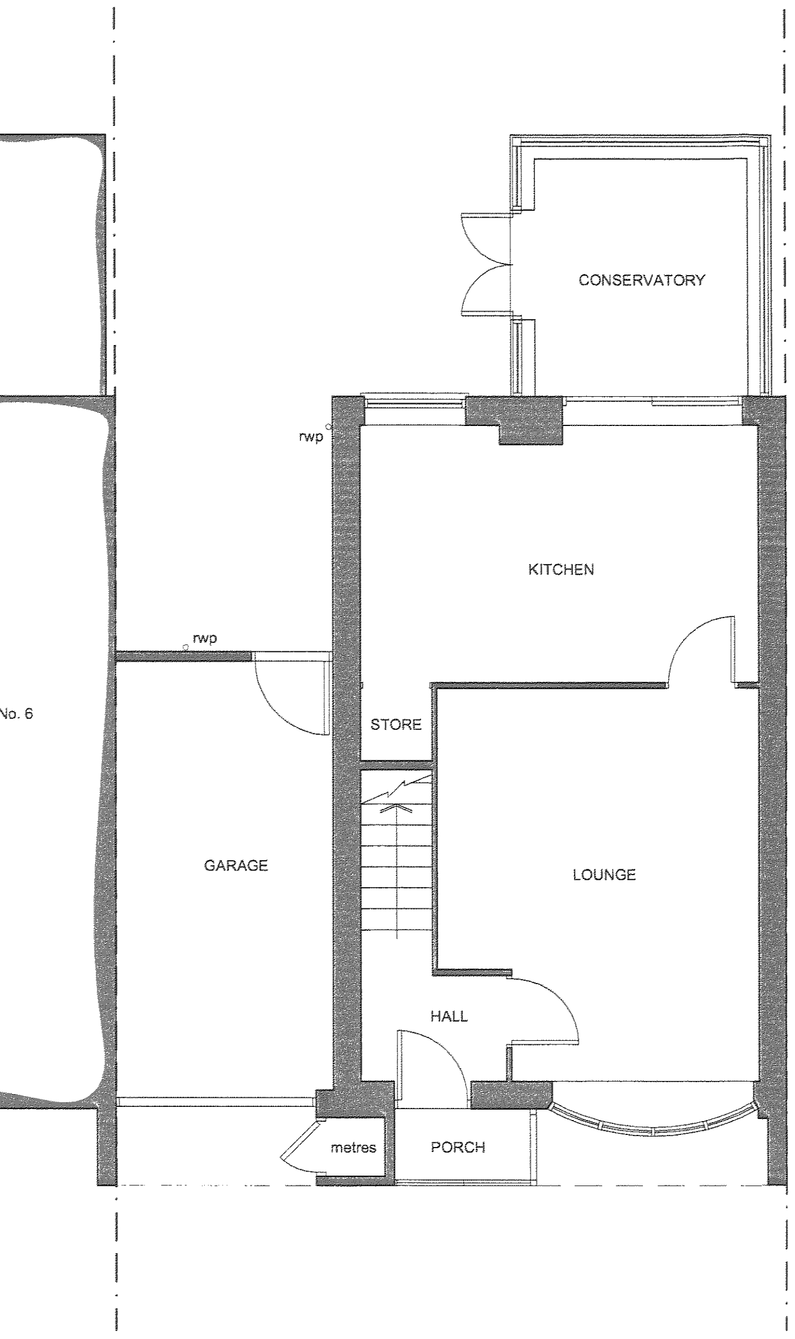
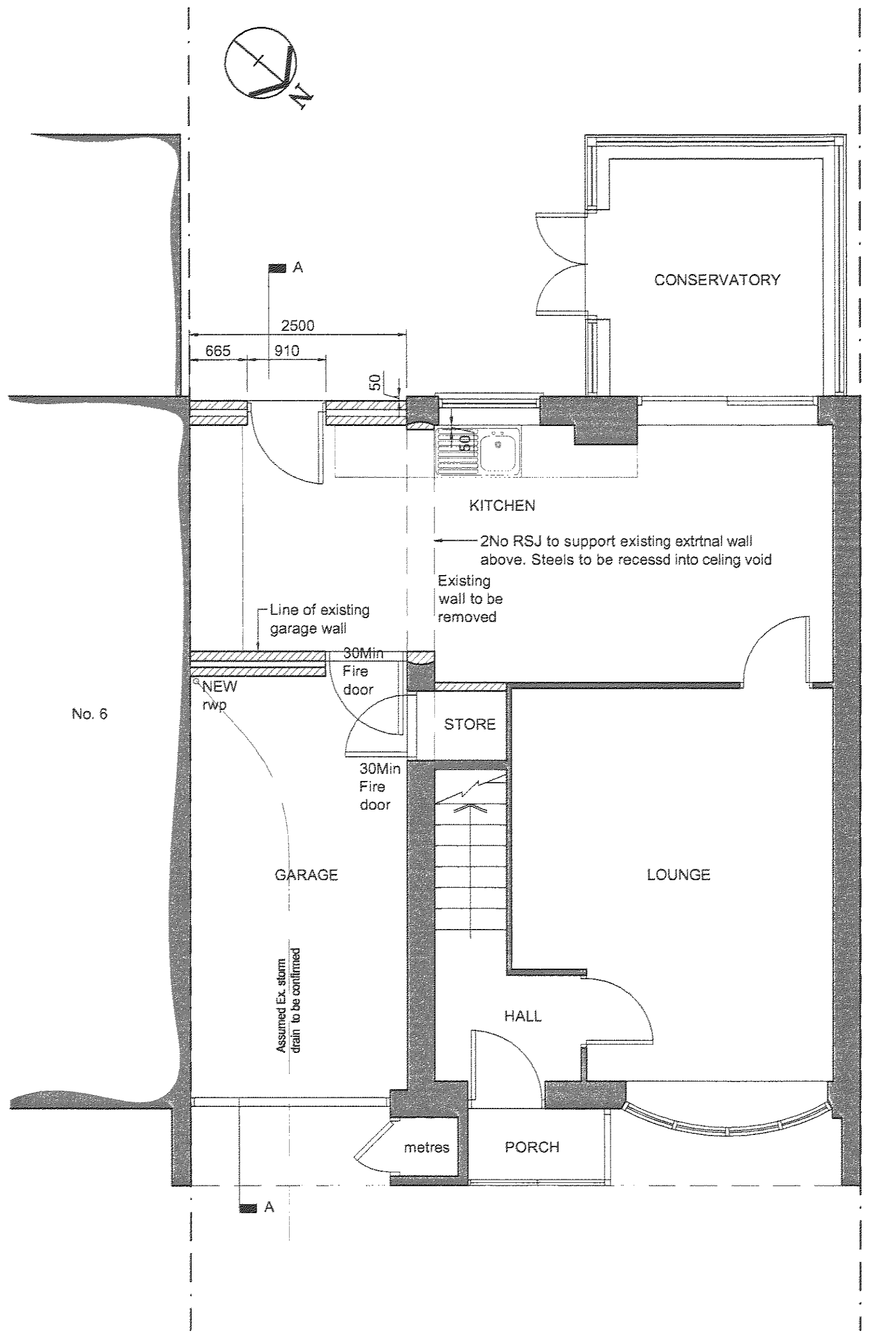


GROUND FLOOR PLAN - EXISTING
1:50

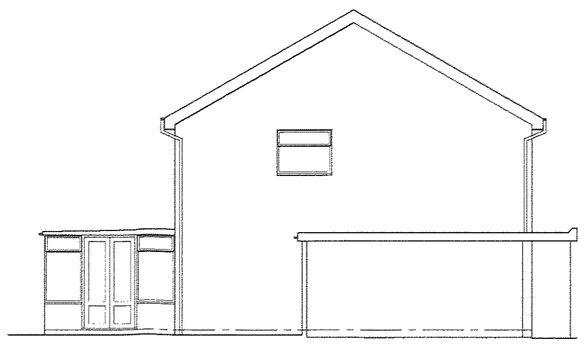


GROUND FLOOR PLAN - PROPOSED
1:50

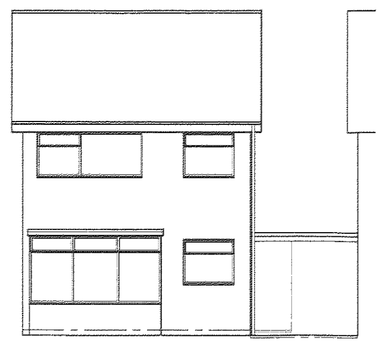
EXISTING ELEVATIONS
100



FRONT ELEVATION

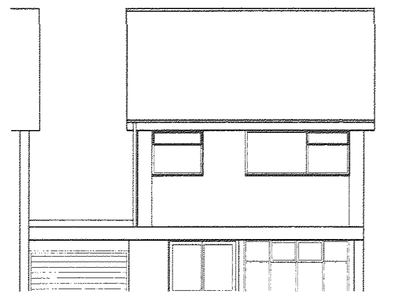


SIDE ELEVATION

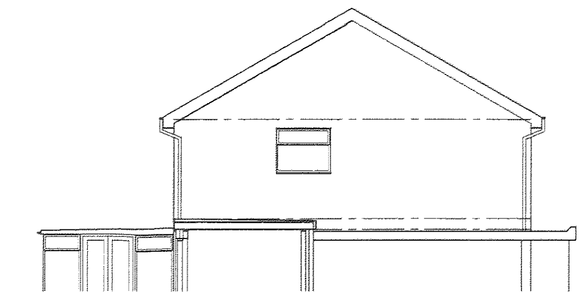


REAR ELEVATION

PROPOSED ELEVATIONS
100



FRONT ELEVATION



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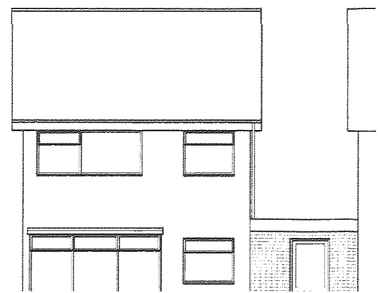
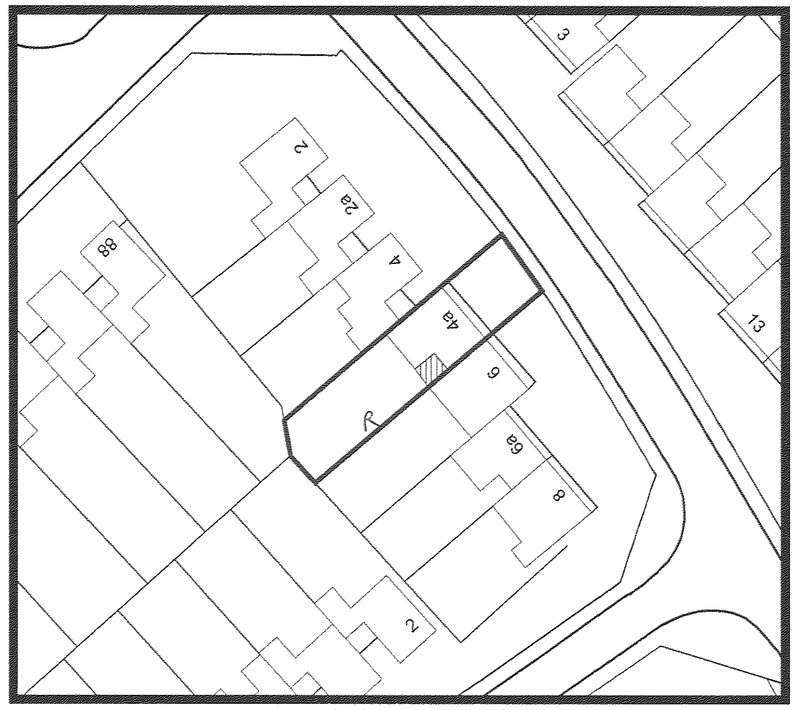
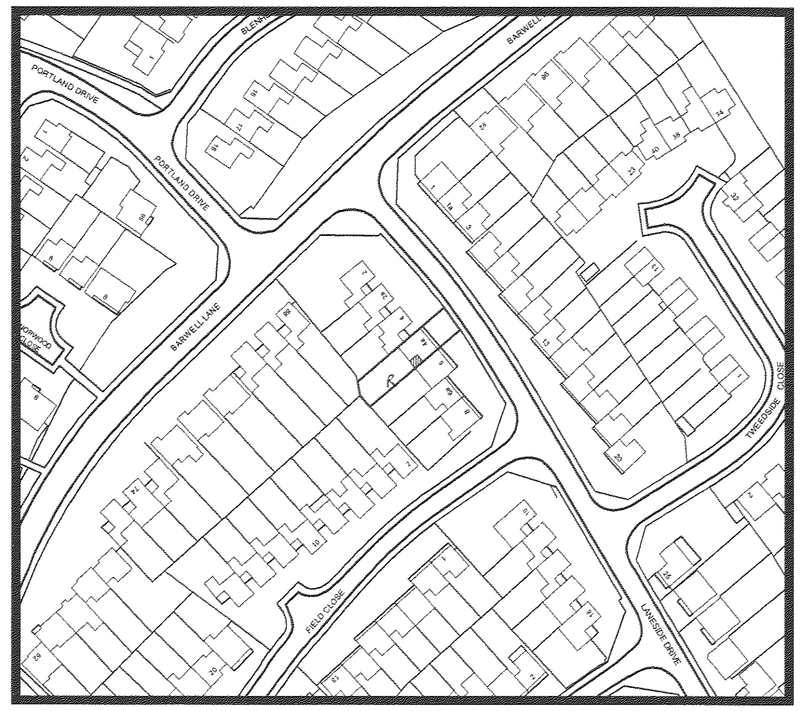


REAR ELEVATION



BLOCK PLAN
1:500



SITE LOCATION PLAN
1:1250

SPECIFICATION:

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls, 700mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising 500mu. ASTOS d.p.c. to internal and external leaf. 100mm concrete floor slab on 2 No. layers 38mm rigid insulation board to give a max. U-value of 0.25W/m²°C on 300mu. d.p.m. lapped into horizontal d.p.c. 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Exclude insulation board to garage floor construction. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector.

WALLS
Externally of 280mm cavity construction comprising 100mm outer leaf of facing brickwork, 80mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance). DRI-THERM or similar insulation to cavities. Cavity ties to BS1243 at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 13mm two coat plaster system - all to achieve maximum 'U' value of 0.35W/m2 degC. Internal ground floor walls of 100mm load-bearing blockwork with 2 coat plaster system each side. Studwork partitions of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivelant to 10kg/m3) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side. (Make allowance for movement joints as per manufacturers details)

PARTY WALLS
Finished with 15mm Gyproc wallboard or similar approved - each sheet of min. mass per unit area 10kg/m². All internal masonry walls abutting party wall construction to be constructed of blockwork with a min. mass per unit area of at least 120kg/m² excluding finish.

OPENINGS
All cavities to be closed at eaves with blockwork and around openings with proprietary insulated cavity closers incorporating d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

STEELWORK
Steel work as indicated to Structural Engineer's details and calculations. 2 courses Class A engineering brickwork as padstone, 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum 1/2 hr. fire resistance.

FLAT ROOF
2 layers built up roofing felt system by specialist on Celotex TD2075 insulation board secured to 145x47 flat roof joist at 450mm centres. 12.5mm plasterboard and skim coat ceiling all to form warm deck construction and to achieve a min "U" VALUE OF 0.25W/m²°C. Provide firring strips laid to fall at min 1 in 80 to suit. Ensure min 150mm upstand at perimeter, all in accordance with manufacturers handbook.

DRAINAGE
New foul and storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

BOILER
Wall mounted gas boiler as indicated, flue to terminate minimum 300mm from any adjacent opening (where oil fired boiler is to be used 600mm from openings) and in accordance with Gas Board Regulations and Guidelines. Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling. Provide and supply commissioning instructions to end user

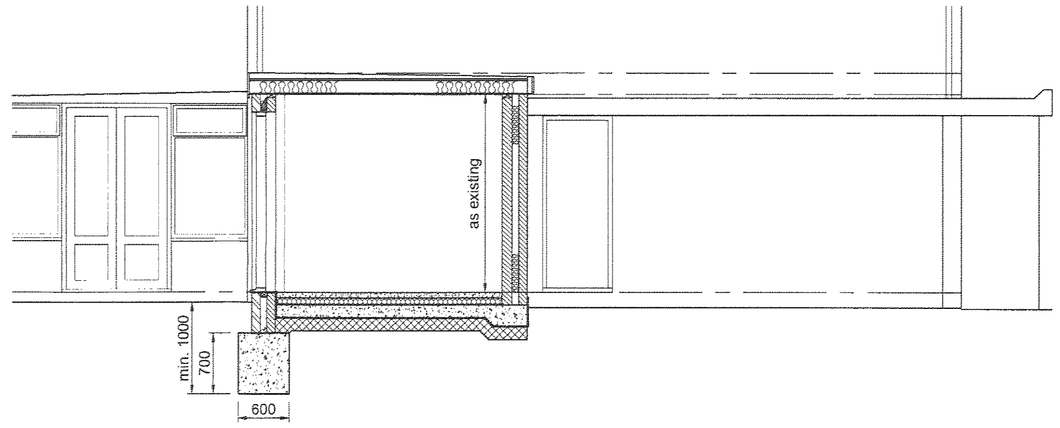
HEATING EFFICIENCY
Minimum Boiler SEDBUK rating not less than the appropriate entry below:

Central Heating System Fuel	
Mains Natural Gas	78%
LPG	80%
Oil	85%

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT WATER STORAGE



Section A-A
1:50

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes. New waste connections to air admittance valves having rodding eye and access point at base.
Sink, Bath and Shower . . . . . 38mm waste and 76mm trap
Wash Basin . . . . . 32mm waste and 76mm trap
W.C. and Cistern . . . . . 100mm branch connection
All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

VENTILATION
Back ground ventilation to habitable rooms to be equivalent to 8000mm². (4000mm² to Kitchen, Utility Room, Bathroom, WC, En-Suite and Conservatories).
Mechanical ventilation to be equivalent to . . . .
. . . 60 litres / second to Kitchen via cooker hood.
. . . 30 litres / second to Utility Room.
. . . 15 litres / second to Bathrooms / En-Suites.
. . . 6 litres / second to W.C. (with 15 minute over run).

SMOKE ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with B.S. 5446 Part 1.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'. All new dwellings must be given an energy rating, using the Standard Assesment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
FOR EXTENSIONS AND ALTERATIONS:

Rev	Details	Date

DESIGN

Old English Architectural Ltd
BUILDING DESIGN SERVICES
37 MANOR ROAD DONINGTON LE HEATH COALVILLE LE67 2FU
TEL: 01530 833246 MOBILE: 07957 553639 e mail. office@oea.me.uk

Client	Mr & Mrs Middleton
Project	4A Laneside Drive, Hinckley
Title	Proposed Kitchen Extension Details

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