



19 OCT 2005

05/851/FUL

SITE PLAN

No encroachment of any part of any new building over the boundary.

Existing foundations, beams, or joists which are to take additional loading to be exposed and strengthened as required by the BCO.

Excavate foundation trench minimum 1 metre deep by 500 mm wide. Final size and depth to be determined by the BCO on site. Lay mass concrete 1:3:6 mix to within 150mm of ground level. 100mm internal walls to be minimum 400mm wide.

SUSPENDED FLOORS

21mm thick tongued and grooved flooring grade chipboard on 100mm x 50mm SC3 grade joists at 400 centres on 100mm x 50mm plates on dpc on 115 honeycomb brick sleeper walls at 1500mm centres. Lay 100mm thick rockwool quilt between floor joists supported on chicken wire. Sub-floor void to be ventilated by 75mm x 225 airbricks in external walls at max. 1500 centres, and 600mm from corners.

SOLID FLOORS

Lay 150mm well-consolidated hardcore or weak concrete blinded with soft sand and lay 1200 gauge polythene membrane lapped with dpc. Lay 50mm Celotex or similar high density insulation turned up at edges to dpc level. Lay min. 38mm lightweight concrete screed. Finish to client's requirements.

WALLS

Cavity walls. Cavity walls in 1:3 cement mortar, with external 115mm brickwork or where shown 100 mm rendered Durox, Celcon or similar lightweight insulating blockwork. Both skins in brickwork below dpc level and filled with lean concrete to dpc level. 50mm cavity filled with 50mm rockwool batts during construction. Both skins tied with galvanised wire butterfly ties at 450mm vertical and 900mm horizontal centres. Dpc to be Hyload or similar bedded in cement mortar and min. 150mm above finished ground level. Cavity closed at head and dpc to all reveals. 50mm x 100mm wallplate bedded and strapped to wall with 30mm x 5mm galvanised steel straps screwed to wall at 1200mm centres. Cavity trays to be provided over all openings and closures to roof.

Where external skin is to be blockwork, wall externally rendered in 20mm waterproof render in two coats. Solid blockwork walls where shown to be externally rendered as for above cavity walls, and in 250mm Durox Superbloks or equivalent and reinforced every 3rd course with expanded metal.

All walls internally plastered with 13 mm lightweight plaster or dry-lined with 13mm plasterboard on plaster pads. Non load-bearing walls in 100mm stud work or lightweight blockwork on 50mm sole plate with double joists under. Plaster or dry lining each side. Lintols to be Catnic steel, or of 150mm. Two lintols back to back in walls over 225 thick. Internal load-bearing walls in 100mm blockwork with Catnic steel lintols over openings.

FIRST FLOORS

21mm thick tongued and grooved flooring grade chipboard on SC3 or SC4 joists at 400 centres with herringbone strutting at mid-span. Minimum bearing each end 150mm or on joist hangers as may be agreed with the BCO. Joists anchored to walls with 30mm x 5mm 900mm long galvanised steel straps screwed to walls at 1200mm centres and extending across three joists. Where sound insulation is required within floors above ground level, insulation shall consist of 100mm-10kg/cu.m mineral wool on plasterboard ceiling of min. 10kg/cu. m.

ROOF

Concrete or clay tiles, or natural or fibre slates on battens on untearable felt on SC3 grade timber joists @ 400mm crs, or approved trussed rafters @ 600 mm centres, with purlins supported on struts on plates on load-bearing walls. Min. 250mm fibreglass, rock wool or 75mm high density insulation laid between ceiling joists. 13mm plasterboard and skim coat to underside of roof joists. Roof joists anchored to walls with 30mm x 5mm x 900mm long galvanised steel straps screwed to walls taken across three joists. Pitch of roof as shown or to match existing. Fascias and soffits in exterior grade plywood or proprietary pvc sections, with 25mm continuous vent in soffit. 2 no. 225mm x 75mm airbricks in gable ends, and roof vents to be provided in roof tiling/slates.

WINDOWS AND DOORS

All windows and glazed doors to be double glazed with a 16mm air gap to achieve a 'U' value of 2.0 W/m² oC to timber or pvc frames, and 2.2 W/m² oC to metal frames. All glazing in critical areas, ie patio doors, front or back doors or internal glazed doors to be in toughened or laminated glass in accordance with Approved Document N. Glazed areas maximum 25% of room area. 8000 sq.mm of trickle ventilation to head of frames to give background ventilation. Openable window area min 1/20th room area. WC's, bathrooms, shower rooms or en-suites to have min. 4000 sq.mm of background ventilation and where no windows are provided, mechanical ventilation by a fan ducted to external air to be provided, capable of 30 litres per second.

Mains-operated smoke detectors to be provided on ground and any first floor halls, and in kitchen or food cooking areas, fitted with battery back-up, interlinked and on separate fused circuit.

DRAINAGE

New foul drains in 100mm underground grade pvc pipes with flexible joints surrounded in 150mm pea shingle. Min. fall 1 in 60. Rainwater disposal piping in 100mm or 75 mm pvc pipes laid on 150mm pea shingle. Stub stacks to wc's. Soil and vent pipes encased in duct and taken min. 1 metre above roof and min. 1 metre from any opening. Bird guard to top. Flashing to roof, Easy bend to all soil pipes at base. Lintols provided where pipes pass through walls. All pipes below building encased in 150mm concrete.

32mm pvc wastes to wash basins, 38mm to showers and sinks. 75mm deep seal traps to back inlet gullies. Extend any existing hot and cold water supplies and electricity supplies or provide new connections to main supplies. Extend any existing heating as necessary. Heating boilers to have balanced flue min. 1 metre from any opening or ducted chimney vent in accordance with Corgi standards for Class A gas heating appliances. Provide time-controlled hot water and heating switching to maintain an average internal temperature of 25 degrees C.

New manholes in 600mm x 450mm precast concrete sections on 150mm concrete base, with waterproof benching. Medium duty metal cover and frame unless otherwise specified. Connect new foul drainage to existing foul manhole or direct to public foul sewer. 100mm pvc gutters and 60mm dia. rainwater downpipes to connect to shoes at base and connection to public surface sewer or to soakaways as agreed with the BCO on site.

PROPOSED BUNGALOW & GARAGE
REAR OF 11 RIDGEWAY, RAYLEIGH
ESSEX

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