

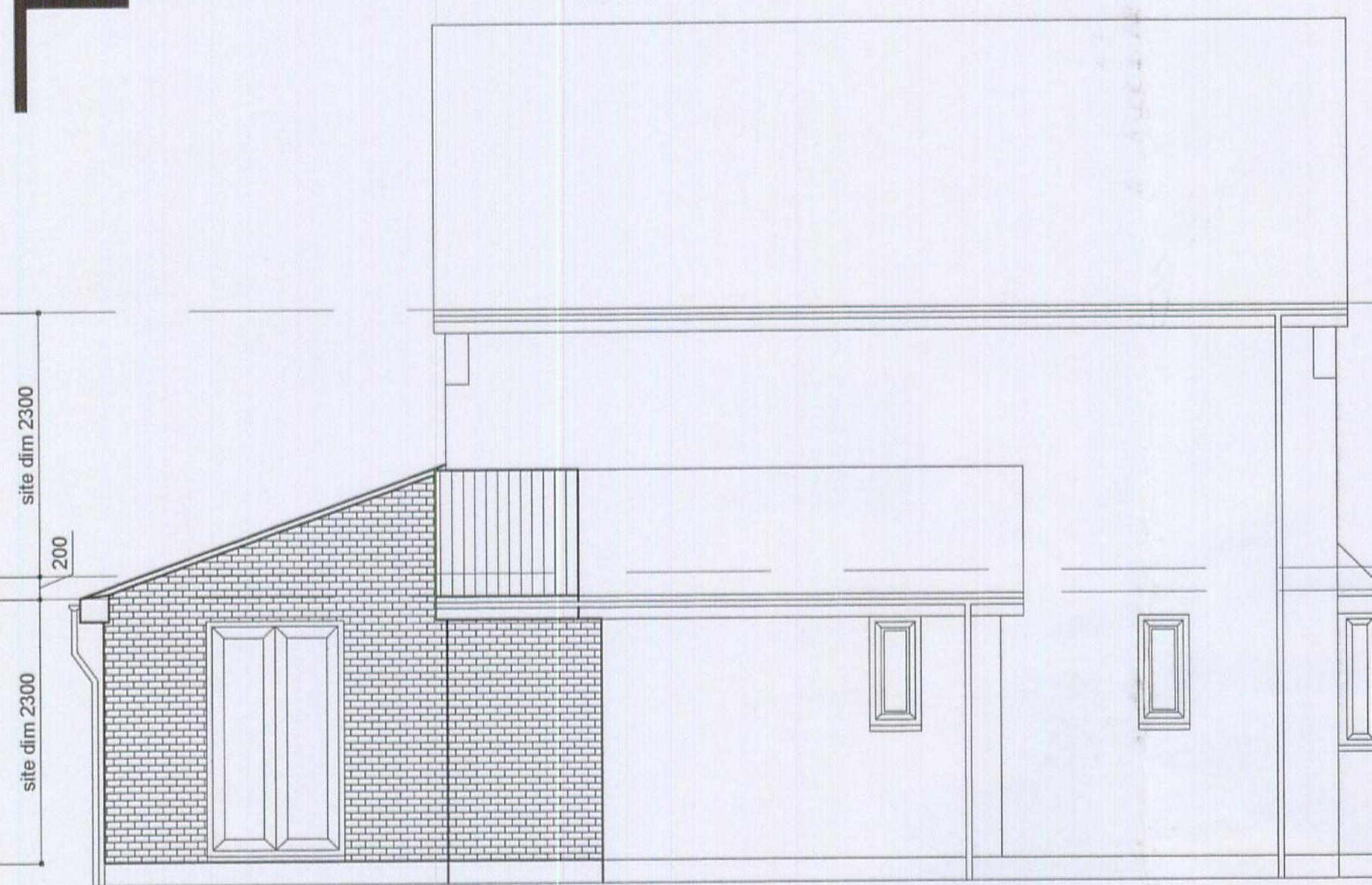
Note: prior to commencement of proposal, all materials to be used, ie brickwork, roof tiles, both color and type, color of render where applicable to be confirmed in writing as acceptable from the 'Local Authority' no part of the development to commence until written approval

R.W.P.
All proposed gutters and downpipes to run into new soakaway shown on location plan, style and colour to match existing

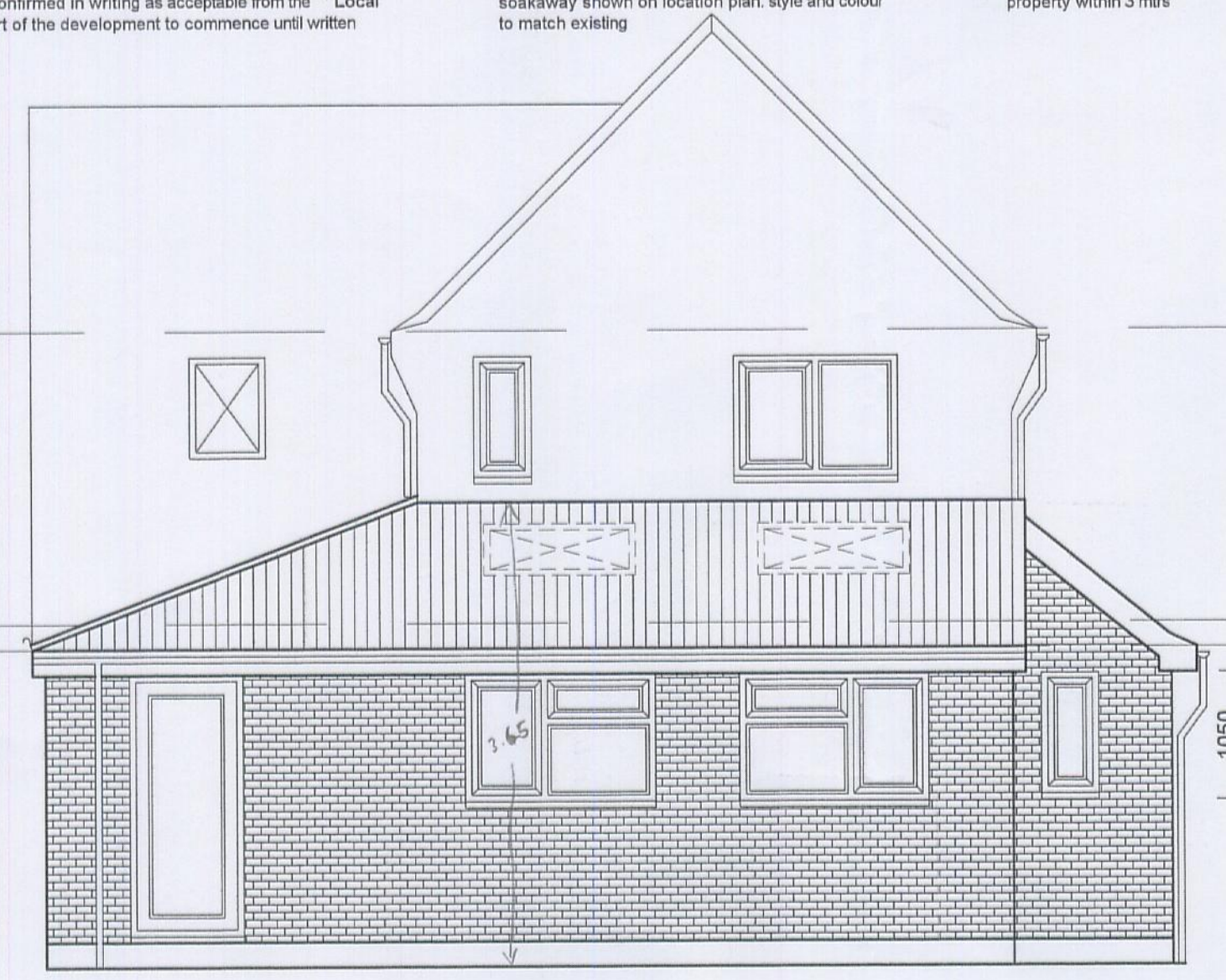
SVP
all new soil & vent pipes on any given elevation to extend min 900mm above any opening into the property within 3 mtrs

DRAINS:
Drains shown on drawings as existing must be fully investigated prior to work commencing to allow for invert levels, directions and position.
New drains in 'Cerna' plastic underground range consisting of: 100mm min pipework laid to min 1:40 gradient, bedded on 100mm pea shingle, shingle to cover pipes over the top, where pipe runs through structural walls provide 65x100 lintels min 150 bearing. All above ground pipe solvent fit terminating above roof void, refer to SVP details, rodding eyes fitted at all sanitary ware connections and change of direction.
Below ground pipework fitted with 'Inspection Chambers' to all bends, either in 450mm or 300mm purpose made I.C.'s, bedded on 150mm concrete base. All pipes within 100mm of ground level to be covered in concrete, otherwise in pea shingle. Form new I.C. into existing drains using flexible seals from existing salt glazed pipes to new plastic system.
Note: all pipework under oversite to have reinforced mesh within concrete oversite

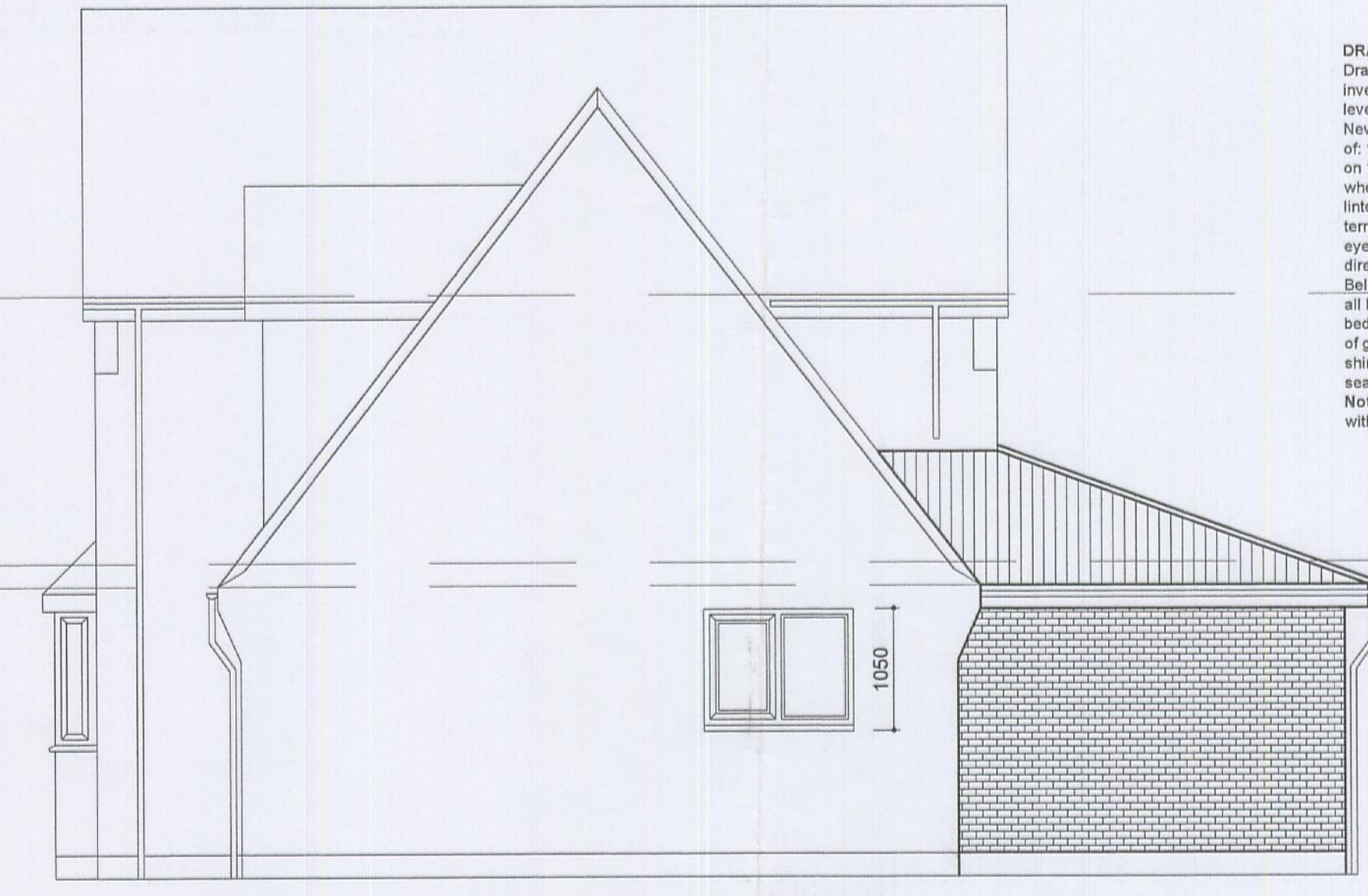
PITCHED ROOF DETAIL:
Roof tiles to match existing (unless otherwise stated) on tanalised battens 38x25 on 'Tyvek' supra plus or equivalent roofers felt, on 150x47 C16 rafters or as specified at max 400 centres, ceiling joists as specified max 400 centres, 2no:200x47 purlins mid span of rafters, all bracing in min 100x47 timber, max 400 centres 270mm fibreglass insulation 150mm within joist centres, 120mm crossed over joists, 30x3 Lateral restraints @ max 1500 centres on wall plates and max 2000 centres on sloping roofs or at first floor level, all to part CP111 part II 1978.1.



PROPOSED SIDE ELEVATION (1:50)



PROPOSED REAR ELEVATION (1:50)



PROPOSED SIDE ELEVATION (1:50)

PROPOSAL

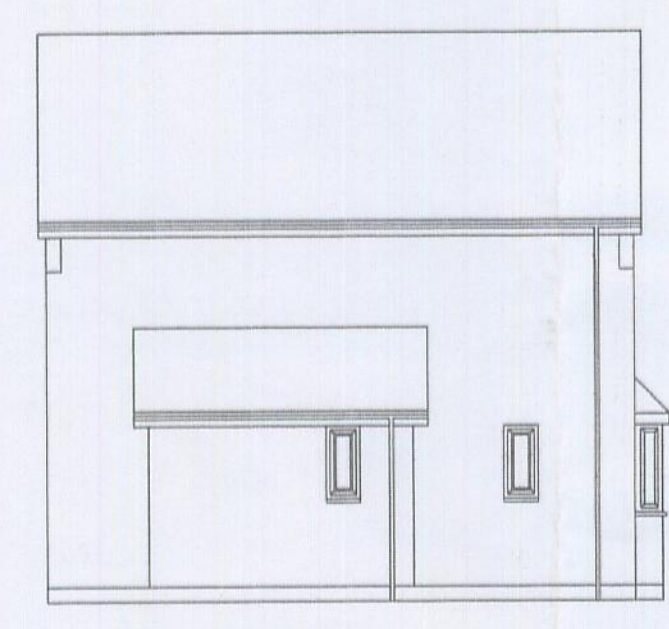
HEATING: check suitability of existing system able to carry the additional radiators, all new radiators to have TRVs connected to the existing central heating system, if 'Boiler upgraded' required this must be a condensing type installed to current building regulations

EXISTING GROUND FLOOR PLAN (1:100)

EXISTING FIRST FLOOR PLAN (1:100)



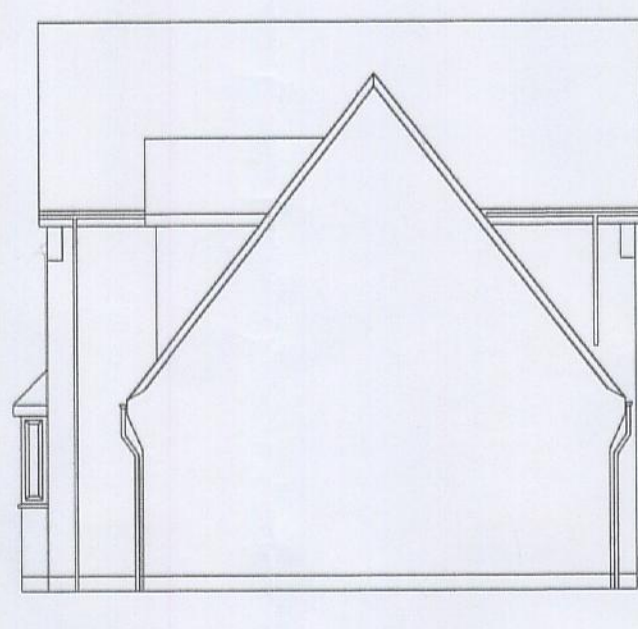
EXISTING FRONT ELEVATION (1:100)



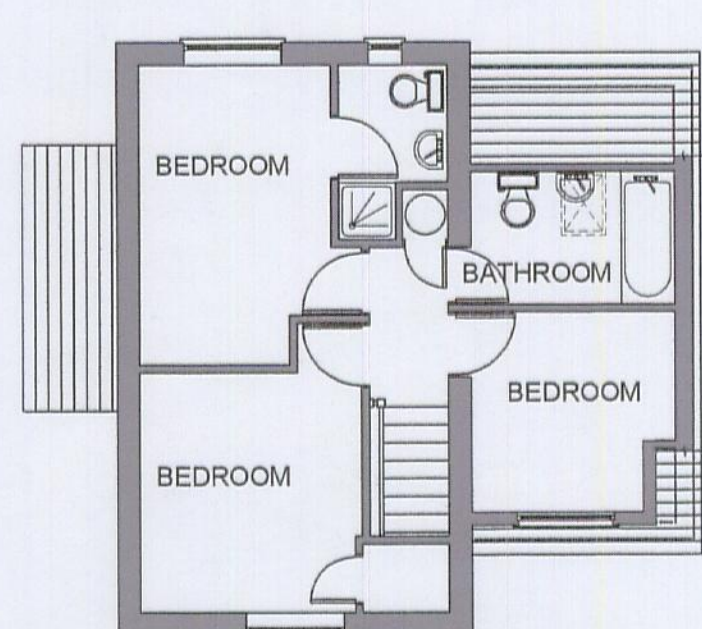
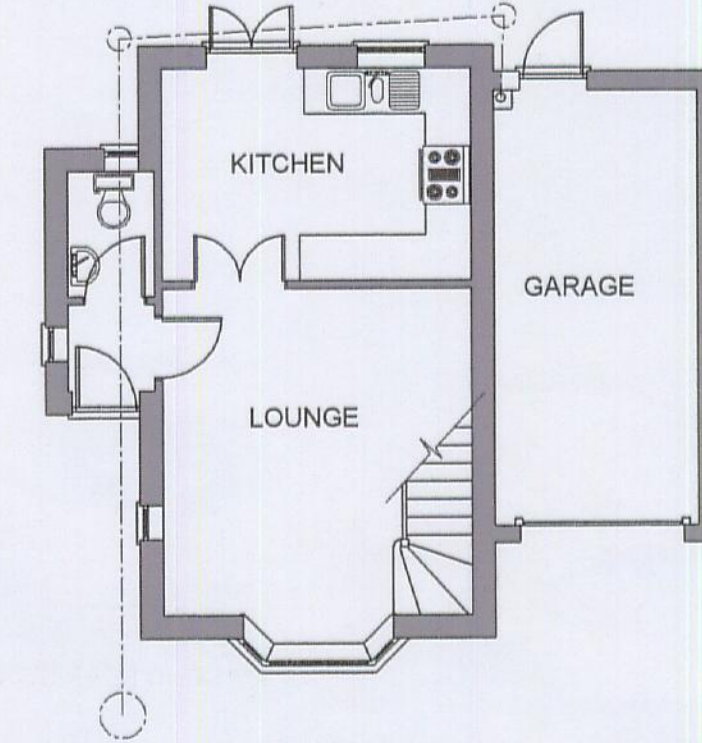
EXISTING SIDE ELEVATION (1:100)



EXISTING REAR ELEVATION (1:100)



EXISTING SIDE ELEVATION (1:100)



EXISTING

SMOKE DETECTORS:
Supply inter linked mains operated battery back-up smoke alarm to BS 5446 pt 1, 1990, within all stairwells to each floor and within 7.5mtrs of any habitable room.
The detectors powered independently back to the main consumer unit with own separate fuse.
Indicated: (SD)

WINDOWS:
All windows and doors to be U.P.V.C double glazed using 16mm cavity 'K' type sealed units to match existing, with min 8000mm² ventilators within the window, to achieve max U-Value of 1.8 w/m².
All installed under 'FENICA' approved contractor.
Glazed doors and adjacent windows within 300mm of door to have safety glass up to a min of 1500mm from FFL, all glazing within 800mm of FFL also to have safety glass, all in accordance to BS 6206 class 'C'

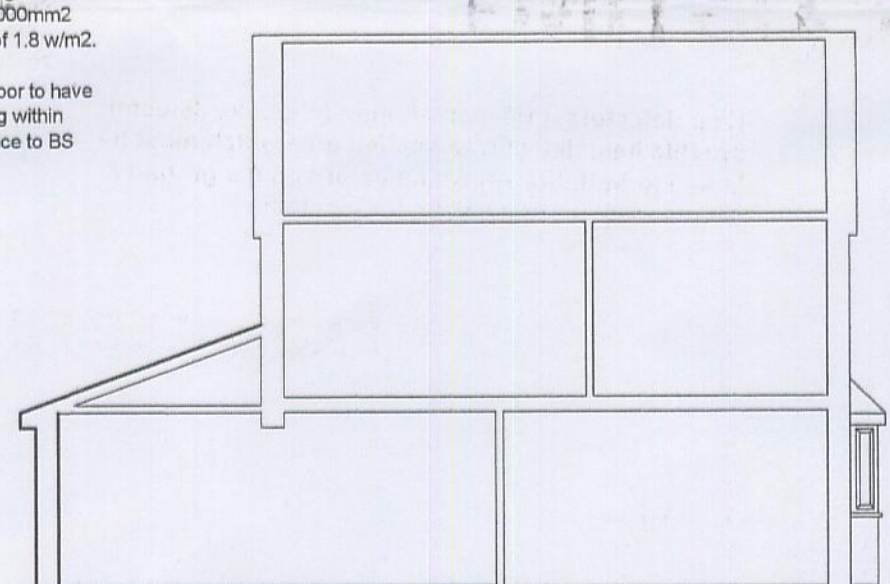
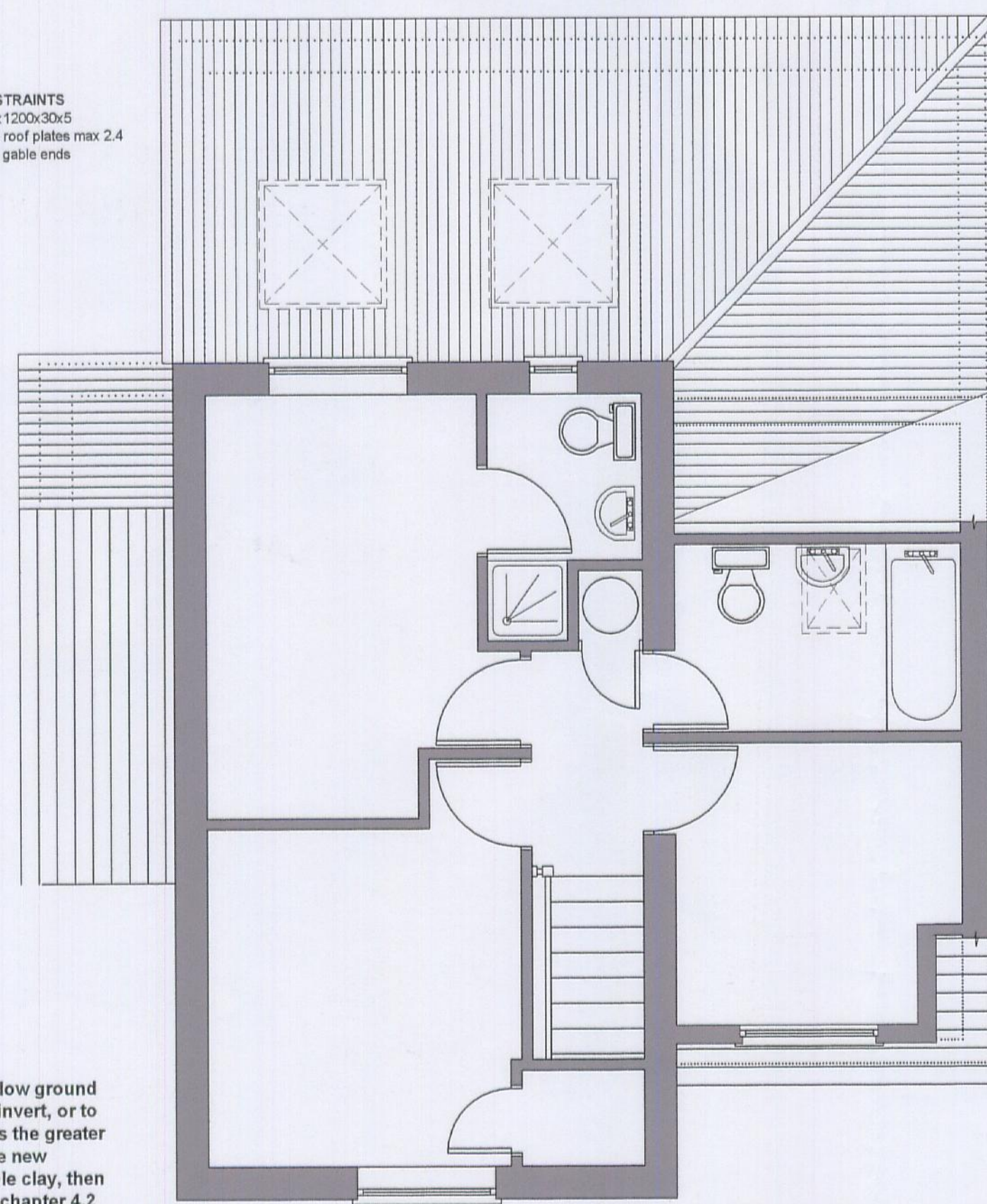
Heat detectors (HD) in addition to smoke detector, provide heat detector to kitchen area which must be linked to both the smoke detectors on the ground & first floor, (see floor plans for locations)

LATERAL RESTRAINTS
100 or 150 legs 1200x30x5 restraints to all roof plates max 2.4 mtrs centres & gable ends (LR)

RSJ FIRE PROTECTION:
All load bearing RSJ's to have 30 minutes fire protection, 2no: 12.5mm plasterboard or 1no: fire line board with two coat plaster skim

FOUNDATIONS: depths to be min 1.000m below ground level-or to match existing, or to below drain invert, or to 450mm below any visible roots- whichever is the greater if there are any trees within the vicinity of the new building works and if the subsoil is shrinkable clay, then foundation depths to be in accordance with chapter 4.2 of N.H.B.C. standards

PROPOSED FIRST FLOOR PLAN (1:50)

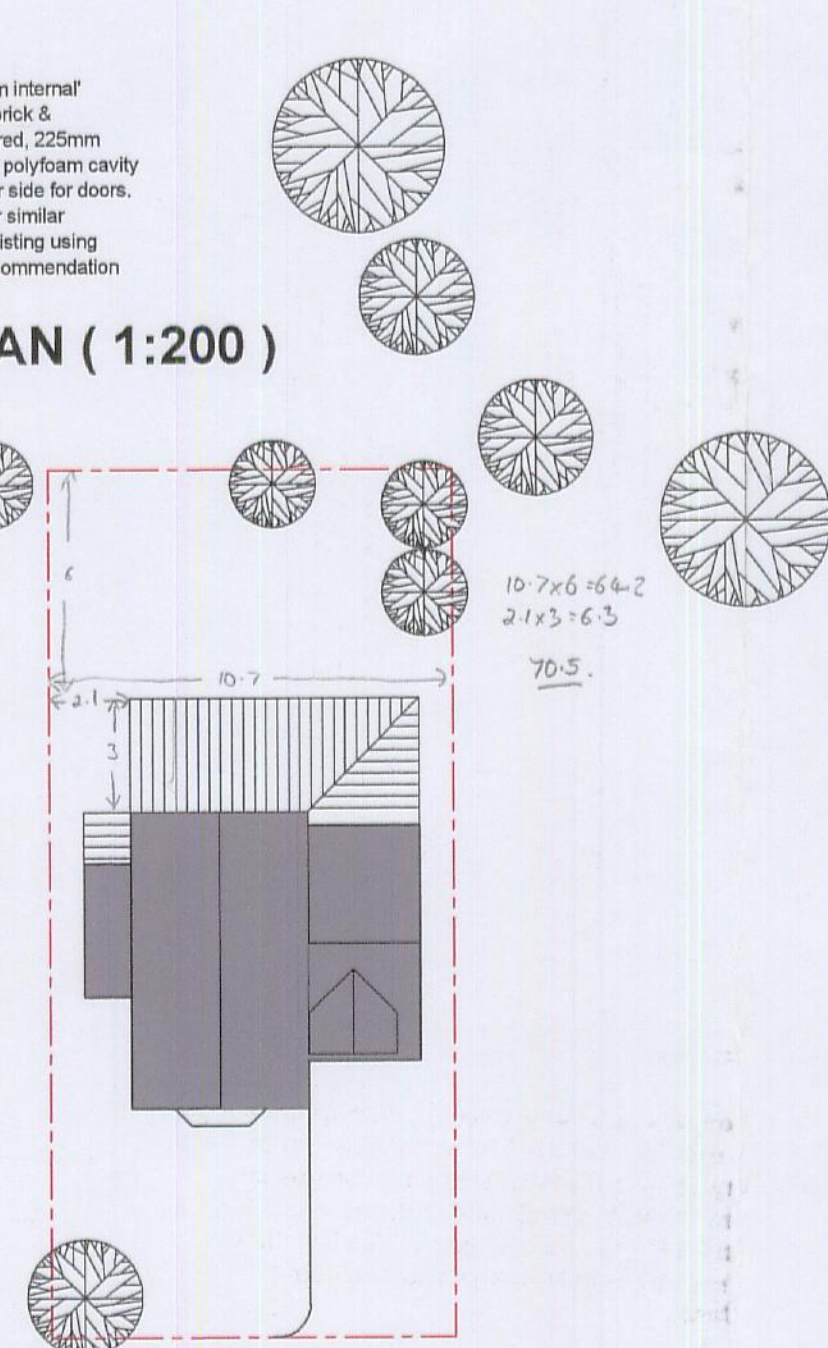


SECTION THROUGH (1:100)

CAVITY WALL DETAILS
100 outer skin brickwork, 100mm dri therm "32" cavity fill batts, 100mm internal Celcon insulation blocks, cavity air seal with min 50mm bed on brick & blockwork, ties 450mm centres vertically, 750mm horizontally, staggered, 25mm centres vertically to reveals, ie door and window openings etc. 'Knauf' polyfoam cavity closers to all reveals to either side and bottom for windows, and either side for doors. Where new walls butt to existing using stainless steel 'Turk' profiles or similar (F.U.) indicates flexible joint profiles where new work butts against existing using 'Furtx' profiles or similar, fixed in accordance with manufacturers recommendation

PLUMBING:
All plumbing to BS 5572 1973, (where pipes pass through walls refer to B-rage H1-A10, 38mm pipework for baths, showers, kitchen sinks, otherwise 32mm with all change in direction pipework to have access caps, leading into 110mm soil stack or b.i.g. all toilet waste in 110mm with all bends accessible, 75mm 'S' or 'P' traps to baths, 75mm bottle traps to w.h.b. & sinks, standpipes if used for washing machines to be 800 above F.F.L with either 's' or 'p' traps secured to wall all plumbing work to be carried out by skilled CITB personnel, or through the institute of plumbers or registered plumber all completed pipework water tested prior to any boxing in or covering
W.C.s: 110mm pipework max length 3 metres 50mm trap
Baths: 40 to 50mm pipework max length 3 metres, 75mm trap
Sinks: 32 to 40mm pipework max length 3 metres, 75mm trap
Washing machines: 40 to 50mm pipework max length 3 metres 75mm trap
Wash hand basin: 32 to 40mm pipework max length 3 metres, 75mm trap
Shower: 40 to 50mm pipework max length 3 metres, 75mm trap

SITE PLAN (1:200)



DRAWING FOR PLANNING APPROVAL ONLY

(no work to start prior to approval for both Planning and Building regulation approval)

Whilst every effort has been made to ensure that the dimensions, boundaries, drainage runs, foundation type ie, raft, where Public sewers run close or within 3 mtrs of the proposal, directions of joists where unable to verify, areas covered by green belt, hazards ground conditions. Are all subject to change as information becomes available while the application proceeds, all these must be checked and verified prior to starting the contract with all concerns and errors reported design accept no responsibility for errors within the enclosed drawing or the lack of any information which at first may not be available

NOTES:
Dimensions:
All dimensions and specification must be checked prior to the work commences either by the main contractor or specialist sub-contractor before or as work proceeds throughout the contract duration, all dimensions may not be a true accuracy of the actual sizes on site or specification
Copyright:
These drawings are solely owned by Senna Design, they cannot be altered or used by any unauthorized person and remain the property of Senna Design.
Party wall act:
You are required under the party wall act to give adjoining owner advance notification of works proposed, the start date where work falls on or near the boundary.
Contractors:
All contractors may be required to allow variations of the enclosed drawing should the local Building control officer see appropriate.
Site preparation:
turf and all vegetation to be removed from area of proposal to a depth where growth would not occur, where suspended floor to be used suitable proceeder put in place to avoid growth.
ELECTRICAL INSTALLATION:
All electrical installation must be carried out in accordance with 'P' compliance either,
1) Using the competent person scheme
2) An electrician is registered with either of the following.
NICE & NAPIT, tests the work and issues a design, installation and test certificate under BS 7671
PLUMBING:
All work involving 'Gas' can only be carried out by 'Corgi' registered plumber, all other work in accordance to good plumbing practice.
BOILER:
Conditional approval required over the boiler, client cannot confirm whether they are re-newing the boiler. If a new boiler required this must be a condensing type carried out in accordance with manufacturers specification & details
LIGHTING: 25% of all new lighting to be low energy
BORROWED LIGHT: Where staircase will be used as form of escape, glazed windows within staircase enclosure to be replaced with Georgian wire

18 MAY 2011

ROCHFORD DC APPROVED PLAN

CULBEE ARCHITECTURAL DESIGN
ARCHITECTURAL SERVICES

CULBEE ARCHITECTURAL DESIGN
STATION CRESCENT,
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Client: MR & MRS BLAKE
Address: 6, LINDSEY COURT,
RAYLEIGH,
ESSEX. SS6 9TG

Planning approval drawing Yes
Building regulation drawing

Proposals:
GROUND FLOOR SIDE AND REAR EXTENSION

Scale & Date: 1:50, 1:100, 1:200, FEB 11
Draw no: 3257 / 11 / 111
rev: Planning approval number:

NOTE:
all new internal partition walls constructed in stud work with 12.5mm plasterboard to have 25mm mineral wool insulation shown as (Sound stud walls)