

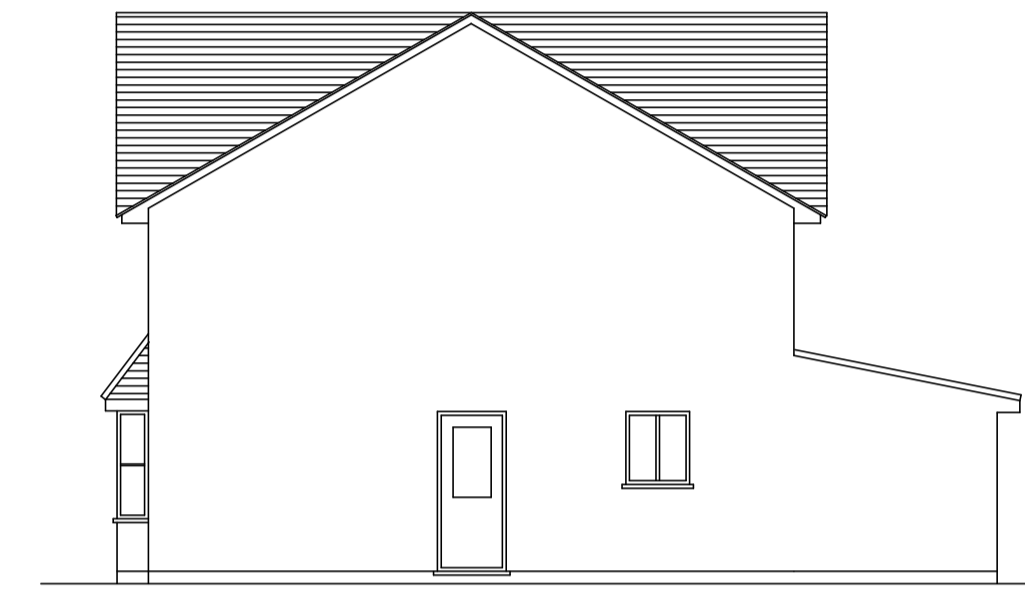
Existing Ground Floor Plan



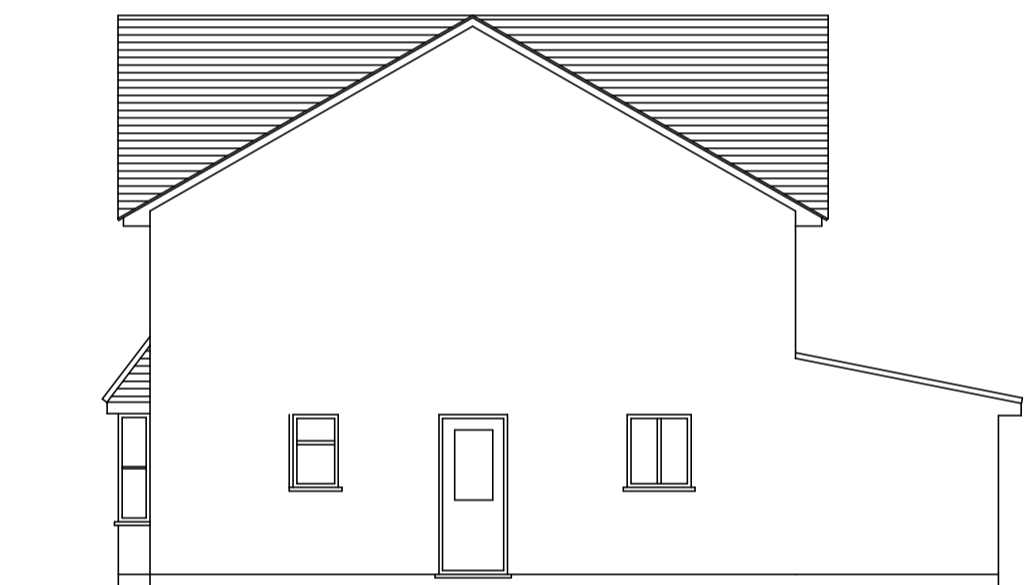
Existing Front Elevation



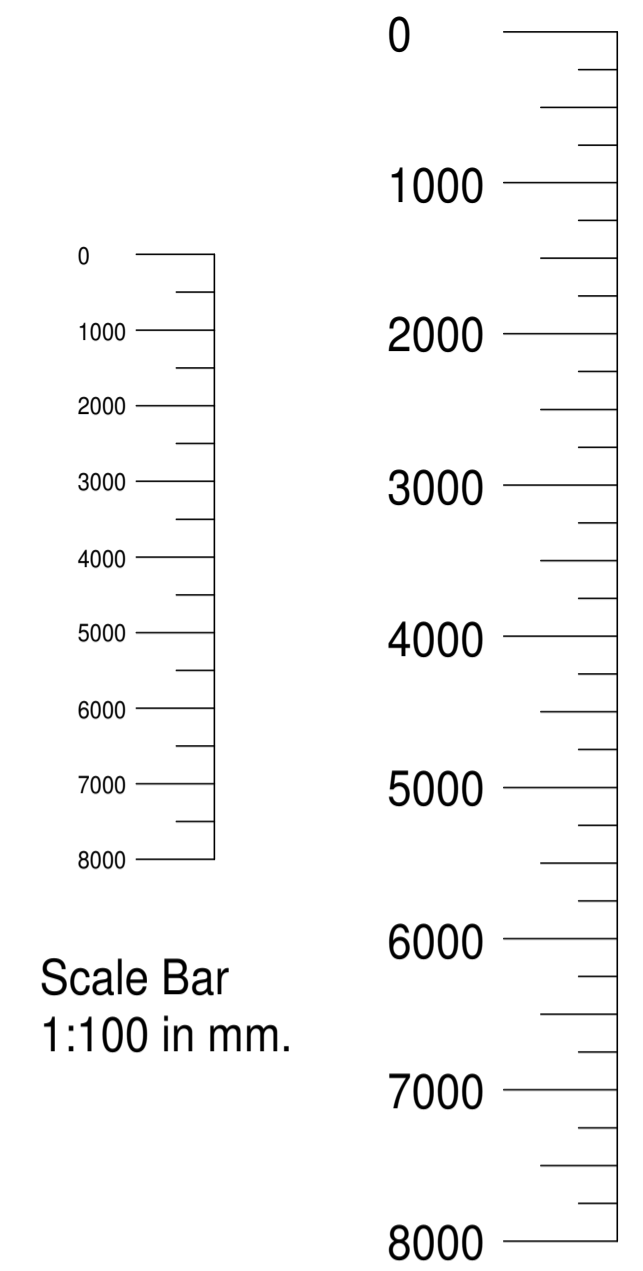
Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation



Scale Bar
1:100 in mm.

Scale Bar
1:50 in mm.

Notes:

This drawing has been drawn to a scale of 1:50 & 1:100 for the purpose of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing but taken on site.

All structural elements to be agreed with local authority Building Control prior to the commencement of works.

Attention is drawn to the provisions of The Party Wall etc. Act 1996.

These plans have been drawn for the purpose of applying for planning permission.

Previous constructional expertise & knowledge is assumed.

Any specific designs & calculations inc. for proposed works to drainage including connections and build over supports to be provided by structural engineer or specialist consultant if required.

Note: Steels, all supports & bearings to be approved by Building Control prior to installation

Support beams to have mild steel plate welded to beam equal to width of wall above

Structural calculations to be provided by structural engineer

Foundation trench depth min. 1100 mm from ground level. Width of trench 600mm

100 x 150 x 100 cavity wall construction.

Brick/block wall construction with 100mm Celotex CW4000 cavity wall insulation or alike and dot and dabbed plasterboard finish to achieve min. 0.18 W/metre squared.Kelvin.

Above ground drainage to be determined during construction. Waste runs over 1700 mm to be 50 mm dia.

Floor to achieve a U value of 0.18 W/metre squared.Kelvin.

Walls to have a U value of 0.18 W/metre squared.Kelvin.

Floor to equal level of main dwelling.

Floor insulated with Celotex GA4000 100mm or similar to achieve U Value

Above ground appliance specification:

Soil waste and rainwater pipework in nominal diameters 50mm to 200mm shall be installed using cast iron socketless pipes and fittings conforming to product standard BS EN 877:1999 with BSI Kitemark and BBA certificate

The system shall be installed in accordance with manufacturer's recommendations and BS EN 12056 code of practice plus relevant Building Regulations.

Soil waste and rainwater pipework will have a fire rating A2 s1 d0 as tested according to BS EN 13501-1:2007

Couplings 50mm to 150mm diameter capable of withstanding up to 5 bar (accidental static water pressure) when suitably restrained by support brackets. Couplings 200mm diameter capable of withstanding up to 3 bar. All couplings fitted with electrical continuity grub screws to ensure compliance with IEE regulations.

Brackets to be fixed at maximum 2m centres for horizontal installations within 500mm of coupling joints. Additional brackets required at branches and changes of direction. For vertical pipework a load bearing support should be provided on every floor.

Pipes shall be externally coated with a 2-pack epoxy paint, red in colour, with a minimum dry thickness of 40µ; internally coated with a 2-pack epoxy ochre yellow coating with an average dry thickness of 130µ

All points of discharge into system to have a water seal trap with min seal for min.25mm of water.

Traps for appliances should be removable or fitted with cleaning eye.

Min. Diameter/Depth of traps (mm):

Basin: 32/75

Bath/Shower: 40/50

Kitchen sink/ washing machine/ Dishwasher: 40/75

W/C <80mm: 75/50

W/C >80mm: 100/50

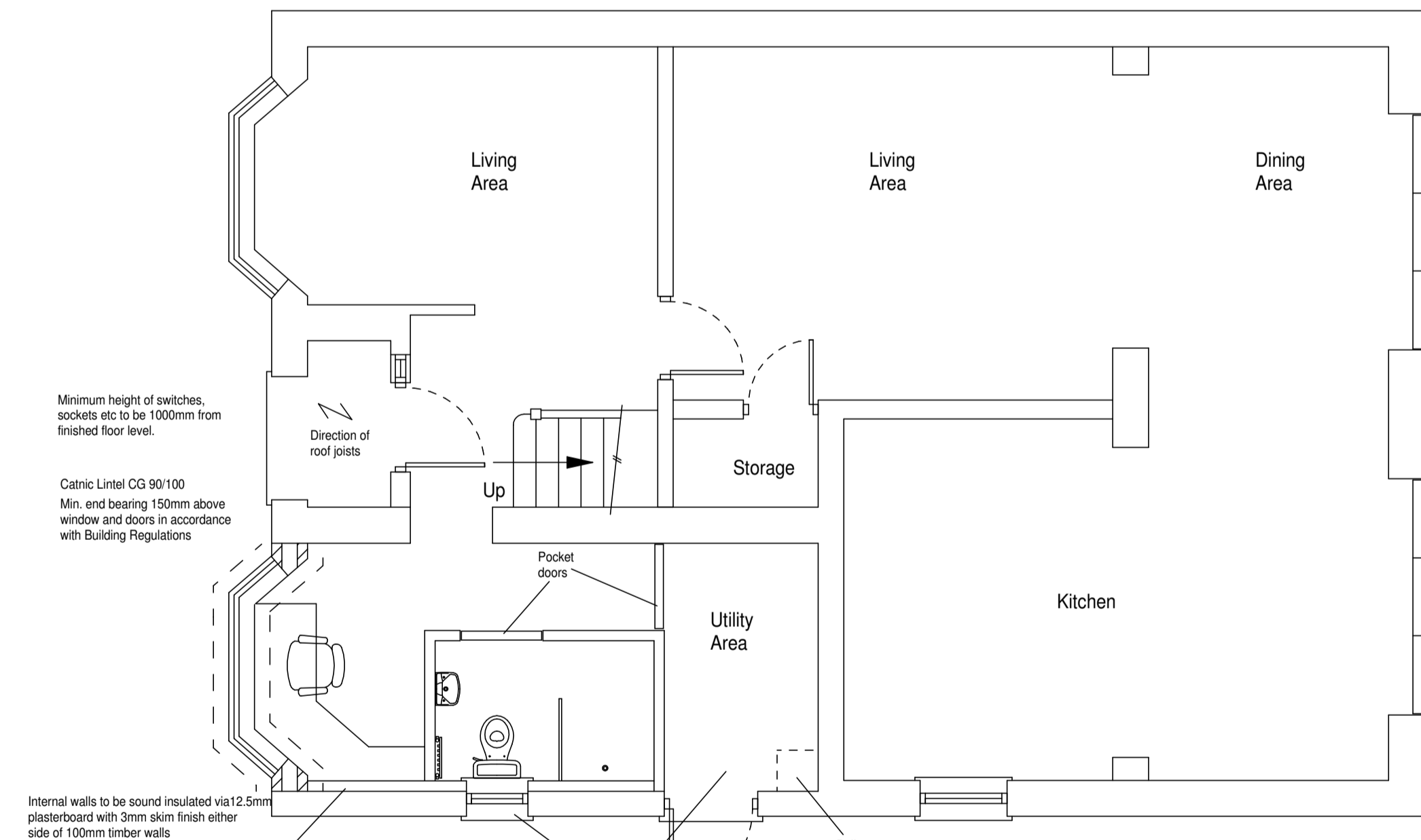
Any branch pipes should discharge into a gully, directly into drain or stub stack for ground level appliances.

If branch pipe can not discharge into another branch pipe, then they should discharge into gully or discharge stack.

Maximum depth from branch pipe to existing drain must be 1.3m from floor level.

Any ventilating pipes to outside, to end min.900mm above any opening e.g. windows & doors with perforated cover fixed to end of pipe.

Materials for sanitary pipework to comply with Approved Document H, section 1.34 Table 4.



Proposed Ground Floor Plan

Minimum height of switches, sockets etc to be 1000mm from finished floor level.

Catnic Lintel CG 90/100 Min. end bearing 150mm above window and doors in accordance with Building Regulations

Direction of roof joists

Pocket doors

Bathroom to have mechanical extraction minimum 15 litres per second.

Obscured glass

Utility to have mechanical extraction minimum 30 litres per second.

All mechanical extracts to discharge to external air via a weatherproof terminal.

100mm insulated timber wall with Celotex GA4000 100mm or alike

Internal walls to be sound insulated via 12.5mm plasterboard with 3mm skim finish either side of 100mm timber walls

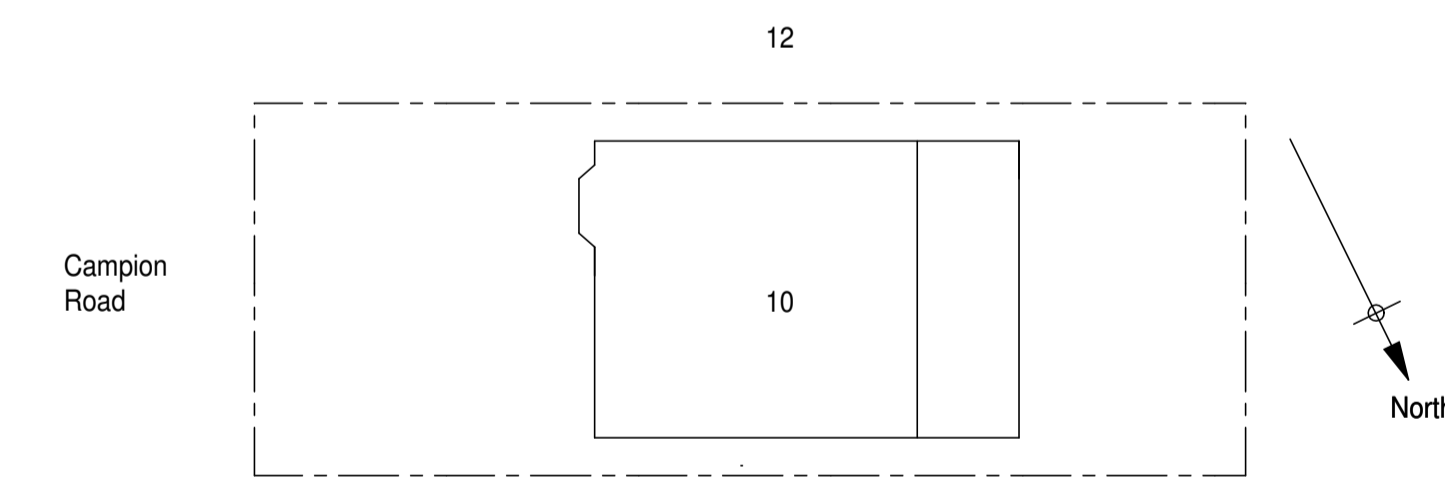
All electrical work to meet Part P (Electrical Safety), which must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that Part P has been complied with. The appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

Materials used in structure to have minimum 30 minutes fire resistance in accordance with Approved Document B for unprotected area limits

All underground drainage must be exposed at commencement of works and new drainage & alterations agreed with Building Control.

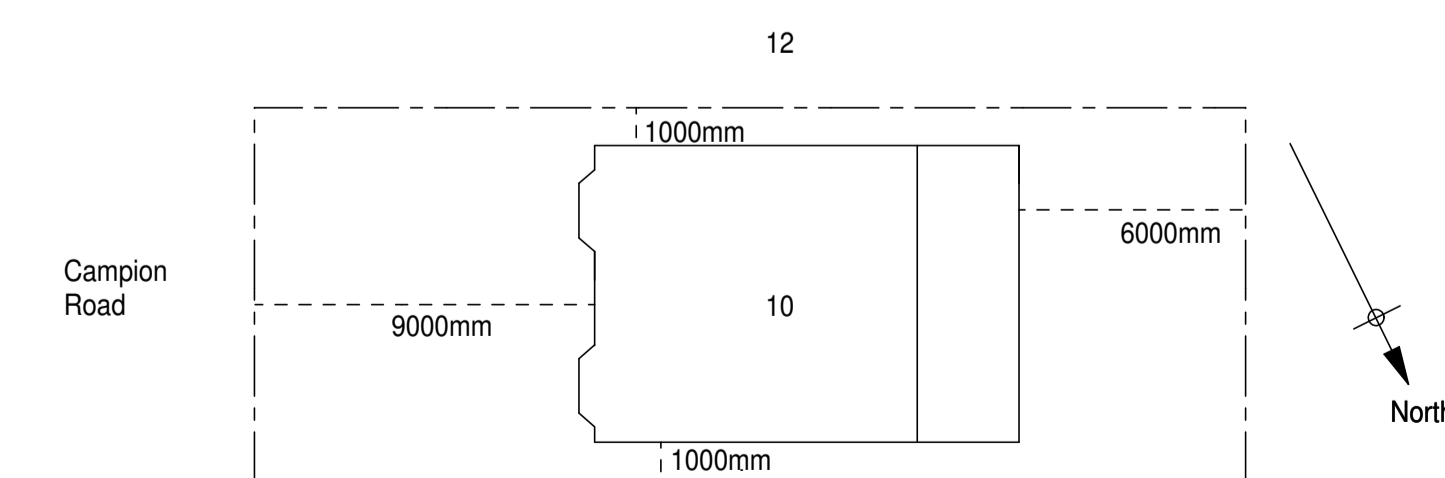
Any works & connections for new drainage to be approved by Thames Water and Building Control prior to commencement of works.

Structural engineer to inspect and provide any necessary design/calculations for support of any walls and mains drain pipe if required



Existing Block Plan
Scale 1:200

There are no public rights of way on site
There are no bridle paths on site
There are no public footpaths on site



Proposed Block Plan
Scale 1:200

There are no public rights of way on site
There are no bridle paths on site
There are no public footpaths on site

Mr & Mrs Ruback
10 Campion Road
Hatfield
AL10 9FB

Plans for proposed
garage conversion &
Bay Window

Scale 1:50/1:100 @A1

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