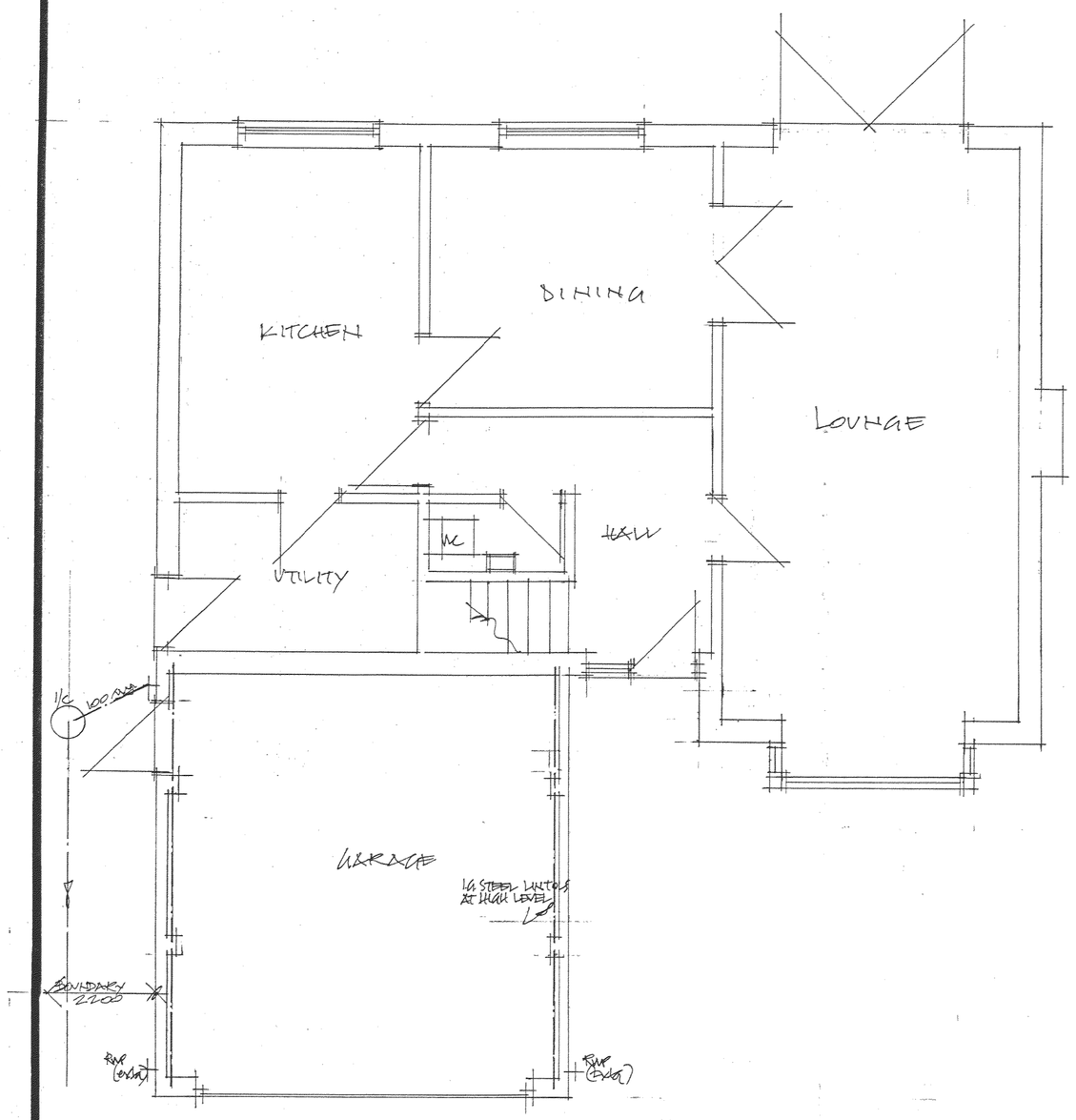
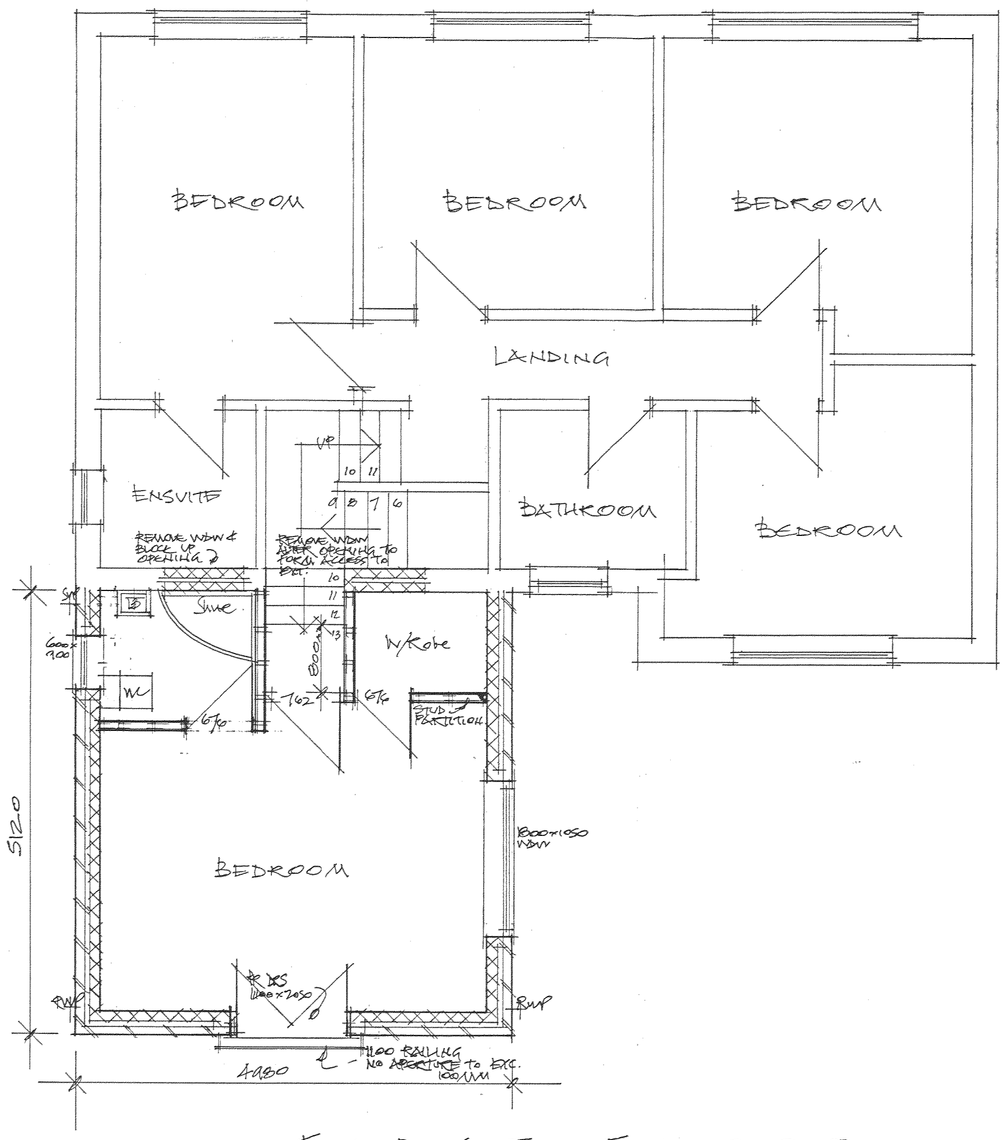


GROUND FLOOR



FIRST FLOOR



FRONT



SIDE (facing 1)

SIDE (facing 3)

ELEVATIONS

FOUNDATIONS; Where walls are to be raised expose and inspect existing foundations to confirm suitability to support additional loads. If necessary strengthen/underpin foundations as required by Building Inspector.

EXTERNAL WALLS; Cavity wall construction with external skin in facing bricks to match existing. 100mm cavity with stainless steel ties at 750mm horiz. and 450mm vert. c/cs, Cavity ties within a distance of 225mm of openings to be spaced not more than 300mm apart vertically. Dritherm Full Fill insulation (Or similar) insulation to give 'u' value of 0.30., 100mm insulating block internal skin *(Celcon Solar or Thermalite Shield 2N)* and 2 coat lightweight plaster finish/dry lining. All cavities to be closed with thermabate cavity closers incorporating DPM. Provide IG (Or similar) insulated steel lintols over all openings. Ensure cavity insulation is continuous with roof insulation at eaves level. New walls tied to existing with stainless steel wall starters.

EXTERNAL DOORS/WINDOWS; To match existing, UPVc construction double glazed with 16mm air gap and a 'soft' low-E coating to give average 'u' value of 1.80W/m². All windows to be fitted with trickle vents 8000m². Bedroom to have escape window having clear unobstructed openable area of not less than 0.33 sq m. No side to be less than 450 mm in length. Bottom of openable area to be not more than 1100 mm and not less than 800 mm above the floor. All openings in structure to be fitted with draught excluders. All joints between windows/doors and blockwork to be sealed in accordance with Approved Document L of the Building Regulations Paragraphs 1.30, 31 and 32. Window/door frames to project a minimum of 30mm beyond cavity.

ELECTRICAL INSTALLATION; Electrical installation to comply with the requirements of Approved Doc. P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so, and that prior to completion of the work, an appropriate BS7671 Electrical Installation Certificate will be issued to the Council for the work by such a person. Provide minimum of 25% of new light fittings to comply with section L1 of the Building Regulations. Lamps to have luminous efficacy greater than 40 lumens per circuit-watt.

ROOF CONSTRUCTION; Roof tiles to match existing on treated softwood battens and untearable breathable felt. Roof construction to comprise Roof construction to comprise prefabricated softwood roof trusses at 600mm c/cs to comply with BS 5268:Pt3:1985 and fixed/braced in accordance with manufacturers instructions. Face underside of first floor ceiling with 12.5mm plasterboard and skim and incorporate 270mm insulation in two layers with 100mm bottom layer laid between ceiling joists and 170mm upper layer laid over ceiling joists. Roof insulation to be continuous with cavity wall insulation. 75mm x 100mm softwood wall plate strapped to wall at 2 metre c/cs. Fascia and eaves boarding all to match existing and incorporating continuous eaves vent with ventilated gap equal to 25mm wide continuous gap along perimeter. Form valley gutters with 19mm x 225mm valley boards and code 4 lead lining dressed beneath roof tiles. Lead to be 425mm (Min) wide and no length of lead to exceed 1500mm long.. All lead to be fixed in accordance with lead association recommendations.

FIRST FLOOR CONSTRUCTION; 22 mm T&G floor boarding on 75mm x 195mm C24 softwood floor joists at 400 mm c/cs . Joists supported on restraint type steel hangers. *(In accordance with diagram 18 of approved document A of the Building Regulations).* Incorporate 175mm fibreglass insulation between joists and 50mm Celotex across face of joists with 12mm master board screwed to underside all to provide 0.20 W/m²K u-value and 30 minutes fire resistance. Provide double joists where beneath first floor partitions. Joists to have solid/herringbone strutting at 2500mm c/cs. Where joists are parallel with gable wall provide lateral restraint straps (30mm x 5mm) at not more than 2.00metre c/cs across at least 3 joists and with 38mm x 125mm timber noggins tightly packed against the wall. insulation.

HEATING INSTALLATION; To be extended and adapted to suit new layout and to clients requirements. New radiators to be fitted with thermostatic radiator valves to limit the output of the heating system.

ALTERATIONS TO EXISTING; 1.Remove existing garage roof construction including eaves/fascia as necessary to accommodate new extension. 2. Remove existing garage roof construction to allow for extension. Set aside and retain all re-usable materials. 3. Remove existing ensuite and landing windows. Infill ensuite window and alter opening around landing window to form access through to extension. Make good finishes. 4.Allow for incorporating steel lintols as necessary to support new structure. Steel lintols to be bedded on two course (Min.) Blue brick padstones and to have 150mm (Min.) Bearing. All steel lintols to be encased with plasterboard and skim to achieve 30 minutes fire resistance.

5. Extend staircase through to extension. New stairs all to match existing.

DRAINAGE; Lay 100mm diameter plastic drain from new soil stack 1:40 fall and connected to existing inspection chamber.

RAINWATER DISPOSAL; UPVC gutters and RWPs all to match existing and connected to existing RWPs.

VENTILATION; *Ensuite:* Mechanical ventilation to provide extract rate of 15 litres/sec. with 15 min. overrun connected to light switch.

INTERNAL PARTITIONS; 100mm x 50mm softwood studding at 400mm vert. and 750mm horiz. c/cs faced both sides with 15mm plasterboard and skim both sides and infilled with 25mm unfaced mineral batts min. density 10 kg/m³. Partitions at first floor level to be built off double floor joists./sole plates all in accordance with approved document E Diagram 5-2 Internal wall type B.

PLUMBING INSTALLATION; Extend/adapt wastes and hot and cold supplies to suit new layout. New plumbing to comply with BS12056 Traps to be 75mm deep seal, antivac. Wastes to comply with Approved document H (2002 edition) of the Building Regulations.

DEVELOPMENT SERVICES
4 JUN 2010
RECEIVED

FIRST FLOOR EXTENSION TO FRONT OF DWELLING TO FORM ADDITIONAL BEDROOM WITH ENSUITE at 2, THE CROFT, MARKFIELD, for MR. & MRS. GODDARD

SCALE	1:50
DRAWN	May 2010

DAVID BROOKS SURVEYOR
THE LAURELS
40, MAIN STREET,
MARKFIELD,
LEICS.,
LE67 9UU
Tel 01530 242919

DRAWING NO.	10/2431/01
REVISIONS	