 70, or similar approved) then 65mm sand and cement screed, 1:4 mix.

New Window Opening
New window opening to re-use existing lintel over existing garage door. Window to be as above specification, with a width dimensions to suit the existing opening. The height of the window is to match the new window at the neighbouring house, No 15. The general appearance of the new window (ie number of panes, colour etc) is to match the new window at No 15.

Cavity Wall Construction U-value = 0.30 to comprise
100mm brick externally with 75mm gap and 100mm Celcon Solar Block internally. 75mm gap to be fully filled with Crown Dritherm Cavity Slab Plus insulation. Dense plaster finish internally (density of 1300kg/m3)
Cavity closers to be 'thermabyte' type.
Cavity ties to be used at 900mm o/c horizontally and 450mm c/c vertically. (300 mm c/c @ reveals). Cavity ties to be stainless.
New walls to be bonded to old by means of 'Firfix' or Crocodile Profiles.
New cavity wall to be built off existing concrete slab.

New Brickwork
The new brickwork below the proposed window is to match that used below the new window at the neighbouring house, No 15.

100mm Stud Partitions if required
Made from 100x50 braced studwork, 12.5mm plasterboard and set both sides and with double joists under parallel partitions. 50mm min Rockwool Flexi between studs to provide sound insulation.

Internal Ceilings to have 12.5mm Plasterboard foil backed with 5mm skim coat generally or 15mm plasterboard and skim where there are bedrooms above.

Internal Lighting
Minimum of one new fixed light point should only be capable of taking bulbs with an efficiency exceeding 40 lumens per circuit-watt, in addition a minimum of 1 in 4 light fittings should only be capable of taking energy efficient bulbs.

Heating System
Where the existing heating is to be extended, it should comply with Building Regs Part L1B ie. Insulated pipes where necessary and TRV's fitted to all new radiators (see Table 16.7 in Part L for pipe insulation). Any heating and hot water system, controls, and commissioning should meet the minimum requirements in the Domestic Heating Compliance Guide TSO 2006.

Electrical
Prior to completion the Local Authority should be satisfied that any such work (other than that defined as minor work) complies with Part P. This will require an appropriate BS 7671 Electrical Installation Certificate to be issued by a person authorised to do so (i.e. a person who is registered under a recognised competent persons scheme for self-certification). Information shall be provided so that the persons wishing to operate maintain or alter an electrical installation can do so with reasonable safety.