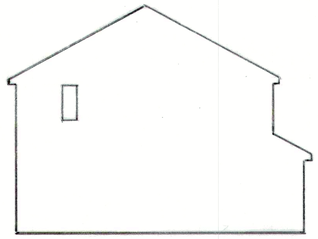
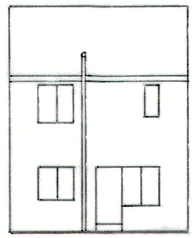


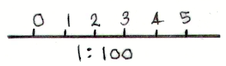
EXISTING FRONT ELEVATION

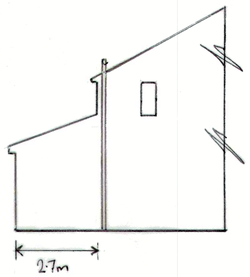


EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

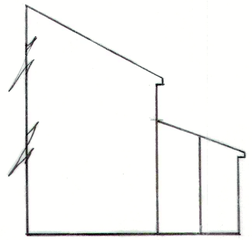




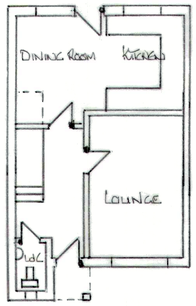
PROPOSED SIDE ELEVATION



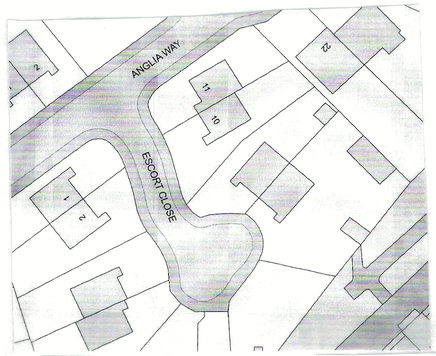
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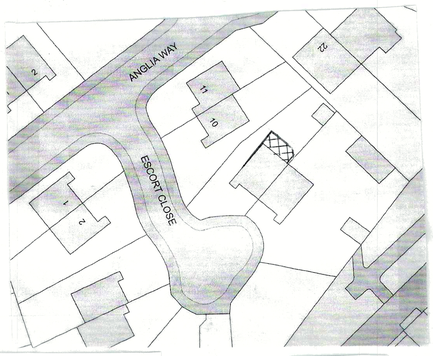
PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



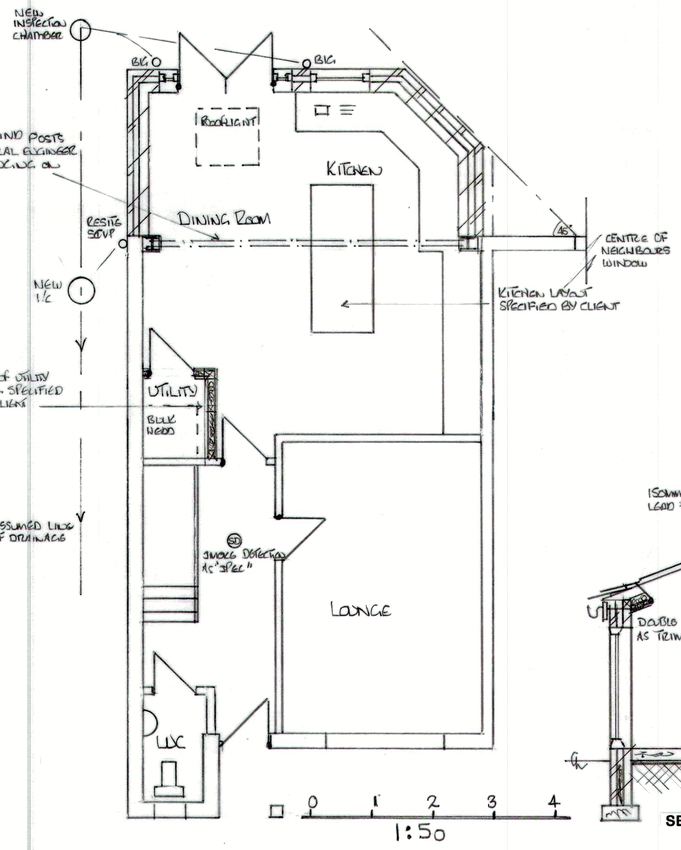
EXISTING



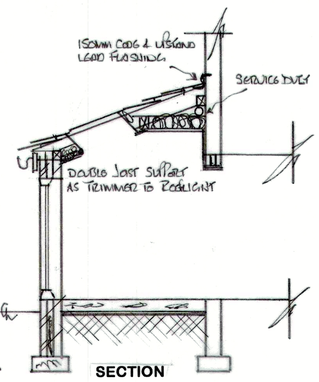
PROPOSED



SITE PLAN



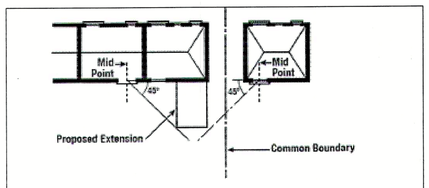
PROPOSED GROUND FLOOR PLAN



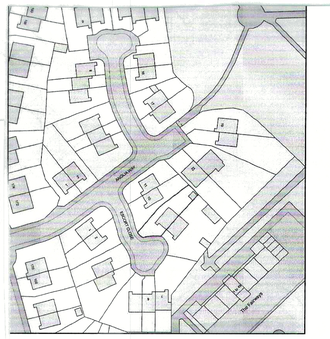
SECTION

45 Degree Rule

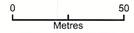
6.23 Extensions need to comply with the 45 degree rule and should be designed so as not to cross the 45 degree line from a neighbour's nearest habitable window. The 45 degree line is drawn in a horizontal plane and taken from the middle of the neighbour's window. The rule is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook. It is principally applied to extensions that project beyond the building line either at the front or rear. The below diagram illustrates this.



Adjoining development should be shown on plan for the proper assessment of the proposal



LOCATION PLAN



Construction Notes

All work to be in accordance with Building Regulations 2001 and amendments. All work to comply with the town &country planning act 1990.Neighbouring consent to be sought for all work on or within 3m of the party wall or fence under The Party Wall Act1996 (2 months' notice required). ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE CLIENT AND AGENT PRIOR TO WORK COMMENCING. ALL NEW STEELWORK TO BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING ON SITE. The contractor to check all sizes and availability of all building materials used in construction. If building on the boundary the adjoining owner's consent should be sought in writing prior to work commencing. New brickwork to be bonded into existing brickwork all to the satisfaction of the D.B.S.D.P.C. to BS747 and a min of 150mm above ground level. D.P.C. to all cavity closures. All elements of structure to be half hour fire resistant. All roofs to be class AA rated, Class 0 to circulation areas and class1 generally to internal surfaces. All roof lights to be AA rated. Stud walls to be constructed of 100x50mm timber with 12.5mm plasterboard and skim both sides. Refuge to be made available on days of collection. Flashings to have min. upstand of 150mm. All timber to be impregnated with suitable approved preservative. If render finish insures bell casts over windows and doors and at D.P.C. level. All structural timber is to be strength graded and stamped DRY or KD (Kiln Dry)

Foundations

Both size and depth of foundations to suit ground conditions and to the satisfaction of the D.B.S. walls below D.P.C. to be in common brickwork filled with weak mix concrete up to ground level. Minimum depth 900mm below finished ground level. Any existing foundations to be exposed and to the satisfaction of Local Authority Building Control. Trench fill foundations are recommended as trench block will not be suitable for wider cavity of 150mm.

External Walls

Brickwork above D.P.C. to be 102.5 mm, colour and texture to the satisfaction of the Planning Department. 100mm cavity filled with 100mm Xtartherm CavithTherm (0,021 W/mK) or 90mm Kingspan Kooltherm K106 Cavity Board Insulation (0.018 w/mk) with 100mm aircrete blockwork (0.15 w/m/k) with 12.5mm plasterboard on dabs. Alternatively, 150mm cavity filled with 150mm Knauf Dritter insulation or similar mineral wool achieving (0.032 w/m/k. Total minimum U-value = 0.18w/m2/k All buttressing walls to have min of 665mm returns on brickwork. Cavity wall to be tied with stainless steel wall ties at spacings of 750mm horizontally and 450mm vertically and increased around openings. Internal wall drylined with 12.5mm plasterboard & skim.

Lintels

lintel's to be by Catnic or similar approved to suit openings and to have a minimum end bearing of 150mm. Provide cavity trays above all openings and where internal wall becomes external wall above first floor level to BS747.

Glazing

All glazing to break in a robust or safe manner and should comply with Part N of the Building Regulations 2001.Safety Glass to BS6206 in the following areas.
Glazing within 800mm of floor level. Glazing in doors within 1500mm of floor level.
Glazing in door side panels within 1500mm of floor level.

Ground Floor (Solid)

65mm sand and cement screed on min of 100mm concrete on 105mm jab lite jab floor premium (or 100mm Celotex GA4000 PIR insulation (0.022 w/mk) ensure 25mm Celotex upstand at screed perimeter) on min 1200gauge visqueen. 25mm insulation to floor edges to prevent cold bridging. D.P.M. lapped with D.P.C. on 150mm sand blinded hardcore to achieve a 'U' value of 0.18 W/MK. If existing house has suspended timber floors. Contractor to continue ventilation through hardcore and bedding with 100mm diameter UPVC pipes.

Ventilation

Windows to have an opening of a t least 1/20 of the floor area. All habitable rooms to have trickle ventilation of 8000mm sq. Non habitable rooms 4000mm sp trickle ventilation. Bathroom to have extract fan to give 15 L/S. Kitchen to have extract fan to give 60L/S or 30L/S cooker hood. Internal WC's or shower rooms to have mechanical ventilation equal to 3 air changes per hour with a 15-minute overrun. Door to have 10mm air gap to allow flow of air. Utility Room to have mechanical ventilation equal to 60 litres/second with 15-minute overrun.

Windows

All new windows should be double glazed with minimum 25mm seal and coated with low emissivity coated or to be triple glazed, (fensa approved) fitted with trickle ventilators. Windows and glazed doors to achieve u value of 1.6w/m2/window openings no greater than 25% of wall area. New windows to have A class energy rating and to be fitted with locks complying with Part P. Windowsill and head heights to match existing house unless otherwise stated.

Central heating.

New or alterations to existing central heating system to be installed and certified on completion by Gas safe registered engineer. Size and location of radiators to be agreed with client prior to work commencing.

Fire Safety

Provide interlinked smoke detection separately wired to its own distribution board. First floor windows to open as escape windows minimum size 850mmx550mm or minimum area of 0.33m sq

Vaulted Roof

Interlocking tiles suitable for pitch on 38x50mm sw treated battens on breathable felt draped over rafters with a minimum 25mm gap above insulation. 145mm Kingspan Thermo Pitch TP10 between 200x50mm C16 grade rafters @ 400mm c/c. Rafters birds mouthed at top onto 150x50mm wall plate and fixed with truss clips. Wall plate bolted to wall. The feet of the rafters also birds mouthed and strapped with truss clips. 100x75mm wall plate strapped at 1.2m c/c. End rafters resin bolted @900mm c/c to prevent shear. Rafters doubled up were trimmed around roof lights. Underside of rafters plated with 18mm WBP plywood screwed to underside to form cassette. 9.5mm plasterboard and skim finish. Were roof lights installed for low pitches of 15degrees use Velux EAW MK04 or similar approved. rafters OR install Actis Super 10+ with 38mm batten and finished in 37.5mm insulate plasterboard to achieve 0.15 wm2.k

Underground Drains

All drains to be to the satisfaction of the D.B.S. and to conform to BS 8301. The contractor is to identify existing drainage system and maintain separate system if applicable. All redundant existing drains to be removed or grubbed up were necessary. Drains within 1m or under the building to be encased in 150mm concrete. If ground floor w/c, ensure a max of 1.5m from the crown of the drain to invert level of the drain. Branch drains over 6m in length required to be vented, 75mm vent pipe to discharge a min of 900mm above highest openable window. Drains to be Hepworth Super sleeve, falls to be 100mm to 1:40 and 150mm to 1;60 Manholes to be constructed of 225mm class 'B' Engineering brick suitably benched on a 150mm concrete base. Inspection chambers to be by Hepworth an to be encased in a min of 150mm concrete new gully's to be back inlet type made roddable. All manholes or inspection chambers positioned inside the building to be fitted with a double seal, screw down cover. Surface water drains to discharge to a soak away subject to a satisfactory percolation test.

Drainage Above Ground

All above ground drainage to conform to BS 5572 and to be tested on site to the D.B.S. satisfaction. S.V.P. to be 100mm and to discharge 900mm above highest openable window and to be fitted with a cage.
All sanitary fittings to have separate connections to the S.V.P. All sinks, baths and showers to have 40mm Deep seal traps and if pipework exceeds 3m, anti-vac traps should be used, shower to be raised on plinth and trap to be accessible. Basins to have 32mm Deep seal trap and if pipework exceeds 1.7m, anti vac traps to be used. All pipework to be insulated. Minimum of 100mm H/R gutter with 63mm downspout to be clipped at 1m C/C and laid to a fall. All basins to w/c must have a supply both hot and cold water.

Electrical

All new electrical work to be certified by a NICEIC electrician or by a competent person complying with Part P. Provide energy efficient lighting to all new fittings. 3 double sockets to ground floors habitable rooms. 2 double sockets to bedrooms. Kitchen to be specified by kitchen installer. Provide energy efficient lighting to all new fittings.

ADDRESS: 9 ESCORT CLOSE,L25 9SU

PROPOSAL: SINGLE STOREY EXTENSION AT THE REAR.

SCALE: 1:50, 1:100, 1:1250,1:500
DRAWING NO 1