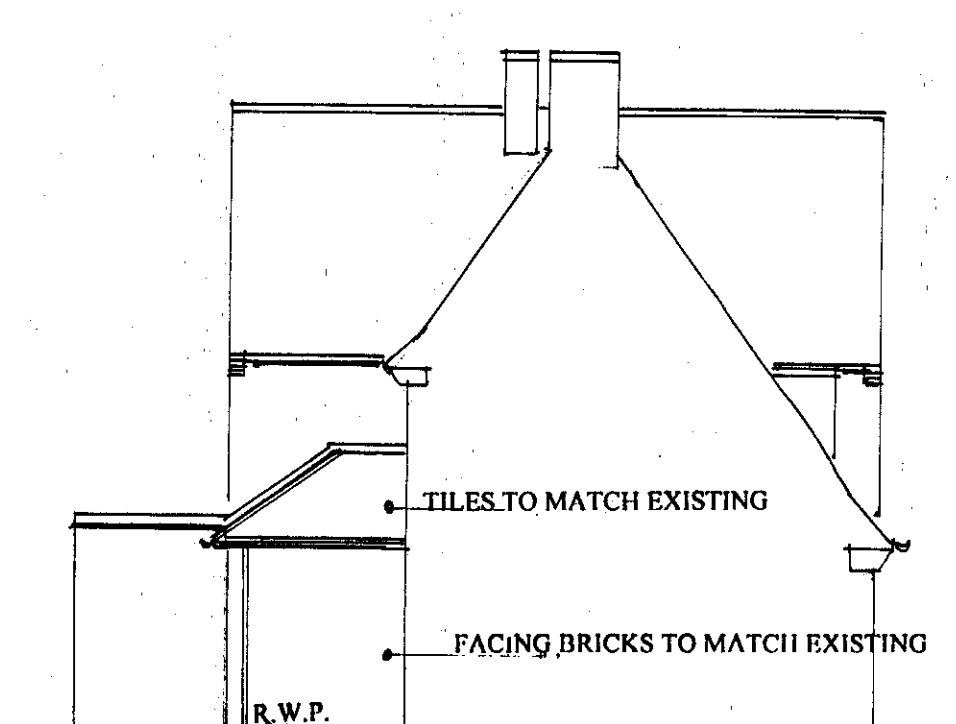


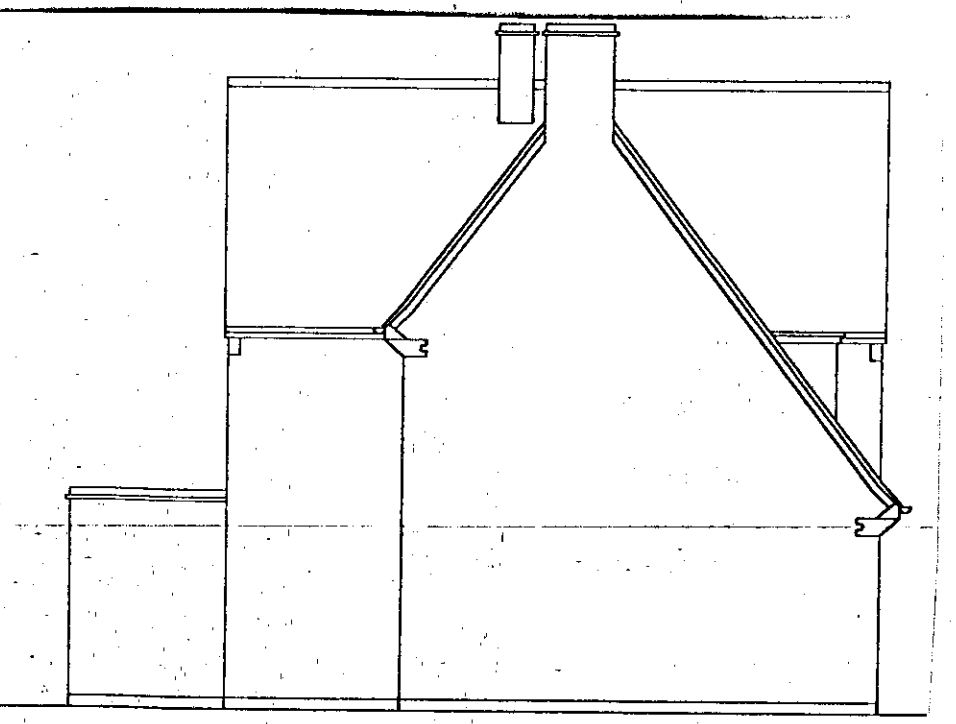
FRONT ELEVATION



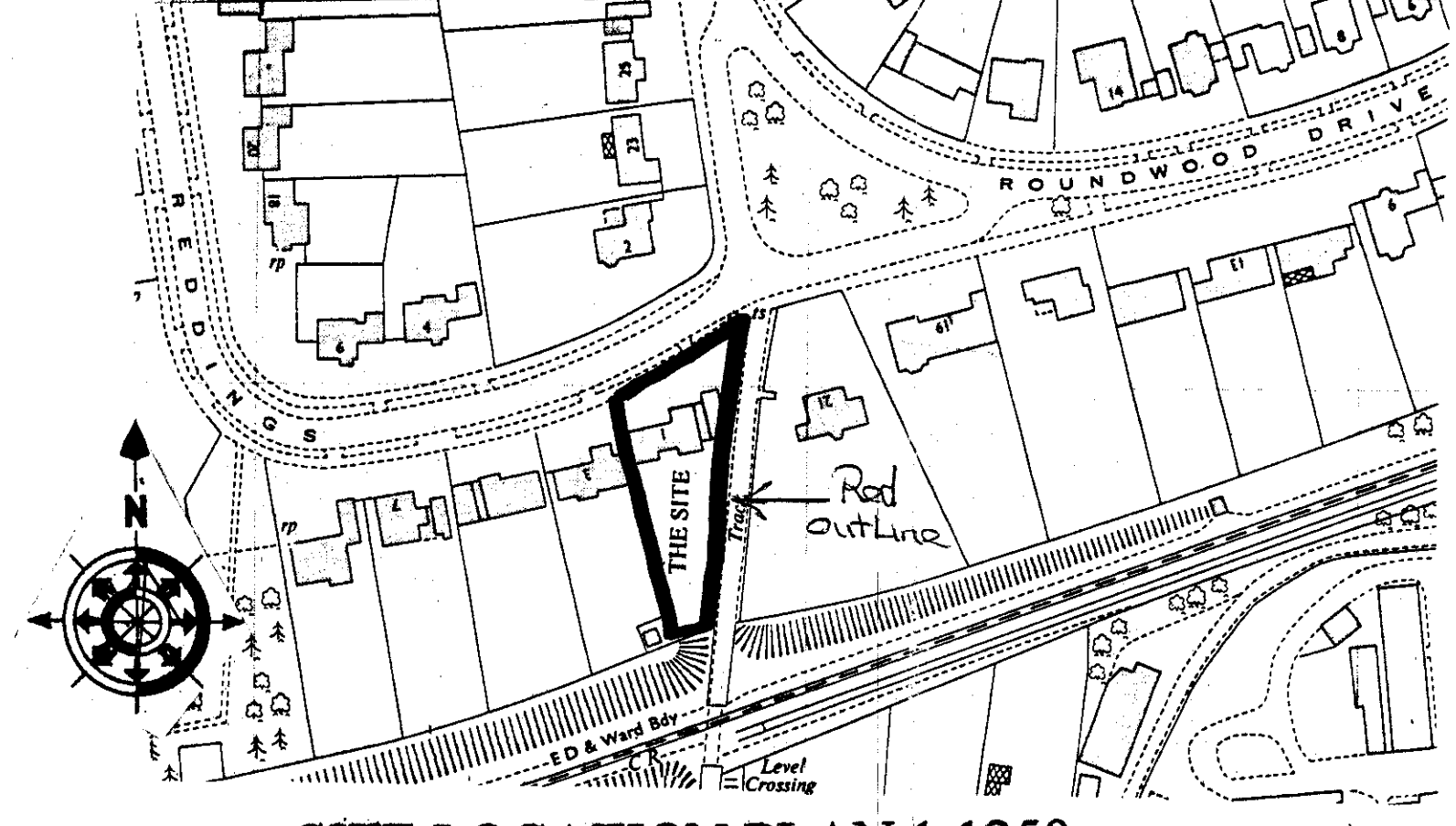
Existing front elevation



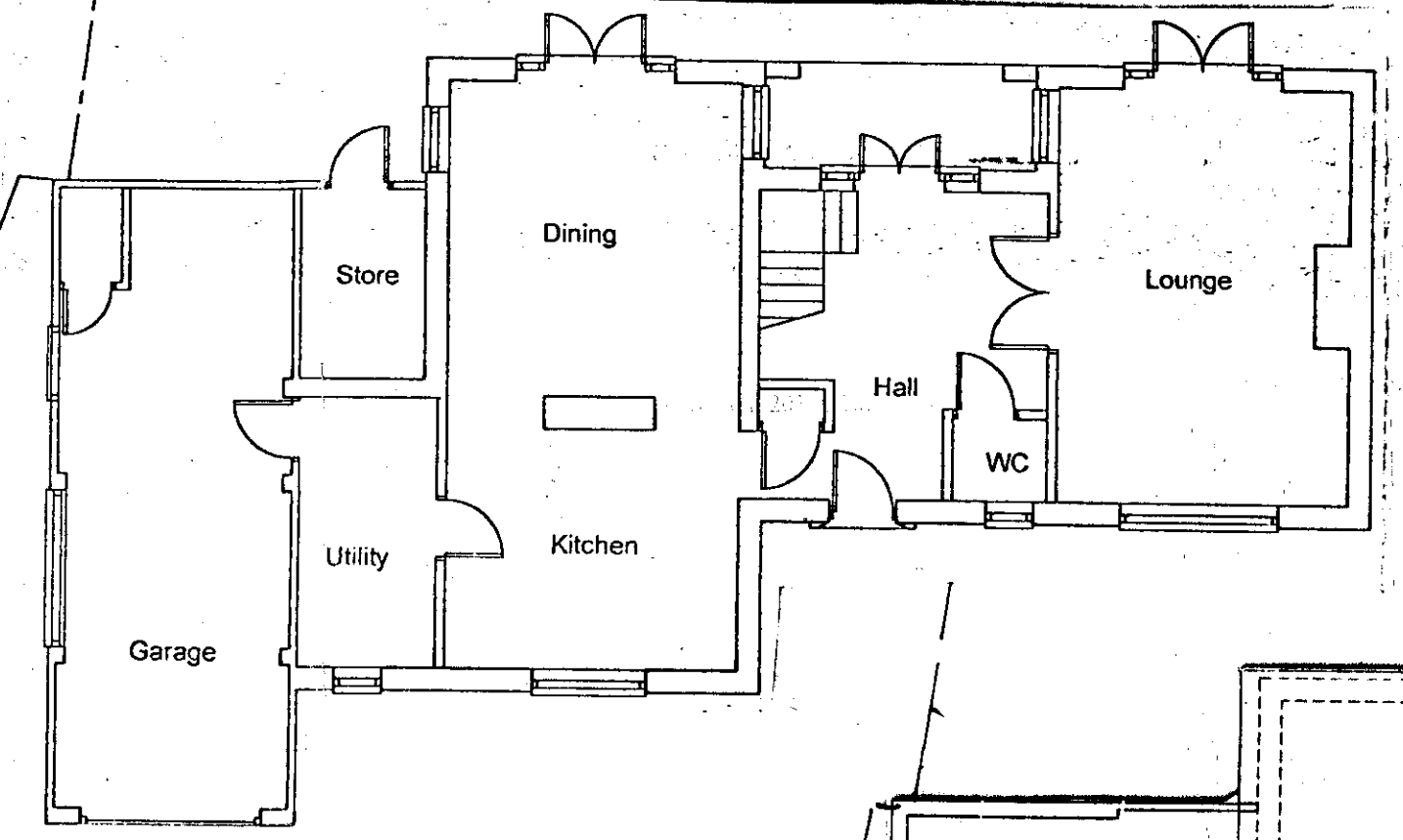
SIDE ELEVATION



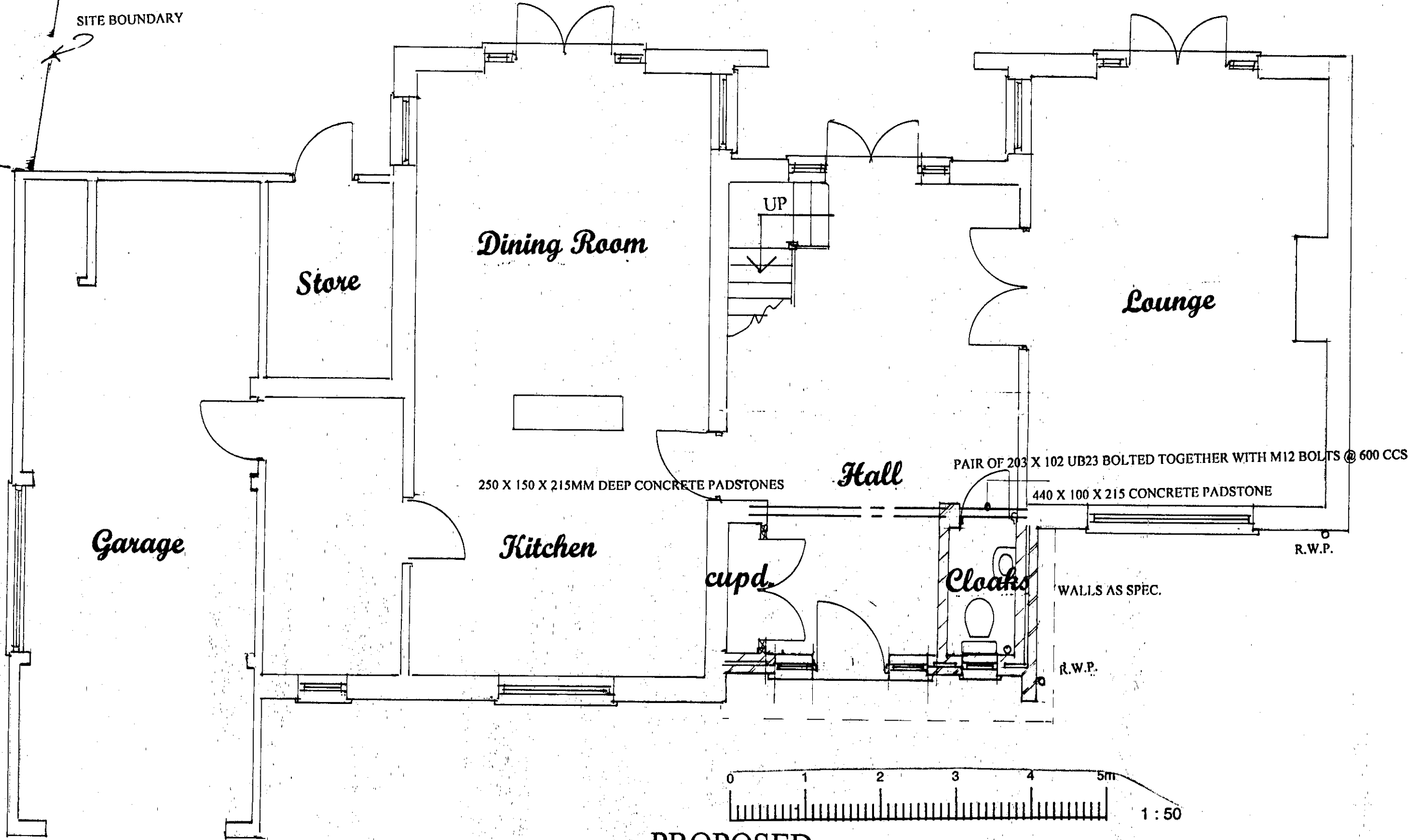
Existing side elevation



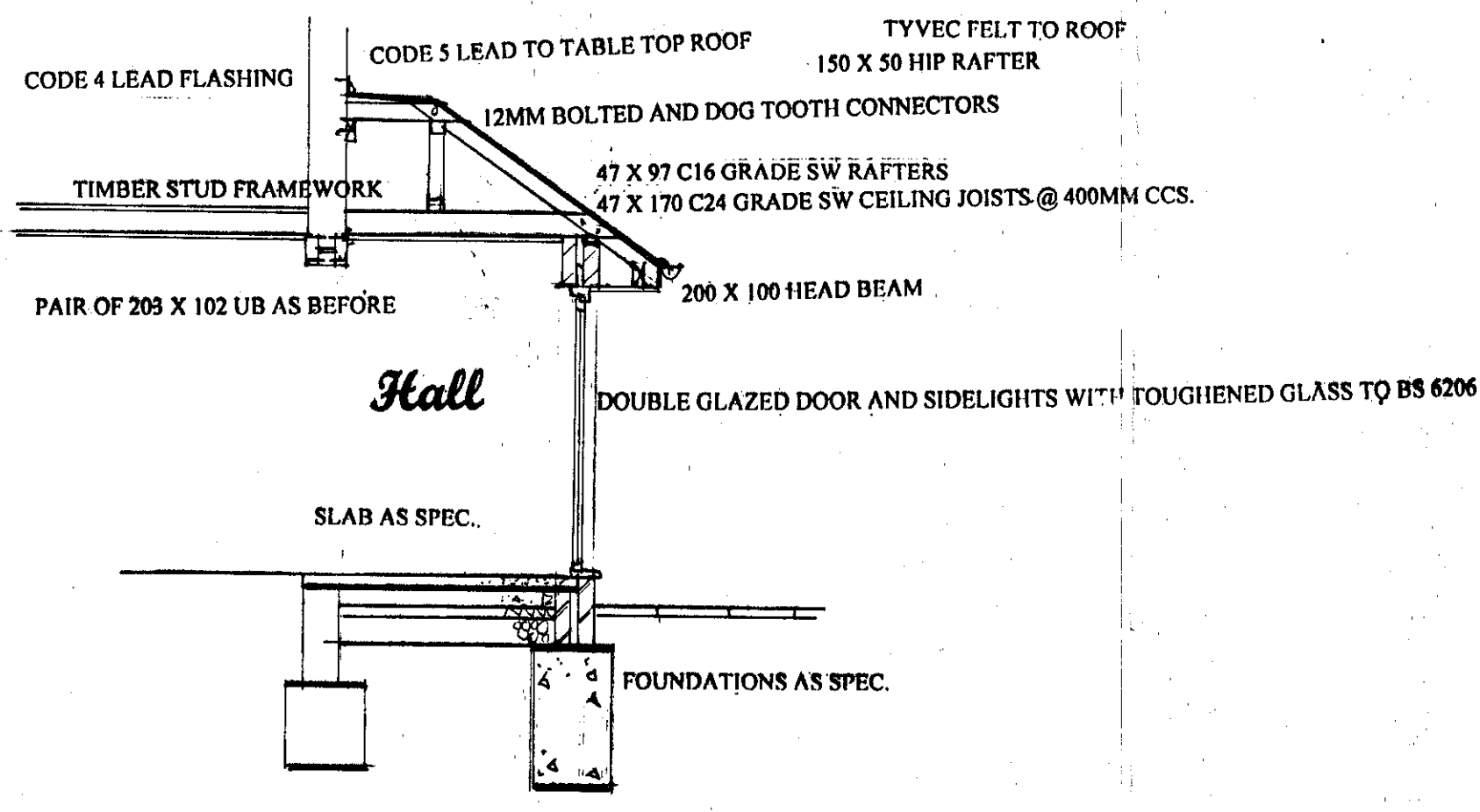
SITE LOCATION PLAN 1:1250



PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SECTION

SPECIFICATION A1 SIZE PLAN

FLAT ROOF
12.5mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to B.S. 747 Part 2: 1975 top layer to be high performance felt hot laid and built up in accordance with CP144 Part 3: 1970/J50 mm x 50mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.2w/m2 k in accordance with part L.

COLD ROOF: 19mm plywood decking fixed to 1:40 fall 38 x 38mm counter battens @ 400mm c/c. 200mm fibreglass insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffits.

WARM ROOF: 100mm Celotex TD 3105 combined insulation and decking fixed to 1:40 fall 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffits.

Falls and mitered lead flashings, counter flashings: 150mm up adjoining walls with code 4 lead flashings, counter flashings, mitered lead with at least 38 x 25mm drip detail 25mm thick leaded s.w. fascia 110mm H.R. U.P.V.C. gutter 75mm R.P.F.

WALLS
Wetroom rendering to B.S. 5262-1:878 on 12.5mm pressure impregnated batten and bond to match existing 75mm cavity filled with dryerm 32 insulation batts. 100mm mason solar block inner skin with 12mm plaster. U-value to wall to be less than 0.3w/m2k. In accordance with part L. Thermobrite cavity clovers to openings.

Wall feet to B.S. 1243 staggered 900mm horizontally and 450mm vertically, double at openings. All new walls and masonry cavities. Vertical dips to all reveals. Hybrid horizontal dip min. 150mm above ground level and 100mm min. ledge. Weathertightness to ground level: Walls parallel to timber restrained by 30mm x 5mm galv. m. s. anchor straps with noggin @ max. 2000mm c/c. engaging 3 m. plasterboard.

FOUNDATIONS AND SLAB
450mm wide 1:3:6 mass concrete foundations min. 1000mm below ground level and to 600mm min. below any level of activity and to invert level of adjacent drains. Foundations to comply with N.H.B.C. Practice Note 4.2.75mm 1:3 cement/sand screed on 3 coats of synthetic dim continuous with dpc on 125mm concrete on 80mm high density Celotex GA3002 floor insulation on 100g polythene membrane on sand bedding on 150mm well consolidated hardcore. U-value of slab to be less than 0.2w/m2k.

DRAINAGE
Copper any existing drains under new building and encase in 150mm concrete New drains to be 110mm dia. U.P.V.C. Omega drain to min. 1:40 fall bedded and surrounded in 100mm pea shingle. Provide r.c. linets over any drain passing through walls or foundations and be 450mm dia. polypropylene Omega 800mm cover. New manholes to be 450mm dia. polypropylene Omega inspection chambers or gullies with roof 25mm R.P.F. air brick for combustion. Sootways where used when s.w. not available to be min. 500mm from any building designed in accordance with B.S. 5307:1985. Ductlet 365. All drainage to be carried out to B.S. 5307:1985.

DRAINAGE ABOVE GROUND
110mm dia. U.P.V.C. soil and vent pipes to terminate min. 200mm above any windows and fitted with durable guard. 110mm dia. U.P.V.C. pipe to we's showers. Wastes greater than 300mm long to have max. 75mm dia. All in accordance with BS EN 12058:2000.

FIRE PROTECTION
Beams encased in two layers of 12.5mm gypsum plasterboard to break joint fitted with a 1mm cradle with 7mm gypsum plaster skim. 100mm dia. clay flue liners to B.S. 1181. All timber treated min. 200mm away from flue and 50mm away from casing to flue. Code 4 lead back gutter, not galv. s.p.c. flashings and choppers to junction of chimneys with roof. 25mm R.P.F. air brick for combustion. Gas fired balanced flue terminals to be fitted min. 300mm from any opening and fitted with spark arrest guard. A notice plate to be provided adjacent to the gas burner 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 tested in accordance with approved document J and the results made available to the L.A. Building Control. All heating and hot water systems must be fully commissioned and 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 provide 5% openings to habitable rooms. Min. 10,000m2 ventilated heads to patio doors and 8000m2 trickle vents to windows. All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.3m2 with a min. aperture of 750mm x 450mm - cell height 900mm above F.F.L.

INTERNAL LOBBY ACCOMMODATION vented by extractor fans ducted to external air. Fan wired to light switch and to run for 20 minutes after light switched off. Bathroom/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 10 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 often to match existing on 38 x 25mm pressure impregnated battens on 100mm x 100mm x 100mm timber joists. 25mm pressure impregnated 150mm fibreglass insulation between joists with 15mm over 500g polythene vapour barrier. 12.5mm plasterboard and skim. Composite pvc ventilators to any sloping insulated ceiling. 25mm continuous vent strip to soffits and cross ventilated in accordance with B.S. 5250:1989. Provide high level roof vents @ 1200mm c/c.

UPPER FLOORS
20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 38mm x 38mm herringbone and string 12.5mm plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over garage shall be fixed 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
Cement C/N3 to openings up to 1800mm C/N4 to wider openings. Min 150mm and bearings.

INTERNAL STUD PARTITIONS
100 X 50mm s.w. stud framing built off 100 x 75mm sole plate. Studwork spaced @ 400mm c/c horizontally and 900mm vertically and 100mm polyurethane insulation with 12.5mm 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 225mm going. 25mm nosings. Total rise of min. Min width 800mm. Min. 2000mm headroom vertically above 250mm. Handrail to be 900mm high above pitch line and 915mm. Max. clear 300mm 90mm. Prior to ordering materials 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 basing. All dimensions must be checked on site immediately before basing. 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	
1 REDDINGS	
WELWYN GARDEN CITY	
HERTFORDSHIRE	
DRAWING TITLE	
PROPOSED SINGLE STOREY	
FRONT EXTENSION	
CLIENT	
MR & MRS M. TEBREZI	
SCALE	
1:50 1:100 1:1250	
DATE	DRG. No.
DECEMBER 2010	01
AMENDMENTS	
A	
B	
C	
Neil Anderson	
Planning and Building Design Services	
PLANNING DEPARTMENT	
OFFICE COPY	
17 FEB 2011	
2011/031	
1a WOODLAND WAY	
OAKLANDS	
WELWYN	
HERTS. AL6 0RZ	
TEL/FAX: (01438) 717854	