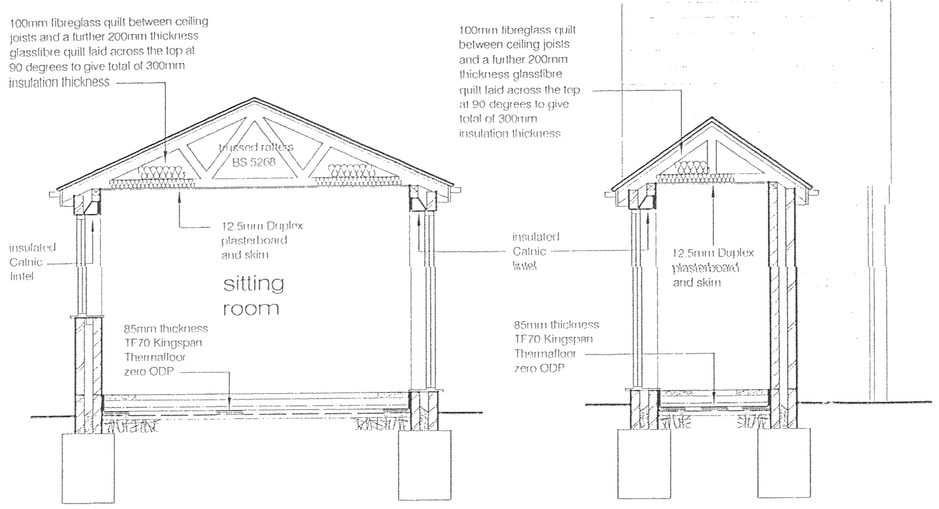
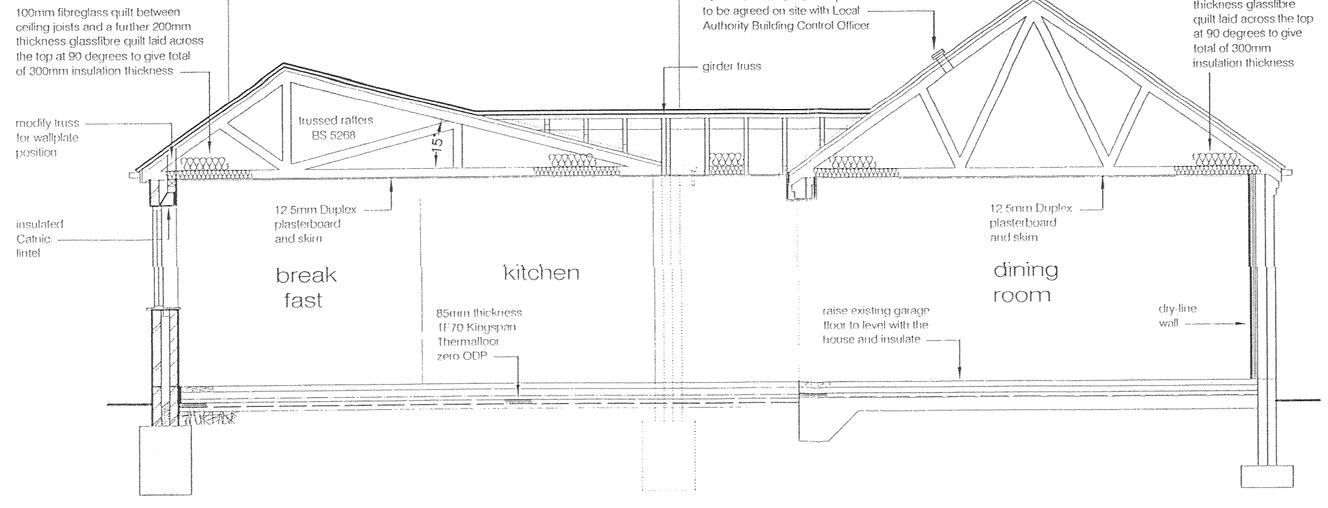


section x - x 1:50

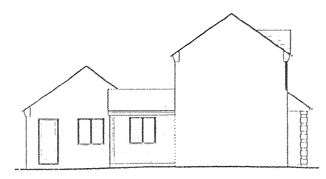
section y - y 1:50



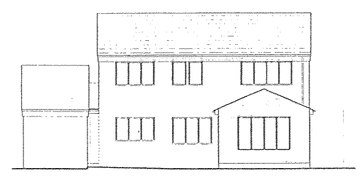
section z - z 1:50



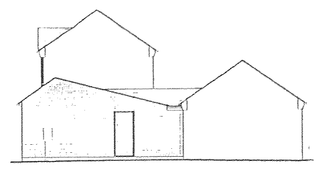
proposed front elevation A 1:200



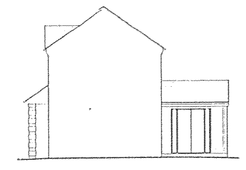
proposed front elevation B 1:200



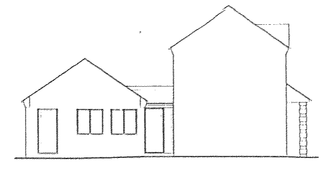
proposed front elevation C 1:200



proposed front elevation D 1:200



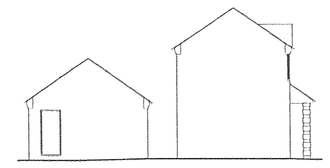
proposed front elevation E 1:200



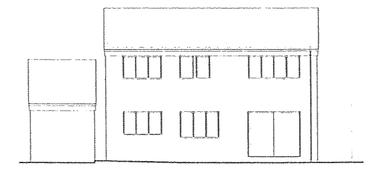
proposed front elevation F 1:200



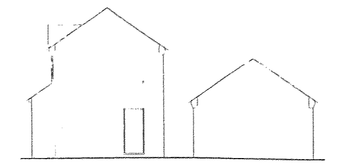
existing front elevation A 1:200



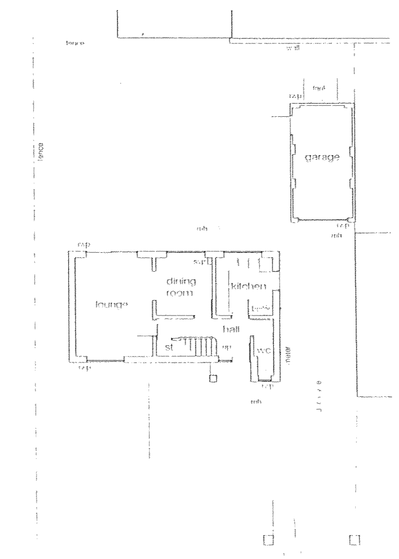
existing side elevation B 1:200



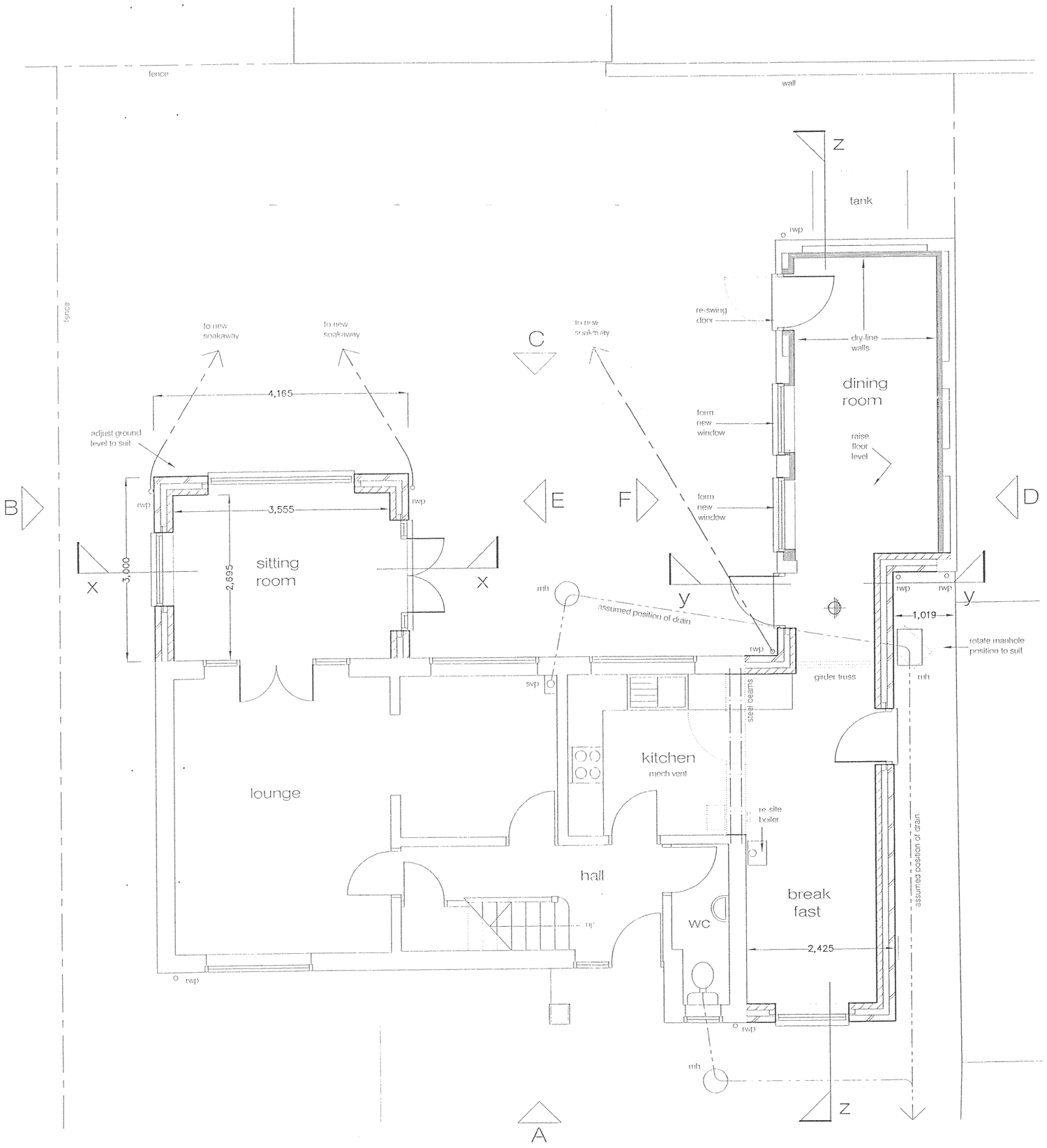
existing rear elevation C 1:200



existing side elevation D 1:200



existing ground floor plan 1:200



proposed ground floor plan 1:50

FOUNDATIONS : Minimum 600mm wide x 800mm thick concrete trench fill foundations, minimum 1000mm deep below lowest finished ground level or deeper to suit ground conditions and Local Authority Building Control Officers on site approval. Take foundations down below inverts of all adjacent drains.

WALLS : Cavity walls 105mm external facing brickwork to Local Authority approval, 100mm cavity filled with Rockwool Cavity Batts, 100mm Celcon Solar or similar approved blockwork inner leaf, 13mm plaster and skim, or otherwise 12.5mm plasterboard on dabs with plaster skim internal finish. Provide stainless steel non-fishtail cavity wall ties at maximum 450mm vertical centres and maximum 75°mm horizontal centres staggered to BS1243, with additional ties around openings. Provide 'Catnic' or similar insulated lintels having minimum 150mm bearing each end unless otherwise agreed, with minimum 2no. weep vents at maximum 450mm centres, and purpose made stop ends. Provide 'Damcor' by T.D.I (UK)Ltd., insulated damp proof course cavity closers around all openings. Provide 'Hylacel' or similar approved damp proof course minimum 150mm above finished ground level, linked to damp proof membrane in floor construction. Provide flush pointed engineering brickwork below damp proof course level. Fill cavity up to minimum 150mm below cavity insulation level using weak mix concrete graded to the outside. Take cavity wall insulation down 150mm below the top of the perimeter insulation kerb upstands around the ground floor, and provide weep vents to the cavity discharging to external air at ground level. Cavity wall insulation to also be continuous with the insulation in the roof void. Provide cavity trays as appropriate and where required by the Local Authority Building Control Officer formed vertically down the cavity face of the blockwork inner leaf, then horizontally across the cavity to the external leaf in order to maintain continuation of the cavity insulation, thus avoiding any cold spots. Provide adequate mastic sealing internally and externally around perimeter of windows and doors to the on site approval of the Local Authority Building Control Officer in order to reduce air leakage. Where drains pass under building, build up either side of drains and lintel over to leave a 50mm clear air gap all around then mask each end with a rigid sheet.

DRY–LINING : Upgrade existing 105mm thickness solid brickwork external walls to achieve 0.35 W/sq.m K U value by fixing minimum 62.5mm total thickness (being 50mm insulation bonded to 12.5mm plasterboard) K18 zero ODP insulated dry-lining plasterboard by Kingspan Insulation telephone 0870 850 8555 to new minimum 50mm wide x 25mm deep (to form minimum 25mm cavity between face of new insulation and existing internal wall face) preservative timber battens set onto walls at maximum 600mm centres using galvanised clout nails long enough to allow a minimum 25mm penetration of the timber placed at 150mm centres and not less than 10mm away from the board edges. Tape all joints and provide 5mm plaster skim finish to all surfaces.

CONCRETE GROUND FLOOR : Provide 65mm sand cement screed over 125mm thickness concrete floor slab reinforced with one layer of A142 steel fabric having minimum 40mm cover and minimum 300mm side and end laps, on 500 gauge polyethylene separating layer onto 85mm thickness 1F70 Kingspan Thermafloor zero ODP rigid insulation with perimeter kerb upstands, over 1200 gauge polythene damp proof membrane linked to damp proof course in walls, on sand blinding on 150mm thickness well consolidated approved hardcore free from water soluble sulphates.

DINING ROOM FLOOR : Raise original garage floor level by providing a minimum 65mm sand cement screed reinforced using chicken wire mesh to the on site approval of the Local Authority Building Control Officer, onto 500 gauge polyethylene separating layer onto 35mm thickness or more if possible TF70 Kingspan Thermafloor zero ODP rigid insulation with perimeter kerb upstands onto existing garage concrete floor slab. Contractor / client must prove to the Local Authority Building Control Officer that a damp proof membrane exists in the original floor construction or otherwise provide a new 1200 gauge polythene damp proof membrane between the new insulation and the existing concrete floor slab.

TILED ROOF : Concrete interlocking tiles to Local Authority approval on preservative treated timber battens on type 1F undereaves sarking felt on trussed rafters at maximum 600mm centres designed supplied and braced by specialists in accordance with BS5268. Contractor must obtain the trussed rafter design details and calculations direct from the manufacturer, and forward same to the Local Authority Building Control Department for their approval prior to the commencement of roof works. Wind bracing to be minimum 25mm x 125mm. Provide ceiling finish to underside of trussed rafter roof using 12.5mm Duplex plasterboard and skim. Insulate roof void with 100mm glasstibre laid between the ceiling joists, and a further 200mm glasstibre laid across the top at 90 degrees, to give a total thickness of 300mm, with a minimum 50mm clear air gap over at all times maintained by the use of purpose made insulation retainers by Cavity Trays Limited, or similar approved. Ventilate insulated roof void at eaves through a minimum 10mm wide air gap full length and fixed with a fly screen. Tie timber wallplate and rafters to wall at eaves using 30mm x 5mm section hot dip galvanised mild steel anchor straps at maximum 1000mm centres. Secure trussed rafters to timber wallplate using Catnic or similar approved purpose made truss clips fixed in accordance with manufacturers requirements.

FLASHINGS : To be Code 4 lead with minimum 150mm upstands fixed as the recommendations of The Lead Development Association, tucked into bed joint, wedged and pointed.

LATERAL RESTRAINT : To roof structure fix first three timber rafters and ceiling joists to parallel external walls horizontally and along gable slopes using 30mm x 5mm minimum section hot dip galvanised mild steel anchor straps over minimum 50mm wide timber noggins fixed between the main structural members and packed tight to the outside wall at maximum 1500mm centres. If required by the Local Authority Building Control Officer provide additional straps where appropriate.

STRUCTURAL STEELWORK : Steelwork to be in accordance with the structural engineers approved design details and calculations. Where two parallel steel beams are provided they should be bolted together using the specified bolts through minimum 48.3mm diameter steel spacer tubes unless otherwise stated, each having a 5mm minimum wall thickness being positioned at a maximum of 1500mm from each beam end and thereafter at the centres required by the structural engineer.

FIRE PROTECTION : Encase exposed structural steel beams or lintels using 2no. layers of 12.5mm Gyproc Fireline plasterboard having taped, staggered joints and plaster skim finish.

GLAZING : All new glazing to be double glazing with a minimum 16mm air gap and a soft low-E coating. All new glass in windows below a level of 800mm above floor level, and in doorways below a level of 1500mm above floor level, including 300mm either side of such doorways to be toughened safety glass to accord with BS6206.

WINDOWS / DOORS : All new windows and doors should be fitted with draught excluders to the on site approval of the Local Authority Building Control Officer.

VENTILATION : New sitting room and existing lounge to each have windows / doors opening to external air equal to 1/20 of the floor area minimum, and trickle vents giving minimum 8000 sq.mm area. Kitchen / breakfast / dining room to have windows / doors opening to external air equal to 1/20 of the floor area minimum, and trickle vents giving minimum 8000 sq.mm area, and also mechanical ventilation ducted to external air with an extract rate of 60 litres per second, or otherwise 30 litres per second if a cooker hood is used.

ELECTRICS : To clients own specific requirements. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. It is required that an appropriate BS7671 electrical installation certificate is to be issued to the Local Authority by a person competent to do so in respect of all electrical work other than minor works as defined by Table 1 of Approved Document P.

SMOKE ALARMS : Provide ceiling mounted self contained smoke alarms conforming to BS5839 Part 6 2004 in circulation spaces as indicated on the floor plans, within 7.5m of doors to all habitable rooms, positioned at least 300mm from walls and light fittings, and between 25mm and 600mm below ceiling level. Multiple smoke alarms to be interconnected to act concurrently. The smoke alarms may be wholly mains operated, or otherwise mains operated with a secondary power supply such as batteries. Smoke alarms operated by primary batteries are not to be used.

LIGHTING : Provide energy efficient light fittings in at least one of the new rooms to the on site approval of the Local Authority Building Control Officer, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING : Modify and extend existing heating system to suit clients requirements using water filled radiators fitted with thermostatic radiator valves. Provide also where appropriate if not already present, a room thermostat or flow switch to the on site approval of the Local Authority Building Control Officer. System to include time and temperature zone control. Provide new gas fired wall mounted boiler with a vertical flue outlet discharging above roof level minimum 300mm from any opening into the building and fitted with a durable, Gas Board approved cage. The heating contractor must be a CORGI and / or GAS SAFE registered installer who should pass on to the Local Authority Building Control Officer all relevant technical literature for the new boiler and leave the operating instructions with the property owner. The SEDBUK rating for new natural gas fired condensing boilers should be not less than 86%. The heating contractor should supply the appropriate commissioning certificates. All new heating should be in accordance with the Domestic Heating Compliance Guide.

SERVICES : The client or contractor must contact and deal direct with all relevant service authorities to arrange where necessary the moving or re-routing of incoming supplies and if appropriate meter positions.

DRAINAGE : Contractor must locate on site to the approval of the Local Authority Building Control Officer existing drain runs prior to commencement of drainage works. Gutters to be minimum 100mm diameter half round or equivalent to match existing, discharging into minimum 63mm continuous internal diameter rainwater downpipes, connecting to a stormwater soakaway system minimum 5000mm from any building, boundary or highway designed following an on site percolation test carried out in accordance with BRE digest 365 to the approval of the Local Authority Building Control Officer. Provide brackets to gutters at minimum 1000mm centres, and to rainwater downpipes at maximum 1800mm centres. Below ground drains to be minimum 100mm continuous internal diameter Hepsleve or similar pipework laid to falls, on prepared trench beds and backfilled with selected material free from stones exceeding 40mm diameter. Manholes formed using precast concrete manhole sections built off a 150mm thickness concrete slab, with a minimum 100mm continuous internal diameter half round channel, and smooth granolithic benching falling into channel, having all connections in direction of flow, and being fitted with a domestic cover and frame of type to suit location proven, bedded to make air tight and water tight.

ENERGY CONSERVATION : Following completion a report must be prepared and signed by a suitably qualified person in accordance with Paragraph 53 of The Building Regulations Approved Document L1B and be submitted to the Local Authority Building Control Department confirming that the works have been built in accordance with the appropriate principles for robust construction in such a way that there are no avoidable thermal bridges or air leakages.

GENERAL : All new finished surfaces to be flush with existing surfaces where appropriate. All facing brickwork and other architectural detailing to match existing.

RESTRICTIVE COVENANTS : This drawing does not grant approval for the client to override any requirements to comply with restrictive covenants or other private legal agreements that may be placed on the land. The client should be aware that there is a risk involved in proceeding with any development without first clarifying whether there are any relevant covenants or agreements relating to the property.

THE PARTY WALL ACT : The clients attention is drawn to The Party Wall Act 1996. If the client intends to carry out building work which involves for example, work on or close to a existing wall shared with another property, building on or close to the boundary with a neighbouring property, excavating near a neighbouring building, access onto adjoining land in the ownership of others, or any other similar circumstance, the client should find out whether that work falls within the scope of The Party Wall Act 1996. If it does, the client must serve the statutory notice on all of those people defined as adjoining owners by The Party Wall Act, making sure that they are given the appropriate period of notice before, with the agreement of the adjoining owners, the building work is commenced. For further information, 'The Party Wall etc. Act 1996 - explanatory booklet' can be obtained from any local outlet of Her Majesty's Stationary Office (HMSO) or otherwise can be downloaded from the Communities and Local Government web site :- www.communities.gov.uk/publications/planningandbuilding/partywall

LAND OWNERSHIP : This drawing does not authorise the carrying out of any works on land in the ownership of others. The applicant must own all of the land required for this development or otherwise enter into signed legal agreements with all of the relevant parties.

DEVELOPMENT SERVICES
17 AUG 2009
RECEIVED

smoke alarm

ALTERATIONS EXTENSIONS
9 Burton Road,
Twycross, Atherstone,
Warwickshire.

inscape design arena

Mr. R. DAY

proposals

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Tamworth, Staffordshire, B79 7XF.
TELEPHONE-FAX 01827 66559

14.03.09. / 1.100 , 1.50 / 605.01

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