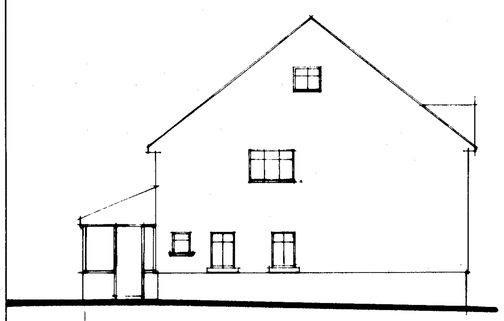
## As Existing



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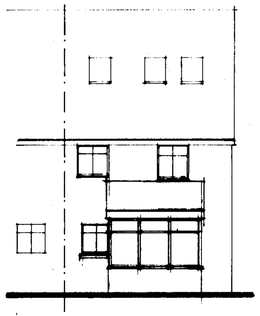

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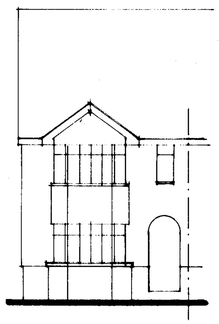

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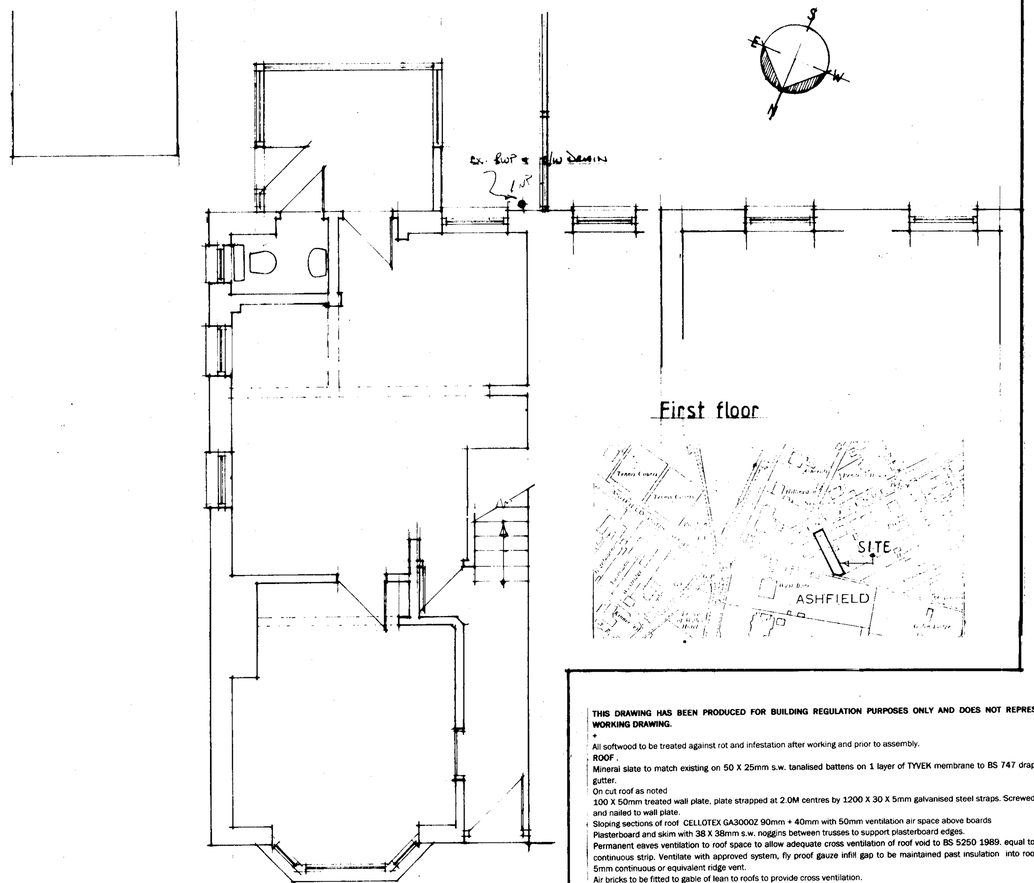



Ground floor




First floor

**THIS DRAWING HAS BEEN PRODUCED FOR BUILDING REGULATION PURPOSES ONLY AND DOES NOT REPRESENT A WORKING DRAWING.**

All softwood to be treated against rot and infestation after working and prior to assembly.

**ROOF .**

Mineral slate to match existing on 50 X 25mm s.w. tanalised battens on 1 layer of TYVEK membrane to BS 747 draped into gutter.

On cut roof as noted

100 X 50mm treated wall plate, plate strapped at 2.0M centres by 1200 X 30 X 5mm galvanised steel straps. Screwed to wall and nailed to wall plate.

Sloping sections of roof CELLOTEX GA3000Z 90mm + 40mm with 50mm ventilation air space above boards

Plasterboard and skim with 38 X 38mm s.w. noggins between trusses to support plasterboard edges.

Permanent eaves ventilation to roof space to allow adequate cross ventilation of roof void to BS 5250 1989. equal to 25mm continuous strip. Ventilate with approved system, fly proof gauze infill gap to be maintained past insulation into roof space 5mm continuous or equivalent ridge vent.

Air bricks to be fitted to gable of lean to roofs to provide cross ventilation.

29mm stained WPB ply fascia boards,

RWP's to be proprietary UPVC 115mm half round. All comply with BS6367 1983 where relevant.

Provide access hatch to each roof space.

All pipes and water vessels in roof void to be insulated to limit heat loss to 90/sq.M. of the surface area of the vessel.

**LEADWORK**

Milled lead sheet to BS1178, - Flashings should be at least Code 4 ( Blue) these should not exceed 1.5M in length they should be tucked into mortar joint or chase 25mm deep and 75mm above tiling level . Provide lead wedges and pointing.

Soakers may be Code 3 (Green)

Fix lead using copper clout nails.

All lead to be fixed in accordance with the Lead Development Association recommendations.

Treat all lead with patination oil after fixing.

**MECHANICAL VENTILATION**

Kitchen: Extract fan capable of extracting at a rate of not less than 60 litres per second or where adjacent to cooker hood an extract fan capable of extracting at a rate of not less than 30 litres per second. Which may be operated intermittently.

**PASSIVE VENTILATION.**

Opening lights to habitable rooms equal to min 5% of floor area.

Windows to habitable rooms to have as standard , trickle ventilators giving a mnimum of 8000 sq mm

## As Proposed

**MATERIALS EXTENSION.**

Roof - Blue / black Mineral slate.

Wall - Smooth red brick base and pebble dash.

Windows. White UPVC.

**ELECTRICS.**

All electrical works to be carried out by Qualified Electrician . New system is to be installed by an accredited Qualified Electrician and must be certified as being in accordance with BS7671.

Before any new work is carried out on the property the existing system is to be checked and passed by Electrician. ( Any remedial work is to be carried out prior to commencement of works.)

**CONTROLS & SWITCHES.**

Switches & socket outlets should be located in an accessible zone between 450 - 1200 mm above floor level in all habitable rooms regardless of where they are located within the dwelling.

**GENERAL**

All new windows to be double glazed with low E argon filled "U" value 1.8

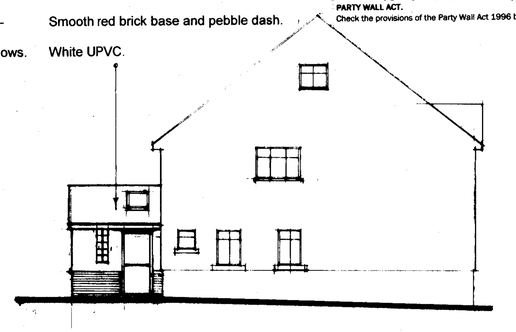
Provide Expelair fans to Bath / WC's

Provide safety glazing to any window if there is glazing between finished floor level and 800mm above FFL

Provide safety glazing to any door below 1.5M from finished floor level.

**PARTY WALL ACT.**

Check the provisions of the Party Wall Act 1996 before commencing work.



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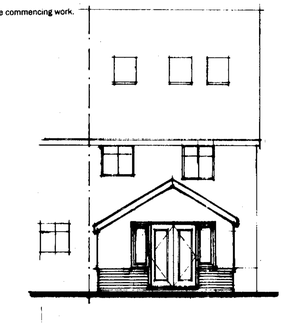

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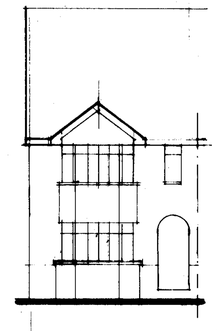

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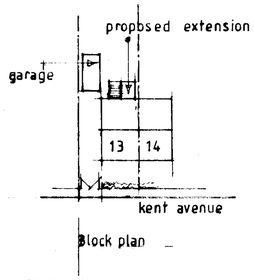



Block plan

**DRAINAGE - FOUL**

Make connection to ex main drainage.

Where drain passes through wall at foundation level, a conc. lintel shall be built into wall to give 50mm around pipe. All drains to be Osma or similar 100mm UPVC falling min 1:80 on 50mm pea gravel or where less than cover exists, pipes to be cased in 150mm min conc. Flexibility of drains where surrounded in conc. maintained by using 13mm fibreboard coinciding with joints.

All MH's to be Osma or when deeper than 900mm to be brick built.

Base of S & V pipe when internally sited, shall be fitted with access plate to base stack and ventilated ridge tile for termination of S & V.

Where S&V is within 3.0M of an opening into the building it is to extend a minimum of 900mm above opening.

WASTE PIPE SIZE - 40mm waste from sink for max 3.0M length

All fittings to have 75mm deep seal traps. No connection to be made to S & V pipe within 200mm below WC branch.

**DRAINAGE - STORM WATER.**

Make connection to ex storm water drain.

**PLAN NOTE - " rwp " rain water pipe , " RE" rodding eye.**

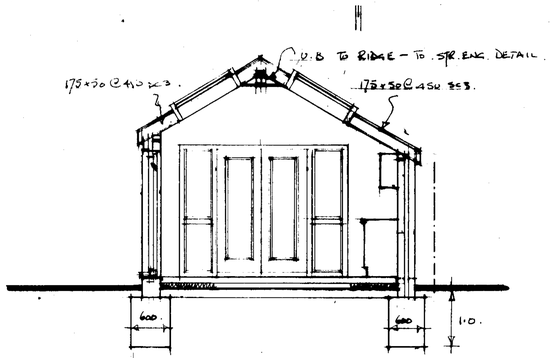
Requirement C2

A vapour barrier to be applied to the sloping roof.

A separation layer of min 500 gauge is to be provided between the ground floor insulation and the concrete slab.

Requirement A1

Structural engineers calculations tio be provided for the ridge beam and beam over opening prior to commencement on site.




Section A-A

**WALLS EXTERNAL.**

**TYPE 1** - Stone paint & render & block as noted 100mm cavity with 50mm residual cavity and 50mm KINGSPAN TW50 urathane board on internal face , 100mm STRANLITE insulating block Lightweight plaster or plaster on dabs. - U value .30

St steel wall ties, to be Catnic BBW 225 for 100mm cavity, spaced 750mm horizontally and 450mm vertically and 300mm at bonded jambs. Ties to be doubled up around openings and corners .

Wall ties to have proprietary insulation retaining clips.

All walls below ground level to be of dense conc. blocks.

Cavities to be filled with weak mix conc. to within 150mm of ground level.

Cavities to be closed at top of cavity walls.

Cavity barriers are required to all party wall/external walls & junctions.

Provide expansion joints as required by Building Control.

**FOUNDATIONS & PREPARATION.**

Site Strip - Excavate over site to a minimum of 150mm below existing ground level.

Foundations to be as noted, to be trench fill 1:3:6 mix. Foundations to bear on good natural ground. NOTE; All dimensions are minimum and subject to ground conditions. All foundations to comply with B.Reg Section 6.0 CP101 & CP 2004

Steps in foundations should not exceed in height the thickness of foundation and lap at least the width of the trench.

To internal load bearing walls provide conc trench fill foundation.

To internal non load bearing walls provide 600mm strip of A252 mesh centred on wall.

Walls to & including dpc min 150mm above GL brick/ dense conc block cavity work set in OPC/sand mortar.

Sleeve services through footings with 50mm min clearance.

**GROUND FLOOR.**

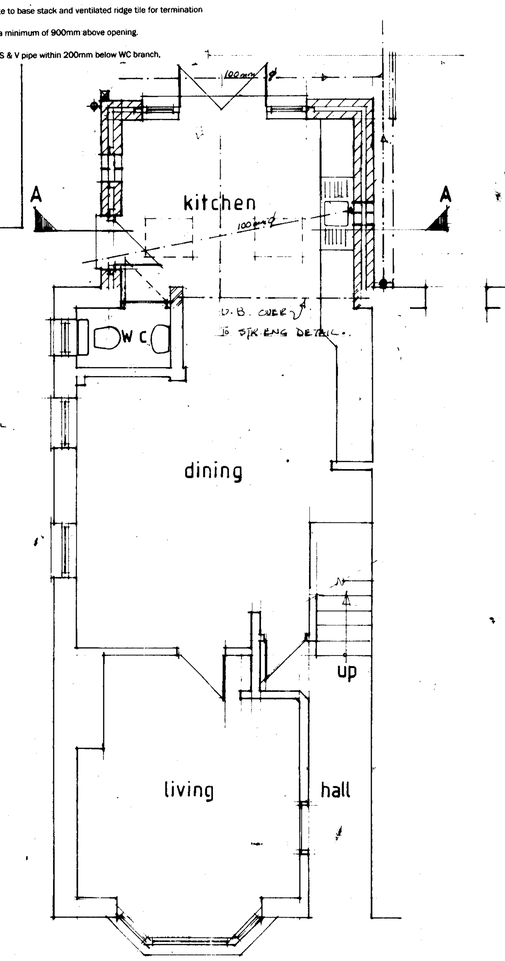
150mm min well consolidated hardcore, Compacted in 150mm layers Depth not to exceed 600mm Sand blinding , 1200 guage polythene membrane ( welted to dpc) 100mm dense urathane GA3065Z CELLOTEX flooring grade insulation, 100mm power floated conc slab. "U" value .22

**RADON PROTECTION. - IF REQUIRED.**

Provide a continuous barrier (1200 guage polythene minimum) across the whole ground floor area , linked to a cavity tray in the external walls . All laps and service entries to be sealed.

**INSULATION.**

Thermal bridging, PART L - Provide DAMCOR vertical insulation to dpc to all windows & doors.




Ground floor

**DPC**

HYLOAD pitch polymer dpc to be placed in all walls at height of 150mm above external ground or paving levels. Provide cavity trays to all external openings and external meter boxes. with stop ends and weep holes over abutment flashings.

DPC's to all cavity closers cills and jambs.

DPC to lintels to extend 150mm beyond ends of lintels.

All DPM's to be lapped by 300mm and DPC's by 150mm.

**LINTELS**

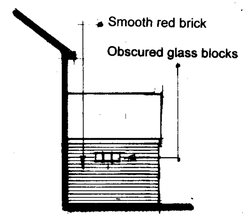
All lintels to external openings to be galvanised mild steel IG or similar ( to BS5977) and approved with 150mm min end bearing provide conc. padstones where indicated or where bearing is less than 150mm.

Internal openings to have IG galvanised steel lintels with 150mm min end bearings

NOTES:

**All dimensions must be checked on site and not scaled from this drawing.**

AMENDED
SE2008/10541F




S West

AREA :- 12.1 M².

| | | |
|---|---|---|
| B. | 3/11/08. | EXTENSION INCREASED BY 500mm. |
| A | 8/07/08. | B. REGS. |
| | Date | Revisions |

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Scale: 1/50 & 1/100.

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Drg. No. 764/1 | Rev. B.

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841 x 594mm A1