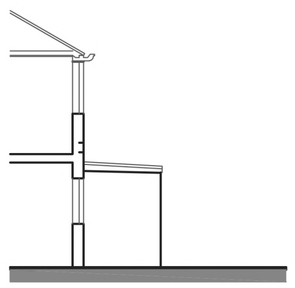
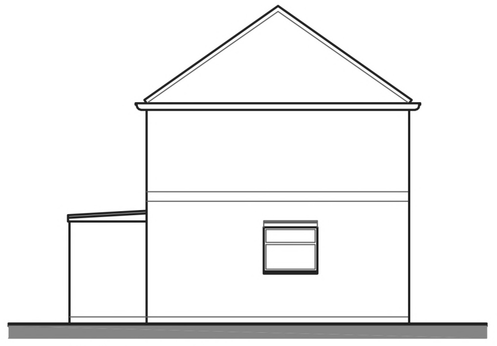
DO NOT SCALE

IF IN DOUBT ASK



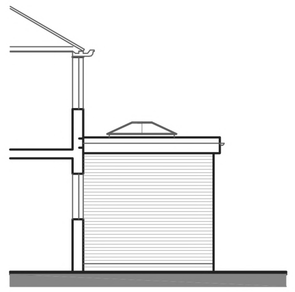
Side elevation

Rear elevation

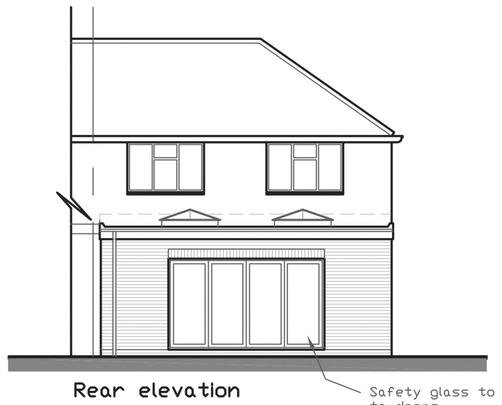


Side elevation

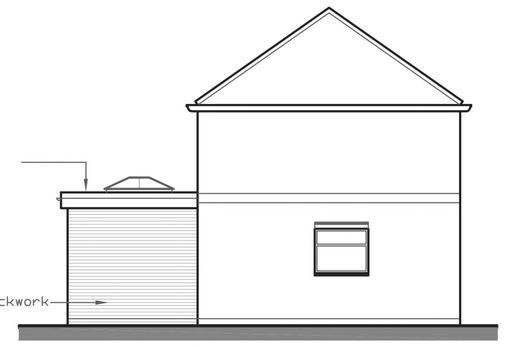
•ELEVATIONS AS EXISTING 1:100•



Side elevation

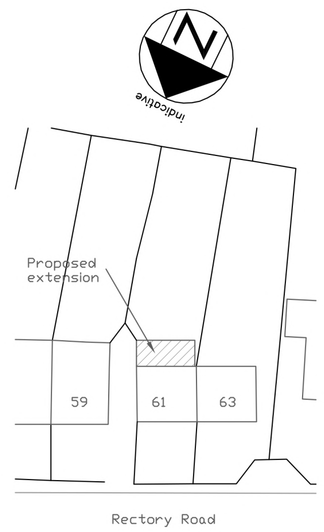


Rear elevation



Side elevation

•ELEVATIONS AS PROPOSED 1:100•



•BLOCK PLAN 1:500•

Roof lantern: To specialist manufacturers details. Glazing to BS6266 and to be double glazed. Glazed using toughened safety glass to BS6206. U Value of 1.2w/msq. Construct on flat roof trimmers to structural engineers details min 150mm high 95x45mm treated sw studwork up stand clad externally with 11mm DSB. Insulate between studs with 80mm Celotex FR5000to outerface to leave 15mm cavity), finish internally with 25mm+12.5 PL4000 Celotex with taped and sealed joints to provide vcl as manufacturers spec and plaster finish.

Single ply membrane on 18mm exterior grade ply on 150mm Celotex XR4000 on vapour control layer on 18mm ply on firrings to falls of 1:80 on 47x145 C24 flat roof joists braced at third intervals and finished internally with 12.5mm plasterboard & skim to acheive a U-value of 0.15.

Use deep flow gutters

Fascia detail to be agreed with Client.

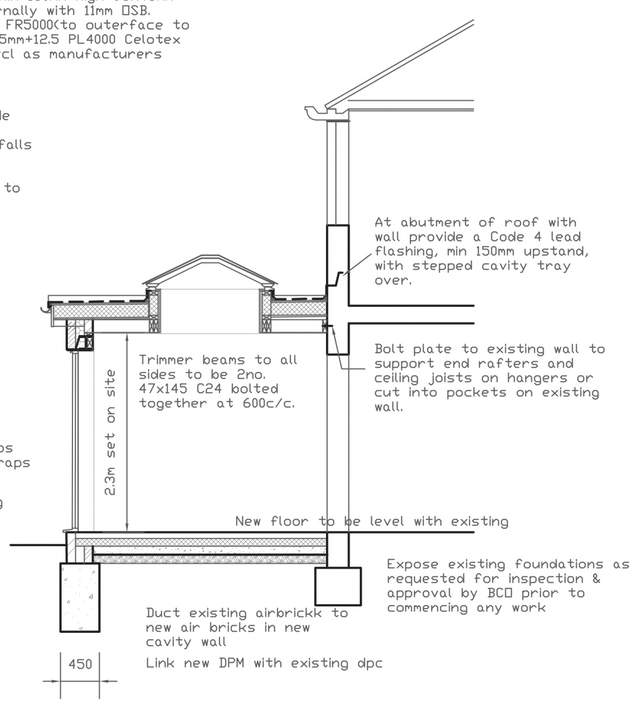
Ensure cavity wall insulation meets flat roof insulation

Joists strapped to end wall with MS straps at max 1.5m c/c, solid strutting under straps to avoid twist.

DPC to be min of 150mm above surrounding ground & paving levels.
ground line varies

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

Approximate foundation depth shown. Exact depth to be agreed on site with BCO. Minimum foundation depth to be at least equal to the depth of the adjacent drain run. 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 1.5m then a suspended floor will be required.



Any trench excavations deeper than 1.2m below ground level must be supported by planking and strutting in accordance with safety regulations

•SECTION A-A 1:50•

Ground floor: P/A ratio 0.7 75mm fibre cement screed on 500 gauge polythene vapour control layer on 90mm GA4000 Celotex floor insulation to achieve an anticipated U-value of 0.18 laid on level base. 25mm Celotex (TB4025) 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.

Foul Drainage: Existing

Surface Water Drainage: Rainwater goods to consist of 100mm hr gutter laid to minimal falls , with brackets at 1000mm c/cs complete with all necessary connectors, stop ends, outlets etc. to discharge to 65mm downpipes secured to brickwork at max. 1000mm c/c. Rainwater downpipes to discharge to gulley hopper. Lay 100mm Osma or equivalent Upvc drains to falls of 1:40 on 75mm bed and 150mm surround of peashingle, provide with concrete protection where drains are within 600mm of ground level. Final connection to new soakaway (subject to suitable percolation test as Approved document H2 para 1.34 to 1.38) min. 1 cub.m situated min 5m from any building.

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 more than 6 m in length or manholes that exist on the run. Please provide full details and layouts of the drainage if this applies. Anglian Water can be contacted at developerservices@anglianwater.co.uk or 01206 289470

Cavity walls: 300 cavity walls,100mm facing brickwork to match existing, 100 cavity filled with 90mm Recticel Eurowall+ installed to manufacturers instruction & spec & to BS, 100 Celcon 3.6 blockwork inner skin with 12.5mm plasterboard on dabs all to give an anticipated U-value of 0.18. Wall ties to BS 1243, tie length 225 and tie shape vertical twist, 750mm horizontal & 450mm vertical staggered. Hylod dpc to be a min. of 150 mm above ground and paving levels. 2 skins of brickwork below dpc .Close cavity at eaves. Returns less than 550mm to be reinforced with Brictor at 225mm vert c/c. Mechanical joints to wall junctions Furfix or similar with 2 part Polysulphide mastic. Expansion/movement joints to be provided in external blockwork to manufactures recommendations

DPC: Damcor, Thermabat or other equal insulated vertical dpc to close cavity at all openings in external walls. Cavity tray over lintels, airbricks, canopies and building projections. Cavity tray to have a min. 150mm step. Unite dpc's with dpm's. Contractor is to use Building Regulations approved Robust details to achieve Air infiltration level as required.

Lintels: Generally to be prefabricated steel lintels over all openings to external and internal openings, type, size and bearing as recommended by manufacturer. Pack lintels with insulation if not already pre-insulated. Use pre-formed stop ends bonded to cavity tray/lintel to coincide with perp joints. Use 2 per plugs/weep hole filters over each lintel. If lintel has a base plate then the underside must be lined with insulated plasterboard Gyproc Thermal Board LD or similar approved with min R value of 0.34msq K/W.

Ventilation : Opening lights, hinged or pivot windows with an opening angle of greater than or equal to 30 degrees, to all rooms to provide 1/20th floor area as ventilation with opening light situated min. 1750mm above floor level. Provide background ventilation located to avoid draughts typically 1.7m above ffl and located in all habitable rooms with external walls with at least 8000mmsq equivalent area using manually operated proprietary hit and miss ventilators within the head of the window frame. A MINIMUM OF 3 VENTILATORS TO BE PROVIDED

Windows and Doors : To be UPVC windows double glazed to achieve a min u-value of 1.4W/msqK, doors to achieve 1.4W/msqK. Windows to be draught stripped. Window frames to be sealed front & back. Use Low 'E' glass in DG units. Windows/doors set back to give a min frame/closure overlap of 30mm. All doorsets and easily accessible windows and rooflights that provide access into dwellings shall prevent unauthorised access. Any such doors and windows should be certified to PAS 24:2012 or equivalent.

Smoke detection : Provide mains operated smoke alarms & heat detectors to other areas as indicated. To conform to BS 5446:part1. Alarms to be interconnected and wired to a separately fused circuit at the distribution board, alternatively provide a mains operated smoke alarm with a secondary power supply such as batteries. Smoke alarms fixed to ceiling a min. of 300mm from lights.

Heating : Extend existing wet system Radiators, 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. TRVS to all radiators.

Safety glazing : All glazing to windows which is less than 800mm above finished floor level and glass to doors and within 300mm of doors which is less than 1500mm above finished floor level to be safety glass to BS6206.

Part M : Electrics: To clients requirements, all sockets. Bell pushes and switches to be positioned within 450 and 1200mm of the floor level. All door furniture to be positioned as above

Structural Steel : All to Engineers specifications and calculations including all connections, padstones etc. Steels supporting floors to be fire proofed to 1hrs resistance, steels supporting ceilings to 1/2hrs resistance.

Lighting: To the new extension and areas affected by the building work provide low energy light fittings (fixed or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed areas such as cupboards and wardrobes) Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of fittings. Where fixed external lighting is installed, provide light fittings with the following characteristics: Lamp capacity not greater than 100 lamp-watts per light fitting and all lamps automatically controlled so as to switch off after the area lit by the fittings becomes unoccupied and all lamps automatically controlled so as to switch off when daylight is sufficient.

Limiting air leakage: All doors & windows to be draft proofed & checked to be fully functional on completion of work. Floor joists to be supported on joist hangers. Flexible filler to be provided around edges of steel work built into cavity walls & edges of plasterboard at ceiling level and applied prior to plaster finish.

Electrical Works: All electrical work required to meet the requirements of Part P 2006 Edition (Electrical Safety) must be designed, installed and tested by the person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. In general compliance with Part P and be demonstrated by the issue of an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Materials should comply with the appropriate British Standard or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series

Notes:-

MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED
Where the building project falls within the CDM regulations 2015 Z Manning Drawing Services Ltd are not designated as principal designer under the terms of the Act. The client is to appoint their own principal designer within the meaning of the Act.

1:50 0 1 2 3

1:100 0 2 4 6

The 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 satisfy 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 Local Authority/approved inspectors requirements, Building Regulations 1991 (and all current amendments to date) Robust Details, Zurich Municipal Guarantees 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 or designed and specified by specialist engineer to be employed under separate contract. The client is to carryout/independently arrange a site survey to BS 5930 to be undertoken before commencement of works on site to ascertain possible site contaminants. If contaminants are discovered specialist professional advice is to be sought and remediation measures undertaken prior to commencement.

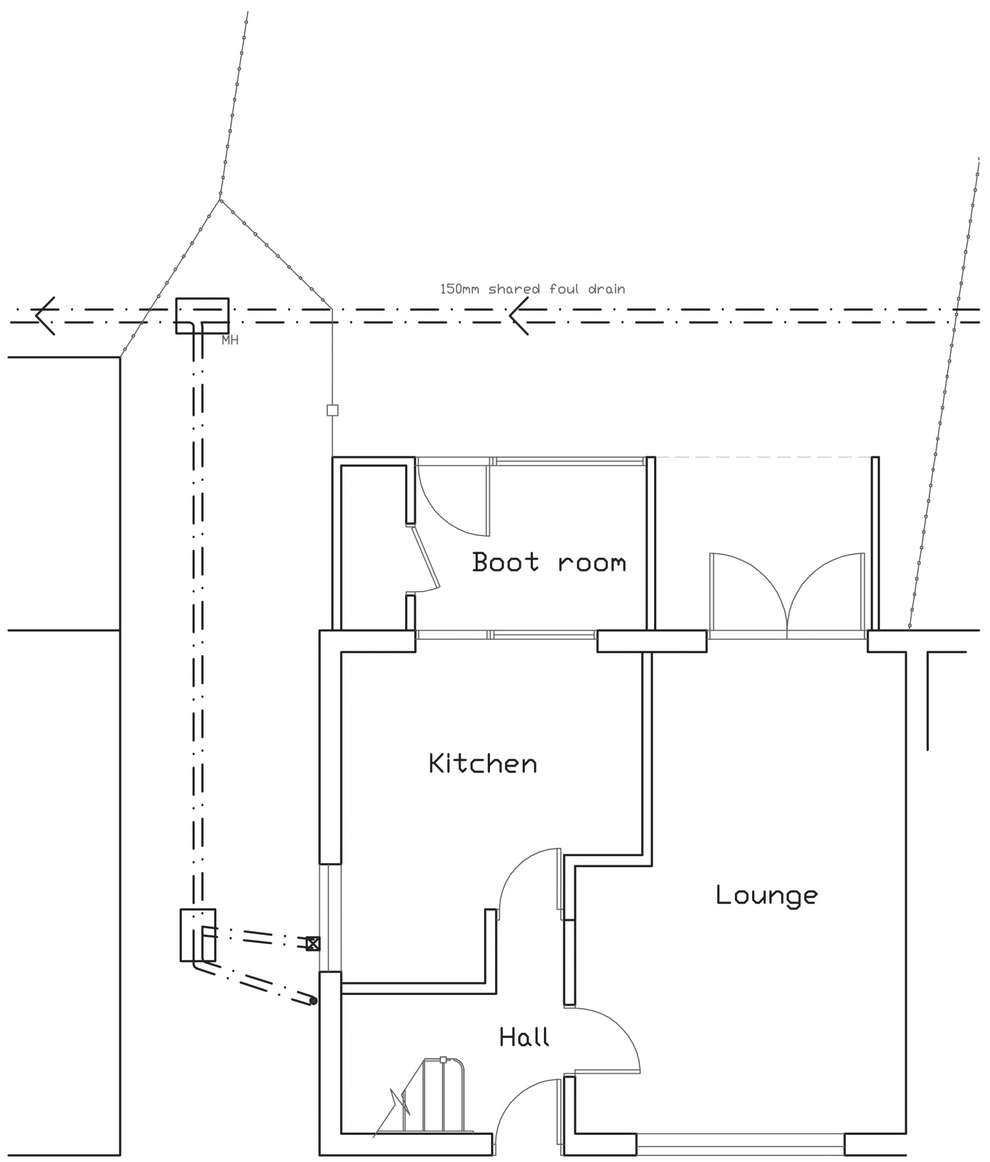
ALL DIMENSIONS SHOWN ARE TO BE CHECKED PRIOR TO COMMENCING THE WORK AND ANY DISCREPENCIES REPORTED

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 ensure that their designs, avoid, reduce or control inherent risks to health and safety of those people affected during construction and future maintenance of the building.

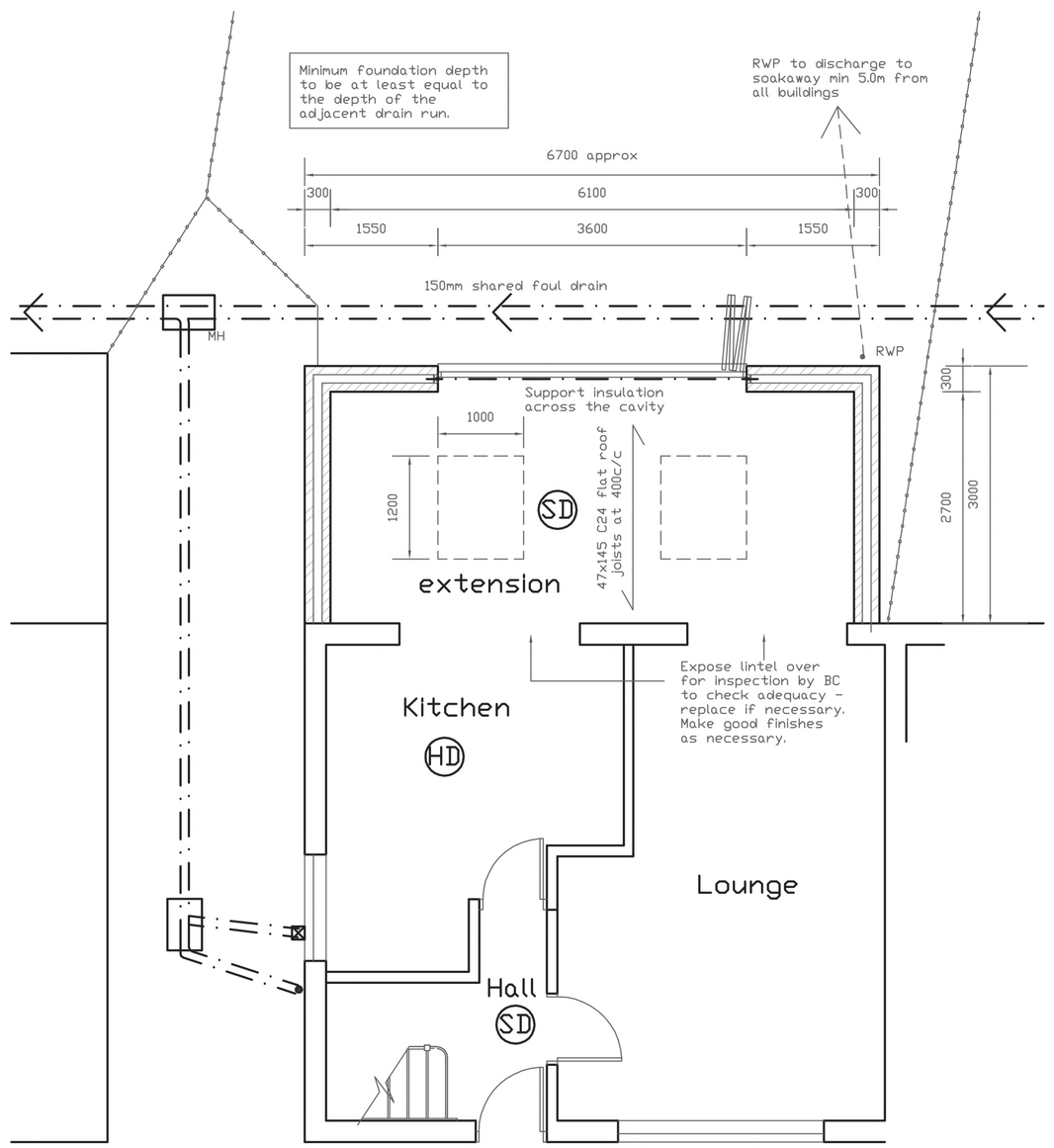
The client is to be aware that the work shown should only be executed by qualified builders who have attended the latest CDM courses and are fully proficient in all forms of safety procedure relating to all aspects of building and the safe operation of all plant and equipment including personal protection. 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 and or within 6m and deeper than the adjacent properties foundations stress 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 actions 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 850mm 1.0m deep trench fill foundation as shown concrete, 19 agg. C20 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 8000:1,2&5 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 / GEN 1 Comp strength 10N/mm with 75mm slump.



•GROUND FLOOR AS EXISTING 1:50•



HD SD If not existing it is advised that mains operated interconnecting heat/smoke detectors are installed as shown to the ground floor and first floor landing

•GROUND FLOOR AS PROPOSED 1:50•

RevNo	Revision note	Date

Drawing title
As existing & as proposed

Description
Proposed ground floor extension

Address
61 Rectory Road,
Little Oakley,
Essex,
CO12 5LA

Client
Mr & Mrs Cutter

Drawn ZM	Sheet no.
Date 08/2022	Scale as indicated @ A1
Drawing No CRR-01	Revision

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

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