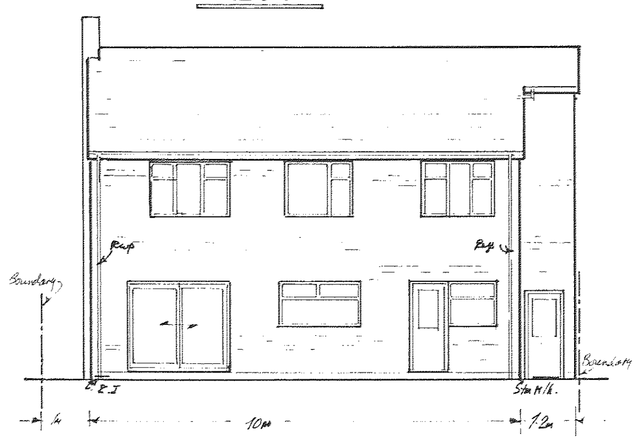
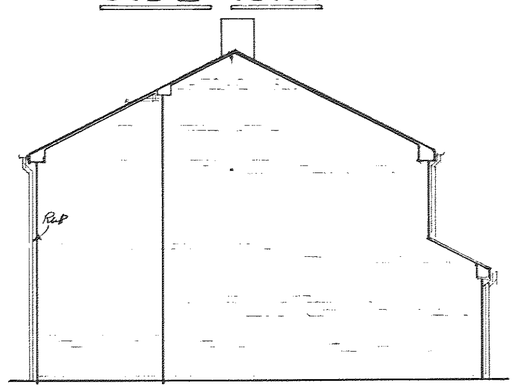
# EXISTING ELEVATIONS

DEVELOPMENT SERVICES
- 7 JAN 2008
RECEIVED

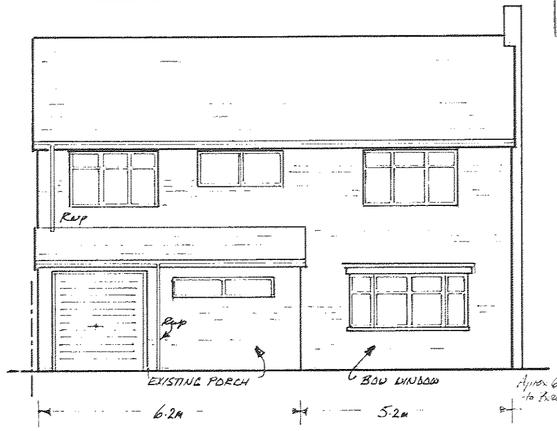
## REAR



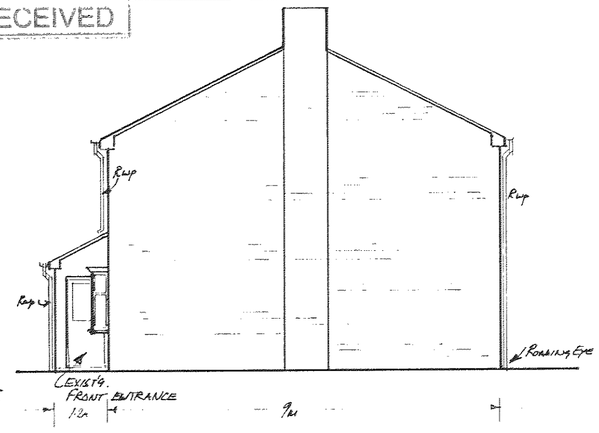

## SIDE (sth)




## FRONT

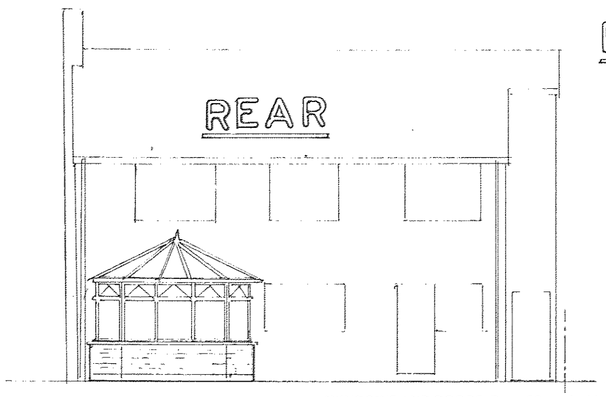



## SIDE (nth)

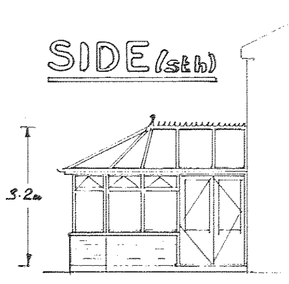



# PROPOSED ELEVATIONS

## REAR

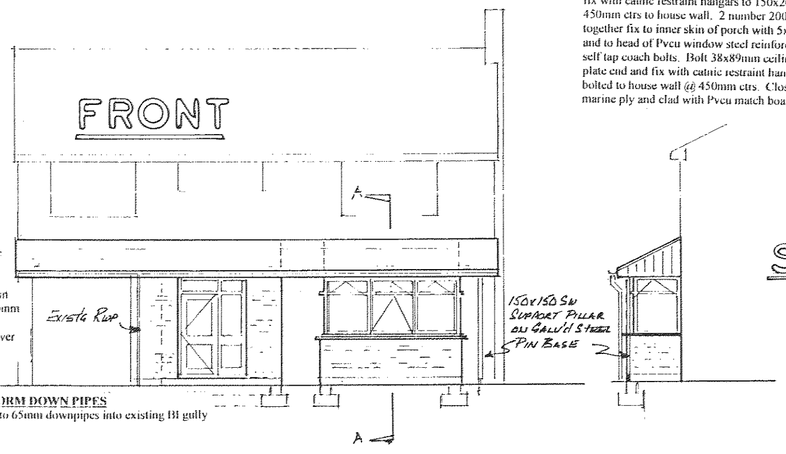



## SIDE (sth)

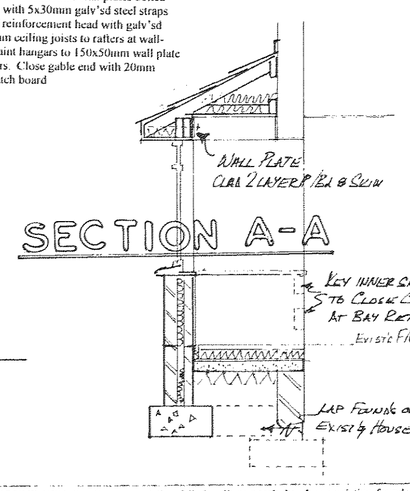


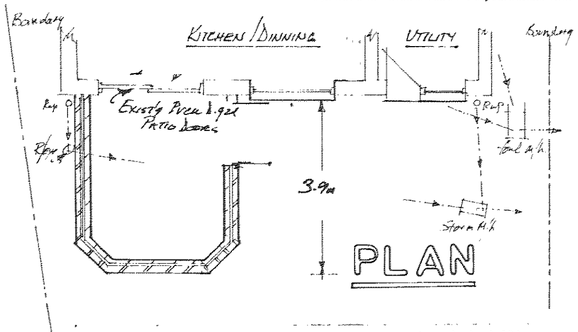
**ROOF VOIDS** Build up window and porch return walls into roof void(blockwork or min 19mm marine or treated ply) line internal face with 100mm ISO 90 insulation slab. Fill over window frame external soffits with 100mm ISO90 slab to avoid cold bridging. Lay100mm Rockwool slab between ceiling joists and 150mm cross laid over to min depth 250mm at porch and bay ceilings. Pvcu soffit and facia with over eaves continuous vent equiv to 4000mm².

## FRONT

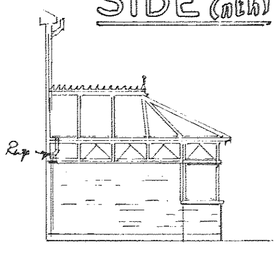


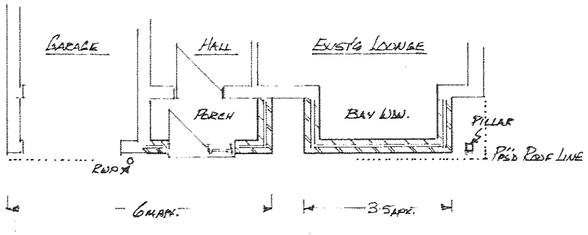

**ROOF CONSTRUCTION** Red Marley cement tiles on breathable felt (as existing) with lead flashing to wall joint on 38x89mm rafters, fix with catnic restraint hangars to 150x20mm wall plate bolted at 450mm ctrs to house wall. 2 number 200x50mm wall plates bolted together fix to inner skin of porch with 5x30mm galv'sd steel straps and to head of Pvcu window steel reinforcement head with galv'sd self tap coach bolts. Bolt 38x89mm ceiling joists to rafters at wall-plate end and fix with catnic restraint hangars to 150x50mm wall plate bolted to house wall @ 450mm ctrs. Close gable end with 20mm marine ply and clad with Pvcu match board




## SIDE (nth)




**WINDOWS AND DOOR** Pvcu Door and side panel 20mm double glazed to BS6206 (toughened or laminated glass) All windows Pvcu, 20mm air gap with soft coat 'e-glass to BS6104, fitted with min 8000 m² trickle vents. Foam fill all voids over lintels to avoid cold bridging, line vertical cavities with 'dampcor' insulation strip lapped over continuous DPC at door openings. Fit frames on compressible rubber strips and mastic point all external exposed edges

**WINDOWS AND DOORS**. Doors 20mm double glazed to BS6206 (toughened or laminated glass) All windows Pvcu, fitted 20mm air gap with soft coat 'e-glass to BS6104, fitted with min 8000 m² trickle vents. Polycarbonate Roof panels bead glazed to reinforced roof bars

**GUTTERS AND STORM DOWN PIPES**
100mm Pvcu gutter into 65mm downpipes into existing BI gully

**FOUNDATIONS** Min 600 x 300 strip found (3.5Kn concrete) to min depth 500mm
**UNDERGROUND PIPES at CONSERVATORY** If invert level of storm pipe is under 700mm below ground level, protect with min 100mm concrete haunching Over top and each side with 100mm pea gravel under
**WALLS** Cavity wall construction, 3.5Kn concrete block up to min three course semi-engineering brick to min 150mm above ground level. Lean mix concrete infill to cavity to max 250mm below continuous DPC. Outer skin Facing brick closest match to existing. 78mm cavity and rockwool slab insulation with 100mm Ld concrete block inner skin, cavity ties @ 900mm ctrs horizontally and 400mm ctrs vertical staggered. All inner faces spot and dab with continuous dabs at board edges and plaster finish
**FLOORS** 200mm inert ballast laid in 50mm compacted layers sand blind under 1200Gge DPM lapped up external walls and over continuous DPC. Lay 100mm ISO90 Slab over DPM, lap up external walls min 25mm thick to DPC level. 100mm oversite concrete with min 50mm sand/cement screed over to Finished Floor Level as house floor

**FOUNDATIONS**. Remove existing failed walls to porch, break out existing foundation and clear all rubble to trench bottom to min depth to lap over house foundation at porch and bay returns or to firm trench bottom . Min 700 x 300strip found (3.5Kn concrete)
**WALLS** Cavity wall construction, 3.5Kn concrete block up to min three course semi-engineering brick to min 150mm above ground level. Lean mix concrete infill to cavity to max 250mm below continuous DPC. At bay returns, comb and key inner skin blockwork to existing to close cavity. Fir-fix outer skin (Facing brick closest match to existing). to existing brickwork 78mm cavity and rockwool slab insulation with 100mm Ld concrete block inner skin. cavity ties @ 900mm ctrs horizontally and 400mm ctrs vertical staggered. All inner faces spot and dab with continuous dabs at board edges and plaster finish..
**FLOORS** 200mm inert ballast laid in 50mm compacted layers sand blind under 1200Gge DPM lapped up external walls and over continuous DPC. Lay 100mm ISO90 Slab over 1200 Gge DPM, lap insulation up external walls min 25mm thick to DPC level. 100mm oversite concrete with min 50mm sand/cement screed over to Finished Floor Level as house.
*Note: Re-positioned Radiator feed pipes to be not more than 50mm below F/flr level*

**ELECTRICAL INSTALLATIONS**
Lighting to be min 40 Lumens. Electrical installation to be carried out by a person registered with a competent person scheme and self certification scheme for installers who can do all electrical works to part M. *(Electrical Safety)* It shall be designed, installed, inspected and tested by a person competent to do so. Prior to completion, a BS7671 electrical installation certificate shall be issued to Building Control.

**Builders Note: All sizes and materials to be used in the whole of this proposal to be verified on site before commencement of work and any proposed changes either material or design shall be deposited in writing to the appropriate Planning or Building Control Officer before commencement of work for written approval. Notice of any proposed changes, design or material specification or any extra charges as a variation from the agreed written quotation shall be given in writing to the client for approval before construction or installation. Failure to do so will invalidate any extra's charged on the final invoice. Failure to comply with the approved quotation, drawings and additional documents will hold the builder responsible for any costs incurred to remedy these faults or non compliant work. Final stage payment will not be paid until satisfactorily 'Signed Off' by Building Control or until such time that remedial work has been completed to client or Local Authority satisfaction. .**

**PROPOSED ERECTION OF CONSERVATORY-RE-BUILD EXISTING PORCH &EXTEND ROOF WITH BAY UNDER**

**Site Address:** 35 Blackburne Road, Barwell, Leics, LE9 8EN

**Scales:** Elevations and plans 1:100 Section: 1:500 19/12/07

Client: Mr G Pratt. **Dwg No GP/0712/004**

*Drawn by Plan Management Services© Barwell.01455 444981 (MJS)*