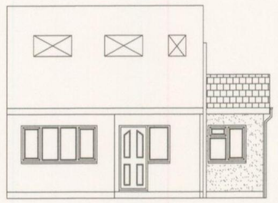
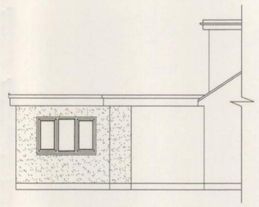


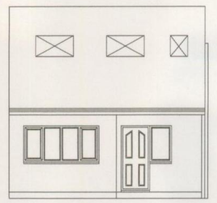
PROPOSED FRONT ELEVATION (1:100)

PROPOSED SIDE ELEVATION (1:100)

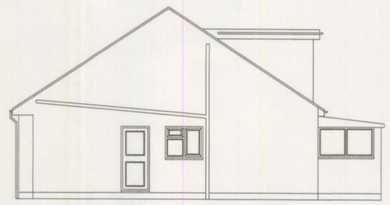
PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



EXISTING FRONT ELEVATION (1:100)



EXISTING SIDE ELEVATION (1:100)

EXISTING REAR ELEVATION (1:100)

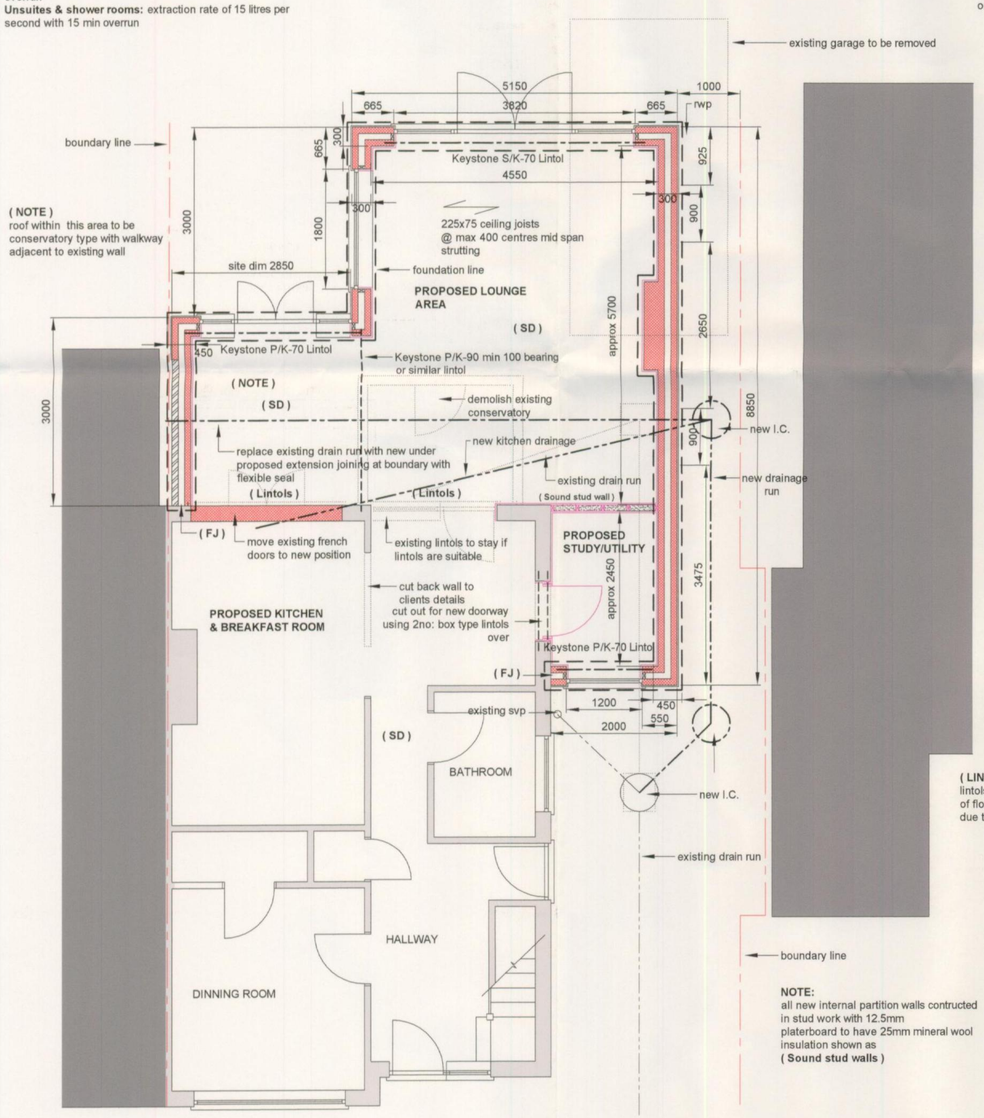
MECHANICAL VENTILATION:
The following rooms to have mechanical ventilation which must be ducted in 100mm ducting to outside of building.

Utility: extraction rate of 30 litres per second 15 min overrun
Kitchen: extraction rate of 30 litres per second over a cooker or 60 litres per second otherwise with 15 min overrun
Bathroom: extraction rate of 15 litres per second with 15 min overrun
Unsuites & shower rooms: extraction rate of 15 litres per second with 15 min overrun

SMOKE DETECTORS:
Supply mains operated smoke detectors on all floors on seperate supply back to the mains, when more than one must be interlinked all to BS 5446 pt 1

indicated: **(SD)**

CAVITY WALL DETAILS:
100mm external blockwork to match existing, two coat waterproof render,on metalic lath, 100mm dri therm cavity batts, 100mm internal ' Celcon ' insulation blocks. cavity ties 450mm centres vertically staggered, 225mm 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 'furfix' profiles or similar



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

PLUMBING:
All plumbing to BS. 5572 1978, (where pipes pass through walls refer to B-regs H1-A10. 38mm pipework for baths and showers with sufficant rodding eyes leading into 110mm surface toilet waste. all other piework in 30mm again with sufficant rodding eyes.
all sanitry ware to have 75mm deep appropriete traps.

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 ' Osma ' plastic undergound range consisting of:
110mm pipework laid to min 1:40 gradiant, bedded on 100mm pea shingle, shingle to cover pipes over the top.
'Inspection Chambers' to all bends in pipework, 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.

PITCHED ROOF DETAIL:
Roof tiles to match existing (unless otherwise stated) on tanalised battens 38x25 on 'Tyvek' supro plus or equivilant roofers felt. on 105x47 C16 rafters or as specified at max 400 centres, ceiling joists as specified max 400 centres,250mm fibreglass insulation 100mm within joist centres, 150mm crossed over joists, 18mm continuous soffit vents, 30x3 Lateral restraints @ max 1500 centres on wall plates and max 2000 centres on sloping roofs or at first floor level, all to part
CPIII part II 1978. 1.

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

(LINTOLS) check suitability of existing lintols as shown to carry additional load of floor joists, conditional approval required due to site investigation needed

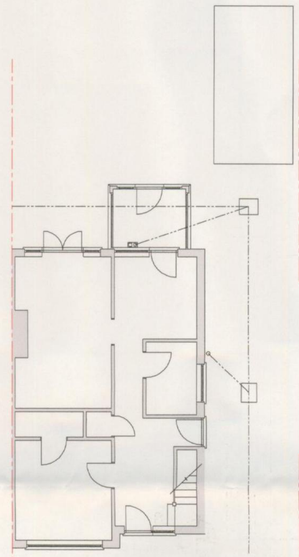
SOAKAWAY:
Soakaway should be a min 6mtrs from building, 1.5cubic mtre excavation filled with hardcore. rwp leading into 110mm underground pipework refer to Building regulation AP H3

FOUNDATIONS:
Foundations min 1200mm below ground level, (subject to Building Inspectors approval), infill conrete 6:2:1 or approved to suite ground conditions, all drains passing through foundations to have 3no: 12mm reinforcing rods over, 25mm flexible seal surrounding pipe, with min 225mm concrete under pipework.

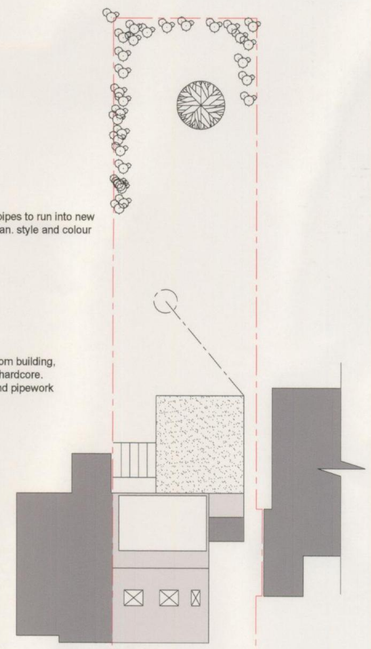
HEATING: with radiators using thermostatic valves connected to the existing central heating system

PROPOSED GROUND FLOOR PLAN (1:50)

PROPOSED EXTENSION TO BE RENDERED AND PAINTED WHITE



EXISTING GROUND FLOOE PLAN (1:100)



SITE LOCATION PLAN (1:200)

Whilst every effort has been made to ensure that the dimensions, boundaries, drainage runs, areas covered by green belt etc, are carried out to produce this drawing, all these must be checked and varified prior to starting the contract with all concerns and errors reported.

NOTES:
Dimensions:
All dimensions must be checked prior and as work proceeds throughout the contract durations, all dimensions may not be a true accuracy of the actual sizes on site.
Copyright:
These drawings are solely owned by Senna Design, they cannot be altered or used by any unauthorized person.
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.

(*) fd (indicates half hour self closing fire door, with intrumisant strips to both sides and top of door)

Studwork: 100mm x 50mm studwork max 400mm centres, mid span strutting, insulatedas required,
12.5mm plasterboarding with two coat plaster skim finish

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.

FIRST FLOOR WINDOWS:
All windows in habitable rooms on the first floor must have fully opening 'Fire hinges', for means of escape. Escape windows to achieve a min 450mm sq min area of 0.33 sq mtrs max. The cill of escape window to be within 800 and 1100mm off F.F.L sash to have non removable locking key to any escape window

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 'FENCA' 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'

(FJ), Indicates flexible joint profiles where new work butts against existing using ' Furfix ' profiles or similar, fixed in accordance with manufacturers 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**

BOILER:
Conditional approval required over the boiler, client cannot confirm whether they are re:newing the boiler. If a new boilers required this must be a condensing type carried out in accordance with manufacturers specification & details

SENNA DESIGN
ALL ASPECTS OF DESIGN CONSULTANCY WITHIN THE BUILDING INDUSTRY
31, STATION CRESCENT,
RAYLEIGH ESSEX SS6 8AT
01268 775194 07879 444341

Notes:

Client & Address:
MR & MRS L WATSON, 34 CLIFTON ROAD, ASHINGDON, ESSEX, SS4 3HJ

Proposals:
SIDE & REAR SINGLE STOREY EXTENSION

Drawing Title
DRAWINGS FOR PLANNING APPROVAL ONLY

Scale & Date: 1:50, 1:100, 1:200, JULY 06

Drawing number: **3257 / 06 / 139**

Planning approval referance