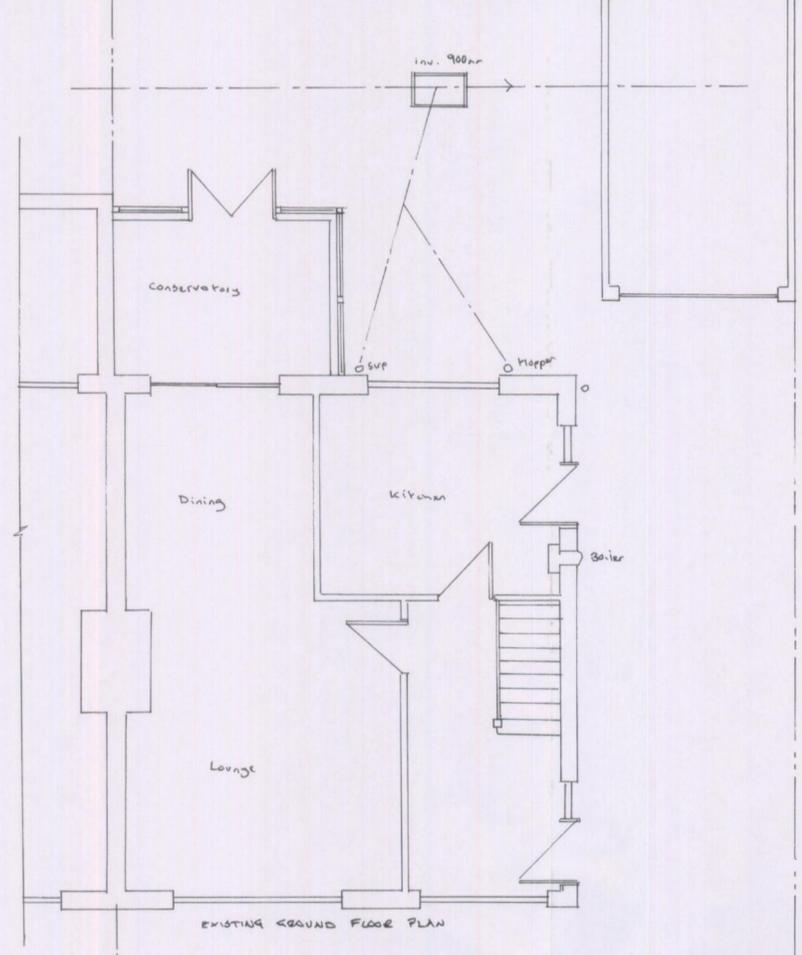
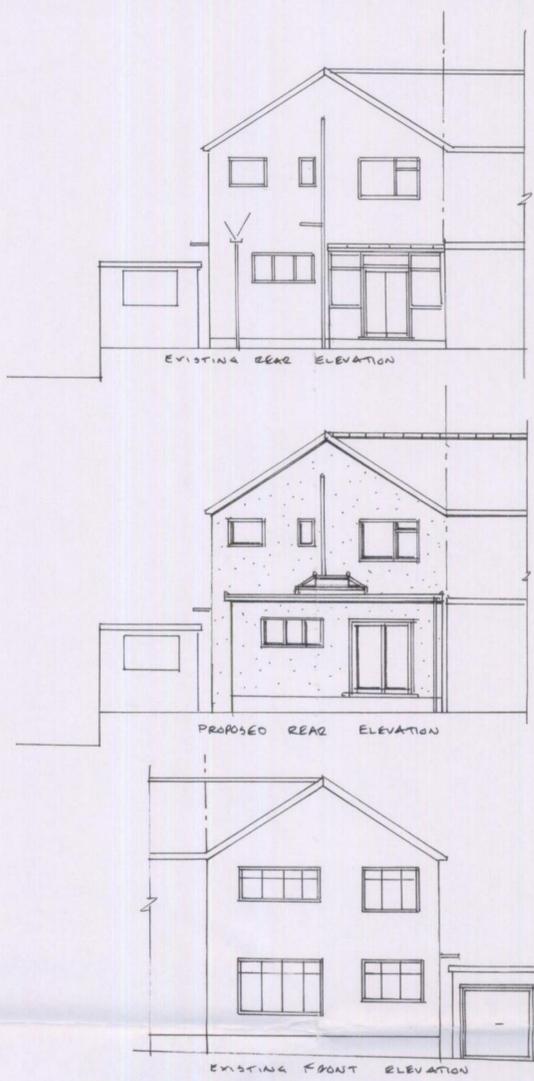
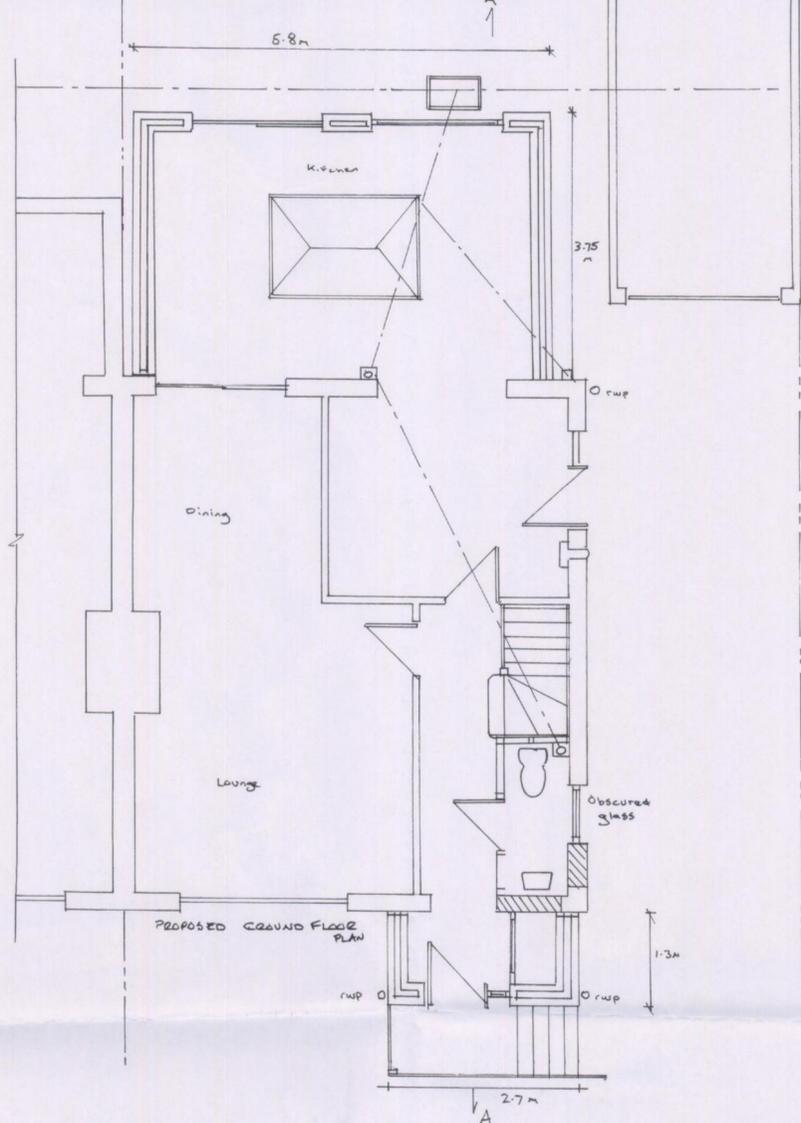


**ROCHFORD DC APPROVED PLAN**



**Surface water drainage.**  
 Provide 100mm half round gutter, which to be laid to falls to 63mm dia. rainwater down pipes as shown on the plan. To be connected to a new 110' soakaway to the front and rear elevations sited at least 5.0m from any structure. Soakaways to be backfilled with clean graded hardcore of broken brick/concrete and lined with a geotextile membrane prior to the reinstatement of top soil. Provide 100mm dia. UPVC drainage from gullies to base of rwp. To discharge to the new soakaways. Drains to be laid to 1:80 fall to soakaways bed and surround in shingle. Where pipe invert is less than 600mm it is to be covered in concrete to provide protection. Existing roof areas to discharge to the existing system.



**Generally**  
 All works are to be undertaken in a workmanlike manner with suitable and BRE approved materials and components. All to be in accordance with Building Regulations 2000 (as amended). No part of the sub-structure or super-structure should protrude over the boundary line. The designer is neither responsible for the works undertaken on site nor the manner in which any appointed contractor undertakes the works indicated. The internal layout and positioning of the internal doors and sanitary appliances is diagrammatic and shown for statutory approval purposes. The final arrangements and positions are subject to approval by the client. Any omissions, errors or changes on site are to be reported to the designer. Floor and ceiling levels to the new extension to line through with those of the existing property.

**Scope of works**  
 The scope of the works involve the formation of single storey rear and front extensions and the formation of a ground floor cloakroom.

**Boiler**  
 Existing boiler to the kitchen is unaffected by the proposals, but assessment to be made by Gasafe engineer to ensure adequacy to serve the extended heating system. Any works to the boiler to be undertaken by a Gasafe registered engineer and certification to be given to the Local Authority on completion and commissioning of the system. All pipe work should be insulated as necessary. Provide thermostatic radiator valves to the new radiators, positioned to the clients request.

**Electric**  
 The existing electricity system should be extended to the new parts of the accommodation by a qualified electrical engineer registered as a competent person in accordance with Part P of the Building Regulations. Installation and test certification will need to be given to the Local Authority Building Control Office in accordance with BS 7671. Switch and socket outlet positions to be agreed with the client. The new lighting system should be provided with 75% of fittings that can only take lamps having a luminous efficacy greater than 45 lumens per circuit watt.

**Joinery**  
 All skirting, door linings and architraves to be s/w profile to match existing, all adequately primed all round prior to fixing. Decorative finish subject to client approval and instruction.

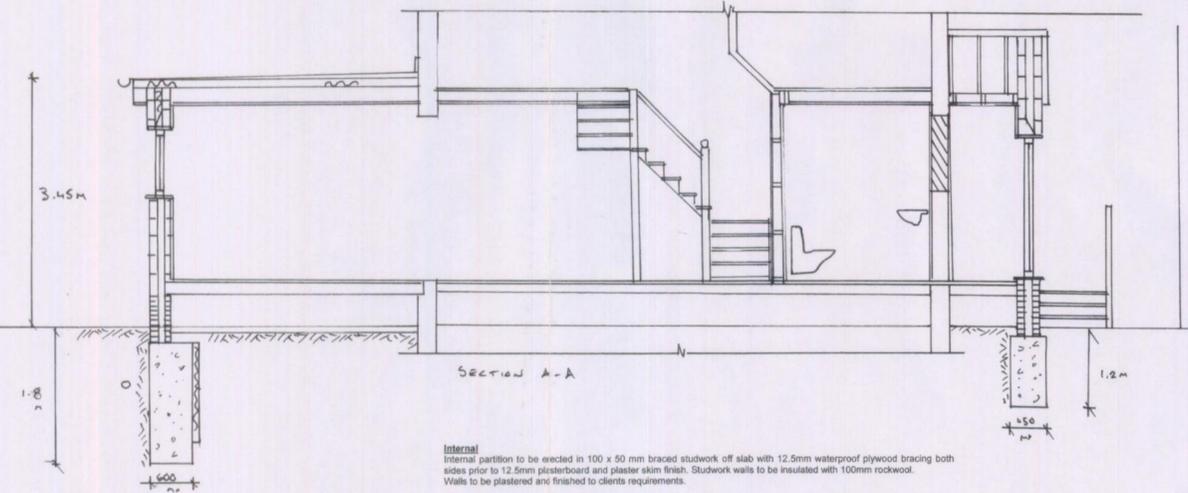
**Party Wall Act 1996**  
 Notices shall be served on adjoining owners when the work is relevant to the Act, and a party wall surveyor appointed. See Party wall booklet.

**C.D.M. Regulations**  
 The contractor shall be aware of his/her obligations and responsibilities under the Health and Safety Executive CDM Regulations and a planning supervisor appointed where required.

Date	Revisions

**Glazing area calculations**

Existing kitchen window	1.8 x 0.9 = 1.62m <sup>2</sup>
Existing dining door	1.8 x 2 = 3.6m <sup>2</sup>
Extension floor area	5.2 x 3.5 x 25% = 4.55m <sup>2</sup>
<b>Total permissible</b>	<b>= 1.62 + 3.6 + 4.55 = 9.77m<sup>2</sup></b>
Proposed Glazing	Window - 1.8 x 0.9 = 1.62m <sup>2</sup>
Patio door	2 x 1.8 x 3.6 = 12.96m <sup>2</sup>
Rooflight	2 x 1.5 x 3 = 9m <sup>2</sup>
<b>Total proposed</b>	<b>= 1.62 + 3.6 + 9 = 14.22m<sup>2</sup></b>
Proposed less than permissible therefore o.k.	



**Internal**  
 Internal partition to be erected in 100 x 50 mm braced studwork off slab with 12.5mm waterproof plywood bracing both sides prior to 12.5mm plasterboard and plaster skin finish. Studwork walls to be insulated with 100mm rockwool. Walls to be plastered and finished to clients requirements.

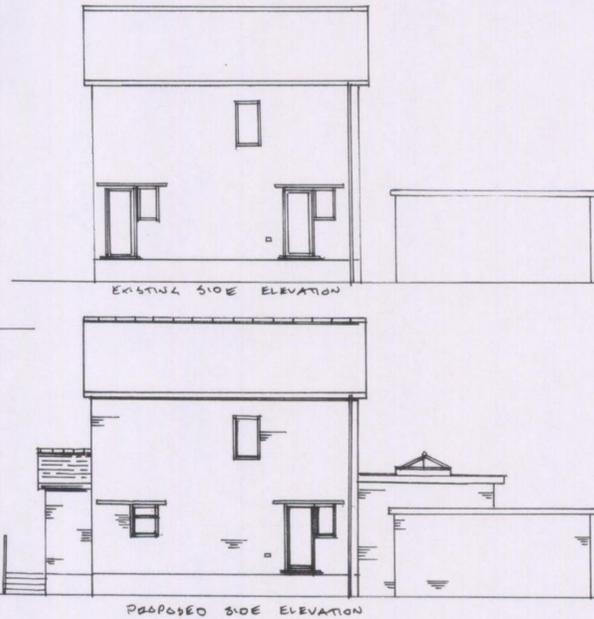
**Lintels**  
 Provide insulated catnic CG70/100 lintels to new external openings with minimum 150mm end bearings. Any existing lintels taking additional loads to be exposed to confirm adequacy. New steel beams/lintels to be encased with 12.5mm plasterboard and plaster skin to achieve 1/2 hour fire resistance.

**Flat roof**  
 Single ply membrane or 3 layers of built up felt to BS 747 to achieve AA rating. Provide 125mm thick warm deck flat roof construction installed in accordance with the manufacturers instructions. Provide 175 x 47mm C16 flat roof joists at 400mm centres spanning front to back. Ensure frings achieve adequate fall - minimum 1:80. Provide insulated beam filling to the perimeter of the warm deck flat roof construction. Provide 30 x 5mm holding down straps to the wall plate at 1.2m centres. Provide necessary clips, wells and fillers to the flat roof. Felt to be taken 450mm behind the tiles of the dormer face or the pitched sloping roof areas. Provide solid block nogging to joists with spans in excess of 2.4m. Provide plasterboard ceiling with plaster skim. Provide double 175 x 47mm C24 joists as calculations as trimming to the rooflight bolted together at 400mm centres. Provide proprietary jiffy hangers to support trimming joists.

**Pitched roof**  
 Provide tiles to match existing on treated 18 x 25mm timber battens on breathable roofing felt laid to sag between the rafters on 100 x 50mm rafters at 400mm centres. Provide 147 x 47mm ceiling joists at 400mm centres spanning side to side supporting 9.5mm plasterboard and a plaster skim. Ensure wall plate is strapped down at 1.2m centres with 30 x 5mm straps. Provide strapping to the gable. Insulate the roof void with 150mm fibreglass between the ceiling joists with 150mm over the joists at right angles.

**Glazing**  
 New external windows, doors and rooflights to achieve the required U' value of 1.6 W/m<sup>2</sup> K (16mm air gap between panes with soft low-E coating). Glazing to 'critical areas' to be safety glass to BS 6206:1981. Critical locations include any glazing within 800mm of the floor level in windows, and 1500mm in doors. Windows adjacent doors will also require protection.

**Ventilation**  
 Ensure that the windows to the new rooms achieves 1/20' floor area ventilation with 8000mm<sup>2</sup> background ventilation. Provide 30 litres/second mechanical ventilation to the kitchen via a ducted cooker hood. Provide 15 litres/second mechanical ventilation to the cloakroom. Ensure that the existing window to the front elevation of lounge achieves 1/20' floor area ventilation to the lounge/diner.



**Staircase alterations.**  
 Existing staircase to be altered as shown to provide winders to the foot of the flight. The minimum going of the tapered treads is to be 50mm and the rise and going of the new treads are to match those of the existing flight. Ensure that the minimum headroom requirement throughout the length of the flight and to the landing areas is 2.0m is maintained- revisions may be required to the existing staircase trimming. Details of this are to be assessed on the commencement of the works so a conditional approval is requested for this matter. Provide a handrail to the length of the flight between 900 - 1000mm above the pitch line. Any balustrade to be minimum 900mm high, be non-climbable with no gap in excess of 100mm wide. Exact rise and going of each step to be calculated on site once floor levels set prior to the ordering of the staircase.

**Below ground:** Replace the existing soil and vent pipe to the rear with a new 100mm diameter UPVC system. Provide an encasement to the SVP to the rear elevation, insulated with 100mm fibreglass. The new ground floor cloakroom is to be provided with 100mm diameter stub stack with a rodding access and an air admittance valve sited above the food level of the hand basin. New drainage from the cloakroom to be 100mm diameter UPVC pipework suspended below the existing ground floor joists and connecting to the existing 100mm dia. UPVC SVP then to the existing manhole as shown. Remove the existing hopper to the rear elevation and connect first floor waste appliances to the new upvc SVP in upvc pipework. Provide a new roddable trapped gully to the rear elevation to take discharge from the new kitchen sink. Connect the existing gully branch drain with proprietary adaptors where possible. New drainage pipework to be 100 mm diameter UPVC pipework laid to minimum 1:80 fall bed and surrounded in pea shingle. SVP to discharge 900mm above any opening into the building.

**Above ground:** Provide 38mm pipe work to the kitchen sink, cloakroom hand basin and to the new drainage to the first floor bathroom appliances. Provide 50mm diameter waste pipe where appliances drain in combination. Provide rodding eyes to waste bends. Ensure all pipework is adequately supported and clipped to an adequate structure. Pipework to be laid to appropriate falls to the SVP or gully. Ensure min. 75mm deep seal traps as required to appliances. Exact nature and position of kitchen/cloakroom appliances yet to be agreed, so conditional approval requested.



**ALL EXTERNAL FINISHES AND MATERIALS ARE TO MATCH THE EXISTING IN COLOUR, TEXTURE AND APPEARANCE.**

Client  
 MS LAURA VALE

Job Title  
 SINGLE STOREY FRONT AND REAR EXTENSIONS TO 11 CLASSEYS LANE RAYLEIGH ESSEX SS6 7SN

Drawing Title  
 PLANS, SECTIONS AND ELEVATIONS

RECEIVED  
 29.10.2013  
 RECEPTION

Scale  
 1:50, 1:100

Date  
 SEPT 2013

Drawn by  
 [Signature]

Drg No.  
 11/CL/01