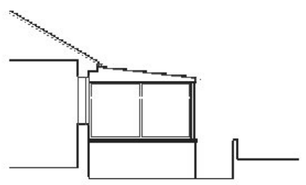
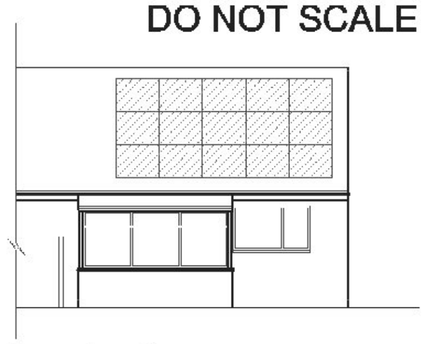
DO NOT SCALE

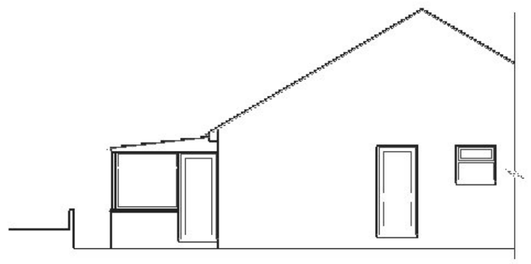
IF IN DOUBT ASK



Side elevation



Rear elevation

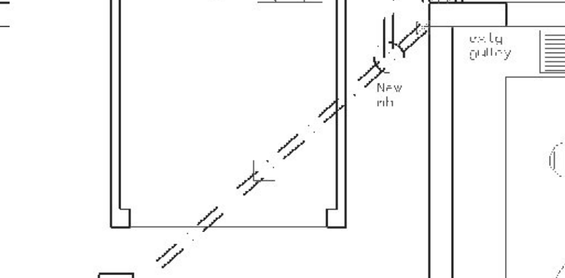


Side elevation

•ELEVATIONS AS EXISTING 1:100 •

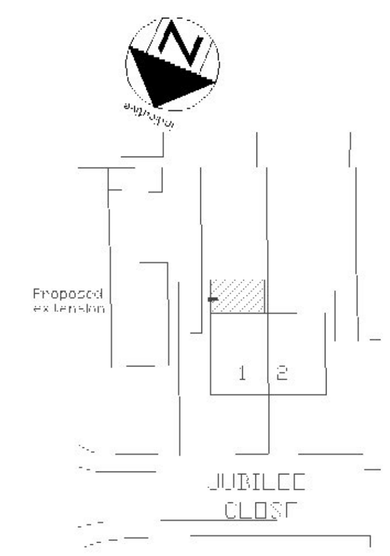
Rear elevation

Side elevation



Side elevation

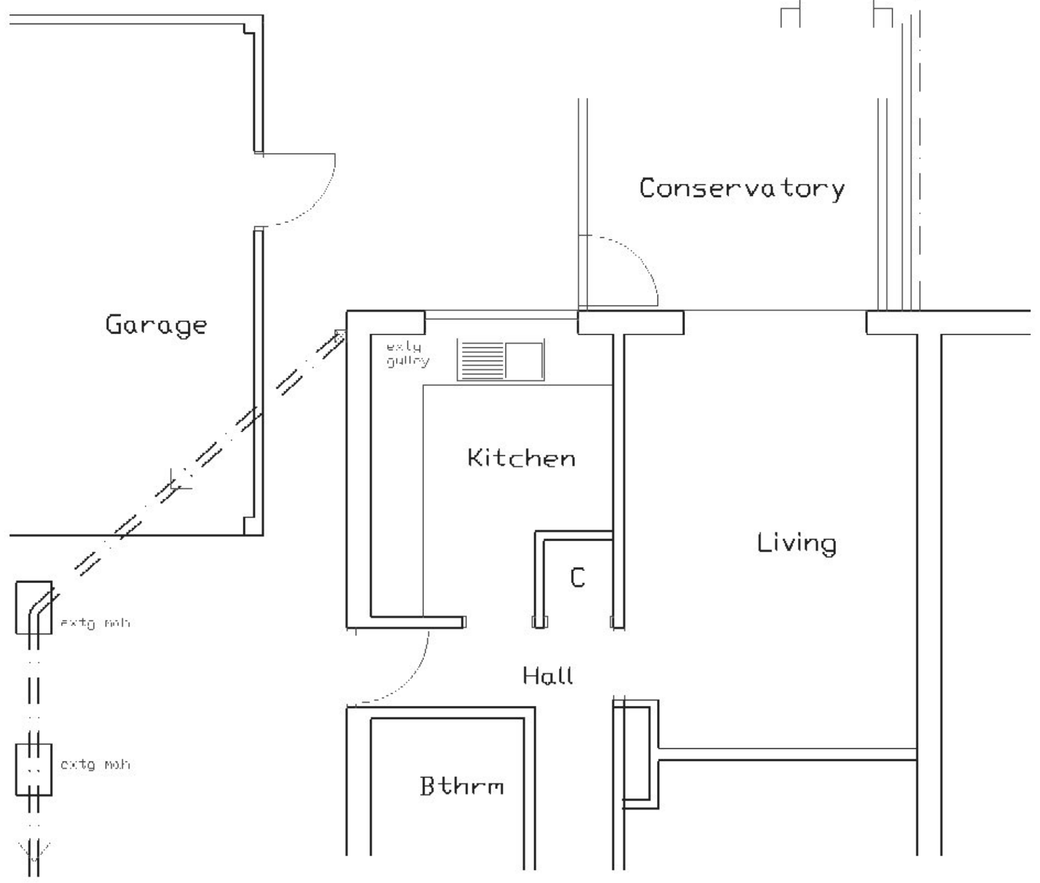
•ELEVATIONS AS PROPOSED 1:100 •



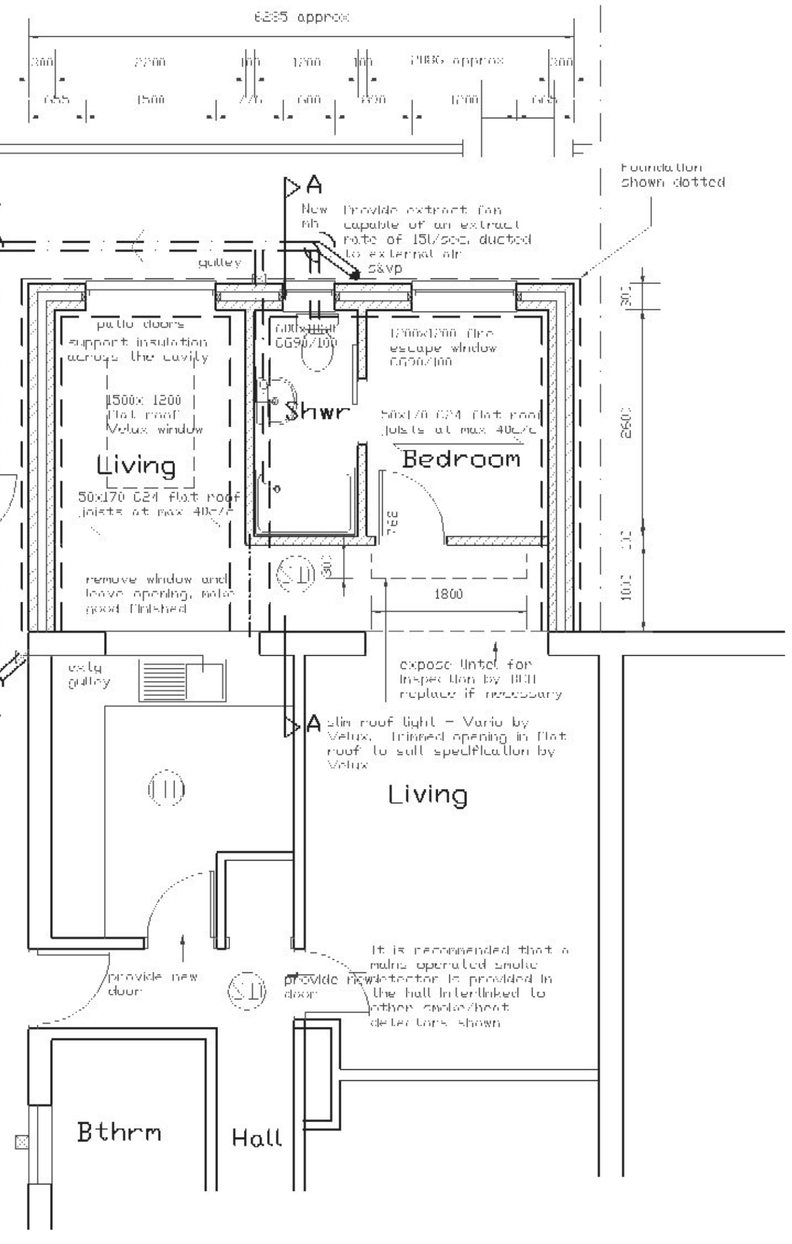
•BLOCK PLAN 1:500•

Please note that any sewer drainage which runs from next door and through the proposed site is owned by the water authority. As such it is necessary for the person carrying out the work to consult with the relevant water authority to obtain their permission to build over any drainage runs with a diameter of more than 150mm, more than 6.0m in length or manhole that exist on the run. Provide full details and layout of the drainage if this applies. Anglin Water can be contacted at developerservices@anglianwater.co.uk

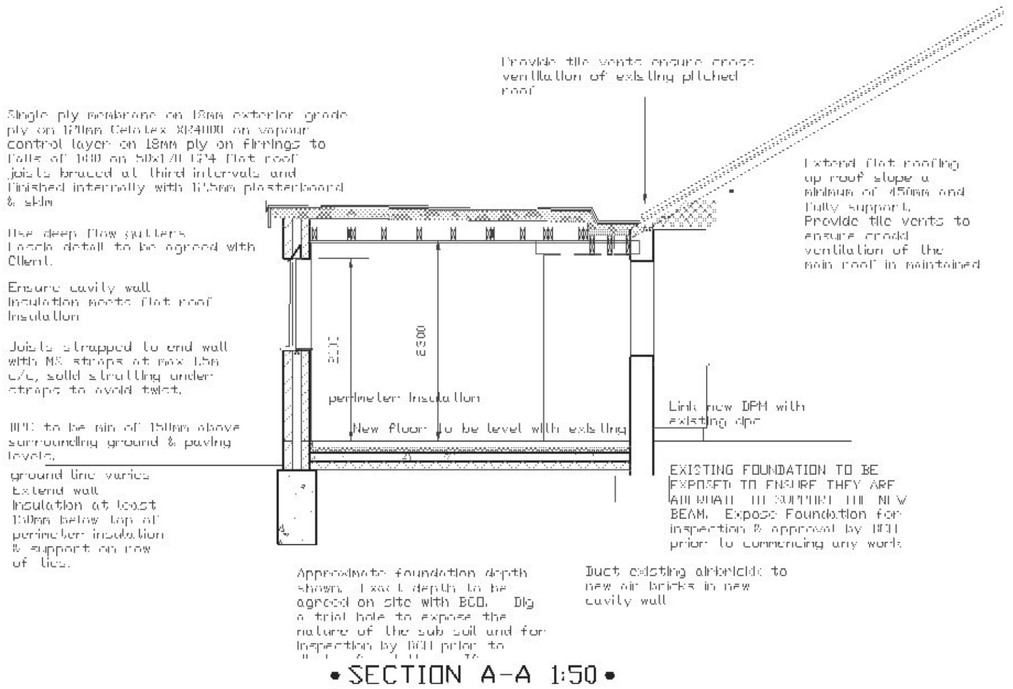
Is levels allow new drains to be taken around the outside of the extension as shown. If drains are to run under the over site then 1 layer of A142 mesh to be provided centrally with the over site and to extend 600mm either side of the drain run.



•PART GROUND FLOOR AS EXISTING 1:50 •



•PART GROUND FLOOR AS PROPOSED 1:50 •



•SECTION A-A 1:50•

Cavity walls: 300 cavity walls,100mm facing brickwork outerskin, 100 cavity filled with 100 Dritherm 32 Cavity slabs to BS, 100 lightweight aircrete blockwork inner skin with 12.5mm plasterboard on dabs all to give an anticipated U-value of 0.25. Wall ties to BS 1243, the length 225 and tie shape vertical twist, 750mm horizontal & 450mm vertical staggered. Mylead dpc to be a min. of 150 mm above ground and paving levels. 2 skins of brickwork below dpc. Close cavity at eaves. Returns less than 550mm to be reinforced with Bricfor at 225mm vert c/c. Mechanical joints to wall junctions Turfix or similar with 2 part Polysulphide mastic. Expansion/movement joints to be provided in external blockwork to manufactures recommendations

DPC: Damcor, Thermabar or other equal insulated vertical dpc to close cavity at all openings in external walls. Cavity tray over lintels, airbricks, canopies and building projections. Cavity tray to have a min. 150mm slop. Unite dpcs with dpm's. Contractor is to use Building Regulations approved Robust details to achieve Air Infiltration level as required.

Lintels: Generally to be prefabricated steel lintels over all openings to external and internal openings, type, size and bearing as recommended by manufacturer. 65 pre stressed concrete lintel over ground floor soil connections. Pack lintels with insulation if not already pre-insulated. Use pre formed stop ends bonded to cavity tray/lintel to coincide with perp joints. Use 2 no plugs/weep hole fillers over each lintel. If lintel has a base plate then the underside must be lined with insulated plasterboard Gyproc Thermal Board LD or similar approved with min R value of 0.34m2 K/W.

Internal wall: (blockwork): 100mm loadbearing blockwork with render and set. Ground floor partitions built off thickened overcite or foundation

Ventilation : Opening lights to all rooms to provide 1/20th floor area as ventilation with opening light situated min. 1.750mm above floor level. Provide background ventilation located to avoid draughts typically 1.7m above fll and located in all habitable rooms with external walls with at least 5000mmsq equivalent area, 2500sqmm to wetrooms, using manually operated proprietary hit and miss ventilators within the head of the window frame. Shower room to have fan ducted to external air and capable of an extraction rate of 15l/sec. Air flow rates for the mechanical ventilation system are to be measured & a notice provided to BC on completion of work. A commissioning notice must be provided to BC for the mechanical ventilation, to be done before completion inspection is carried out.

Windows and Doors : To be UPVC windows double glazed to achieve a min u value of 1.8W/msqK, doors to achieve 1.8W/msqK. Windows to be draught stripped. Window frames to be sealed front & back. Use Low 'E' glass in DG units. Windows/doors set back to give a min frame/closure overlap of 40mm. All doorsets and easily accessible windows and rooflights that provide access into dwellings shall prevent unauthorized access. Any such doors and windows should be certified to PAS 24:2012 or equivalent.

Emergency Egress window: Bedroom window to have an unobstructed opening area that is at least 0.33 sqm and at least 450 high and 450 wide. The bottom of the opening area should be no more than 1100mm above the floor.

Smoke detection : Provide mains operated heat detector to Kitchen and smoke alarms to other areas as indicated. to conform to BS 5446:part1. Alarms to be interconnected and wired to a separately fused circuit of the distribution board, alternatively provide a mains operated smoke alarm with a secondary power supply such as batteries. Smoke alarms fixed to ceiling a min. of 300mm from lights.

Heating & water : Extend existing wet system radiator insulate all pipework where passing through unheated areas, with insulation to same thickness as the pipe to 0.045 W/MK and up to 1.0m from hot water cylinder. TRVS to all radiators. Hot water system to resist the effects of temperature and pressure. Hot water storage vessel to incorporate precautions to prevent temperatures of water exceeding 100 deg c. Provide wholesome hot water supply to sink and provide wholesome cold water supply to drinking water draw off points.

Plumbing : All in accordance with BS557:1978. 100 diameter upvc stack with large radius bend and rodding access at foot to terminate a min. of 900mm above nearest window head within 3.0m. 75 deep seal traps to all fittings, 38 waste to sink, 9in. and 6w. No waste entry into stack within 200mm c/c of WC connection. Lowest entry into stack 450mm above drain invert.

Safety glazing : All glazing to windows which is less than 800mm above finished floor level and glass to doors and within 300mm of doors which is less than 1500mm above finished floor level to be safety glass to BS6206

Part M : Electrics: To clients requirements, all sockets, Bell pushes and switches to be positioned within 450 and 1200mm of the floor level. All door furniture to be positioned as above

Structural Steel : All to Engineers specifications and calculations including all connections, padstones etc. Steels supporting floors to be fire proofed to 1hrs resistance, steels supporting ceilings to 1/2hrs resistance.

Lighting: To the new extension and areas affected by the building work provide low energy light fittings (fixed or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed areas such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of fittings. Where fixed external lighting is installed, provide light fittings with the following characteristics: Lamp capacity not greater than 100 lamp-watts per light fitting and all lamps automatically controlled so as to switch off after the area lit by the fittings becomes unoccupied and all lamps automatically controlled so as to switch off when daylight is sufficient

Limiting air leakage: All doors & windows to be draft proofed & checked to be fully functional on completion of work. Floor joists to be supported on joist hangers. Flexible tiller to be provided around edges of sleed work built into cavity walls & edges of plasterboard at ceiling level and applied prior to plaster or artex finish.

Electrical Works: All electrical work required to meet the requirements of Part P 2006 Edition (Electrical Safety) must be designed, installed and tested by the person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. In general compliance with Part P and be demonstrated by the issue of an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Materials should comply with the appropriate British Standard or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series

Notes:-

MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED

Where the building project falls within the CDM Regulations 2015 / Planning Supervisor Services Ltd are not designated as principal designer under the terms of the Act. The client is to appoint their own principal designer within the meaning of the Act.

PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATIONS BY ???

The drawing has been prepared as a minimum guide to construction and for the purpose of obtaining a Building Regulation approval. The client /contractor must ensure and satisfy themselves that all works carried out, working practices and materials employed are fit and satisfactory for the purpose for which they are used. All dimensions and details are to be checked on site prior to commencement of works. All work/materials to Local Authority/approved inspectors requirements, Building Regulations 1991 (and all current amendments to date) Robust Details, Parish Municipal Guarantees Technical Manual, including all associated legislation. All works to be carried out in a workmanlike manner to all relevant British standards, Codes of Practice, BBA certificates or bearing CE mark as approved in Construction products directive (89/106/ECC). All structural works should be checked for adequacy or designed and specified by specialist engineer to be employed under separate contract. The client is to carryout/independently arrange a site survey to BS 5930 to be undertaken before commencement of works on site to ascertain possible site contaminants. If contaminants are discovered specialist professional advice is to be sought and remediation measures undertaken prior to commencement.

ALL DIMENSIONS SHOWN ARE TO BE CHECKED PRIOR TO COMMENCING THE WORK AND ANY DISCREPANCIES REPORTED

Construction (Design and Management) Regulations 2015: All Domestic, Industrial and Commercial developments (new build and refurbishment) including self build and private domestic clients are to be managed in accordance with the requirements of the act. The designers have tried to ensure that risk design, avoid, reduce or control inherent risks to health and safety of those people affected during construction and future maintenance of the building.

The client is to be aware that the work shown should only be executed by qualified builders who have attended the latest CDM courses and are fully pertinent in all forms of safety procedure relating to all aspects of building and the safe operation of all plant and equipment including personal protection. The builder and sub contractors should submit to the client his Method Statement of Operation outlining his risk assessments etc relating to the work shown on this drawing before commencing work.

Party Wall Act 1996: On all building operations that affect a common party wall or foundations that are deeper and within 3.0m of the adjacent properties foundations and or within 6m and deeper than the adjacent properties foundations strikes line, the adjacent owner must be served with a Building Notice under the above Act. It is the Clients duty to ascertain whether the work falls within the Act and if so independently appoint a qualified Party Wall Surveyor to undertake the required actions prior to commencement of works.

Ground floor: 75mm screed on 500 gauge polythene vapour control layer on 80 GA3060 Celotex floor insulation to achieve an anticipated U-value of 0.20 laid on level base. 25mm Celotex (TB4025) perimeter insulation turned up at edges. 100mm concrete slab on 1200 gauge Visqueen DPM united with surrounding DPC (both new and existing) on 150mm well compacted & blinded hardcore. Existing air bricks ducted to external air in new cavity wall use offset telescopic ducts.

Foul Drainage (final position to be agreed on site): Tray 100mm 08mm or equivalent Upvc drains to falls of 1:40 on 75mm bed and 150mm surround of pea/single, provide with concrete protection where drains are within 600mm of ground level. Sleeve through foundations, wrap with quilt, or PCC lintel over ground floor soil connection. Gullies to be rodddable back inlet type, inspection chambers to be 450mm complete with all necessary blanking plugs and connectors. All existing drainage levels and falls are to be ascertained on site by builder prior to work commencing to ensure adequate falls for new drainage.

Surface Water Drainage: Rainwater goods to consist of 100mm hr gutter laid to minimal falls , with brackets at 1000mm c/c complete with all necessary connectors, stop ends, outlets etc. to discharge to 82mm downpipes secured to brickwork at max. 1800mm c/c. Rainwater downpipes to discharge to gulley hopper. All underground works as foul drainage. Final connection to new soakaway (subject to suitable percolation test as approved document H7 para 1.34 to 1.36) min. 1 cubic situated min 5m from any building.

Please note that any sewer drainage which runs from next door and through the proposed site is owned by the water authority. As such it is necessary for the person carrying out the work to consult with the relevant water authority to obtain their permission to build over any drainage runs more than 6 m in length or manholes that exist on the run. Please provide full details and layouts of the drainage if this applies. Anglian Water can be contacted at developerservices@anglianwater.co.uk or 01706 29644 0

RevNo	Revision note	Date

Drawing title	As existing & as proposed
Description	Proposed ground floor extension
Address	1 Jubilee Close, Harwich, Essex, CO12 4XD
Client	Mr & Mrs Smith

Drawn ZM	Sheet no.
Date 03/2021	Scale as indicated @ A1
Drawing No SJC-01	Revision

Zoe Manning BSc.
Drawing Services Ltd.
143 Connaught Avenue
Frinton-on-Sea, Essex,
CO13 9AB
[redacted]

Do not scale from this drawing. All dimensions to be checked on site prior to commencement of work. Check that this drawing is the latest revision. If in doubt ask. This drawing is copyright. Refer any discrepancies to ZMD Ltd. This plan has been prepared from information provided by Client and from Ordnance Survey plans and as such cannot be relied upon for accuracy of all dimensions. The Client is responsible for defining the correct boundaries and site ownership. ZMD Ltd cannot be held responsible for any land ownership disputes.