

ELEVATIONS, FLOOR PLAN & SITE PLAN

07/365/FUL

180407

ROCHFORD DC
APPROVED PLAN



PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)



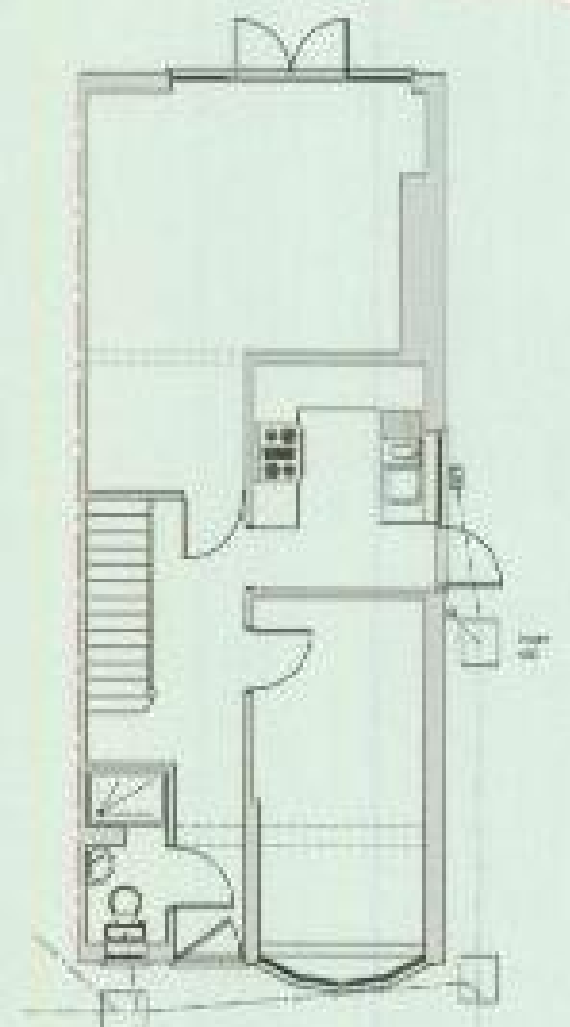
EXISTING FRONT ELEVATION (1:100)



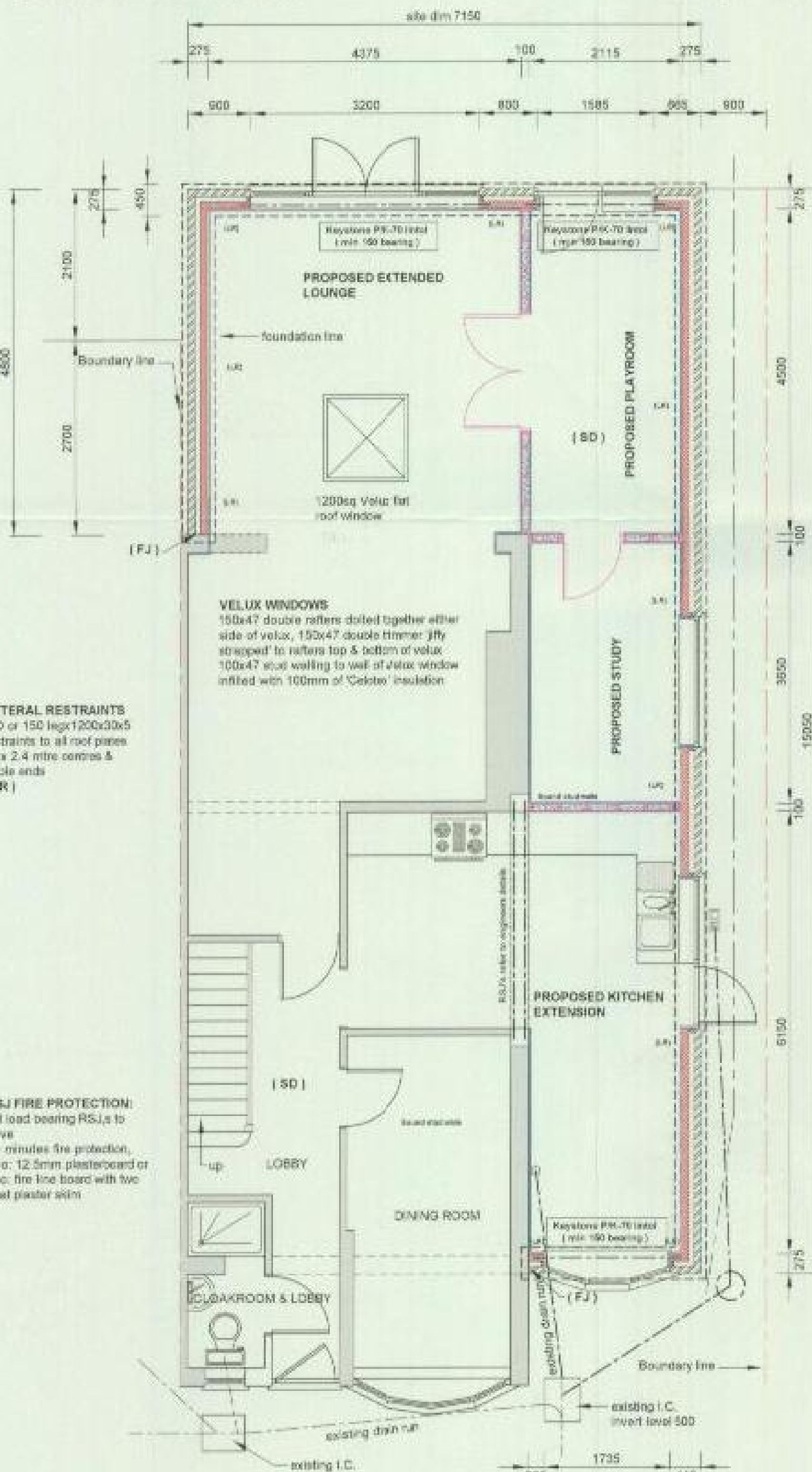
EXISTING SIDE ELEVATION (1:100)



EXISTING REAR ELEVATION (1:100)



EXISTING GROUND FLOOR PLAN (1:100)



FLAT ROOF CONSTRUCTION:
Flat roofed bitumin flat roof construction to BS 5747, on 8mm exterior ply, on 118mm Kingspan or similar roof insulation, on 50 to 70mm slings, on 175x47 ceiling joists @ max 400mm centres, mid span joisting to all joists over 2.4m.

CAVITY WALL DETAILS
Outer skin 100 face brickwork to match existing - subject to Local authority approval. 75mm off centre cavity batts, 100mm Internal 'Celotex' insulation (adequate cavity air seal has, with min 20mm bed on brick & blockwork, for 400mm cavity vertically. 225mm horizontally, staggered, 225mm concrete vertically to masonry, at door and window openings etc. Knot polyform cavity closers to all reveals to either side and bottom for windows, and either side for doors.
Where new walls built to existing using standardised stud profile or similar (F.U.) indicates feasible joint profiles where new work built against existing using 'Purline' profile or similar, fixed in accordance with manufacturers recommendation.

OVERSITE DETAIL:
60mm concrete slabs (minimum 100mm) on 150mm concrete overalls, or 100mm Kingspan floor grade insulation, to include upstand to all external faced cavity wall & existing wall, 100mm DPM layer on sand & gravel bedded out with max 50mm bedding CPC's, or 150mm concrete bedrock.
Note: where new drains run within the concrete reinforce the concrete overalls with mesh 200 either side of pipe, and full length.

SMOKE DETECTORS:
Supply inter linked mains operated battery back-up smoke alarm to BS 5446 in 1980, within all stairwells to each floor and within 7.5m of any habitable room.
The detectors powered independently back to the main consumer unit with own separate fuse.

Indicative: (SD)

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

FOUNDATIONS:
Foundations min 1200mm below ground level (subject to Building Inspector approval). Infill concrete 1:3:6 or GEN 1, or approved to scale ground conditions, all drains passing through foundations to have 3no. 12mm reinforcing rods over, 50 flexible seal surrounding pipe, with min 225mm concrete under pipework.

DRAINS:
Drains shown on drawings as existing must be fully investigated prior to work commencing to allow for invert levels, direction and position.
New drains in 'Cemex' plastic underground range consisting of: 100mm min pipework laid to min 1:40 gradient, bedded on 100mm pea shingle, shingle to cover pipes over the top, where pipe runs through structural walls provide 85x100 holes min 150 bearing. All above ground pipe solvent (I) terminating above roof void, refer to SVP details, rodding eyes fitted at all sanitary ware connections and change of direction.
Below ground pipework fitted with 'Inspection Chambers' to all bends, 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. From new I.C., into existing drains using flexible seals from existing self glazed pipes to new plastic system.
Note: all pipework under oversite to have reinforced mesh within concrete oversite.

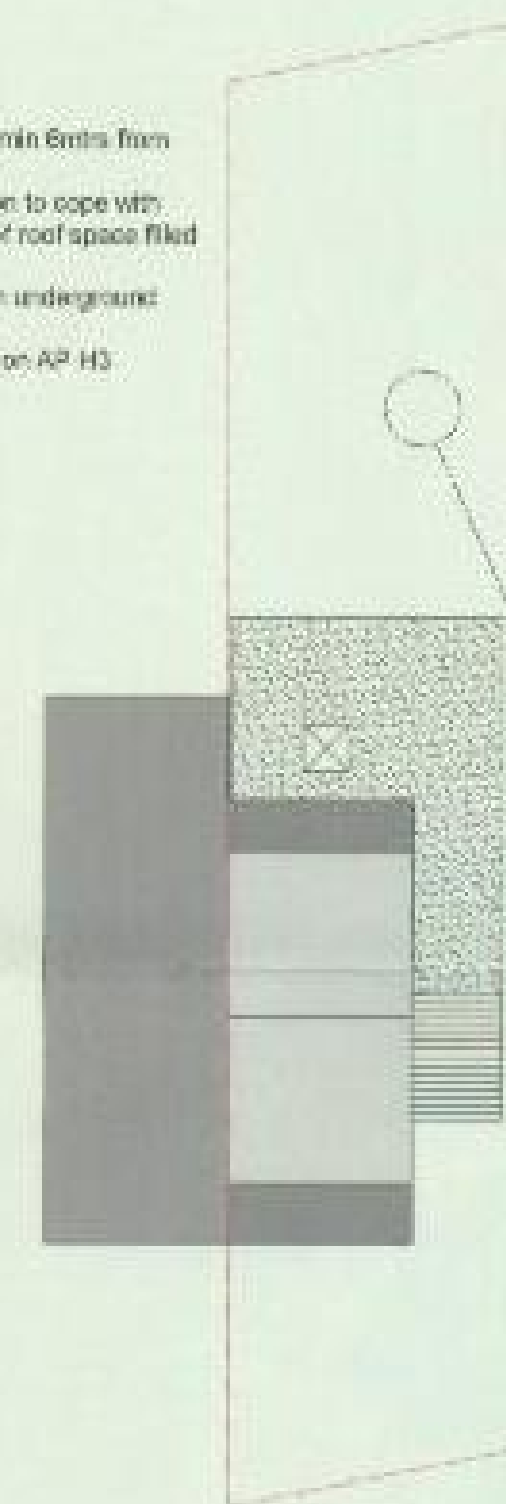
MECHANICAL VENTILATION:
The following rooms to have mechanical ventilation which must be ducted in 100mm ducting to outside of building.

Utility: extraction rate of 15 litres per second 12 min/over
Kitchen: extraction rate of 30 litres per second over hooded or 30 litres per second otherwise with 15 min/over
Bathroom: extraction rate of 15 litres per second with 15 min/over
Unisex & shower room: extraction rate of 15 litres per second with 15 min/over
Cloakrooms & W.C.s: extraction rate of 15 litres per second with 15 min/over

Thicke Ventilation:
8000 sq mm to all habitable rooms usually within the windows, 4000 sq mm to bathroom & kitchen windows with external windows ventilation holes with 6000 sq mm to all new windows, opening spaces min 5% of floor area to all habitable rooms.

FIRST FLOOR WINDOWS:
All windows in habitable rooms on the first floor must have fully opening (two finger) ten minute fire escape. Double windows: achieve a min 400mm sq m area of 2.33 sq m min. The 2nd of double windows to be within 800 and 1100mm off P.F.L. must 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 10 type sealed units to match existing, with min 300mm2 ventilators within the window, to achieve max U-Value of 1.8 w/m2. All installed under 'FENSA' approved contractor.
Closed doors are self-closing windows within 300mm of top to have safety glass up to a min of 1500mm from P.F.L. at glazing within 600mm of P.F.L. are to have safety glass, with accordance to BS 6208 class 2.

SOAKAWAY:
Soakaway should be a min 6m from building.
3.5 cubic metre excavation to cope with approx 105 sq metres of roof space filled with hardcore.
rwp leading into 110mm underground pipework refer to Building regulation AP H3.



SITE LOCATION PLAN (1:200)

HEATING: check suitability of existing system able to carry the additional radiators, all new radiators to have TRVS connected to the existing central heating system, if 'Boiler upgrades' required this must be a condensing type installed to current building regulations.

Whilst every effort has been made to ensure that the dimensions, boundaries, drainage runs, foundation types, etc. foundation, piled or raft, where Plastic sensors run close or within 3 mtrs of the proposal, direction of plots where unable to verify, areas covered by green belt, local ground conditions. All subject to change as information becomes available while the application proceeds. All drawings must be checked and verified prior to starting the contract with all concerns and errors reported. Design accept no responsibility for errors within the enclosed drawing or the lack of any information which at that may not be been available.

NOTES:
Dimensions:
All dimensions and specifications must be checked prior to the work commencing other than the main contractor or specialist sub-contractor before or as work proceeds throughout the contract duration. All dimensions may not be a true accuracy of the actual work on site or specification.
Copyright:
These drawings are solely owned by Senna Design, they cannot be altered or used by any unauthorised person and remain the property of Senna Design.
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.
Contributors:
All contractors may be required to allow verification of the enclosed drawing should the local building control officer use appropriate.
Site preparation:
All vegetation to be removed from area of proposed to a depth where growth would reoccur, where suspended floor to be used building procedures put in place to avoid growth.
Foundations:
to a depth min 100mm of any ground condition required, all subject to Local Authority Building Surveyors approval.
D.P.C.:
In general apply to all walls & blockwork wall at ground level, as shown on drawings up to be min 150 above ground level, all gaps to walls, doors & windows to the satisfaction of Building Surveyor.
D.P.N:
all gaps to be lapped onto both new and existing walls, to form lapping where pipes run through the open a outside branch load gap to be used.
Overalls:
concrete as detailed where both new & existing drains run through overalls mesh required within the concrete overalls.
Barrel:
In general cavity to be either face brickwork or blockwork type min density 1000 kg/m3 outer with two coat render on inside left to be to blockwork, outer 75 cavity using 100mm 12 or 150 cavity with cavity batts, inner wall internal insulation block to the strength value detailed, wall ties min 50 bedding 400 maximum 700 (if possible) staggered, all at voids 225.
First floor:
Below drawing details for floor & roof construction these are used in conjunction with all structural engineers details without room building as required.
ELECTRICAL INSTALLATION:
All electrical installation must be carried out in accordance with 18th compliance either:
1) Using the competent person scheme.
2) An electrician is registered with either of the following:
NICEIC & NICEIC, both the work and issues a design installation certificate with under BS 7671.
PLUMBING:
All work involving 'Gas' can only be carried out by 'Gas' registered plumber, all other work in accordance to good plumbing practice.
ROLES:
Conditional approval required over the boiler, client cannot confirm whether they are having the boiler, if new boiler required this must be a condensing type carried out in accordance with manufacturers specification & details.
LIGHTING: 25% of all new lighting to be low energy.

SENNA DESIGN

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Planning approval drawing Yes
Building regulation drawing

Proposals:
GROUND FLOOR EXTENSION SECOND FLOOR REAR DORMA

1:50, 1:100, 1:200, MAR 07

3257 / 07 / 214

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DRAWING FOR PLANNING APPROVAL ONLY

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