

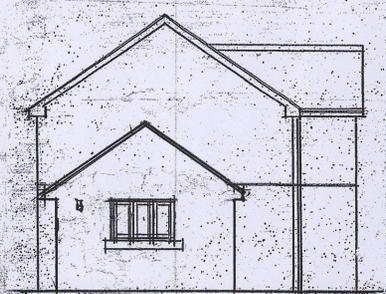
Planning



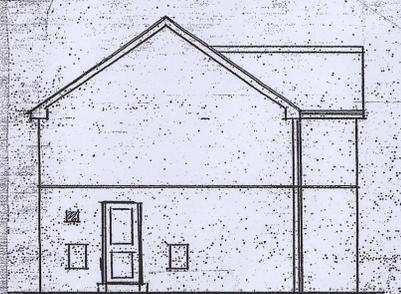
PROPOSED FRONT



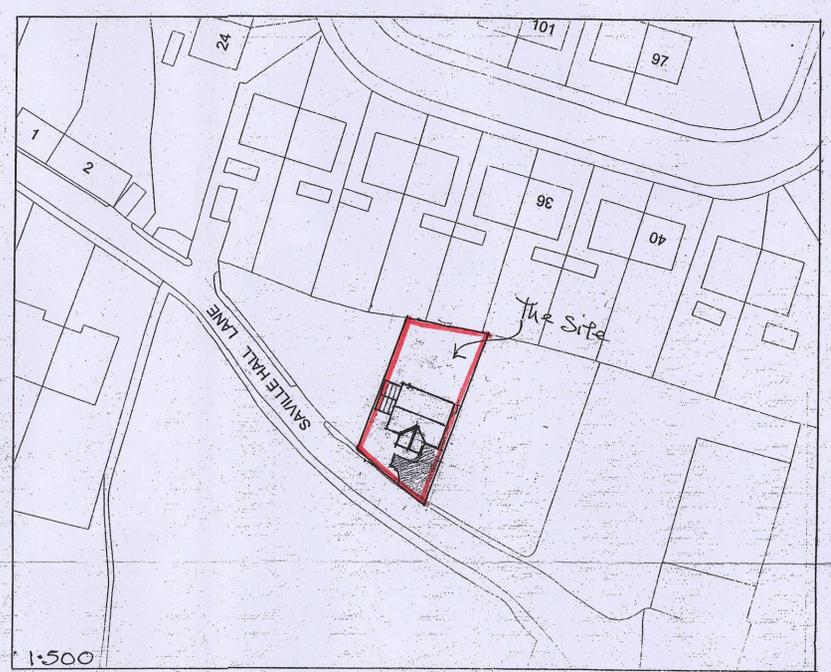
PROPOSED REAR



PROPOSED SIDE



EXISTING SIDE



Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level.

Ground Floor 100mm concrete trowelled smooth and level with the existing on 75mm of Kingspan floor insulation 25 mm to the perimeter on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone.

Roof Concrete tiles to match existing suitable for pitch and laid in accordance with manufacturers instruction on 50mm x 25mm tile battens and 1 layer of Tyvek fully breathable felt. 50mm x 125mm rafters supported mid span on a 75mm x 225mm purlin mid span and 50mm x 125mm ceiling joists triangulated together supported mid span with a 75mm x 225mm binder all at 400mm centres birdsmouthed over a 100mm x 50mm wall plate at ceiling level. 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings soakers tray DPC to all abutments 150mm lead up stands. Rain water to discharge to and in order of priority A) water course B) soakaway 1m³ in capacity 5m from any building C) existing on site system through trapped gullies all to the complete satisfaction of the District Building Surveyor. Upvc fascia and soffit. Verges details as existing.

Walls 100mm brickwork to match the existing 100mm cavity fully filled with rockwool batts 100mm plasmor stralite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agreement certificate for wider cavity. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. IG insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats.

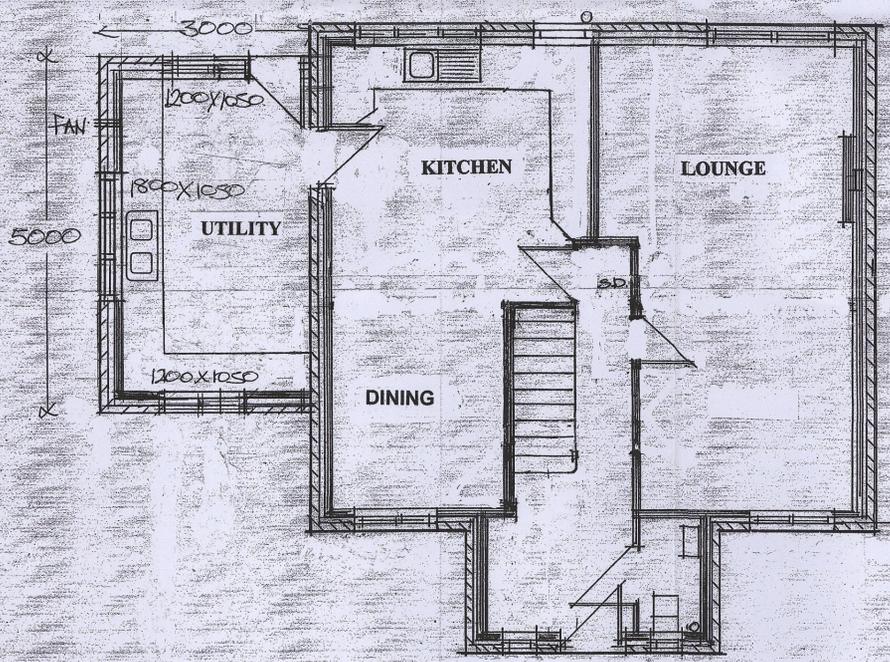
Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges.

Windows UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.6w/m²k. Opening lights to be 1/20th of the floor area and 8000mm² trickle vents to all rooms. All glazing in critical locations to be safety glass to BS6206C and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Utility room to have mechanical extract fan discharging at a rate of 15 l/sec to external air.

All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed installed and tested by a competent person being a member of a competent persons scheme who shall issue a certificate in accordance with BS7671 on completion.

All construction shall be robust. All doors to have 10mm undercut.

Drains All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonry flexibly sealed with rocker pipes. Sink wastes to be 38mm diameter with 75mm deep seal anti vacuum trap discharging to trapped gully 100mm Osma plastic pipe bed and surround in pea gravel to falls of 1:60 to existing man hole. Lay new 100mm Osma plastic drain outside the line of the extension with 450mm Osma plastic inspection chambers at change of direction maximum 900mm deep and 300mm diameter access chambers at change of direction maximum 600mm deep bed and surround in pea gravel. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) water course C) existing on site system through trapped gullies all in accordance with Building Control Officers instruction and agreed on site.



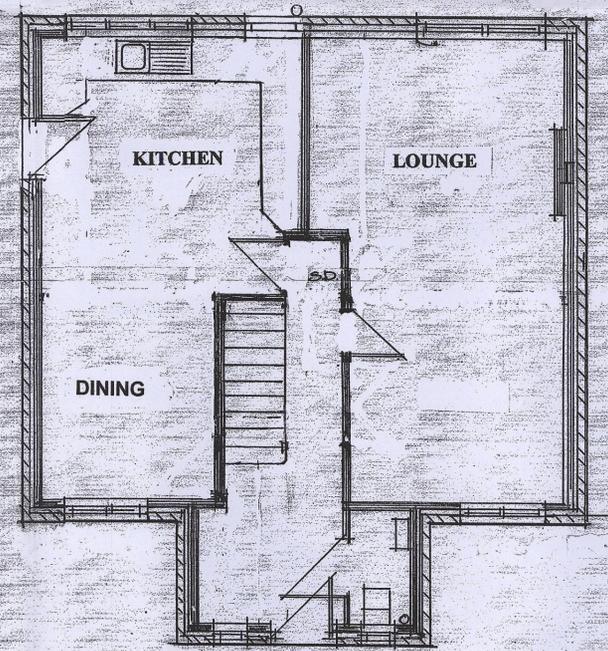
PROPOSED GROUND FLOOR



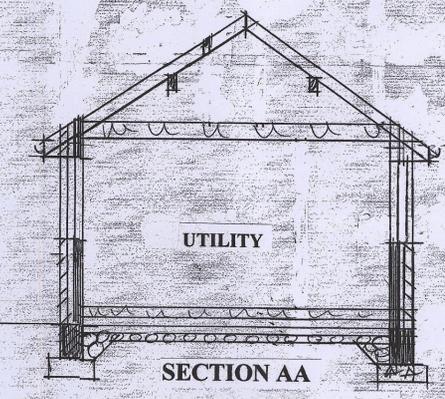
EXISTING REAR



EXISTING FRONT



EXISTING GROUND FLOOR



SECTION AA

PROPOSED UTILITY ROOM AT 3 SAVILLE HALL LANE DODWORTH

1:50
1:100