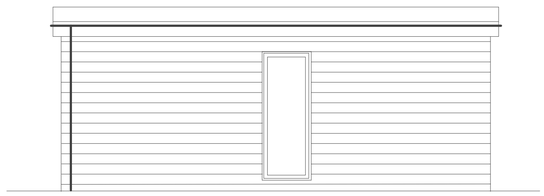
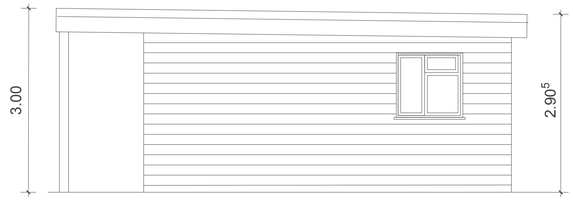
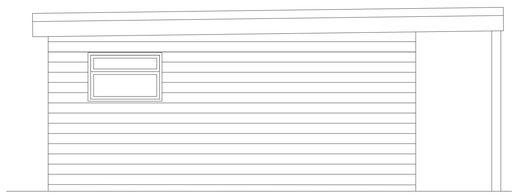
32 ASHLEY DRIVE, WHITSTABLE, KENT, CT5 4SU



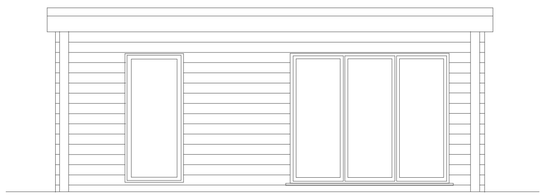
PROPOSED NORTH WEST ELEVATION



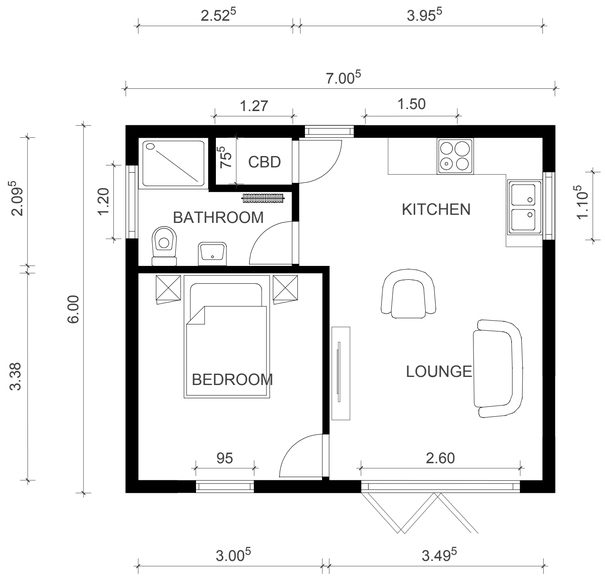
PROPOSED NORTH EAST ELEVATION



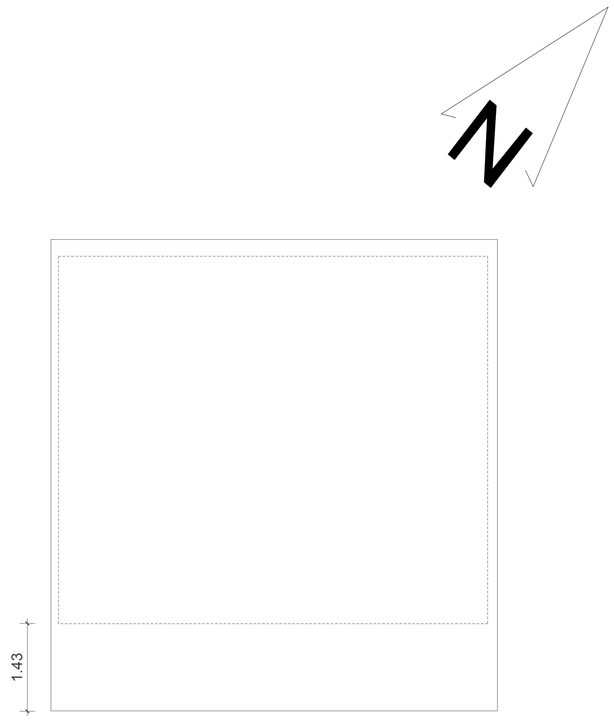
PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED LAYOUT



PROPOSED ROOF

kent planning & design
Supplier of CAD plans for building regulations and planning permission - Interior design service

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SCALE: 1:50
NAME: L TOTTMAN
DRAWN: N KENT
DATE: 15/04/22
VERSION: ASHLEY DRIVE BC V.1.0
ADD: 32 ASHLEY DRIVE WHITSTABLE KENT, CT5 4SU

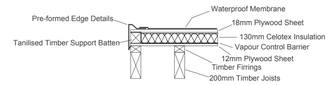
THIS PROJECT CONSISTS OF A PROPOSED ONE STOREY ANNEXE.

THIS SEPARATE DWELLING WILL FEATURE ONE BEDROOM, ONE BATHROOM AND A KITCHEN/DINER.

THE BUILD WILL HAVE A SHED DESIGN SLOPING ROOF.

ASHLEY DRIVE BC V.1.0

WARM DECK FLAT ROOF



Scale 1 : 100

0 1 2 3 4 5

Metres

WARM FLAT ROOF CONSTRUCTION - SHED DESIGN:
The roof deck will have a thickness of 18mm. The vapour barrier (water proof membrane) layed under the roof deck and on top of rigid Insulation, 130mm Celotex or Kingspan Insulation is sufficient to comply with Part L of the Building Regs 2010 and should be thermally insulated to a maximum U-value of 0.18 W/m K.
A Soffit Strip ventilator or similar to be fitted to the back of the Fascia board.
A cavity tray to be fitted at 1m centres and linked with flashing. Cavity Tray should to be 150mm above the roof structure. Roof joists to be 200mm. Roof to be finished in ruberised material.

DAMP PROOF COURSES:
Horizontal and vertical DPC'sw will comply with BS 743 (pitch polymer) and be incorporated:-
a) Minimum 150mm above ground to all load bearing walls, lapped with floor membrane.
b) Vertically built into jambs of all external openings.
c) Horizontally stepped to all external openings.

HEATING:
The proposed extension will be heated from new radiators from the proposed new heating system, appropriate sized radiators to be calculated to ensure maximum heat for each new room. Thermostatic radiator valves are required to all new radiators.

DRAINAGE:
Upvc fittings to BS 4514, BS 5255 sink unit - 42mm dia wastes via 75mm traps. WC pans 100mm dia with 100mm traps. Below ground drainage to comprise Marley Upvc pipes to BS 4660 & BS 5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. All gravity drainage should have a minimum fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a Upvc or GRP material or constructed of 150mm concrete base slab with benching formed in 1:2 cement mortar to 1:12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'b' engineering brick to BS 3921 to the required depth. 50mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. All drainage running through new foundations will be bridged using a concrete lintel. Any new drainage to be bedded and surrounded by a granular material, not less than 100mm, and protected by a reinforced concrete slab if less than 600mm deep.

SOLID FLOOR SLAB:
75mm concrete screed, on vapour barrier, on 85mm Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-enforced concrete slab on 1200mm gauge DPM lapped to wall DPCs and blinding and minimum 150mm clean compacted hardcore. The thickness of the thermal insulation below the new concrete slab to be a minimum of 85mm thick to achieve a U value of 0.22.

ELECTRICAL INSTALLATION:
The proposed electrical installation,earthing and bonding to be installed to current IEE regulations and to comply with Part P requirements of the Building Regulations. All work that involves a new circuit to a dwelling will either need to be notified to Building Control, who will then inspect the work or be carried out by a competent person who is registered under a Part P self-certification scheme. Fixed fitting taking only lamps having a luminous efficieny of 45 lumens per circuit watt shall be used at no less than three per four of all the light fittings. Fixed external lighting shall be either lamp capacity not exceeding 100w per light fitting, all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied and all lamps automatically controlled so as to switch off when daylight is sufficient. Alternatively light fittings have a lamp efficiency greater than 45 lumens per circuit-watt, all lamps automatically controlled so as to switch off when daylight is sufficient and light fittings are controllable manually by occupants.

Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

FRAMES, CASINGS, SKIRTINGS ARCHITRAVES:
External doors and windows to be pvcU and double glazed or to clients instructions. Internal door linings shall be 100x19mm chamfered. Architraves shall be 75x19mm chamfered.

LINTELS:
All internal lintels to be catnic box lintels, or if requested reinforced pre-cast concrete, each lintel will be 100mm x 65mm x (length including 150mm bearing on each end). Unless specified by the Building Officer. Concrete lintels to BS EN 845-2 by Catnic to structural engineers requirements as drawings. Steel lintels to BS EN 845-2 by Catnic to Building Control Officers requirements as drawings.

WINDOWS:
All new glazing will be 'A' rated Upvc to achieve a 1.6 U-value for windows and 1.8 U-value for doors. All glazing will be above 800mm.Trickle vents in accordance with current building regs. All new windows to be FENSA rated and certificated.
All glazing in critical locations should be toughened or laminated, sufficient to comply with Approved Document N1.

RAINWATER GUTTERS/DOWNPIPES:
All Rainwater downpipes for dwelling to be of unplasticised polyvinyl chloride (pvc-U) and comply with either BS EN 12200, BS EN 607 OR BS EN 1462. Fascia brackets should be spaced at a maximum of 1m apart on straight gutter runs. 80mm downpipe brackets should be spaced at a maximum of 800mm intervals leading to a soakaway min 1.5 cubic metre capacity into suitable bearing strata min 5 away from any property and waterbutts. Pipework below ground to be flexibly jointed 100mm diameter uPVC laid to gradient of 1 in 40 in 100mm deep pea shingle bed and surround.

OTHER:
The damp proof course is to be located at least 150mm above external ground level. This property is not listed or in a conservation area. Contractor to allow for making good of all disturbed works.