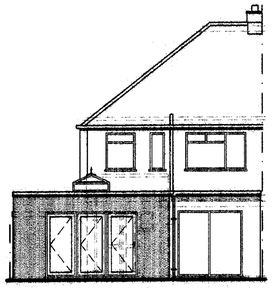
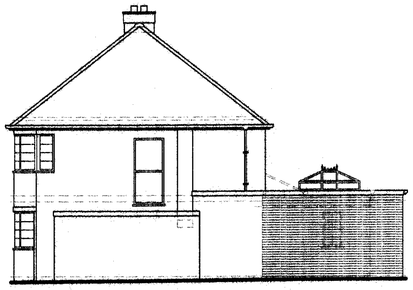
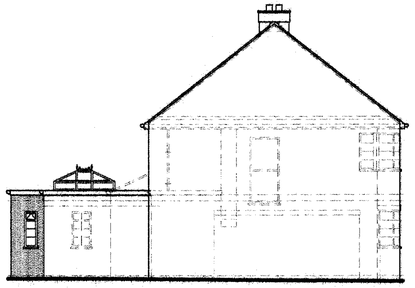
front elevation



rear elevation



side elevation



side elevation

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:100

Note: - No manhole visable on site. Contractor to expose drain run and form new manhole over using preformed option, depth to be agreed with building inspector.

Cavity blockwork: 25mm waterproof sand/cement render in 2 coats mix 1:1:6 on 100mm Thermalite TURBO blocks, 100mm cavity with 50mm rigid fibreglass insulation and 100mm Thermilite standard 4n/mm² block inner skin and 13mm plaster finish.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum 'U' value of 0.30w/m²K.

Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster to both sides and infill with 100mm rockwall insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.

Note: - Provide mechanical ventilation to kitchen ducted to fresh air with an extract rate of 60 litres/sec or if a cooker hood is provided the rate can be reduced to 30 litres/sec.

Note: - Flank wall to be cavity brickwork.

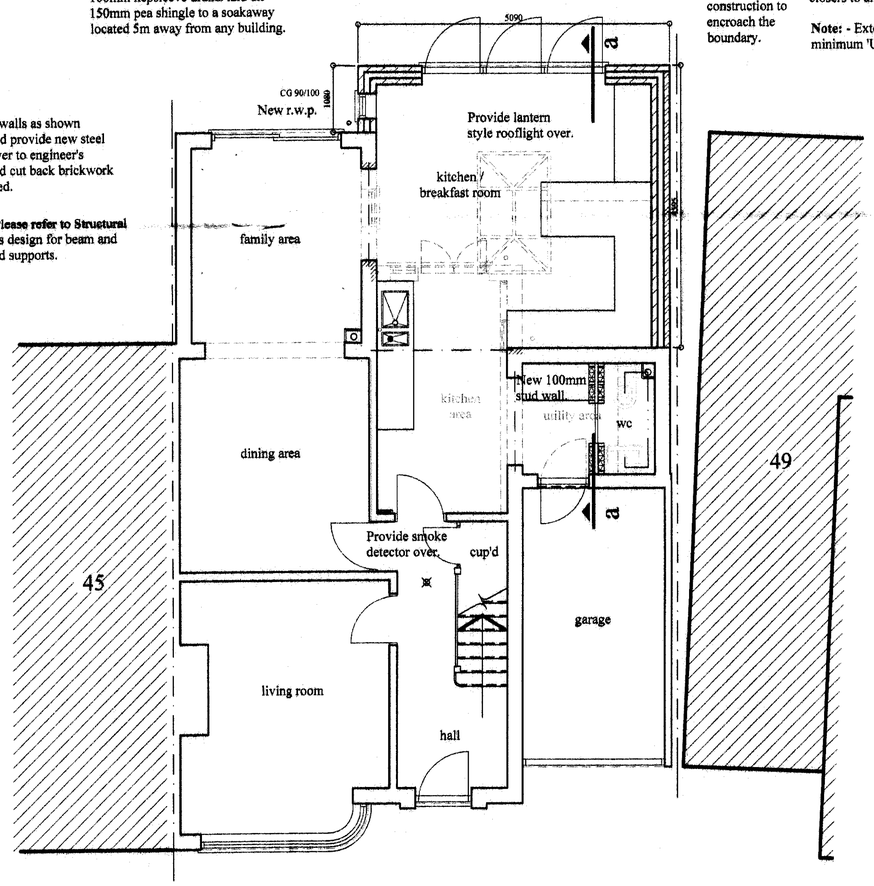
63mm rwp to connect to existing surface water drain or taken via 100mm hepsleeve drains laid on 150mm pea shingle to a soakaway located 5m away from any building.

No part of the construction to encroach the boundary.

Remove walls as shown dotted and provide new steel beams over to engineer's detail, and cut back brickwork as required.

Note: - Please refer to Structural Engineers design for beam and associated supports.

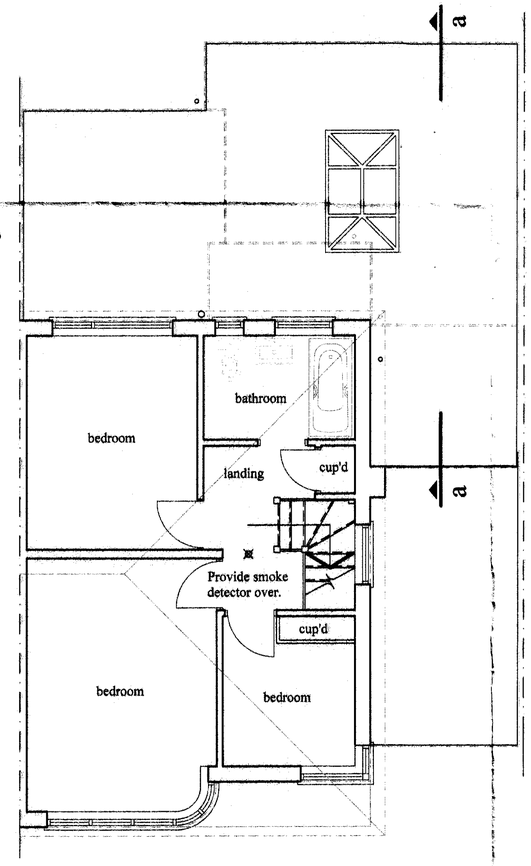
Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).
While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.



ground floor plan

All new wastes to utility and ensuite to be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to new stub stack.

Note: - Provide mechanical ventilation ducted to fresh air to wc with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 15 minutes overrun.



first floor plan

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:50

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

***All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.**

***Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.**

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be encased in 150mm concrete and reinforced concrete lintels are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with PartN.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

WELWYN HATFIELD PLANNING
- 9 JUN 2014
No:

A	20.05.14	To Clients Requirements.

Revisions

Project

Proposed plans and elevations.

47 Bramble Road Hatfield Hertfordshire AL10 9RZ
Mr. and Mrs. G. Lamb.

blyth developments

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Scale 1:50 1:100
Date May 2014
Drawn By D. J. BLYTH.
Drawing No: **BD/14/17/2A**