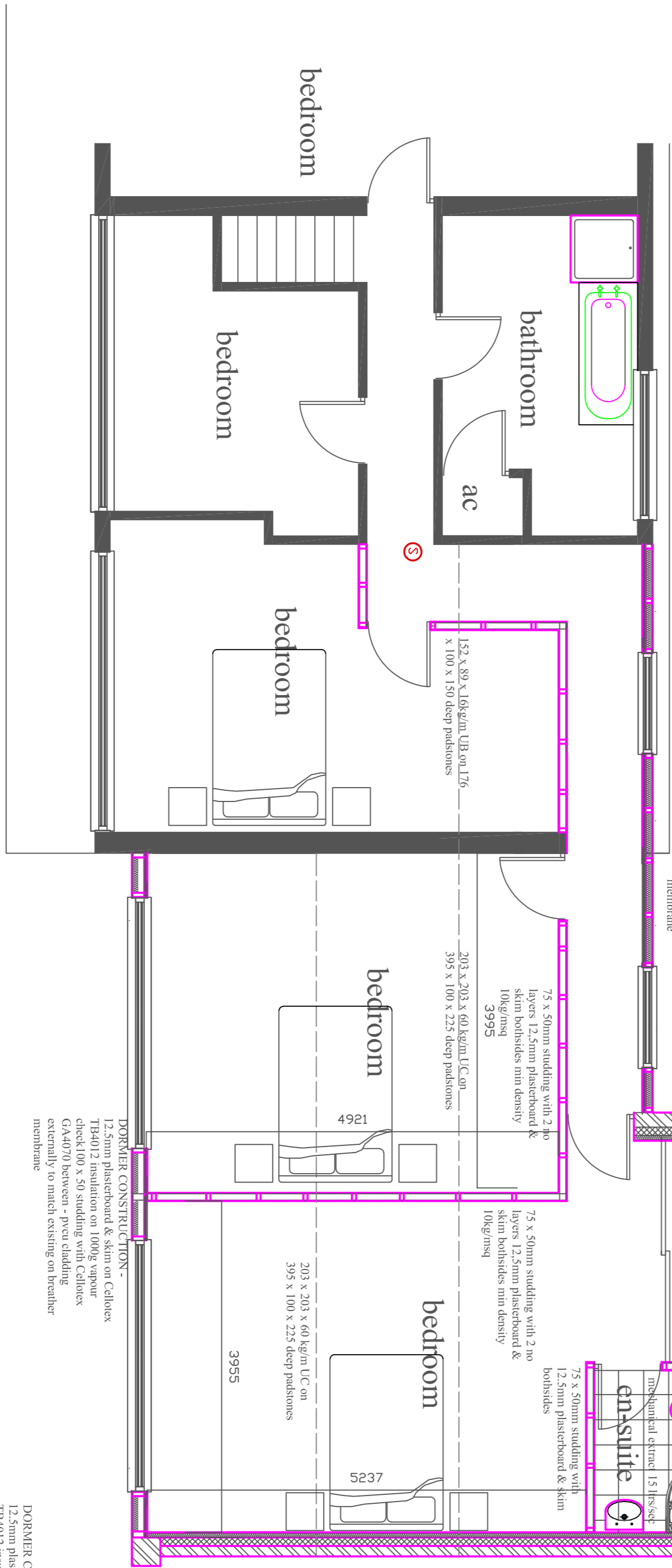
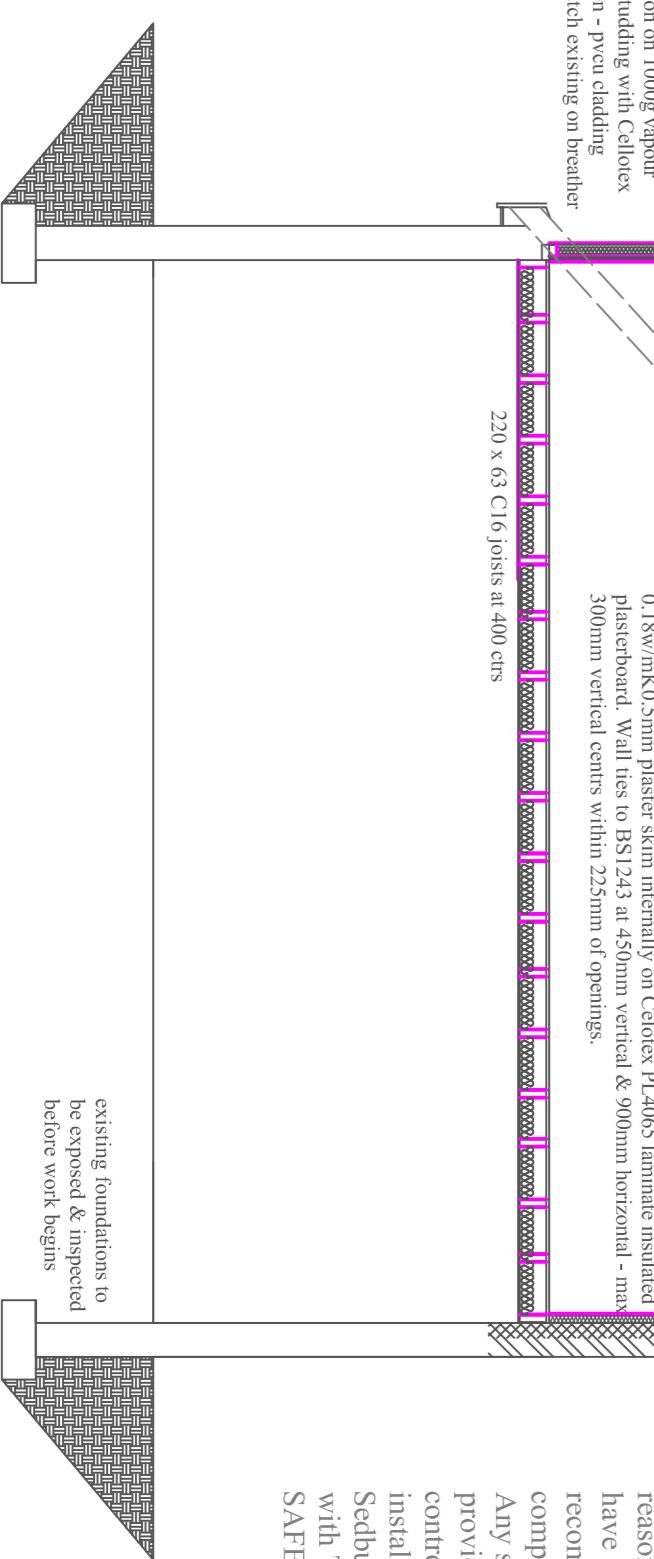


Proposed Ground Floor Plan (Part)



Proposed First Floor (Part)



**FOUNDATIONS**

Concrete strip foundation to BS: 5328:1981 laid to a minimum thickness of 300mm. Depth of foundation to be a minimum of 1mtr, and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shuttered and a precast lined used to span over with a min. of 150mm and bearing, and any drains passing beneath the building to be surrounded in 150mm of P gravel and protected.

**GROUND FLOOR CONSTRUCTION**

150mm Trovel finished or powerfloat concrete on 100g polythene vapour check on Celotex GA40/60 insulation with min 25mm thick upstand perimeter on 120g polyurethane lapped into dpc on 150mm well consolidated sulphate free hardcore.

**WALLS UP TO DPC**

To be class B engineering or similar laid in 1:3 cement sand mortar to BS: 1200, up to DPC which is to be laid at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be ducted through to air bricks within this wall.

**EXTERNAL WALL CONSTRUCTION**

102mm facing bricks to match existing 100mm thermal block min k value 0.118w/mk0.5mm plaster skin internally on Celotex PL40/65 laminate insulated plasterboard. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 225mm of openings. Performed and insulated galvanised steel lintels over openings to have a minimum bearing on brickwork of at least 150mm, with recessed cavity trays with weep holes when required.

**INTERNAL WALLS**

75 x 50mm studing with 2 no layers 12.5mm plasterboard & skim bedbases min density 10kg/m<sup>2</sup>

**FIRST FLOOR CONSTRUCTION**

20mm flooring grade chipboard P5 or P7 on SW joists as indicated tied to walls with 30 x 5 mm MS strips across 3 no joists at max 2.0m ctrs with noggin below. 12.5mm plasterboard & skim ceiling. 100mm mineral wool between joists min density 10kg/m<sup>2</sup>ceiling. Strutting at mid span for joists between 2.5 & 4.0m & at full span for joists over 4.0m span

**PITCHED ROOF CONSTRUCTION**

102mm facing bricks to match existing 100mm thermal block min k value 0.118w/mk0.5mm plaster skin internally on Celotex PL40/65 laminate insulated plasterboard. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 225mm of openings.

**FLAT ROOF CONSTRUCTION**

Approved single ply membrane or 12 mm chipbrigs on 3 layer built up roofing felt to BS 747 or 16mm plywood decking on 120mm Celotex KR4000 100g polythene vapour check on 18mm plywood on joists as indicated tied to walls at max 2m centres with 30 x 5 MS anchors across 3no joists 12mm plasterboard and skim ceiling 100mm HR gutter 63 diam down pipe.

**It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Seven Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site**

**WINDOWS & DOORS**

All windows to new habitable rooms above ground floor level or inner room situations are to have a clear opening of 750mm high x 450mm wide (0.33 sq.mts with no key operated lock) and between 800mm and 1100mm high above the finished floor level/verified with means of escape hinges. Windows to be double glazed with a soft low E coating to give a max "U" value of 1.6w/m<sup>2</sup>/sqK. New doors to have max "U" value of 1.80w/m<sup>2</sup>/sqK.

**GLAZING IN CRITICAL LOCATIONS**

Glazing in critical locations - below 800mm from finished floor level, glazing in doors and side panels within 300mm and to a maximum height of 1500mm to be toughened or laminated safety glass to comply with approved document K. To BS6206.

**VENTILATION**

Bedroom (with or without W/C) to have a 15 litres/second extractor ducted to external air (15 minute over run if no opening window). W/C separate from bathroom to have a 6 litres/second extractor ducted to external air (15 minute over run if no opening window) Background ventilation to habitable rooms to be 8000mm<sup>2</sup> and 4000mm<sup>2</sup> elsewhere.

**DRAINAGE**

Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 metres away from any dwelling. Soakaways to be designed BRE Digest 365

**INTERNAL WALLS**

75 x 50mm studing with 2 no layers 12.5mm plasterboard & skim bedbases min density 10kg/m<sup>2</sup>

**FIRST FLOOR CONSTRUCTION**

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**LIGHTING EFFICIENCY**

To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building self-certification scheme. Efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings) Lighting should achieve an initial efficiency of not less than 40 Lumens per circuit.

**EXTERNAL LIGHT FITTINGS**

All external light fittings must have either a lamp capacity no greater than 100 lamp watts per light fitting with all lamps automatically controlled to switch off when the area becomes unoccupied or when the daylight is sufficient.

**ELECTRICAL INSTALLATION**

To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme.

**FEDERAL SEWERS**

If within 3mtrs of a public sewer then Seven Trents permission shall be obtained in writing giving their consent. A drainage survey to be carried out by CCTV before commencing work and at completion and a copy of the report sent to Seven Trent.

**H&S NOTES**

**DANGER: ELECTRICITY** service into existing buildings care must be taken when any excavation is taking place near these positions. Contractor to confirm positions of service cable to marked on site, and also on copy of plans, once position of cable has been established.

**DANGER: GAS** service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of gas supply pipe is confirmed on site. In An EMERGENCY CALL 0800 111 999 IMMEDIATELY.

**WATER** supply to be located and labelled prior to the work commencing. All services to be adequately protected from accidental/deliberate damage at all times.

**Site** to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

**Contractor** is to ensure that the supply of all services (hot/cold water, electricity, water, gas, fibre optic) is not interrupted during the course of the work. If any interruption occurs, the contractor is to fully advise properties affected as soon as the problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

No	Date	Revision

<b>Proposal</b> Bedroom & En-Suite Extension at York House 45 Chestnut Lane Clifton Campville Nr-Tamworth		Drg No: <b>032205/2</b>
Date: <b>March 22</b>	Scale: <b>1:50</b>	Revision: 

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**Proposed Plans & Section**

All dimensions must be checked on site before work begins  
 Drawing for Planning & Building Regulation approval