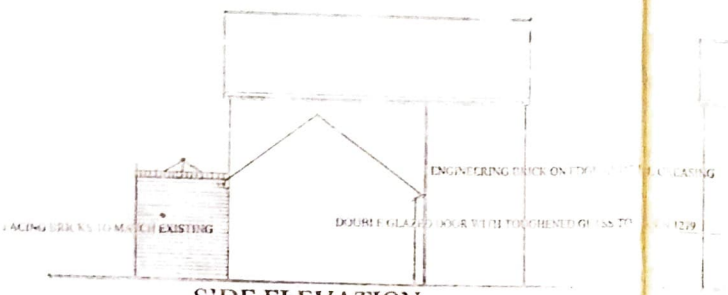
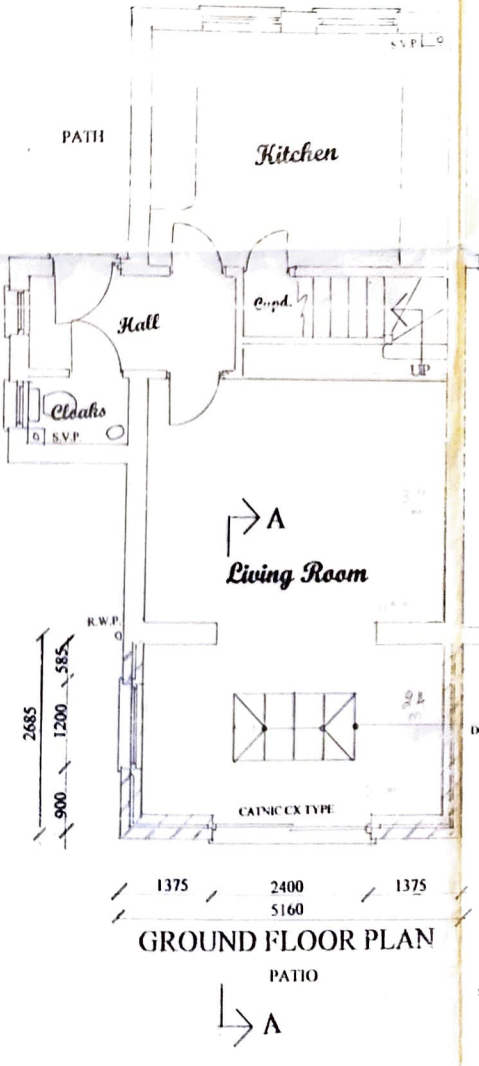
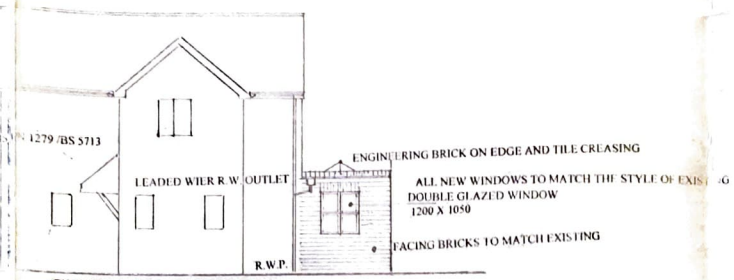


SIDE ELEVATION

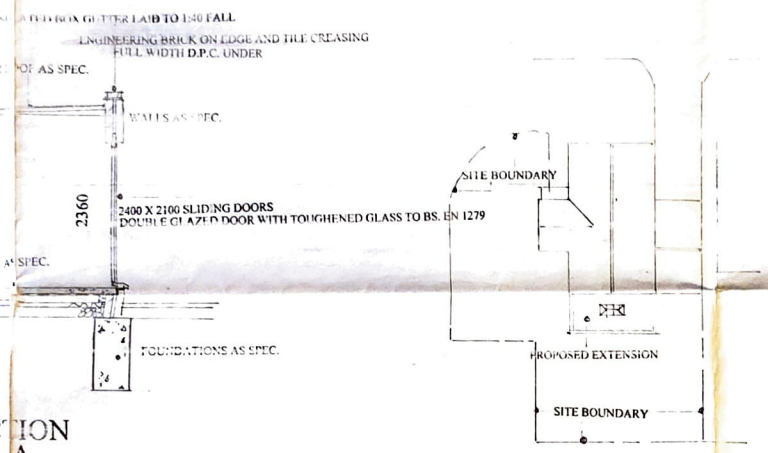
REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION



PROPOSED ROOF PLAN 1:200

NO TREES WITHIN 30M OF EXTENSION LIKELY TO AFFECT THE FOUNDATIONS

SITE LOCATION PLAN 1:1250

FLAT ROOF

12.5mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt, top layer to be high performance felt hot laid and built up in accordance with BS 6229:2003. 150 mm x 50mm C 24 grade s.w. joists @ 400mm ccs. Double up joists with 12mm bolted and dog tooth connectors to trim rooflight opening.

U-value of roof to be less than 0.18w/m2 k in accordance with part L.

WARM ROOF:- 130mm Celotex GL3000/TC3000 combined insulation and decking fitted to 1: 40 fall 12.5mm plasterboard and skim. Felts and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over. Provide insulated box gutter with leaded weir to existing 75mm R.W.P.

WALLS

Facing bricks to match existing on 100mm block 85mm cavity filled with drytherm insulation batts. 100mm Celcon or thermalite block U value better than 0.11w/mk inner skin with 12mm plaster. U value to wall to be less than 0.28/m2k. in accordance with part L1B 2006. Thermobate cavity closers to openings. Cavity to remain open for 225mm below lowest dpc.

Wall ties to B.S. 1243 staggered 900mm horizontally and 450mm vertically doubled at openings. Tooth in new walls and maintain cavities. Vertical dpc's to all reveals. 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 N.H.B.C. Practice Note 4.2. 1: 3 cement/sand screed on 3 coats of synthaprufe dpm continuous with dpc on 150mm concrete slab on 80mm high density Celotex GA3000Z floor insulation on 1200g polythene membrane on 150mm well consolidated hardcore. U-value of slab to be less than 0.18W/m2K. There are no trees within 30m of extension likely to affect the foundations

DRAINAGE BELOW GROUND

All new drainage to be in accordance with BS.EN 752:2008.

Drains to be 110mm dia. Upvc osma drains with min. 1 40 fall.

Bedded and surrounded in 100mm of pea shingle. Provide R.C. concrete lintels over any drains passing through walls or foundations and provide 75 mm concrete capping to any drains less than 600mm deep. New gullies to be back inlet type. Drains to be tested on laying and on completion of works to the satisfaction of building control.

New inspection chambers to be 450mm dia osma inspection chambers to a depth of 900mm and 750mm dia for depths upto 1500mm deep.

Soakaways where used to be a min. 5000mm from any building and be in accordance with BRE Digest 365.

HEATING, FIREPLACES AND FLUES

Any new / extended heating system to comply fully with the Domestic Building Services Compliance Guide 2010.

WINDOWS AND VENTILATION & LIGHTING

All new double glazed windows and doors to have min. 16mm argon filled air gap with low E glass providing a u-value less than 1.6 w/m2 k.

All new glazing in critical areas to be in toughened glass to B.S. EN 1279/ BS 5713 compliant in accordance with part N.

Windows to provide 5% openings to habitable rooms. 8000mm2 trickle vents to windows.

New internal lighting to comply with table 40 of the Domestic Building Services Compliance Guide 2010 (75% of new light fittings)

All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration

LINTELS

Catnic Cg70/100 to openings up to 1800mm Cx70/100 to wider openings. Min. 150mm end bearings.

ELECTRICAL

All Electrical work required to meet the requirements of Part P (Electrical Safety) and BS7671 and IEE. Regulations (17th Edition) and 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.

New fixed lighting to be low energy type.

GENERAL

All work to be carried out in accordance with the Building Regulations 2010 and as amended 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. 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 to 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.

2 MULBERRY MEAD HATFIELD HERTFORDSHIRE AL10 9EN
PROPOSED SINGLE STOREY REAR EXTENSION
SCALE 1:50 1:100 1:200 1:1250 DATE : NOVEMBER 2013 DRAWING NO. 04 DRAWING SIZE A1
CLIENT DR I WAHEED
NEIL ANDERSON **PLANNING & BUILDING** **DESIGN SERVICES** **1A WOODLAND WAY** **OAKLANDS** **WELWYN** **HERTFORDSHIRE AL6 0RZ** **TEL. 01438 717854**