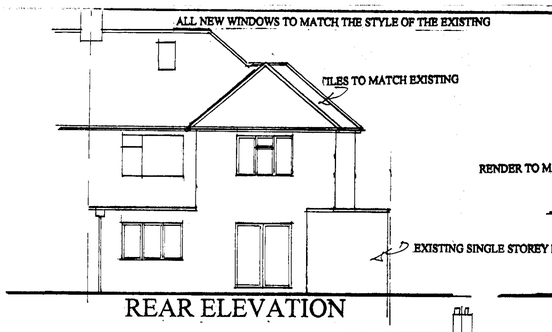
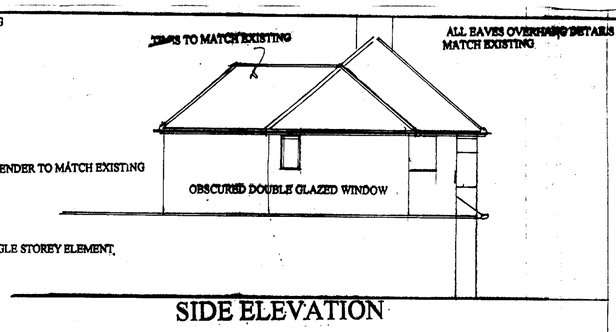
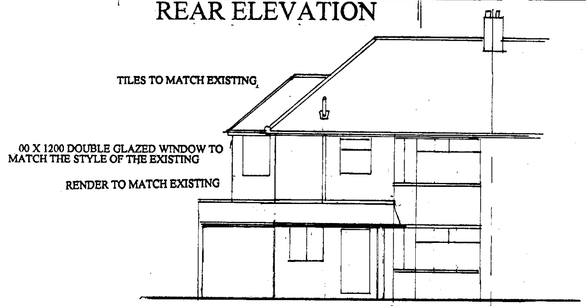


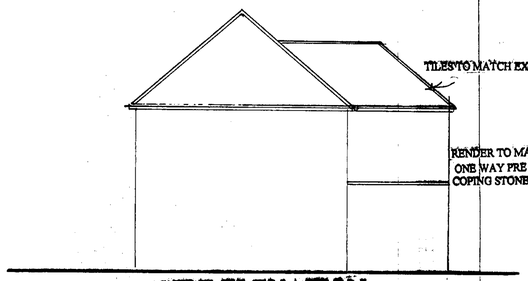
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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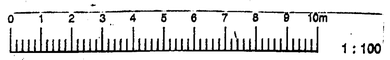
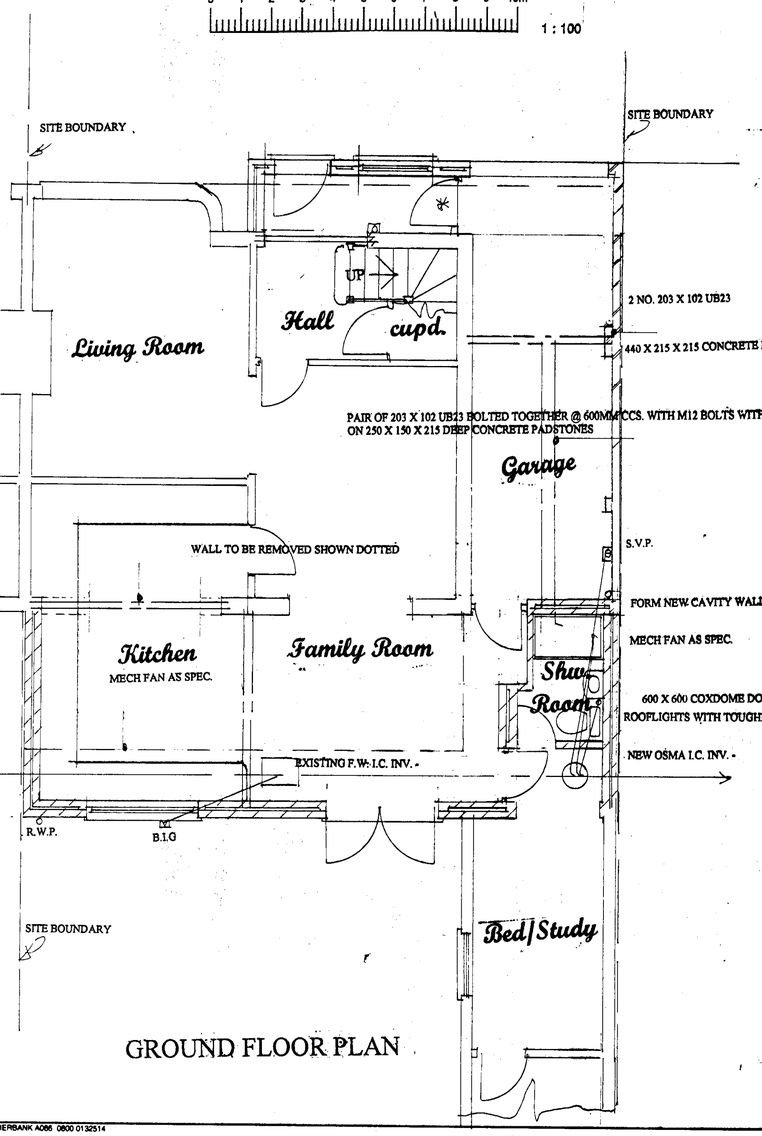
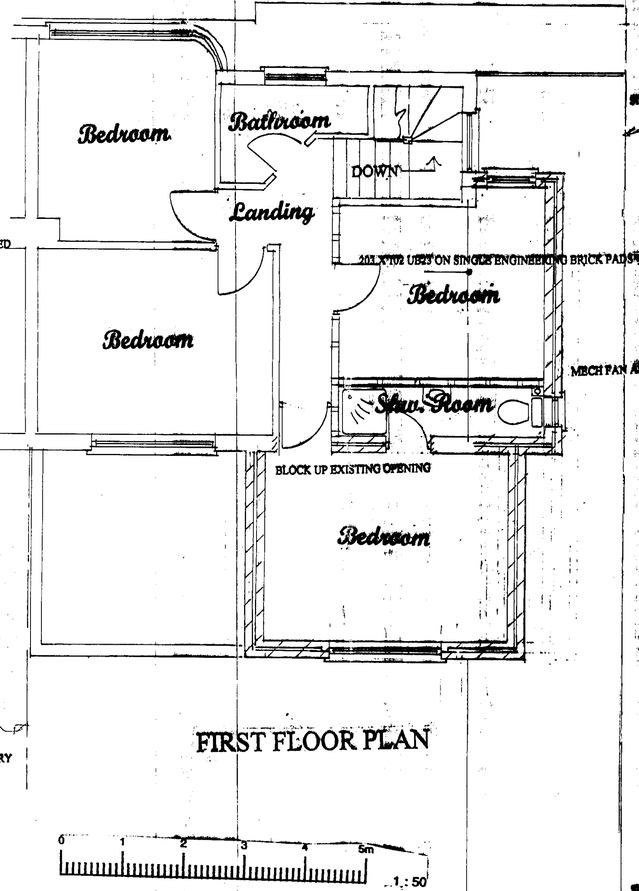
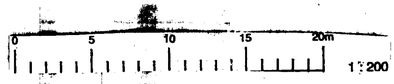


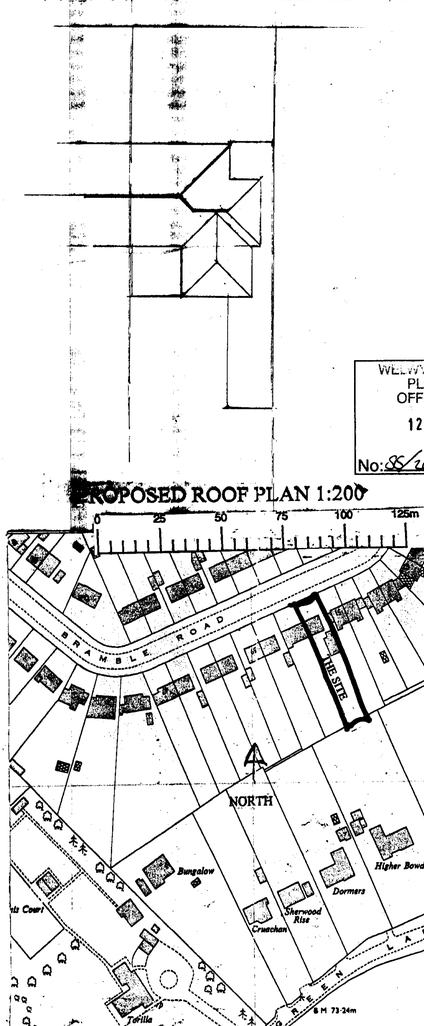


GROUND FLOOR PLAN



FIRST FLOOR PLAN





PROPOSED ROOF PLAN 1:200

SITE LOCATION PLAN 1:1250

A1 SIZE PLAN

SPECIFICATION

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 hot laid and built up in accordance with CP.144 Part 3 : 1970. mm x 50mm C24 grade s.w. joists @ 400mm ccs. U-value of roof to be less than 0.2w/m2 k in accordance with part L.

COLD ROOF:- 19mm plywood decking firred to 1 : 40 tell 38 x 38mm counter battens @ 400mm ccs. 200mm fibreglass insulation 800g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffits.

WARM ROOF:- 106mm Celotex TD 3105 combined insulation and decking firred to 1:40 tell 12.5mm plasterboard and skim.
Felts and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt welt at eaves 38 x 25mm drip batten 25mm thick fanalised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

WALLS
Waterproof rendering to B.S. 5262 : 1976 on 100mm celcon blockwork. Facing brick and bond to match existing 75mm cavity filled with drytherm 32 insulation betts. 100mm celcon solar block inner skin with 12mm plaster. U value to wall to be less than 0.30w/m2k. In accordance with part L. Thermobetts cavity closers to openings.
Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Tooth in new walls and maintain cavities. Vertica dpc's to all reveals. Hyload horizontal dpc min. 150mm above ground level and 100mm min. laps. Walls concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with noggins @ max. 2000mm ccs. engaging 3 no. joists/rafters.

FOUNDATIONS AND SLAB
450mm wide 1 : 3 : 6 mass 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 H.N.B.C. Practice Note 4. 2.75mm 1 : 3 cement/sand screed on 3 coats of synthaprufe dpm continuous with dpc on 125mm concrete on 80mm high density Celotex GA3000Z floor insulation on 1200g polythene membrane on sand blinding on 150mm well consolidated hardcore. U-value of slab to be less than 0.22W/m2K.

DRAINAGE
Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. Upvc Osma drain to min. 1 : 40 falls bedded and surrounded in 100mm pea shingle. Provide r.c. lintels over any drain passing through walls or foundations and 75mm capping to drains with less than 900mm cover. New manholes to be 450mm dia. polypropylene Osma 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 designed in accordance with BRE. Digest 365.
All drainage to be carried out to B.S. 8301 : 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 wc's 75mm deep seal traps 40mm dia. Upvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 12056:2000.

FIRE PROTECTION
Beams encased in two layers of 12.5mm gypsum plasterboard to break joint finish with a timber cradle with 7mm gypsum plaster skim. Dences half hour 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 B.S. 5446 Part 1.

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 CHEEKS
Plain tiling/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. 80mm kingspan insulation between studs 800g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashings 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 fireguard. 200mm dia. Clay flue liners to B.S. 1181. All timber trimmed 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 sited min. 300mm from any opening and fitted with durable wired guard. A notice plate is to be provided adjacent to the consumer unit stating the location of the fireplace, the flue category, appliances that can be accommodated, the size and manufacturer of the flue and the installation date. Appliances raised 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. 6206 : 1981 in accordance with part N. Windows to provide4% openings to habitable rooms. Min. 10,000m2 ventilated heads to patio doors and 8000mm2 trickle 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 490mm - cill height 900mm 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. Bathrooms/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 circuit 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
Tiling and batten to match existing on 38 x 25mm pressure impregnated battens on tyvec vapour permeable membrane. Structure as shown on section 150mm fibreglass insulation between joists with 100mm over 500g polythene vapour barrier 12.5mm plasterboard and skim. Corrugated pvc ventilators to any sloping insulated ceiling. 25mm continuous vent strip to soffit and cross ventilated in accordance with B.S. 5250 : 1989. Provide high level roof vents @ 1200mm ccs.

UPPER FLOORS
20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm ccs. 38mm x 38mm herringbone strutting 12.5mm plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over garage shall be lined with 2 layers of 12mm plasterboard with staggered joints with 250mm fibreglass insulation between joists with a skimmed ceiling to provide a 1/2 hour fire protection.

LINTELS
Catnic CN3 to openings up to 1800mm CN4 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 @ 450mm ccs horizontally and 900mm vertically and 100mm polyurethane insulation infill 15mm plasterboard with a density of 10kg/m3 and skim both sides. First floor joists doubled up and bolted together under stud partitions.

STAIRS
200mm rise and 223mm going. 25mm nosings. Total rise of mm. Min width 900mm. Min. 2000mm headroom vertically above pitch line. Handrail to be 900mm high above pitch line and on landings. Max gap to spindles 99mm. Prior to ordering staircase the contractor shall check the finished 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 over-ride scale. 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.

JOB TITLE
53 BRAMBLE ROAD
HATFIELD
HERTFORDSHIRE

DRAWING TITLE
PROPOSED TWO STOREY AND SINGLE STOREY SIDE AND REAR EXTENSIONS

CLIENT
MR Y. BYRON

SCALE
1:50 1:100 1:200 1:1250

DATE
JULY 2009

DRG. No.
01

AMENDMENTS
A
B
C

Neil Anderson
Planning and Building Design Services

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