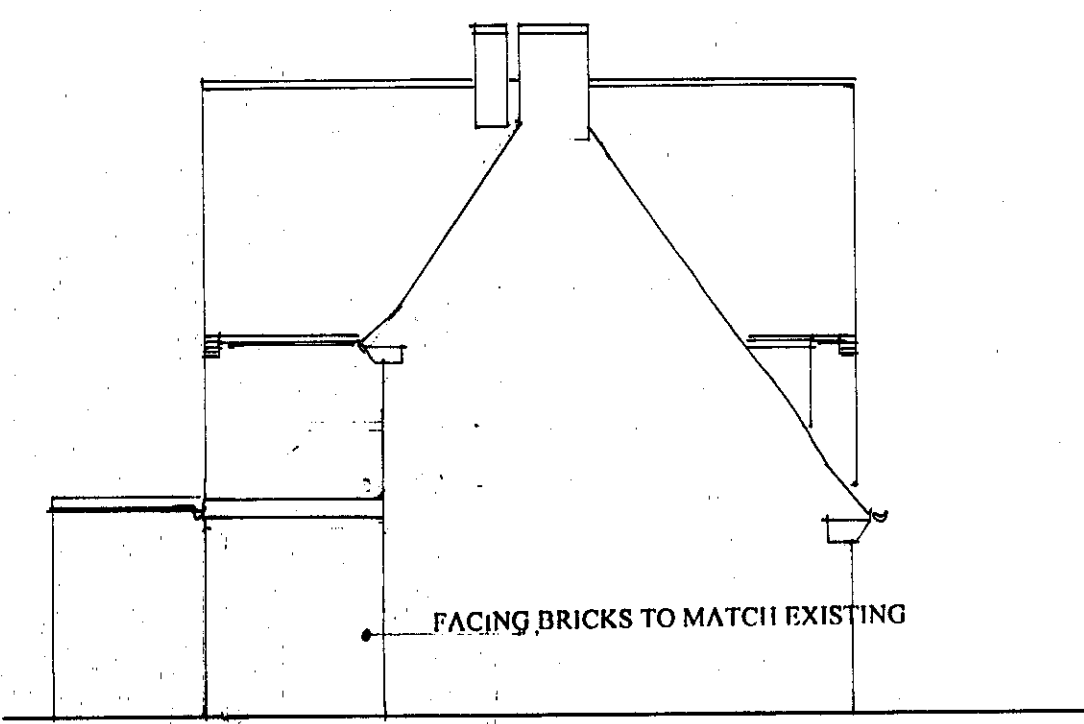


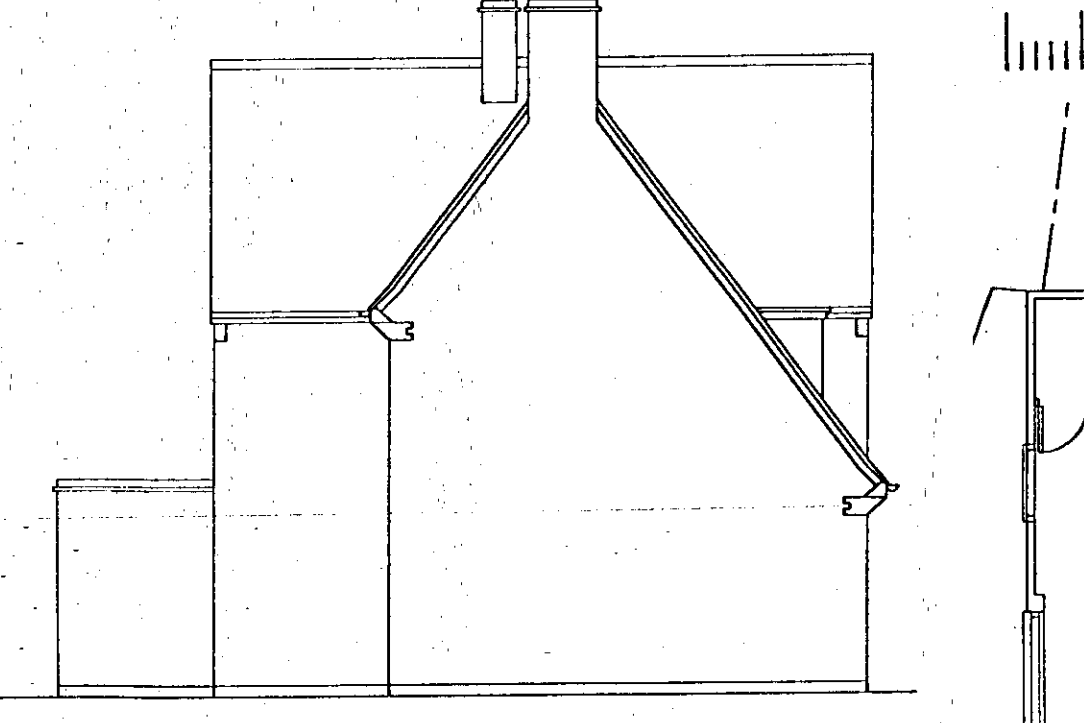
FRONT ELEVATION



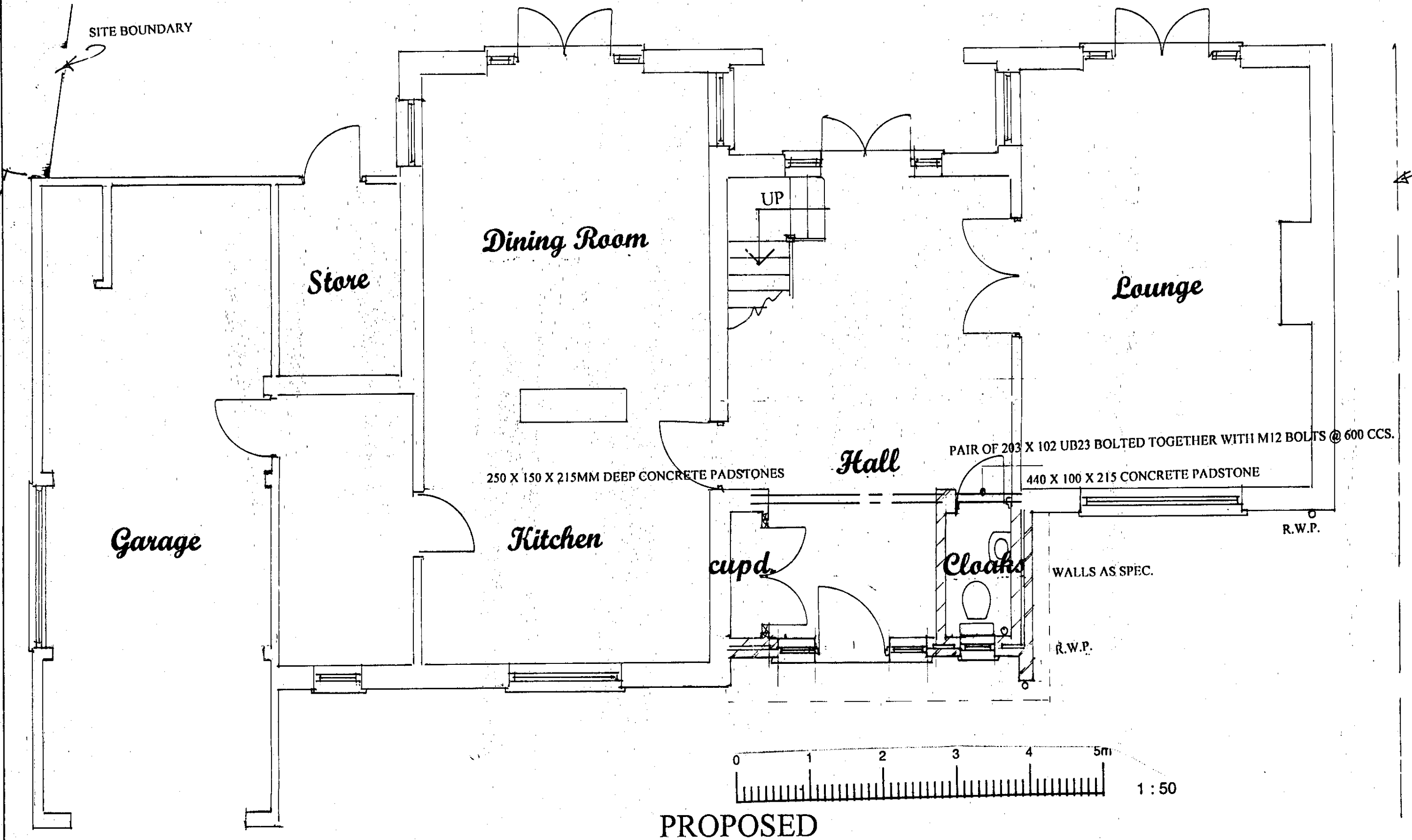
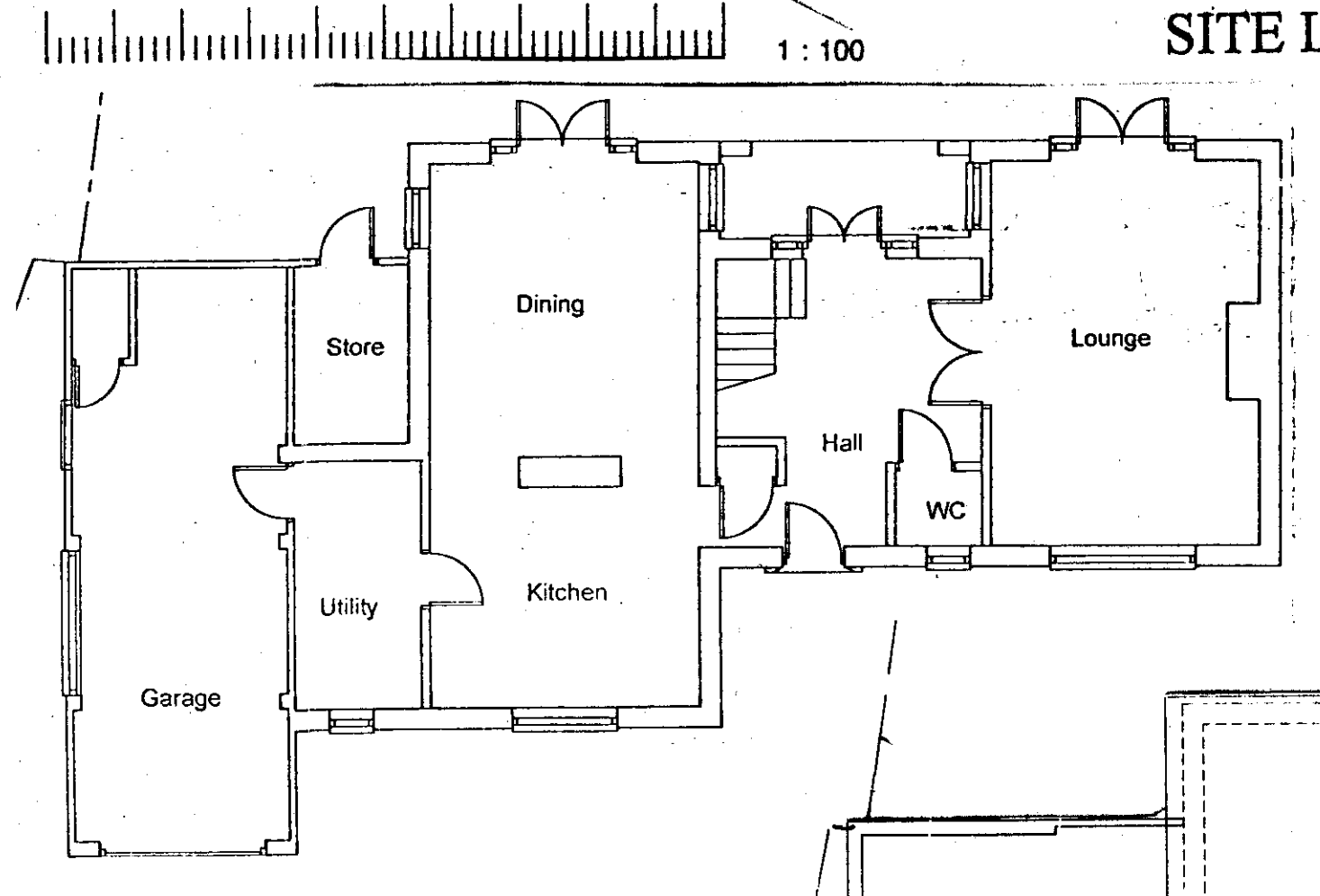
SIDE ELEVATION



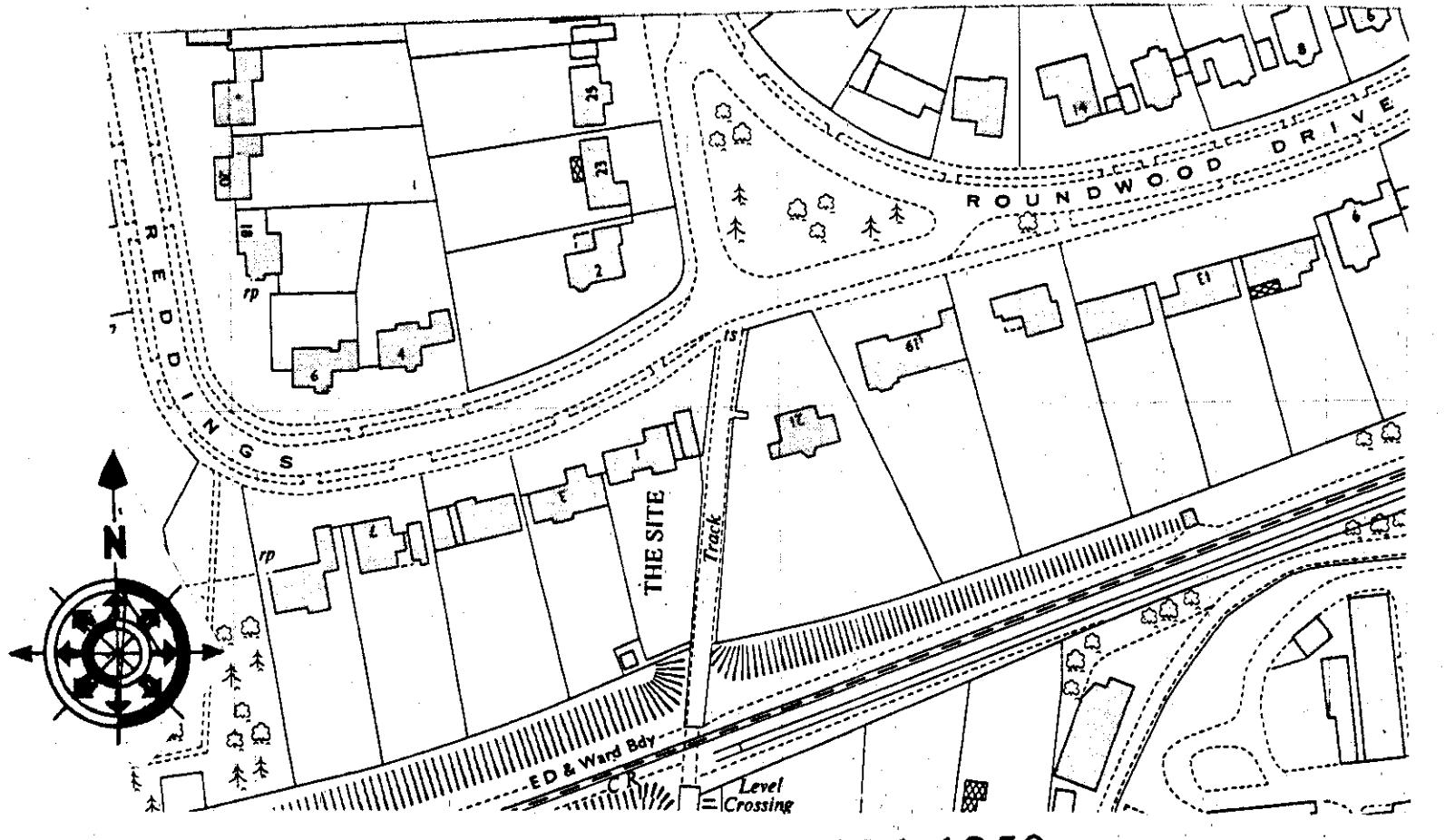
Existing front elevation



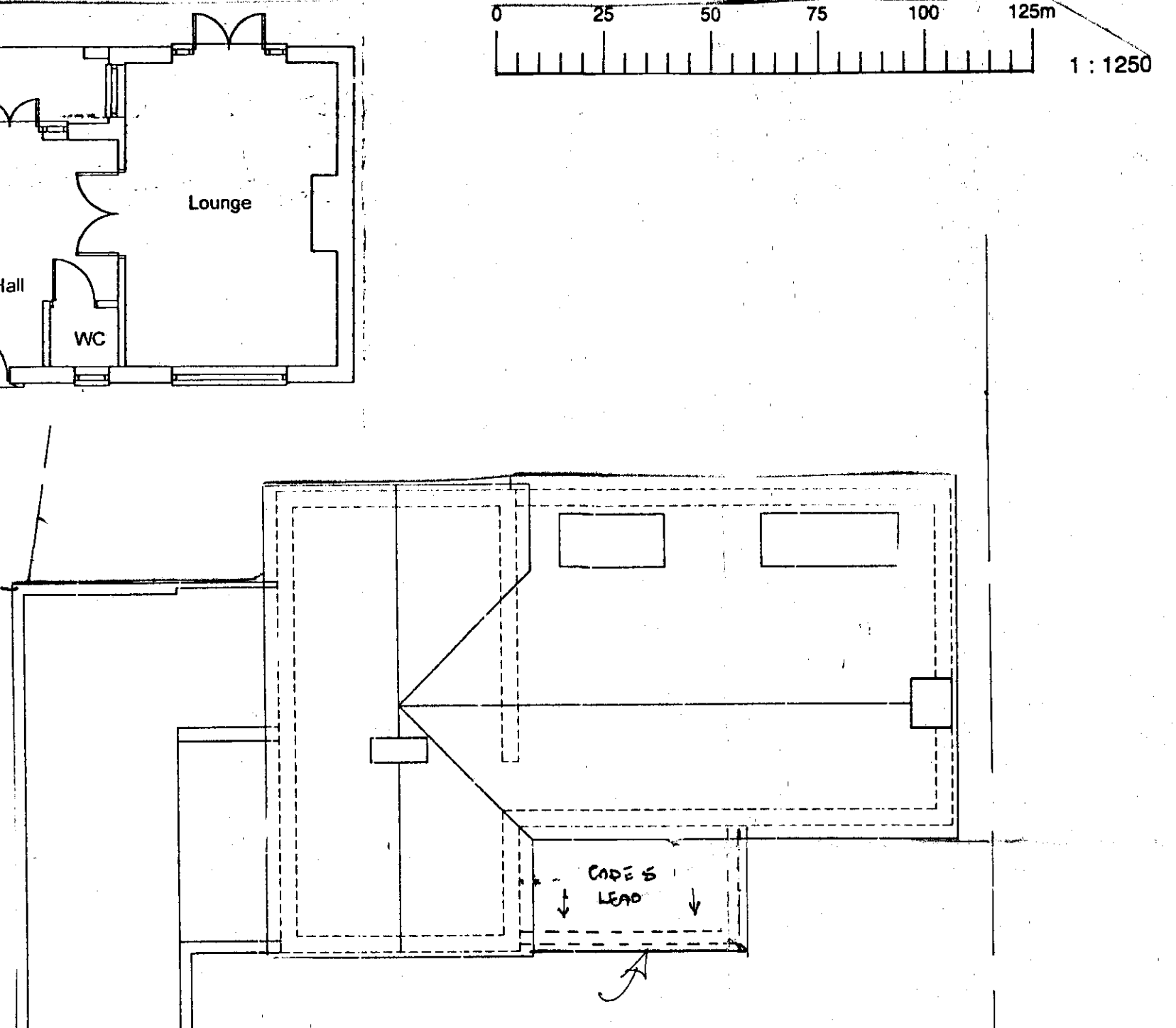
Existing side elevation



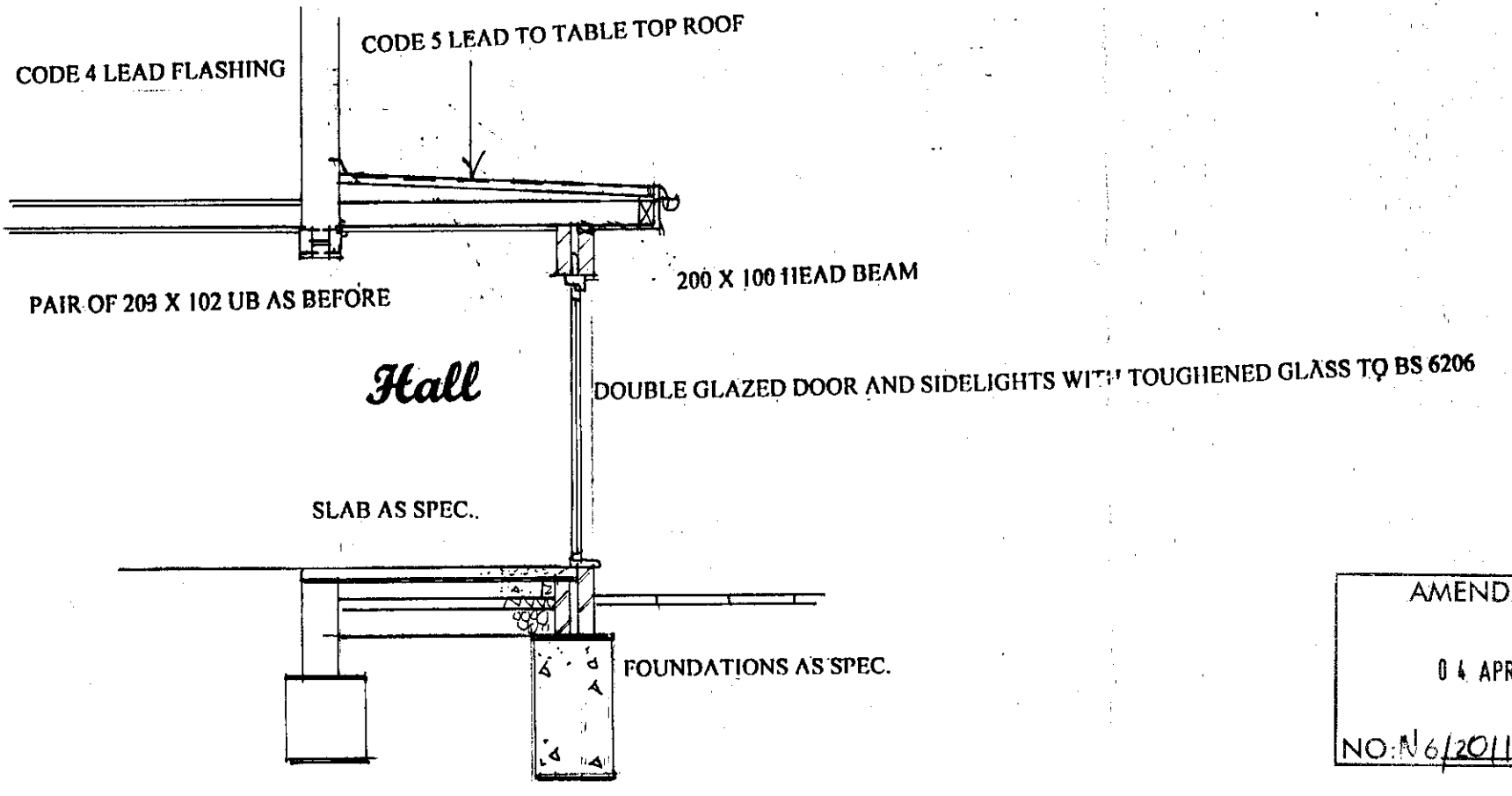
PROPOSED GROUND FLOOR PLAN



SITE LOCATION PLAN 1:1250



PROPOSED ROOF PLAN



SECTION

AMENDMENT  
04 APR 2011  
NO: 6/2011/0313/1/2

**SPECIFICATION AT SIZE PLAN**

**FLAT ROOF CODE 5 LEAD**  
40mm thick rigid insulation (minimum 100mm) on top of concrete slab. 3 layers of bitumen felt to BS 1471 Part 2: 1970 top layer to be high performance felt not laid and built up in accordance with CP 144 Part 3: 1970, 250mm x 50mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.25w/m<sup>2</sup> K in accordance with Part L.

**COLD ROOF:** 19mm plywood decking supported by 140mm x 38mm counter battens @ 400mm c/c. 250mm rigid insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffits.

**WARM ROOF:** 18mm Celotex TD 3185 combined insulation and decking fired to 1.40 fall 12.5mm plasterboard and skim. 150mm up adjoining walls with code 4 lead flashing over 20mm mineralised felt with at least 32 x 25mm drip battens 25mm thick lanalised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

**WALLS**  
Wetroom opening to B.S. 6206 - 1970 on 100mm solid blockwork. Facing brick and bond to match existing 75mm cavity filled with drytherm 32 insulation bats. 100mm calcium silicate block inner skin with 12mm plaster. U-value to wall to be less than 0.25w/m<sup>2</sup> K in accordance with Part L. Thermobrick cavity closed to openings.  
Wall 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. Hybrid horizontal dpc min. 150mm above ground level and 100mm min. top. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor straps with noggin's @ max. 200mm c/c. engaging 3 no. plasterettes.

**FOUNDATIONS AND SLAB**  
450mm wide 1:3:6 mass concrete foundations min. 100mm below ground level and to 800mm below any tree root activity and to invert level of adjacent drains. Foundations to comply with N.H.B.C. Practice Note 4: 2 75mm 1:2 cement concrete on 80mm high density Celotex G3000Z floor insulation on 1200g polythene membrane on sand bedded on 150mm well consolidated hardcore. U-value of slab to be less than 0.22w/m<sup>2</sup> K.

**DRAINAGE**  
Expose any existing drains under new building and encase in 150mm concrete. New drains to be 110mm dia. U.pvc Omega drain to min. 1:40 falls bedded and surrounded in 100mm gas shingle. Provide r.c. bricks over any drain passing through walls or foundations with roof. 200mm x 25mm x 25mm concrete 600mm cover. New manholes to be 450mm dia. polypropylene Omega inspection chambers or pulley with 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 B.S. 6307: 1985.  
All drainage to be carried out to B.S. 6307: 1985.

**DRAINAGE ABOVE GROUND**  
110mm dia. U.pvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. U.pvc soil pipe to w.c.'s 75mm deep seal traps 40mm dia. U.pvc waste to air through the roof. All in accordance with BS EN 12058:2000.

**FIRE PROTECTION**  
Beams encased in two layers of 12.5mm gypsum plasterboard to break point fixed with a timber cradle with 1mm gypsum plaster skim. Provide half hour test ceiling in 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 CHIEKS**  
Paint (impregnated) boarding on 38 x 25mm pressure impregnated battens on breather felt on 5mm sheathing plywood on 100 x 50mm studwork off doubled rafters. 90mm staggered insulation between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashings and square to junctions to roof.

**FIREPLACES AND FLUES**  
125mm thick superinsulated hearth to extend 150mm to sides and 500mm in front of jamb. Provide fixing points for fireguard 200mm dia. Clay flue liners to B.S. 1181. All timber treated min. 200mm away from flue. 60mm double from casing to flue. Code 4 lead back gutter, horizontal dpc flashings and sealers to junction of chimney with roof. 200mm x 25mm x 25mm concrete. Gas fired balanced flue terminals to be fitted min. 300mm from any opening and fitted with gas tight wind guard. A notice shall be provided adjacent to the gas meter. Appliances listed in accordance with approved documents 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/m<sup>2</sup> K. All new glazing in critical areas to be toughened glass to B.S. 6206: 1981 in accordance with Part N. Windows to provide 2% openings to habitable rooms. Min. 10,000lm<sup>2</sup> ventilated needs to patio doors and 8000lm<sup>2</sup> trickle vents to windows.  
All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.33m<sup>2</sup> with a min. aperture of 750mm x 450mm - cill height 900mm above F.F.L.  
Internal toilet accommodation vented by extractor fans ducted to external air. Fan to be 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. Provide high efficacy lighting to new rooms luminous efficacy of 40 lumens per 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**  
19mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 30mm x 38mm haemlocke slating 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. 250mm fibreglass insulation between joists with a skimmed ceiling to provide a 1/2 hour fire protection.

**LINTELS**  
Concrete lintels to openings up to 1800mm C24 to wider openings. Min. 150mm end bearing.

**INTERNAL STUD PARTITIONS**  
100 x 50mm s.w. stud framing built off 100 x 75mm sole plate. Studwork spaced @ 450mm c/c horizontally and 900mm vertically and 100mm polyurethane insulation 190g/m<sup>2</sup> plasterboard with a density of 10kg/m<sup>3</sup> and skim both sides. First floor joists doubled up and bolted together under stud partitions.

**STAIRS**  
200mm rise and 220mm going 25mm nosings. Total rise of min. Min width 800mm. Min. 200mm headroom vertically above 200mm line. Handrail to be 900mm high above pitch line and off landings. Max gap to spindles 99mm. Prior to construction 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 building.  
All dimensions must be checked on site and not just from the drawing. 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 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.