

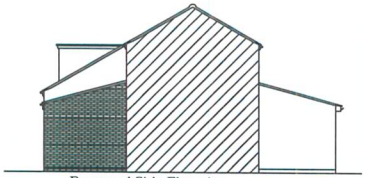
Existing Side Elevation

Scale 1 : 100



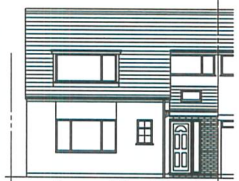
Existing Front Elevation

Scale 1 : 100



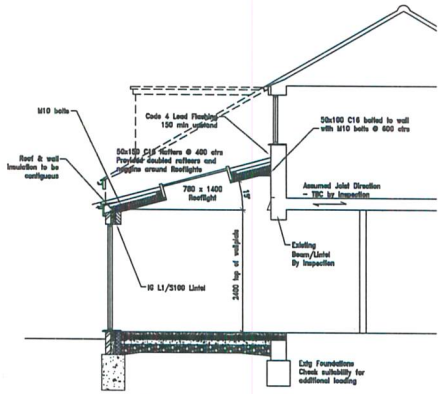
Proposed Side Elevation

Scale 1 : 100



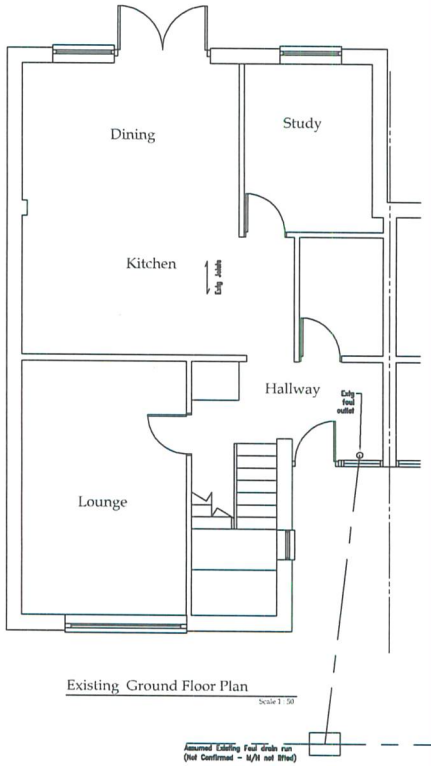
Proposed Front Elevation

Scale 1 : 100



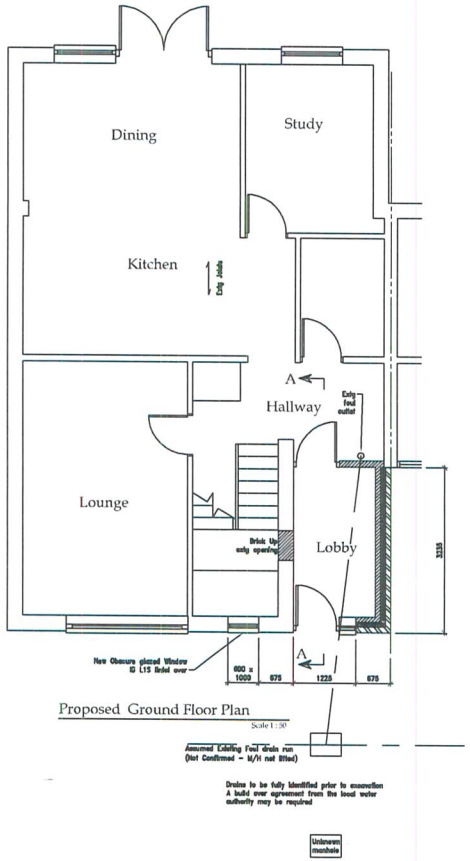
Section A-A

Scale 1 : 50



Existing Ground Floor Plan

Scale 1 : 50



Proposed Ground Floor Plan

Scale 1 : 50

The Following Specification is for guidance only. These plans have not been submitted for any approval of any kind

SPECIFICATION

Building Contractor to check all dimensions prior to commencement, Any changes, omissions or discrepancies to be reported immediately, Construction details to comply with Robust Details as published by D.T.L.R.

Foundations: –
Expose existing foundations & check with Local Authority suitability for additional loading, underpin / extend as required,

New Foundations 450 x 1000dp, min in C20P concrete,
Subsoil not known, assumed worst case scenario shrinkable clay, NO trees were identified to affect foundation design,
Foundations must be to full depth of any adjacent drain invert, drains to be surrounded with pea shingle & have Bridging lintels inserted over, Foundations must not be closer than 600mm to public drain. All to be agreed on site with Local Authority prior to excavation

Drainage: –
Existing drains by inspection: Two Existing Manholes were identified, one within 3m of the proposed, these are to be opened up and identified prior to excavation.
If a shared (Public) drain is identified with 3m of the proposed, a build over agreement with the local waste water company will be required.

Floor Construction: – To achieve 0.22 W/m²K
65mm min. sand/cement screed with wire mesh reinforcing. to bring level with existing, on 1200g polythene vapour barrier directly over 80mm Celotex GA3000z insulation board, lay 20mm Celotex vertically at perimeter to screed level on 100mm C20P concrete, 1200g polythene d.p.m turned up at edges & linked to d.p.c. on sand blinding & 150mm min well compacted hardcore.

Wall Construction: – To achieve 0.28 W/m²K
Outer leaf of clay face brick, inner leaf of 100mm Toplite Standard blocks (or similar with a value of at least 0.20 W/m²K), 100mm Cavity, concrete filled to within 225 below dpc.
Remainder of cavity
fully filled with Rockwool Cavity Insulation batts (insulation to be at least 150 below top of floor insulation) Stainless steel wall ties, 225 min length (Ancon Staifix or similar) to be @ 750 horizontal and 450 vertical centres (300 at reveals). Fit Proprietary Cavity Closers to reveals.
New Brickwork Work to tie into exig. with Furfix batterns.
Blockwork supporting beams/lintels to be 7N/mm² min.
Provide Cavity tray with weep holes over lintels.
Internal walls to be shielded with a 13mm two coat plaster finish.
Steel Beams to be encased with 19mm Gypsum plasterboard with wire binding at 100mm pitch & skimmed with 7mm plaster coat, or be Brush Painted with intumescent paint, to achieve 30 min fire resistance.
Existing ground floor appears to be concrete, contractor to check if any existing sub floor ventilation requires extending to new outer walls.

Roof Construction: –
Note: all timber specifications are taken from TRADA span tables 2004 version.
Tiles (to match existing) on 50x25 treated softwood battens, on one layer Tyvek Supro (or similar), Draped over rafters, which are birdsmouthed & trues clipped over 50x100 C16 wall plate.
Multiplates strapped to walls @ 1200 ctrs
Install proprietary Eaves Carrier to protect breathable felt from UV light.
Lateral Resraint provided by 30x5 Galvanised steel restraint straps @ 2m max ctrs, anchored vertically to walls & rafter,
Insulate by fitting 80mm Celotex GA4080 between rafters. & 50mm Celotex GA4050 under rafters. All installed as per manufacturers instructions to achieve 0.18 W/m²K.
Ceiling finished with 12.5mm P/bd

Facias to be 25mm uPVC. Soffits to be 10mm uPVC with 10mm continuous air gap & filled with an insect grill. all to match existing.

Rainwater Disposal: –
Existing downpipe to discharge on to new roof
Ø100mm gutters & 70mm downpipes to match existing.
Due to the enclosed garden it will be impossible to have a soakaway more than 5m from any building, by negotiation with the inspecting authority either.
Provide a new soakaway, designed in accordance with BRE digest 365. of at least 1 cubic metre, below invert & filled with clean hardcore at an agreeable location. Served by Ø100mm uPVC drains laid to fall 1 : 40 min with pea shingle bed & surround.
Or.
Connect to the existing surface water system, with permission from the water company. The existing surface water, under ground drainage could not be identified.

Windows: – To achieve a U value of 1.6 W/m²K
Existing Windows and doors to be relocated, assuming suitable (by inspection) they must achieve the following specification:
All new windows to match existing in appearance. Units of uPVC frames, double glazed with low E glass En 0.5 with a 20mm air gap, frames to incorporate trickle vents of 5,000sq.mm (equivalent area) to Habitable rooms
Glazing in doors, side panels & other critical locations to be safety glass as defined in BS6206: 1981.
Rear of Window frame to overlap cavity closer by 30mm, apply sealant to front & rear of frames. (see Robust construction details).
All openings to be measured prior to manufacture of windows.

Electrical: –
All electrical work to comply with Part P (Electrical Safety) & carried out by qualified individual Registered under Self-competent scheme. Work to be available for inspection as required by local Authority. Installation certificate (BS7671) to be provided.
Electricity meter to be relocated to a suitable external wall

Lighting: –
75% of all new light fittings to fitted with bulbs of at least 45 lumens per circuit-Watt,

Smoke Detection: –
If not already installed, Provide a self contained mains powered inter connected smoke alarms & heat detector in the Kitchen, , alarms to be permanently wired to a separately fused circuit at the distribution board, all with battery back up. Wiring to be to IEE wiring regulations.

Space Heating: –
Existing Warm air heating to be assessed for suitability to heat the extended property, upgrade or replace if required.

General: –
Particular care to prevent air leakage, Seal all service penetrations with expanding foam or suitable sealant, for large voids mineral wool or other material may be used to provide backing for the sealant.

Title:
Proposed Single Storey Front Extension

Property:	34 Lannock Letchworth Garden City Herts SG6 2PY		
Client:	Mr & Mrs Philip	Drawing size	A1
Scale's:	1:50 1:100	Date: March 2018	Drawing No. 0644 Rev A
3rd ANGLE		Sheet: 1 of 1	

Important: These Plans are designed for use by competent construction contractors that are familiar with current Building Regulations And Site are capable of making alternative decisions should the need arise.

Land Registry Official copy of title plan

Title number **HD395989**
Ordnance Survey map reference **TL2331NW**
Scale **1:1250**
Administrative area **Hertfordshire : North Hertfordshire**

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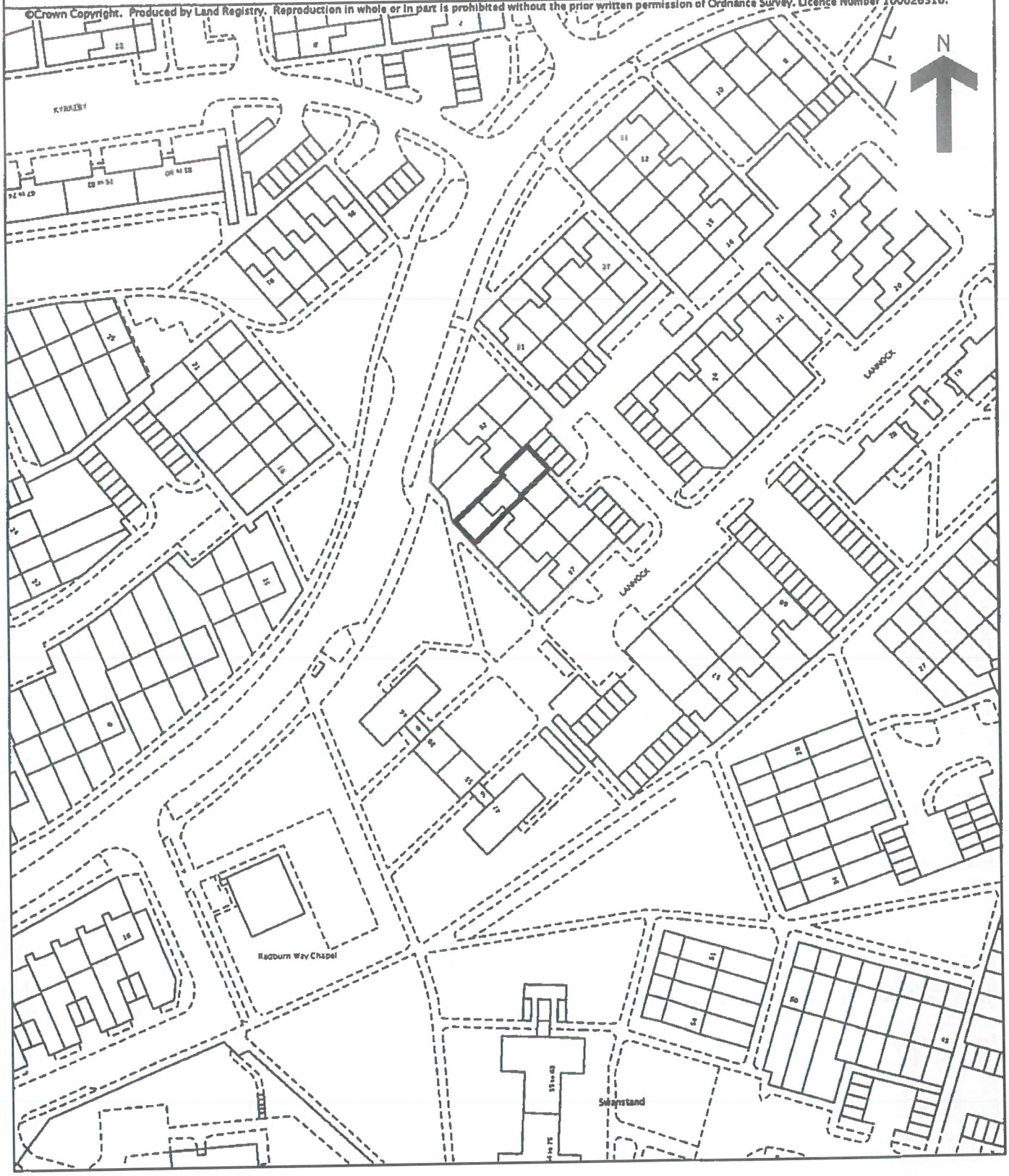

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