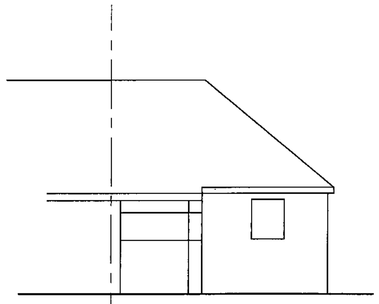
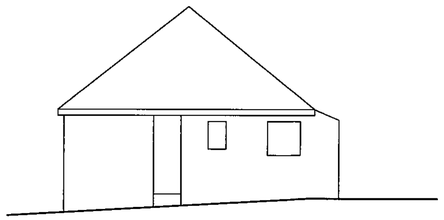
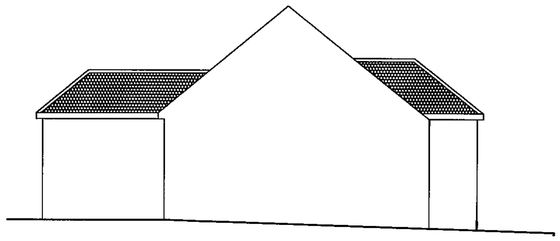


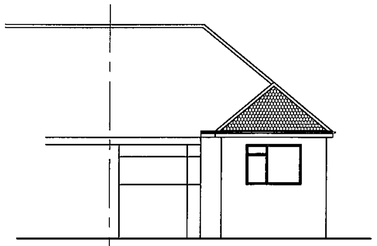
EXISTING FRONT ELEVATION 1:100



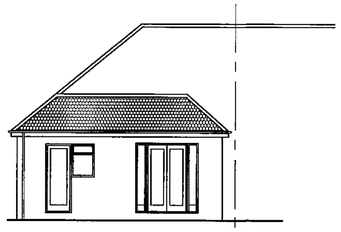
EXISTING SIDE ELEVATION(SOUTH) 1:100



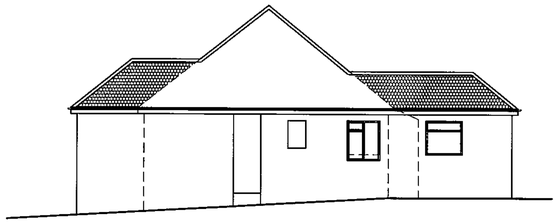
PROPOSED SIDE ELEVATION(NORTH) 1:100



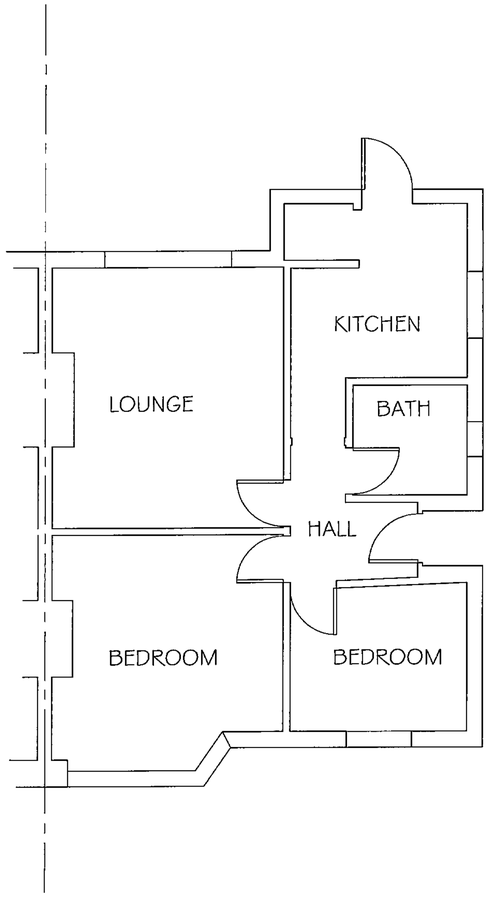
PROPOSED FRONT ELEVATION 1:100



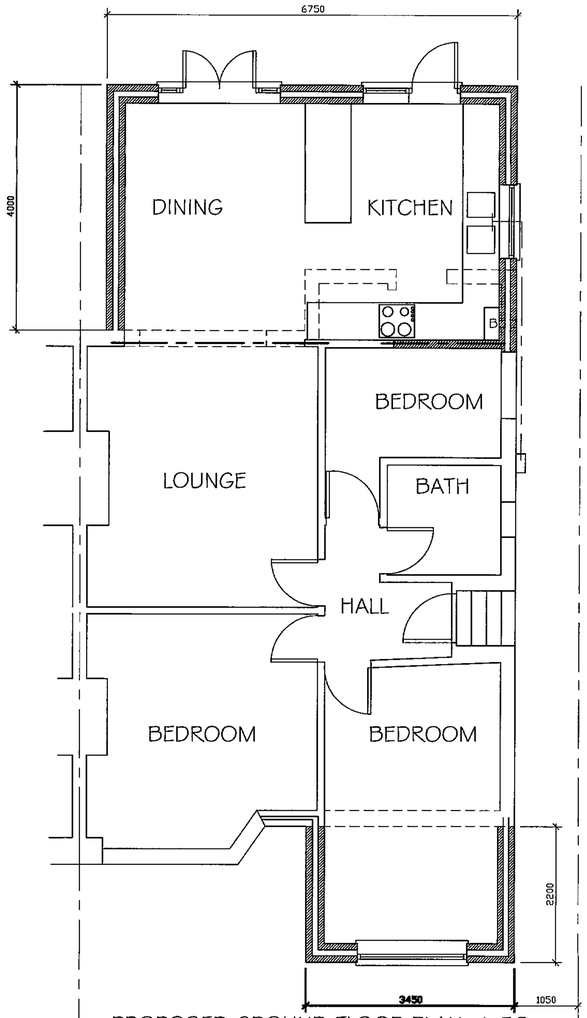
PROPOSED REAR ELEVATION (100)



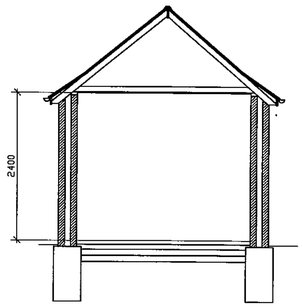
PROPOSED SIDE ELEVATION (SOUTH) 1:100



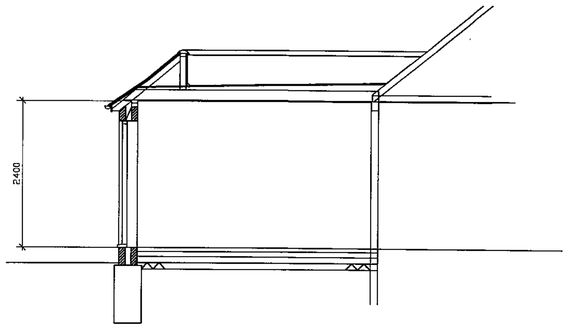
EXISTING GROUND FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50



SECTION B-N 1:100



SECTION A-A 1:50

ELECTRICAL
All electrical work to conform to BS 7671 with suitable test results to be provided to meet requirements Part P (electrical safety) High efficiency light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt will be installed in 25% of fixed light fittings (L1) Any external lighting with tungsten or tungsten halogen lamps to automatically go out in daylight and operated at night for limited period only with a presence detector.
Note: should down lights be considered it must be discussed with building control first as incorrect installation may prevent the completion certificate being issued. This relates to fire prevention, sound insulation, and thermal insulation.

Building fabric to be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements,at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision will also be made to reduce unwanted air leakage through the new envelope parts.

Alternative ground floor construction:-
200mmx50mm softwood joists at 400mm centres with 18mm tounged and grooved flooring grade chipboard decking.
110mm Celotex insulation cut tightly between joists and laid on battens.
Void below to be ventilated.

CONSTRUCTION NOTES

FOUNDATIONS
Mass concrete trench fill (1:6) 450mm wide to walls. Minimum depth of trench to be 1000mm, however trench bottom to be below invert of any drains.
No significant trees within 25M.
GROUND FLOOR
65mm sand/cement floor screed (1:6) to receive finish on 80mm Celotex insulation, on 100mm concrete oversite,on polythene damp proof membrane, on 50mm sand blinding,on minimum 100mm hardcore.
WALLS
Painted rendered finish externally to match existing on 100mm Thermalite Shield blocks or similar, 95mm cavity retaining 50mm clear space,with 45mm partial cavity wall insulation,and 100mm Thermalite Shield blocks internally with 12mm plaster finish.
Stainless steel wall ties to be vertical twist type and comply with BS1243:1978.
Ties should be bedded into each masonry leaf by not less than 50mm and spaced at 750mm horizontally and 450mm vertically staggered and at not more than 300mm within 335mm of unbonded jambs.
Bituminous DPC to walls 150mm above ground level.
New walls to be properly bonded to existing and cavities maintained.
Thermabate cavity closers to be installed in all reveals to prevent cold spots.
LINTOLS
Catnic lintols over all openings.
DOORS/WINDOWS
UPVC double glazed doors and windows with Pilkington K glass to comply with Part L.
Safety glass to be used in critical locations to BS 6202.
8000mm2 trickle vents to be provided.
STEELWORK
All in accordance with structural engineers design details and encased in two layers of plasterboard for 1/2 fire resistance.
ROOF
Plain concrete tiles to match existing on 38mmx25mm tanalised battens, on untearable roofing felt type F, on 100mmx50mm rafters at 400mm centres. 100mmx50mm softwood wall plate anchored to walls with 3mmx50mmx1050mm galvanised steel restraint straps at 1800mm centres.
Flat roof in accordance with CP144. Three layer felt in accordance with BS 747 with 12mm stone chippings bedded on top, on 18mm exterior grade plywood decking, on 50mm firring pieces, on 50mm cross battens, on 200mmx50mm softwood flat roof joists, all at 400mm centres.
Total 120mm Celotex insulation between joists (allowing 50mm clear space above) and 25mm Celotex insulation below joists and joints taped.
Counter battens and polythene vapour barrier and 12mm plasterboard and set to soffite.
Ventilation to roof space (0.3% of roof area) provided with soffite vents and tile vents.
Code 4 lead flashings and and linings to rainwater outlets through small pitched roof.
HEATING
New gas fired condensing boiler with a SEDBUK rating ntl 86% on an external wall with balanced flue to outside. All radiators to have thermostatic valves.
Suitable commissioning notice to be issued on completion of works for fixed building services (heating and hot water) and deposited with local authority. A further set of operating and maintenance instructions to be provided for occupier. All in accordance with regulation 20C.
VENTILATION
Mechanical extract ventilation to kitchen minimum 30lts/sec if cooker hood or 60lts/sec if elsewhere.
Mechanical extract ventilation to bathroom min. 15lts/sec operated automatically by sensor or control and overrun by 15 mins.
DRAINAGE
New 38mm Osma waste to sink with 75mm deepseal trap and rodding eyes at all changes in direction. All to BSEN 12056.
100mm half round gutter to 75mm rainwater pipe to discharge into 100mm Osma below ground drain bedded and surrounded in pea shingle and laid to min. fall 1:40, to soakaway min. 5M from any building. Soakaway to be to be min 1M3 capacity below invert of drain.

PROJECT: SINGLE STOREY EXTENSION TO FRONT & REAR

LOCATION: 80,BUSTICLE LANE, LANCING

PLANNING DIVISION PLAN No. Adur 0/0/09 DATE RECEIVED 27 JUL 2009

SCALE: AS NOTED
DATE: JULY 2009
DWG No: 3009

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