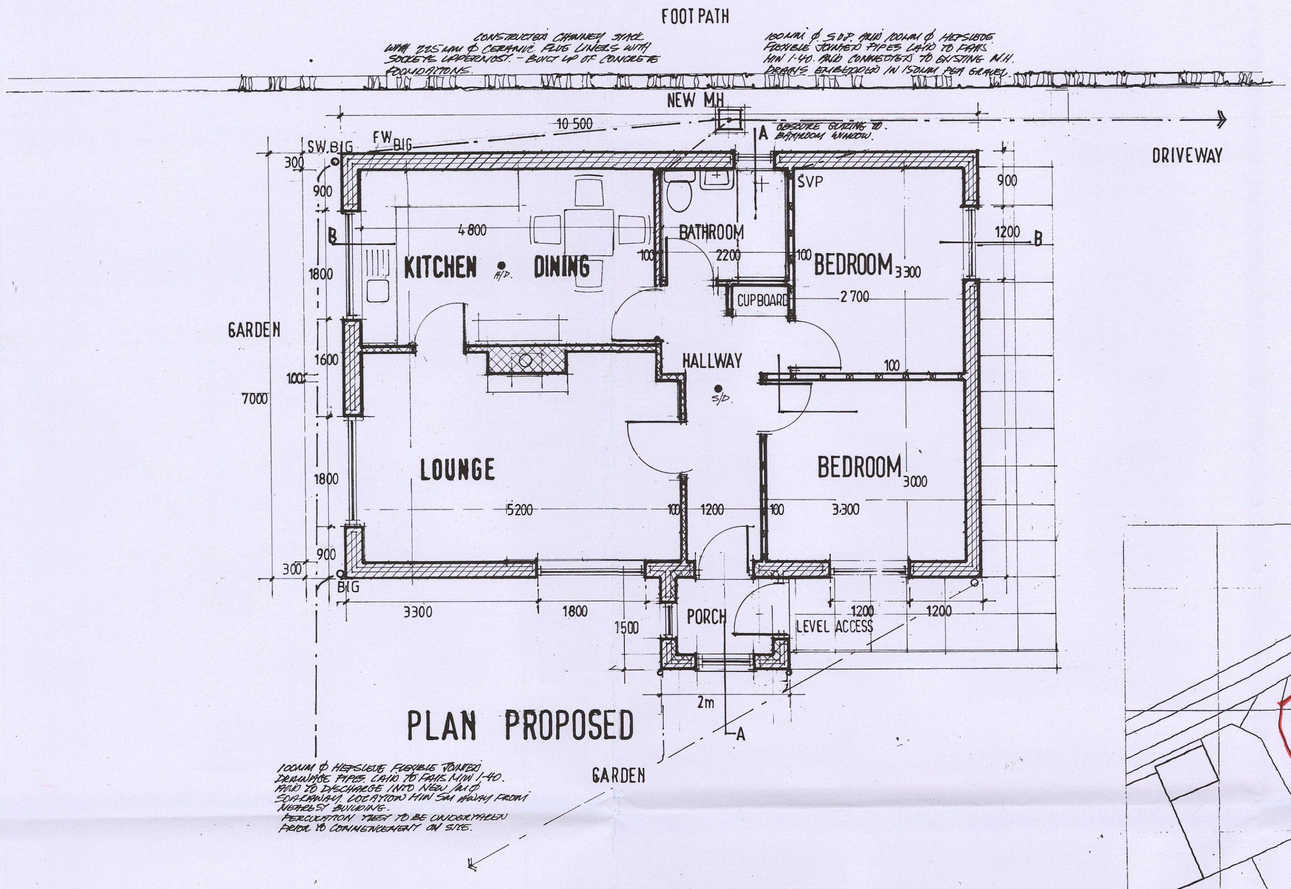
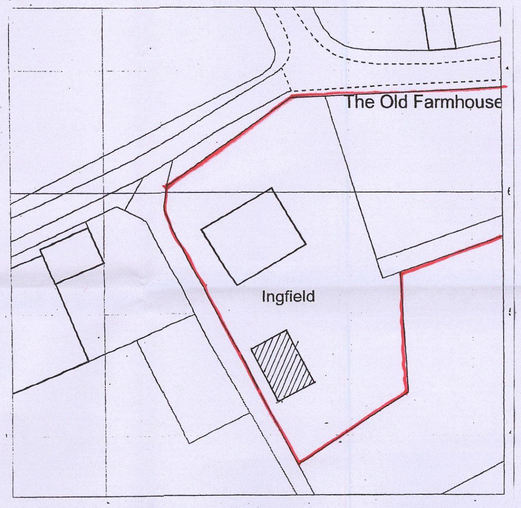
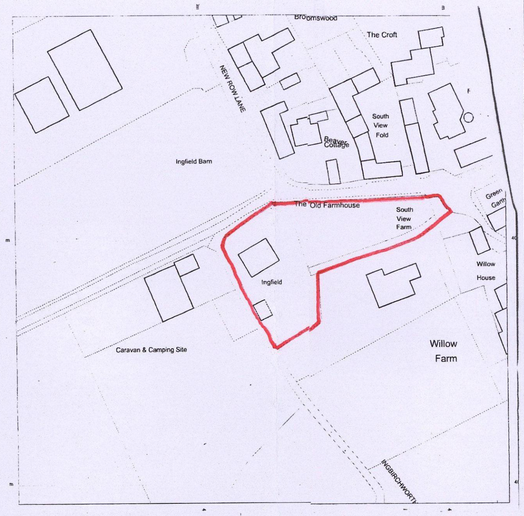
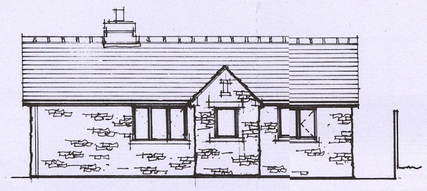


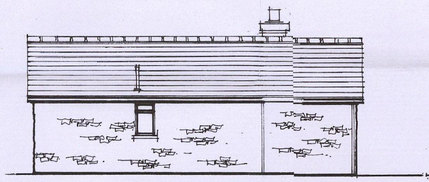




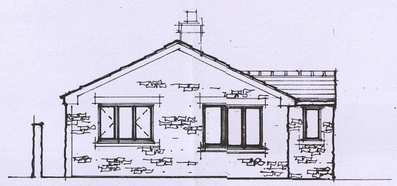
LOCATION PLAN 1 1250



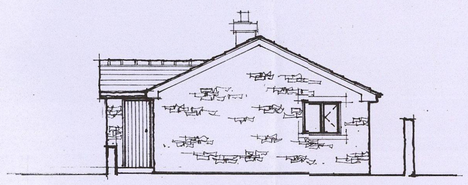
FRONT ELEVATION



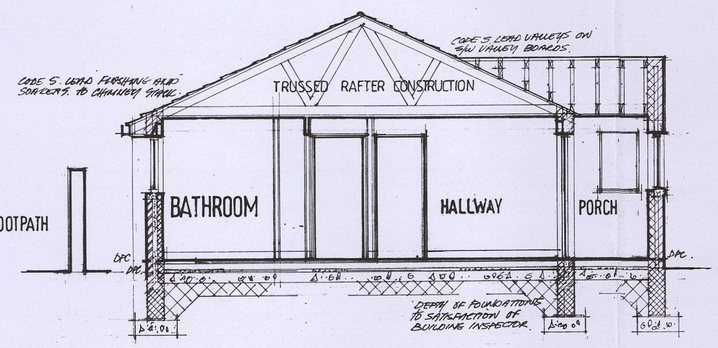
REAR ELEVATION



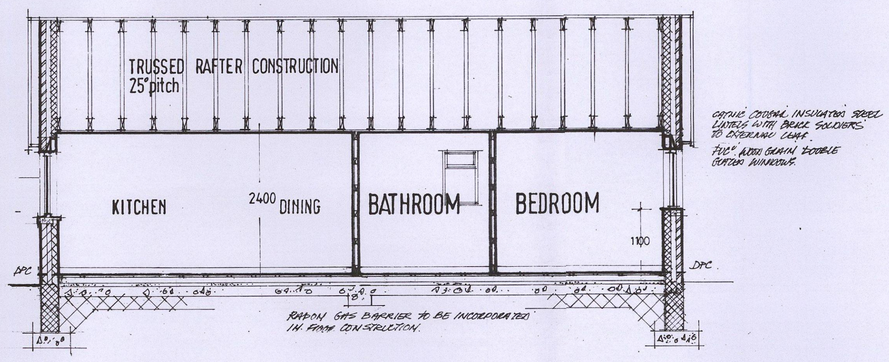
SIDE ELEVATION



SIDE ELEVATION



SECTION A A



SECTION B B

610X225 MM STEPPED, CONCRETE STRIP FOUNDATIONS. DEPTH TO SATISFACTION OF BUILDING INSPECTOR AND TAKEN DOWN TO VERY LEVEL OF ADJACENT DRAINS.

WALL CONSTRUCTION

NATURAL COURSED STONE TO OUTER LEAF. WITH 100MM CAVITY AND 50MM KINGSPAN K8. CAVITY BOARD CAVITY INSULATION - 100MM INTERNAL BLOCKWORK WITH 40MM KINGSPAN INSULATED PLASTERBOARD FINISH - ALL TO ACHIEVE MAX 'U' VALUE OF 0.27W/m²DK. STAINLESS STEEL DOUBLE TWIST WALL TIES 5 PER M² AND EVERY COURSE UP REVERSES. - 750 HORIZONTALLY AND 450MM VERTICALLY.
DPC TO ALL JAMBS, CILLS AND LINTELS. - VERTICAL DPC TO ALL OPENINGS.
DPC 150MM ABOVE EXTERNAL GROUND LEVEL.
STANDARD STEEL COUDAL 'CAVITY' INSULATED LINTELS. OVER OPENINGS. WITH NATURAL SAWN STONE OUTER LINTELS AND CILLS.

RADON GAS MEMBRANE INCLUDING CAVITY BARRIERS AND BRICK VENTILATORS TO BE INCORPORATED WITHIN THE GROUND FLOOR CONSTRUCTION.

FLOOR CONSTRUCTION

150MM THICK KINGSPAN CHIPBOARD FACED THERMAFLOOR TF70 RIGID FLOOR INSULATION ON SAND/CEMENT SCREED ON 150MM CONCRETE SLAB ON VISQUEEN 1200 GAUGE ON SAND BLINDING ON 150MM LAYERS OF HARDCORE.
ALL TO ACHIEVE MAX U' VALUE OF 0.20W/m²DK OR BETTER.

ROOF CONSTRUCTION

VENTILATED RIDGE TILES WITH 25MM CONTINUOUS EAVES VENTILATION -
ROOFING TILES TO MATCH MAIN HOUSE ROOF - ON 50X100 TANALISED ROOFING BATTENS TO SUIT - ON UNDERLAYER FELT TO BE TAPE LAPPED AND BATTENED - ON PARENT TRUSSED RAFTERS AT MAX 600MM CRS - ALL TO COMPLY WITH B.S. 5268 - PART 3 - DETAILS AND CALCULATIONS TO BE FORWARDED TO LOCAL AUTHORITY PRIOR TO COMMENCEMENT ON SITE. - TRUSSED RAFTERS TO BE TAKEN ONTO 100X75MM S/W WALLPLATE - WALLPLATE TO BE ANCHORED DOWN WITH MILD STEEL ANCHORS.
ALL TRUSSES TO HAVE LONGITUDINAL DIAGONAL AND WEB BRACING.
LATERAL RESTRAINT TIES TO GABLES AND BOTTOM PLATE OF TRUSS - 1/0 30X5MM M.S. STRAP SPANNING MIN 3 No. JOISTS @ 1M. CENTRES.
270MM MINERAL FIBRE INSULATION TO ROOF VOID - INSULATED PLASTERBOARD & SKIM FINISH - ALL TO ACHIEVE MAX 'U' VALUE OF 0.16W/m²DK.

DRAINAGE

100MM Ø HEPSLEEVE FLEXIBLE JOINTED DRAINAGE PIPES LAID TO FALLS MIN 1:40. AND TO CONNECT TO EXISTING MANHOLES ON LINE OF EXISTING FOUL DRAINS.
DRAINS TO BE ENCASED IN 150MM CONCRETE INTERNALLY AND 100MM PEA GRAVEL EXTERNALLY.
100MM Ø WASTE FROM WC AND 38MM Ø WASTE FROM WHB, SINK, BATH.
100MM Ø SVP.

GENERAL

ALL TIMBER USED TO BE MINIMUM STRESS GRADE S.C.4
MINIMUM WIDTH OF HABITABLE ROOMS TO BE MIN 2.0m
DOOR WITH DEMOUNTED OPENINGS MIN 760mm FROM WALL
TO DUCT VENTILATION MIN 8000 mm²
MECHANICAL EXTRACTION TO KITCHEN AND BATHROOM 60 LITRES PER SECOND TO KITCHEN AND 30 LITRES PER SECOND TO BATHROOM.
ALL GLAZING TO COMPLY WITH NEW APPROVED DOCUMENT PART 'L' USING PILKINGTONS 'K' GLASS WITH 0.04 'E' SOFT COATING + 16MM CAVITY.
ALL GLAZING TO BE SAFETY GLAZING TO B.S.6206
BEDROOM WINDOWS TO BEDROOM WINDOWS WITH MIN 850X500 CLEAR OPENING - CILL HEIGHT BETWEEN 800-1100 FROM FLOOR LEVEL.
SMOKE ALARM / DETECTOR TO HALLWAY - TO BE INTERLINKED AND WIRED BACK TO A SEPERATELY FUSED CIRCUIT ON THE CONSUMER UNIT - BATTERY BACK UP TO BE PROVIDED.
ALL ELECTRICAL WORK TO COMPLY WITH APPROVED DOCUMENT 'P' AND INSTALLED BY A COMPETENT DOMESTIC INSTALLER AND A COMPLETION CERTIFICATE TO BE PROVIDED UPON COMPLETION.
SOCKETS AND SWITCHES 450MM AND 1200MM ABOVE FLOOR LEVEL - ALL INTERNAL AND EXTERNAL LIGHTING TO BE ENERGY EFFICIENT.
NEW C.H. BOILER TO HAVE AN EFFICIENCY RATING THAT COMPLIES WITH "DOMESTIC HEATING COMPLIANCE GUIDE" WITH A SEDBUK RATING OF 86% OR BETTER.
A SATISFACTORY S.A.P. CALCULATION IS TO BE SUBMITTED TO THE COUNCIL PRIOR TO BUILDING REGULATIONS APPROVAL BEING GRANTED.
AN AIR PRESSURE TEST TO BE UNDERTAKEN UPON COMPLETION AND A COPY OF TEST RESULTS TO BE SUBMITTED TO THE COUNCIL.

NOTE
This drawing is for obtaining Planning permission and Building Regulations Approval only. The successful Building contractor is to carry out a Site Survey, including levels, before commencing works.
The builder is responsible for ensuring that all works to be carried out are to the requirements of the Building Regulations and the relevant current codes of practice to the satisfaction of the District Building Surveyor.

PROPOSED DETACHED GRANNY ANNEXE AT
INGFIELD FARM
HIGH LANE
INGBIRCHWORTH
S 36 7GG

SCALE 1:100 1:50
DATE JUNE 2013 2013:10
DRAWN R HARRIS

DMBC CORPORATE MAIL ROOM
20 JUN 2013
Received by:
ORIGINAL COPY

Millé design
csd R. Harris F.C.S.D. M. E. Harris B.A.hons design & construction
Architectural planning, building & interiors
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