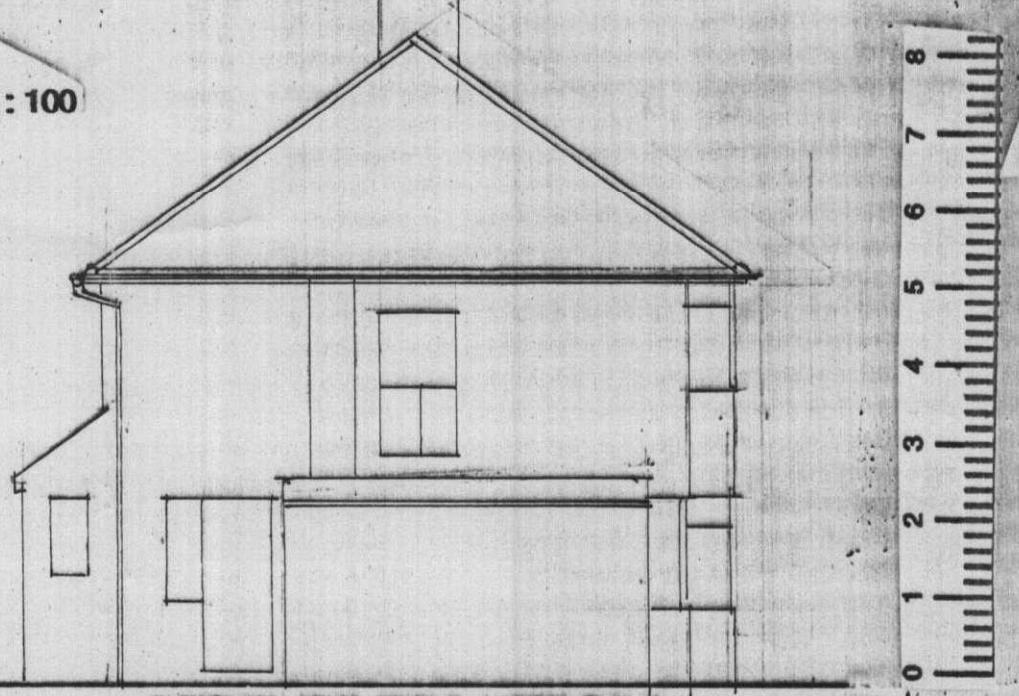
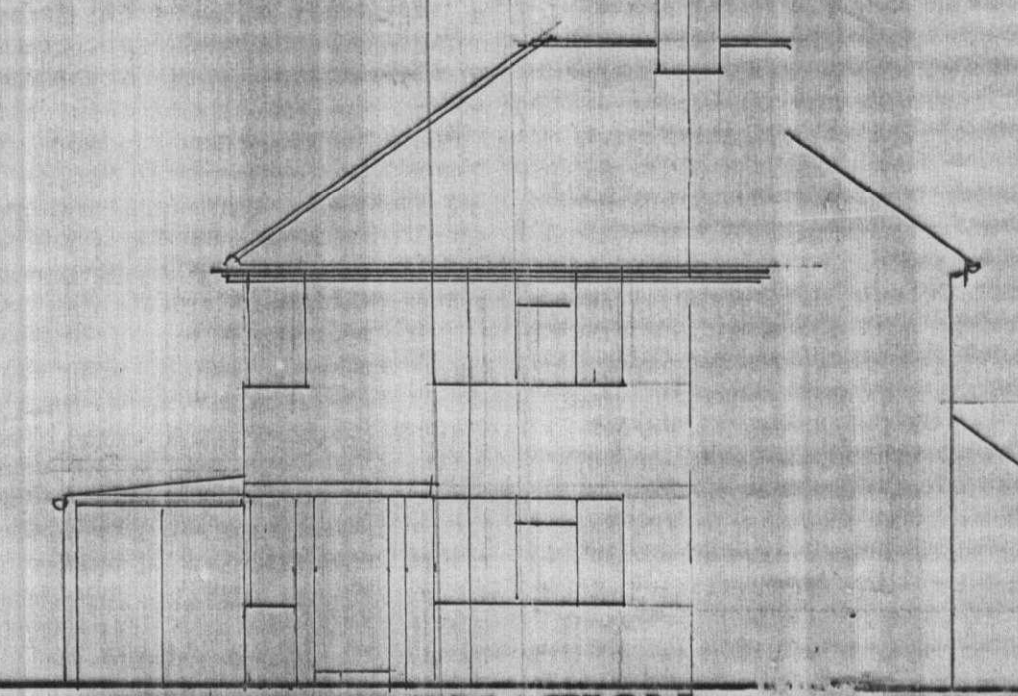


EXISTING

REAR ELEVATION

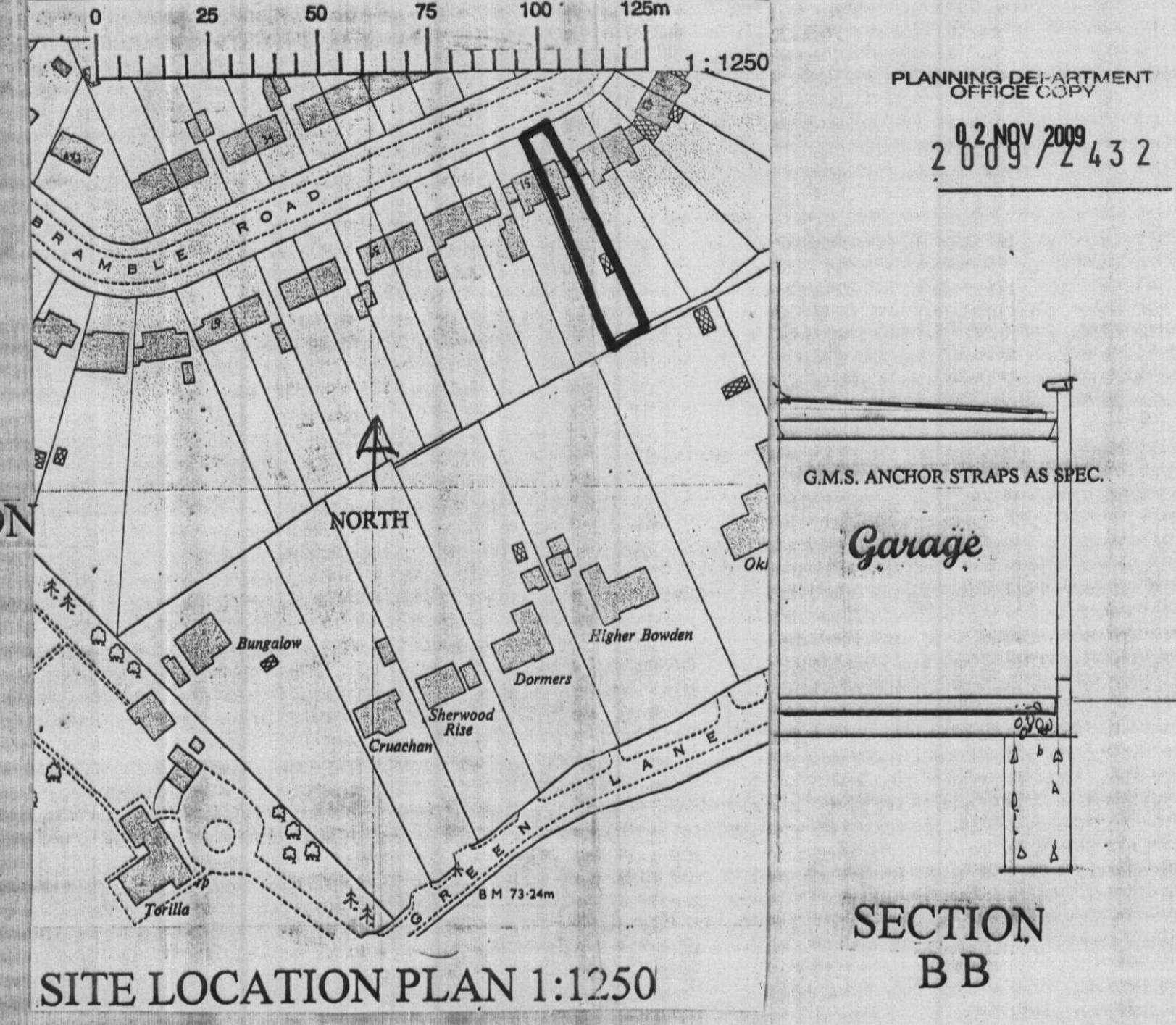


SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION



SITE LOCATION PLAN 1:1250

PLANNING DEPARTMENT
OFFICE COPY
2 NOV 2009 2432

A1 SIZE PLAN

FLAT ROOF
12.5mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to B.S. 747 Part 2:1970 top layer to be high performance felt not laid and built up in accordance with CP144 Part 3:1973. 22.0mm x 50mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.22W/m² K in accordance with Part L.

COLD ROOF - 18mm plywood decking fitted to 1:40 fall 38 x 38mm counter battens @ 400mm c/c. 200mm fibreglass insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffit.

WARM ROOF - 100mm Celotex TD 3105 combined insulation and decking fitted to 1:40 fall 12.5mm plasterboard and skim.
Fells and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt well at eaves 38 x 25mm drip battens 25mm thick mineralised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

WALLS
Waterproof rendering to B.S. 5282:1976 on 100mm calcium blockwork. Filling joints and corners with 75mm cavity filled with drytherm 32 insulation batts. 100mm calcium acetate block inner skin with 12mm plaster. U-value to wall to be less than 0.30W/m² K. In accordance with Part L. Thermocouple cavity covers to openings.
Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Ties in new walls and maintain cavities. Vertical dpc's to all reveals. 150mm horizontal dpc min. 150mm above ground level and 100mm min. lap. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 25mm galv. m.s. anchor straps with nogging @ max. 2000mm c/c. engaging 3 no. plasterties.

FOUNDATIONS AND SLAB
400mm wide concrete foundations min. 1000mm below ground level and to 600mm min. below any tree root activity and to invert level of adjacent drains. Foundations to comply with N.H.B.C. Practice Note 4:275mm 1:2 cement concrete on 80mm high density Celotex G430002 floor insulation on 100g polythene membrane on sand blinding on 150mm well consolidated hardcore. U-value of slab to be less than 0.22W/m² K.

DRAINAGE
Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. Upvc Camo drain to min. 1:40 falls bedded and surrounded in 100mm pea shingle. Provide c.c. traps 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 Omega inspection chambers or gutters within building to have pot-holes and sealed covers. Sinks/shower where used when s.w. not available to be min. 5000mm from any building designed in accordance with B.S. Code of Prac. 585.
All drainage to be carried out to B.S. 8307:1985.
110mm dia. Upvc soil and vent pipes to terminate min. 600mm above any windows and filled 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. Wastes greater than 5000mm long to have min. 75mm dia. All in accordance with BS EN 12056:2000.

FIRE PROTECTION
Beams enclosed in two layers of 12.5mm gypsum plasterboard to break joint fixed with a timber cradle with 75mm gypsum plaster skim. 200mm half roof 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 5838:1999.

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

DORMER CHECKS
Pitch/Pressure impregnated boarding on 38 x 25mm pressure impregnated battens on 200mm x 47mm sheathing plywood on 100 x 50mm studwork off doubled rafters. 60mm x 25mm mineralised felt between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. 200mm lead flashing and soakers to junctions to roof.

FIREPLACES AND FLUES
125mm thick superimposed hearth to extend 150mm to sides and 500mm in front of jambs. Provide fixing points for freestanding. 200mm dia. Clay flue liners to B.S. 1181. All liners min. 200mm away from flue and 50mm away from casing 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 fitted min. 300mm from any opening and fitted with durable vent guard. All flue terminals to be in accordance with the consumer unit stating the location of the fireplace, the flue category, appliance that can be accommodated, the size and manufacturer of the flue and the installation data. Appliances tested 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 1.8 w/m² K. All new glazing in critical areas to be toughened glass to B.S. 8206:1981 in accordance with Part N. Windows to provide 2% openings to habitable rooms. Min. 10,000mm² ventilated heads to patio doors and 8000mm² vents to windows.
All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.33m² with a min. aperture of 750mm x 450mm - sill height 800mm above F.F.L.
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. New laundry rooms to have a mech. Extract fan to clear min. 30 litres/sec.
Provide high efficacy lighting to new rooms Luminous efficacy of 40 lumens per candle watt shall be provided in at least 50% of rooms. All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration.

PITCHED ROOF AND CEILING
Pitch/Pressure impregnated boarding on 38 x 25mm pressure impregnated battens on 200mm x 47mm sheathing plywood on 100 x 50mm studwork off doubled rafters. 60mm x 25mm mineralised felt between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. 200mm lead flashing and soakers to junctions to roof. 25mm continuous vent strip to soffit 200mm x 25mm in accordance with B.S. 5250:1999. Provide high level roof vents @ 1200mm c/c.

UPPER FLOORS
20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 38mm x 75mm mineralised felt 12.5mm plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over garage shall be lined with 12.5mm plasterboard with staggered joints with 250mm fibreglass insulation between joists with a skimmed ceiling to provide a 1/2 hour fire protection.

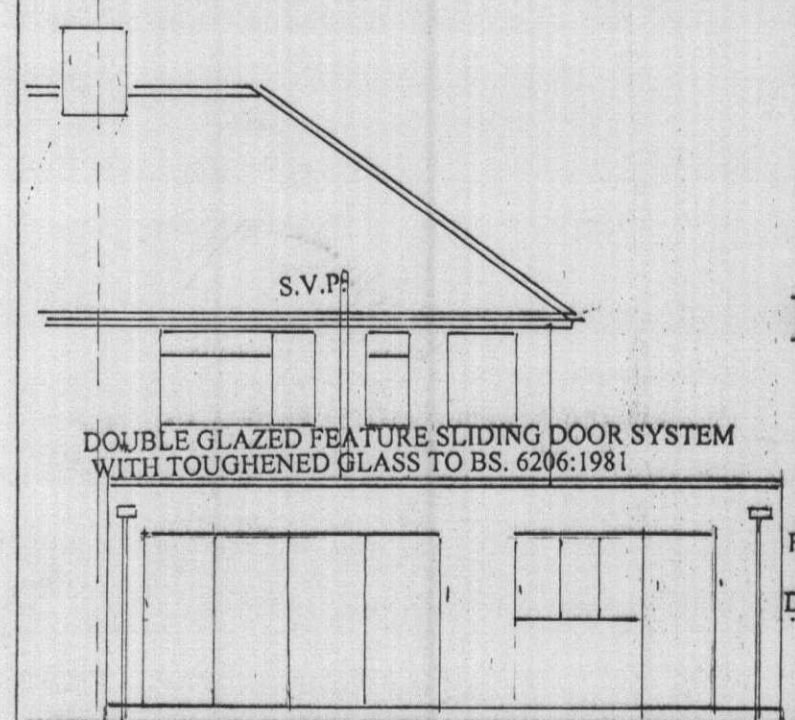
LINTELS
Cast in situ to openings up to 1800mm C24 to wider openings. Min. 150mm end bearings.

INTERNAL STUD PARTITIONS
100 x 50mm s.w. stud framing built off 100 x 75mm sole plates. Studwork spaced @ 400mm c/c horizontally and 900mm vertically and 100mm polyurethane insulation until 150mm plasterboard with a density of 100kg/m³ and skim both sides. First floor joists doubled up and bolted together under stud soffits.

STAIRS
200mm reinforced concrete going. 25mm nosings. Total rise of min. Min with 800mm. Min. 200mm nosings above plin line. Handrail to be 900mm high above plin line and on handrail-max gap to spindles 99mm. Prior to erecting staircases the contractor shall check the tread floor dimensions Double up floor joists where indicated to trim stairwell opening.

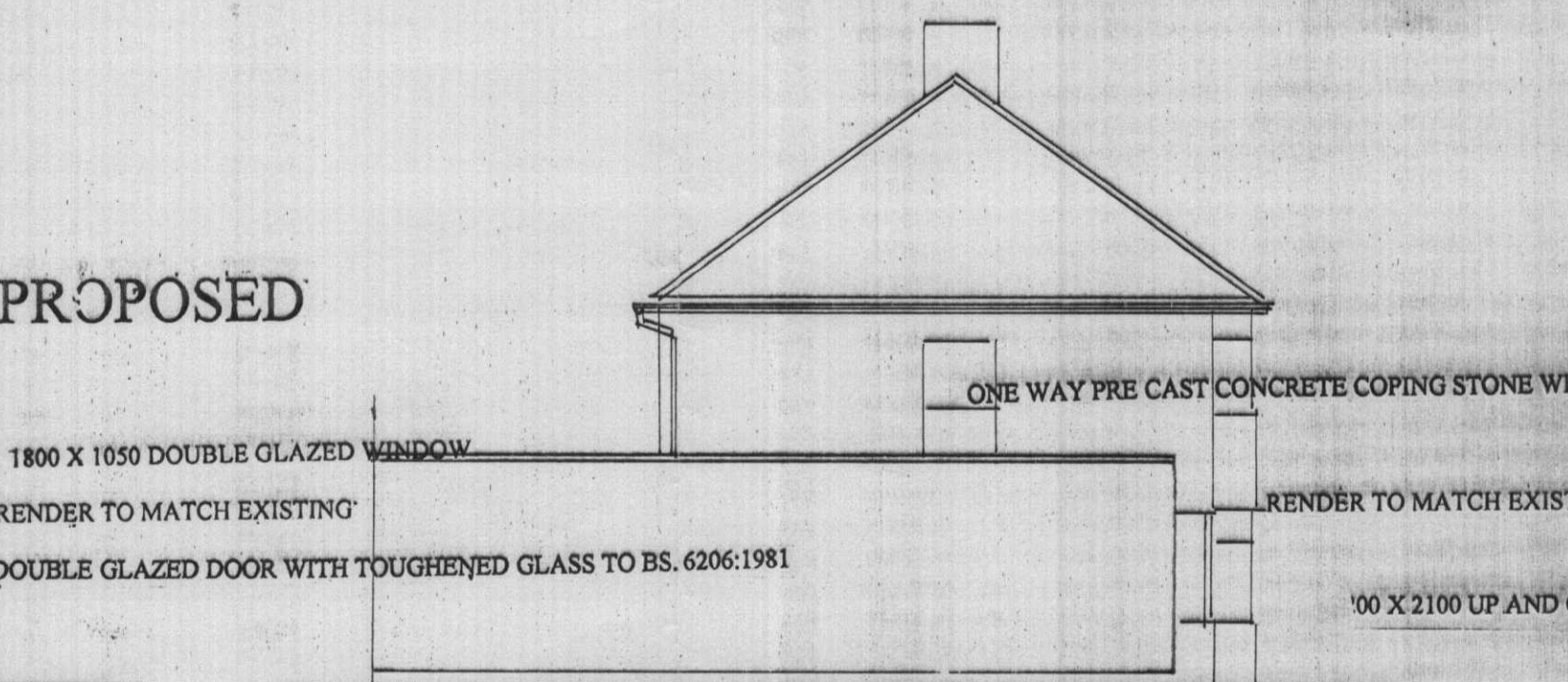
ELECTRICAL
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that the appropriate electrical installation certificate has been issued for 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 loading.
All dimensions must be checked on site and set-out from this drawing. 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 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.

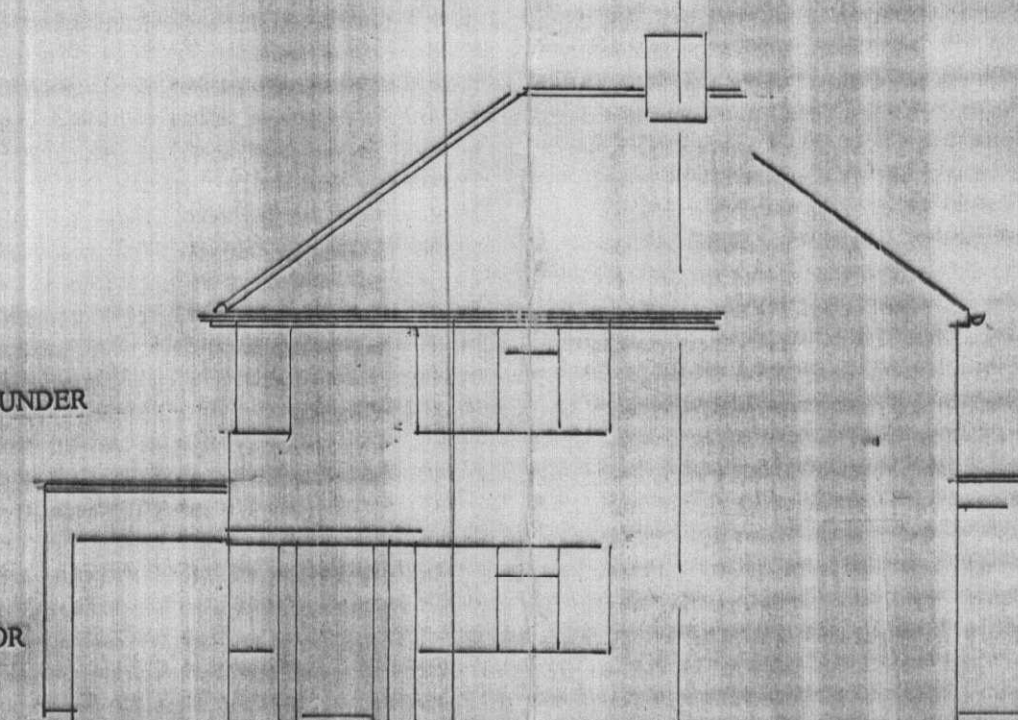


PROPOSED

REAR ELEVATION

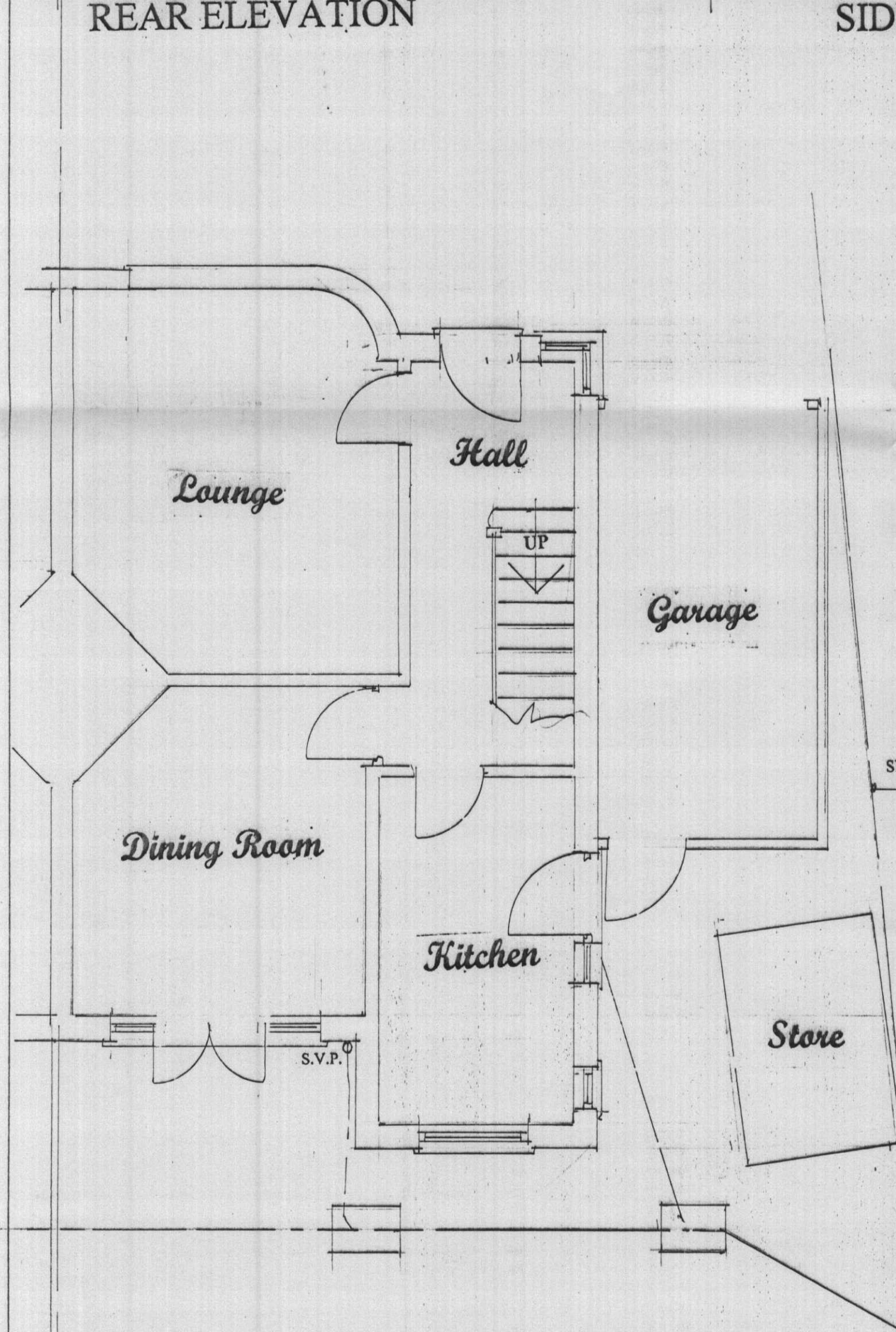


SIDE ELEVATION

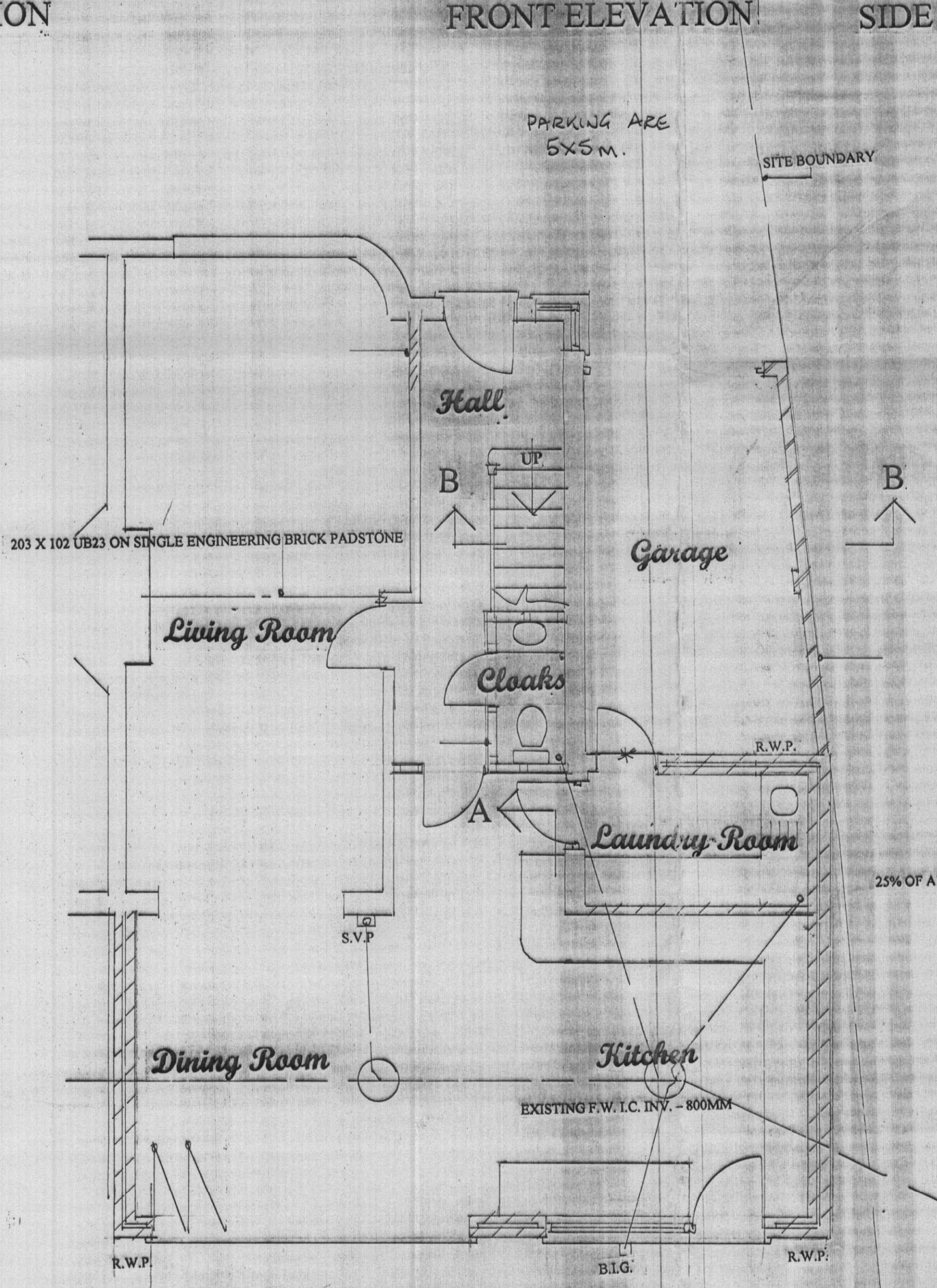


FRONT ELEVATION

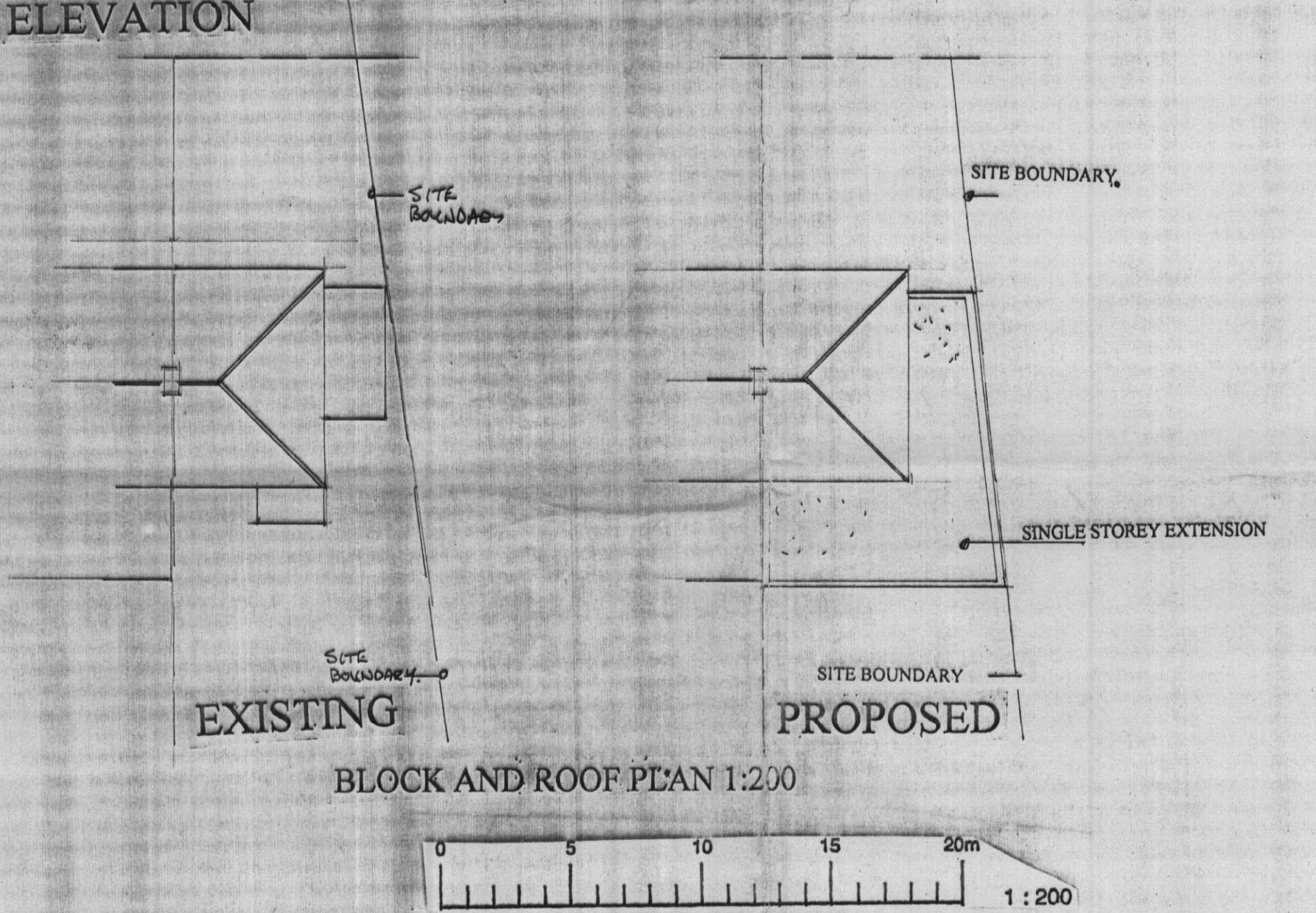
SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

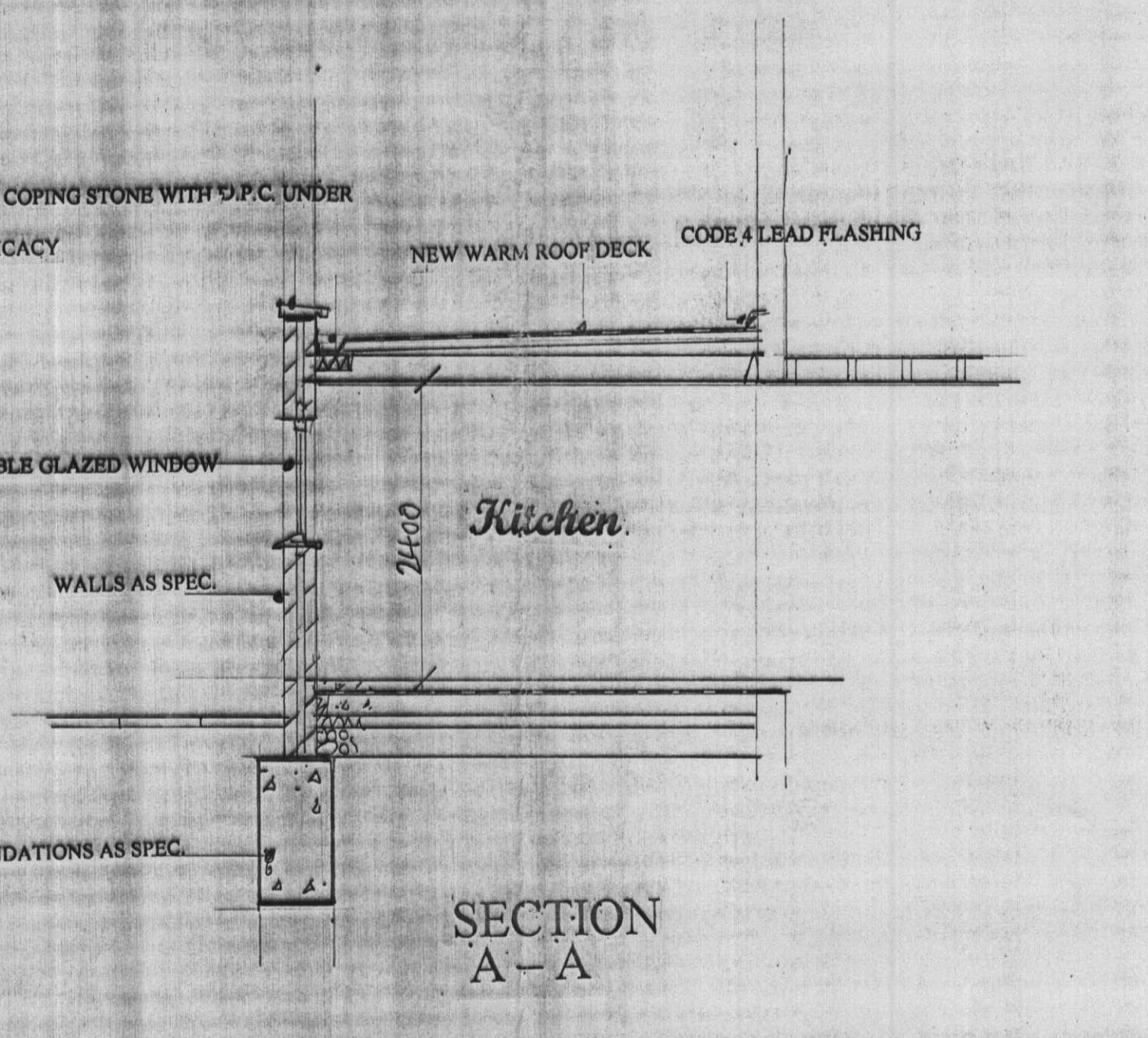


GROUND FLOOR PLAN



BLOCK AND ROOF PLAN 1:200

0 5 10 15 20m
1:200



SECTION A-A

JOB TITLE 49 BRAMBLE ROAD HATFIELD HERTFORDSHIRE	
DRAWING TITLE PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION	
CLIENT MR D. SHEPHERD	
SCALE 1:50 1:100 1:200 1:1250	
DATE OCTOBER 2009	DRG. No. 01
AMENDMENTS	
A	
B	
C	
Neil Anderson Planning and Building Design Services	
1a WOODLAND WAY OAKLANDS WELWYN HERTS. AL6 0RZ TEL/FAX: (01438) 717854	