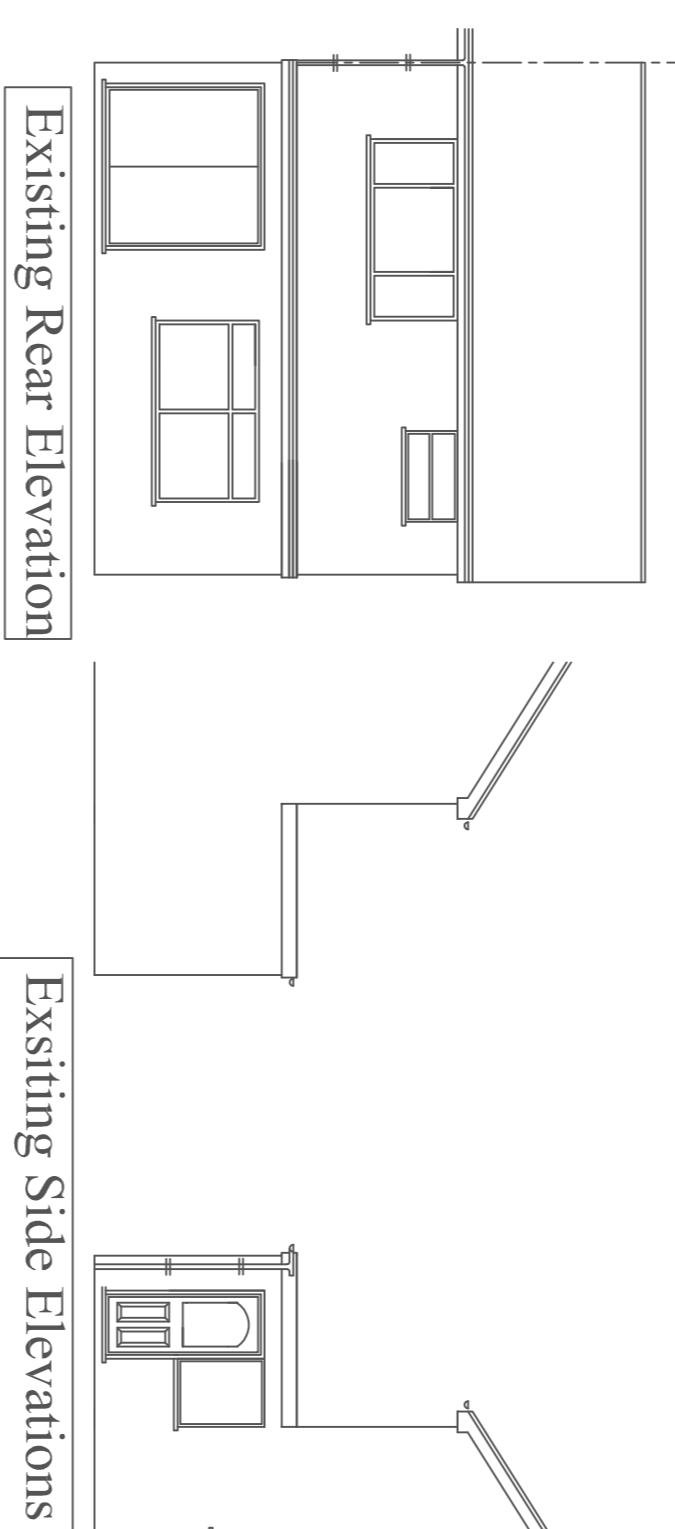
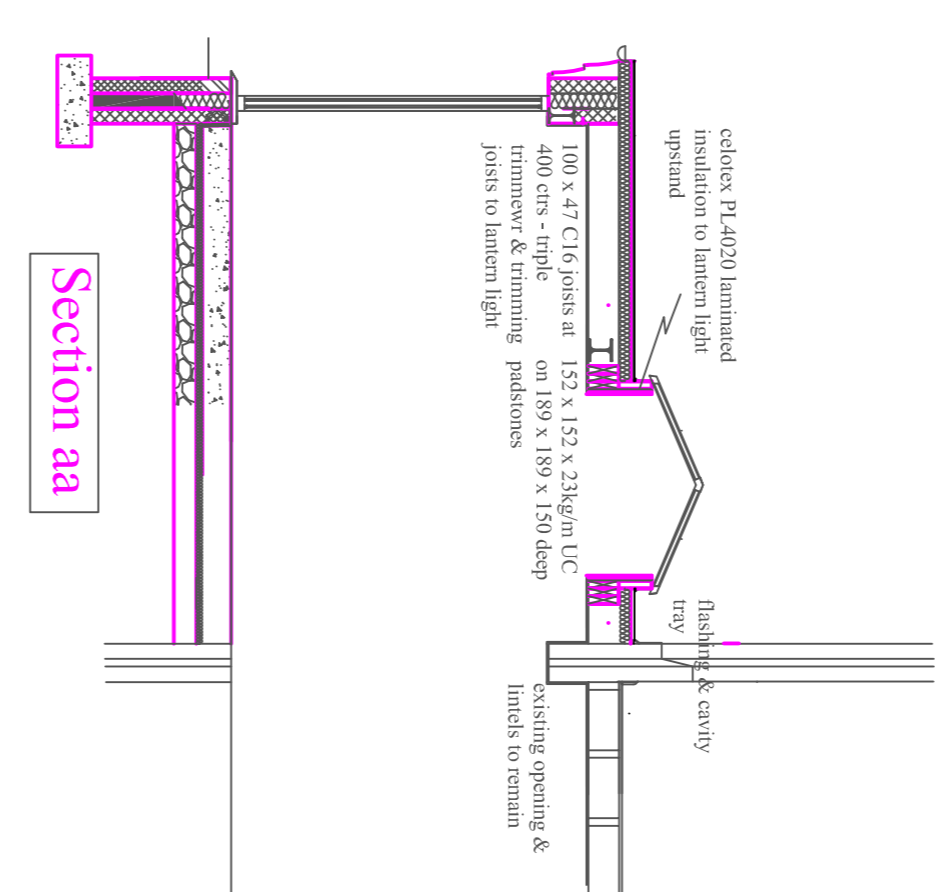


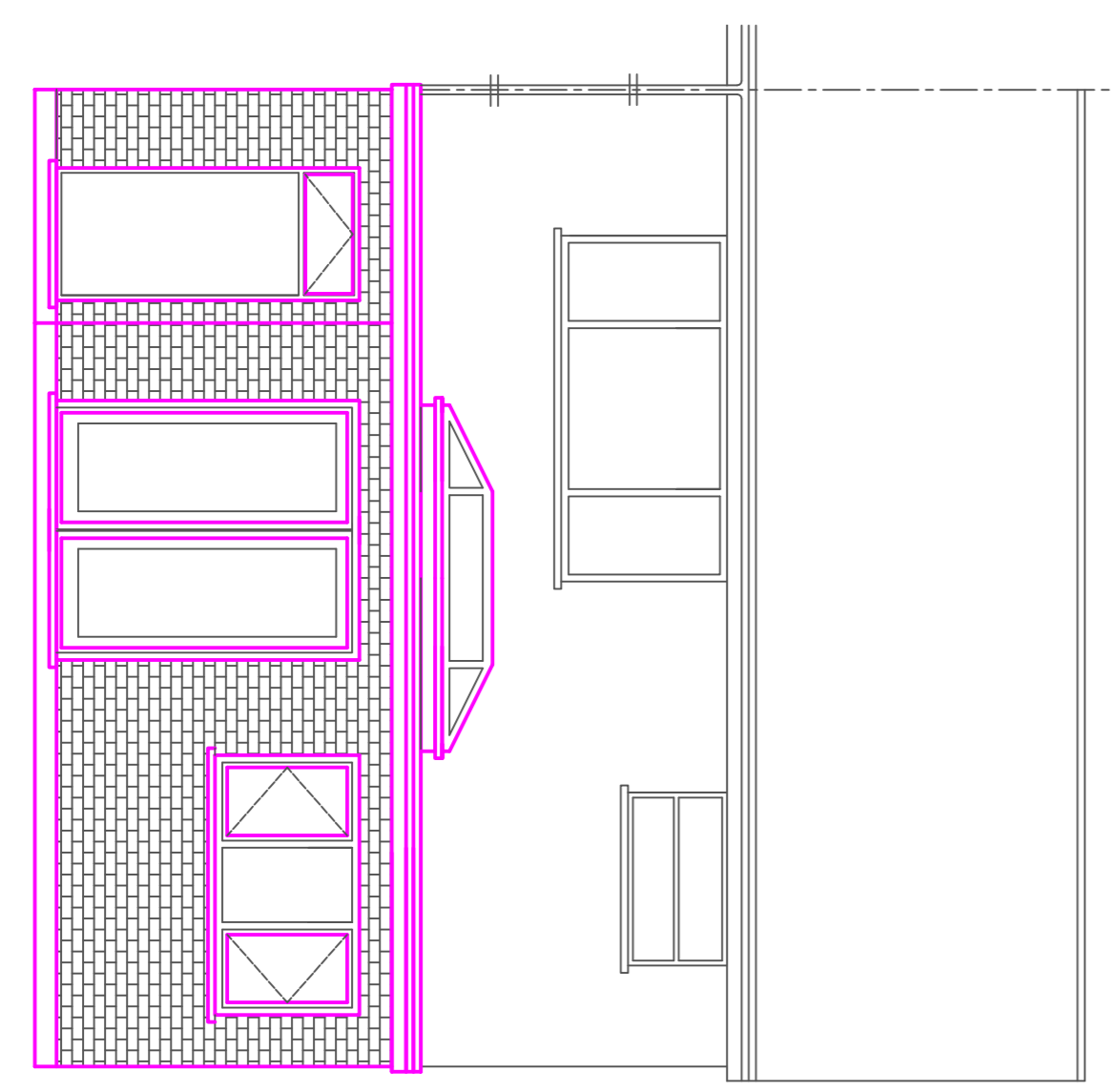
Proposed Rear Elevation (Part)



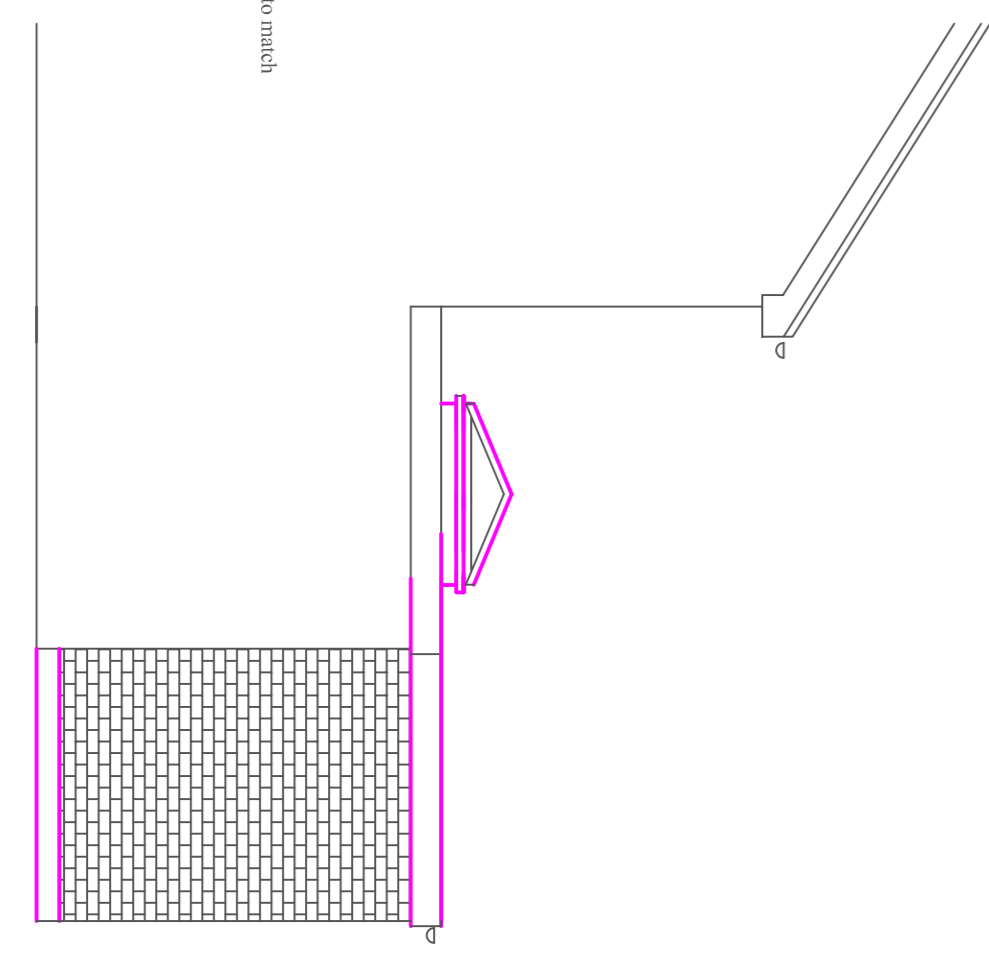
Existing Side Elevations



Section aa



Proposed Rear Elevation



Proposed Side Elevations



Location Plan

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 Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing

FLAT ROOF CONSTRUCTION
Approved single ply membrane or 12 mm chipings on 3 layer built up roofing felt to BS 747 on 18mm plywood decking on 150mm Celotex GA4000 1000g polystyrene vapour check on 18mm plywood on joists as indicated tied to walls at max 2m centres with 30 x 3 MS anchors across 3no joists 12mm plasterboard and skim ceiling 100mm HR gutter 63 diam down pipe
WINDOWS & DOORS
Windows to be double glazed with a soft low E coating to give a max U-value of 1.40w/m²sk. New doors to have max U-value of 1.40w/m²sk. Rooflights to have max U-value of 1.20w/m²sk. 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.
PUBLIC SEWERS
Background ventilation to habitable rooms to be 8000mm² and 4000mm² 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 meters away from any dwelling. Soakaways to be designed BRE Digest 365
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbid over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.
Drains passing under building to be surrounded in 150mm of P gravel and limed over where passing through walls.
12mm guttering to 65mm down pipes supported at 600mm centres to discharge into trapped back meter gullies which run to 100mm pipe work, rainwater to be laid to a fall of 1:50.
Kitchen sink to discharge through 40mm UPVC waste via a 75mm deep seal trap to a trapped gully running to the foul water drainage system. Pipes to discharge below the gully grid. Any waste pipes in excess of 2.5mtrs in length to be 50mm in diameter and serving traps to be anti-siphon traps.
STEELWORK
Structural steelwork is to have minimum end bearings of 100mm on specified pad stones.
LEADWORK & CAVITY TRAYS
All lead flashings to be done in code 4 lead, and lead valleys to be done in code 5 lead.
A cavity tray is required above a roof joints an external wall discharging above the flashing level and a trapped cavity tray to be used at the junction of a pitched roof and the cavity tray at 1200mm centres.
PROTECTIVE MEMBRANES
This site is within 250mtrs of a land fill area, a 1200g membrane is to be lapped across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.
HEATING
The heating and hot water plant should be reasonably efficient and such appliances should have an efficiency of not less than that recommended for its type in the domestic heating compliance guide.
Any space and hot water systems should be provided with suitable temperature, time and zone controls. When a new boiler is to be installed it is to be a condensing boiler with a Sedbuk rating of 90%. All radiators to be fitted with Thermostatic Rad Valves fitted by a GAS SAFE registered person.

FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 laid to a minimum thickness of 300mm.
Depth of foundation to be a minimum of 1mr, and a minimum of 600mm wide in good clay substrate, 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 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 end bearing, and any drains passing beneath the building to be SURROUND FLOOR CONSTRUCTION
150mm Trowel finished or powerfloat concrete on 1000g polystyrene vapour check on 100mm Celotex GA4000 insulation with min 25mm thick upstand to perimeter on 150mm well consolidated sulphite 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 cavity fully filled with 100mm Celotex CW4000 100mm thermal block min k value 0.15w/mk. 5mm plaster skim internally on 12.5 plasterboard. Cavities to be sealed with proprietary insulated cavity closers. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 255mm of openings. Performed and insulated galvanneal steel lintels over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

No	Date	Revision

Proposal
Kitchen & Lounge Extension at
62 Reindert Road
Fazeley
Tamworth

Date:	Scale:	Dwg No:	Revision:
Sep122	1:500 & 1:1250	0922201	

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Building Design

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