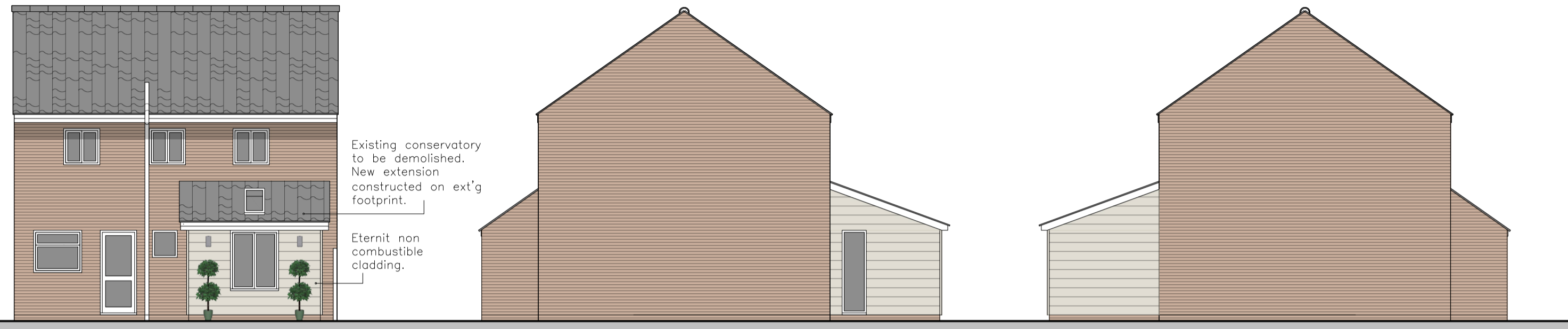
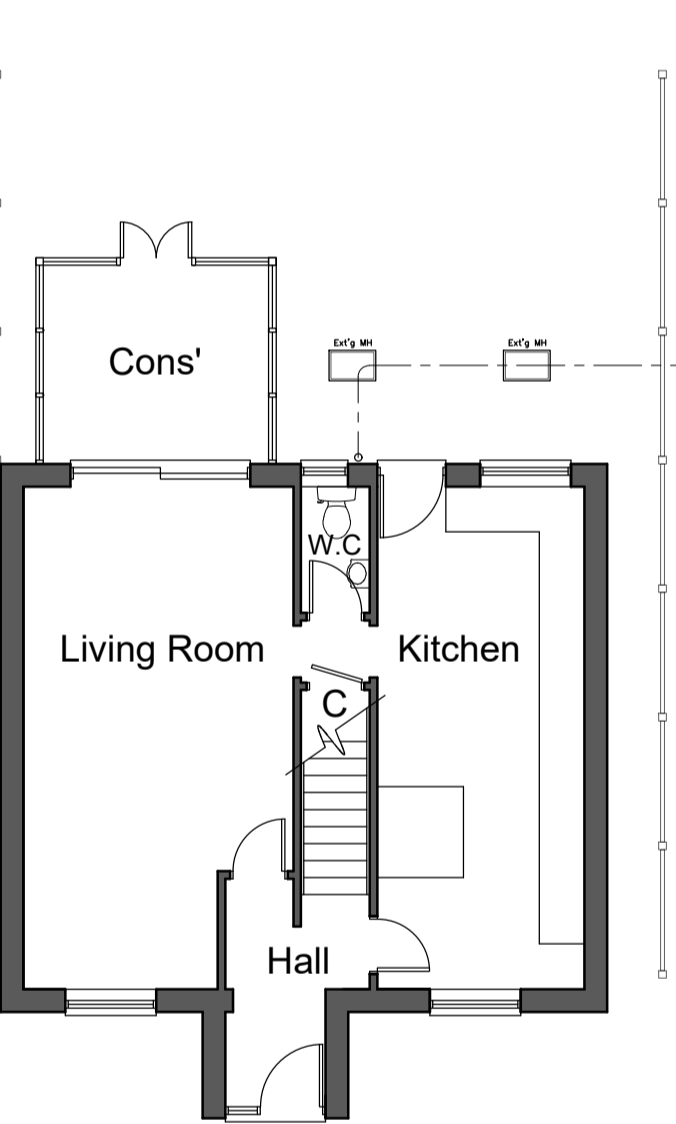
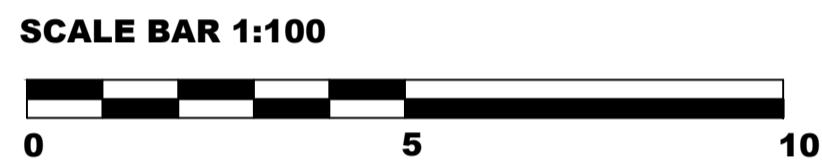


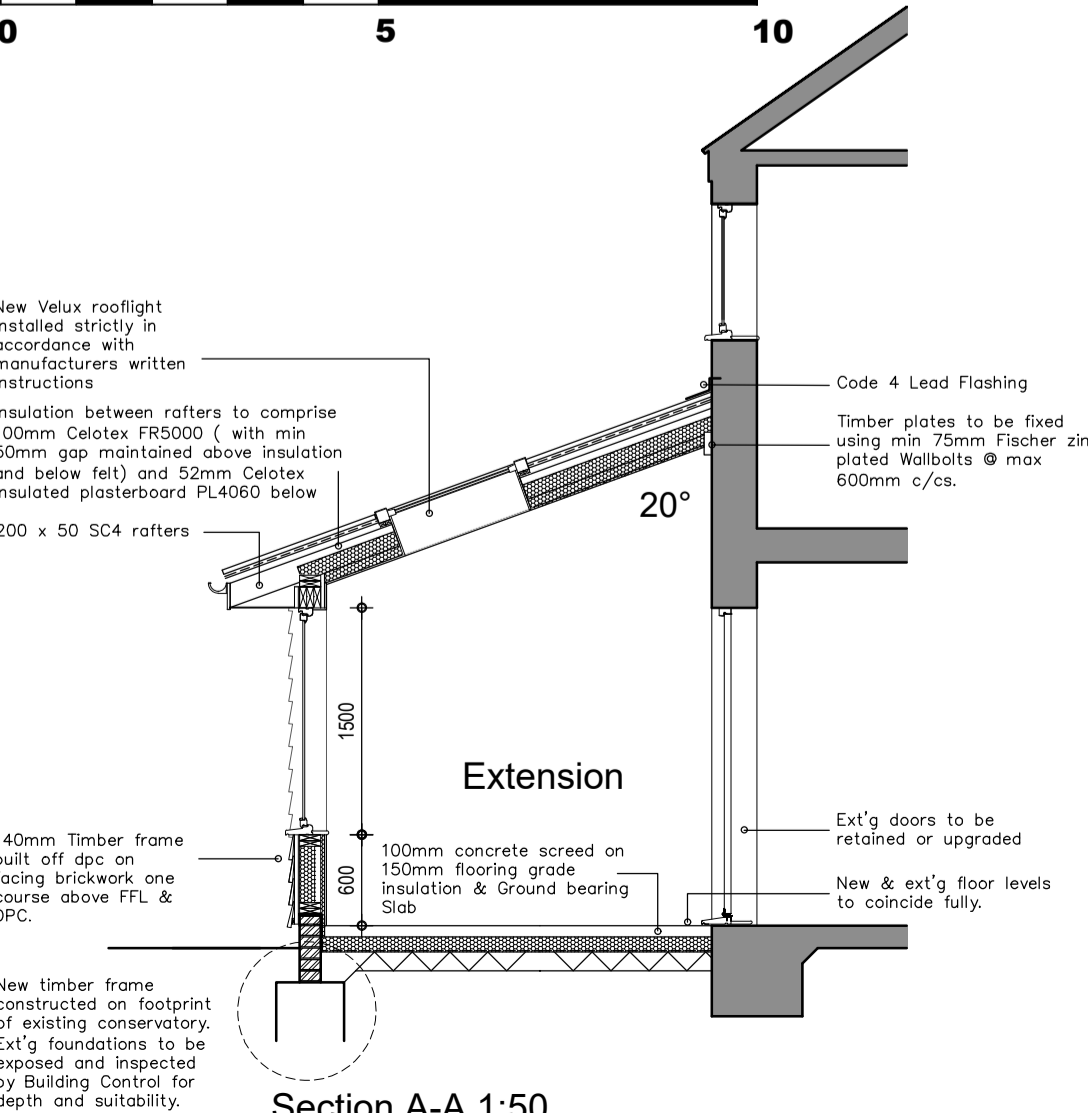
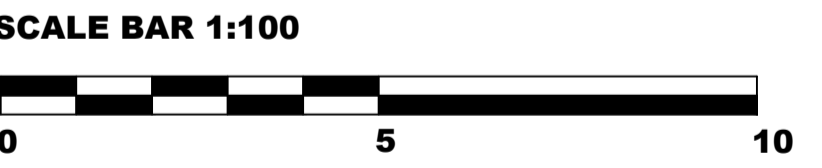
Existing Rear Elevation 1:100 Side Elevation Side Elevation



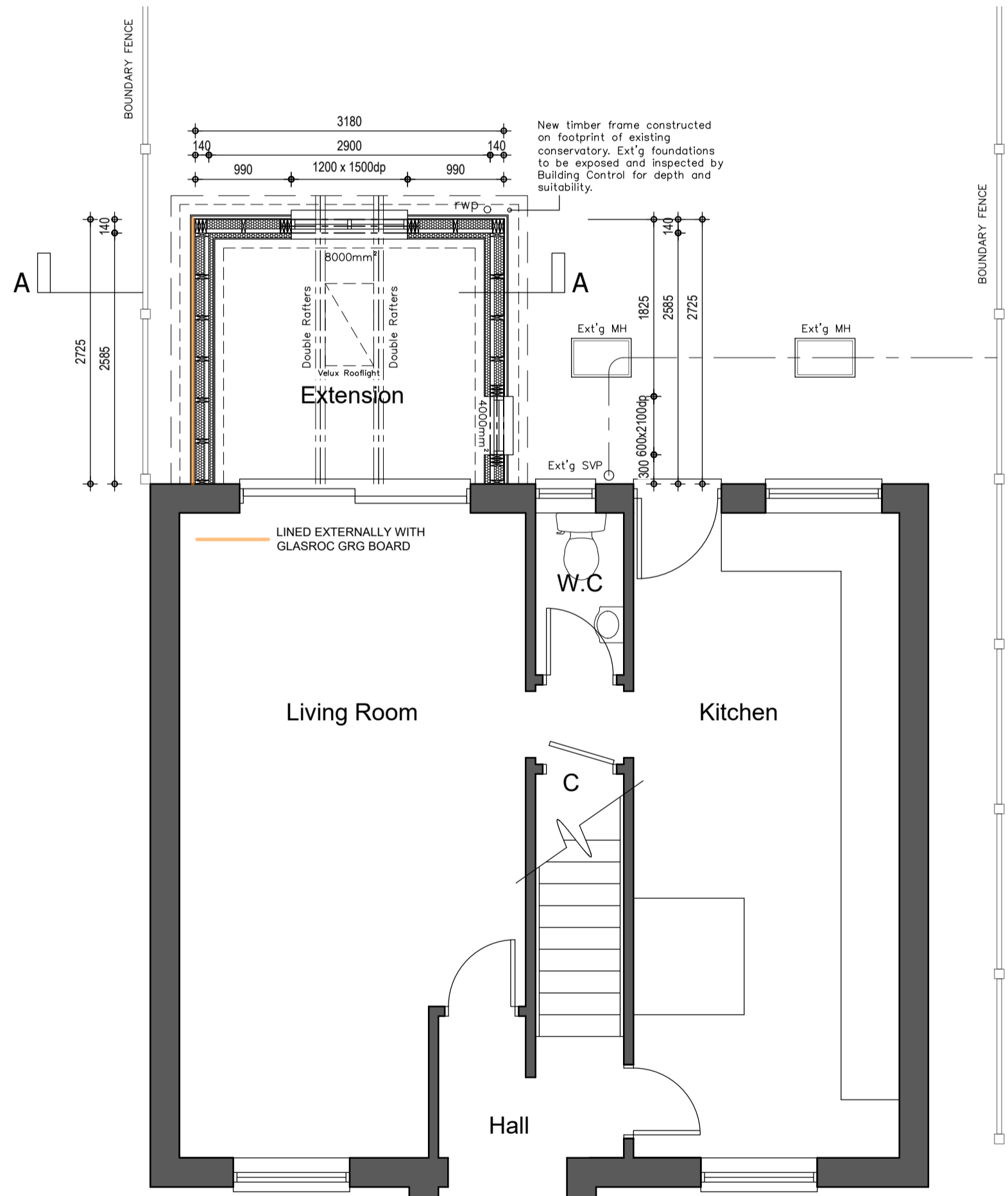
Proposed Front Elevation 1:100 Side Elevation Side Elevation



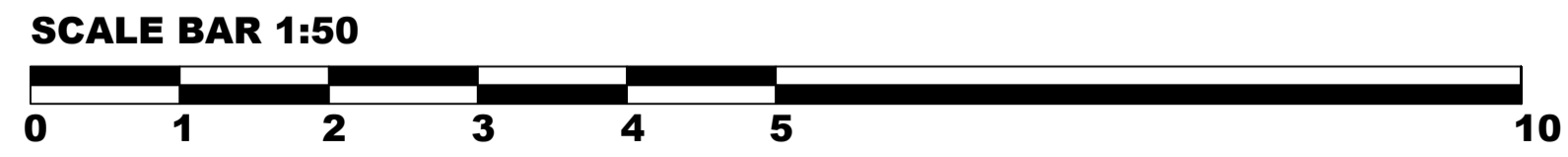
Ext'g Floor Plan 1:100



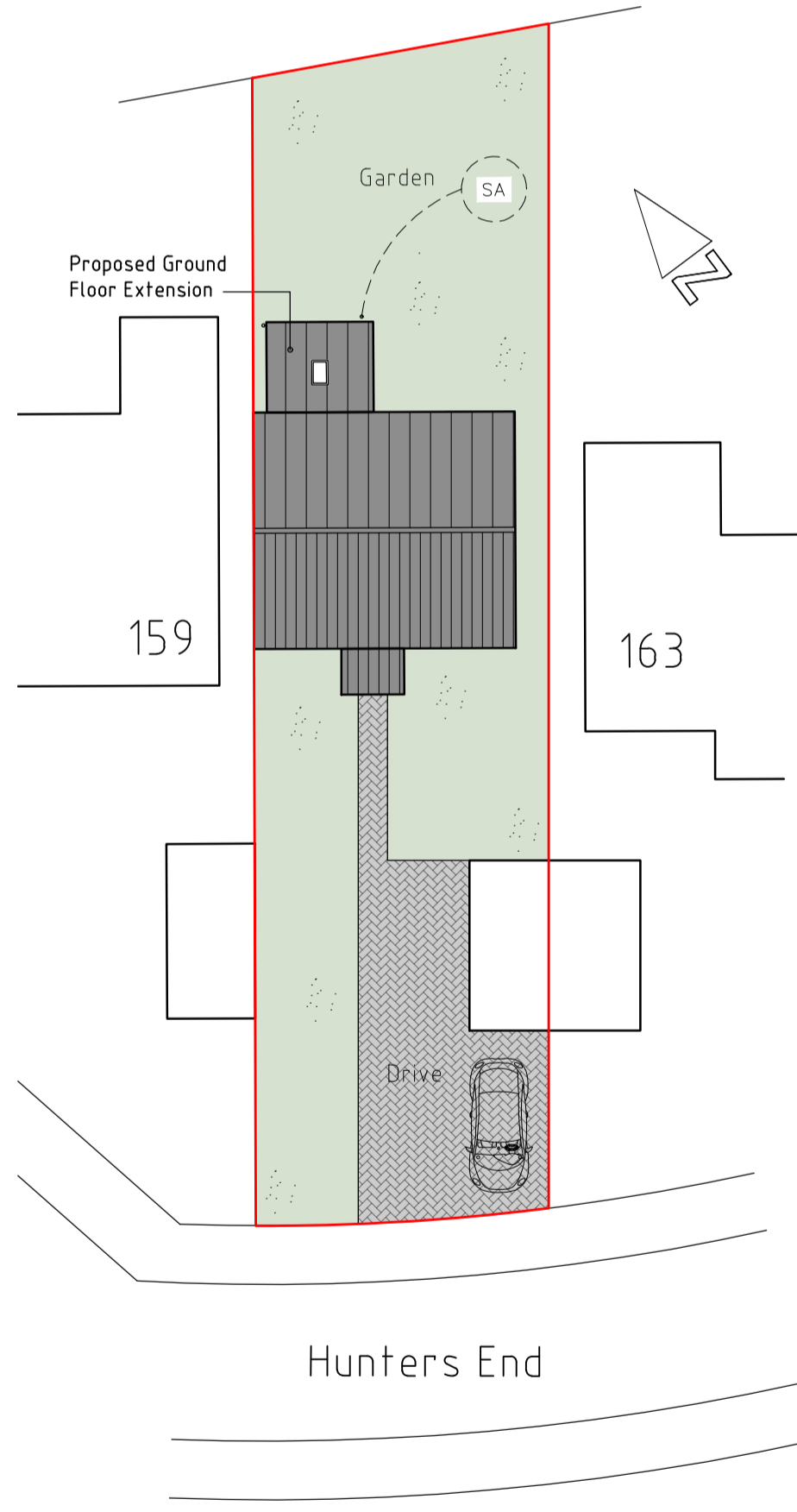
Section A-A 1:50



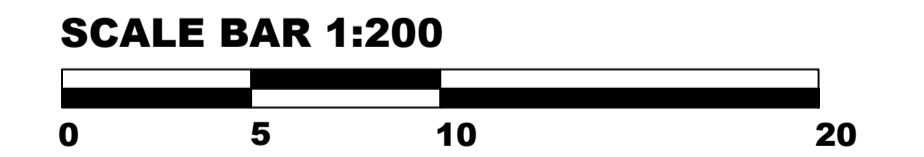
Proposed Floor Plan 1:50



Location Plan 1:1250



Site Plan 1:200



HEALTH AND SAFETY: CDM REGULATIONS
 The obligations required under CDM regulations are to be the sole responsibility of the client or contractor. This design has been prepared to minimise the risks to health and safety during construction. The client/contractor should be aware of these risks and make provisions for managing such risks. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations. Where required the contractor should inform the designer/engineer of any operations that require inspection prior to the completion of the operation or commencing construction.

FOUNDATIONS:
 Ext'g foundations to be exposed and inspected by Building Control for depth and suitability of new structure and re-used if possible. Should the existing foundations not be suitable, the new foundations will be standard narrow strip trench fill foundations min 450mm wide. Final depth to be dependant on sub-soil conditions and local authority approval. Minimum depth of 1.0m below finished ground level. Where building near trees depths of foundations to be in accordance with NHBC Standards chapter 4.2 Building near trees. Heave precautions to be undertaken when and where necessary. All foundations to be agreed with the Building Inspector on site before pouring concrete. **IMPORTANT IT IS THE BUILDERS RESPONSIBILITY TO LOCATE ALL SERVICES AND DRAIN RUNS PRIOR TO ANY EXCAVATIONS BEING CARRIED OUT. ALL FOUNDATIONS SHOULD BE HAND DUG DUE TO THE CLOSE PROXIMITY OF THE MAIN FOUL SEWER.**

SUB-STRUCTURE:
 Walls below dpc level to consist of two skins of 103mm flitton or similar frost resistant brickwork built to the centre of the foundation. 100mm cavity filled to within 150mm of the external ground level with lean mix concrete. Both skins are to be tied together with or stainless steel wall ties. The outer face of the wall is to be built using a facing brick (to clients specification), a minimum of four courses below dpc. or down to finished ground level.

GROUND FLOOR CONSTRUCTION - 100mm oversite concrete finish, on 500g Polythene DPM on 150mm FR5000 Celotex flooring grade insulation on 1200g Polythene DPM on 150mm of well consolidated and blinded hardcore. A minimum 25mm perimeter insulation will be provided and turned up at edges of slabs to prevent cold bridging. The DPM is to lap with the DPC in the external wall. Any air bricks in the existing house which will be covered to be extended to the new outside wall via ducting within the hardcore of the new extension. U Value achieves 0.15W/m2K. Sub structure blockwork to be 7N/mmsq compressive strength. Internal load bearing walls below floor to have air bricks built-in to maintain air flow at max 2.0m c/c's.

D.P.C.
 The damp proof course is to be continuous around the building and is to be lapped with the dpm. The dpc is to be "Pluex" or similar approved and is to be a minimum of 150mm above the external finished ground level.

EXTERNAL WALL CONSTRUCTION - Eternit 50 non combustible weatherboarding (to clients specification) or similar approved fixed to 38 x 50 vertical tanalised battens at max. 600mm c/c's. (to provide a ventilated air space) on Type 1 breather paper with min. 150mm lapped joints, on 9mm OSB3 boarding on 140x50mm s.w. studs @ 400mm c/c's. with head and sole plate and noggins at 600mm c/c's. Finish internally with plaster skim on Celotex PL4040 52.5mm overall thickness insulated plasterboard with integrated vapour control layer. Timber frame void to be filled with 100mm GA4000 Celotex insulation. Timber frame built off dpc on facing brickwork one course above FFL & DPC. Timber sole plate fixed to brickwork using Fischer Fixings at max. 600mm c/c's. Openings around windows to be formed using 3x No. 140x50mm s.w. studs back to back with lintels over comprising 3x No. 225x50mm s.w. members bolted back to back.

ROOF CONSTRUCTION:
 Roof to be Redland Grovebury Pantiles laid @ Min 15° on 38 x 50 s/w tanalised battens on 1 layer of roofshield breathable membrane on 200 x 50 SC4 s/w rafters spaced @ 400 c/c's. The rafters are to be birdsmouthed over 100 x 50mm s/w wall plate strapped to top of wall with m.s. straps at maximum 2.0m centres (rafters to be doubled either side of rooflights). All ceilings to be 12.5mm foil backed plasterboard with joints filled and taped to receive plaster finish. Upvc Fascia and Soffite, Roof void to be insulated between and below rafters with 100mm Celotex FR5000 insulation and 52.5mm Celotex PL4040 (including plasterboard) fixed below. A minimum 50mm airgap is to be maintained above insulation to provide Ventilation. Min Code 4 Lead flashing to be dressed over roof at abutment with existing wall in accordance with the Lead Sheet Assoc.

WINDOWS
 New windows and doors to be to clients specification with trickle vents factory fitted to achieve 8000mm² in permanent ventilation. All new Rooflights are to comply with Part L1b 2010 building regulations with WER Band C or above or Min U value 1.4w/m² for windows and rooflights, and min U value 1.4/m²k. for doors. Trickle vents sizes as annotated on drawing. All windows and doors are to be draught excluded.

GLAZING
 Any glazing that is 800mm above finished ground level and 1500mm above ground level around door openings to be glazing in safety glass to comply with BS6206 1985.

SURFACE WATER DRAINAGE:
 100mm PVC guttering fixed to fascia board and discharging into 63mm PVC downpipes and to existing surface water system, with rodding access plates at base or to new surface water soakaway positioned a minimum 5.0m from any building and a min 1.0m³ in capacity.

NOTE:
 All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed and inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DO NOT SCALE FROM DRAWINGS WORK TO FIGURED DIMENSIONS ONLY

PROPOSED EXTENSION 32 HUNTERS END, TRAMLEY, IPSWICH			
PLANNING APPLICATION & BUILDING REGS DRAWING			
DATE	JAN 2024		
SCALE	1:100 1:50 1:200 1:1250 @A1		
DATE	23/E/01	REVISION	AMENDMENT