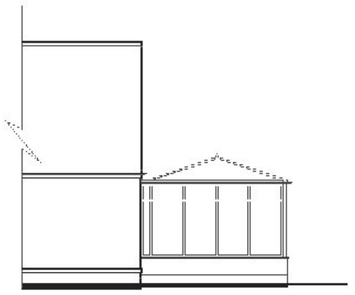
DO NOT SCALE

IF IN DOUBT ASK

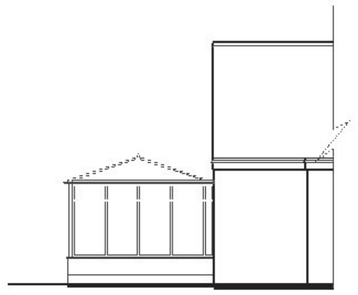
Front elevation

•ELEVATIONS AS EXISTING 1:100 •



Side elevation

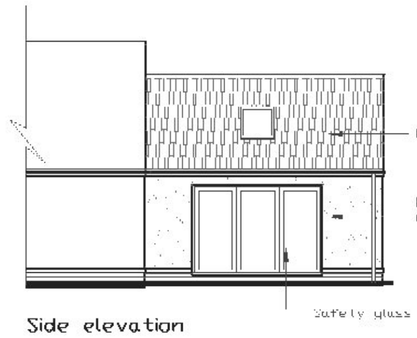
Rear elevation



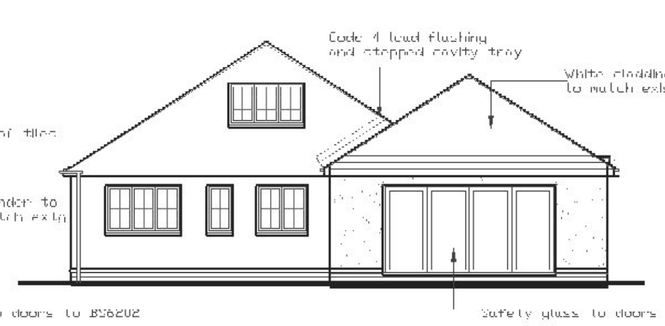
Side elevation

Front elevation

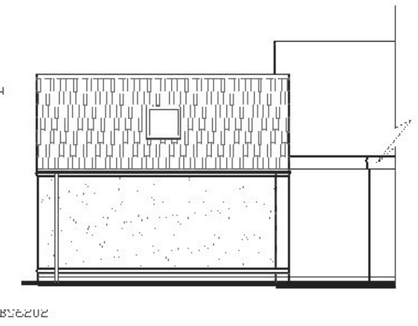
•ELEVATIONS AS PROPOSED 1:100 •



Side elevation

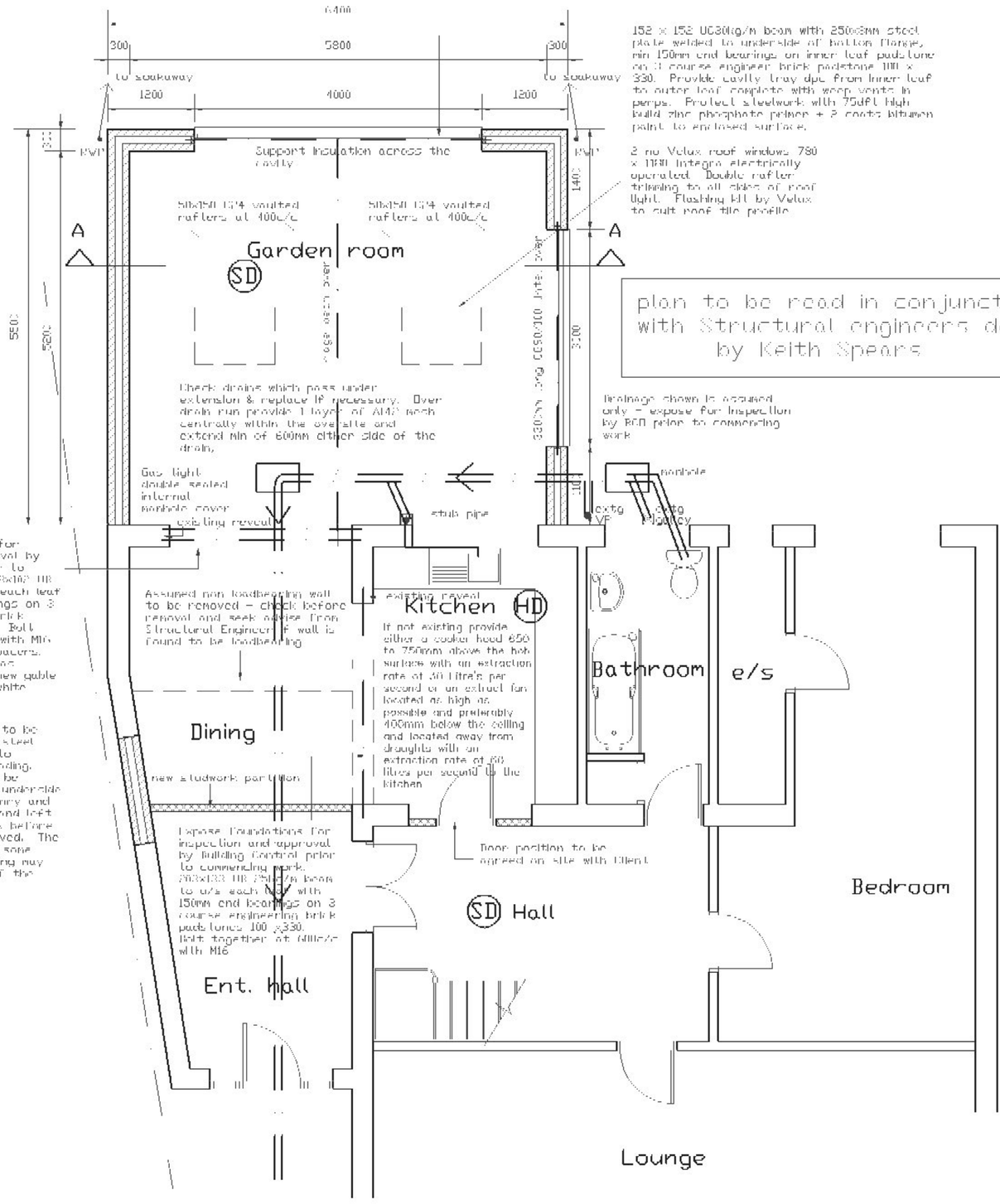


Rear elevation



Side elevation

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 manholes that exist on the run. Provide full details and layout of the drainage if this applies. Anglian Water can be contacted at developerservices@anglianwater.co.uk



152 x 152 UC30kg/m beam with 250x8mm steel plate welded to underside of bottom flange, min 150mm end bearings on inner leaf padstones on 3 course engineers brick padstones 100 x 330. Provide cavity tray dpc from inner leaf to outer leaf complete with weep vents in perps. Protect steelwork with 750#L high build zinc phosphate primer + 2 coats bitumen paint to encased surfaces.

2 no Velux roof windows 780 x 1180 integra electrically operated. Double rafter trimming to all sides of roof light. Flashing kit by Velux to suit roof tile profile

plan to be read in conjunction with Structural engineers details by Keith Spears

Drainage shown is assumed only - expose for inspection by BCO prior to commencing work

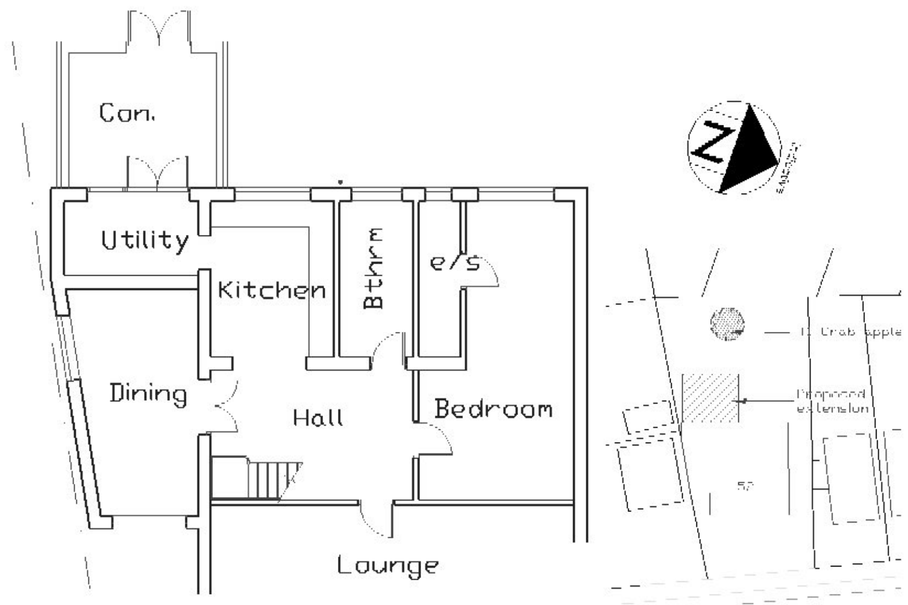
Expose foundations for inspection and approval by Building Control prior to commencing work. 178x178 UB 15kg/m beam to w/s each leaf with 150mm end bearings on 3 course engineering brick padstones 100 x330. Bolt together at 1m c/c with M16 bolts and tubular spacers. Make cavity wall up as necessary to form new gable and finish with white Hardieplank cladding

The proposed beams to be pinned up tight with steel wedges and packing to support the dead loading. Non shrink grout to be packed between the underside of the existing masonry and the new steel beam and left for at least 24hours before any propping is removed. The Client to appreciate some initial masonry crushing may occur as a result of the proposed works.

Assumed non loadbearing wall to be removed - check before removal and seek advice from Structural Engineer if wall is found to be loadbearing

If not existing provide either a cooker hood 650 to 750mm above the hob surface with an extraction rate of 30 litres per second or an extract fan located as high as possible and preferably 400mm below the ceiling and located away from draughts with an extraction rate of 60 litres per second to the kitchen

•PART GROUND FLOOR AS PROPOSED 1:50 •



•PART GROUND FLOOR AS EXISTING 1:100•

•BLOCK PLAN 1:500•

Pitched roof : Roof pitch to match existing. Roof tiles to match existing as closely as possible but to suit the pitch of the roof on preserved battens on breathable membrane on 50 x 150 C24 rafters as designed by engineer at 400mm max c/c. Fix batten onto inside face of rafters to ensure the Celotex 90412U is located to allow the breathable membrane to drape onto the insulation by 30mm. U value achieved min 0.18 anticipated 0.17. Push Celotex between rafters ensuring the 30mm space is maintained above. To the underside of the rafters fix 15mm Fireline board with broad headed clout nails. Joints between boards must be lightly bulked and jointed using appropriate tape & jointing material from Celotex to create vapour control layer. Ceiling skim finish. Strap roof to parallel walls with re steel at max 2.0m c/c. Straps to have a cross section of 30m x 5mm and extend over first 3 rafters. provide noggins under to prevent twist. 100 x 50 wall plate strapped down at 1.2m c/c with no straps 1.0m in length

203x133 UB 30kg/m ridge beam + 150x50 timber plate bolted to top of beam web at 1200c/c. 50x150 C24 rafters at 400c/c. 3 course engineering brick padstone to each end 100 x 330 - see engineers details by Keith Spears

2 no Velux roof windows 780 x 1180 integra electrically operated. Double rafter trimming to all sides of roof light. Flashing kit by Velux to suit roof tile profile

Apply 50mm layer of compressible mineral wool over wall & ensure loft insulation meets wall insulation.

UPVC fascias and soffits with deep flow gutters

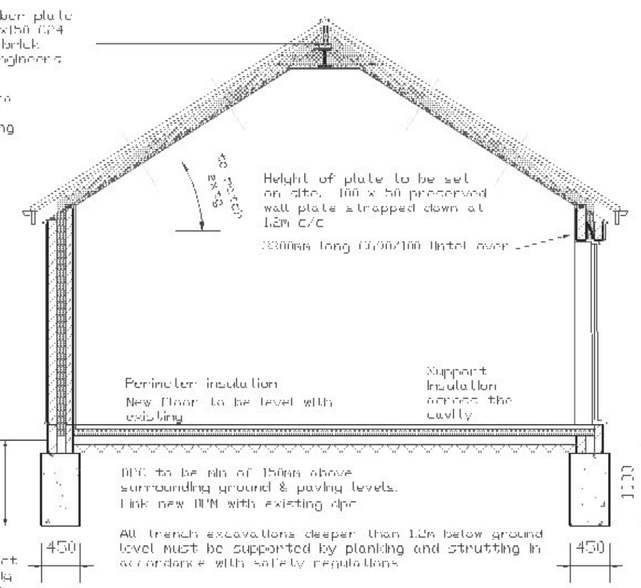
Extend wall insulation at least 150mm below top of perimeter insulation & support on row of ties.

Dwarf existing airbricks to new air bricks in new cavity wall

Link new DPM with existing dpc

EXISTING FOUNDATION TO BE CHECKED BY BUILDING CONTROL TO ASCERTAIN IF ADEQUATE TO SUPPORT THE NEW ROOM. Expose foundations for inspection & approval by BCO prior to commencing any work

Approximate foundation depth shown. Exact depth to be agreed on site with BCO. Dig a trial hole to expose the nature of the sub soil and for inspection by BCO prior to digging foundations. If foundation depth exceeds 1.2m then a suspended floor will be required



•SECTION A-A 1:50•

1:100

1:50
Scale Bar

Notes:-

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

this 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 safely themselves that all works carried out, working practices and materials employed are fit and suitable 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 meet Authority/Approved Inspectors requirements, Building Regulations 1991 (and all current amendments to date) Robust Details, Parish Municipal Guarantee 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/EEC). All structural works should be checked for adequacy & designed and specified by specialist engineer to be employed under separate contract, the client is to commit/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 remediation 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 assume that their designs would 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 proficient 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 next or within 6m and deeper than the adjacent properties foundations across 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 notices prior to commencement of works.

Foundations: Foundations shown are provisional only and may vary according to the nature of the sub-soil encountered on site and drain inverts. Final depth and size to be agreed on site with the Local Authority. Form 450 x 250mm 1.0m deep trench fill foundation as shown concrete to mix 1:3:6 20D mix. Excavate a trial hole to be inspected by BCO prior to work commencing. Bottom of foundation trenches to be of adequate load bearing natural subsoil, level and cleaned prior to concreting. All foundations in excess of 1.5m deep will require a suspended floor and foundations in excess of 2.0m should be designed by specialist engineer. Generally, foundation work should comply with BS 8004:1986 and BS 8004. Concrete for foundations should be selected in accordance with BS 8110 & BS 8004. Where trees are present on site or have been removed guidance on minimum depth of foundations to be sort from Zurich Insurance tables. As general guidance mass trench fill foundations to be 450x1000mm deep ST2 / CEN 1 Comp strength 10N/mm with 75mm slump.

Ground floor: 75mm screed on 300 gauge polythene vapour control layer on 90 GA4280 Celotex floor insulation to achieve an anticipated U-value of 0.17 laid on level base. 75mm Celotex (TIM/DN) perimeter insulation turned up at edges. 100mm concrete slab on 1200 gauge Visqueen DPM united with surrounding DPC (both new and existing) on 100mm well compacted & blinded hardcore. Existing air bricks ducted to external air in new cavity wall use offset telescopic ducts.

External Rendering: The external finish to blockwork to be 25mm, 2 coats, ink wash float finish rendering Portland cement, lime and sand 1:1: 6 on 100mm Thorn Block external dabs. Include all PC external beading weather drips and render stops and the like. All work to be to BS 8000.

Heating & water : Extend existing hot 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. HWS to all radiators. Hot water system to resist the effects of temperature and pressure. Hot water storage vessel to incorporate precautions to prevent temperature of water exceeding 100 deg c. All cisterns and tanks to be adequately supported. Provide shallrooms hot water supply to washbasins, bidet, baths and showers and provide wholesome cold water supply to drinking water draw off points, washbasins, bidets, baths and showers.

Rev No	Revision note	Date
A	Engineers details added	08/2021

Drawing title
As existing & as proposed

Description
Proposed ground Floor extension

Address
52 The Chase,
Holland-on-Sea,
Essex,
CO15 5QB

Client
Mr & Mrs Manning

Drawn ZM	Sheet no.
Date 08/2021	Scale as indicated @ A1
Drawing No MTC-01	Revision A

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

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