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Do not scale from this drawing. All dimensions are to be checked on site prior to any works commencing, any discrepancies are to be reported to Vaughan English Associates Ltd for clarification. All drawings to be read in conjunction with any specifications or Consultants details. It is the responsibility of all Consultants, Contractors upon receipt of these drawings to highlight any discrepancies relating to drawing anomalies material or product specification.

**Construction Notes**

**Foundations:**

1. To site conditions, all works are subject to local authority inspection prior to work commencing, as and where applicable.
2. Deep strip foundations to be as dimensioned or to same depth as existing whichever is the greater. All foundations are to be inspected and passed prior to filling with concrete.
3. All foundations to be designed in accordance with NHBC guidance of building near trees. And strictly in accordance with the structural engineers design and recommendations.

**Ground Floor - Ground Bearing Slab:**

2. 75mm thick sand/cement screed reinforced with D40 steel mesh fabric on 75mm thick Kingspan 'K3' floor insulation (min U value 0.25) with taped joints and 30mm turned up at perimeter on 150mm concrete ground bearing slab onto 1200 gauge DPM fully lapped with DPC at all junctions, and taped and sealed around all incoming services. Onto minimum 150mm compacted type 1 base blinding with sand, maximum type 1 build-up not to exceed 600mm, all layers to be compacted in 150mm layers. All DPC's to be minimum 150mm above ground level, and fully lapped with DPM.
3. Ground bearing slabs to be designed in accordance with the soils test recommendations. Gas membranes to be fitted where necessary and precautions for sealing incoming services are to be adhered to.

**External Walls - cavity rendered blockwork:**

1. 285mm cavity wall construction including finishes comprising: Lightweight gypsum plaster skin, 100mm lightweight (Durox) block, or similar approved, of not less than 7N/mm<sup>2</sup> to inner leaf, cavity filled with Knuf Crown 'Ditherm 37', or similar approved, insulation to give minimum 0.30 U value and outer skin of 100mm blockwork. Where rendered, use 100mm blockwork with 18mm 3 coat applied render to CP221, with waterproof to middle coat.

Stainless steel wall ties to BS 1243 spaced at 300mm centres horizontally and 450mm centres vertically in a square pattern (not staggered) at all openings in walls, ties to be at 300mm centres vertically.  
DPC to be 2000 gauge polythene and stepped around level access areas, to BS143 min 150mm above external ground level and at all cavity closures to sill and jambs of all openings unless otherwise stated on manufacturers details. All windows and doors positioned within opening in order to avoid cold bridging with 50mm thermabate cavity closers.

Mechanical ventilation wall or soffit or through suitable tile vent in roof space to be provided to utility room equal to 30 litres/sec. All ground floor extract ducts are to be ceiling mounted and terminate through suitable vent within soffit.

**Flat roof construction:**  
Bituminous built-up felt roof system over 110mm Kingspan Kooltherm K11 roofboard to achieve u-value of 0.2W/m<sup>2</sup>K and bonded onto 15mm marine plywood decking onto 150 x 50mm C24 kiln dried timbers at 400mm centres onto 200x50 joist support bolted to wall of main building wall with M12 sleeve anchors at 600 centres.  
Joists to be supported on galvanised mild steel jiffy hangers. Bituminous felt to extend up existing house.

**Lintels**  
All lintels to be confirmed by manufacturer for all to have minimum 150mm end bearing lintels exposed to rooms to be lined with 15mm fireline board to give minimum 1/2 hour fire protection. Lintel to new rear door to be CG50/100

**SPECIFICATION:**

**Kitchen:**

1. Strip out existing fittings etc. to provide proposed new kitchen in accordance with drawings CH21/001B and 002A, dated December and November 2005.
2. Kitchen base units and high level cupboards to comply with standard approval 18/11/2004, colour / fittings:
  - i) Door / draw fronts: Maple
  - ii) Worktops: Jet
  - iii) Handles: Epon
3. Stainless steel inset sink unit, single bowl and drainer, chromium plated mixer taps with cross / lever handles.
4. Pilkington's ceramic tiled splashback, consisting of:
  - i) Two courses high 150 x 150mm, ref. LST3, and Border tile, ref. LST02
  - ii) Two courses high 150 x 150mm, ref. LST3, and Border tile, ref. LST02
5. Cushion floor covering to kitchen area, Novilon Nova (Aqua Grip)

- General:**
1. Ceilings: Remove polystyrene to ground floor rear lobby and toilet; kitchen; lounge and front bedroom.
  2. Remove living room cupboard adjacent to chimney breast, along with dado height boxing in, which covered previous heating pipework, and make good.
  3. Re-position spot door from bathroom to living room.
  4. Remove glazed tiling, pipe boxing and make good to the ground floor toilet.
  5. Replace the floor covering to the ground floor toilet and rear lobby adjacent to the utility room with cushion floor.

**Decorations:**

- Front Bedroom, small rear bedroom, living room and kitchen/dining room:**
1. Ceilings: Emulsion Paint
  2. Walls: Brown vinyl paper and emulsion. Pattern as previously used.
  3. Previously painted woodwork and metalwork: Oil based gloss paint.

**Staircase, rear lobby and toilet and bathroom:**

4. Ceilings: Emulsion Paint
5. Walls: Emulsion Paint
6. Previously painted woodwork and metalwork: Oil based gloss paint.

**Electrical:**

1. Strip out the electrical small power circuit from kitchen. Rewire the kitchen small power, installing six double socket outlets at worktop level and one single socket at low level for refrigerator connection.
2. Remove the existing and install one new 1800mm twin fluorescent batten luminaries to the kitchen area. Reconfigure to two way switching with side entrance door position.
3. Remove the existing cooker supply and relocate to the new cooker point as drawing CH21/002A.
4. Install 2no double socket outlets to utility room for washing machine and tumble dryer.
5. Install a new 2D surface mounted luminaries to the utility area switched from an appropriate location.
6. All services to be flush fitted with the exception of the lobby.
7. Install mains powered (with battery back up) fire detection system compliant with BS 5839 part 6 2004 to ground and first floors.

**Heating and Domestic Hot Water:**

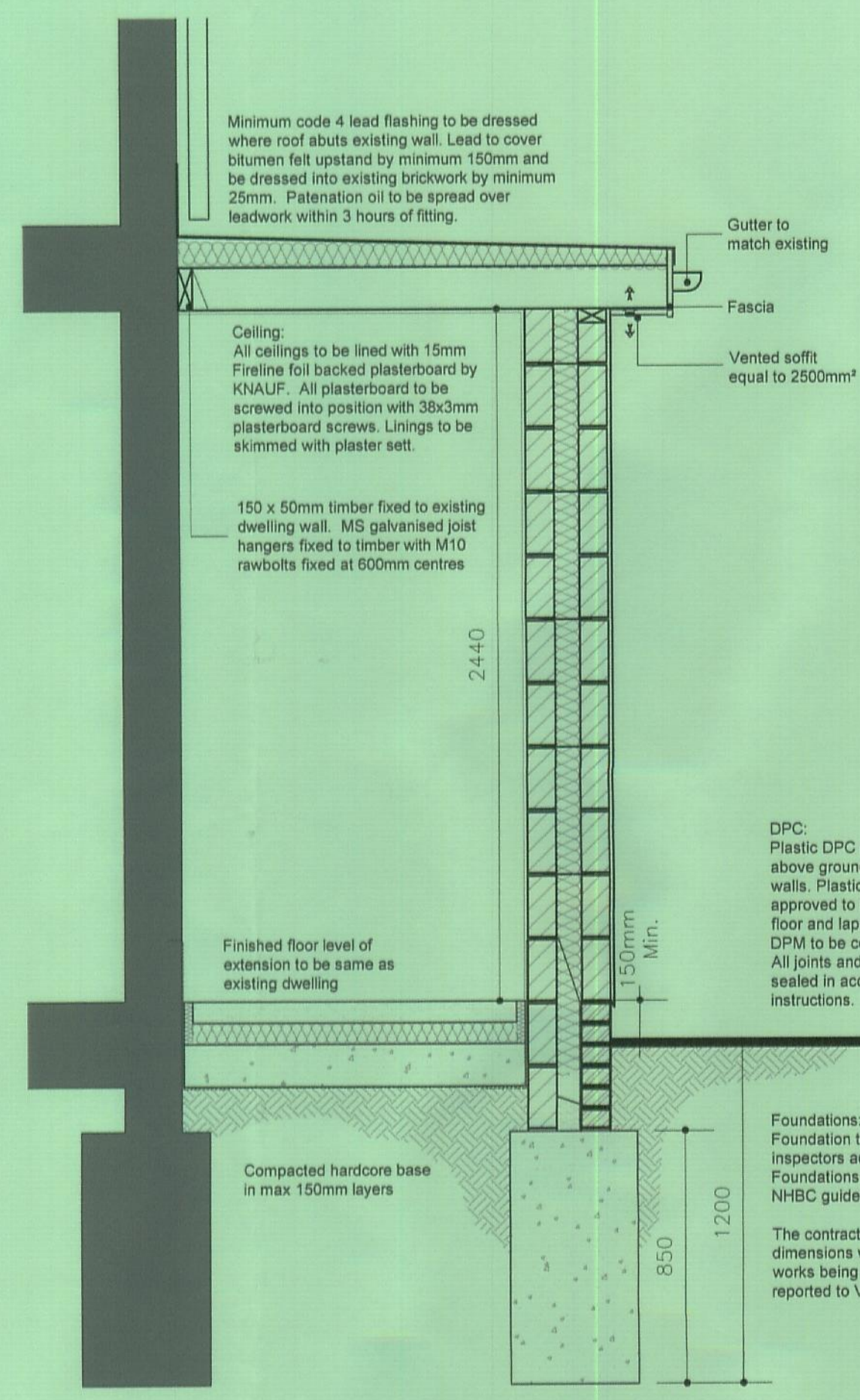
1. Remove existing combination boiler and heating system.
2. Install automatically controlled oil fired central heating system. Note, open fire to be retained as a working, chimney to be swept.
3. Domestic hot water to be served by a storage calorifier and configured as an indirect system.
4. Boiler to be located adjacent rear entrance door of extension.
5. Boiler to be served by bonded oil tank.
6. Site oil tank on new concrete base, location to be agreed. Break out old base and make good.
7. Re-new fuel line from tank to new boiler.
8. Fit replacement tank gauging.

**Entrance Path, Drive and Parking Area:**

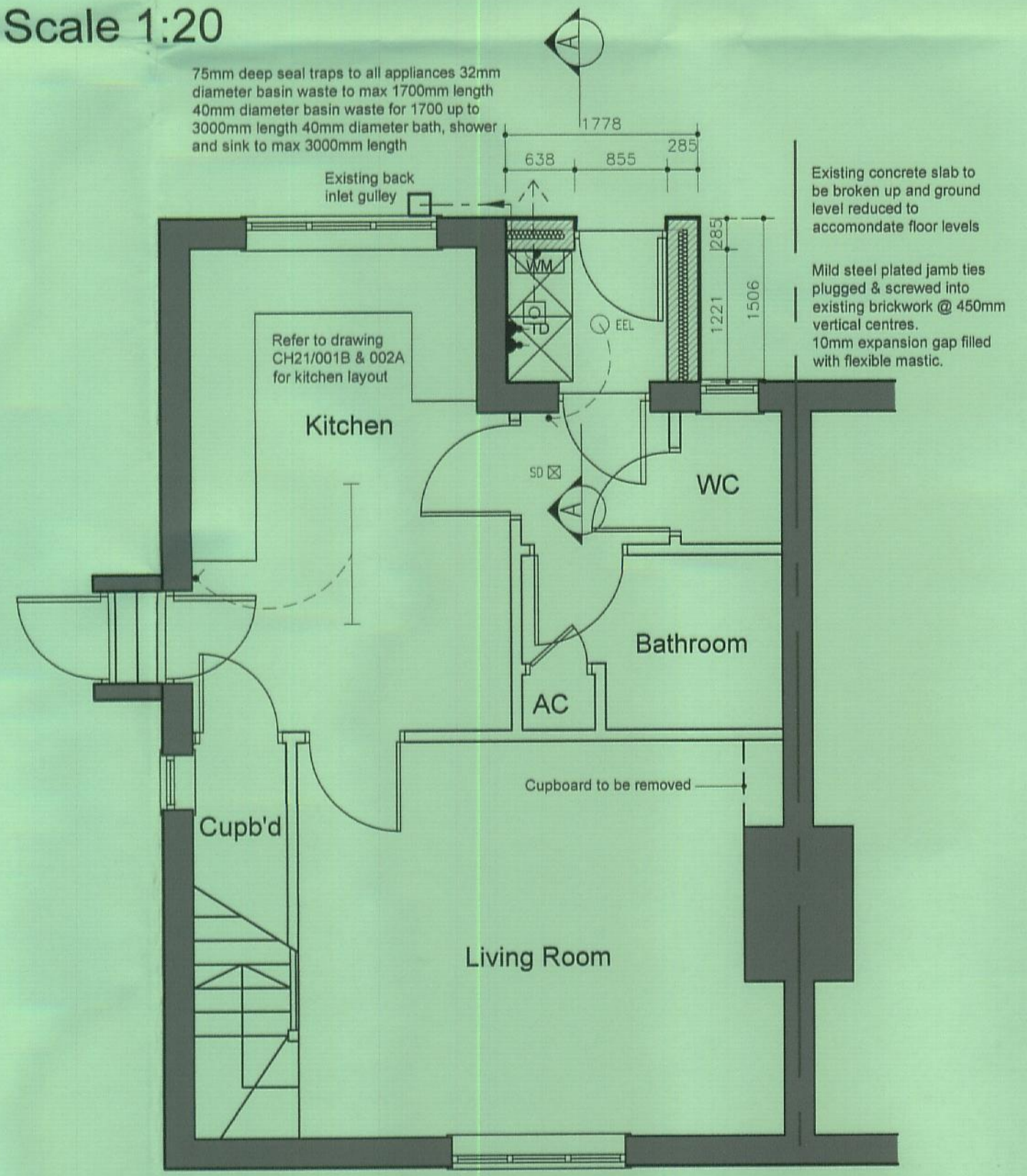
1. Take up the existing paving slab entrance path / drive / parking area and set aside to be reused.
2. Construct entrance path / drive / parking area as shown on drawing no. CH21/009, entrance to be widened.
3. Reuse the existing 600 x 600mm paving slabs to form a 1200mm wide entrance path.
4. Construct the drive and parking area 2000mm wide, to be gravel finish with 100mm sawn softwood treated edging.

**External Works:**

1. Demolish and clear away lean-to building to the rear of the shared outbuilding.
2. Replace the shared outbuilding door and ironmongery. Finish with exterior wood stained.
3. Re-clad the side elevation of the shared outbuilding with 150mm sawn feathered edged board, finished with exterior wood stained. Remove the existing window and install replacement cladding to span the existing window opening.



**Section AA**  
**Scale 1:20**

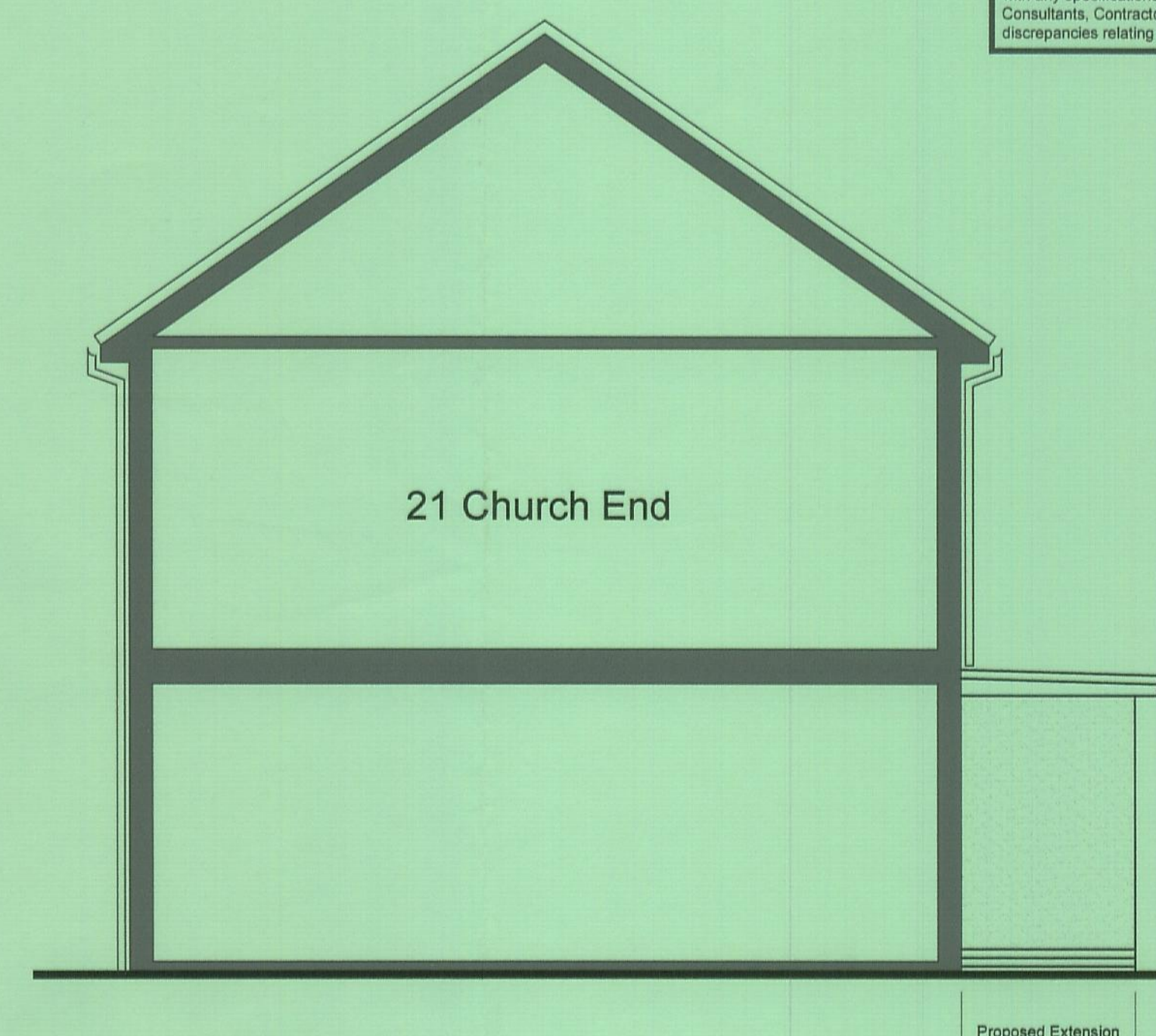


**Ground Floor**  
**General Electrical Key :**

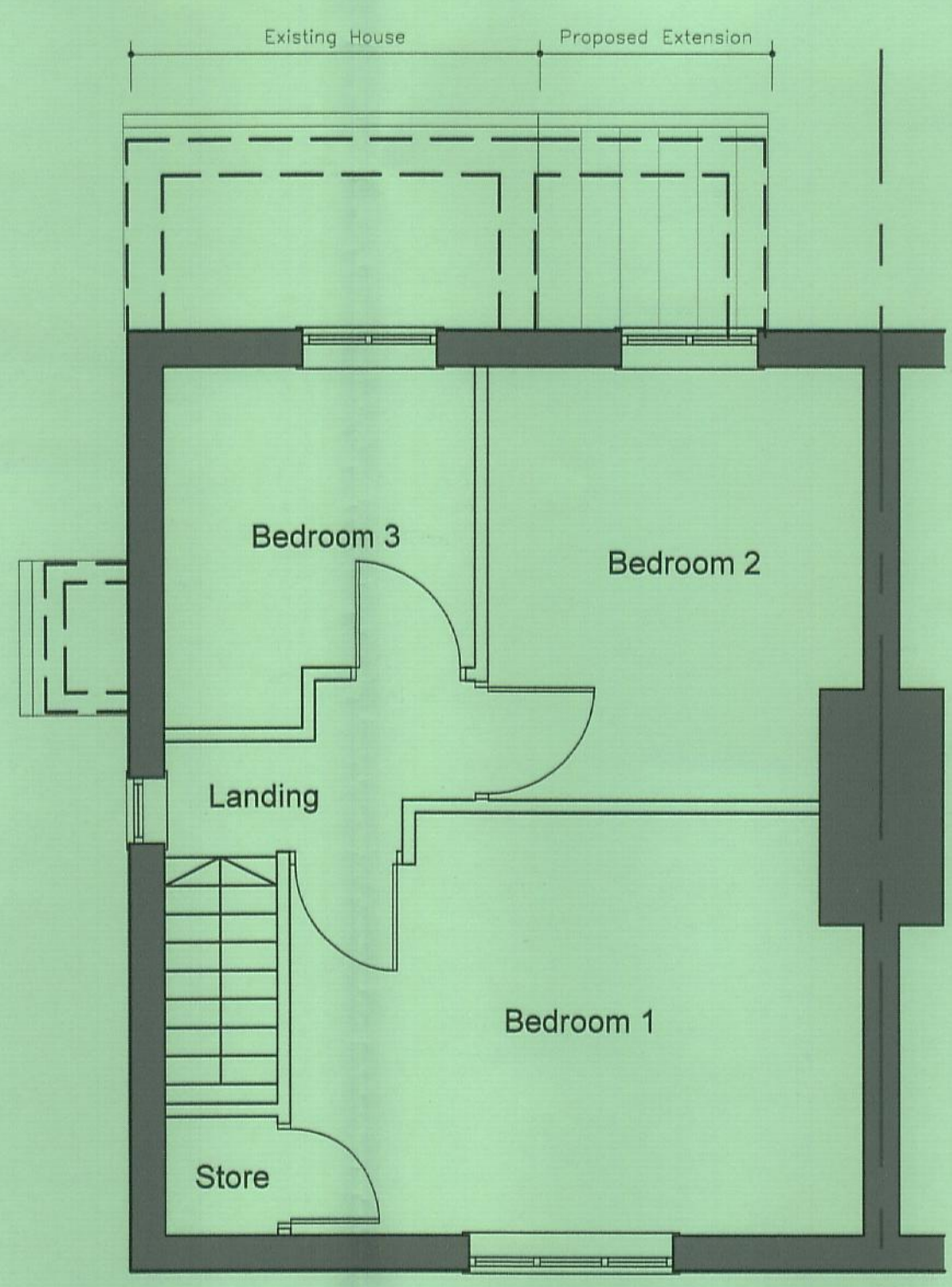
- Light switch.
- Double switched socket outlet.
- Fused spur.
- Energy efficient light fitting.
- Smoke detector.
- Washing machine space.



**Rear Elevation**



**Side Elevation**



**First Floor**

revision:	date:	description:	checked:
B	26.01.09	PLANNING SUBMISSION.	
A	03.12.08	Room schedules and naming altered.	SE

**VEA**  
Vaughan English Associates Ltd  
Architectural & Planning Consultants  
1st Floor, Parkbridge Hill  
Essex CH21 4LZ  
Tel: (01274) 888 812  
Fax: (01274) 888 818  
Email: contact@vea.co.uk

site: **21 CHURCH END**  
**SHOEBURYNNESS, ESSEX**

title: **PROPOSED**  
**EXTENSION**

scale:	1:50 & 1:20	drawn by:	GB
date:	November 2008	checked:	
drawing no:	08.602.002	revision:	B