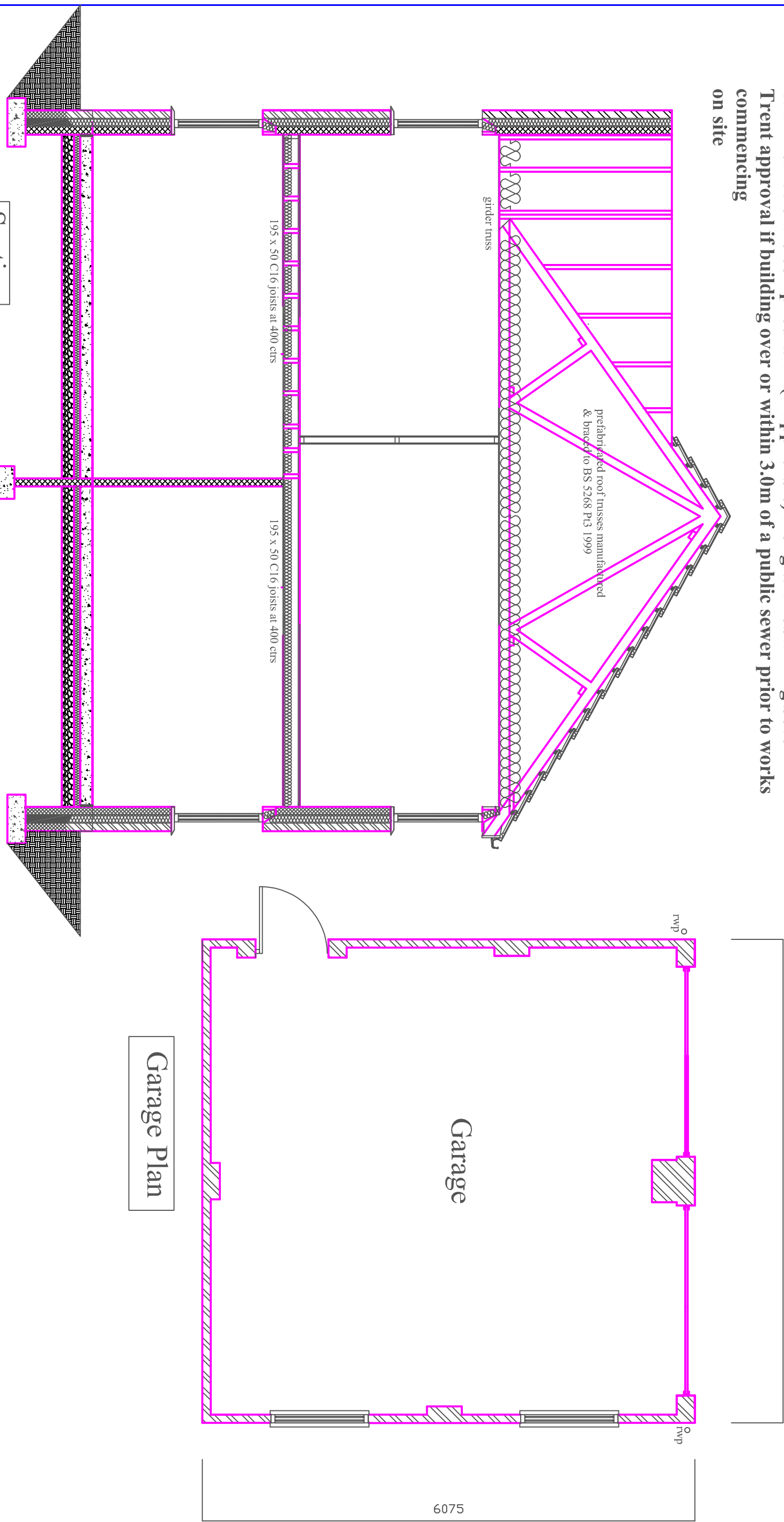


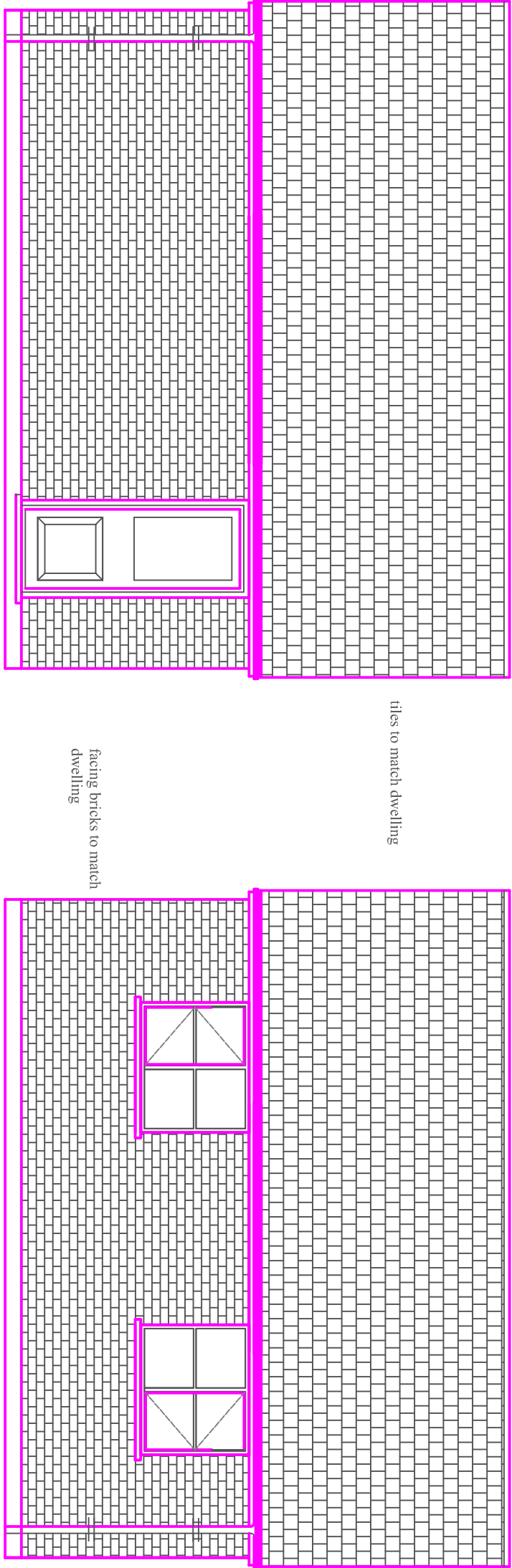
It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



Front Elevation

Rear Elevation

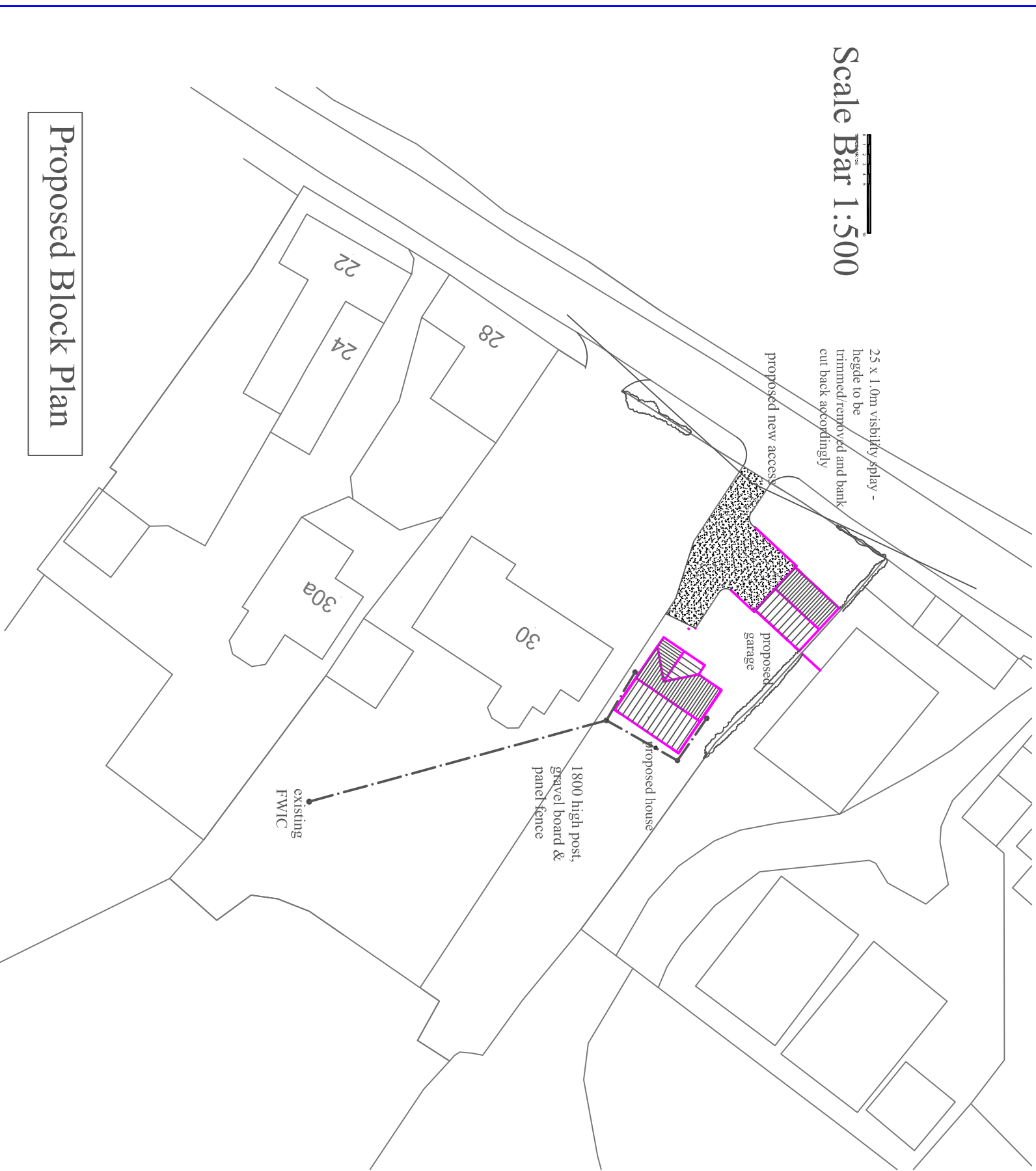
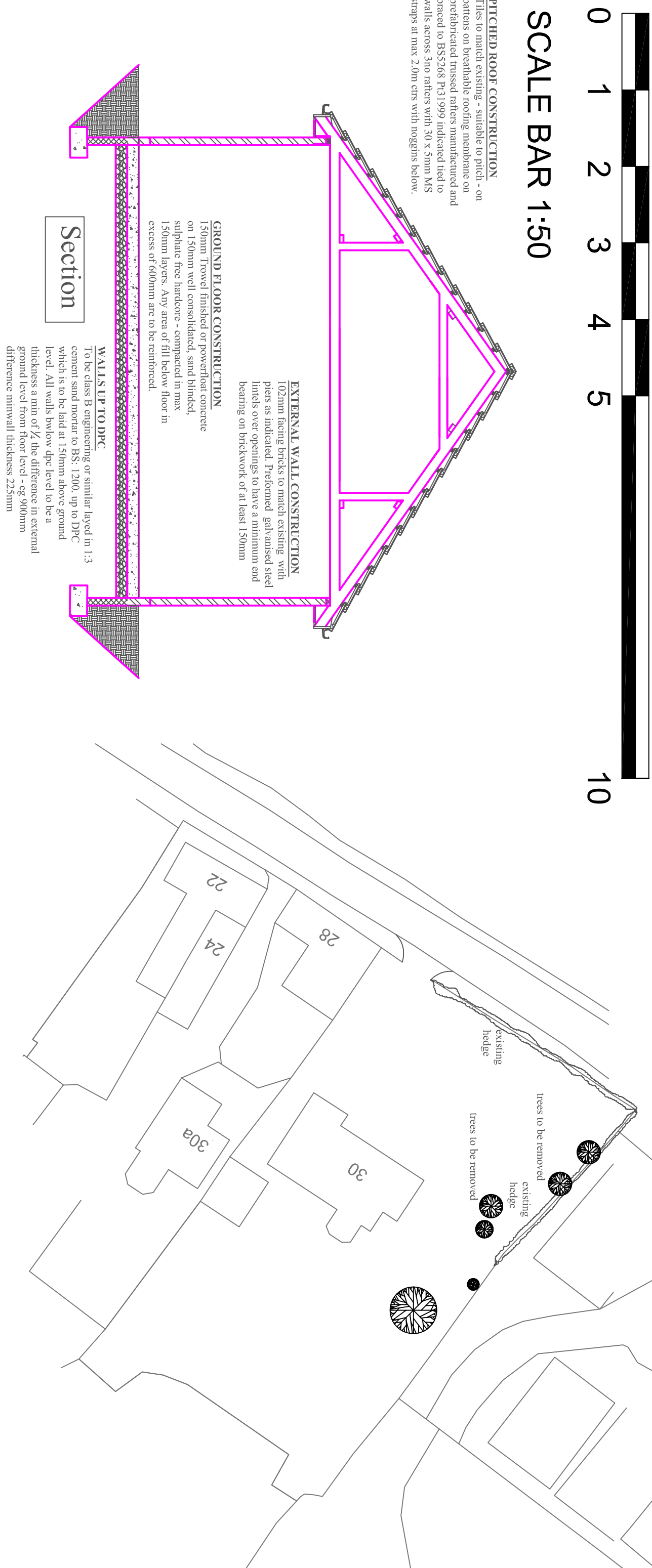
Garge Elevations



Side Elevations

Scale Bar 1:500

Existing Block Plan



FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 min grade S14 laid to a minimum thickness of 225mm. Depth of foundation to be a minimum of 1mtr, and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be situated and a precast lined used to span over with a min. of 150mm and bearing, and any drains passing beneath the building to be surrounded in 150mm of P gravel and protected.

GROUND FLOOR CONSTRUCTION
150mm Towel finished or powerfloat concrete on 100kg polythene vapour check on 100mm Celotex GA4000 insulation with min 25mm thick upstand to perimeter on 120kg polythene dpm lapped into dpc on 150mm well consolidated, sand blinded, sulphate free hardcore.

WALLS UP TO DPC
To be class B engineering or similar layed in 1:3 cement sand mortar to BS: 1200, up to DPC which is to be laid at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be dived through to air bricks within this wall.

EXTERNAL WALL CONSTRUCTION
102mm facing bricks to LA approval 100mm cavity filled with 90mm Celotex Thermaclass Cavity Wall 21 insulation parts with 10mm residual cavity to outer leaf 100mm thermal block min k value 0.15w/m²K. 5mm plaster skin internally, on 12.5 plasterboard. Cavities to be sealed with proprietary insulated cavity closers. Cavity traps & weephiles over all openings.

Wall ties to BS EN-845 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 225mm of openings. Performed and installed galvanised steel linets over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

INTERNAL WALLS
75 x 50mm studing with 2 no layers 12.5mm plasterboard & skim bothsides min density 10kg/m³

FIRST FLOOR CONSTRUCTION
20mm flooring grade chipboard P5 or P7 on SW joists as indicated tied to walls with 50 x 3 mm MS straps across 3 no joists at max 2.0m cts with nogging below. Double joists below all new partition walls. 12.5mm plasterboard & skim ceiling. 100mm mineral wool between joists min density 10kg/m³. Strutting at mid span for joists between 2.5 & 4.0m & at 1/4 span for joists over 4.0m span

PITCHED ROOF CONSTRUCTION
Tiles to LA approval - suitable to pitch - on battens on breathable roofing membrane on prefabricated trussed rafters manufactured & braced to BS5268P3 1999 tied to walls across 3 no rafters with 30 x 5mm MS straps at max 2.0m cts with nogging below. 12.5mm plasterboard & 150mm between joists 150mm above

MINIMUMS & ROOFS
All windows to new habitable rooms above ground floor level or minor rooms situations are to have a clear opening of 750mm high x 450mm wide (0.33 sqm) with no key opened lock and between 800mm and 1100mm high above the finished floor level fitted with means of escape hinges. Windows to be double glazed with a soft low E coating to give a max "U" value of 1.40w/m²K. New doors to have max "U" value of 1.40w/m²K. Rooflights to have max "U" value of 1.20w/m²K

DRAINAGE
Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 metres away from any 150mm between joists 150mm above

PROTECTIVE MEMBRANES
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbd over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also nodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.

HEATING
Drains passing under building to be surrounded in 150mm of P gravel and linetied over where passing through walls.

Glazing in critical locations ~ below 800mm from finished floor level, glazing in doors and side panels within 300mm and to a maximum height of 1500mm to be toughened or laminated safety glass to comply with approved document K. To BS6206.

VENTILATION
Bathroom (with or without WC) to have a 1.5 litres/second extractor ducted to external air (15 min over run if no opening window). WC separate from bathroom to have a 6 litres/second extractor ducted to external air (15 min over run if no opening window). Background ventilation to habitable rooms to be 8000mm² and 400mm² elsewhere. All habitable rooms to have min 1/20th of floor area in opening lights which open a min of 30 degrees.

GLAZING
Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 metres away from any 150mm between joists 150mm above

PROTECTIVE MEMBRANES
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbd over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also nodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.

HEATING
Drains passing under building to be surrounded in 150mm of P gravel and linetied over where passing through walls.

Soil and vent pipe to terminate 900mm above the eaves if within 3mtr. of a window fitted with a bird cage. If the s.v.p terminates within the building it shall be fitted with an air admittance valve 600mm above its last serving appliance. 112mm guttering to 68mm down pipes supported at 600mm centres to discharge into trapped back inlet gullies which run to 100mm pipe work, rainwater to be laid to a fall of 1:60. Kitchen and utility sinks to discharge through 40mm UPVC waste via a 75mm deep seal trap to a trapped gully running to the foul water drainage system. Pipes to discharge below the gully grid shall and show to be 40mm UPVC & wash basins to be 35mm UPVC waste pipes discharging to the 100mm UPVC s.p.v via 75mm deep seal traps. Any waste pipes in excess of 7.2mtrs in length to be 50mm in diameter and serving traps to be anti-siphon traps.

LEADWORK & CAVITY TRAPS
All lead flashings to be done in code 4 lead, and lead valleys to be done in code 5 lead. A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

PROTECTIVE MEMBRANES
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbd over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also nodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.

HEATING
Drains passing under building to be surrounded in 150mm of P gravel and linetied over where passing through walls.

LIGHTING EFFICIENCY
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building work provide fixed energy efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings) Lighting should achieve an initial efficiency of not less than 40 Lumens per circuit.

WATER
Supply to be located and isolated prior to the works, and to be adequately protected from accidental damage at all times.

DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm positions of service cable to be marked on site, and also on a copy of plans, once position of cable has been established.

DANGER: GAS service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on a copy of plans, once position of gas supply pipe has been established.

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No	Date	Revision

Proposal New Detached Dwelling & Detached Garage on Land Adjacent to The Croft 30 Main Street Orton on the Hill CV9 3NN

JMA
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob:07710 038290
email: jdgmapas@aol.com

Building Design

Proposed Plans, Elevations & Site Plans

All dimensions must be checked on site before work begins

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