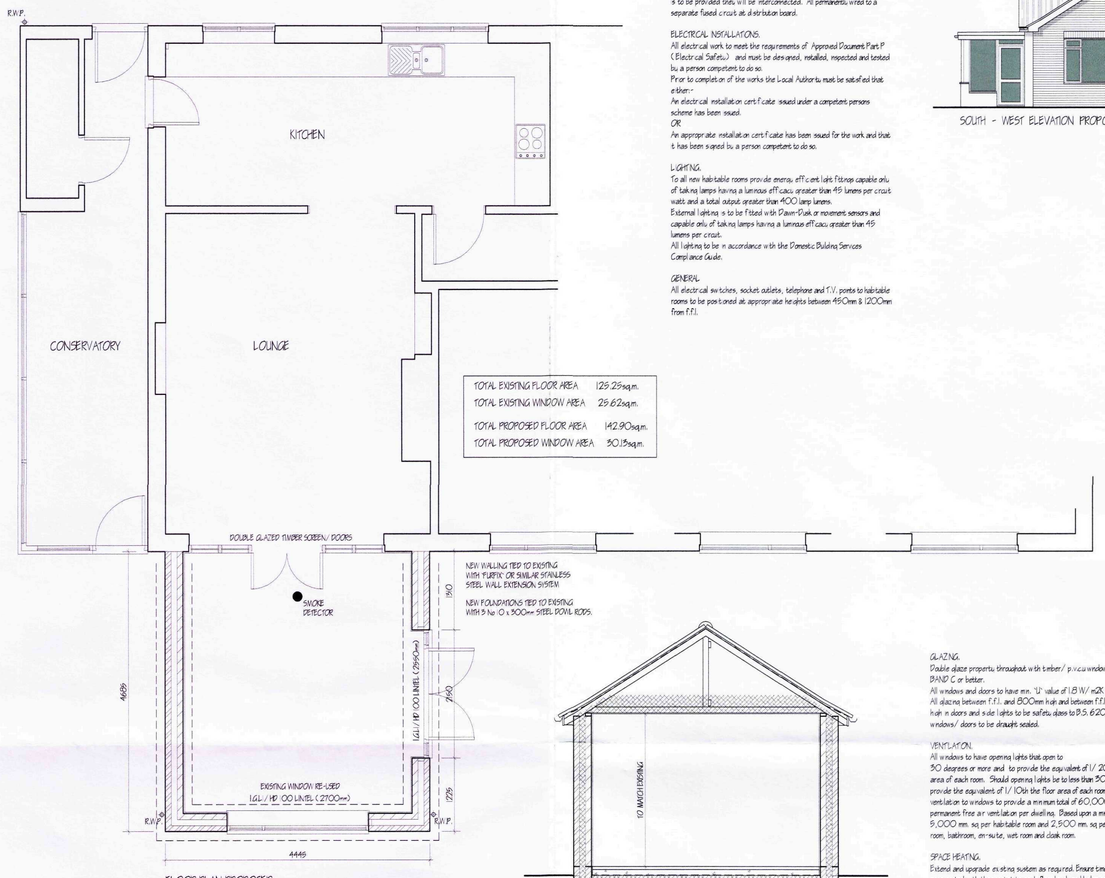


PLOT PLAN PROPOSED

TOTAL EXISTING FLOOR AREA	125.25sq.m.
TOTAL EXISTING WINDOW AREA	29.62sq.m.
TOTAL PROPOSED FLOOR AREA	142.90sq.m.
TOTAL PROPOSED WINDOW AREA	30.15sq.m.

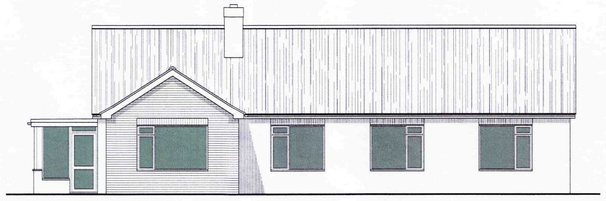
SECTION

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5839-6-2004 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of 'Approved Document Part P (Electrical Safety)' and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING.
To all new habitable rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watts and a total output greater than 400 lamp lumens.
External lighting is to be fitted with Dawn/Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.
All lighting to be in accordance with the 'Domestic Building Services Compliance Guide.

GENERAL
All electrical switches, sockets outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.



SOUTH - WEST ELEVATION PROPOSED

GLAZING.
Double glazed units throughout with timber/ p.v.c.u windows DPRC rating in BAND C or better.
All windows and doors to have min. 'U' value of 1.8 W/ m2K or better.
All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights that open to 30 degrees or more and to provide the equivalent of 1/ 20th the floor area of each room. 'Should opening lights be to less than 30 degrees provide the equivalent of 1/ 10th the floor area of each room. Background ventilation to windows to provide a minimum total of 60,000 mm. sq. permanent free air ventilation per dwelling. Based upon a minimum of 9,000 mm. sq. per habitable room and 2,900 mm. sq per kitchen, utility room, bathroom, en-suite, wet room and cloak room.

SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, full zone control with thermostat to each floor level, and boiler control interlocks. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.
All unvented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided on the system.
The system or package shall be rated/ labelled with the following details, which shall remain visible after installation.
a. The Manufacturers name and contact details.
b. The Model reference details.
c. The rated storage capacity of the storage water heater.
d. The operating pressure of the system and the operating pressure of the expansion valve.
e. Relevant operating data on each of the safety devices fitted.
f. The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.
All oil storage tanks to be integrally bunded prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S.5410-1:1997 pts. 8.2 & 8.3. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 ('type 1') and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S 5534. Pt 2. Terrapilate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch to match existing. 38 x 100 ridge node binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffits complete with 10mm wide continuous air gap and flu proof screen. All structural timber to be min. SC3 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c: install GRP valley liner.

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 300mm total thickness of Knauf 'Earthwool Loft Roll 40' glass mineral wool insulation. 100mm between joists & 200mm over Joists to provide a 'U' value of 0.15 W/ m2K.
Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabfoil to top surface. Provide slide bolt fastenings & draughts seal all round

WALLING.
300 cavity walling to consist of: Face brickwork to B.S. 5921:1974 for class bricks and B.S. 1217:1975 for calcium silicate bricks: 100mm cavity: Build into cavity 100mm Knauf 'Earthwool Dritherm 32' cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.84 / 1268 & 86 / 1584. 100mm Tarmac Topflex 'GT'. 2.9 N/ mm2 solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twisted ties set 750 horizontally and 450 vertically, all to B.S. EN 1845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1973.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 12.5mm Plasterboard on dabs with skim finish. 'U' value 0.25 W/ m2K.

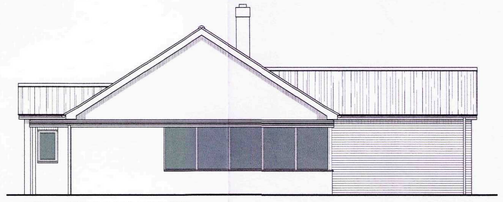
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed, on 100mm concrete over site: Concrete mix GEN 1 in non aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5328: pt 1997 on 500ga polythene D.P.M. on 85mm 'Celotex PT4000' insulation board on 1200ga polythene D.P.M. lapped continuous with D.P.C. bu.mm. 100mm on 150 blinded and consolidated hardcore.
Garage floor to be as above except sand cement / screed and insulation: 'U' value 0.20 W/ m2K

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations. GEN mix to B.S. 5328: pt 1997. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with N.H.B.C. Foundation Practice Guidance Notes where local soil types and strata are present.

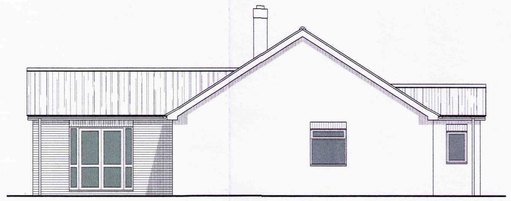
SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/ 5100 and LI/ HD 100 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: internal lintels to be I.G. 100 Bta type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

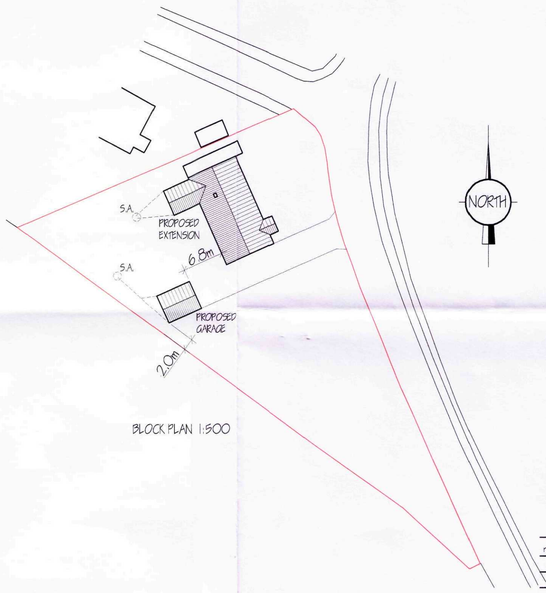
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away, min. 9.0m to edge from dwelling. All footpaths and drives to slope away from building.



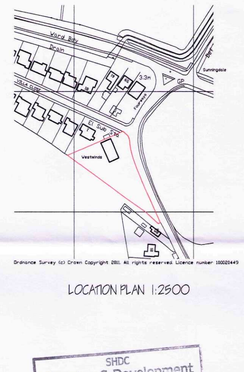
NORTH - WEST ELEVATION PROPOSED



SOUTH - EAST ELEVATION PROPOSED



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

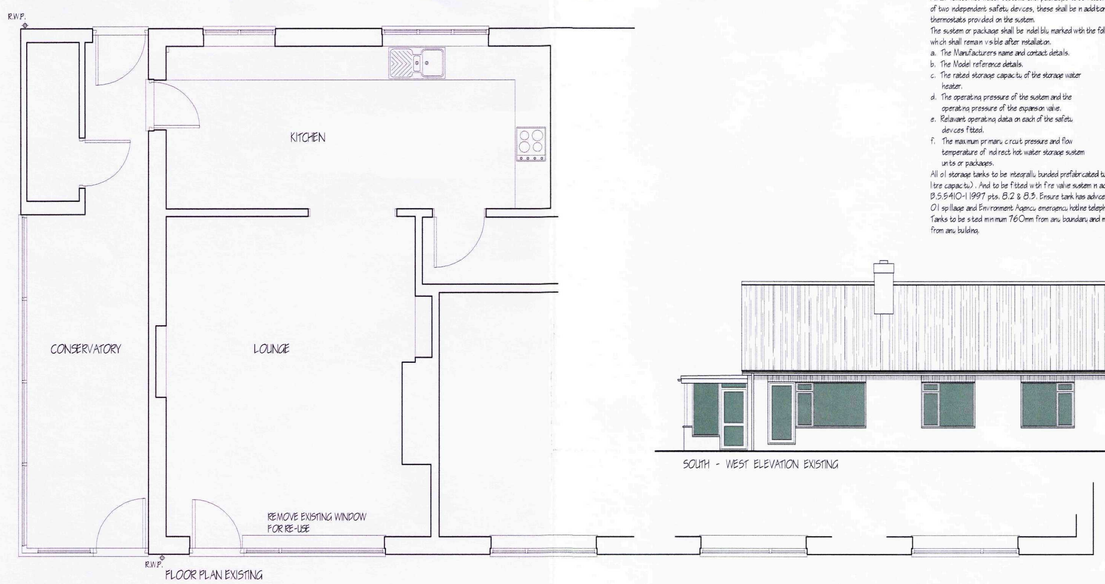
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

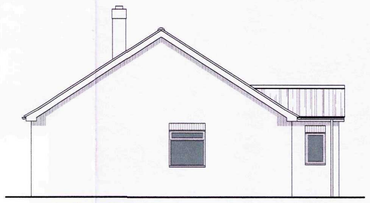


PLOOR PLAN EXISTING

SOUTH - WEST ELEVATION EXISTING



NORTH - WEST ELEVATION EXISTING



SOUTH - EAST ELEVATION EXISTING

SHDC
Planning & Development
30 AUG 2011
Ref: 0661-11

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING, LINC'S PE11 1HA
Tel: 01775 711174
Mobile : 07808 125 778
E-MAIL : c.a.d@btconnect.com

Client.
MR S BARKER

Project.
PROPOSED SUN LOUNGE
WEST WINDS
GARNSGATE ROAD
LONG SUTTON
PE12 9BU

Drawing.

Scale 1:50 1:100	Drawing No. 1156-01
Date. AUG. '11	Drawn. J.C.