PROPOSED FIRST FLOOR SIDE EXTENSION, ALTERATIONS, DROPPED KERB AND SINGLE STOREY REAR EXTENSION

for

MR + MRS RAYNE

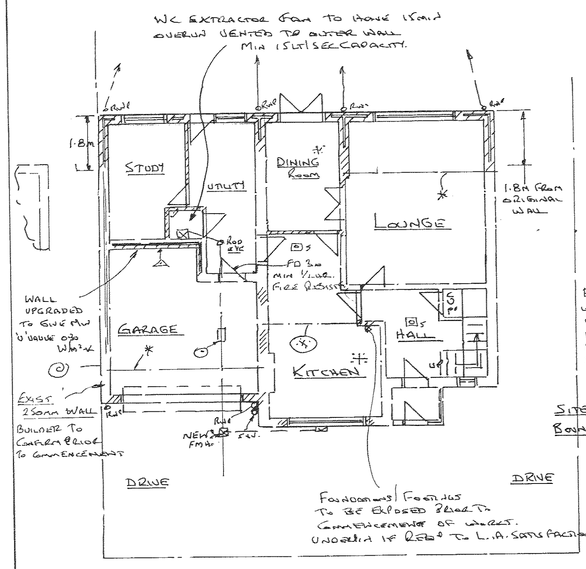
73 SOUTHFIELD ROAD

HUNCKLEY.

SHT 2 OF 2 SHTS

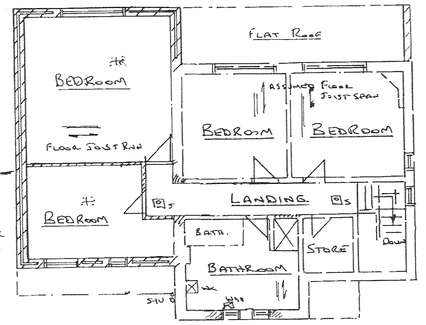
SCALE: 1/100

MAXIMUM HEIGHT TO BOTTOM OF OPENINGS TO THE ESCAPE WINDOWS AT FIRST FLOOR LEVEL AND GROUND FLOOR SHOWN 1.1m. FROM FLOOR



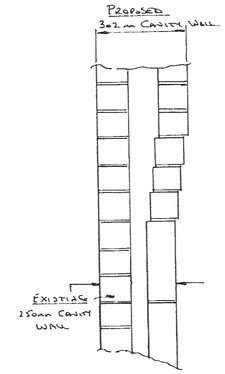
PROPOSED GROUND FLOOR PLAN

PROPOSED DROPPED KERB



PROPOSED

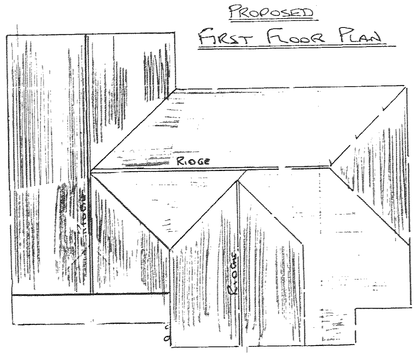
FIRST FLOOR PLAN



CORBEL DETAIL

NEW WALL OFF EXISTING CAVITY.

ALTERNATIVE: BUILD OF EXISTING CAVITY AND DARK LINE NEW WALL WITH BOARD & RAFTERS TO GIVE U VALUE OF 0.35 W/m²K. USING CELOTEX INSULATION

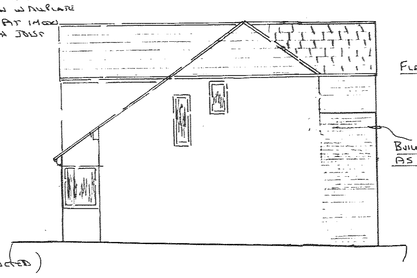


PROPOSED ROOF PLAN

PITCH ROOF TO MAIN: PITCH 'A' 22½° PITCH B 40° TILES TO BE REDLAND REGENT OR SIMILAR ON 25x 4G BATENS + SARKIN FELT ON 100x50 RAFTERS @ 9 SPACE C/C AT MAX 450 CTRS. OVERSAIL TO MATCH EXISTING FACIA TO MATCH EXISTING TO HAVE 25mm BATTENING GAP WITH INSECT BARRIER. 300mm FIBRE GLASS INSULATION. 150mm BETWEEN JOISTS + 150mm LAID ACROSS TOP IN OPPOSITE DIRECTION. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. CEILING 12mm PLASTERBOARD & 7mm SKIM. PROPRIETARY TILE VENTS AT EAVES EQUAL TO 10mm BATTENING GAP. ROOF TILE VENTS AT RIDGE EQUAL TO 5mm BATTENING GAP. VERTICAL BATTENS USED TO FORM TRIANGULATION OF ROOF. RAFTERS FIXED TO WALL WITH 100x 75 SCW WALPLATE STRAPPED TO WALL AT 1.0m c/c JOISTS FIXED WITH JOIST HANGERS



PROPOSED FRONT ELEVATION

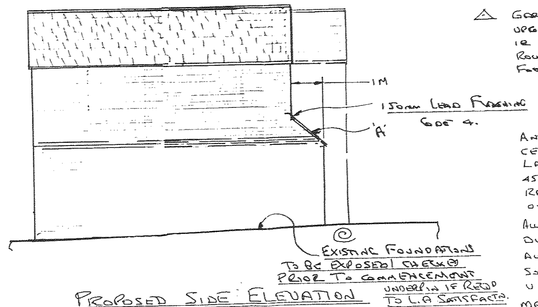


PROPOSED SIDE ELEVATION

ARROW 'A'



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

ARROW 'B'

NOTES!!

ROOF:- PITCH AND TILED AS EXISTING ON 25x 4G BATENS + SARKIN FELT ON 'FINK' TRUSSED ROOF CONSTRUCTION TO BE MANUFACTURED BY SPECIALISTS. DETAILS TO BE SUPPLIED PRIOR TO COMMENCEMENT OF WORKS. TRUSSES + BRACINGS TO BS 5268. TRUSSES TO BE AT MAX 600 CTRS TO MATCH EXISTING TO HAVE 25mm BATTENING GAP WITH INSECT BARRIER. CEILING 15mm PLASTERBOARD & 7mm SKIM. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. PROPRIETARY TILE VENTS AT EAVES EQUAL TO 10mm BATTENING GAP. ROOF TILE VENTS EQUAL TO 5mm BATTENING GAP.

LATERAL RESTRAINTS:- AT EAVES, FIRST + SECOND FLOOR LEVELS WITH 30mm x 5mm SECTION MS ANCHOR STRAPS AT MAX 1.8m CTRS ACROSS MIN 3 JOISTS. COMPLETE WITH 75x50 SW SUPPORT NOGGINS AS REQUIRED

CAVITY WALLS:- 102mm THICK CAVITY WALLS:- 102mm FACING BRICK OUTER SKIN. 100mm CAVITY TO HAVE VERTICAL DPC AND THERMABATE CAVITY CLOSURES. CAVITY TO BE FILLED WITH 100mm DRITHERM OR ROCKWOOL CAVITY-FIL SLABS. INNER LEAF WALLS TO BE 100mm A.A.C. or LIGHT STD. BLOCKS PLASTER FINISH YKAGE. (0.30 W/m²K) WALL TIES STAINLESS STL SPIRIFIX NET CT. AT MAX 75cm HORIZONTAL + MAX 450mm VERTICAL CTRS + STAGGERED

GROUND FLOOR, INTERNAL WORKS:- GARAGE TO STUDY / UTILITY TO BE UPGRADED TO CAVITY TO BE FIRE STOPPED AT CEILING HEIGHT. DOOR TO GARAGE TO BE MIN ½ HOUR FIRE DOOR SELF CLOSING IN REBATED FRAME. MIN 100mm STEP DOWN INTO GARAGE

ALL OTHER INTERNAL GROUND FLOOR WALLS:- TO BE CONSTRUCTED OF 100x50 TIMBER STUDDING AT 400 CTRS TO HAVE 100mm MINERAL WOOL INSULATION WITH 15mm PLASTERBOARD + 7mm SKIM BOTH SIDES.

FIRST FLOOR PARTITIONS:- AS ABOVE WITH SOLE PLATES OR DOUBLE JOIST BELOW

LINTOLS:- IG L/L 5100 OVER ALL NEW WINDOWS + DOORS. MIN 150mm END BEARING.

JOIST HANGERS:- TO BE GALVANISED SIT BOT FACED TO BS 6178.

FIRE PROTECTION:- ENCASE EXPOSED LINTOLS / STEELWORK IN 2 LAYERS 12mm FIRELINE PLASTERBOARD + 7mm SKIM. 1.6mm WIRE BINDING AT 100mm PITCH

GROUND FLOOR:- FINISH TO CLIENTS CHOICE ON 65mm SANDCEMENT SCREED ON 125mm CONC. SLAB 80mm CELLOTEX INSULATION TO HAVE 25mm UPSTAND AT PERIMETER. 1200G POLYTHENE DPM TURNED UP AT SIDE EDGES TO LAP WALL DPC on 5mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED.

D.P.C:- PROVIDE HORIZONTAL DPC MIN 150mm ABOVE GROUND LEVEL AND VERTICAL DPC TO ALL NEW WINDOWS + DOORS

BRICKS BELOW DPC:- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS:- CONCRETE, 1:2:4. 600mm WIDE x 200mm THICK MIN 1M DEEP TO L.A SATISFACTION TO BELOW INVERT LEVEL OF DRAINS.

FIRST FLOOR CONSTRUCTION:- 25mm T+G BOARD ON 225x 75 JOISTS C16 GRADE AT MAX 450 CTRS 100mm MINERAL WOOL INSULATION. 15mm PLASTERBOARD + 7mm SKIM. TO CEILINGS BELOW. 2 LAYERS OVER GARAGE AREA WITH FURTHER 70 mm CELOTEX INSULATION

VENTILATION:- OPENING WINDOW LIGHT TO BE MIN 1/20TH OF CARPETABLE FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm HIGH x 450mm WIDE. BACKGROUND VENT TO ALL ROOMS MIN 8000mm² TRICKLE VENTS IN WINDOWS OR AIRBRICKS

KITCHEN TO HAVE EXTRACTOR FAN MIN 60LIT/SEC CAPACITY. BATHROOM / EN-SUITES TO HAVE EXTRACTOR FAN MIN 30LIT/SEC CAPACITY.

GLAZING:- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206. LAMINATED OR TOUGHENED. TO HAVE 16mm AIRGAP AND SOFT LOW E COATING (0.05 W/m²K) WINDOWS TO BE DRAUGHT STRIPPED AND TO HAVE MASTIC BEDDING AGAINST BRICKWORK.

ALL NEW RADIATORS:- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS H:- TO HAVE LIGHT FITTINGS THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

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. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

STORM DRAINAGE:- 100mm GUTTERING TO 75mm RWP TO SOAKAWAY. SUITABLE TO L.A SATISFACTION. SOAKAWAY TO BE MIN 5M FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE C/O BRICK HONEYCOMB WRAPPED IN TERAM IN 150mm PEA GRAVEL SURROUND ON 150mm CONC. BASE. TO HAVE REINFORCED LID/COVER (MIN 300x300mm 15m CODE TO BE MARIAN LOCK TYPE)

FOUL DRAINAGE:- WC TO NEW RWP C/O ENGINEERING BRICKS ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER. SINK/SHOWER/WHB WASTE 40mm TO HAVE 75mm DEEP SEAL TRAP TO NEW DRAIN (FLEXIBLE PIC). WC TO SVP PIPE TO TERMINATE MIN 1M ABOVE ROOF LINE TO HAVE WIRE CAGE OR SIMILAR. BATH/SINK/SHOWER-WASTE 40mm TO HAVE 75mm DEEP SEAL TRAP TO STUB PIPE NOT TO BE WITHIN 750mm OF WC BRANCH.

ALL NEW DRAIN RUNS:- TO BE 100mm DIA FLEXIBLE JOINTED PIPES ENCASED IN 150mm PEA GRAVEL BED. ALL DRAINS WITHIN 1M OF EXTENSION TO BE ENCASED IN 150mm CONC SLEEVE. ANY DRAINS PASSING THRU WALLS OF EXTENSION TO BE BRIDGED WITH CONC LINTOL.

ALL GULLY (NEW) TO BE C/O ENGINEERING BRICKS ON 150mm CONC BASE. TO HAVE REINFORCED LID/COVER. ALL TRAPS WITHIN THE BUILDING TO HAVE DOUBLE SEALED RECESSED CHROME FRAME (BOLT DOWN TYPE)

SWITCHES + SOCKETS FOR LIGHTING + OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR HEIGHT.

SMOKE DETECTORS:- TO BS PART 1 LINKED TO MAINS VIA SAME FUSE POSITIONED TO L.A SATISFACTION. IE. FIRST FLOOR LANDING.

ALL DIMENSIONS / SERVICES / DRAIN RUNS + DETAIL TO BE CHECKED ON SITE BY BUILDER. PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO CARRY OUT ALL WORKS TO LOCAL AUTHORITY SATISFACTION AND ACCEPT DESIGN LIABILITY. THIS DRAWING IS FOR PLANNING AND BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING.

CORGI REGISTERED ENGINEER:- TO CONFIRM IF EXISTING HEATING SYSTEM WILL COPE WITH ADDITIONAL RADIATORS.

OWNERS CONTACT FOR PRODUCT DETAIL:- ABOVE DESIGN DETAIL SIGN AS THOSE SET OUT IN THE TEN MINUTE DETAIL CATALOGUE AND SUBMIT A REPORT SIGNED BY A SUITABLY QUALIFIED PERSON CONFIRMING THAT APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED AND THAT THE WORKS HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE COMPLIANCE WITH THE SPECIFICATIONS.

H ALTERNATIVE ROOF CONSTRUCTION: PITCH 45° TILES AS EXISTING ON 25x 4G BATENS + SARKIN FELT ON. 150x50 RAFTERS + 225x50 JOISTS AT MAX 450 CTRS. FIRST FLOOR JOISTS 225x75 @ 450 CTRS. ROOF TO HAVE 10mm CONTINUOUS VENT WITH INSECT BARRIER. SLOPING ROOF AREA TO HAVE 50mm CELOTEX BETWEEN RAFTERS + 30mm CELOTEX LAID ACROSS TO HAVE MIN 50mm VOID / ROOF VENTILATION BEING PROPRIETARY EAVES + RIDGE UNITS TO APPROVED DOCUMENT F2. POLYTHENE VAPOUR BARRIER BETWEEN INSULATION + CEILING. CEILING 12mm + 7mm SKIM

Δ GARAGE / UTILITY / STUDY WALL TO BE UPGRADED TO GIVE 'U' VALUE 0.30 W/m²K IE. INNER 100mm BLOCK WALL BUILT WITH 100mm REDLAND CAVITY FIL SLABS TO HAVE BASIC FACINGS / DPC / WALL TIES AS NOTED ABOVE

ANY SLOPING CEILING AREAS TO HAVE 40mm CELOTEX BETWEEN JOISTS AND 90mm CELOTEX LAID ACROSS RAFTERS @ 600 CTRS 45 BETWEEN JOISTS + 90mm LAID ACROSS WITH RAFTERS @ 600 CTRS TO GIVE MIN 'U' VALUE 0.20 W/m²K

ALL NEW REPLACEMENT WINDOWS IN EXISTING DWELLING TO HAVE 'U' VALUE 2.0 W/m²K. ALL WINDOWS IN EXTENSION TO HAVE WINDOWS SOFT LOW E COATING 0.05 W/m²K TO GIVE U VALUE 1.8 W/m²K

MAINS OPERATED SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BS5839-6:2004 PART B POSITION AS SHOWN ⊡S

DEVELOPMENT SERVICES
07 MAY 2006
RECEIVED