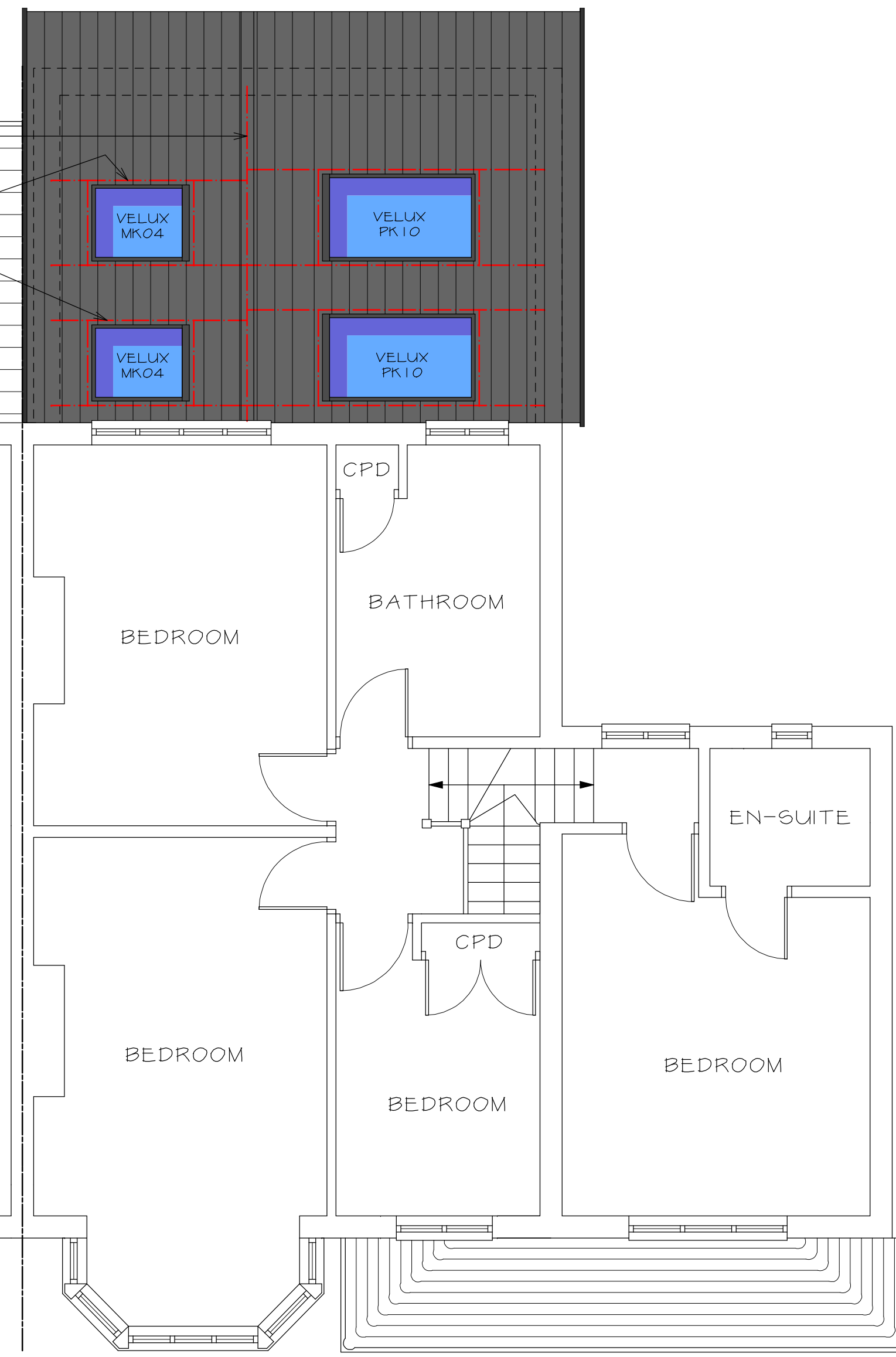
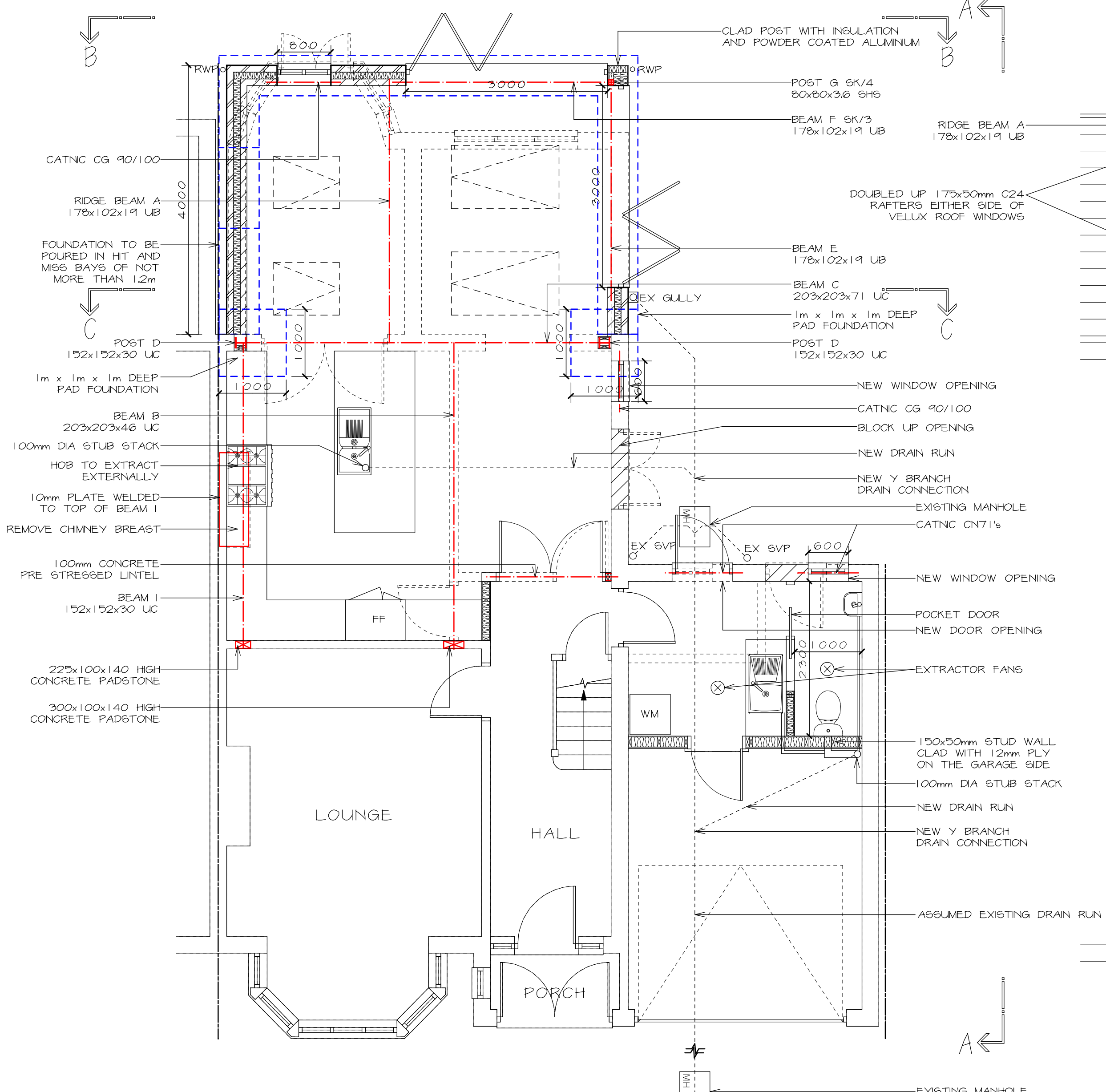
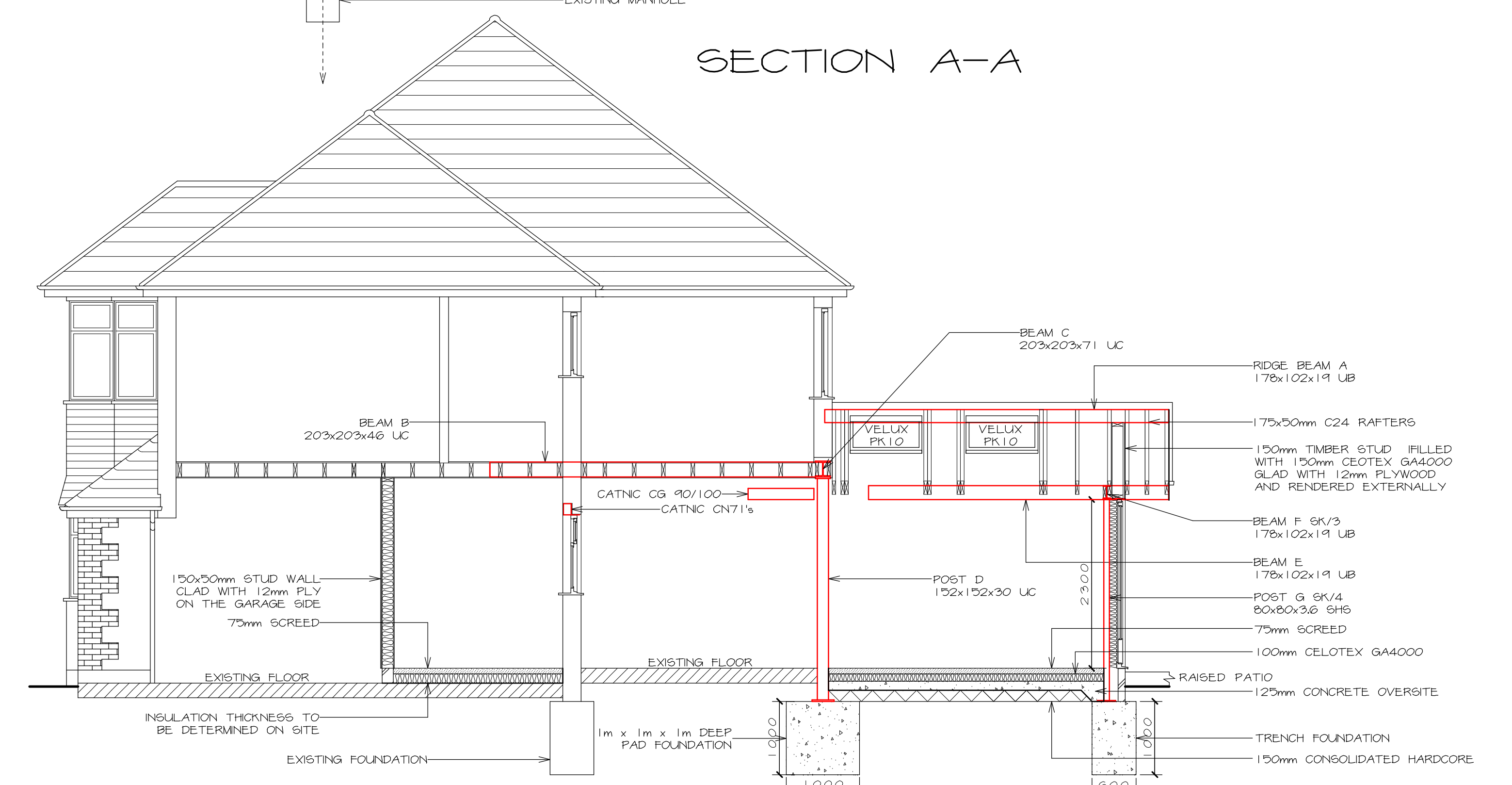


PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR



SECTION A-A



FOUNDATIONS
FOUNDATIONS TO BE 600mm WIDE, TRENCH FILL TYPE IN 1:24 CONCRETE. MINIMUM DEPTH OF 1m BUT TO BE DEEPENED AS NECESSARY TO SUIT GROUND CONDITIONS & IN THE CASE OF ADJACENT DRAINS TAKEN BELOW THE INVERT LEVEL FINAL DEPTH TO BE AGREED BY BUILDING INSPECTOR.

DAMP PROOF COURSE
ALL DPC'S TO BE BITUMEN BASED OR HYLOAD TO COMPLY WITH BS 743. HORIZONTAL DPC'S ARE TO BE A MINIMUM OF 150mm ABOVE GROUND LEVELS. DPC'S TO BE LAPPED WITH NEW DPM'S. VERTICAL INSULATED DPC'S TO BE PROVIDED TO ALL REVEALS OF ALL OPENINGS WITHIN EXTERNAL WALLS. ALL DPC'S AND DPM'S TO BE CONTINUOUS AND TO LAP A MINIMUM OF 150mm.

CAVITY WALL CONSTRUCTION
PROVIDE 2 SKINS OF ENGINEERING BRICKWORK UP TO DPC LEVEL. PROVIDE HYLOAD OR SIMILAR DPC MINIMUM 150mm ABOVE GROUND LEVEL. LAPPED WITH NEW DPM. PROVIDE EXTERNAL SKIN OF FACE BRICKWORK TO MATCH EXISTING. PROVIDE INTERNAL SKIN OF 100mm GELCON SOLAR BLOCKWORK WITH 100mm WIDE CAVITY FILLED WITH 100mm KINGSPAN KOOLOTERM K100 CAVITY WALL INSULATION. USE STAINLESS STEEL WALL TIES TO BS 1243, LENGTH TO GIVE 50mm BED IN MORTAR ON EACH LEAF. WALL TIES TO BE STAGGERED IN ALTERNATE COURSES. 250mm VERTICALLY & 750mm HORIZONTALLY REDUCED TO 300mm C/C TO REVEALS & PROVIDE INSULATED VERTICAL DPC'S AT CLOSURE SUCH AS THERMABATE. ALL BRICK/BLOCKWORK TO BE LAID IN 1:6 SAND AND CEMENT MORTAR. INTERNAL SURFACES TO RECEIVE A 2 COAT PLASTER FINISH. NEW WALLS TO BE TIED TO EXISTING BRICKWORK WITH STAINLESS STEEL PROFILES. WALLS TO ACHIEVE A U VALUE OF 0.18W/m²K.

SOLID FLOOR CONSTRUCTION
75mm SAND AND CEMENT SCREED REINFORCED WITH CHICKEN MESH ON 150mm CELOTEX G44000 INSULATION ON 1200 GAUGE VISQUENE DPM LAPPED WITH DPC'S ON 200mm OVERSITE CONCRETE WITH D4@150mm WELL CONSOLIDATED SAND BLINDED HARDCORE FLOOR TO ACHIEVE A U VALUE OF 0.18W/m²K. PROVIDE 225X75mm AIRBRICKS @ 2m C/C WITH 2NO 75mm RWP DUCTS PER AIR BRICK CONNECTED BACK TO THE ORIGINAL AIR BRICKS TO MAINTAIN VENTILATION TO THE EXISTING FLOOR VOID.

PITCHED ROOF CONSTRUCTION
MARLEY THRUTONE SLATES TO OR MINI STONEWOLD TILES LAID IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS ON 50x25mm TANGLED BATTENS ON KINGSPAN NUVENT OR EQUIVALENT ON 175x50mm C24 RAFTERS AT 400mm CENTRES BIRDS MOUTHED OVER 100x50mm TIMBER WALL PLATE. DOUBLE UP RAFTERS EITHER SIDE OF ROOF WINDOWS. INSULATE BETWEEN THE RAFTERS WITH 100mm CELOTEX G44000 AND UNDER THE RAFTERS WITH 50mm CELOTEX G44000. TACK CEILING JOISTS WITH 12.5mm PLASTERBOARD. ROOF TO ACHIEVE A U VALUE OF 0.19W/m²K. PROVIDE LEAD FLASHINGS TO ANY ABUTMENTS.

STRUCTURAL STEELWORK
ALL STEELWORK TO BE ENCASED IN A MINIMUM OF 2 LAYERS OF 12.5mm GYPROC PLASTERBOARD OR ALTERNATIVELY 1 LAYER OF 12.5mm GYPROC FIRELINE PLASTERBOARD. JOINTS TO BE TAPED AND FILLED TO GIVE 30 MINUTES FIRE RESISTANCE. ALL STEELWORK TO BE INSTALLED IN STRICT ACCORDANCE WITH THE STRUCTURAL CALCULATIONS PROVIDED WITH THESE DRAWINGS. ALL STEELWORK TO BE MEASURED ON SITE AND DIMENSIONS NOT TO BE TAKEN FROM DRAWINGS OR STRUCTURAL CALCULATIONS.

INTERNAL STUDWORK PARTITIONING
100x50mm TIMBER STUDWORK AT 400mm CENTRES WITH 100x50mm HEAD AND SOLE PLATES WITH 2 ROWS OF NOGGINS. FACE BOTH SIDES WITH 12.5mm PLASTERBOARD. USE WATERPROOF WALL BOARDING IN WET AREAS. INFILL WITH 100mm SOUND DEADENING INSULATION BETWEEN STUDS. SKIM WITH TWO COATS OF LIGHTWEIGHT PLASTER.

NEW WINDOWS AND DOORS
ALL NEW WINDOWS TO BE FULLY DOUBLE GLAZED IN PILKINGTON K GLASS WITH 12mm AIR GAP WITH TIMBER OR UPVC FRAMES. WINDOWS TO ACHIEVE A U VALUE OF 1.6W/m²K. WINDOWS TO PROVIDE 2% OF THE ROOM AREA IN OPENABLE VENTILATION AND HAVE 8000mm² BACKGROUND VENTILATION. ALL GLAZING WITHIN 800mm OF THE FLOOR, USED IN DOORS AND UP TO 300mm TO THE SIDE OF DOORS TO BE SAFETY GLASS. ROOF WINDOWS TO BE FULLY TRIMMED WITH FULL DEPTH JOISTS OR TRIMMERS.

ROOM VENTILATION
ALL WINDOWS TO HAVE AN OPENING AREA FOR VENTILATION EQUIVALENT TO 1/20TH OF THE FLOOR AREA AND TO HAVE TRICKLE VENTILATORS PROVIDING A MINIMUM OF 8000mm² (HABITABLE ROOMS) AND 4000mm² (KITCHEN/BATHROOM) VENTILATION WITH EXTERNAL FLYSCREEN. TOTAL BACKGROUND AREA FOR THE PROPERTY TO BE A MINIMUM OF 50,000mm².

MECHANICAL VENTILATION
PROVIDE MECHANICAL VENTILATION TO KITCHEN CAPABLE OF 30L/S IN CONJUNCTION WITH COOKER EXTRACTION. WC TO BE VENTILATED VIA A MECHANICAL FAN CAPABLE OF 15L/S WITH A 15 MINUTE OVERUN. UTILITY ROOM TO BE VENTILATED VIA MECHANICAL FAN CAPABLE OF 15L/S WITH A 15 MINUTE OVERUN.

ELECTRICAL WORKS
ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 18TH EDITION WIRING GUIDANCE AND PART P OF THE BUILDING REGULATIONS ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS 7671 SHALL BE PROVIDED TO THE CLIENT AND BUILDING CONTROL.

POUL WATER DRAINAGE
DRAINAGE TO BE 100mm DIA BELOW GROUND UPVC DRAINAGE SYSTEM LAID TO A MINIMUM FALL OF 1:40 UNLESS OTHERWISE SPECIFIED, BEDDED AND SURROUNDED WITH A MINIMUM OF 150mm PEA SHINGLE. PROVIDE 150mm CLEARANCE WHERE DRAINS PASS THROUGH FOUNDATIONS. SUPPORT WALL ABOVE WITH PRE-CAST CONCRETE LINTELS WITH 150mm END BEARINGS. ALL UNDERGROUND DRAINAGE TO BE FLEXIBLE JOINTED IN ACCORDANCE WITH BS 8301:1978 AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ALL EXTERNAL GULLIES TO BE RODDABLE TRAPPED BACK INLET GULLIES. USE INSPECTION CHAMBERS TO FACILITATE ADEQUATE RODDING.

SURFACE WATER DRAINAGE
NEW GUTTER TO DISCHARGE INTO NEW 75mm DIAMETER DOWNPIPE AND BACK INLET GULLY RUNNING TO HONEYCOMB SOAKAWAY. SOAKAWAY TO BE SITED AT LEAST 3m AWAY FROM THE NEAREST BUILDING. SURFACE WATER RUNNING INTO EXISTING DRAINAGE SYSTEM TO BE AGREED WITH BUILDING CONTROL.

WASTE PLUMBING
ALL ABOVE GROUND DRAINAGE TO COMPLY WITH BS 5572:1978. ALL WASTES TO BE PROVIDED WITH 75mm TRAPS. PROVIDE 38mm DIAMETER WASTE TO SINK. PROVIDE CLEANING ACCESS OR RODDING EYES TO EACH CHANGE OF DIRECTION. NO CONNECTION TO BE MADE WITHIN 200mm BELOW CENTRE LINE OF WC CONNECTION. SVP TO BE 100mm DIAMETER WITH LARGE RADIUS BEND AT BASE CONNECTED TO NEW DRAIN RUN CONNECTED TO EXISTING FOUL WATER DRAINAGE SYSTEM. NEW SVP TO TERMINATE A MINIMUM OF 100mm ABOVE ANY OPENABLE WINDOWS WITHIN A 3m DISTANCE HORIZONTALLY AND FITTED WITH A PLASTIC COWL.

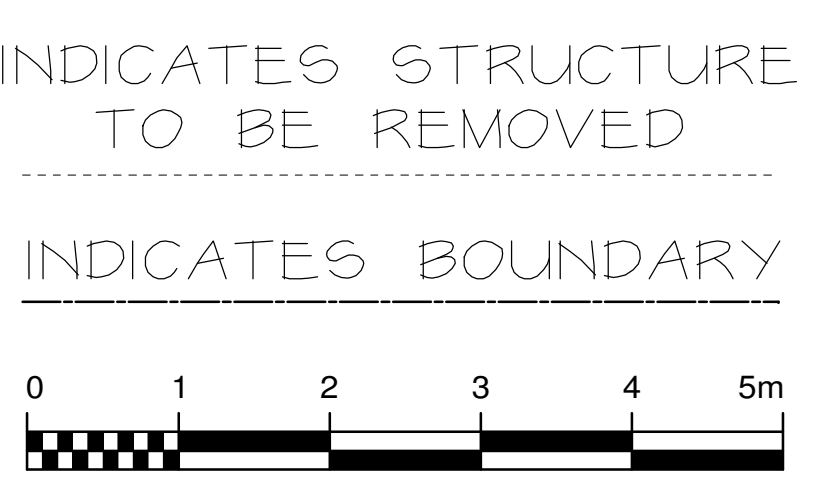
SPACE SYSTEM HEATING CONTROLS
PROVIDE ADEQUATE HEATING CONTROLS (i.e. THERMOSTATIC RADIATOR CONTROLS AND TIMING CONTROLS) IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT PART L.

NEW BOILER AND FLUE
OUTLET FROM CONDENSING BOILER SHOULD ALLOW FREE AIR INTAKE AND DISPERSAL OF COMBUSTION PRODUCTS BY AT LEAST 600mm AWAY FROM ANY BUILDING FOR A NATURAL DRAUGHT APPLIANCE AND 300mm FROM ANY FANNED DRAUGHT APPLIANCE. FLUE OUTLET TO BE FITTED WITH A DURABLE GUARD IF LESS THAN 2m ABOVE GROUND LEVEL. BOILER AND FLUE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND BY A FULLY GASAFE REGISTERED QUALIFIED HEATING ENGINEER. BOILER TO BE CATEGORY A RATED (90% EFFICIENCY).

TIMBER PRESERVATION
ALL TIMBER EXPOSED OR BUILT INTO WALLS ARE TO BE TREATED WITH WOOD PRESERVATIVE IN ACCORDANCE WITH BS 5268 PART 5:1977 OR PRE-TREATED VACUUM PRESSURE IMPREGNATED WITH PRESERVATIVE. ALL TIMBER WHEN PRESERVATIVE TREATED SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

- DRAWINGS NOT TO BE SCALED.
- BUILDER TO CHECK ALL DIMENSIONS ON SITE.
- BUILDER TO CHECK ALL STEELWORK, TIMBER JOISTS, AND MATERIALS ON SITE AND NOT SCALE OR TAKE DIMENSIONS FROM DRAWINGS OR STRUCTURAL CALCULATIONS WHEN ORDERING MATERIALS.
- STAIRCASE NOT TO BE ORDERED OR CONSTRUCTED FROM THE DRAWING. DIMENSIONS TO BE TAKEN ON SITE PRIOR TO ORDERING.
- NO RESPONSIBILITY IS TAKEN FOR CHECKING LEGAL OWNERSHIP OF THE SITE, COVENANTS THEREON AND POSITION OF BOUNDARIES.
- APPROPRIATE PARTY WALL NOTES MUST BE SERVED IN ADVANCE TO AND ANY NEGOTIATIONS SETTLED PRIOR TO START OF WORKS IN ACCORDANCE WITH THE PARTY WALL ACT 1996.
- ALL ELECTRICS TO BE TO IEE REGULATIONS.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE RELEVANT BRITISH STANDARD, CODE OF PRACTICE, BBA CERTIFICATE AND MANUFACTURERS INSTRUCTIONS.

PERMITTED DEVELOPMENT CRITERIA FOR THE EXTENSION:
 * THE EXTENSION WON'T PROJECT MORE THAN 3m INTO THE GARDEN OR 6m UNDER CURRENT EXTENDED RULES.
 * THE EAVES WON'T EXCEED 3m IN HEIGHT, THE ROOF WON'T EXCEED 4m IN HEIGHT.
 * THE BOUNDARIES WON'T BE ENCLOSED.
 * THE EXTERNAL MATERIALS WILL BE SIMILAR IN APPEARANCE TO THE EXISTING HOUSE.



Date	Revisions

Client: MR & MRS WALTERS-HAWKE

Job Title: 12 CUNNINGHAM CLOSE
WEST WICKHAM
BR4 9PJ

Drawing Title: BUILDING REGULATION DRAWINGS
FLOOR PLANS AND SECTION A-A

Scale: 1:50 Sheet: A1

Date: APR 2024 Drawn by: NM

Drw No: AA/CC-12-11 Rev: B