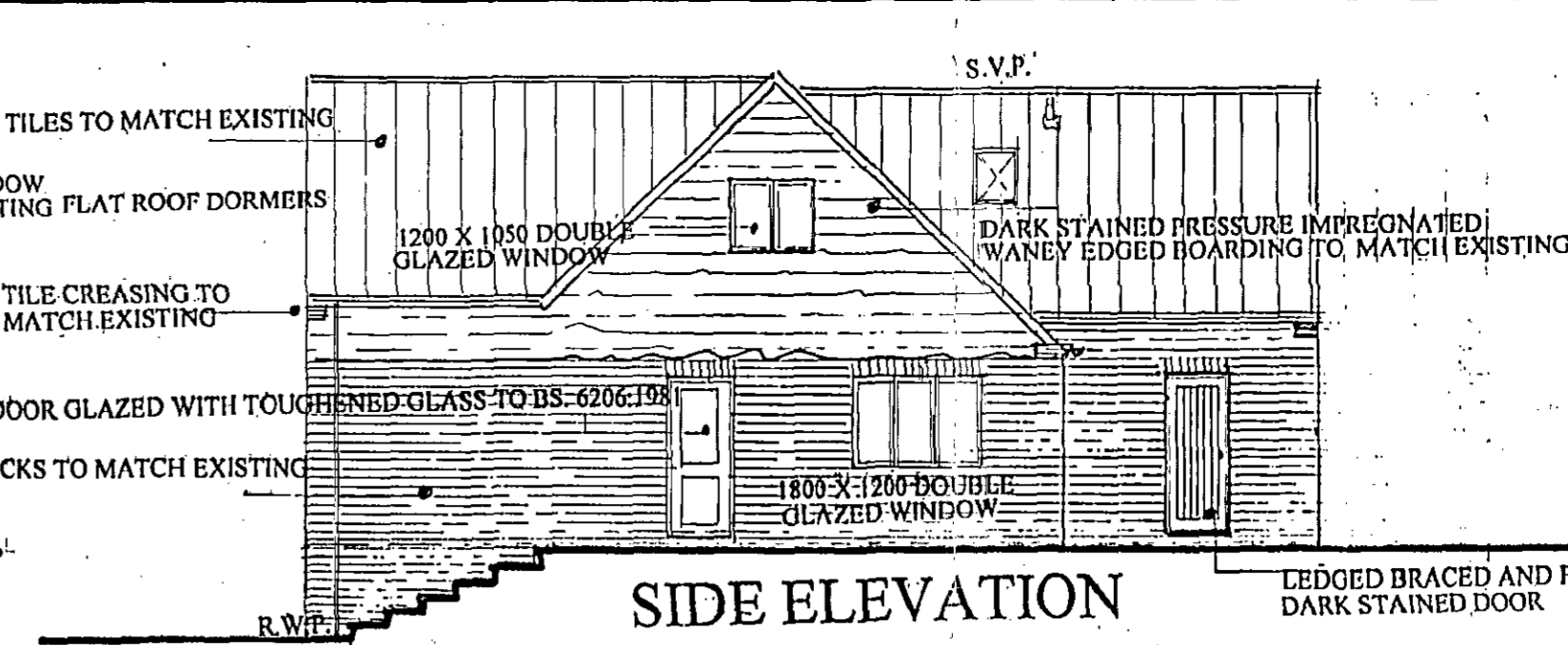


REAR ELEVATION



FRONT ELEVATION

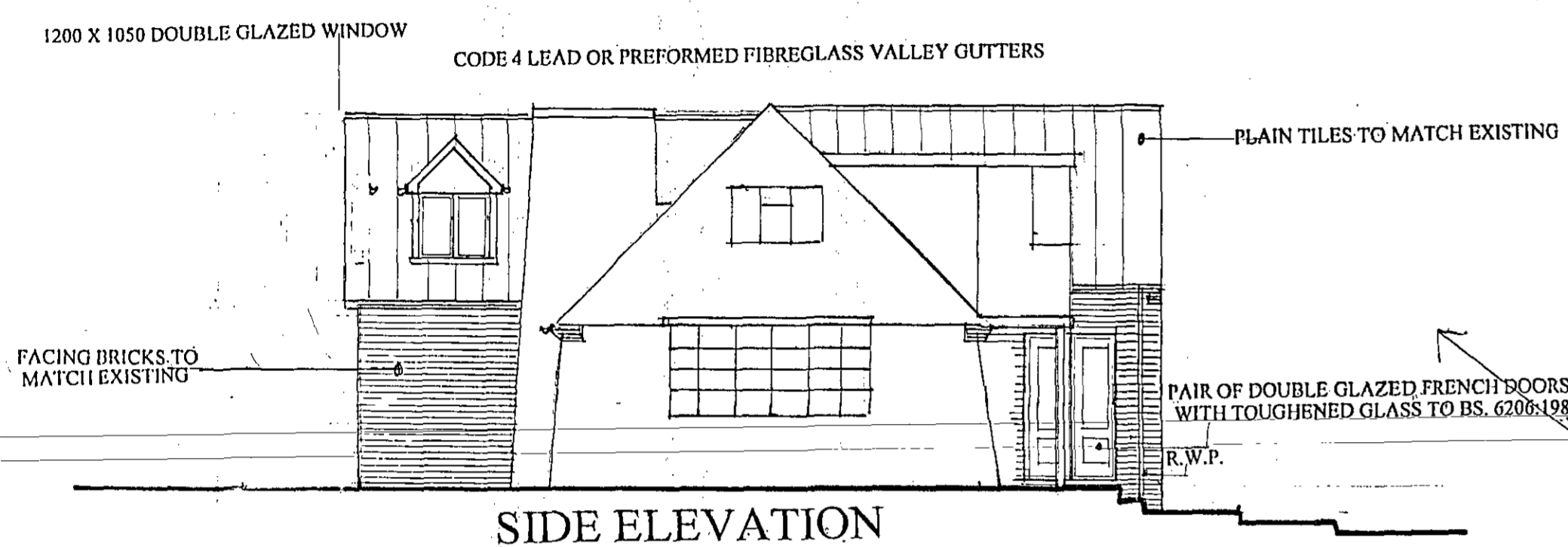


SIDE ELEVATION

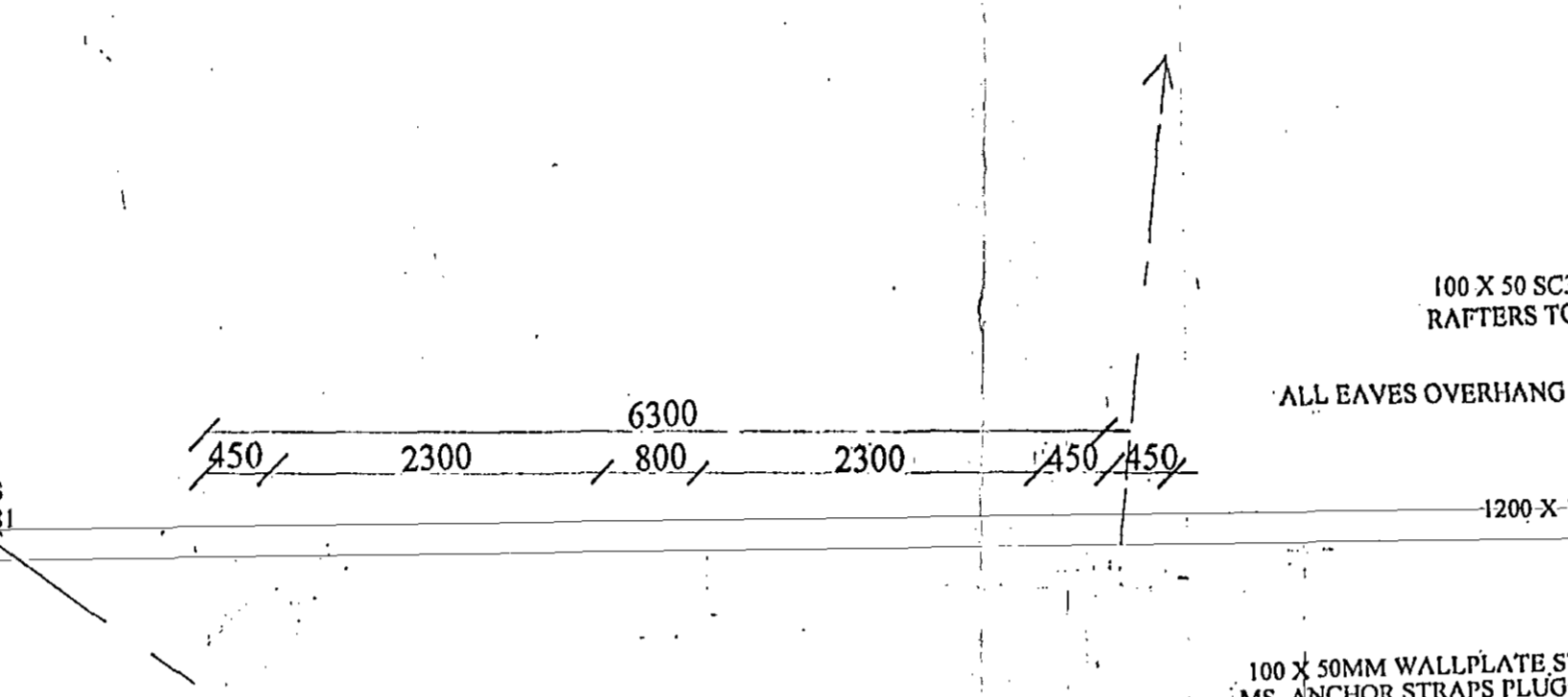
**SPECIFICATION**  
**FLAT ROOF**  
 12.5mm layer of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to B.S. 747 Part 2: 1970 top layer to high performance felt hot laid and built up in accordance with CP 144 Part 3: 1970, min. x mm SCA grade s.w. joists @ 400mm ccs.  
**COLD ROOF** - 19mm plywood decking fixed to 2x60 bal 58mm x 38mm counter battens @ 400mm ccs, 150mm fireproof insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 250mm continuous vent gap with fly screen to soffits.  
**WARM ROOF** - 75mm Celotex fireproof insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. Felt and mineralised felt flashing caped min. 150mm up adjoining walls with code 4 lead flashing caped 25mm mineralised felt with at least 38 x 25mm drip batten 25mm thick tanalised s.w. fascia 110mm h.v. p.v.c. gutter 75mm R.W.P.  
**WALLS**  
 Weathertight cladding to B.S. 6206:1981 on 100mm calcium chloride plaster. Facing brick and bond to match existing 50mm cavity filled with drytherm insulation batts. 100mm celcon block inner skin with 12mm plaster. Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Soffit in new walls and maintain cavities. Vertical dpc's to all reveals. Hyload horizontal dpc min. 150mm above ground level and 100mm min. aps. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.3. anchor straps with nogging @ max. 2000mm ccs. engaging 3 no. joists/rafters.  
**FOUNDATIONS AND SLAB**  
 450mm wide 1:3:6 mass concrete foundations min. 150mm below ground level and to 600mm min. below any tree root activity and to level of adjacent drains, if deeper. Foundations to comply with N.Z.B.C. Practice Note 4.2. 75mm 1:3 cement/sand screed on 3 coats of synthapruf dpm continuous with dpc on 125mm concrete on 38mm high density styrolam floor insulation on 1200g polythene membrane on sand binding on 150mm well consolidated hardcore.  
**DRAINAGE**  
 Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. upvc. Come drain to min. 1:40 falls bedded and surrounded in 100mm pea shingle. Provide r.c. inlets 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 Come inspection chambers. Any inspection chambers or gullies within building to have bolted and sealed covers. Soakaways where used when s.w. not available to be min. 5000mm from any building. All drainage to be carried out to B.S. 5301:1:1985.  
**DRAINAGE ABOVE GROUND**  
 110mm dia. upvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. upvc soil pipe to w.c's 75mm deep seal traps 40mm dia. upvc waste to sinks, baths, basins and showers. Vistas greater than 3000mm long to have min. 75mm dia.  
**FIRE PROTECTION**  
 Beams encased in two layers of 12.5mm gypsum plasterboard to break joint with 1.6mm wire bending @ 100mm pitch with 7mm gypsum plaster skin. \* denotes half hour self closing fire door with 25mm door stops and 100mm non-combustible threshold to garage.  
**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 ting / Pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 9mm sheathing plywood on 100 x 50mm studwork off doubled rafters. 100mm expanded polystyrene insulation between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashings and soakers to junctions to roof.  
**FIREPLACES AND FLUES**  
 125mm thick superinsposed hearth to extend 150mm to sides and 500mm in front of jambs. Provide fixing points for fireguard. 200mm dia. clay flue liners to B.S. 1181. All timber trimmed min. 200mm away from flue and 50mm away from ceiling to flue. Code 4 lead back gutter, horizontal dpc flashings and soakers to junction of chimney with roof. 215 x 215mm air brick for combustion. Gas fired balanced flue terminals to be sited min. 3000mm from any opening and fitted with durable wired guard.  
**WINDOWS AND VENTILATION**  
 Double glazed windows and patio doors. All new glazing to comply with B.S. 6206:1981. Windows to provide 5% openings to habitable rooms. Min. 10,000m<sup>2</sup> ventilated heads to patio doors and 8000mm<sup>2</sup> trickle vents to windows. Internal toilet accommodation vented 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 extract fan to clear 15 litres per second. Kitchen to have cooker hood extract fan to clear 30 litres per second.  
**PITCHED ROOF AND CEILING**  
 Tiling and pitch to match existing on 38 x 25mm pressure impregnated battens on untearable roofing felt. Structure as shown on section. 200mm fibreglass insulation. 600g polythene vapour barrier. 12.5mm plasterboard and skim. Composite pvc windows to any sloping insulated ceiling. 12.5mm continuous vent strip to soffit and cross ventilated in accordance with B.S. 5250:1999.  
**UPPER FLOORS**  
 20mm flooring grade 1 & g chipboard type 11/111 to B.S. 5669 220mm x 50mm SCA grade s.w. joists @ 400mm ccs. 38mm x 38mm herringbone strutting 12.5mm plasterboard and skim to ceiling.  
**LINTELS**  
 Lintels CN7 to openings up to 1800mm CN8 to wider openings. Min. 150mm end bearings.  
**INTERNAL STUD PARTITIONS**  
 100 x 50mm s.w. stud framing built off 100 x 75mm sole plates. Studs spaced @ 450mm ccs horizontally and 900mm vertically and fibreglass infill 12.5mm plasterboard and skim both sides. First floor joists doubled up and bolted together under stud partitions.  
**STAIRS**  
 mm rise and mm going; 25mm nosings. Total rise of mm. Min. width 600mm. Min. 600mm headroom vertically above pitch line. Handrail to be 900mm high above pitch line and on landings. Max gap to spindles 99mm.  
**GENERAL**  
 All work to be carried out in accordance with the building regulations 1991 and current B.S. Codes of Practice. Adequacy of existing walls, sills and foundations to be checked on site prior to loading. All dimensions must be checked on site and not scaled from this drawing. Materials and workmanship are to be to the satisfaction of the client making existing where possible. 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.

ALL NEW HABITABLE ROOMS @ FIRST FLOOR LEVEL TO HAVE AN OPENING OF AT LEAST 0.33M<sup>2</sup> AND AT LEAST 450MM HIGH AND WIDE WITH A CILL HEIGHT OF 1100MM ABOVE FINISHED FLOOR LEVEL.

PLANNING DEPARTMENT OFFICE COPY  
 09 JAN 2002  
 NO: 56 0215919

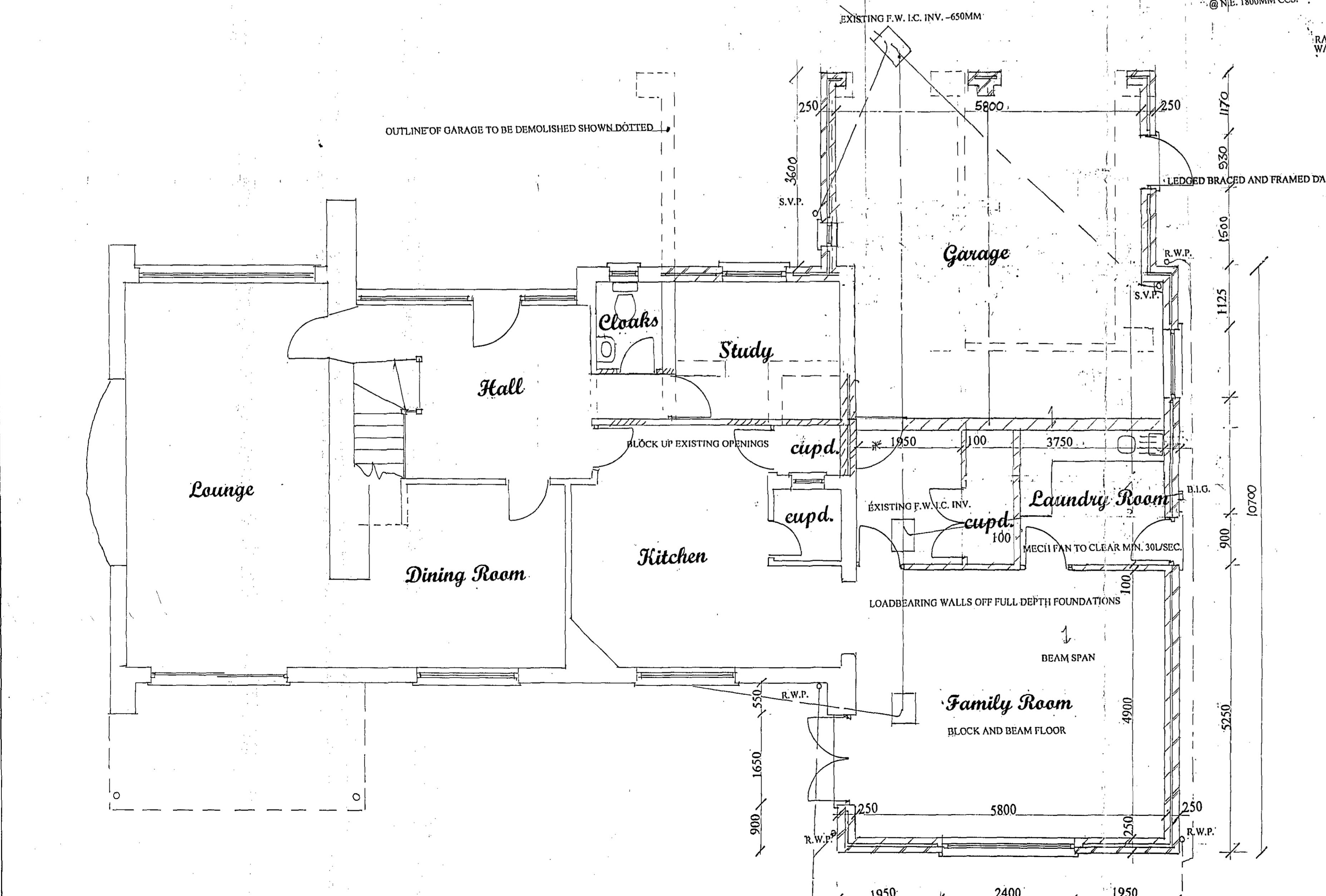


SIDE ELEVATION



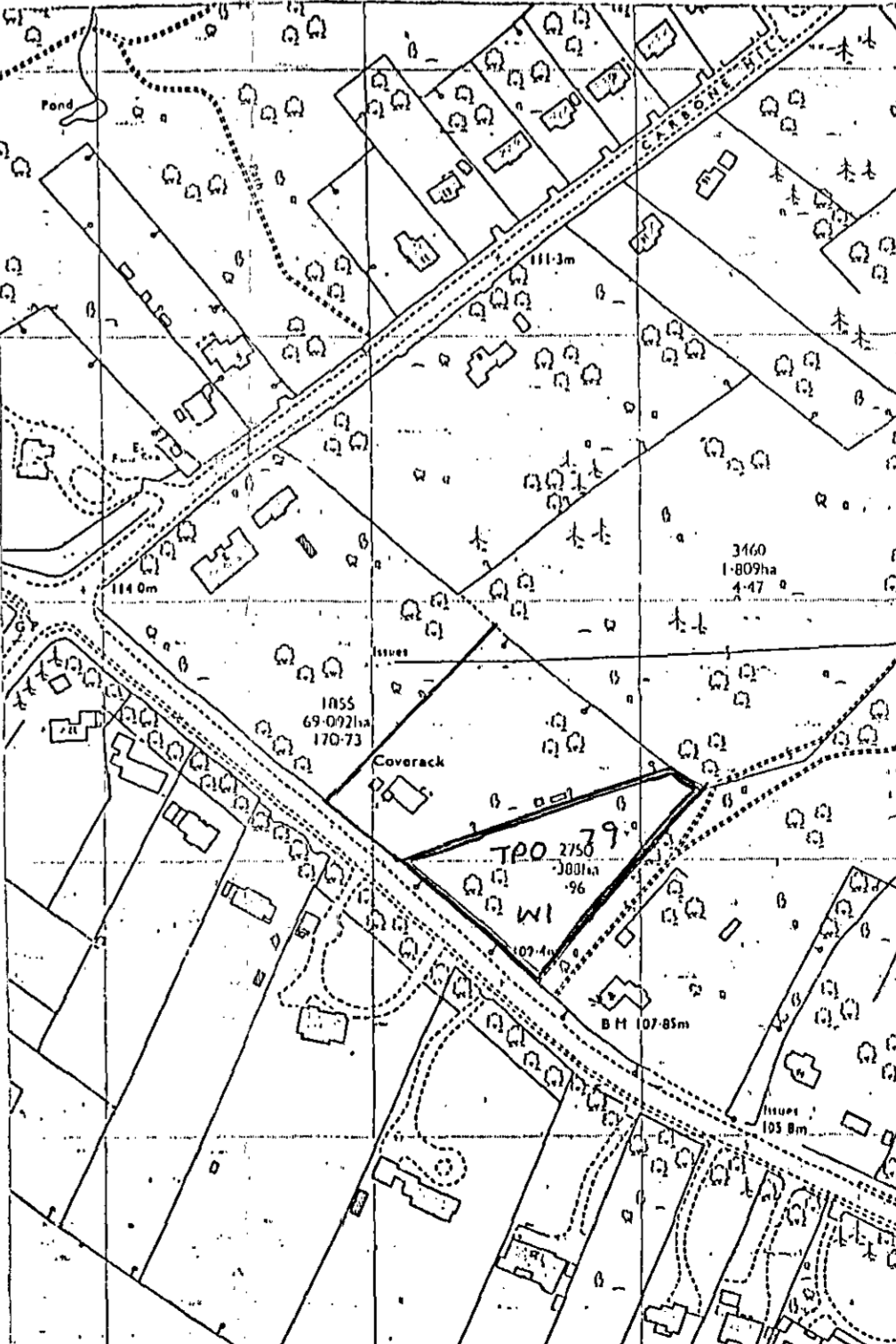
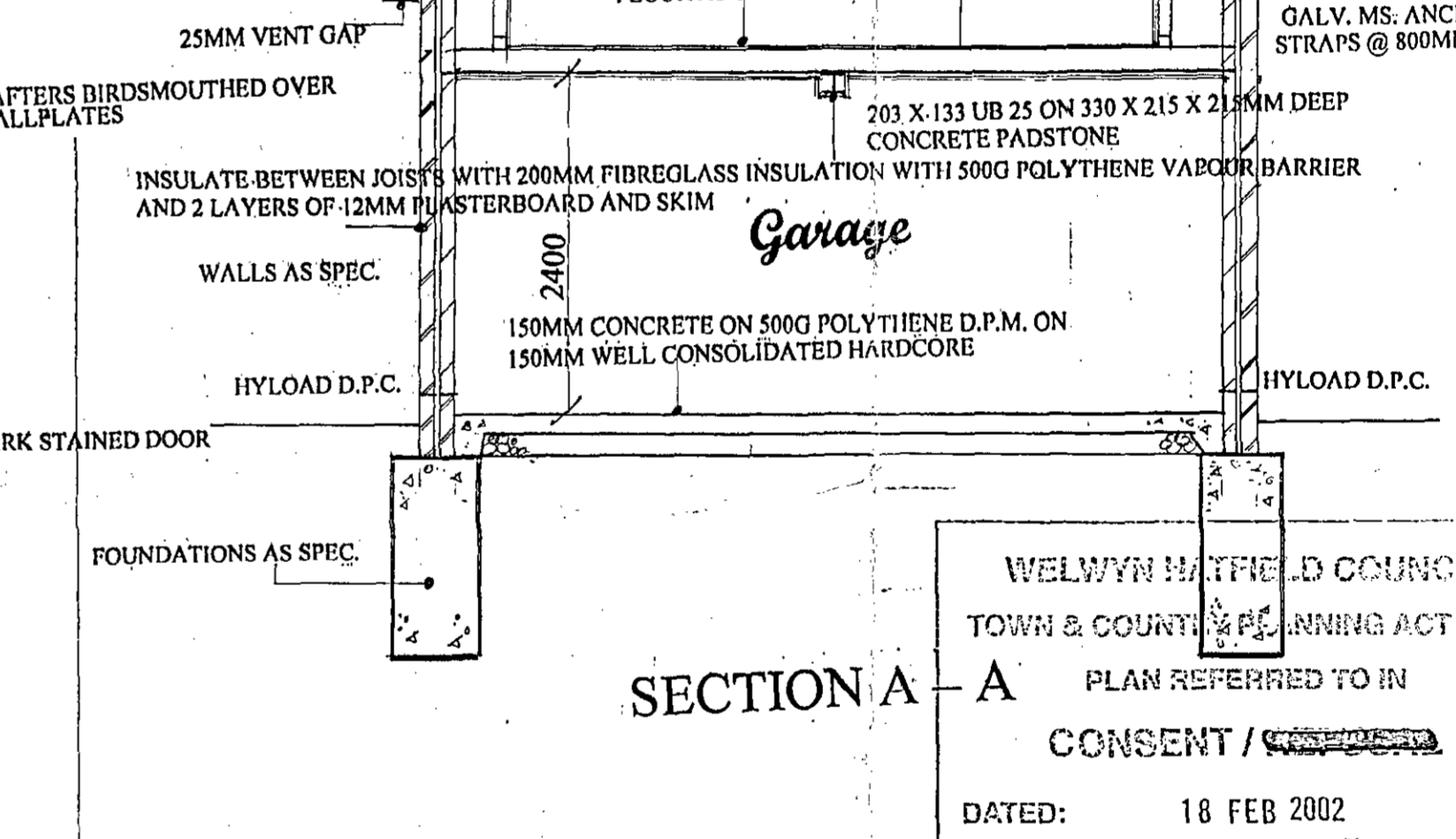
SECTION A-A

WELWYN HATFIELD COUNCIL  
 TOWN & COUNCIL PLANNING ACT 1980  
 PLAN REFERRED TO IN  
 CONSENT / ~~100/014~~  
 DATED: 18 FEB 2002



GROUND FLOOR PLAN

TO A SOAKAWAY DESIGNED IN ACCORDANCE WITH BRE. DIGEST 365



SITE LOCATION PLAN 1:1250

**JOB TITLE**  
 COVERACK  
 THE RIDGEWAY  
 CUFFLEY  
 HERTS

**DRAWING TITLE**  
 PROPOSED EXTENSIONS  
 AND ALTERATIONS

**CLIENT**  
 1:50 1:100 1:1250

**SCALE**  
 MR & MRS J. PERKINS

**DATE**  
 NOVEMBER 2000

**DRG. No.**  
 01A

**AMENDMENTS**  
 A LAURENCE FOR CLIENT PLANNING  
 B  
 C

**Neil Anderson**  
 Planning and Building Design Services

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