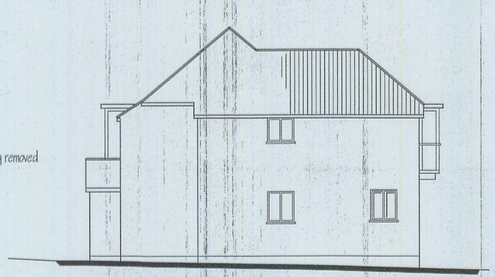
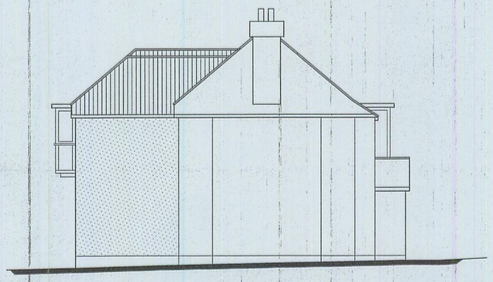
12/00050/FUL

PROPOSED REAR ELEVATION 1:100

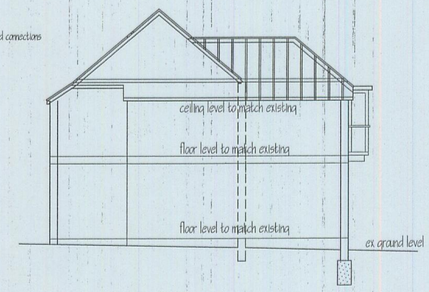


PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

All roof timbers to be 150x 50mm @400mm ctrs with bolted connections and to ex rafters.



SECTION 1:100

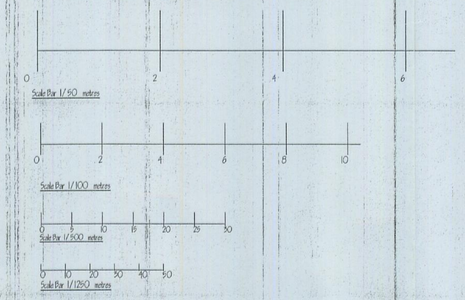
Pitched roof -Roof tiles to match existing on 38 x 25 sw treated battens on underside roofing felt to BS 747 on cut and pitched rafters to BS 5268 pt 3 1985 fixed using truss clips at 400mm ctc to 150 x 50 sw wall plate bedded and strapped to walls with 30 x 2.5mm galv ms straps at max 2,000mm cts. provide 30 x 6mm galv ms straps at 2,000mm cs to gable ends screwed to 2no. rafters with noggins & packers with ends fixed to wall. White painted fascia & soffit with soffit vents to achieve ventilation app equivalent to continuous 25mm opening along eaves & ridge vents or tile vents equivalent 5mm continuous opening. All structural timbers to be pre-treated. Provide 100mm rockwool quilt insulation laid between ceiling joists and over layed in opposite direction with 170mm rockwool quilt to give max U-value 0.16w/ m sq k. ensure loft insulation meets wall insulation. Provide 100mm rockwool with min 52mm approx thermal board lining to all sloping ceilings where applicable. 550sq insulated and draught proof roof space hatches to be provided. Tile fixing over roof, eaves, ridge & verge is to be in strict accordance with manufacturers printed instructions to suit exposure conditions

Party wall Agreement: Party wall Agreement may be required. This is the responsibility of the client to ensure this is carried out.

Windows: Provide PVCU windows. Area of window to be min 1/8th of room floor area. Opening lights to be min 1/20th room floor area. All windows to be fitted with double-glazing units. Minimum clear opening 450 x 700mm for escape purposes.

Glazing: Glazing in critical locations to be fitted with safety glass to BS 6206:1981 and to be low emmisivity in accordance to Part L1 with min 16mm air app.

Ventilation: Provide using controllable trickle ventilators giving background ventilation of not less than 8000mm.sq. to all habitable rooms and 4000mm q to kitchens and bathrooms.



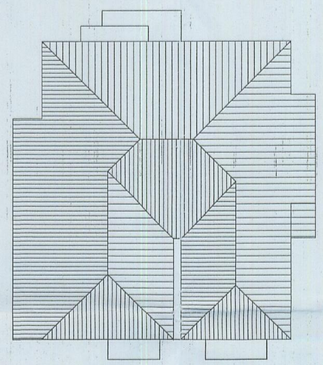
Foundations to be 1.200m below existing ground level and 550mm below any visable tree roots depth will depend on proximity of trees within 30m of structure, a trial hole may determine this prior to commencement of work.

Existing foundations and lintels to be exposed and checked for adequacy.

Ground Floor - floor finish on min 65mm thick 3:1 sand/ cement reinforced screed with 25mm thick insulation at perimeters on 85mm celotex or similar insulation on 1,200 gauge polythene damp proof membrane on 150mm oversite concrete on 150mm well consolidated and sand blinded hardcore. Dpm linked to dpc

damp proofing - continuous dpc to BS 743 at min height 150mm above finished ground level linked to existing, at all load bearing walls and cills of all openings cavity traps and weepholes to be provided over openings & at junctions/ abutments with flashing min 150mm above roofs.

Provide 22mm t&g flooring on 200 x 75mm joists @ 400mm ctrs provide 100mm sound deadening quilt within floor void and 15mm plasterboard ceilings tape jointed and skim plastered.



PROPOSED ROOF PLAN 1:100

External walls - 288mm cavity blockwork 100mm Ibstock blue inner skin 88mm cavity filled with 85mm dritherm and 100mm block inner skin with external finish of 20mm stone
render having 3 coats of masonary paint. Wall to boundary to have 100mm Face bwk finish, Internal finish to be plasterboard on dabs.
Wall construction to achieve max U-value of 0.25w/ m.sq.k. Internal returns of less than 500mm to be reinforced with bed joint reinforcement to every course in accordance with struct. Eng. details
Provide cavity brickwork below dpc.
Walls tied to ex using Firfix profiles.
Form movement joints in blockwork walls at max 6,000mm centres and at max 3,000 from corners all in accordance with block manufacturers details
Build 52mm x 6mm galv ms straps into walls at roof & floor levels at max 2,000mm cs. Straps to be fixed to 3 no joists running parallel to cavity wall.

Cavities to be closed with Thermabate or similar cavity closers to all openings.
Provide stainless steel wall ties to BS 1243 at 750mm cs horizontally and 450mm vertically staggered, provide ties at 225mm cs vertically to all reveals and unbonded jambs. insulated cavity to extend min 150mm below DPC level and cavity filled below with weak mix concrete, or use solid trenchblocks.

Central Heating: Additional heating services to be fitted by a qualified engineer details of the temperature and timing controls to be provided to client. Boiler to have min seasonal rating 90% provide thermostatic heating controls. Boiler type to be agreed, all paperwork provided to LA inspector.

Additional Electrics: To be designed, installed, inspected and tested by a person competent to do so to Part P of building regulations.
Provide energy efficient light bulbs to all rooms.

Any steelwork to be painted with fire retardant paint to give min half hour fire resistance.

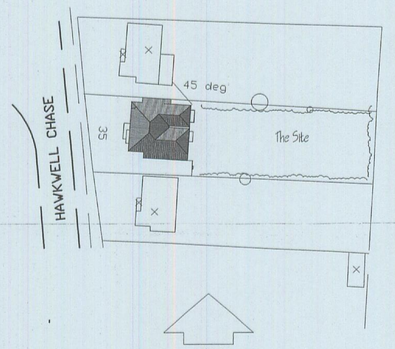
plumbing - internal drainage to comply with BS 5572 bath, shower and sink wastes to be 38mm dia and lav basin to be 32mm dia upvc pipes with 75mm dp seal traps and cleaning eyes at waste bends
Resealing traps to be provided where waste lengths exceed 1695mm
Common wastes to be 50mm dia. All pipework to be insulated where passing through uninsulated roof voids. All wastes to run seperately where possible to svp with cleaning eyes to bends.svp to be min 900mm above nearest window head.
flashings - code 3 lead soakers & code 4 lead cover flashings to all abutments min 150mm above roofs.

lintels - to becatnic CQ 75 /100 or similar complete with insulated steel tray for cavity walls to all openings including meter boxes with min 150mm bearing each end.

PROPOSED GROUND FLOOR LAYOUT 1:50

PROPOSED FIRST FLOOR LAYOUT 1:50

LOCATION PLAN 1:1250



PROPOSED SITE PLAN 1:500

Demolish Conservatory.
PROPOSED FLOOR PLANS AND ELEVATIONS for 2 STOREY REAR EXTENSION to:-
35 HAWKWELL CHASE,
HAWKWELL, ESSEX
Mr and Mrs. Ian Martin
drg IM/ 03

RECEIVED
25 JAN 2012