

DRAWING 2 of 2

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 25 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; Calculations to be prepared by truss manufacturer before installation; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s straps; 25 x 100 diagonal wind bracing to underside of trusses; specially fabricated reducing trusses at junction off main existing roof; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max. 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 125 x 50 ceiling binders at 2.0 metre centres; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 rock mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 lead valley lapped under roof coverings min 230

REAR OFFSHOT ROOFS: tiles, battens, felt and insulation all as main roof above on 150 x 50 rafters at 450 centres at 25 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rawbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; Code 4 stepped lead flashing to living room roof and extension wall lapped under roof coverings min 225 and up wall min 150 and tucked in; 147 x 50 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lateral restraint to gables using 30 x 5 galvanised ms strap at mid span nailed across first three rafters and ceiling joists; ventilators at soffit to give an equivalent area as 12mm continuous air gap with 3nr proprietary ridge vents per roof to promote through ventilation

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 75 cavity and 150 Thermalite "Turbo" insulation block inner leaf with full cavity wall insulation by 75mm mineral wool; 12.5mm plasterboard on dabs with 3mm skim finish to give U value 0.26; 150mm cavities closed at reveals, eaves and all cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.m Thermalite tongue and groove trench blocks; Catnic Cougar CGH 70/100 open back lintels with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into exstg dpc; walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to studs; floor joists doubled up under studs

SOLID GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into all dpcs; 80 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

FIRST FLOOR: 25 ptg boarding on 175 x 50 joists in Class SC3 timber at 450 centres (max span 3.050m) built into loadbearing walls or bearing on or suspended off steel beam using proprietary manufacture heavy duty joist hangers; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; floor joists doubled up under studs

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape windows to new first floor bedrooms to be side hinged casements opening through 90 degrees, minimum clear opening 550 x 850 high with floor to cill height max 1100

Bathroom/Ensuite bathroom: vented with windows having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fans of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity (30 litres/sec if incorporated in cooker hood); kitchen fan also capable of intermittent operation.

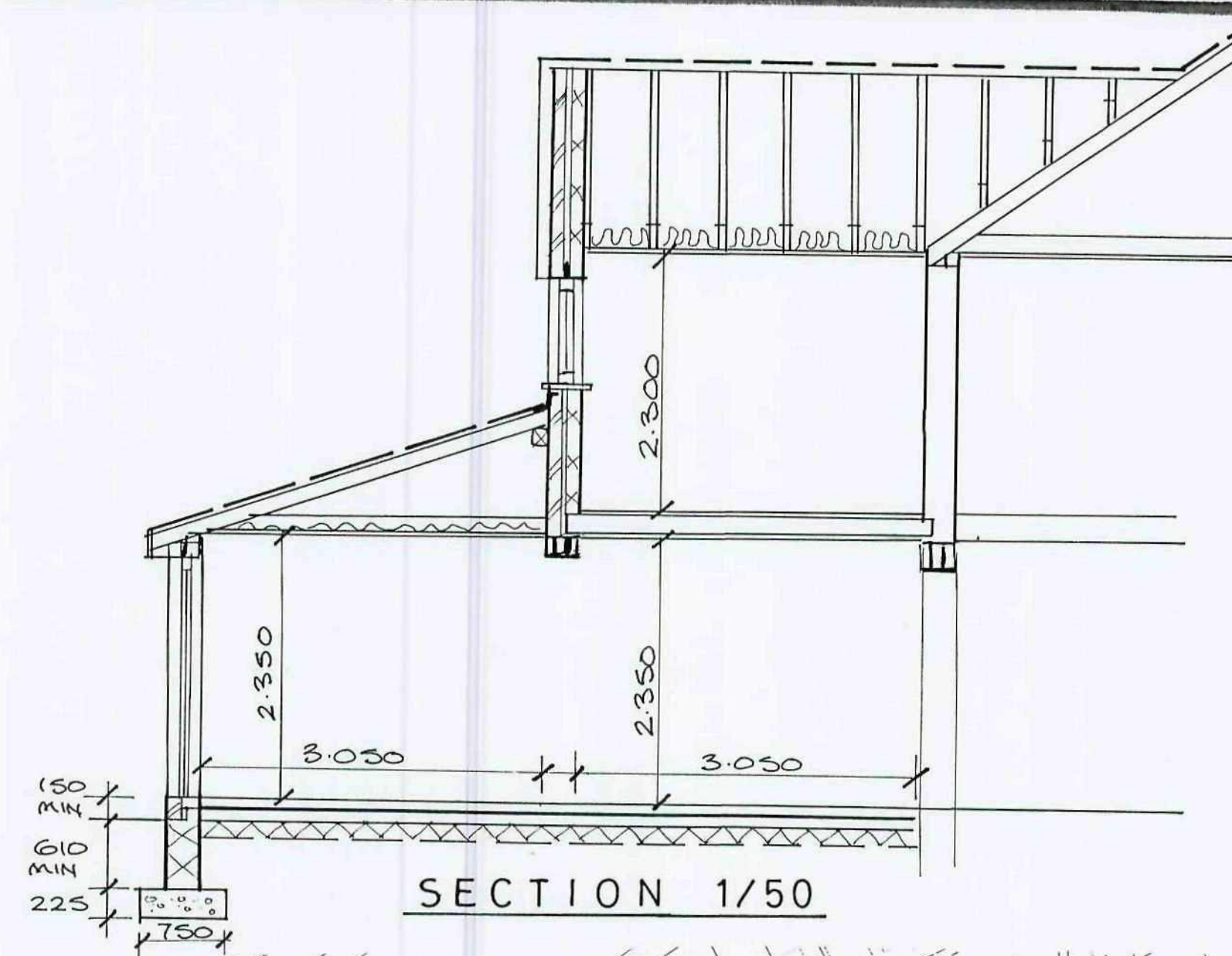
Safety glazing in glass toughened in accordance with BS 6206 Part A to all french windows

STEEL BEAMS: Beam Nos 1, 2 and 3 to be designed by structural engineer and calculations submitted with this application for approval of Local Building Inspector; steel beams to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; doubled up beams bolted together at 1/3rd points with tubular steel spacers over bolts

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; alarms to have battery backup

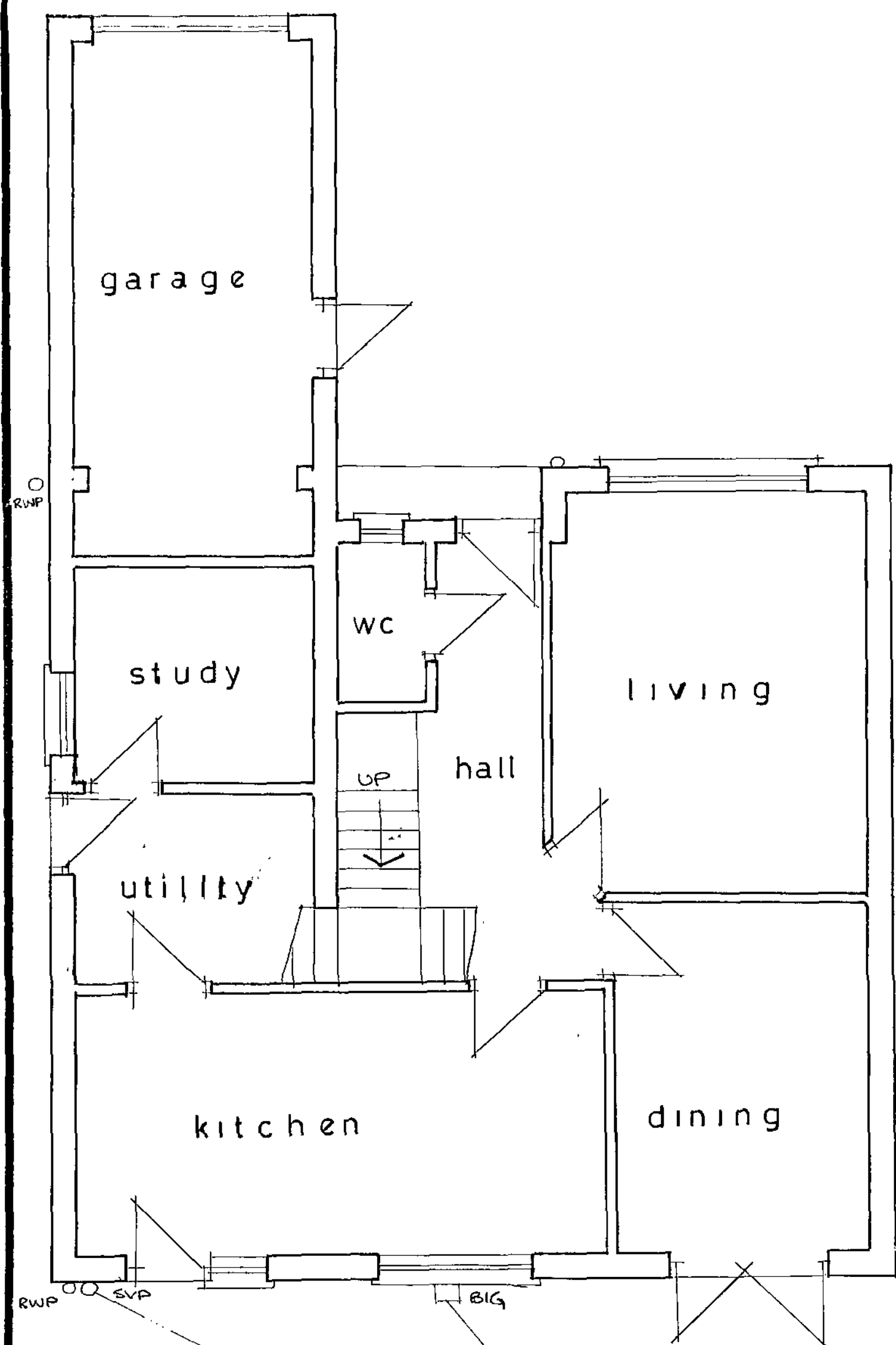
All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

DRAINAGE: Ensuite and bathrooms to discharge to existing 100 SVPs. Existing SVp to bathroom slightly repositioned with slow radius rest bend to existing drain connection; 75 deep seal trap to all appliances with 32 waste to hand basins, 38 waste to bath/shower and 100 waste to WCs; no waste connected to SVPs within 200 of WC connections; 38 waste to kitchen sink to new back inlet gully; 110 x 63 PVCu gutters to discharge to 63 square section down pipes to new rainwater gullys; all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; New IC s to be 450 diameter polypropylene on 150 concrete base with cast iron cover and frame; foul connections to existing foul drain; new rainwater gullys to 2 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; private sewer passing under extensions to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

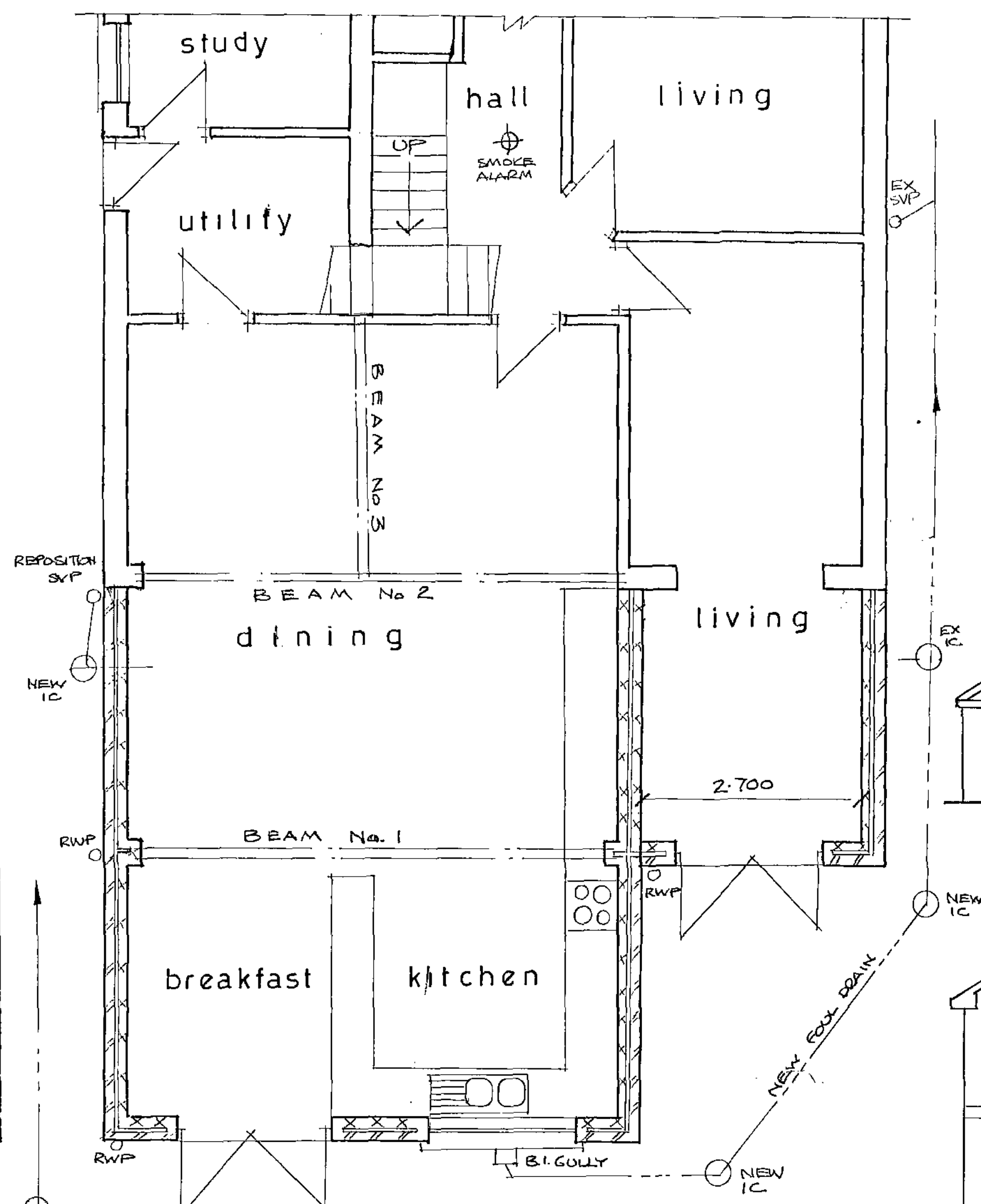


PROPOSED ONE and TWO STOREY EXTENSIONS at REAR of
No 7 TANFIELD CLOSE, ROYSTON

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14 OCT 2006



EXISTING GROUND



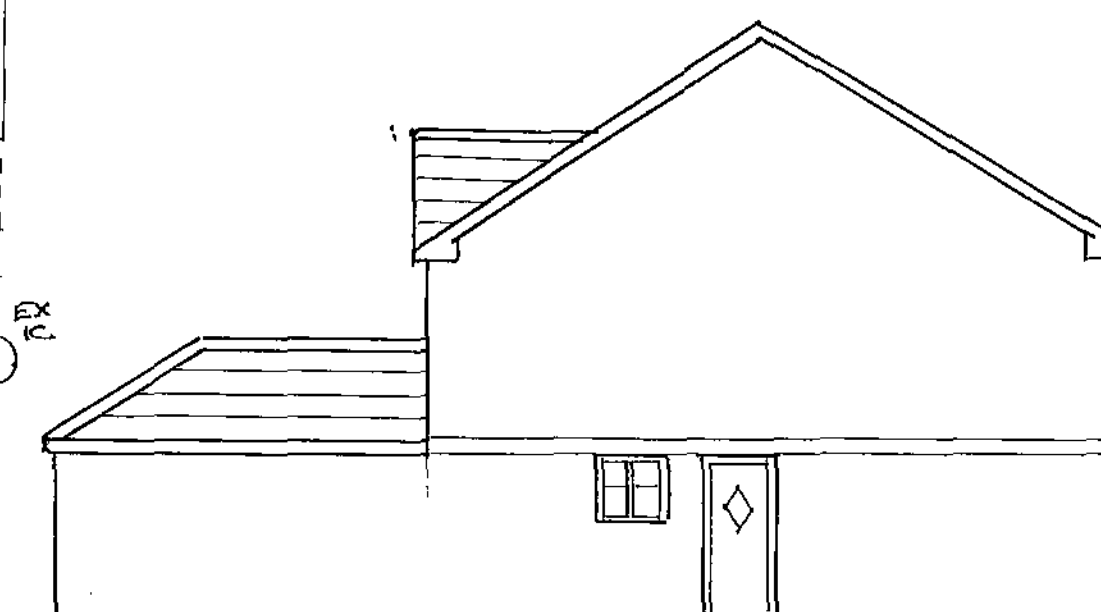
PROPOSED GROUND



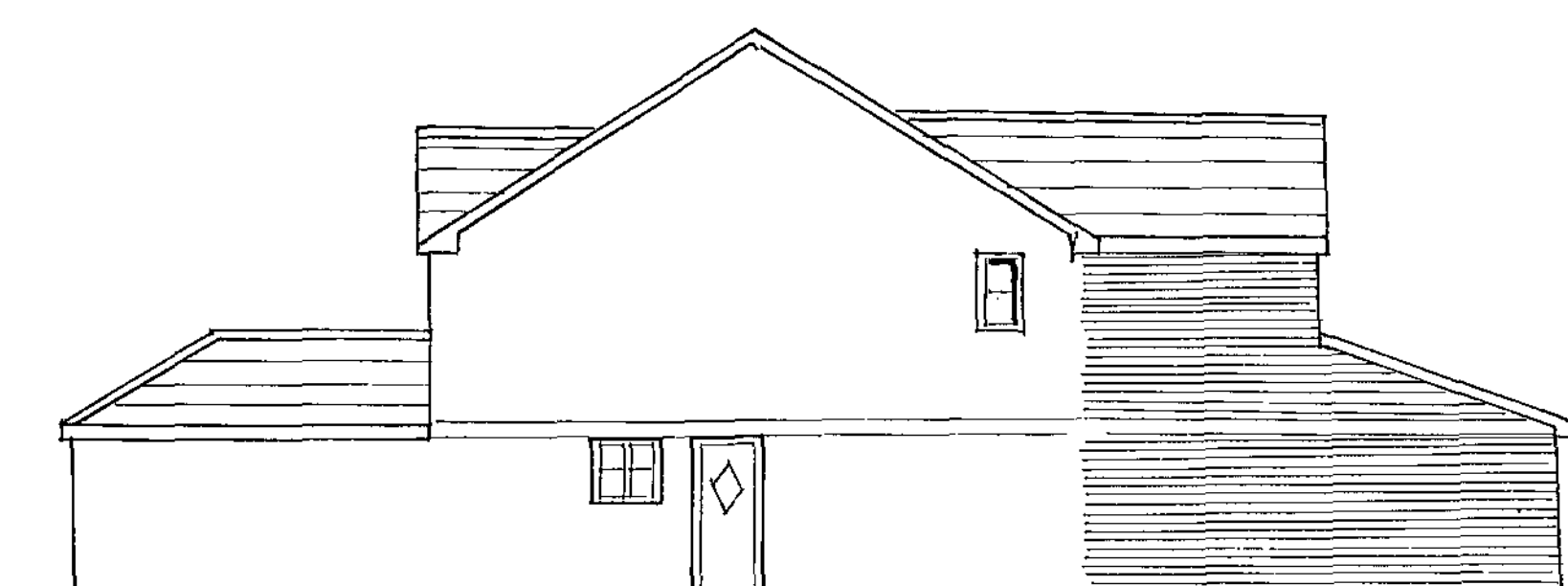
EXISTING REAR



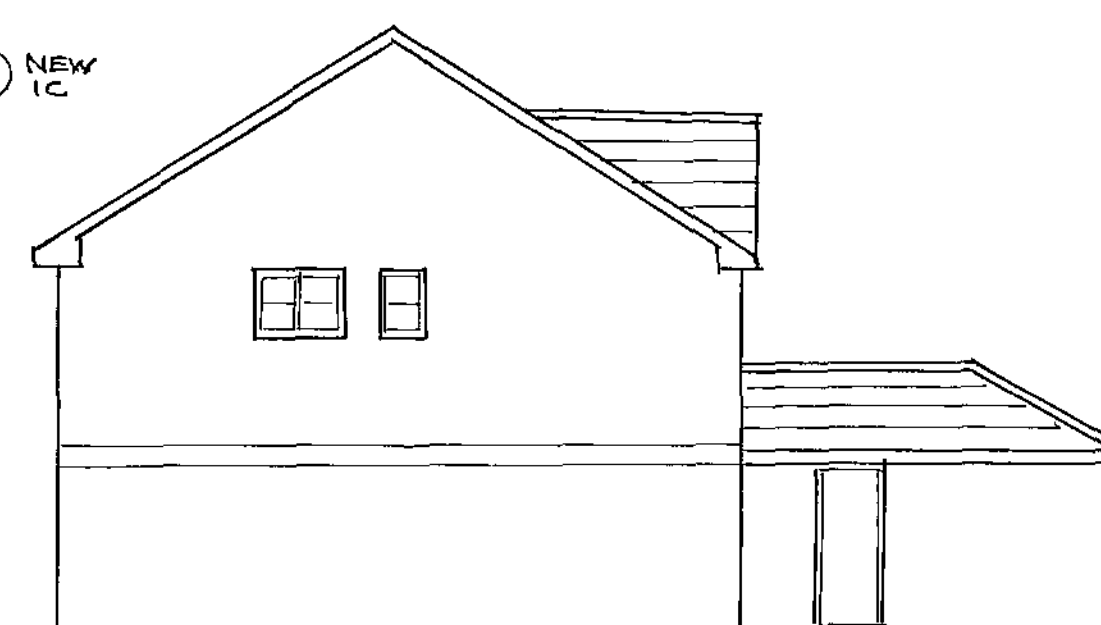
PROPOSED REAR



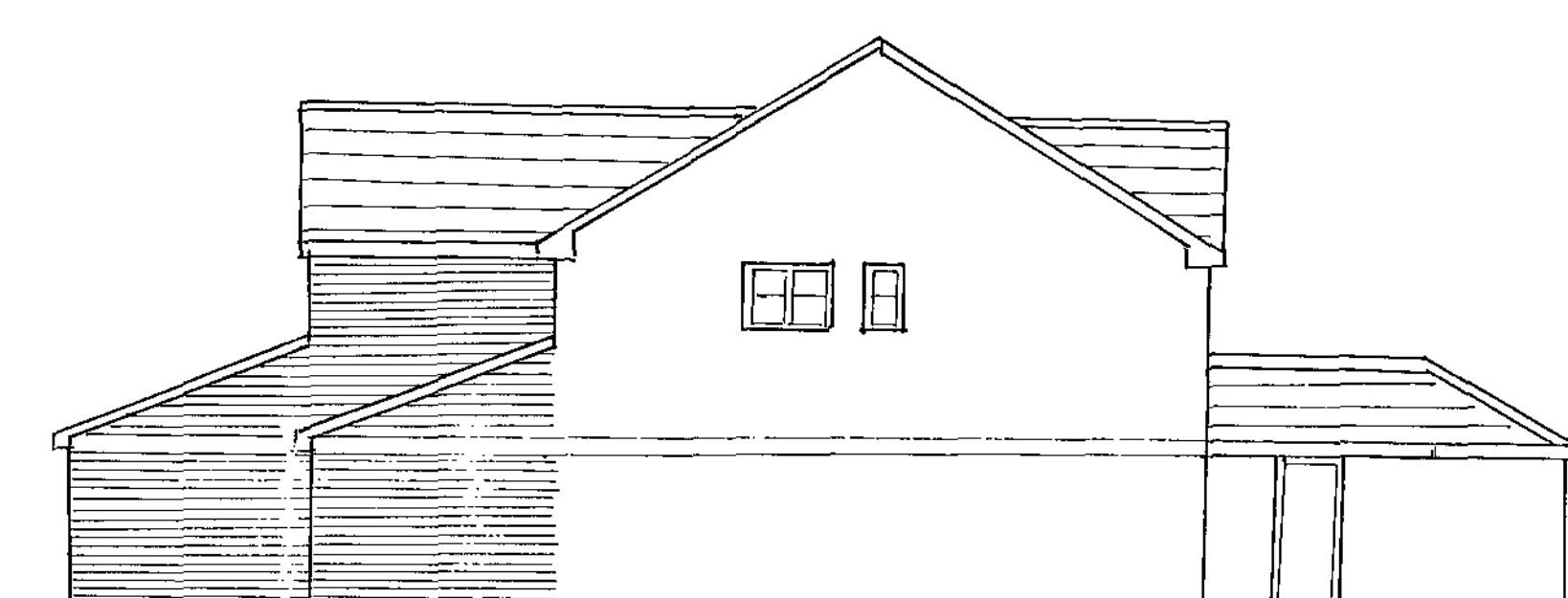
EXISTING SIDE



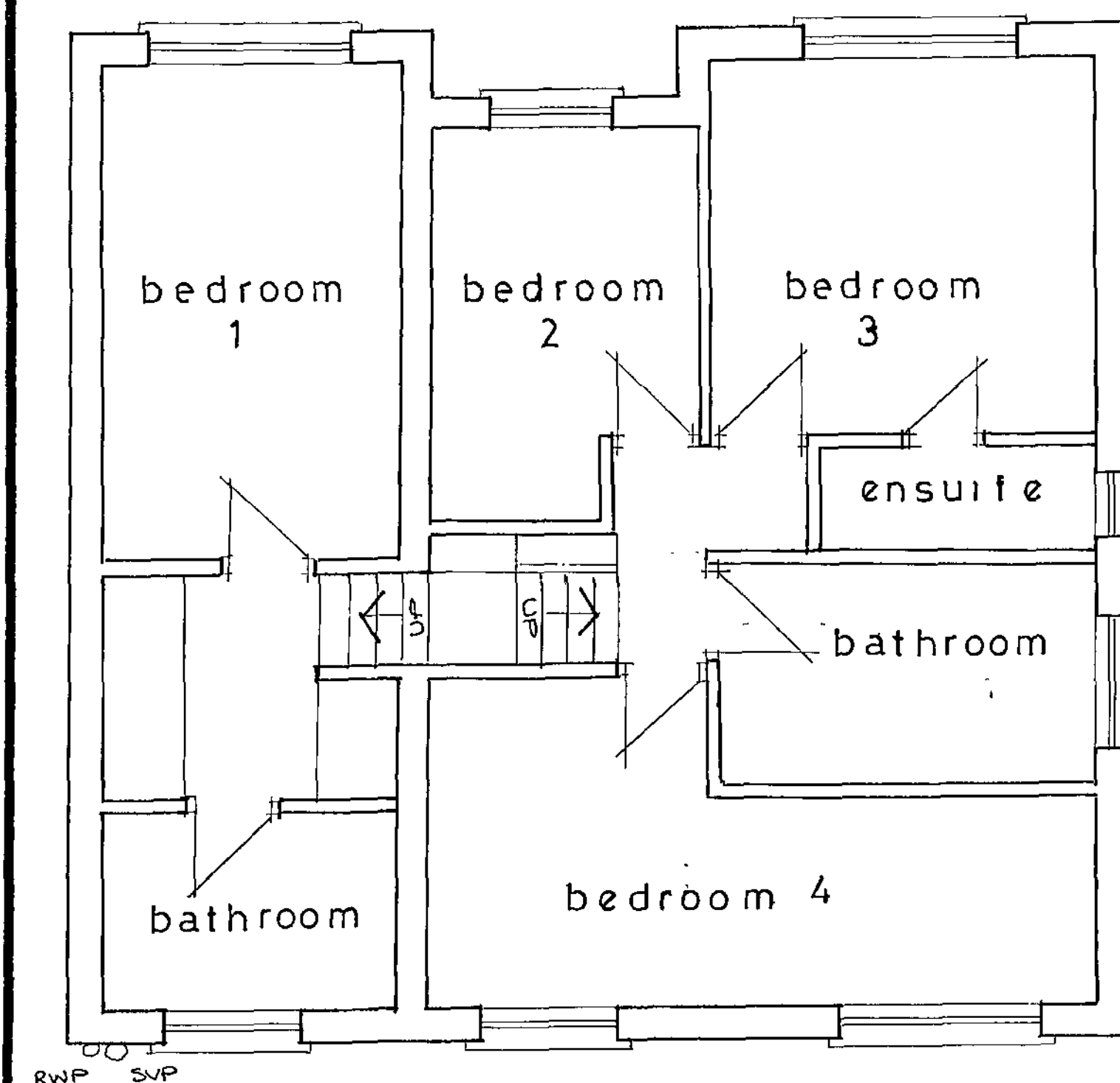
PROPOSED SIDE



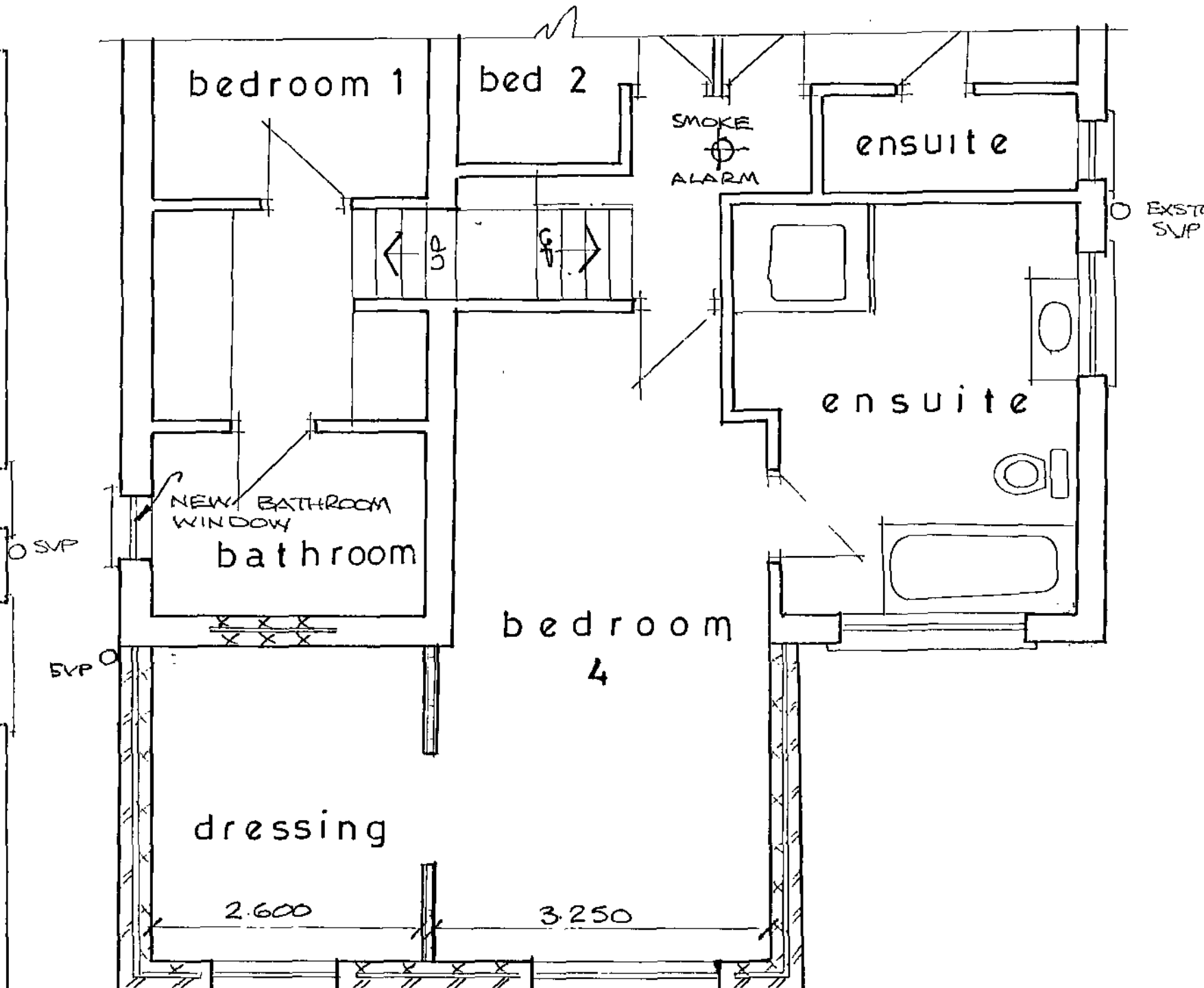
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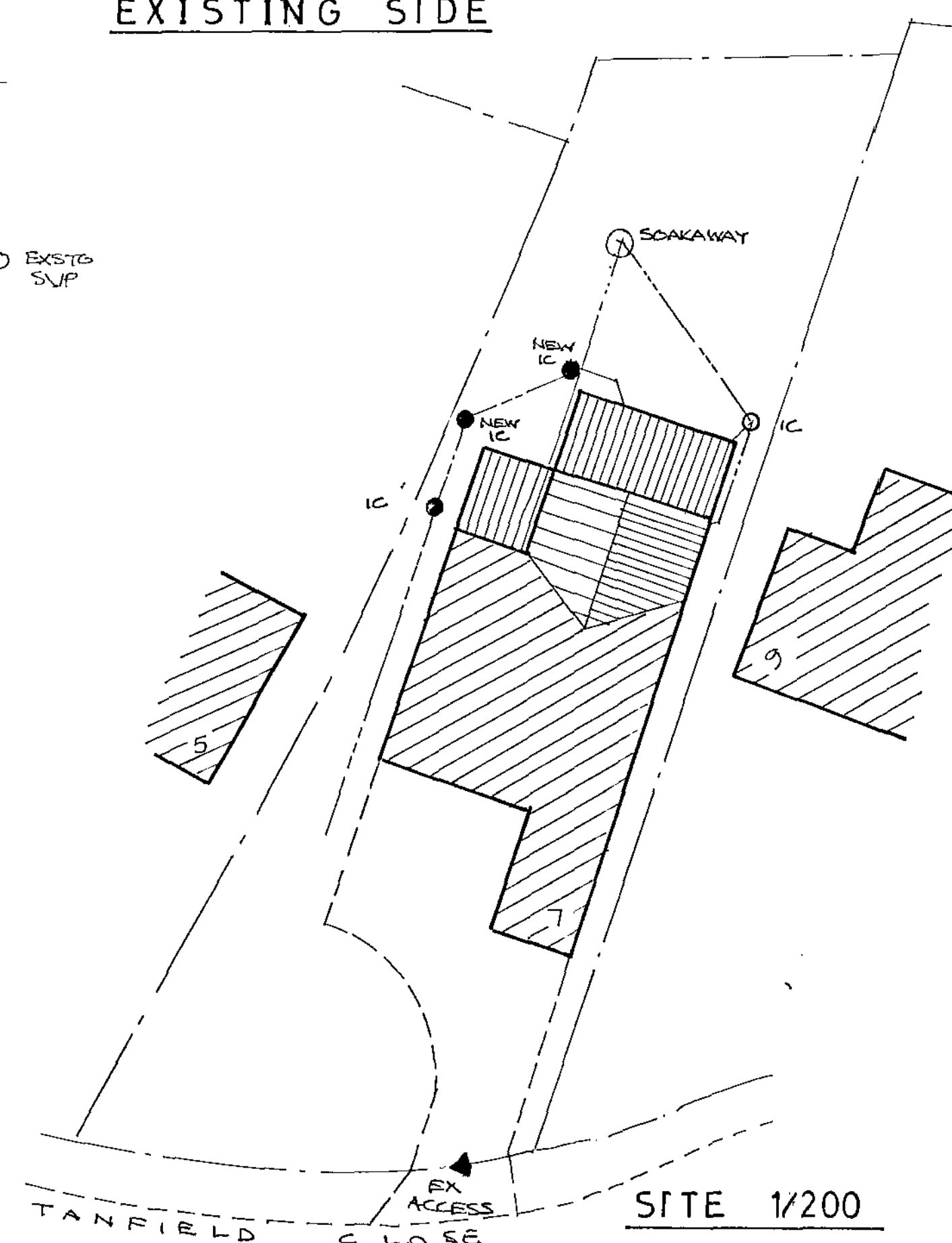
PROPOSED SIDE



EXISTING FIRST



PROPOSED FIRST



SCALES 1/50 and 1/100

PROPOSED ONE and TWO STOREY
EXTENSIONS at REAR of
No 7 TANFIELD CLOSE, ROYSTON