



*PROPOSED ELEVATIONS*

ROCHFORD DC  
APPROVED PLAN

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ELEVATIONS & FLOOR PLANS  
07/10/33/VUL

2011071

General note re. this specification:-  
Where noted proprietary products or materials represent a solution or method that complies with the Building Regulations. Other manufacturers products or materials and / or methods can be used providing they are of equal quality, comply in all respects with any relevant British Standards, Codes of Practice or Agreement Board Certificates, and used in accordance with the manufacturers recommendations and instructions.

Roof - Pitched  
Tiling as noted and to manufacturers recommended pitch laid on 25mm x 50mm treated softwood battens at suitable c/c on Tyvek SUPRO Plus breather membrane laid with 8-10mm drape between rafters and eaves carrier of sores on rafters, section size and c/c as noted, supported on 100mm x 50mm s/w wall plate atop new walls and on softwood ridge, section size as noted. Lateral restraint and holding down straps with 'Bot' L shaped galvanised mild steel straps at 1800 c/c. Ceiling joists, section size and centres as noted, supported on 100mm x 50mm s/w wall plate and / or m.s. joist hangers or 'Jiffy' hangers. Ceiling finish of 12.7 plasterboard and set coat plaster or Arflex finish. 1 no. layer of 100mm Rockwool insulation to void laid between joists and 1 no. 150mm layer over joists in opposite direction. Code 4 lead flashings at abutments as necessary. Code 5 lead lined valleys on 200mm x 25mm valley lay boards as necessary. For sloping ceilings, provide 90mm Celotex, Kingspan or equivalent insulation between rafters and 40mm fixed to underside of rafters with min. 50mm ventilation air gap over insulation. Alternatively, provide 50mm Celotex, Kingspan or equivalent insulation between rafters with Acis Tri-iso Super 10 fixed to underside rafters with 25mm battens to form gap between plasterboard.

Walls - External - Cavity  
102.5 facing brickwork laid in 1:1:6 cement / lime / sand mortar with 90 cavity filled with Orththerm glassfibre batts, 100mm Celcon Solar blocks internally finished with lightweight plaster. Stainless steel wall ties at 750mm horizontal and 450mm vertical c/c. Double up c/c's at reveals and jamb. Cotnic Cougar lintels type CG 90/100 over openings with minimum 150mm and bearing. DPC to BS743 minimum 150mm above ground level. DPC lapped with existing DPC and new DPM as appropriate / applicable. Two skins brickwork below DPC. Insulated DPC's to reveals. Purfix profiles between new and existing walls. Cavity to be filled to 225mm from DPC with weak mix concrete with perpend weep holes at 900mm c/c with proprietary cover.

For rendered external finish, provide lightweight aggregate block e.g. Aglite, Leco etc. in lieu of brickwork with two coat sand / cement render to BS5262 with waterproof additive.

Walls - Internal - Solid  
100mm Celcon blockwork built off DPC on thickened oversite / existing concrete floor / full depth foundation (see plan), plastered each side. Cotnic CNX lintels over openings in loadbearing walls, minimum 150 end bearing. Cotnic ON102 lintels over openings in non-load bearing walls, minimum 75 end bearing.

Walls - Internal - Stud  
Internal stud walls in 100mm x 50mm s/w comprising head plate, sole plate and nogging. Fill void with 100mm Rockwool for sound insulation. 12.7 plasterboard and set coat plaster each side. Walls built off double joists where parallel to joist span.

Floor - Second - Timber  
22 tongue & groove moisture resisting flooring grade chipboard or 150mm x ex.25mm s/w boarding as required, on s/w floor joists, section size as noted, at 400 c/c. Herringbone strutting or solid nogging mid span. Provide 100mm Rockwool to void.

Floor - Ground - Solid  
65mm sand / cement screed with light wire reinforcement on 60mm Kingspan Thermofloor insulation on 100mm minimum concrete oversite on 1200 gauge polythene DPM on 100mm minimum well consolidated hardcore. DPM lapped with DPC. Maintain any existing sub-floor ventilation as necessary by ducting through pipework in new floor.

Foundations  
Deep strip / mass fill foundation minimum 1000mm deep x 450mm wide grade C20P concrete taken down to solid undisturbed ground. Deeper as necessary due to drains, sub-soil conditions or tree roots. Depth to accord with NHBC Chapter 4.2 if trees within 30m and clay soil. To be taken minimum 600mm below lowest fibrous root growth if in clay. Lintels formed in foundations over drains and fibreglass cushion provided around drain. Foundation design to be subject to specialist Engineers advice in the case of any unusual ground conditions or sub-surface anomalies. Final size, design and depth of foundations will ultimately be determined by actual site conditions and to be agreed on site with Building Inspector.

Drainage - Foul Water  
Underground drains in 100mm diameter Supersleeve clayware pipes (or plastic equivalent) laid at 1:60. Surround drains in 150mm pea shingle outside buildings. Inside buildings, surround in 150mm concrete with Flexcell board around joints to maintain flexibility. New manholes constructed of p.c. concrete rings backed up with 100mm concrete, laid on 150mm concrete bed. Alternatively, proprietary purpose made inspection chambers and access points can be used. Provide back inlet gully(s) as required. Drains to be connected to existing private drainage system.

Drainage - Surface Water  
Underground drains in 100mm diameter Supersleeve clayware pipes (or plastic equivalent) laid at 1:60. Surround drains in 150mm pea shingle outside buildings. Inside buildings, surround in 150mm concrete with Flexcell board around joints to maintain flexibility. New manholes constructed of p.c. concrete rings backed up with 100mm concrete, laid on 150mm concrete bed. Alternatively, proprietary purpose made inspection chambers and access points can be used. Roof water taken to existing surface water or combined system if found to exist on site or to 100mm metre soakaway(s), minimum 5 metres from buildings. 100mm SquareLine sections PVC gutters to 65 square downpipes to trapped access gully(s). For soakaway carry out percolation test to BRE Digest 305 to determine size.

Plumbing  
100 diameter soil vent pipe taken up to terminate 900mm above highest window opening with durable cage or air admittance valve as appropriate. Bath, shower and sink wastes in 38mm diam. PVC wastes. 32mm diam. waste to wash hand basins. 100 diam. w.c. branch connection. Cleaning eyes at changes of direction. 75mm deep seal traps. Connections to BS5572.

Ventilation  
Ventilation to pitched roof facilitated by use of Tyvek SUPRO Plus breather membrane as sarking layer.  
Windows to provide openable ventilation area of minimum 1/20th floor area. One window to each room to have 8000 square mm trickle vent for background ventilation. Provide 15 litres/sec. electric extract fan to en-suite. Provide 60 litres/sec. electric extract fan to kitchen (or 30 litres/sec. fan if in cooker hood). Provide 30 litres/sec. extract fan to utility room. Bathrooms / w.c's not fitted with a window to be provided with a 6 litres/sec. minimum electric extract fan operated by light switch with 15 minute overrun.

Glazing  
Windows, roof lights and glazing in external doors to be double glazed, U value for timber or pvc windows to be maximum 1.8 e.g. low-E 0.05 glazing with 16mm gap. Glass and glazing to BS6206. Provide toughened or laminated glass to any glazing in windows below 800mm above floor level and to any doors, sideglaze or other glazed frame below 1500mm above floor level.

Fire Safety  
Install interconnected mains wired, separately fused, smoke detectors to BS5446 Part 1 to each storey in landing / circulation areas. Provide 1/2 hour fire resisting self-closing doors to all doors (except bathroom) leading off protected route to ground, first and second floors.

Steelwork  
Provide new steel beams as shown. Engineers design, details and calculations to be provided if required by Local Authority Building Control. Beams to bear minimum 100mm on concrete padstones. Encase beams in e.m.l. and 1:3 sand / cement render or 2 layers 12.7mm plasterboard and set coat plaster for 1/2 hour fire resistance.

Electrical Installation  
All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council's Building Control Section must be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Lighting  
Provide one in four light fittings of low energy type such as compact fluorescent or one for every 25 square metres of floor area.

Heating  
Extend wet radiator heating system to extension with zone controls and T.R.V.s fitted to all radiators. The building services shall be commissioned and a notice shall be given to the Local Authority.

Commissioning  
All boilers and heating appliances to be commissioned and a commissioning certificate to be provided to client and Building Control. Instructions for maintenance and efficient operation to be issued to client and verified by Building Control.

General notes  
1. all dimensions to be checked on site before work commences.  
2. the contractor is to work to the drawing marked approved or ensure that he is in possession of a drawing incorporating all modifications or amendments before starting work.  
3. any variations from the details shown to be reported to P.A. Scott Associates prior to continuation of work.  
4. any foundation shown assumes good loadbearing ground, however the final depth and design of foundation will be subject to prevailing soil conditions.  
5. except for sites with a significant slope, the ground levels shown on this drawing are after completion of the development i.e. usually 150-225mm below ground floor level.

The Construction (Design and Management) Regulations 1994  
Consideration to all aspects of Health & Safety affecting the construction stage and future operation and maintenance of the building has been given during the design of this project as required under the CDM Regulations.

The Client should be aware that where the CDM Regulations apply, it is the Clients legal obligation to appoint a competent Planning Supervisor and competent Contractor, and the Client should ensure that sufficient insurance for the project is carried by the Contractor.

Boundaries  
It is the client / building owners responsibility to ensure that all parts of the building e.g. roof, walls, soffits, fascia, gutters, foundation are constructed wholly within the client / building owners land. No encroachment over the boundary without adjoining owner(s) consent. Any boundary lines shown on this drawing are based on physical site characteristics e.g. fences, walls etc. and are not legally definitive. It is the client / building owners responsibility to verify the positions of all the relevant boundaries, with any adjoining owners as necessary / appropriate.

Party Walls  
The Party Wall etc. Act 1996 places obligations on owners of buildings and adjoining owners. Any structure to be built astride the boundary line would normally require the adjoining owner to be notified in accordance with the formalised procedures detailed in the Act. Any proposed buildings or extensions within 3m or 6m of adjoining buildings may also mean that formal notification is needed. It is the building owners responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.

Finishes  
roofs - concrete interlocking tiling to match existing as far as practicable in terms of profile, colour, texture but to be suitable for pitches as shown.  
walls - extension generally in facing brickwork to match existing but rendered gable as shown to clients choice. dormers finished in plain tile hanging or painted render to clients choice  
joinery - white pvc double glazed windows and doors  
w.g.goods - black squareline gutters & downpipes to match.

no.	revisions	by	date
client Mr & Mrs P Reeve			
project proposed loft conversion, single storey rear extn. - 121 Greensward Ln, Hockley.			
drawing proposed floor plans & elevations, notes.			
<div> <div> <div>P A SCOTT ASSOCIATES</div> <div>CHARTERED SURVEYORS</div> <div>Building Surveying and Architectural Services</div> <div>The Gate House, 116 Ratford Road, Chelmsford, Essex, CM1 2QJ</div> <div>Tel: (01245) 493020 Fax: (01245) 350044</div> </div> <div> </div> </div>			
scales(s)	1:50, 1:100	drawn	PS
date	Oct. 2007	checked	
drawing no.	PS 2330.1	sheet	1 of 2
		revn.	