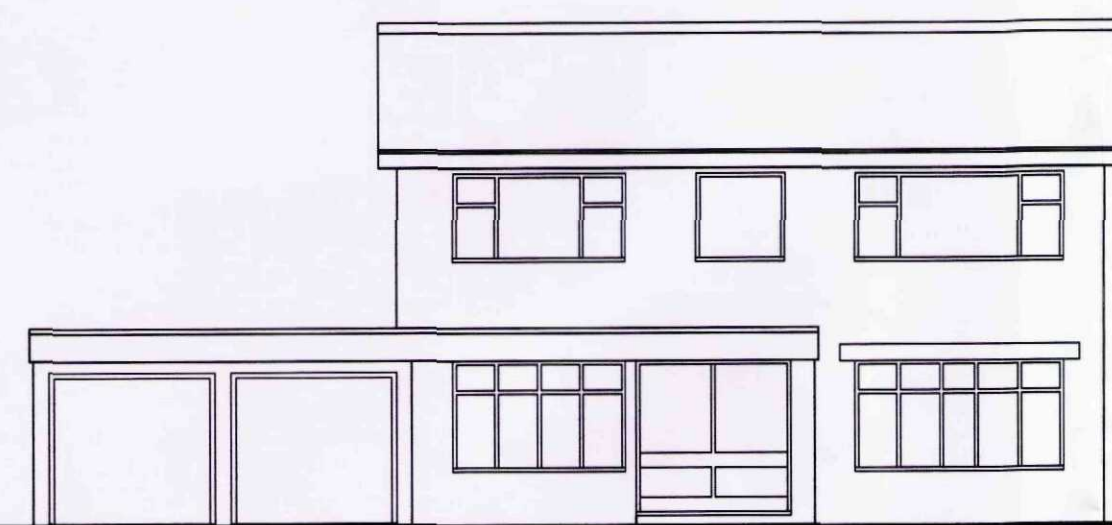
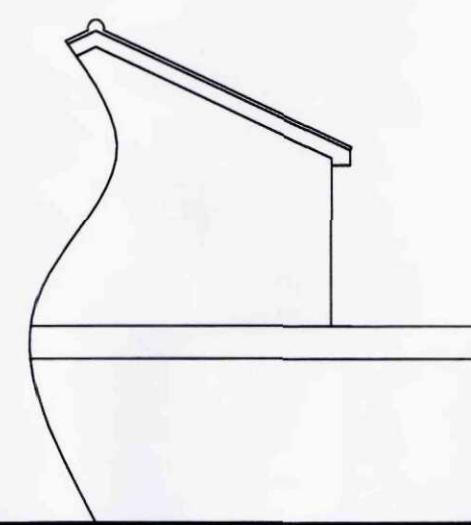
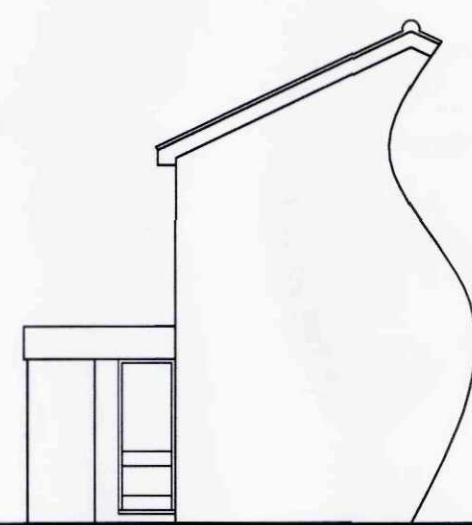




FRONT AS EXISTING



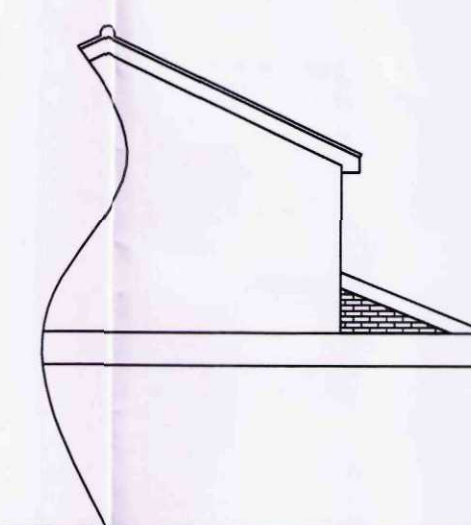
SIDE AS EXISTING



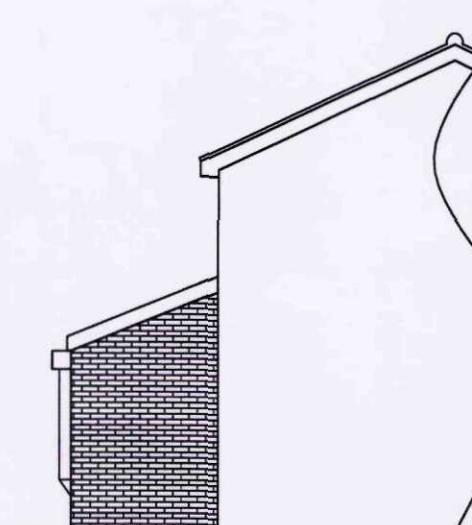
SIDE AS EXISTING



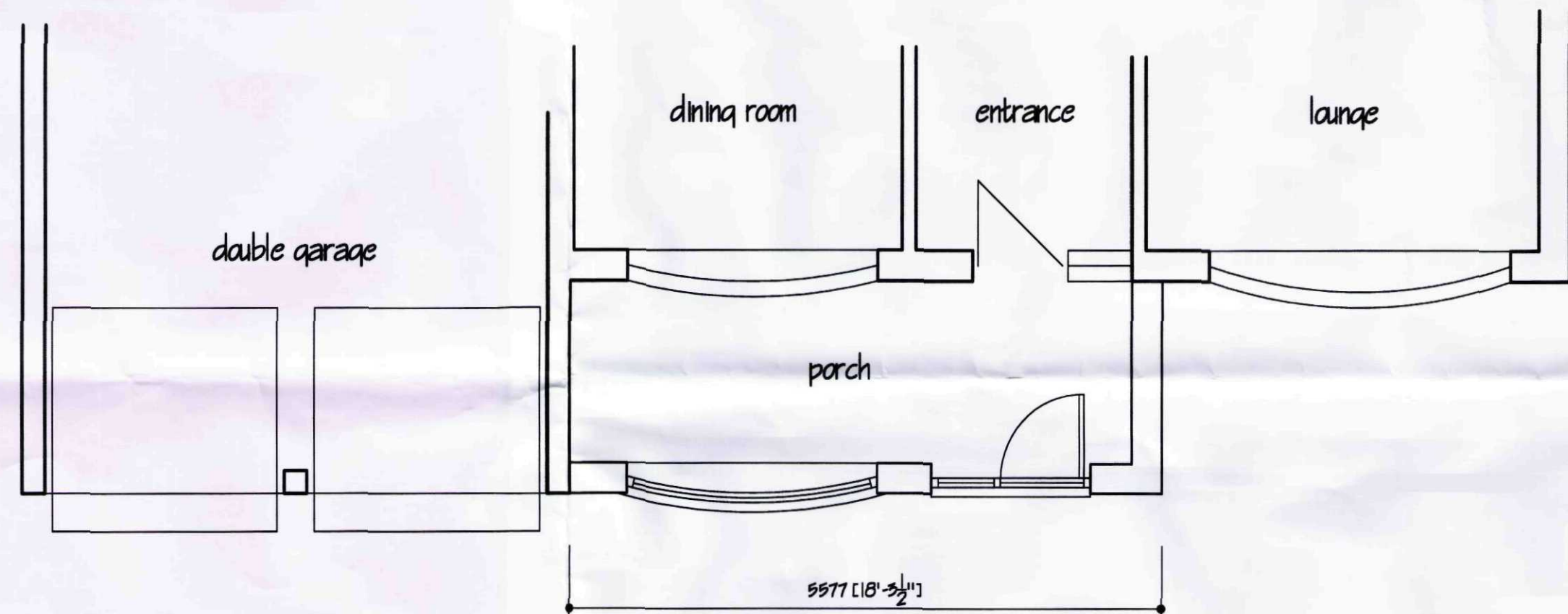
FRONT AS PROPOSED



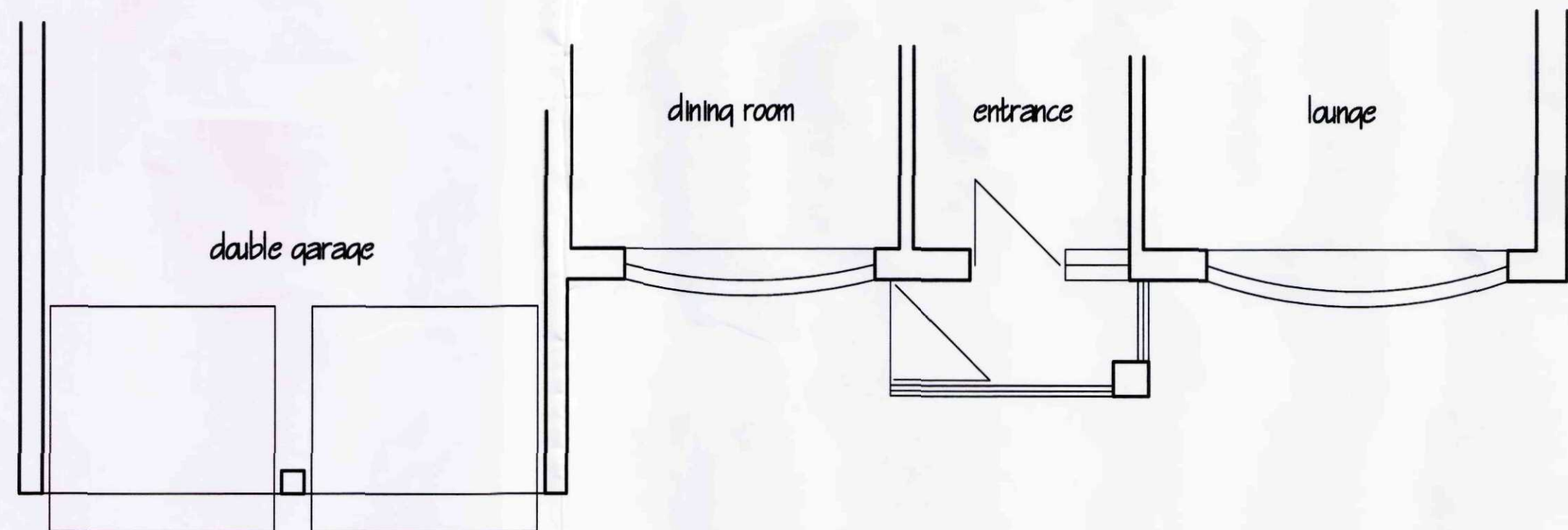
SIDE AS PROPOSED



SIDE AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS EXISTING

Preparation -
Excavate site down approximately 100mm to remove topsoil and vegetation.

Foundations -
Provide generally GEN 3 concrete strip footings under walls as shown on drawings, 700 wide x 225 deep under cavity walls or as shown on drawings. Foundations taken down to an approved firm base approximately 750mm below ground level, subject to (recommended) soil test reports, NBS and Local authority specifications.

Sub-structure Walling -
100mm thick dense concrete blocks (7N/m²) made up with 150mm above ground level with F1 quality splash course brickwork (common internally, engineering or facing brickwork externally). Provide weak mix concrete fill to base of cavities to terminate 225mm below lowest DPC level.

DPC's -
All openings to be formed with vertical and horizontal polythene DPC's in cavity, DPC minimum 150mm above ground level to be applied to ground floor DPM minimum 50mm. To isolate above openings on external walls provide suitable DPC cavity tray over lintel with sloped and at least 2m² cubic or sin. Vapourless in brickwork per opening not more than 450mm apart.

Ground floor bases -
Lay on reduced ground level minimum 150mm minimum 600mm thick well compacted (in 150mm layers) and bladed hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Walling (to achieve U Value 0.20W/m²K) -
500 cavity walling to consist of face brickwork to BS 5921: 1974 for clay bricks and BS 1871: 1978 for calcium silicate bricks. 100 cavity build into cavity Rockwell cavity wall batts insulation boarding in accordance with makers instructions and agreement certificate no. 05/1087. 100mm Tarmac Toplite solid insulation blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1249: 1978 wall ties positioned at 900 vertical centres at all unbonded corners of cavity (within 225mm) close cavities with "Thermalite" preformed door and provide blower filled DPC to CP 121 where stated internal walls of 100mm Tarmac Toplite solid insulation blocks to receive 10mm sand / cement render and 5mm skin. Movement joints to be installed in brickwork and blockwork in accordance with BS 5625, part 3, 1959 and manufacturers own design considerations.

Lintels -
All lintels to be manufactured by Messrs. G and to be installed in accordance with makers instructions and to have minimum and bearing of 150mm and at external positions to have cavity tray DPC to CP 121. (See separate note).

Rainwater goods -
PVC gutters 115mm half round and 65mm dia down pipes to match including all bands, outlets, clips, brackets, connectors etc. and connect to underground drain to new soakaway.

Ceilings -
Provide and fix 12.5mm Gypoc wallboard to all new roof ceilings. Nails all perimeters and board joints prior to fixing plasterboard too fully support shoring, fix Gypoc ceiling and arches or skin finish to ceiling.

Doors and Windows -
To be softwood, hardwood or UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (at least 16mm cavity) using soft low-E glass (0.09). The windows are to offer a U value of 1.7W/m²K. The doors if fully glazed will offer the same, but if half glazed will offer U value of 2.2W/m²K.

Fences and bargeboards (if any) -
All to be 52mm thick treated FSC softwood timber, depth to be determined on application. Provide a 6mm groove near bottom of boards to accept 6mm thick plywood or masticboard soffit.

Roof construction -
Concrete interlocking tiles on 25 x 95 softwood treated timber battens on underfelt to BS 747 (type F) lapped 150mm horizontally and vertically. On cut roof consisting of the following numbers:
50 x 150 SCA grade rafters at 600mm c/c supported by wallplate

Rafters to be well secured to 50 x 100 wallplate. Provide 50 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 5m rafters. Provide pack and noggins to rafters at strap position.

Protected glazing areas -
Provide toughened glass to BS 6206 (1981) to following areas:
To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 500mm of door. Protected glazing to be permanently marked with PS safe mark.

Decorations -
Allow for decorating all new surfaces, ensure fill and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Joinery -
Doors, frames, linings, skirting, architrave's, window board and timber moldings etc. to be of standard manufacturer.

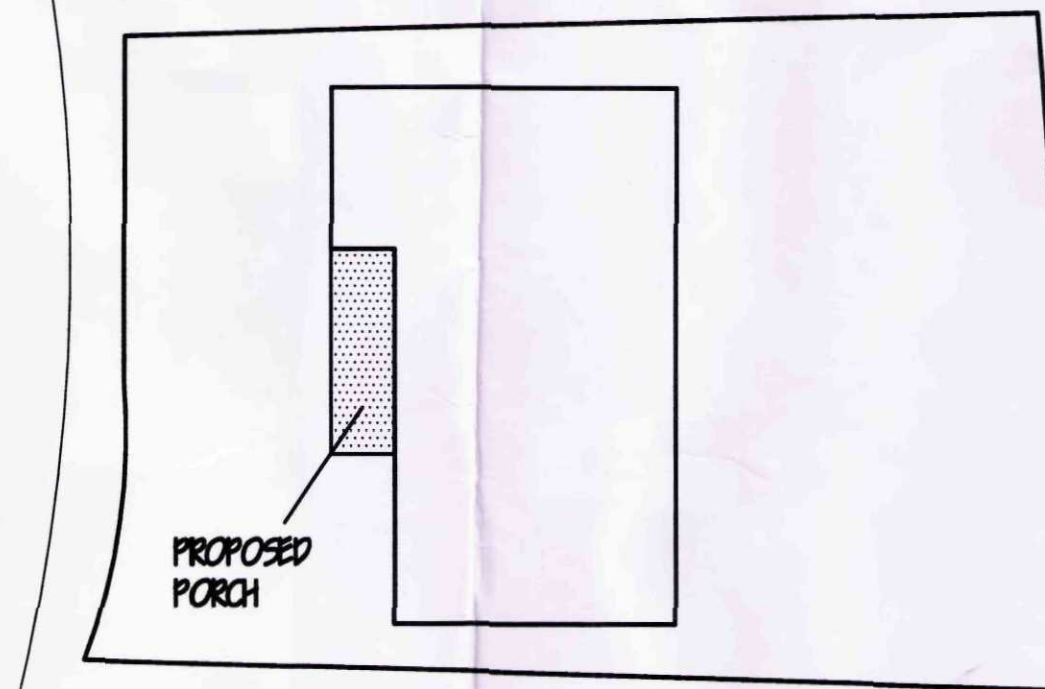
Ground floor finish (to achieve U value of at least 0.20W/m²K) -
Off oversite provide 100mm thick Celotex or similar approved product, then 500 gauge polythene vapor barrier then 75mm sand / cement screed with 1m² layer of chicken wire reinforcement.

Roof insulation -
If insulation is required to a rafter section of the roof (or the upright section) provide insulation between and under the rafters i.e. attic trusses or loose rafters, then provide in between rafters 100mm Celotex Extra R 18000 and under rafters 50mm Celotex T-Break 185000 or similar approved products, maintaining 50mm air gap between insulation and underfelt (to achieve U value of 0.20W/m²K). Ensure there is a space filled in the eaves so that the insulation can be installed over and beyond the wall plate.

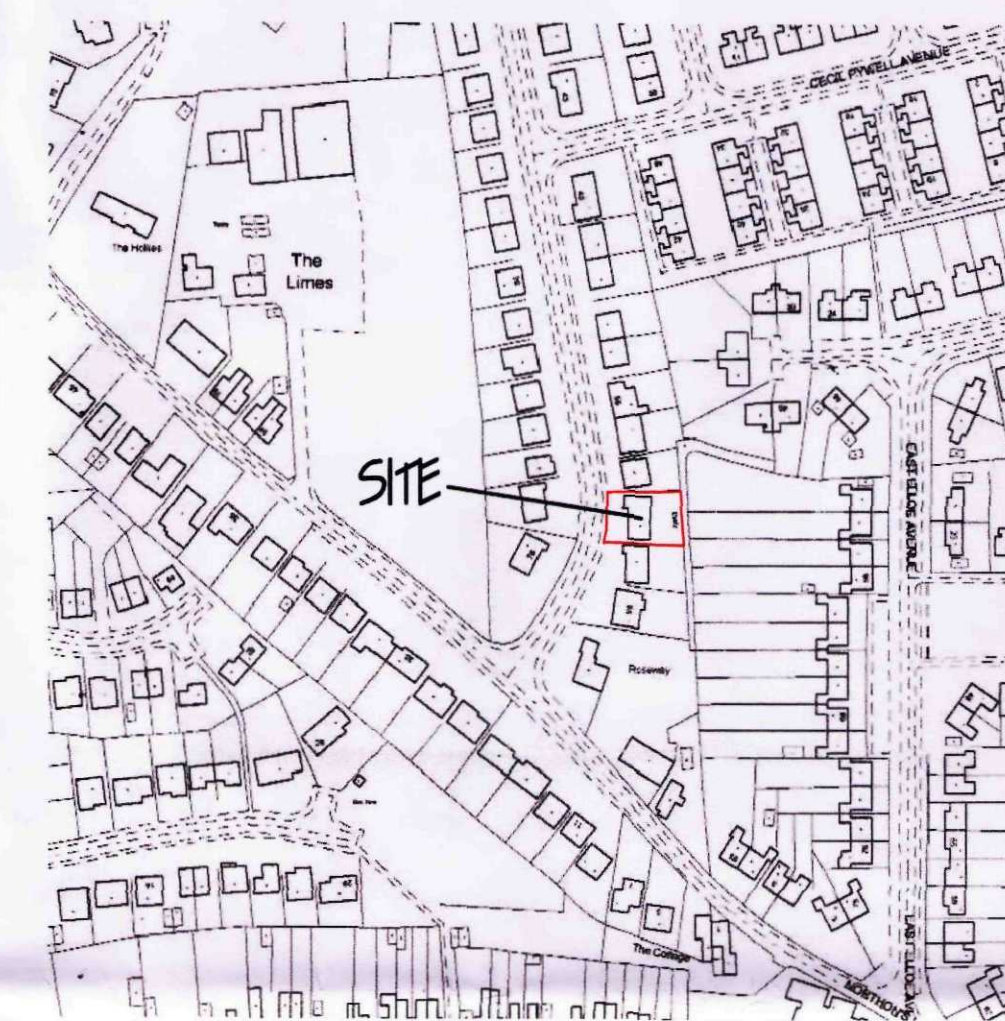
Electrical installation -
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) - 1st January 2009 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either:
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Opening Schedule -
Provide new window to match that of dining room.
Provide new Feature door and screen 1500 wide.
Provide 11/5 1000 lintel over both openings.

Roof ventilation -
Provide ventilation to roof space as eaves via passive system giving the required air circulation as follows:
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof (i.e. attic trusses), provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridge/pitch with suitable ridge vent (by the manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt.



BLOCK PLAN



LOCATION PLAN

DETERMINED PLAN

SHDC
Planning & Development
- 7 MAY 2009
Ref: 0320/09

Hot water and heating etc. -
Web radiator system. Install hot water heating pipework to provide hot and cold water applied to all new appliances in the extension and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g. motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control).

revision	date	init.	revision details.
A	05/09		CLIENT ALTS

COOPER ARCHITECTURAL DESIGN
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SPALDING, Lincs PE12 8LP
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Mobile: 07808 125 778
E-MAIL: c.a.d@btconnect.com

Client: **MR M NILE**
Project: **PROPOSED FRONT PORCH
61 CHESTNUT AVENUE
HOLBEACH
Lincs PE12 7NF**

Drawing:

PLANS & ELEVATIONS AS PROPOSED & EXISTING
BLOCK AND LOCATION PLANS

Scale 1:50 1:100 1:200 1:2500	Drawing No. 09-03-01A
Date APR 2009	Drawn. J.C.