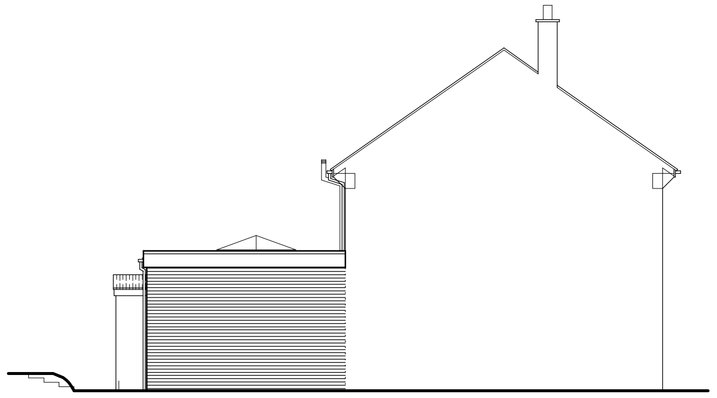
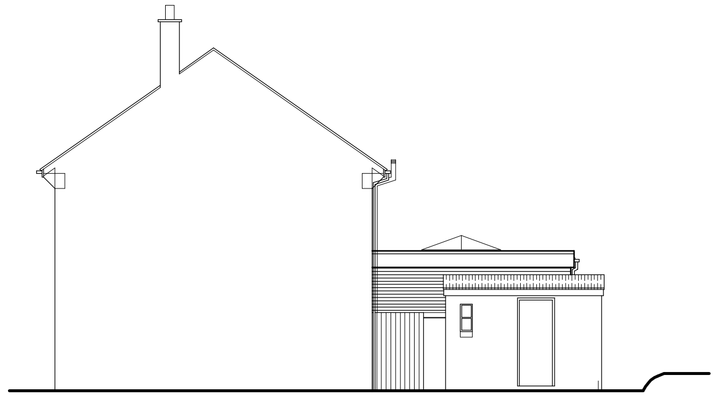
proposed rear elevation 1:100



proposed side elevation 1:100



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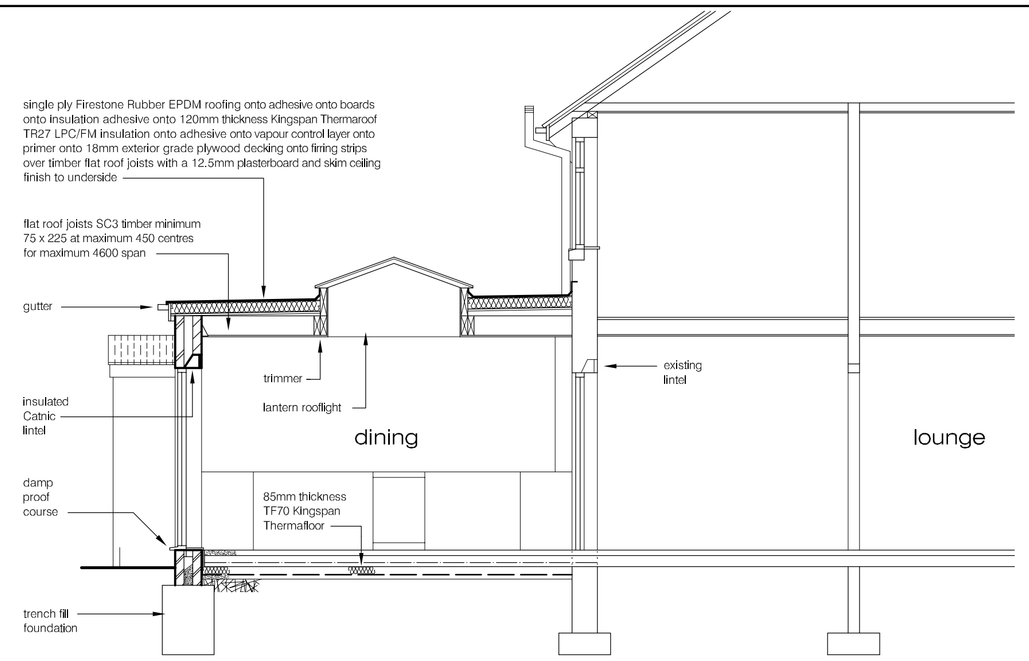
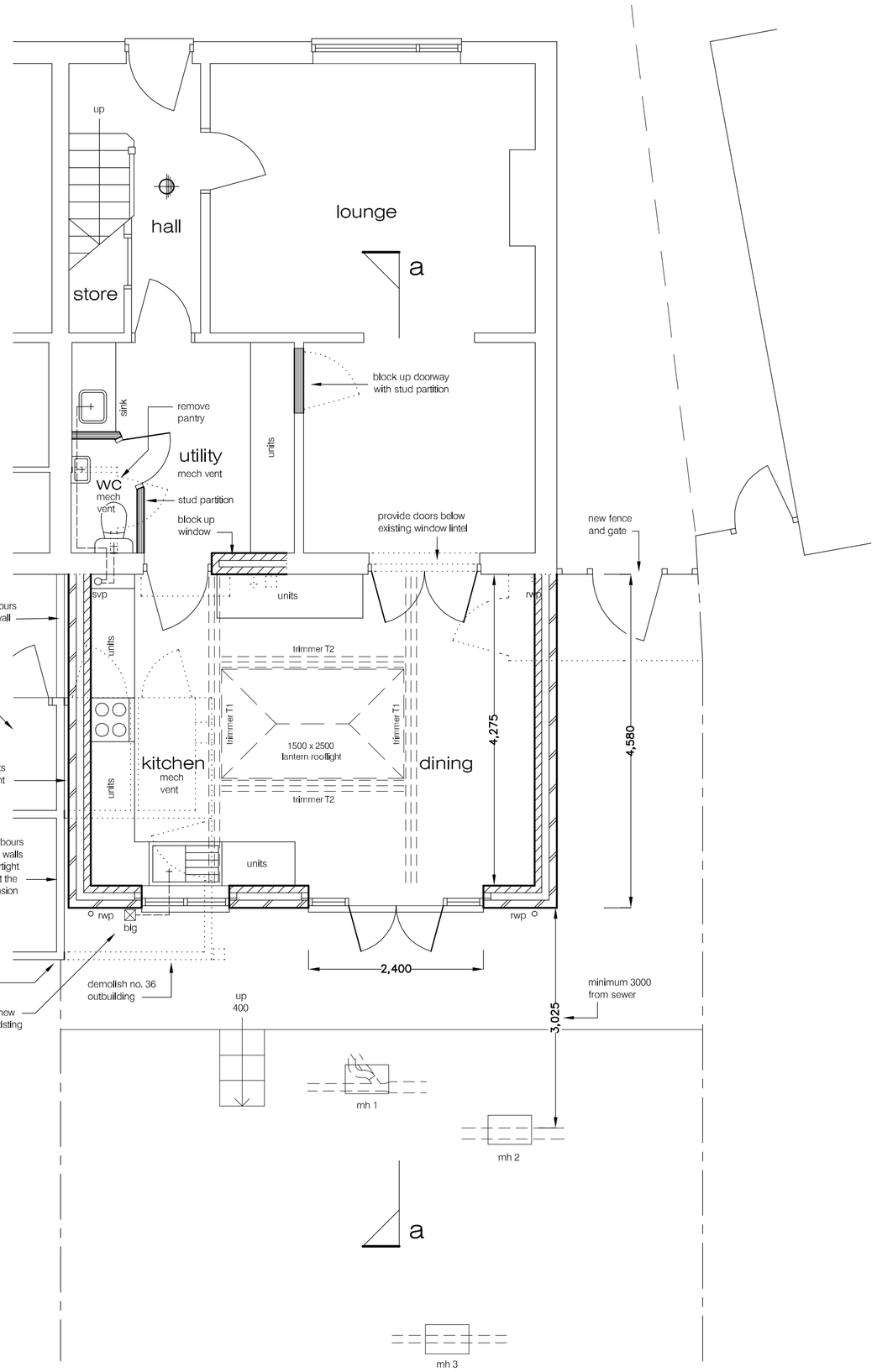
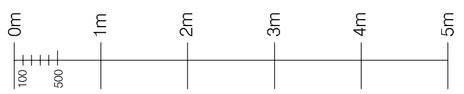


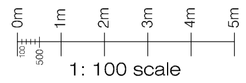
section a - a 1:50



proposed ground floor plan 1:50



1: 50 scale



1: 100 scale

FOUNDATIONS : Minimum 600mm wide x 800mm thick concrete trench fill foundations, minimum 1000mm deep below lowest finished ground level or deeper to suit ground conditions and Local Authority Building Control Officers on site approval. Take foundations down below inverts of all adjacent drains. If by inspection as work commences the Local Authority Building Control Officer determines that on site conditions require a raft foundation instead of trench fill foundations then an independant structural engineers design must be provided and approved by the Local Authority Building Control Department before work continues.

WALLS : Cavity walls 105mm external facing brickwork to Local Authority approval, 100mm cavity filled with Rockwool Cavity Batts, 100mm Celcon Solar or similar approved blockwork inner leaf, 13mm plaster and skim or otherwise 12.5mm plasterboard on dabs with plaster skim internal finish. Provide stainless steel non-fishtail cavity wall ties at maximum 450mm vertical centres and maximum 750mm horizontal centres staggered to BS1243, with additional ties around openings. Provide "Catnic" or similar insulated lintels having minimum 150mm bearing each end unless otherwise agreed, with minimum 2no. weep vents at maximum 450mm centres, and purpose made stop ends. Provide "Damoor" by T.D.I.(UK)Ltd., insulated damp proof course cavity closers around all openings. Provide "Hyload" or similar approved damp proof course minimum 150mm above finished ground level, linked to damp proof membrane in floor construction. Provide flush pointed engineering brickwork below damp proof course level. Fill cavity up to minimum 150mm below cavity insulation level and minimum 225mm below damp proof course level using weak mix concrete graded to the outside. Take cavity wall insulation down 150mm below the top of the perimeter insulation kerb upstands around the ground floor and provide weep vents to the cavity discharging to external air at ground level. Cavity wall insulation to also be continuous with the insulation in the roof void. Provide cavity trays as appropriate and where required by the Local Authority Building Control Officer formed vertically down the cavity face of the blockwork inner leaf, then horizontally across the cavity to the external leaf in order to maintain continuation of the cavity insulation, thus avoiding any cold spots. Provide adequate mastic sealing internally and externally around perimeter of windows and doors to the on site approval of the Local Authority Building Control Officer in order to reduce air leakage. Where drains pass under building, build up either side of drains and lintel over to leave a 50mm clear air gap all around then mask each end with a rigid sheet.

PARTITIONS : Internal partition walls to be formed using minimum 50mm x 75mm timber studding at maximum 450mm centres, built off timber head and soleplate over a damp proof course having additional timber noggins as necessary for fixtures and fittings, finished each side with 12.5mm Gyproc Fireline plasterboard and skim with a minimum mass per unit area of 10 kg/sq.m, and having void filled with glassfibre quilt with a minimum density of 10 kg/cu.m. All plasterboard joints to be taped and sealed.

CONCRETE GROUND FLOOR : Provide 65mm sand cement screed over 125mm thickness concrete floor slab reinforced with one layer of A142 steel fabric having minimum 40mm cover and minimum 300mm side and end laps, on 500 gauge polyethylene separating layer onto 85mm thickness TF70 Kingspan Thermafloor zero ODP rigid insulation with perimeter kerb upstands over 1200 gauge polythene damp proof membrane linked to damp proof course in walls on sand blinding on 150mm thickness well consolidated approved hardcore free from water soluble sulphates.

WARM CONSTRUCTION RUBBER FLAT ROOF : Flat roof formed as warm roof construction using Permaroof UK Limited telephone 01773 608808 web www.permaroof.co.uk - Firestone Rubber Cover EPDM single ply roofing system onto bonding adhesive onto Isogard HD cover boards, onto I.S.O. Twin-Pack insulation adhesive onto 120mm thickness Thermaroof TR27 LPC/FM insulationby Kingspan Insulation Limited telephone 0870 850 8555 onto I.S.O. Twin-Pack insulation adhesive, onto V-Force SBS / polyethylene vapour control layer, onto SA-Solvent Based (SB) Primer onto minimum 18mm exterior grade plywood (or OSB grade 3) decking having staggered joints with board edges being supported by 50mm x 50mm timber cross noggins fixed in accordance with manufacturers requirements onto timber firring strips over minimum timber flat roof joists as shown on section with a ceiling finish to underside of 12.5mm plasterboard and skim.

ROOFLIGHT TO FLAT ROOF : Rooflight to flat roof to be of double skin type produced by a specialist manufacturer and formed using AA, AB or AC polycarbonate or glass with a Class 1 surface spread of flame and having a TP(a) classification in accordance with the Building Regulations.

LATERAL RESTRAINT : To roof structure fix first three timber joists to parallel external walls using 30mm x 5mm minimum section hot dip galvanised mild steel anchor straps over minimum 50mm wide timber noggins fixed between the main structural members and packed tight to the outside wall at maximum 1500mm centres. If required by the Local Authority Building Control Officer provide additional straps where appropriate.

GLAZING : All new glazing to be double glazing with a minimum 12mm Argon Gas filled cavity and a minimum of one leaf Pilkington K Glass giving a U value not exceeding 1.6 W / sq.m K. All new glass in windows below a level of 800mm above floor level, and in doorways below a level of 1500mm above floor level, including 300mm either side of such doorways to be toughened safety glass to accord with BS6206.

WINDOWS / DOORS : All new windows and doors should be fitted with draught excluders to the on site approval of the Local Authority Building Control Officer.

VENTILATION : Lounge to have windows opening to external air equal to 1/20 of the floor area minimum and trickle vents giving minimum 8000 sq.mm area. Wc to have mechanical ventilation ducted to external air with an extract rate of 6 litres per second operated by the light switch with a 20 minute overrun after the light has been turned off and the room should also have an air inlet of for example a 10mm air gap under the door. Utility to have mechanical ventilation ducted to external air with an extract rate of 30 litres per second operated by the light switch with a 20 minute overrun after the light has been turned off and the room should also have an air inlet of for example a 10mm air gap under the door. Kitchen / dining to have windows / doors opening to external air equal to 1/20 of the combined floor area minimum and trickle vents giving minimum 8000 sq.mm area and also mechanical ventilation to the kitchen area ducted to external air with an extract rate of 60 litres per second or otherwise 30 litres per second if a cookerhood is used.

ELECTRICS : To clients own specific requirements. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed installed inspected and tested by a person competent to do so. It is required that an appropriate BS7671 electrical installation certificate is to be issued to the Local Authority by a person competent to do so in respect of all electrical work other than minor works as defined by Table 1 of Approved Document P.

SMOKE ALARMS : Provide ceiling mounted self contained smoke alarms conforming to BS5839 Part 6 2004 in circulation spaces within 7.5m of doors to all habitable rooms positioned at least 300mm from walls and light fittings, and between 25mm and 600mm below ceiling level. Multiple smoke alarms to be interconnected to act concurrently. The smoke alarms may be wholly mains operated, or otherwise mains operated with a secondary power supply such as batteries. Smoke alarms operated by primary batteries are not to be used.

LIGHTING : Provide energy efficient light fittings in at least two of the new rooms to the on site approval of the Local Authority Building Control Officer, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING : Modify and extend existing heating system to suit clients requirements using water filled radiators fitted with thermostatic radiator valves. Provide also where appropriate, if not already present, a room thermostat or flow switch to the on site approval of the Local Authority Building Control Officer. System to include time and temperature zone control. Only if required for the additional capacity provide new gas fired wall mounted boiler with a fan assisted balanced flue outlet minimum 300mm from any opening into the building and fitted with a durable, Gas Safe approved cage. The heating contractor must be a GAS SAFE registered installer (web site - www.GasSafeRegister.co.uk) who should pass on to the Local Authority Building Control Officer all relevant technical literature for the new boiler and leave the operating instructions with the property owner. The SEDBUK rating for new natural gas fired condensing boilers should be not less than 86%. The heating contractor should supply the appropriate commissioning certificates. All new heating should be in accordance with the Domestic Heating Compliance Guide.

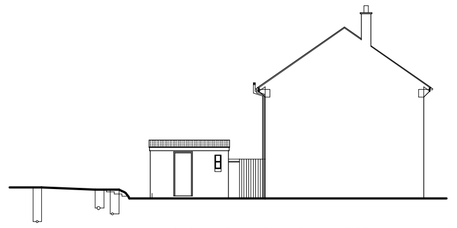
DRAINAGE : Contractor must locate on site to the approval of the Local Authority Building Control Officer existing drain runs, and agree details and positions of final connections prior to commencement of drainage works. Waste pipes :- wc 100mm, wash hand basin 32mm, sink 40mm minimum continuous internal diameter into minimum 75mm deep seal traps connecting to existing foulwater drainage system. Gutters to be minimum 100mm diameter half round or equivalent to match existing, discharging into minimum 63mm continuous internal diameter rainwater downpipes, connecting to a stormwater soakaway system minimum 5000mm from any building, boundary or highway designed following an on site percolation test carried out in accordance with BRE digest 365 to the approval of the Local Authority Building Control Officer. If the provision of a soakaway is not practical due to on site conditions the contractor must discuss and agree the connection of new rainwater pipes into the existing stormwater drainage system with the Local Authority Building Control Officer. Provide brackets to gutters at maximum 1000mm centres, and to rainwater downpipes at maximum 1800mm centres. Below ground drains to be minimum 100mm continuous internal diameter Hepsleve or similar pipework laid to falls, on prepared trench beds and backfilled with selected material free from stones exceeding 40mm diameter. If required new manholes to be formed using precast concrete manhole sections built off a 150mm thickness concrete slab, with a minimum 100mm continuous internal diameter half round channel, and smooth granolithic benching falling into channel, having all connections in direction of flow, and being fitted with a domestic cover and frame of type to suit location properly bedded to make air tight and water tight.

SEWERS : In addition to the drainage notes the client where necessary must comply with the requirements of and gain approval from the relevant water authority if the proposed works involve building over or building close to designated sewers. It is also the responsibility of the client to determine where appropriate whether legal agreements need to be entered into with the water authority to include the paying of all associated fees and the appointment of drainage cctv survey specialists. It is recommended that the client contacts the water authority in advance of commencing any works to determine whether any of the above applies to this particular project.

RESTRICTIVE COVENANTS : This drawing does not grant approval for the client to override any requirements to comply with restrictive covenants or other private legal agreements that may be placed on the property or land. The client should be aware that there is a risk involved in proceeding with any development without first clarifying whether there are any relevant covenants or agreements relating to the property.

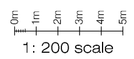
THE PARTY WALL ACT : It is the clients legal responsibility to comply fully with the requirements of The Party Wall etc. Act 1996 where the client intends to carry out building work close to or on an existing wall shared with another property, building work close to, on or over the boundary with a neighbouring property, excavating close to a neighbouring building or access onto adjoining land in the ownership of others. In cases such as these as defined within The Party Wall etc. Act 1996 the client must serve the statutory notice on all of those people defined as adjoining owners by The Party Wall etc. Act 1996 making sure that they are given no less than the required minimum period of notice before any building work is commenced. No works should be carried out until all relevant parties have been consulted and procedures agreed in writing within the time scale set out in the Act.

LAND OWNERSHIP : This drawing does not authorise the carrying out of any works on land in the ownership of others. The applicant must own all of the land required for this development or otherwise enter into signed legal agreements with all of the relevant parties.



existing side elevation 1:200

existing rear elevation 1:200



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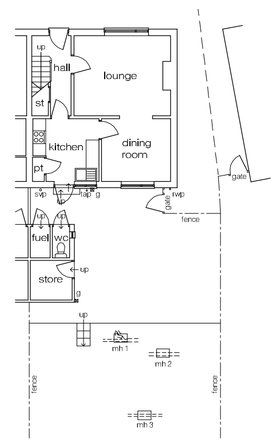

existing ground floor plan 1:200

smoke alarm

ALTERATIONS EXTENSIONS
36 Cromer Road,
Leamington Spa,
Warwickshire, CV32 7RZ.

inscape design arena

Mr. S. WHEATCROFT

proposals

ARCHITECTURAL CONSULTANTS
Holly Lodge, 16 Glascote Road,
Tamworth, Staffordshire, B77 2AA
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