

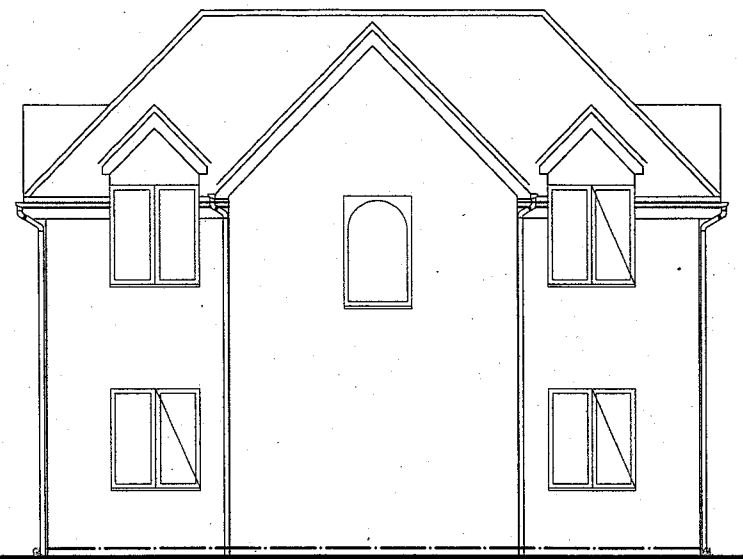
NOTES:

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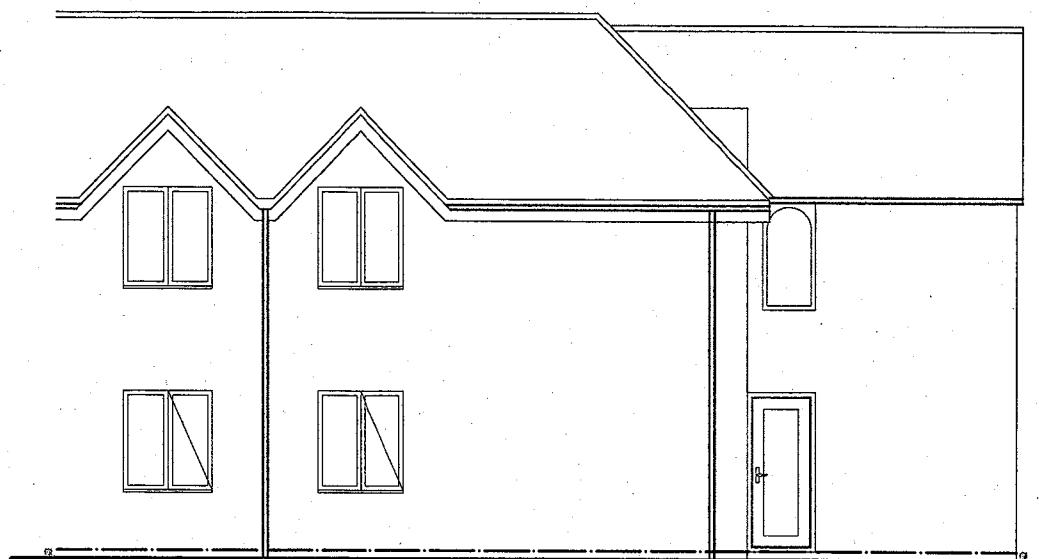
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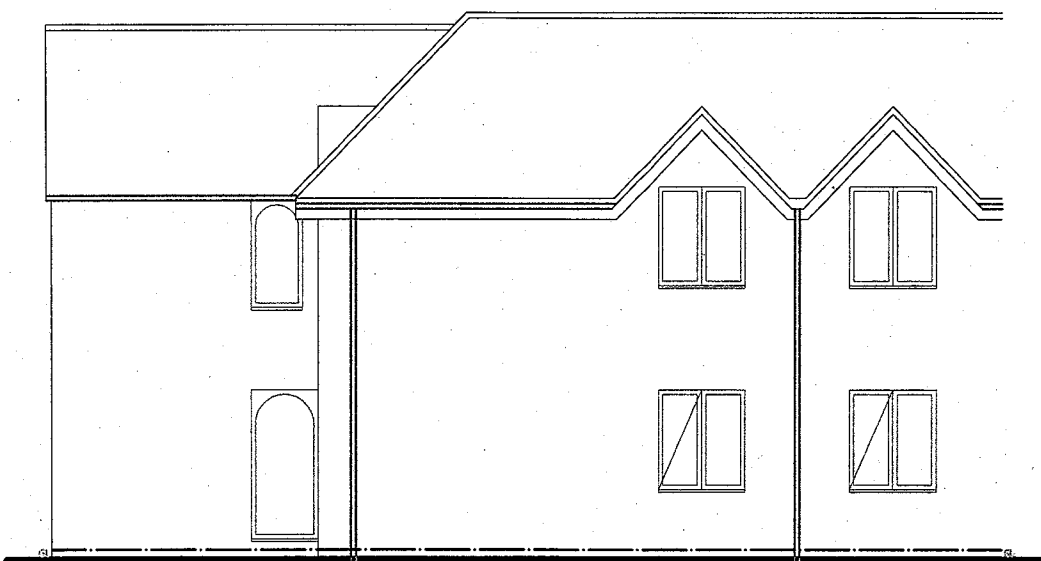
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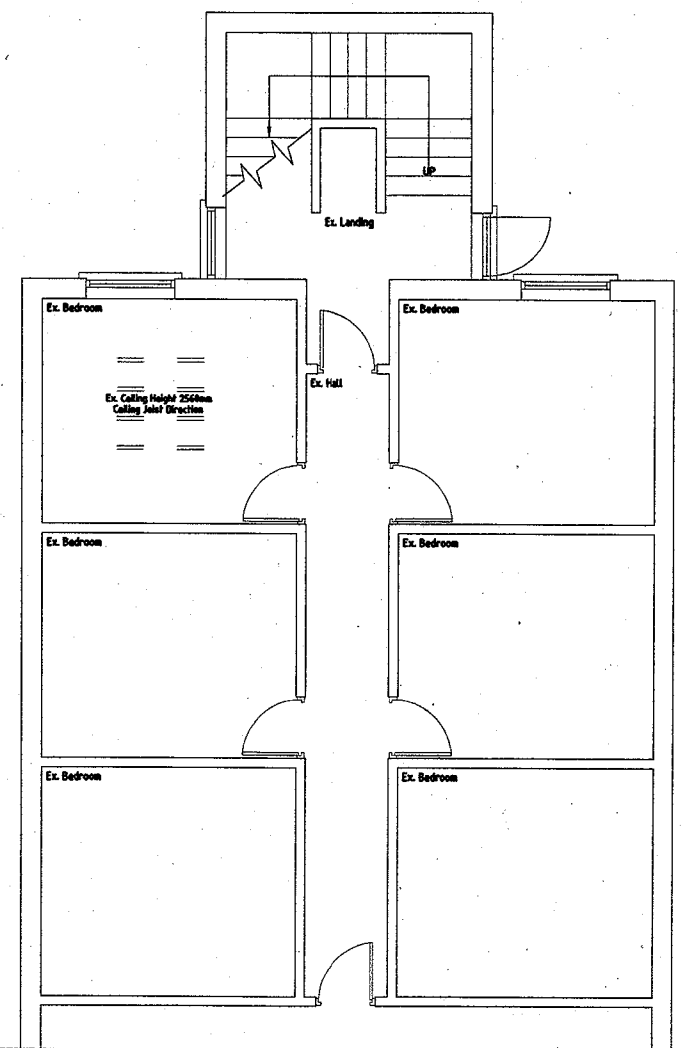
Rear Elevation



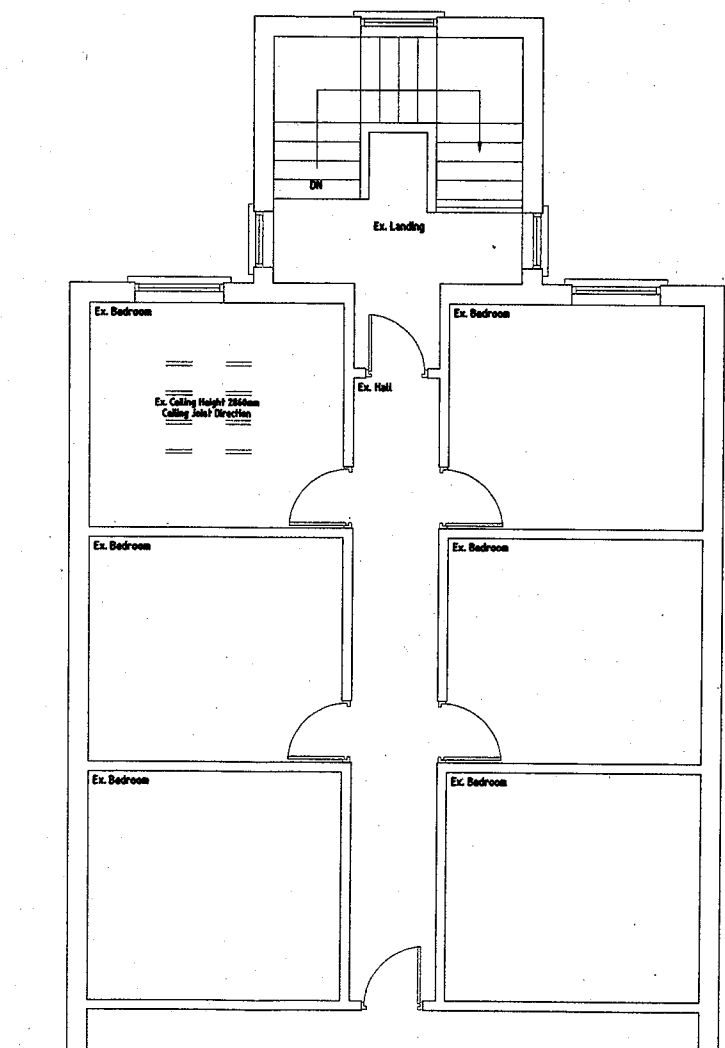
Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

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Client: Oak Cottage Care Home (Frank Thellan)
4 Wilkins Green Lane
Hatfield
AL10 9RT
Tel: 01707 269594

Rev	Date	Description	By	Chk
		Two Storey Rear Extension (Ex. Floor Plans and Elevations)		

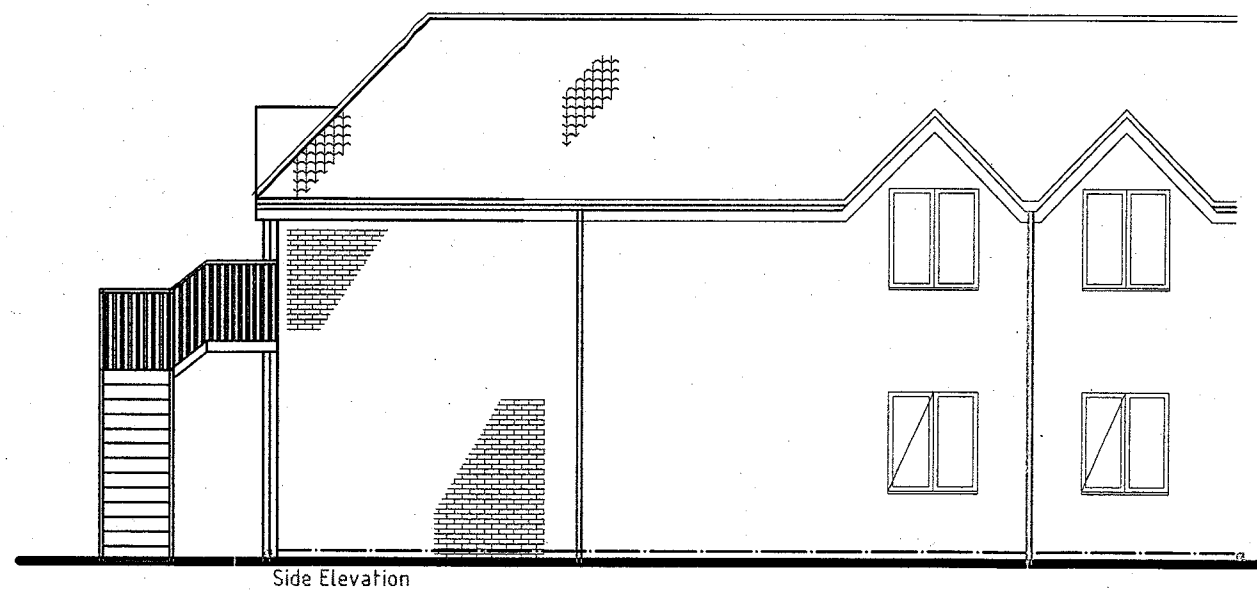
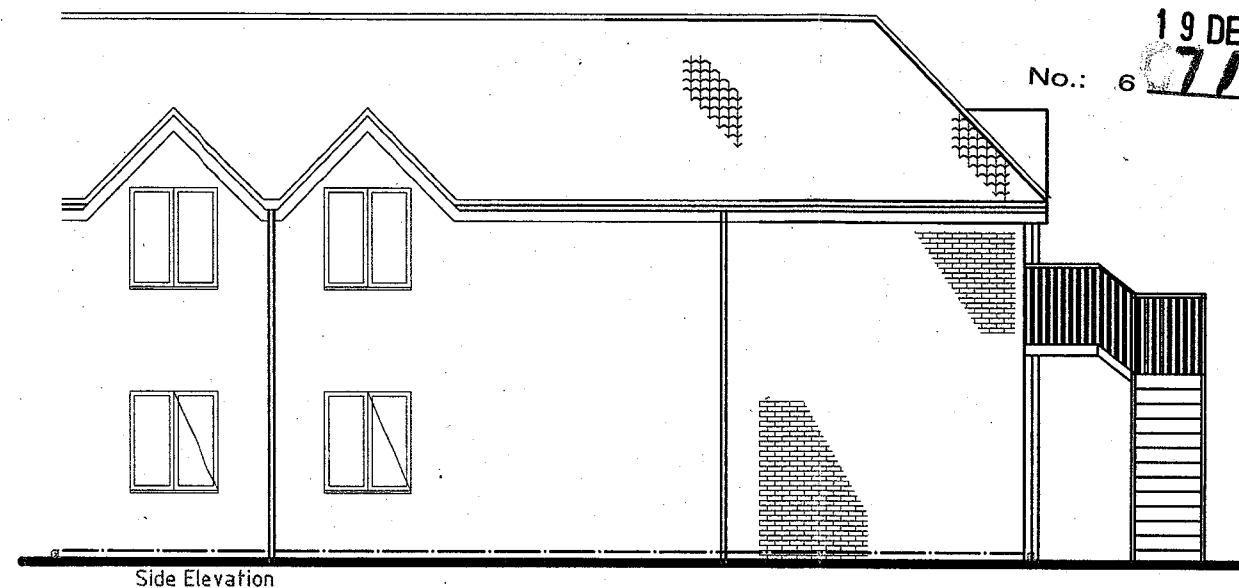
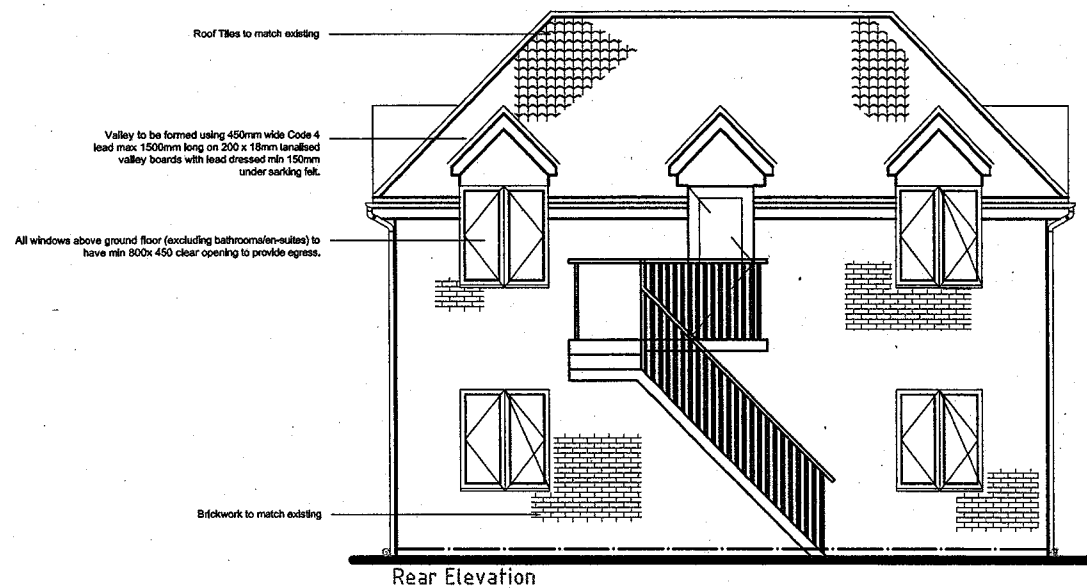
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SF	19/11/07	1:100	A3
Drawing No.	Pages:	Rev:	
BDL/EXT/138/02	1 of 6	-	

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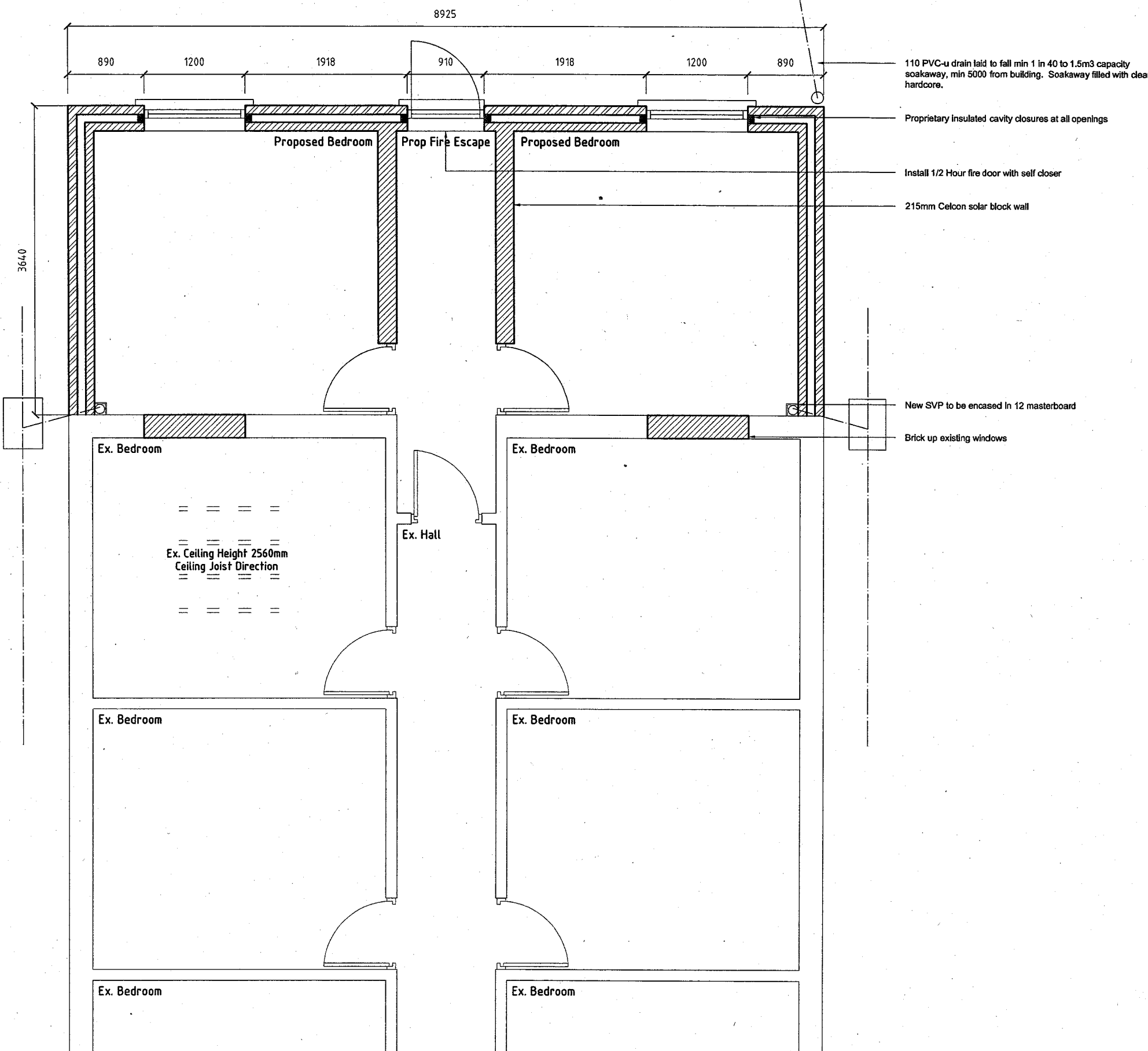


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110 PVC-u drain laid to fall min 1 in 40 to 1.5m³ capacity soakaway, min 5000 from building. Soakaway filled with clean hardcore.

Proprietary insulated cavity closures at all openings

Install 1/2 Hour fire door with self closer

215mm Celcon solar block wall

New SVP to be encased in 12 masterboard

Brick up existing windows

Foundations

Existing foundations to be exposed on site and confirmed suitable for use by Building Control Officer

Floor

65mm sand / cement screed (reinforced with chicken wire) on 1200g Polythene DPM (above & below) with lapped and taped joints on 'Celotex Tuff-R GA 3080Z' insulation board (Thermal Conductivity 0.019 W/m.K - see below for thickness) on 100mm min concrete slab (1:3:6) on 150mm blinded hardcore to provide min 0.22 W/m²0c.

Using Celotex table attached Insulation thickness = 80mm (GA3080)

Superstructure

103 matching facing brick, 95 cavity with 'Celotex double - R (CW 3045) insulation board 45 thick fixed with ties @ 600 c/c max and 'Celcon Solar' blockwork 100 thick with 13 lightweight plaster finish to provide min 0.30 W/m²0c. Cavities to be closed at eaves, verge and at top of any opening with proprietary cavity closure. Provide 150 vertical DPC's to reveals. Stainless Steel wall ties at 750c/c horizontal and 450 c/c vertical (300 c/c at reveals). Build in new walls to existing via Furfix profiles installed strictly as per manufacturers instructions. Seal new brickwork / blockwork to existing structure with polysulphide mastic. Catnic CG90/100 lintel to proposed Ground Floor Windows and doors and CGE90/100 to First Floor Windows with min 150 load bearing.

Studwork

15mm thk Duplex plasterboard (10kg/m²) on 100mm x 50mm studs @ 600mm C/C and voids filled with 'Rockwool'

First Floor

22 T&G M.R. Grade Chipboard (type II/II), glued @ edges and fixed with 65 annular ring nails on 150mm x 50mm joists @ 400 c/c with joist hangers built-in. 15 'Duplex' plasterboard with taped and filled joints, with min 150 'Rockwool' to floor void.

Windows

Insulation -

All windows/door/rooftlights to be constructed in PVC-u/timber to conform to part L1 of Building Regulations. Glazing to have internal skin of Pilkinton 'K' low E glass with 16 argon gas filled air gap.

Systems to be manufactured and installed by companies registered with 'FENSA' or approved by Building Regulation officers and issued with a Certificate of Compliance (Min 1.8W/m²0c. [1.2W/m²0c @ centre of glass]) Rating 15 Band D

Any glazed doors or fan lights on the escape route are to be replaced with half hour fire resistance construction.

Escape windows are to fully comply with 2.8 of approved document B volume 1 and should be accessible via a ladder in accordance with diagram 4. In the event of balconies and flat roofs please refer to 2.10 and 2.11 of approved document B volume 1 2006.

Equivalent ventilator area for new build extensions etc as per Approved Document F 2006 1.12 to 1.14

Total Floor Area (m ²)	Number of bedrooms				
	1	2	3	4	5
<50	25000	35000	45000		
51-60	25000	30000	40000		
61-70	30000	30000	35000		
71-78	35000	35000	35000	45000	55000
81-90	40000	40000	40000		
91-100	45000	45000	45000		
>100	Add 5000mm ² for every additional 10m ² floor area				

Background ventilation to be provided via through frame or through sash trickle ventilators with minimum ventilation area per window of 8000mm² or 10,000mm² patio doors). All works to conform to sections 3.2, 3.5, 3.63.7 and 3.11.

Safety

Glazing to critical areas to comply with Regulation 14; Part N of Building Regulations (BS6206) All windows above ground floor (excluding bathrooms/en-suites) to have min 800x 450 clear opening to provide egress.

Rev	Date	Description	By	Chk
Desc: Two Storey Rear Extension Proposed Ground Floor Plan				

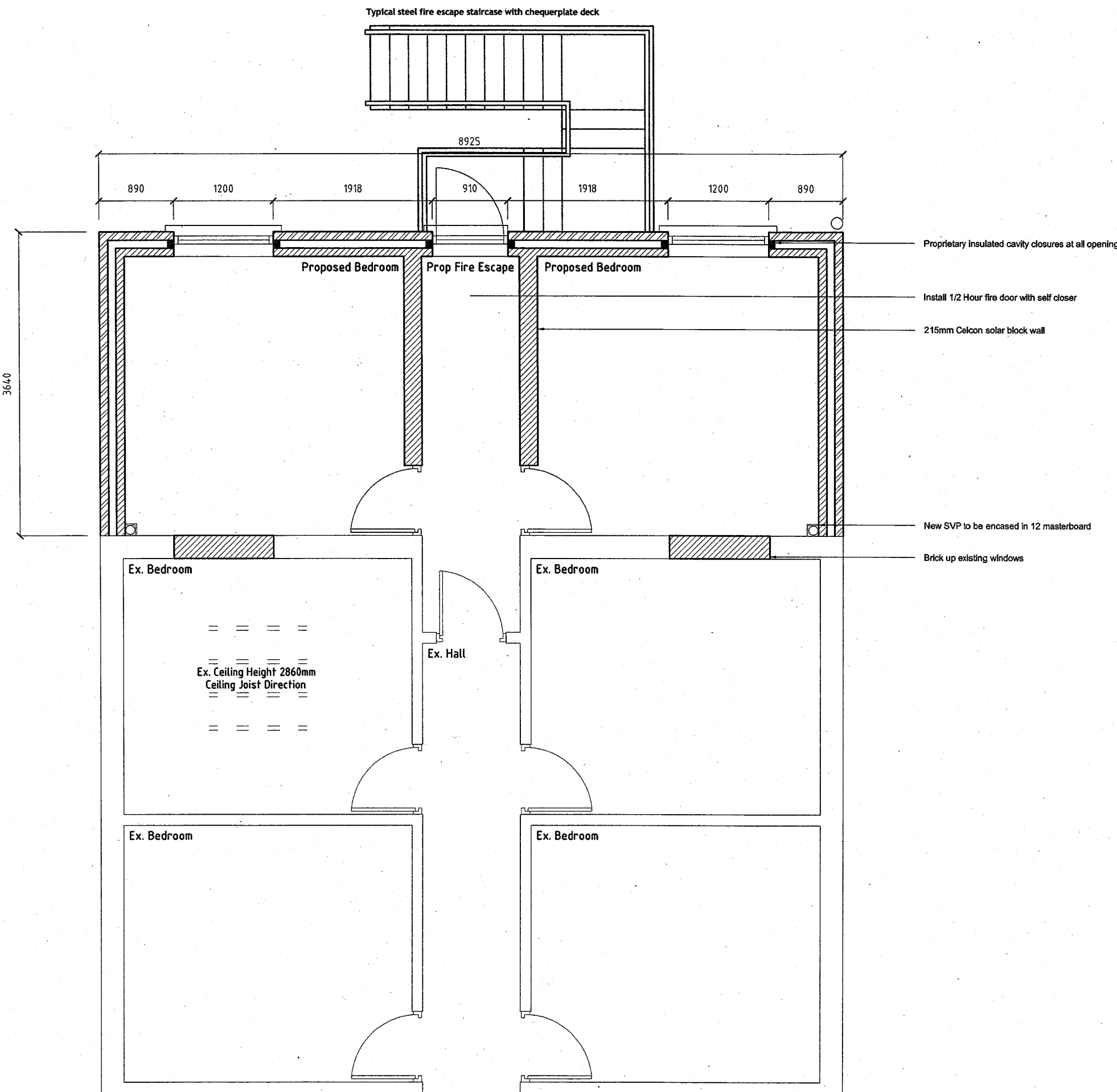
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Ventilation
Install 'Ventaxla' extraction fans to provide:-
Min 15 Litres/Sec Ventilation - W.C. - (toilet vent to be linked to light switch and have 15 min overrun)

Plumbing
Bath/shower wastes to be Ø50 and sink wastes Ø40. All work to conform to BS EN 12056. All work passing thru superstructure floor and roof to be sealed using expanding foam sealant.

Conservation of Fuel and Power
Boiler to be Sedbuk band A & B over 85% efficient. System to provide interlock for heating and water. TRV's to be installed throughout with boiler interlock. All pipework from tank to be fully insulated.
Installation by CORGI registered installer and commission certificates issued to client with copy forwarded to Building Control.
The domestic heating is to be in compliance with guide 16 (Domestic Heating Compliance Guide: NBS 2006)
Continuity of insulation and air tightness to be made to limit thermal bridging and air leakage in accordance with robust construction details for dwellings and similar buildings, amendment 1 TSO 2002.
Domestic heating system to be checked by a heating engineer to assess if the boiler has sufficient capacity to extend the existing system and if not a new boiler is to be provided as stated in the specification.

Combustion appliances, Fuel storage and Hot water storage
J1 Air Supply
J2 Discharge of products of combustion
J3 Protection of Building
J4 Provision of Information
J5 Protection of liquid fuel storage systems
J6 Protection against pollution
G3 Hot water storage
All combustion appliances and fuel storage systems together with hot water storage are to comply with the above sections of the building regulations and in addition installed in accordance with the manufacturers recommendations and relevant British Standard.

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 should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. All new rooms to have light fittings installed, capable of accepting only energy efficient light bulbs with a luminous efficacy greater than 40 lumens per circuit watt.
Extensions, material alterations and material changes of use. Paragraph 2.1 to 2.5 inclusive (Part P 2006 page 13)

Rainwater / Drainage
110 PVC-u gutter to Ø65 PVC-u RWP to V.I.G. to Ø110 PVC-u drain laid to fall min 1 in 40 to 1½ m3 capacity soakaway, min 5000 from building. Soakaway filled with clean hardcore.

Workmanship
Please note that all materials and workmanship are to comply with regulation 7 of the building regulations together with all manufacturers recommendations and relevant British Standards and European Codes.

Structural Steelwork
See attached calculations for details

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		Desc: Two Storey Rear Extension Proposed First Floor Plan						Drawing No. BDL/EXT/138/02	Pages: 3 of 6	Rev: -

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