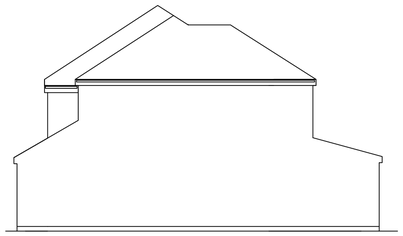
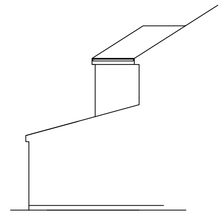
PROPOSED FRONT ELEVATION



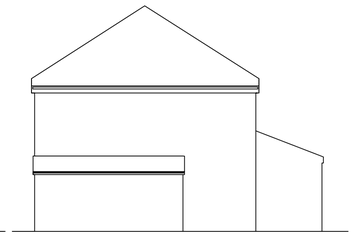
PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



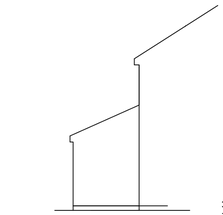
PROPOSED REAR/SIDE ELEVATION

EXISTING FRONT ELEVATION

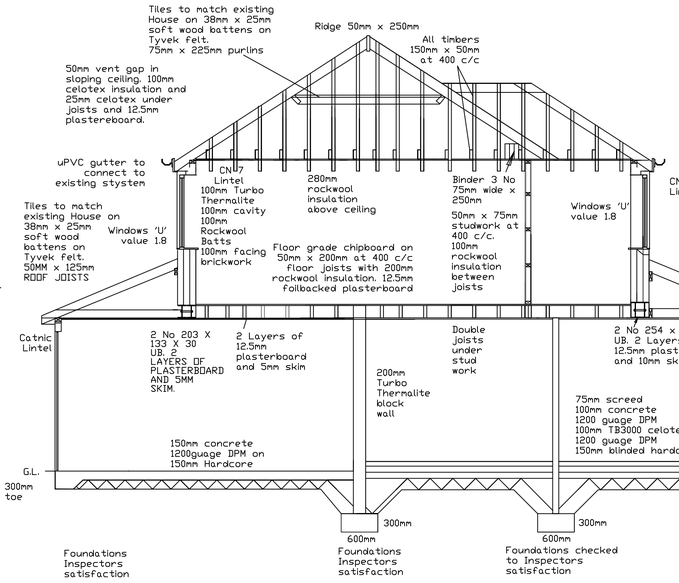


EXISTING SIDE ELEVATION

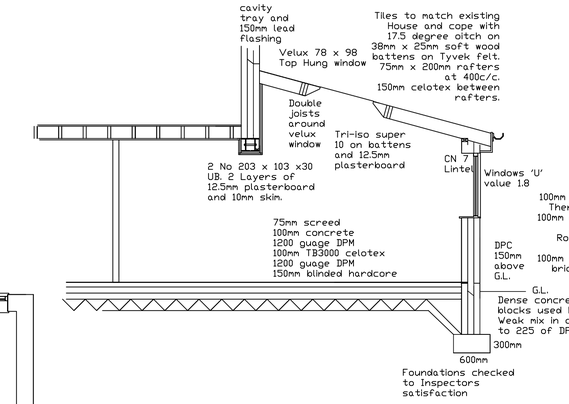
EXISTING REAR ELEVATION

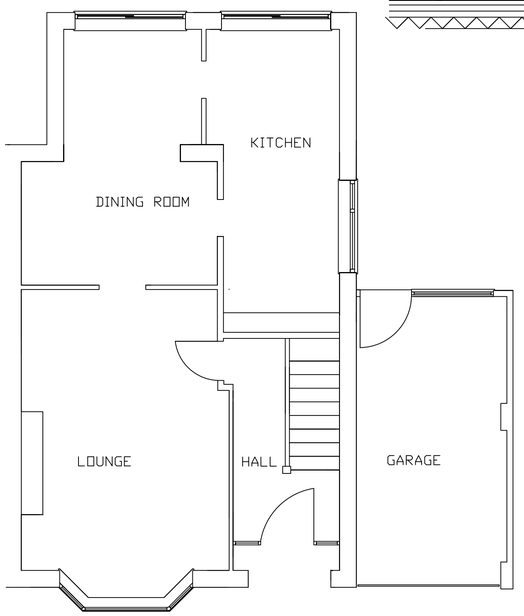


EXISTING REAR/SIDE ELEVATION

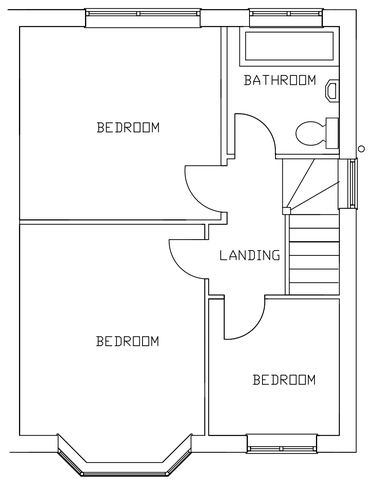


Section through Extension

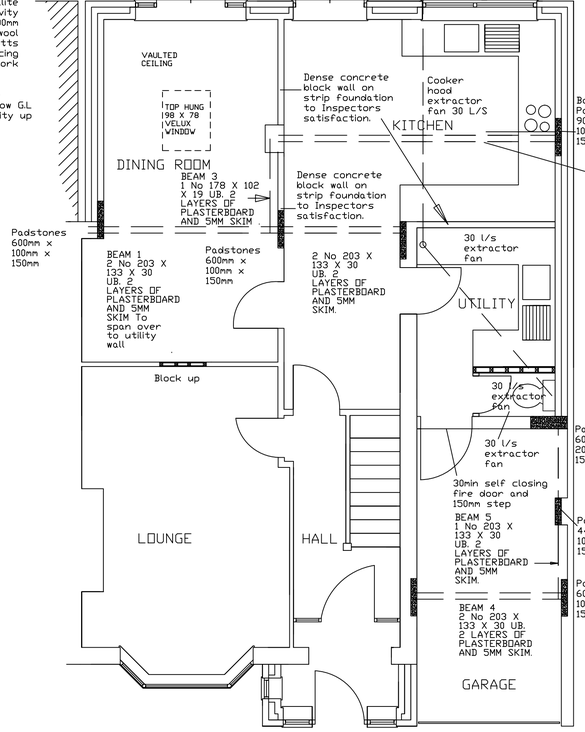




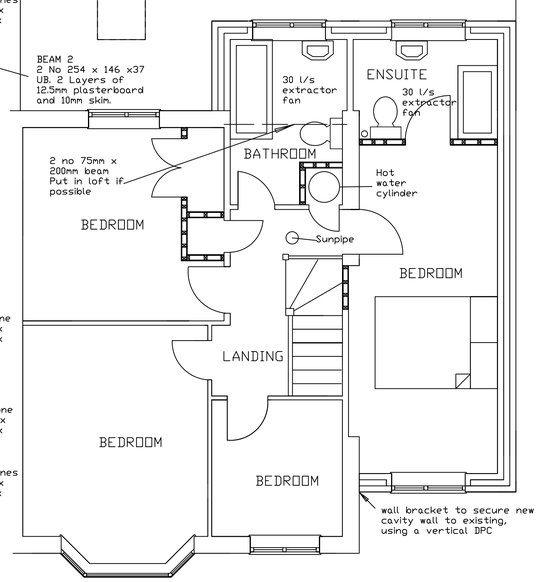
EXISTING GROUND FLOOR



EXISTING 1st FLOOR



PROPOSED GROUND FLOOR



PROPOSED 1st FLOOR

USED ON

NOTES.

Roof.
Tiles to match existing on 38mm x 25mm soft wood battens on felt. Tiles fixed in accordance with BS 5534 1978. Structural timbers as per drawing. 100mm x 50mm wall plate secured and bedded using 30mm x 5mm M.S. straps at 2m crs. These straps secured using 100mm spit hit screws and solid noggins.

Part L of Building Regulations 2002.
Roof 250mm thick Rockwool laid 150mm thick between ceiling joist of roof voids and 100mm thick transversely to joists. Walls 100mm fulfil Rockwool Cavity Fill, 100mm thick Turbo Thermalite inner skin. Ceilings. All Ceilings to be 12.5mm thick Foil backed plasterboard with 5mm thick skin coat. Garage ceiling to have 2 layers of 12.5mm fire line plasterboard staggered joints and 10mm hard plaster skin.

Lintels.
Over openings in external walls to catnic or similar mild steel type incorporating cavity tray over and insulated and to have minimum 150mm end bearing. Internal walls to be precast non-composite situation with minimum 150mm end bearing.

External Walls.
Outer skin facing brickwork, Cavity to be 100mm thick with stainless steel butterfly wall ties 900 crs.
Horizontally, 450mm vertically staggered and 225 crs at sides of openings with 100mm Rockwool insulation.
100mm thick Turbo Thermalite to inner skin, Walls below DPC/ground level to be 7N dense concrete block work. All cavities to be closed at the top with master board.

DPC's/ Flashings.
PVC horizontal/ stepped DPC to be provided in walls as shown. DPC in external walls to be minimum 150mm above ground level. Close cavity at reveals and cills with insulation or insulation blocks incorporating a vertical DPC to be provided at cavity closings around window/ door openings and cills as shown. Horizontal cavity tray DPC to be provided on lintels over door and windows.

Studwork.
75mm x 50mm softwood stud partition faced both sides with 12.5mm thick plasterboard with taped and skimmed joints. Linings to stud partitioned on bathroom sides to be 12.5mm foil backed plasterboards. Sole plates, Head plates and end studs to be securely fixed back to the structure. Installed to all partitions 80mm thick insulation.

Window Replacement.
If works are to be carried out to existing building, Compliance of new Regulations is mandatory. U Value of windows to be 1.8W/m|K for wood and Upvc framed windows . All other specification listed below must comply. Windows must be installed by registered FENSA scheme run by the Glass and Glazing federation, to avoid building regulation approval required. New windows in new build must comply with the above U Value standards also.

Windows.
Glass must be double glazed with openings equal to 5% of floor area. Openings must inpart be 1.75m above floor level. 8000mm| capacity trickle ventilators must be provided in window frames for each habitable room.

Fire Escape.
To all bedroom windows an opening equal to 0.33m| with a 450mm min wide opening and possible use of an egress hinge. The bottom of the Emergency Windows must be between 800-1100 above floor level.

Glass.
Any glazing in windows less than 800mm above floor level and in doors and side screen less than 1.5m above floor level to be safety glass to BS 6206 and if on 1st floor or higher must have a guard.

First Floor.
19mm thick T and G flooring grade chipboard moisture resistant on floor joists secured by gluing joints and fixing using Ringshank nails as specified on plan, with double joists used around stairs/ under stud partition walls, and under baths.

Foundations.
If required Strip Foundation 1m deep 600 x 300mm as shown on drawing to **Independent Inspectors Satisfaction**, using 330kg/m| OPC content.

External Drainage.
100mm I foul water drain laid to fall 1:60 to connect with existing foul water drainage system. Pipes laid in trench with pea gravel or clean single sized stone bed surround. Where foul drains pass through load bearing walls place precast concrete non-composite lintels over as relieving arches.

Ventilation.
To bathroom, WC and utility rooms mechanical extractor fans must be provided capacity 30 litres/ sec. Background ventilation 4000mm|.

Ground Floor.
75mm screed, 100mm concrete, 1200 guage DPM 100mm TB3000 celotex 1200 guage DPM 150mm blinded hardcore.

Manholes.
If required new manhole construction to BS 8301 1985 section 3 min 220mm thick engineering brickwork.

Internal Drainage.
All appliances to be fitted with deep seal upvc traps and waste pipes. Shower 40mm I , basins 32mm I , WC min 75mm I all taken to soil pipe. Roding eyes to be provided in waste pipes at suitable locations. Soil and vent pipes to be 110mm I upvc and fitted with weathered collar and lead apron flashing for weathering where pipe passes through roof. Soil pipes to terminate a minimum of 900mm above any opening window if less than 3 metres from that window. Soil pipe to be fitted with protective balloon at top.

Rainwater Drainage.
Upvc gutter and downpipe to existing system.

Part P
All electrical work to comply with Part P of the regulations and be carried out by a competent person under a self assessment scheme. Copy of the installation to be submitted on completion

Smoke Detectors
It is recommended that mains wired interconnected smoke detectors with battery back up be installed in circulation spaces within the dwelling.

Lighting

Fixed internal lighting
One low energy fitting per 25m2 of dwelling floor and one per four fixed light fitting.

Heating
Thermostatically controlled radiator valves required.

client
Mr Rudd and Ms Tanner

SITE ADDRESS
6 Shipton Grove
Walcot
Swindon
Wiltshire

PROJECT
Proposed 2 storey side and single storey rear Extension

Phil Rand
Cherry Tree House
Clardon lane
Purton.
Wiltshire
SN5 4HN
TEL 01793 771128

AAplans

Drawn by	Drawing No	Paper size
Phil Rand	01	A1
Scales 1:50 1:100	Date 14th Jan 2011	

D C B A

8 7 6 5 4 3 2 1

E:\Tanner Rud 2dwg.dwg, 20/09/2012 12:24:43, DWG To PDF.pc3