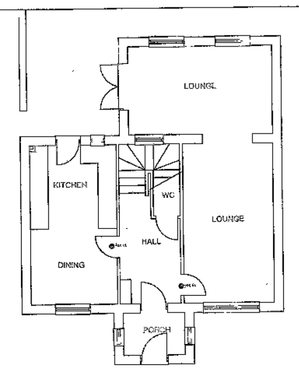
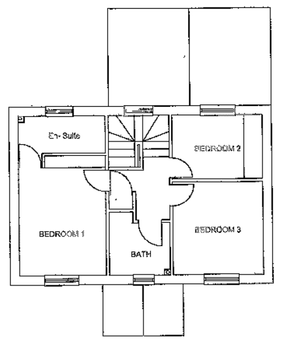
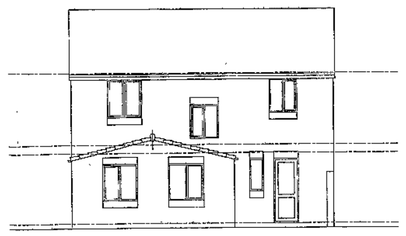


GROUND FLOOR PLAN

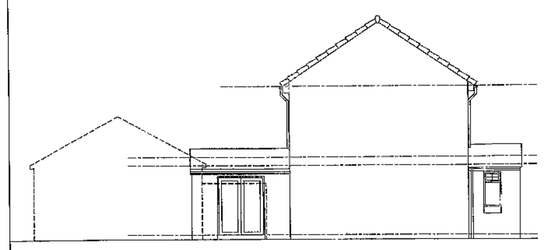


FIRST FLOOR PLAN.

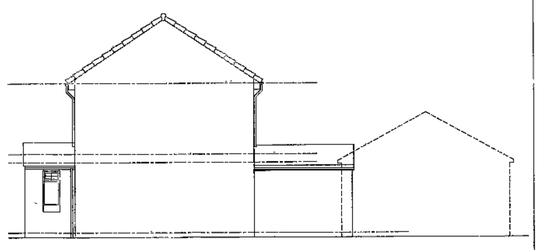
ELEVATION TO CHAMPNY FIELDS



REAR ELEVATION [to No. 42]

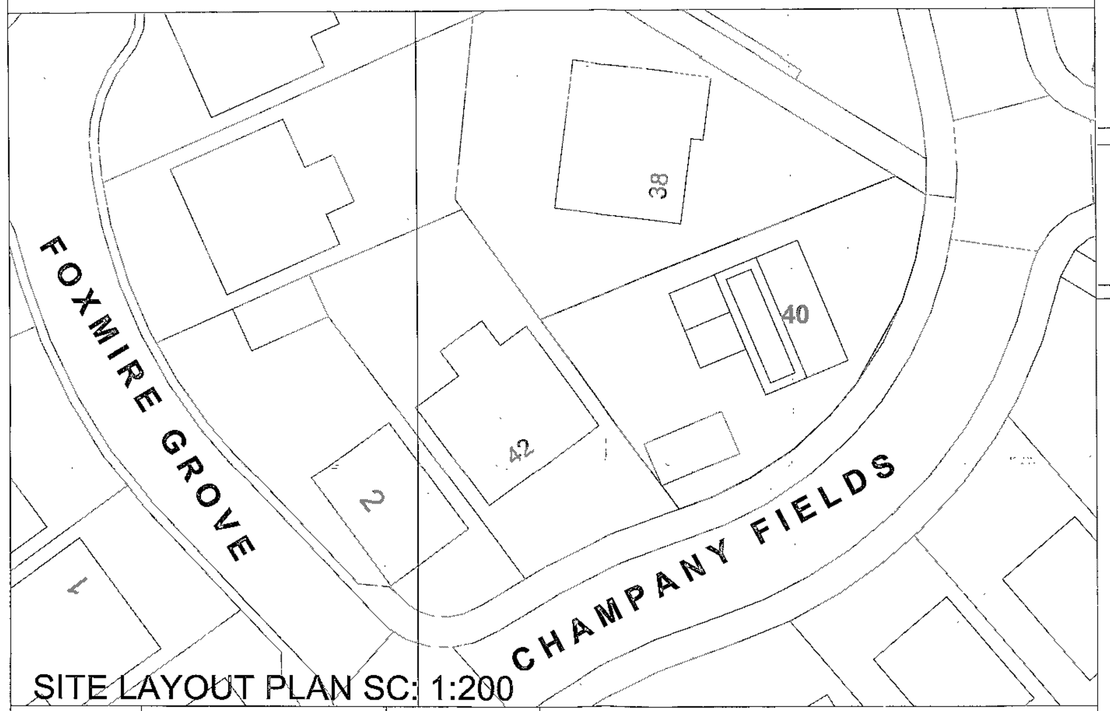


ELEVATION TO CHAMPANY FIELDS



ELEVATION TO No. 38 CHAMPANY FIELDS

PROPERTY AS EXISTING



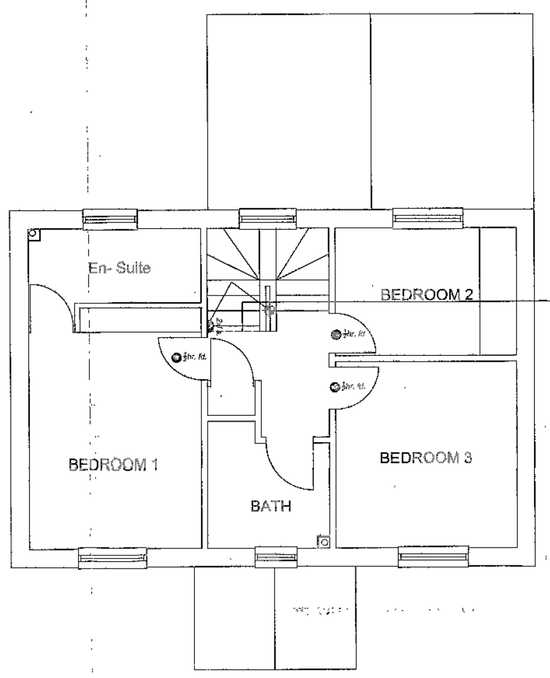
SITE LAYOUT PLAN SC: 1:200

SITE LOCATION PLAN
SC: 1:1250

Electrical Key

- switched twin socket outlet
- light switch
- 2 waylight switch
- wall light point
- ceiling light point
- computer point
- co-axial tv point
- External weather proof twin s.o.
- External weather proof light fitting External light fittings to have proximity sensor and a dawn to dusk automatic on off facility. With manual over ride.
- SD Fire Alarms- 650MC Optical alarm with battery back up or equal approved mains wired smoke detection
- Security System to clients choice-Contractor is to allow for a contact point to each external door and window. With motion sensors .o Garage - New Porch mounted adjoint to external door. With Personal Panic Alarm - Auto dial and talk back response.

Note:
The electrical layout is for quotation purposes only and the final layout is to be agreed with the client with regards to type - number and locations of light fittings- switches- socket-outlets .



FIRST FLOOR PLAN.

Code 5 lead flashing to Dormer.

Dormer Cheeks and front wall to have vertical tile hanging colour to match existing roof tiles, see General Notes for construction details.

Existing Handrail and balusters removed from existing staircase shown dotted - New timber staircase to match existing all to comply with BR Part K.

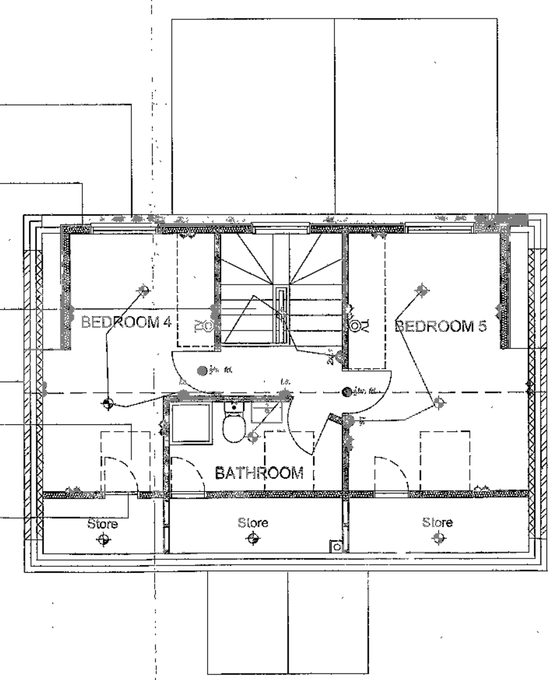
Hatched area indicates approximate area of wall to built up to form new gable end see gable elevations.

3 No.Velux Mk 6 Roof Light 1180 X 780mm Or equal approved. Fitted in accordance with the manufacturers instruction with double glazed glass panel. To conform to B.R Part L

Access panels to storage area location to be agreed on site with client

Plumber/Heating Engineer to advise on re-location of existing water/heating system in loft area.

½hr. fd.
Half hour fire doors with Perko self closers. see existing plan for location of doors to Ground Floor.



SECOND FLOOR PLAN.

3 No.Velux Mk 6 Roof Light 1180 X 780mm Or equal approved. Fitted in accordance with the manufacturers instruction with double glazed glass panel. To conform to B.R Part L

Dotted line indicates the approximate height of existing ridge

New gutters and rwp's to match existing.

Escape window casement to be a minimum of 450mm wide by 750mm high (0.33m²) located between 800-100mm above floor level

Code 5 lead flashing to Dormer.

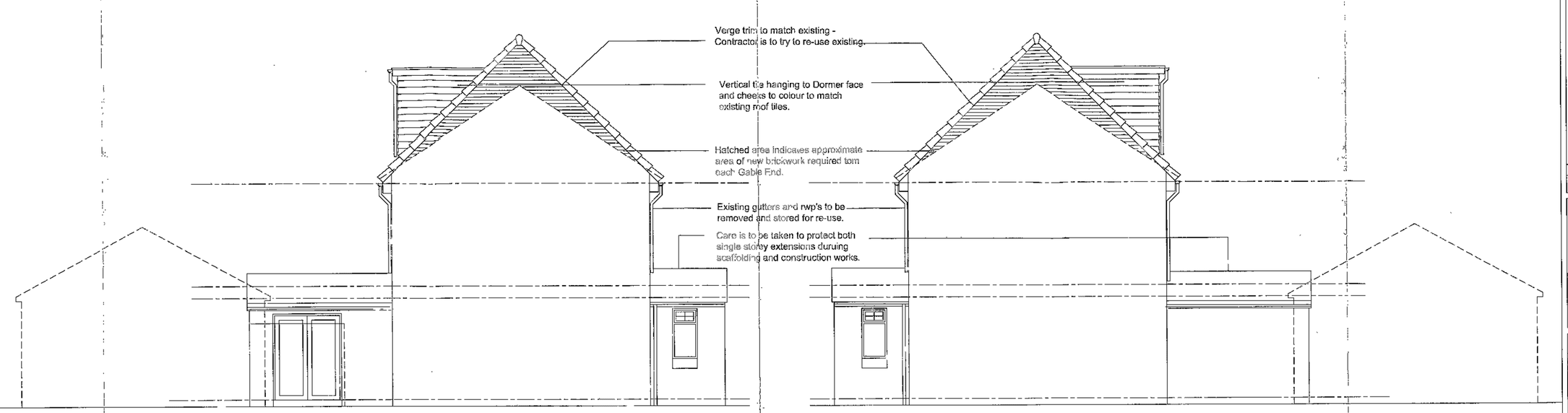
Existing Roof tiles are to be carefully removed by Main Contractor and stored for re-use all craked and damaged tiles are to be replaced

Existing gutters and rwp's to be removed and stored for re-use.

ELEVATION TO CHAMPANY FIELDS

REAR ELEVATION [to No. 42]

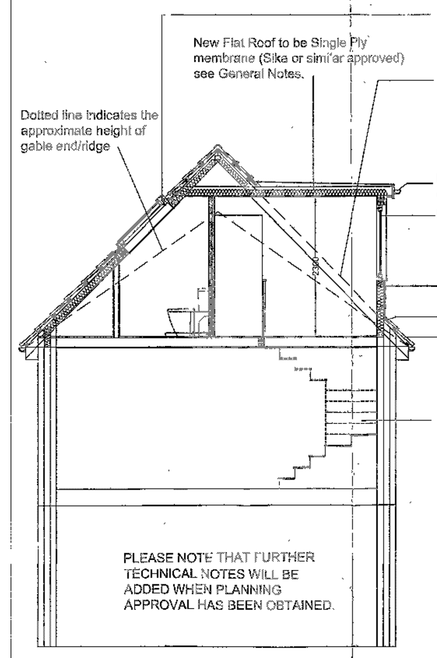
PROPERTY AS PROPOSED



ELEVATION TO CHAMPANY FIELDS

ELEVATION TO No. 38 CHAMPANY FIELDS

PROPERTY AS PROPOSED



3 No.Velux Mk 6 Roof Light 1180 X 780mm Or equal approved. Fitted in accordance with the manufacturers instruction with double glazed glass panel. To conform to B.R Part L.

New Roof to be formed of Arnold Laver Attic trusses all in accordance with Manufacturers Instruction.Roof to be insulated with Knauf Earthwool or equal approved insulation to provide a min U Value of 0.18 W/m²k

New gutters and rwp's to match existing.

New windows to match existing.

Vertical tile hanging to Dormer face and cheeks to colour to match existing roof tiles. on 150x50mm treated studs @ 400centres see General Notes.

Code 5 lead flashing to Dormer.

Existing Roof tiles are to be carefully removed by Main Contractor and stored for re-use all craked and damaged tiles are to be replaced

Staircase to match existing and to be Designed and Constructed to conform to Building Regulations Part K.

TYPICAL SECTION

PLANNING GENERAL NOTES

Any works carried out prior to Planning Permission being granted will be entirely at the Clients own Risk, no work should be commenced until the approval has been obtained in writing.
All work is to be carried out in accordance with the conditions listed on the written approval and all samples requested must be submitted and approved in writing prior to work commencing on site.
The following Materials are to be submitted and approved by the Planners in writing prior to work commencing on site:
1: Sample of the vertical tile hanging
All drainage from surface water and foul water are to discharge in to the existing combined system on site or the main system within the road.
All work is to be carried out in accordance with the current Building Regulations, this will be subject to a further application to Building Control.
No work is to be started on site until Building Regulations has been obtained in writing and any works carried prior to this will be entirely at the clients own risk.

Do not scale from this drawing
The Contractor is to check all dimensions on site and report discrepancies to the Contract Administrator
All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted ©

GENERAL NOTES:
External Walls:
External Leaf to be 100mm Facing Brick to match the existing house
100mm Full fill cavity Knauf Dry Earthwool Dri.therm Cavity Slabs insulation with Stainless Steel wall ties BS 1243 1997 by Ancon Clark to be fixed at 450mm centers at 750mm centers, staggered and 225mm centers up reveals to openings.
100mm Internal leaf of Thermalite Turbo blocks with 13mm plaster finish. To achieve a U Value of 0.28W/m2K.

Above Ground Drainage:
Contractor is to check the on site drainage and determine if the existing MH is vented on the existing system.
SVP & WC branches are to be 100mm diameter. VP to vent head of drain only
SVP is to terminate a minimum of 1mtr above the nearest window head with in 3.0mt.s and to be fitted with a balloon type cage.
Wash hand basins to have 32mm diameter waste pipes with 75mm deep sel anti-vac traps, kitchen sink-washing machines and dishwashers to have 40mm diameter waste piper with 75mm deep seal anti-vac traps.
Bend at base of SVP to be 200mm diameter with the lowest connection being a minimum of 450mm above the benc.
Internal SVPs to be covered with 50x50mm studs 2x12.5mm layers of plasterboard and packed with mineral wool.

Ventilation:
Windows to have a minimum opening lights equal to 1.75th of firn room area.
Resid ventilation to new bathroom by extract fan controlled by the light switch ducted to external air extracting a minimum of 30litres/second.
Undercut min 7800mm2 to internal doors to bathroom/kitchen equivalent to 10mm under cut to a standard 762mm standard door.

Vertical tile hanging to Dormer face and cheeks to colour to match existing roof tiles. On 150x50mm treated studs at 400centres with 50x25 battens/counter battens at 400mm centres fixed through Tyvec Vapour Permeable membrane suitable for timber framed construction fixed to 12mm WPB ext. quality plywood. Joints covered with dpc/battens all fixed to 150x50mm head sole plate and vertical studs including 2 rows of noggins. With 120mm Knauf or equal approved friction fit insulation. Internal finish to be 13mm Vapour Checked plasterboard and skim. All to achieve a min U Value of 0.18 W/m²k
Contractor is to decide if New Flat Roof is to be a warm/cold roof. Cold roof indicated Finish to be Single Ply membrane (Sika or similar approved) laid in accordance with manufactures details. With 1250mm Knauf Earthwool friction fitted between 150x50mm joists at 400mm centres underdrawn with insulated plasterboard and skim Roof to be strapped down to cheeks with galvanized ms straps.

-	16/01/2015	Drawn: gm	Check: gm
Initial Issue			

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drawn	check
gsm	gsm

PROJECT
PROPOSED DORMER ROOF EXTENSION
FOR MR & MRS BENNETT
40 CHAMPANY FIELDS DODWORTH S75 3TY

DRAWING
PLANNING APPLICATION DRAWING

scale	date
1:100 - 1-50 @ A0	16/01/2015

ref	number	rev
RB. -001	001	-

16 FEB 2015