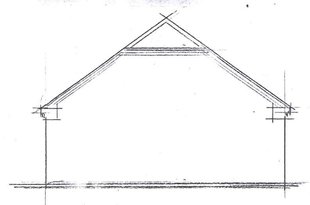
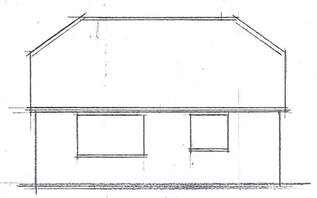


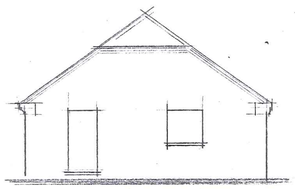

PROPOSED



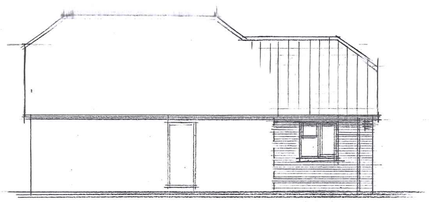
NORTH
EXISTING

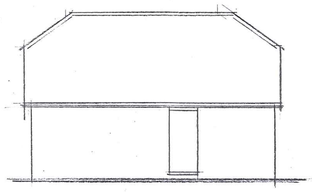


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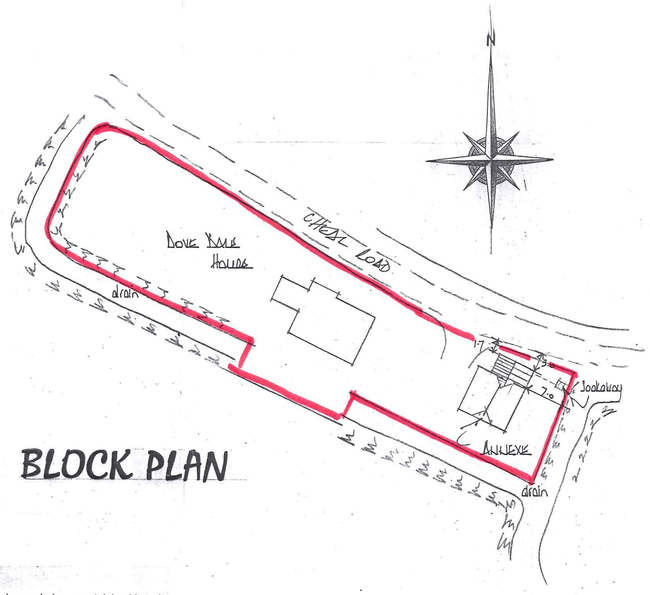


SOUTH





EAST

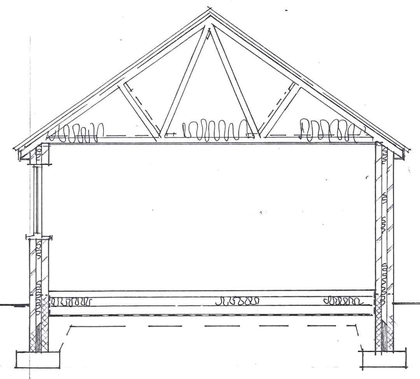



BLOCK PLAN

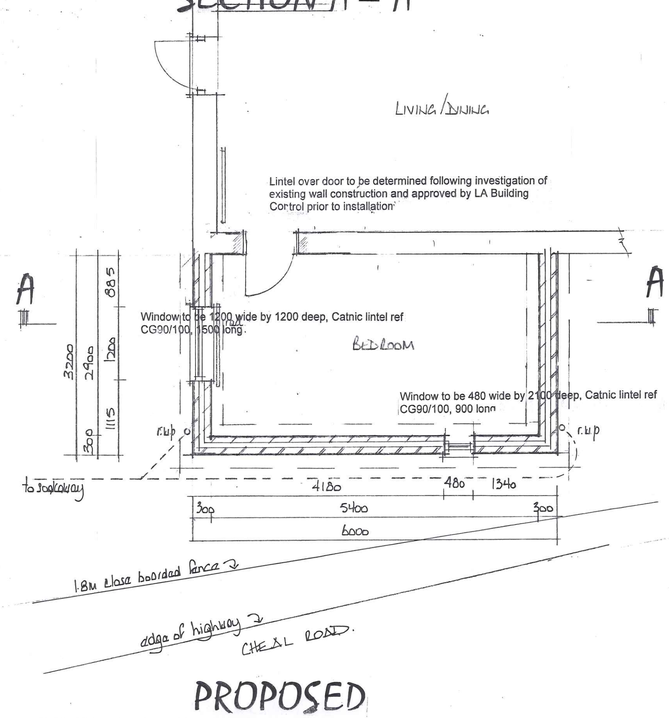



EXISTING

GROUND FLOOR PLAN



SECTION A – A




PROPOSED

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 300mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm load-bearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

**FLOOR CONSTRUCTION**

**Ground**
65mm sand/cement screed reinforced with chicken wire mesh
1200g polythene separating membrane
150mm Celotex fast-R FF3000 floor insulation
100mm oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls
25mm sand blinding
100mm min compacted hardcore, where a greater depth is required, up to a maximum of 600mm, it is to be laid and compacted in layers not exceeding 150mm

**WALL CONSTRUCTION**

**Below Ground**
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

**Above Ground**
To be 300mm o/a constructed as follows :-

100mm facing brick FFL quality below ground level
50mm cavity
50mm Celotex CW4000 insulation
100mm load bearing insulation blocks l.e Tarmac Topblock Supablock, k = 0.11

All to be tied together using stainless steel wall ties positioned at distance not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12.5mm plasterboard "dot and dab" to walls with gypsum plaster skim finish to give a 'U' value of 0.24W/mK

**DPC in Walls**
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

**LINTELS**

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturer's instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

**WINDOWS & DOORS**

Windows and doors to be purpose made upvc or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 1.3W/m²K

Double glazing manufacturer's certificate to be provided to prove compliance of the glazing to that specified.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

All internal doors to ground floor rooms other than cup'ds

**VENTILATION**

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area.

**BACKGROUND VENTILATION**

Background ventilation is to be provided either by trickle vents set within the construction of the windows with controllable hit/miss vent on the inside. The area of the trickle vents to habitable rooms is to be a minimum of **5000mm²**

**SMOKE DETECTION**

Self contained smoke/heat alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated **SD/HD** on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

**ELECTRICAL INSTALLATION**

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

The lighting is to be installed in compliance with the Domestic Building Services Compliance Guide

The lighting shall have a luminous efficiency greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens

100% of the new light fittings shall be energy efficient

**SPACE HEATING**

Space heating is to be provided by extending the existing system into the bedroom with a radiator located beneath the bedroom window

Thermostatic radiator valves are to be

**DRAINAGE**

**Surface**
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

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Client
Mr. & Mrs A Morris

Project
Extension to Annexe at Dovedale House
Cheal Road
Crowtherton. Spalding. PE11 4JG

Drawing
Plans. Elevations of Existing & Proposed
Section.

Scale
1:50. 1:100 & 1:500

Date Fab '23 Drawn AL

Dwg No. 1214/01 Rev