

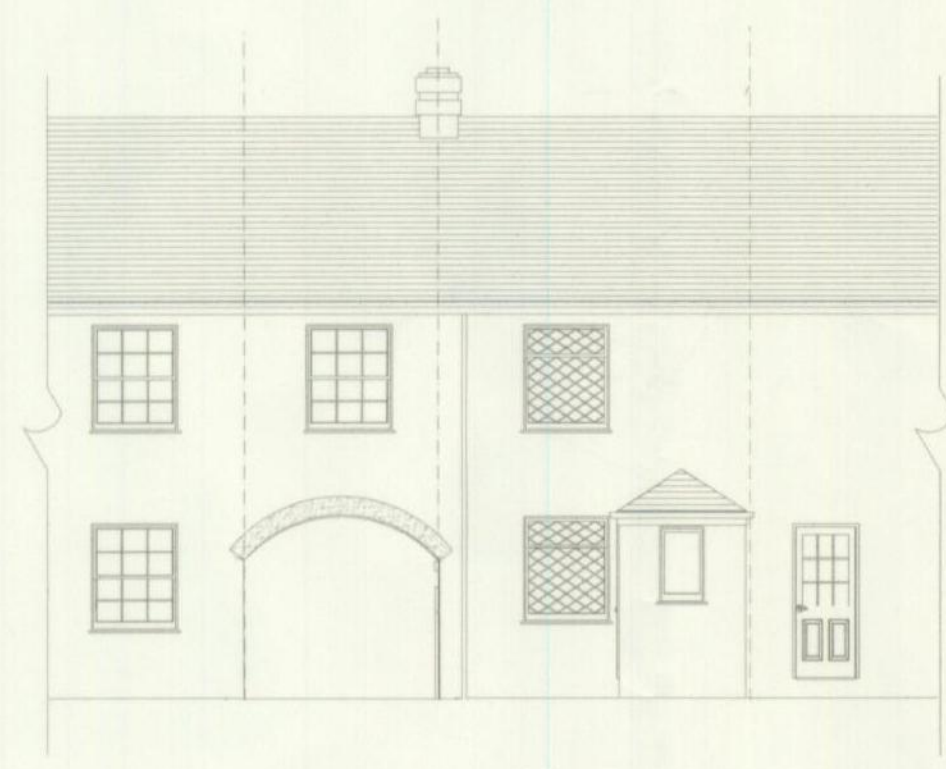
10 OCT 2006

PROPOSED  
PLAN

Proposed Plans

ROCHFORD DC  
APPROVED PLAN

Notes 06/833/FUL



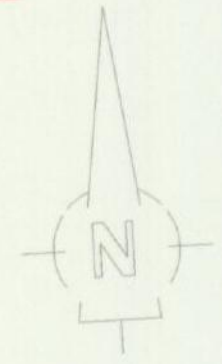
PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED FLANK ELEVATION 1:100



External Walls  
133mm solid wall comprising:  
16mm Sand and cement render,  
102mm brickwork,  
15mm Sand and cement scratch coat with  
5mm plaster skim.

Lintels  
All lintels in external walls to be insulated,  
galvanised steel lintels with perforated  
base plate to BS 5977 part 2 1983.  
Lintels to be Catnic or equal approved.  
Cavity trays to be provided if not  
integrated.

Glazing  
All windows and external doors to be  
24mm sealed double glazed units, glazed  
low 'E' glass. All glazing to comply with  
BS 5713, BS 6262 Part 4 1990 and  
approved document N U-values of glazed  
doors and windows to be 1.8W/m<sup>2</sup>K.

External Walls  
251mm solid wall comprising:  
16mm Sand and cement render,  
215mm Celcon Solar blocks,  
50mm Thermaflex SUPER.

281mm overall finished construction width,  
0.27W/m<sup>2</sup>K or better. U value through  
construction.

Roof Finish  
Roof tiles to match existing on  
50 x 25mm aw battens, tile and batten fixing to comply  
with BS 5534 Part 1 1997. Spacing of battens to suit  
type of tile used, refer to manufacturer's details on  
Felt underlay to BS747 2000, type 1F on  
Cut roof.

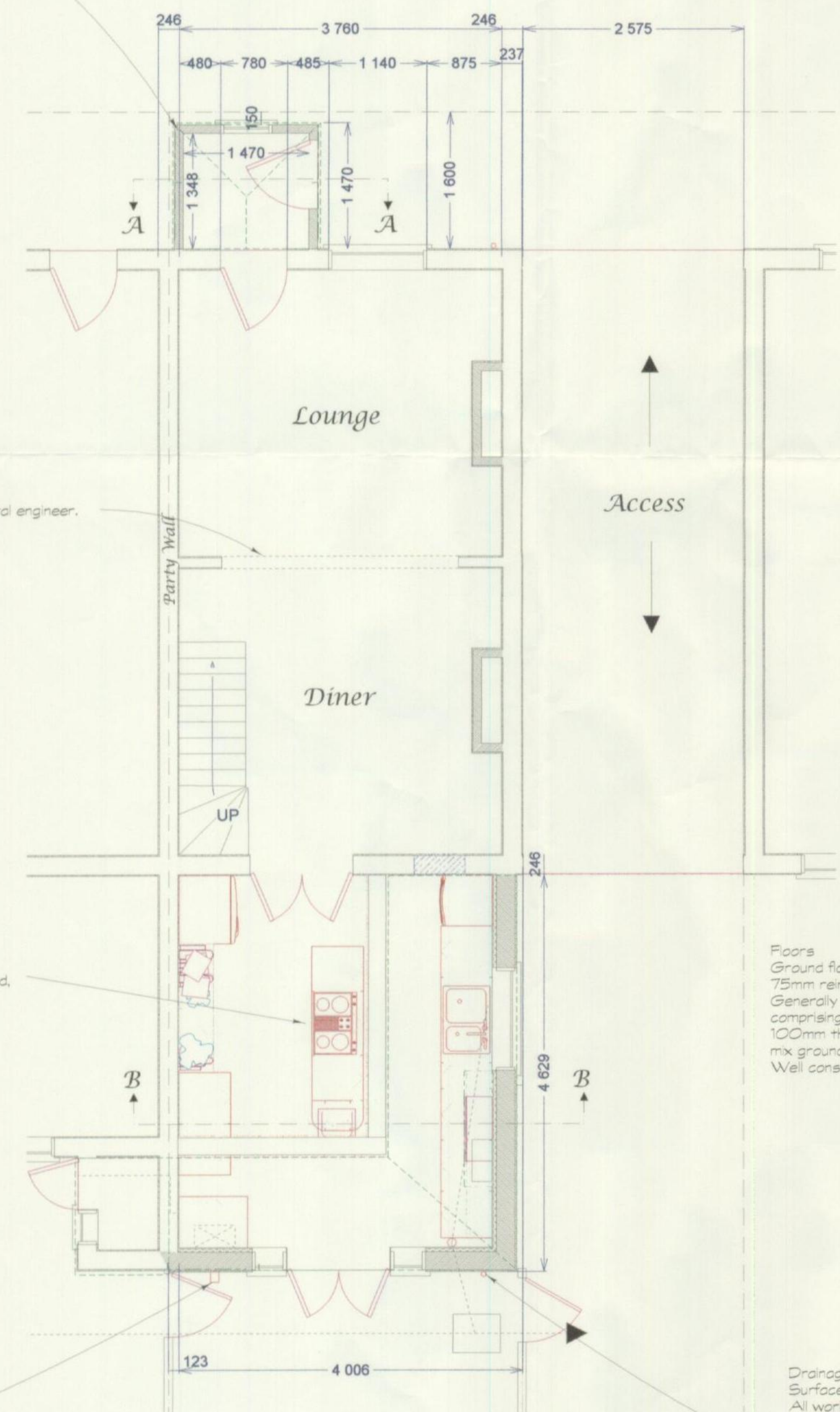
All dimensions to be checked on site prior  
to commencement. No structural or  
aesthetic elements to encroach over  
any boundaries.  
Electrical Installation  
All electrical works to be carried out by a  
competent person. All works upon  
completion to be tested via a part P  
registered installer. Certification to be  
provided to Building Control prior to  
occupation and completion.

Damp Proof Course  
Horizontal damp proof course to be  
2000 gauge black polythene. Damp  
proof course to be min. 150mm above  
ground level in all cases.

Ventilation  
Opening lights to windows within habitable  
rooms must be equal to at least 5% of  
the floor area of the room. Part of the  
opening light to be min. 1750mm above  
floor level.  
Controlable trickle vents to be provided  
in the heads of doors and windows (or  
frames), opening of at least 8000mm<sup>2</sup>  
to habitable rooms and 4000mm<sup>2</sup> to all  
other rooms, 5mm min. opening width.

Pitched Roofs  
Snow Loading  
Designed roof to allow for an imposed  
snow load in accordance with BS 6399  
Part 3 1988.  
Cut roof to use members as defined in  
the tables in approved document A.

Insulation & Ventilation  
Generally 250mm mineral wool insulation  
in two layers at ceiling level: first layer  
following line of ceiling joists, second layer  
at 90° to joists. Where insulation follows  
ceiling joists, roof ventilation by means of  
proprietary over fascia vents, including  
gutter skirts and continuous rafter roll,  
equivalent to continuous 10mm gap.  
Rafter roll ensures min. 25mm air space  
between insulation and roofing felt.



PROPOSED GROUND FLOOR LAYOUT 1:50

Steel size to be checked by structural engineer.

Extract Ventilation  
The fan extraction requirements:-  
Kitchen- 30L/sec within cooker hood.

100,000 BTU combi boiler mounted  
within wall cupboard

Floors  
Ground floor construction  
75mm reinforced screed,  
Generally ground bearing concrete slab,  
comprising:  
100mm thick ST3 to ST4 (Gen2 to Gen3)  
mix ground bearing concrete slab, laid on  
Well consolidated sulphate free hardcore.

Drainage  
Surface water drainage above ground  
All works to comply with approved document H3  
and BS8301 1985. 100mm UPVC gutter to be  
63mm UPVC down pipes, profile to match  
existing, to main drain or soakaway. Roding eyes  
to be provided to all downpipes not discharging  
directly to a manhole.

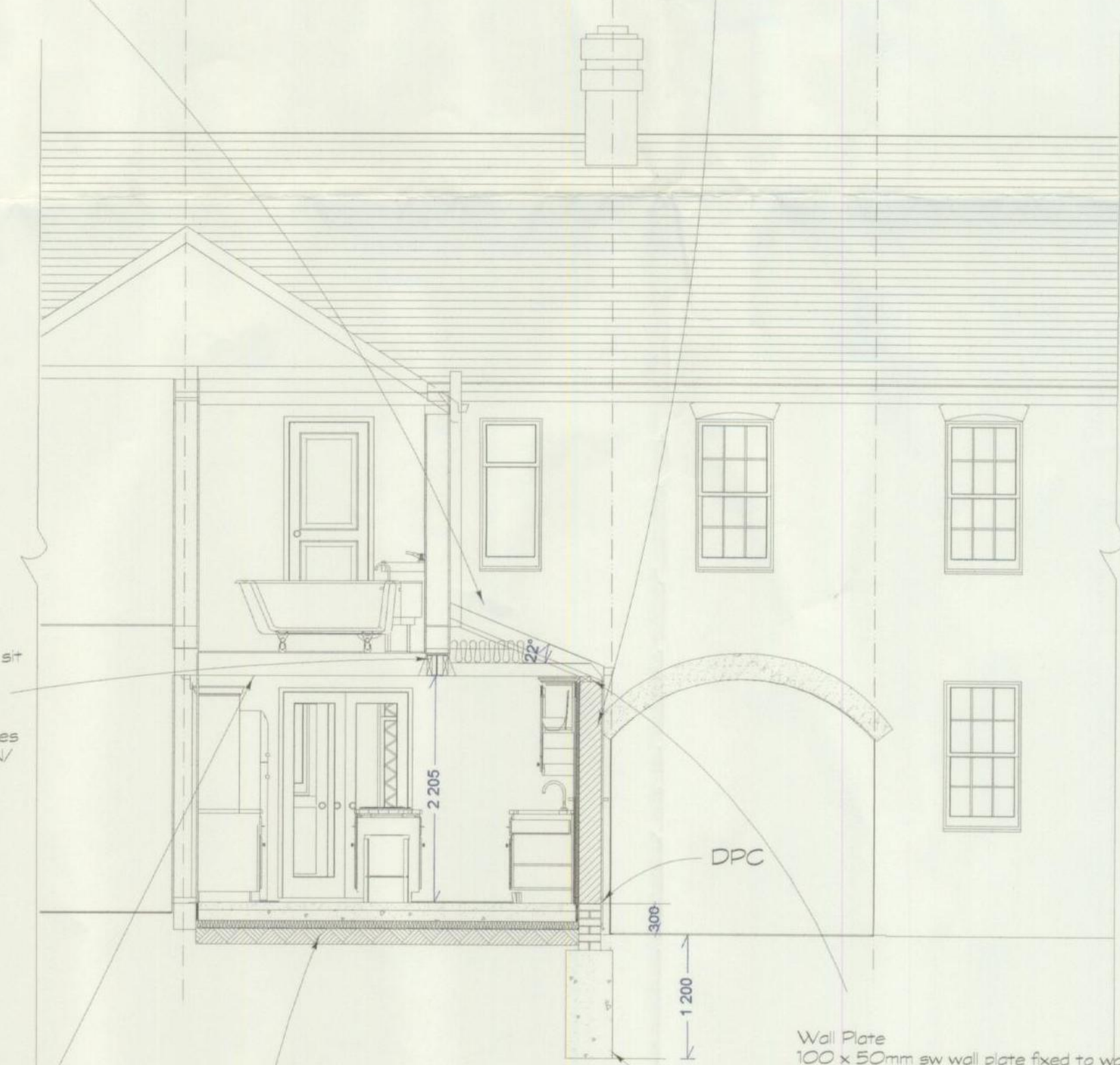
Brickwork & blockwork below DPC  
All walls below DPC to be brickwork  
and/or 7N/m<sup>2</sup> trench blocks all to BS  
5628 parts 1&3 or equal approved.



SECTION A:A 1:50

Steelwork  
203 x 203 UC to sit  
on 450 x wall  
thickness x 215mm  
deep concrete  
padstones. Padstones  
to be a minimum 21N/  
mm<sup>2</sup> concrete.

Ceilings  
Ceilings to be 12.5mm plasterboard, fixed  
directly to underside of ceiling joist with  
joints taped and filled with plaster skim  
finish.



SECTION B:B 1:50

Wall Plate  
100 x 50mm sw wall plate fixed to wall  
using 30x2.5mm galv. M.s. restraint  
straps at max. 2000mm centres.  
Rafter to be fixed to wall plate using two  
4.5x100mm long skew nails per fixing.

Floors  
Ground floor construction  
75mm reinforced screed,  
Generally ground bearing concrete slab, comprising:  
100mm thick ST3 to ST4 (Gen2 to Gen3) mix ground bearing  
concrete slab, laid on  
75mm EPS insulation, domestic grade low water absorption, laid  
on  
1200 gauge polythene DPM (linked to DPC) laid on  
13mm soft sand binding, laid on  
100mm well consolidated sulphate free hardcore.

Foundations  
Foundations to be min 450mm wide trench  
fill, ST2/GEN1 concrete mix, under all load  
bearing walls subject to variation to suit soil  
conditions and to the satisfaction of the  
local authority. Depth dependant on site  
conditions. Minimum depth 1200mm.

The Draughtsman  
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Contract Title  
Remodeling & extension  
to rear kitchen of  
102 New Road

Drawing Title  
Proposed Layout  
& Elevations

Scale  
1:50 &  
1:100

Date  
Oct 06

DWNG No  
NR/NAK/002

ROCHFORD DC  
APPROVED PLAN