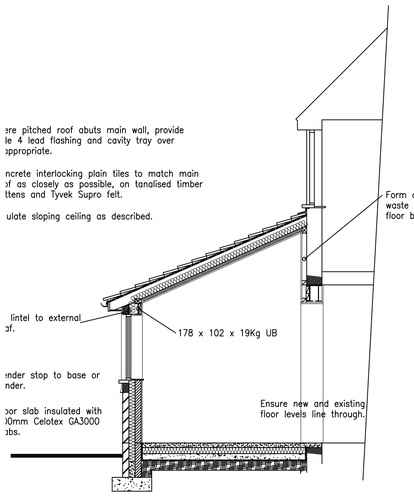
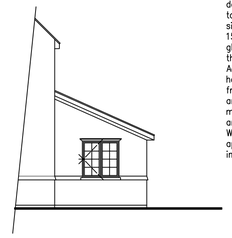
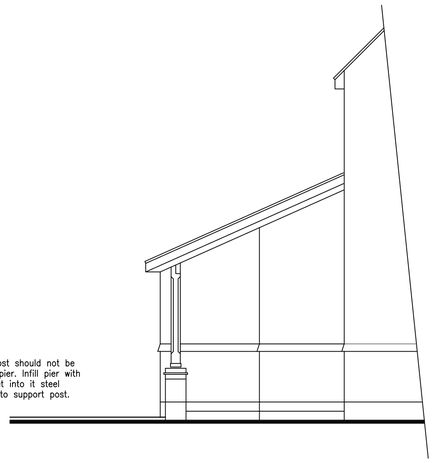


CROSS SECTION A–A
1:50

PROPOSED REAR ELEVATION
1:50



Proposed Side Elevation
1:100



PROPOSED SIDE ELEVATION
1:50

WINDOWS AND DOORS
All windows and doors timber fitted with 24mm Low–e glazing or better specification and to match existing as closely as possible. Windows to have ventilation openings equal to 1/20th of the floor area to which it serves. Any glass to a window within 800mm of the floor to be fitted with toughened glass. Any glass to a door within 1500mm of the floor to be toughened glass. Additionally any glazed sidelight within 300mm of the door and 1500mm of the floor to have toughened glazing. All toughened glazing to comply with the recommendations of BS 6206:1994. Additionally all windows to habitable rooms to have controllable trickle vents having a minimum free area of 8000sq.mm. All windows and doors are to be fully draught stripped by the manufacturer and must have mastic sealing around perimeter at junction with masonry. Window installation to have Building Regulation approval or to be installed by FENSA affiliated installer.

FOUNDATIONS
All excavations for foundations are to be inspected and approved by Local Authority Building Control Officer prior to concreting. Depth of foundation to be related to subsoil present. Minimum depth of excavation in sandy soil to be a minimum of 450mm and if clay subsoil is found to be present then excavation to be minimum 1000mm deep backfilled with concrete to 150mm below ground level. Minimum projection of foundations around attached piers to be 150mm.
All foundations to be comply with the recommendations of BS 8004:1986.

CAVITY WALLS
Cavity wall construction of 100mm Thermalite or similar block inner skin, 100mm cavity with
* 103mm selected facing brick outer leaf (to match existing). Mortar to be determined on site with the client, to be either suitable lime mix or white cement. Walls where rendered are to comprise 2 skins of 100mm blockwork with 100mm cavity insulated as previous. External leaf to be concrete or similar block (not lightweight) and rendered with 22mm sand/cement applied in 2 coats. Paint to match main house. Provide stainless steel wall ties complying with the recommendations of DD 140–2, spaced at 450mm centres vertically, 900mm centres horizontally and staggered. Reduce spacings at corners and reveals.
Insulate cavity with 100mm DriTherm30 insulation batts built in as work proceeds. All cavity closings to have proprietary insulated cavity closer, to prevent the possibility of any cold bridging. Window frame to be set back 15mm behind the cavity closer. Alternatively set window/door frame back in reveal to ensure a minimum overlap of 55mm with the vdpc.
Cavity wall below dpc to comprise 2 skins 103mm LBC common brick cavity wall backfilled with weak mix concrete to 225mm below dpc level. Approved dpc to BS 743 and minimum 150mm above outside ground level. Finish internally with surfaces new Thistle Hardwall plaster, applied in strict accordance with manufacturer's details.

GROUND FLOOR CONSTRUCTION
Provide 75mm thick cement screed on 100mm thick Celotex GA3000 insulation on 100mm concrete oversite on 300 micron polythene dpm, linked to dpc in all adjoining walls on minimum 50mm sharp sand blinding on minimum 150mm broken brick or similar inert material hardcore. Where insulation abuts perimeter walls, take 25mm thick insulation batts up to finished floor level. No chasing of the insulation layer will be permitted without the prior consent of the Building Inspector.
Ensure new and existing floor levels line through on completion.

DRAINAGE
Below ground drainage to relevant British Standard. Min. 100mm dia. pipe with flexible joints bedded and surrounded with approved granular material or with concrete surround/cover where required, all to BS EN 752:Pts 1–4. Protect drains where passing through external walls with precast concrete lintel over and fibreglass wrap to drain. Step foundation down as necessary.
Above ground drainage to comply with BS 5572:1994. 100mm dia. s&vp with large radius bend to foot and taken up minimum 900mm above any window opening within 3.0m horizontally.
Waste pipes generally:
sinks and baths:– 40mm dia PVC–u;
handbasins:– 32mm dia. PVC–u;
toilets:– 100mm dia. PVC–u.
Any connection to s&vp to be fitted with 75mm deep seal traps.
Rainwater drainage to be taken to soakaways or positive rainwater system dependant upon site conditions. Fittings generally to be:
guttering:– 100mm dia half round or square line as applicable, fixed to fascias with brackets at centres not exceeding 900mm;
downpipes:– 68mm dia. round or square section downpipes fixed to main wall with brackets at centres not exceeding 2.0m. Where soakaways are required then these are to be 1 cubic metre capacity below incoming invert, backfilled with graded rubble, capped with polythene and concrete below ground level. Site minimum 5.0m from any building. Where rainwater is taken to a positive system then downpipes are to be taken to s.w. drain via a trap with rodding access.

PITCHED ROOF
* Pitched roof construction of clay plain tiles (to match existing) on 25mm x 50mm tanalised timber battens, on Tyvek Supro or similar breathable roofing felt on timber rafters as specified on plan. Insulate sloping ceiling with 2 layers Celotex insulation, first layer 100mm friction fitted between the rafters and second layer 50mm located below rafters. Finish ceilings with 9.5mm plasterboard with plaster skim finish.

LATERAL RESTRAINT
Lateral restraint to be provided to floors and roofs by means of 30mm x 5mm galvanised m.s. straps spaced at centres not exceeding 2.0m and spanning 3 no. trusses/joists as appropriate. Provide timber noggings between members of minimum section 38mm x half the depth of the rafter/joist and timber packing pieces between first member and the main wall.

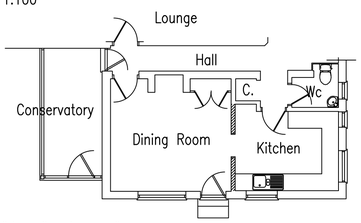
LIGHTING PROVISIONS
Internal lighting
It is required to achieve a satisfactory level of lighting to the property, particularly in rooms that are used more frequently by the means of fixed lighting (of either basic lighting outlets or complete luminaires) that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt. Examples of efficient lamps include fluorescent tubes or compact fluorescent lamps. Minimum provision of energy efficient lighting would be either:
1/ Provide 1 light fitting per 25 sq.m of dwelling floor area (excluding garage) or;
2/ Provide 1 light fitting for every 4 light units required.
Hall, stair and landings count as one room (but may contain more than one fitting). Locations excluded from this are garages, lofts, outhouses and cupboards.
External lighting
Lights should be installed to ensure that they are utilized efficiently, eg by automatically extinguishing when there is sufficient daylight and when not required at night, and by fitting high efficiency fluorescent lamps as for internal lighting. Provision should be made for:
EITHER:–Light fitting does not exceed 150W per light fitting and that fitting automatically switches off:
1/when there is enough daylight and
2/ when it is not required at night;
OR:–Light fittings have sockets which only allow the use of lamps having an efficacy greater than 40 lumens per circuit.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

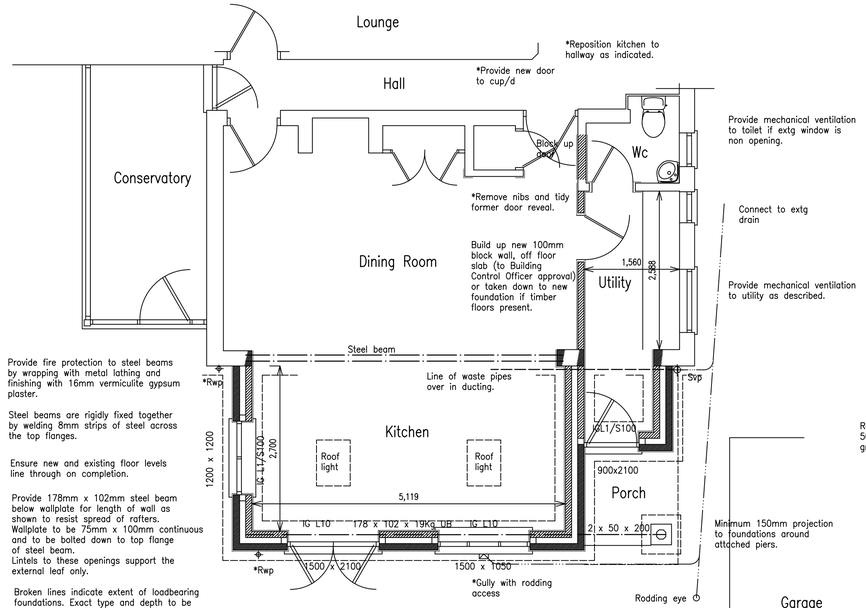
C.D.M. CHECKLIST
The main contractor to take note and identify health and safety hazards relating to the construction project. The contractor to be alert to the following list of potential construction hazards that might be encountered during the building work:
1) Protection of any live services;
2) Protection to the occupiers at the time of building work;
3) Approved form of temporary support during removal of structural elements;
4) Stability of adjacent structures due to excavation and building work. (Party Wall Etc. Act will be applicable);
5) Deep excavations:– adequate shuttering support and protection required.
6) Additional alterations carried out that significantly affect the structure of the building without competent assessment.

VENTILATION
Kitchens:– ventilation to be provided by means of electrical fan capable of extracting at 60 litres/second or if incorporated within a cooker hood, capable of extracting at 30 litres/second which may be operated intermittently. Additionally background ventilation to be provided by trickle vents having a total area of not less than 4000sq.mm. If trickle vents are not provided then electric fan is additionally to be capable of operating at nominally one air change per hour.
Utility:– ventilation to be provided by means of electrical fan capable of extracting at 30 litres/second. Additionally background ventilation to be provided by trickle vents having a total area not less than 4000sq.mm.
Bathroom:– ventilation to be provided by means of an electrical fan capable of extracting at 15 litres/second. Where a toilet is separate from a bathroom then this can be ventilated either by a window opening of at least 1/20th of the floor area or by an electric fan capable of extracting air at a rate not less than 3 air changes per hour, which may be operated intermittently with a 15 minute overrun. Additionally windows to have controllable trickle vents having a minimum free area of 4000 sq.mm.

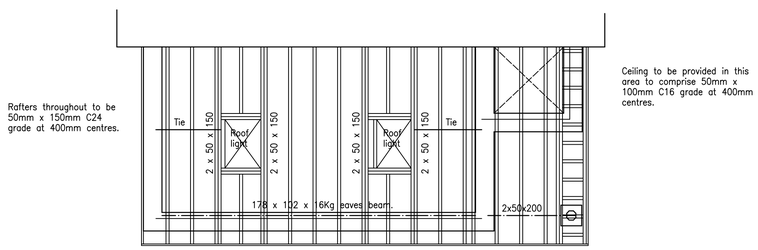
Existing Rear Elevation
1:100



Existing Ground Floor Plan (part)
1:100



PROPOSED GROUND FLOOR PLAN
1:50



ROOF MEMBER PLAN
1:50

Andrew Middleton
1,Clarence Road,
Gorleston on sea,
NORFOLK
NR31 6DT Tel. (01493) 65547

Project
Proposed rear extension
5, Waveney Road, Beccles,
SUFFOLK

Client
Mr & Mrs Mackinson

Scale
1:50 1:100

Date
July 2010

Dwg no.
604/1

Revision
Rev.A(Feb.'11)1/Amendmets/corrections to plan indicated thus :– *