

# ROCHFORD DC APPROVED PLAN

## EXISTING REAR ELEVATION

### Notes

08/00721/FUL

#### General

Do not scale from this drawing. All dimensions to be checked on site by contractor prior to commencement of proposed works.

05 SEP 2008

Before commencement of any work full building control and planning approval must be obtained. This drawing to be read in conjunction with all other drawings 40-CC/01-06. No responsibility for building works can be taken by the agent since no inspections will take place during construction. All dimensions to be checked by contractor prior to commencement of the works. All workmanship and materials to be in accordance with current Building Regulations, British Standard, Code of Practice or Agreement Certificate and fixed, applied or mixed in accordance with manufacturers installation instructions. All services installations and work shall comply with the regulations and recommendations of the respective statutory undertaking or authority to the satisfaction of the relevant inspector. This drawing has been prepared for the purpose of applying for town and country planning and building regulations approvals only, its use for any other purpose is to be done with discretion.

#### Glazing

Glazing to critical areas as defined in the building regulations part N to comply to BS6206:1981 specification for impact performance requirements for flat safety glass and safety plastics for use in buildings. (6mm Safety glass. See notes). Glazing to all external windows to comprise double glazed units. Window frames to meet the requirements of U2.0. and to be supplied by an approved manufacturer. All window and door frames to have minimum 16mm gap between frames to achieve a minimum U Value of 1.8W/m2K.

#### Power and Lighting

Installation to comply with the 'Regulation For Electrical Installations' 17th edition and the latest amendment published by the Institute of Electrical Engineers, and the requirements of the local electricity company. All switches, sockets and other controls are to be sited within a zone of 450-1200mm from F.F.L. New electrical installation to comply fully with Part P regulations and to be tested to BS7671 by an approved inspector upon completion. All electrical work to be designed and carried out by a competent person being a member of an approved self-certification scheme, or wiring diagrams/plans and full design specifications for the proposed electrical installation to be provided. A copy of the installation and test certificate to be submitted to Building Control, signed by a suitably qualified electrician, or to be otherwise compliant. New extension to have a minimum of 25% energy efficiency light fittings.

#### Rainwater Goods

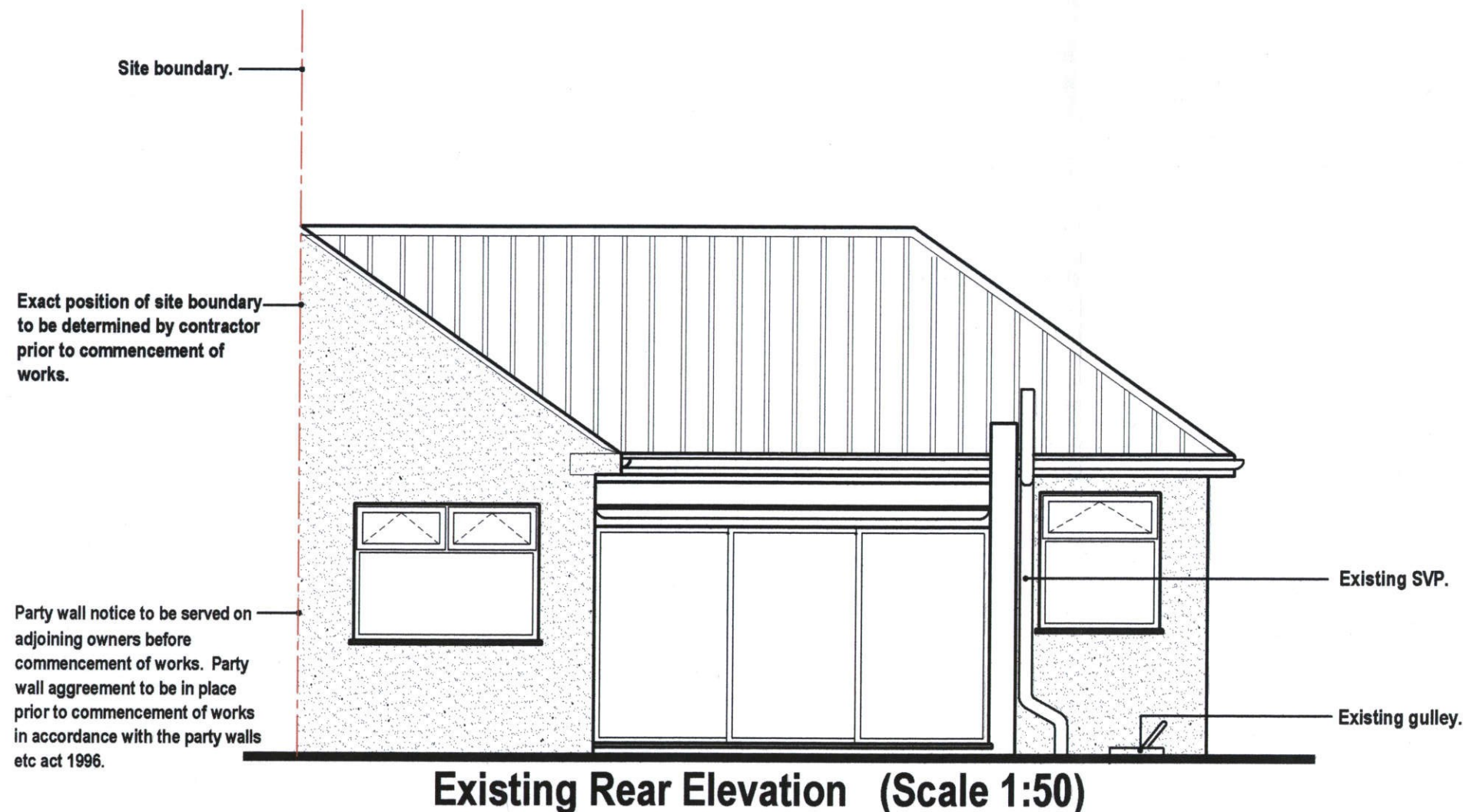
100mm H.R upvc gutter, with brackets at 1 meter centres fixed with 2No 25x25mm sheridised/zinc plated round head screws, laid to fall to 3mm RWDP.

#### Part Walls Etc Act 1996

Party wall notice to be served on adjoining owners before commencement of works. Party wall agreement to be in place prior to commencement of works in accordance with the party walls etc act 1996.

#### Mechanical Ventilation

Xpelair at high level to bathroom connected to light switch extracting 15l/s. Kitchen to be fitted with cooker hood capable of extracting 30l/s. All fans to terminate at an external wall or soffit and ducts within roof spaces to be kept below insulation to prevent condensation forming. Ducts to be in a solid material with a nominal fall to the outlet. Bathroom, extract fans to be fitted with a 15minute overrun.



PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Existing Rear Elevation	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:50		DRAWN BY:	
DATE: Sept 2008		DRAWING: 40-CC/04	