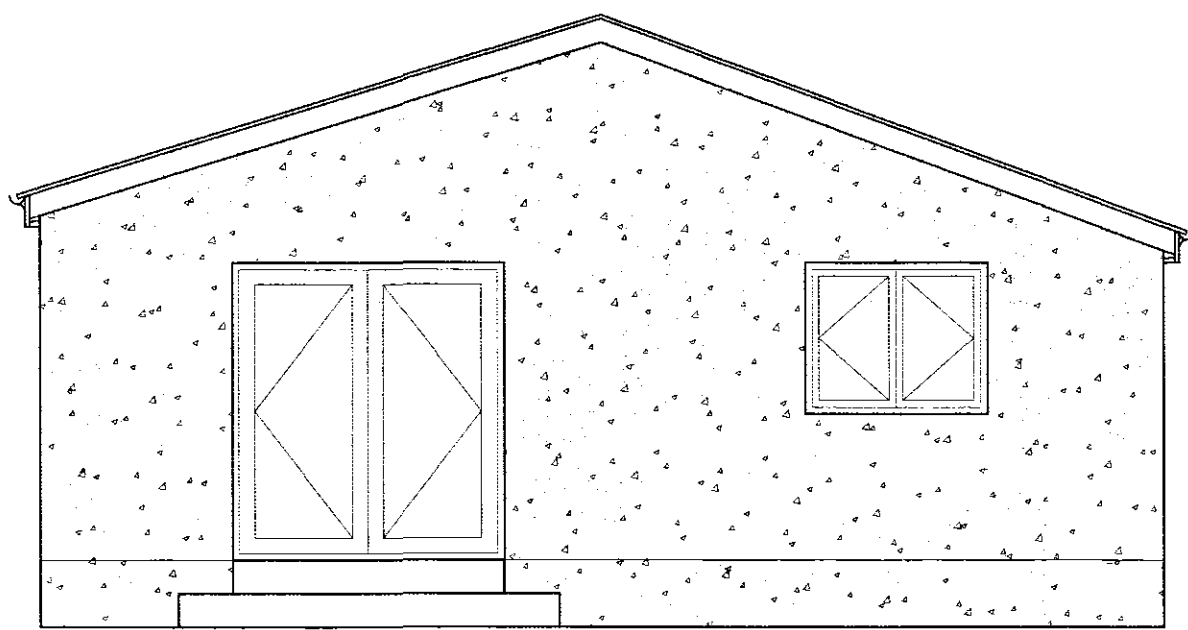
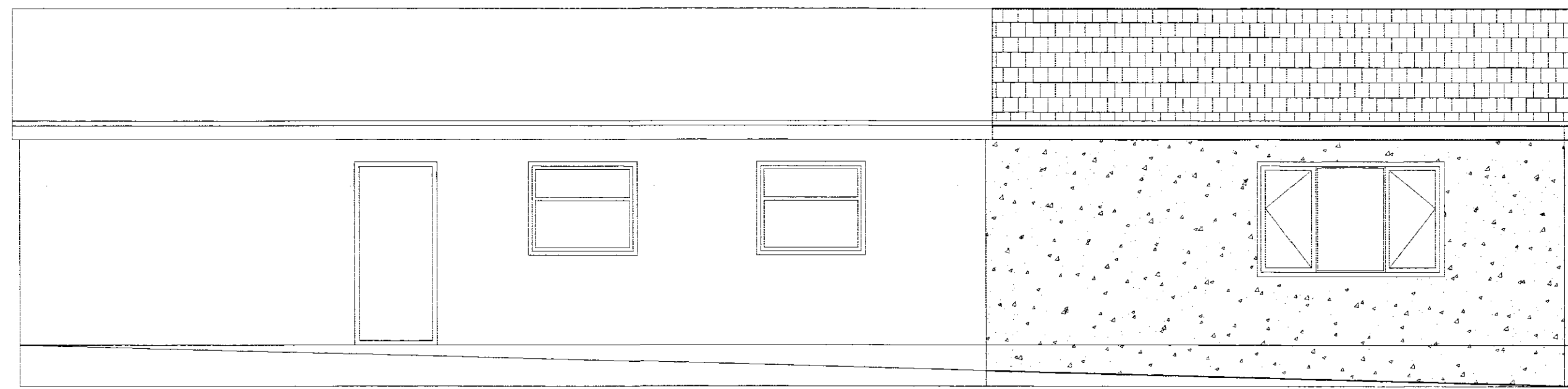




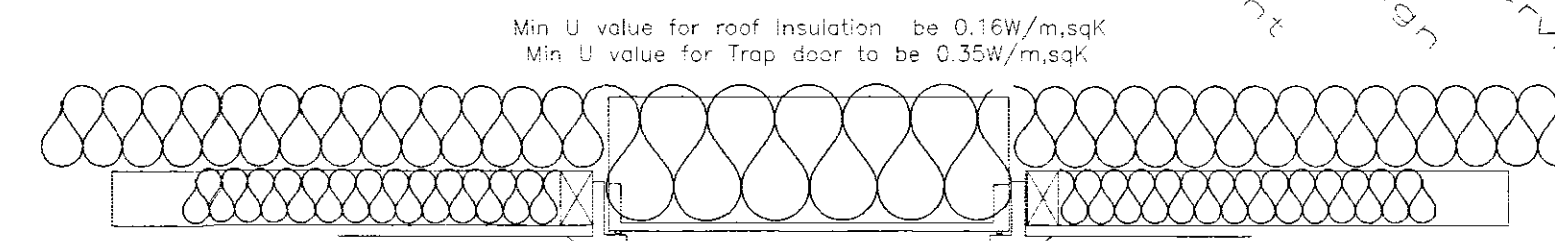
PROPOSED REAR ELEVATION



PROPOSED EAST SIDE ELEVATION

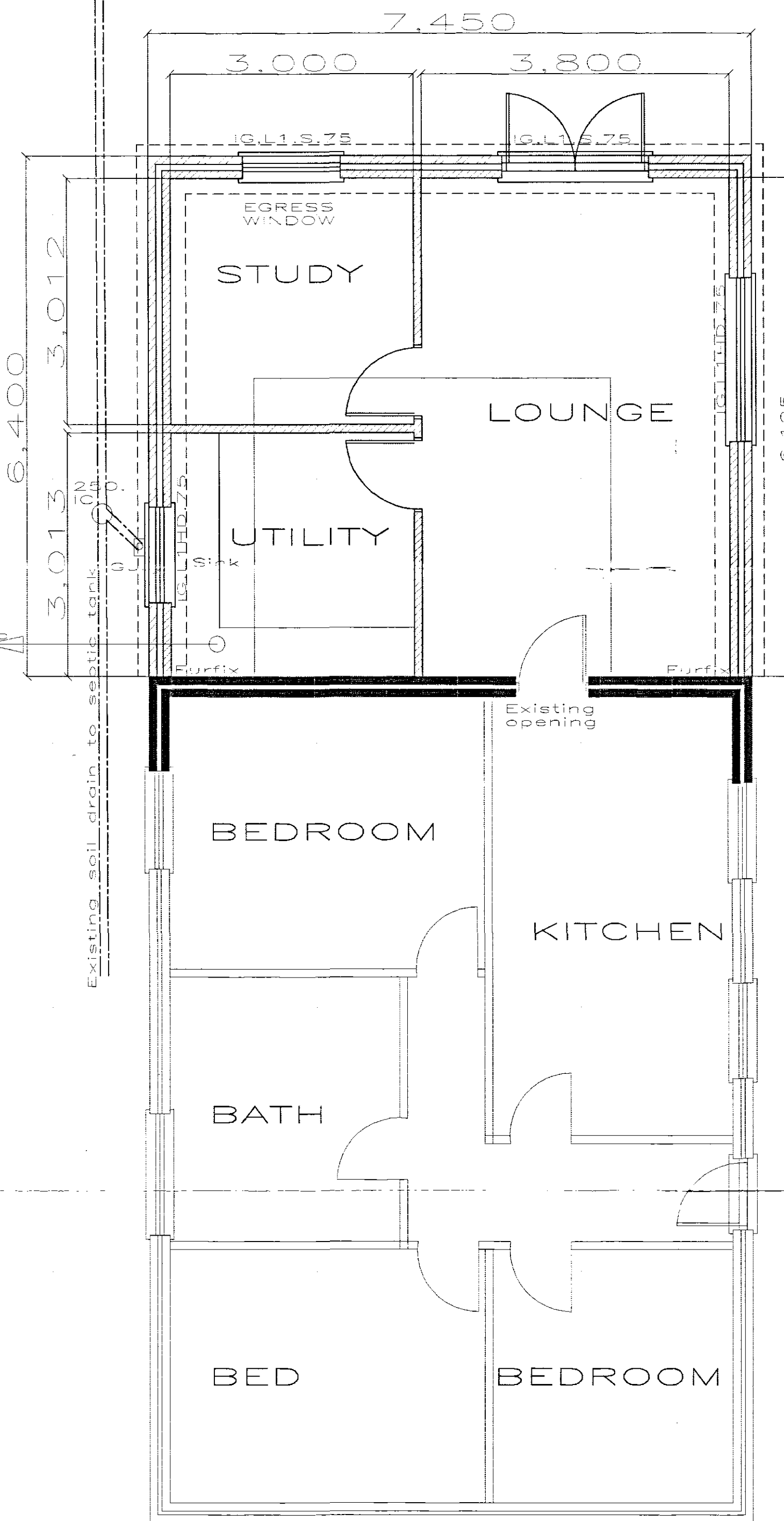
SHDO
PLANNING & DEVELOPMENT
17 FEB 2005
Ref. 0233/06

David Broker & Design Services
Concept & Design
2000 Development Ltd



Min U value for roof insulation be 0.16W/m.sqK
Min U value for Trap door to be 0.35W/m.sqK

Open Loft Roof Insulation



PROPOSED FLOOR PLAN

FOUNDATIONS.
Concrete strip foundations to be in accordance with recommendations.
In all cases in full
600mm wide to cavity walls, 800mm to internal walls.
Foundations to be 250mm thick. Reinforced to suit spots as necessary

FLOOR.
Beam and Pot floor set out and installed to specialist manufacturers details and drawings, with sub floor vents installed.
All joints to be slurred with cement and sand mixture.
Floor finish to consist of 100mm Jabite insulation over beam and pot 1200g polythene DPM turned up at sides and linked with DPC. Finished with a 75mm sand and cement screed reinforced with chicken wire

TIMBER
All structural timber to be in accordance with BS 4978.
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Asles/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls. Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks.

WALL.
NOTE - INSULATION
Wall construction for compliance with building regulations Part L 1
U value 0.35W/m sq K
75mm cavity with 75mm Crown Drytherm Insulation
Inner leaf of 100mm Standard Celcon or Equivalent
U value Insulation blocks with Plaster finish
6no stainless steel wire ties per 1m sq and cavity insulation linked to roof insulation
Inner leaf of 100mm aerated blocks maximum density 1100kg/m
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with minimum 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

LINTELS
Install IG or similar steel lintels to all openings.
Internal void of lintel to be filled with insulating material.
Internal face of steel lintels to be covered with insulation to minimise thermal bridging. Frames must also overlap the insulated cavity closures by 30mm.
Install DPC cavity tray with weep holes over all lintels

ROOF.
Tiles laid to manufacturers instructions and specification on parking felt and tile battens 25x30mm, on Trussed Rafter designed and fabricated to BS 5268 at 600mm c-c. Braced together to BS 5268 1998 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified, contractors are reminded that where roofs have to join adjacent structures, the pitch must be checked on site. Manufacturers details/dimensions to be checked on site before ordering.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane. 75x100mm wall plates. Facia board offset as existing from brickwork. 6mm masterboard soffit tray. Trusses fixed to 75x100mm sw wall plate with galvanneal ms truss clips. Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c. Rafter straps to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters. Ceiling joists strapped likewise.

INSULATION.
100mm fibre glass between roof joists, 150mm fibre glass across joists. Cavity wall insulation 75mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are in an inner room situation.
Windows provided for egress purposes to have min unobstructed area of 0.33msqm and have a clear min height and width of 450mm. The bottom of the window should be not more than 1100mm above the floor

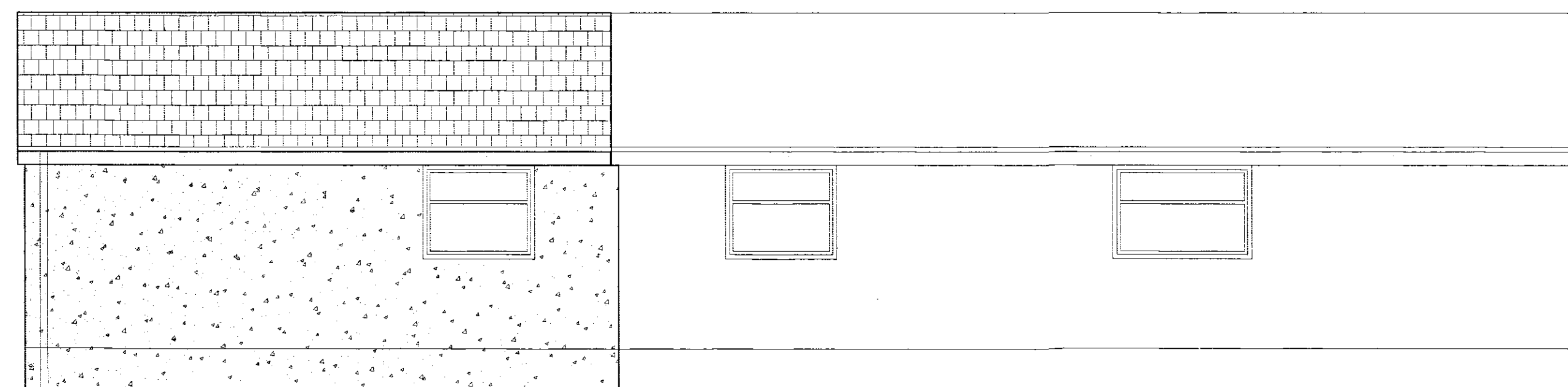
STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakways min 4.5m from any buildings or road, 3.5m from boundaries. Or areas of land not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s) so that the overall soakage capacity is exceeded. The outfall drainage system must be designed following a percolation test. Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc. Driveways footpaths and means of access for disabled to be free draining to soft vegetations/gravel filled french drain or in special circumstances to storm sewer.

SOIL DRAINS.
All drains to existing septic tank.
All drains in 110mm dia pvc with flexible joints and laid to 1-40 or max 1:252 falls in 150 mm pea gravel bed and surrounds. Cop trenches beneath driveway with 1:3:6 concrete. Sleeve all pipes through or under raft/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels, grilles or covers inspection chambers of O.S.M.A type universal to suit manufacturer instructions and installation details, for depth and dia. 250mm dia Max depth 600mm.
450mm dia Max depth 1000mm.
Main channel inlets to be used for changes of direction and gullies to be fitted with fixed metal or plastic grilles or covers

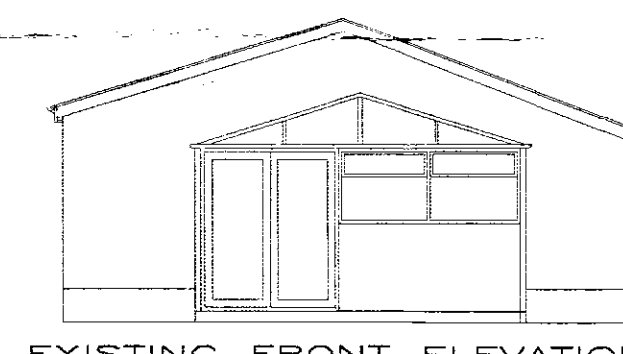
SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
All with 75mm deep seal P traps. All wastes routed separately to connect to sep. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with metal covers.
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection

HEATING AND HOT WATER.
All to be extended from existing system
New radiators to have thermostatic valves

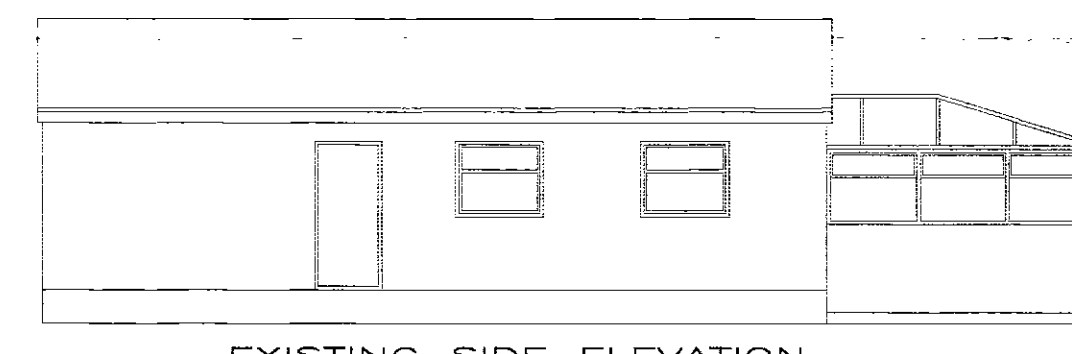
CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and submitting for approval, Calculations from the above manufacturer to the building inspector, before installation.
Boiler 'SEDBUK' rating heating engineer to provide before installation



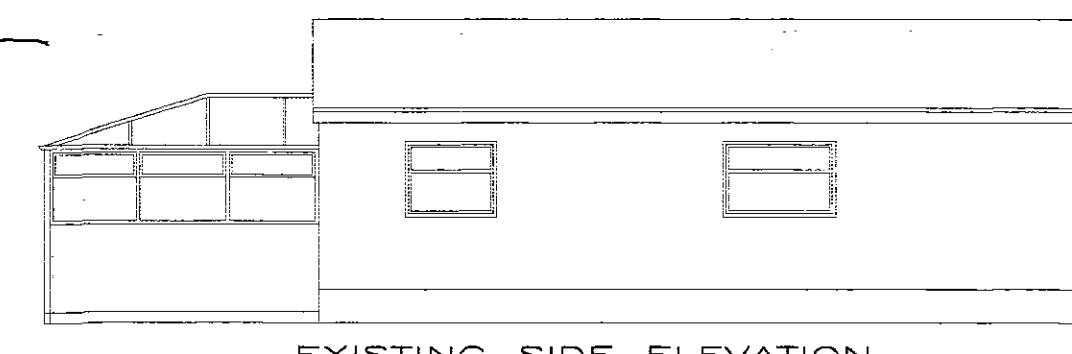
PROPOSED WEST SIDE ELEVATION



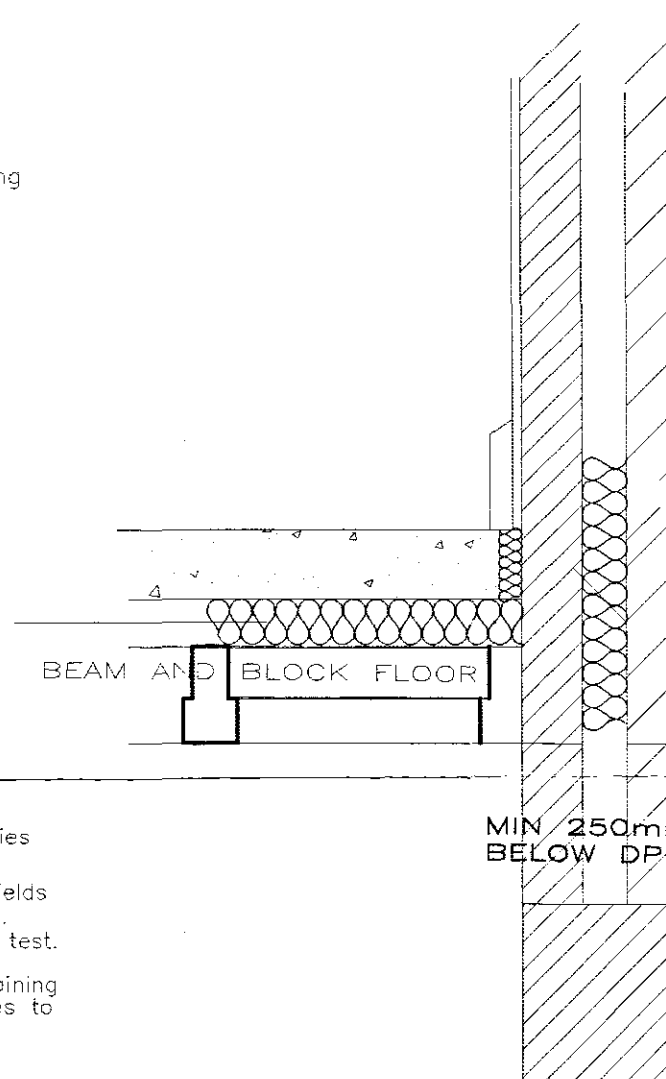
EXISTING FRONT ELEVATION



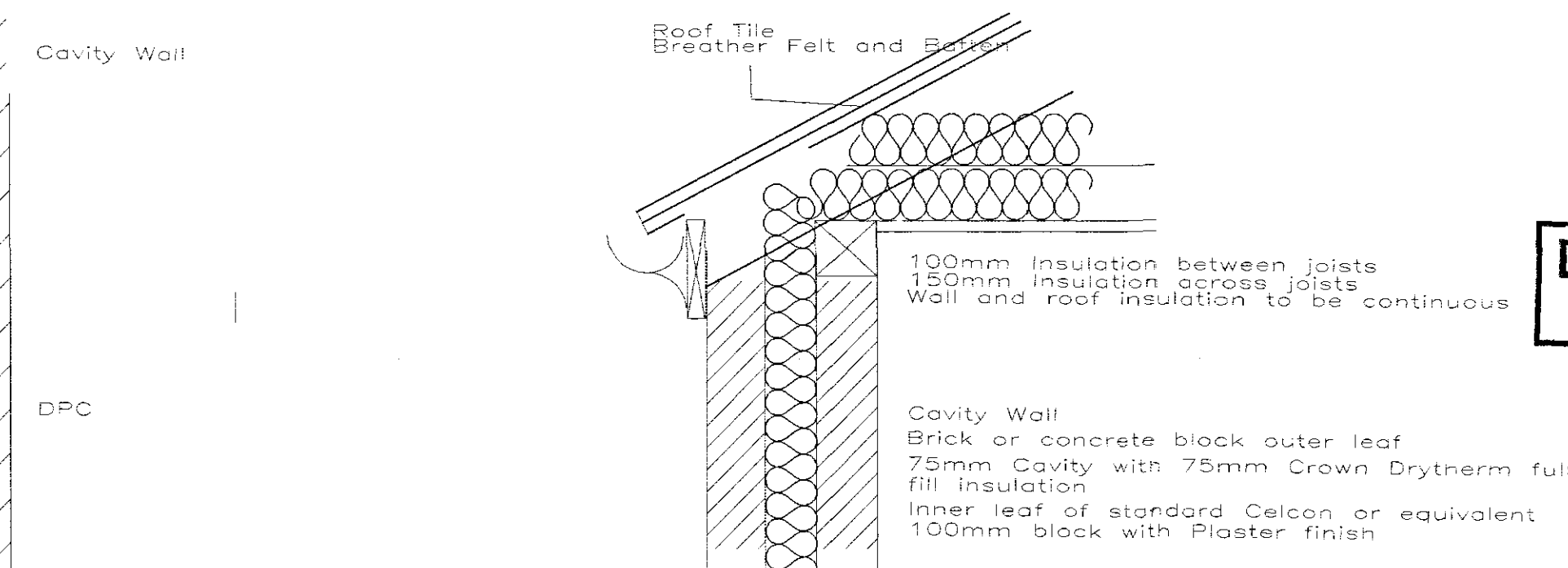
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



Wall and Floor Insulation



Eaves Insulation-detail

GLAZING.
All new glazing must achieve an average U value of 2.0W/m sq K

All windows double glazed with 28mm with 'K' Glass sealed units. All opening windows and doors to have full draft seals including the loft hatch, (left hatch to be fitted with suitable fastening to compress seal).
Opening lights to give 1/20th floor area in ventilation.
All glass to be hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS 5.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact, the following types are indicated:
All glass lower than 1500mm above floor level elsewhere.
All glass lower than 800mm above floor level elsewhere.
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

MECHANICAL VENTILATION.

to have extraction at a rate of 30litres/sec.
Rooms with no windows to have fans controlled via light switch with 15min overrun facility

All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility/toilets/bathrooms 4,000mm sq respectively (Provided by trickle vents in window heads).

All habitable rooms to have openable windows equivalent to 1/20th (5%) of the floor area

SMOKE DETECTION.

Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors. All to B.S 5446 Pt 1.1990 with battery back up and inter connected to separate fuse board. ALL UNITS CEILING MOUNTED.

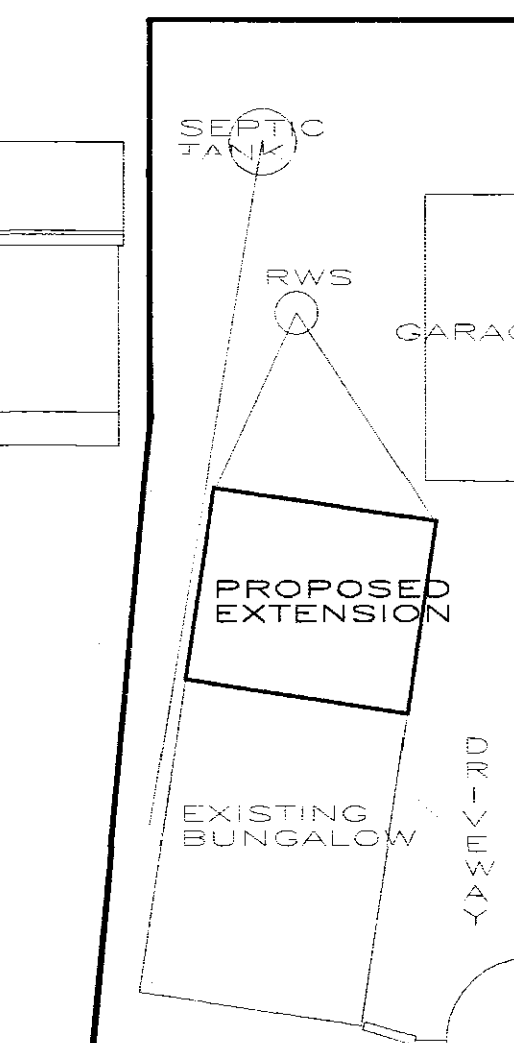
ELECTRICS.
Lighting having a luminous efficiency greater than 40 lumens per circuit-watt (for example fluorescent tubes and compact fluorescent lamps). Not tungsten lamps with bayonet cap or Edison screw bases).
All external lighting to automatically extinguish when there is enough daylight (or when they are not needed at night) and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit watt (for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet lamps with bayonet cap or Edison screw bases).
The electrical installation is to be carried out and certified after commissioning by suitably qualified and registered Electrical Engineer

MULTIPLE RECESSED LIGHTING

Efficient lighting source in at least 4 locations of most use
Where multiple recessed lighting is to be installed. Manufacturers installation details are to be strictly followed to ensure the period of fire resistance is maintained including the use of proprietary intumescent fittings or built in fire resistant boxes.

Electrical installation to comply with 17th Edition NICEIC wiring regulations. Note provide lighting in roof space for safe access and working to roof tanks (close to hatch).
All electrical installations to be carried by suitably qualified Registered electrician.
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 may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DETERMINED PLAN



SOUTHEAU BANK
BLOCK PLAN 1:250

DRAWING/FILE No 1038
CLIENT D BRUNDLE

PROJECT
PROPOSED SINGLE STOREY EXTENSION
HAYDEN
SOUTHEAU BANK
GEDNEY HILL

SCALE 1:50
DATE JAN 06
DRAWN DB

Issued
Revisions

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DO NOT SCALE

ALL DIMENSIONS TO BE VERIFIED ON SITE

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