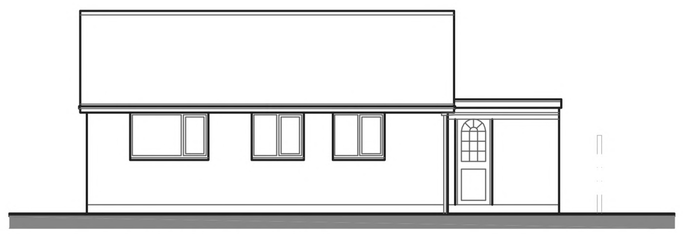
DO NOT SCALE

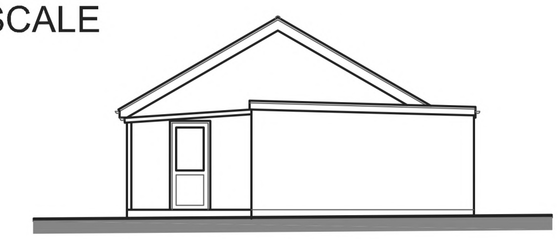
IF IN DOUBT ASK



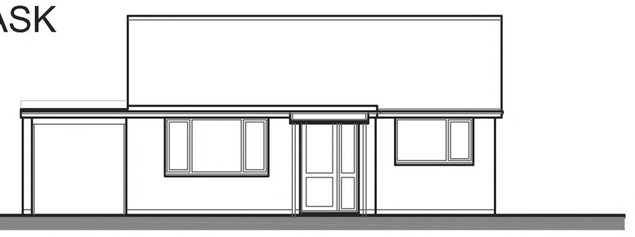
Rear (west) elevation

•ELEVATIONS AS EXISTING 1:100 •

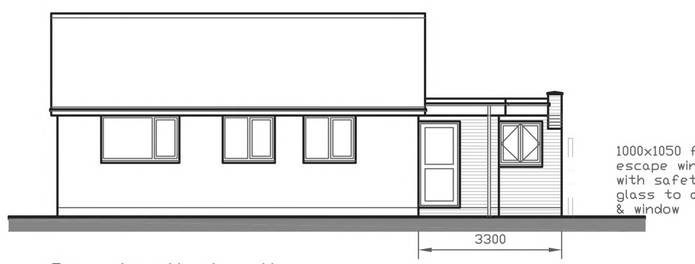
1:100 0 2 4 6



Side (south) elevation



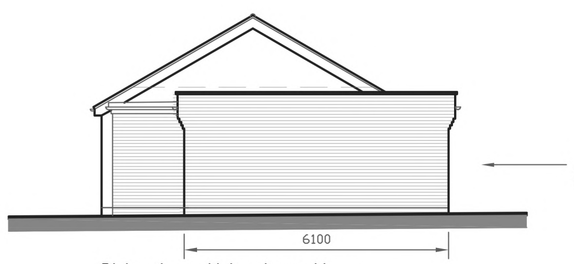
Front (east) elevation



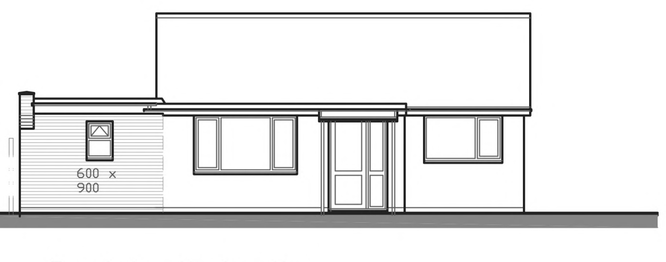
Rear (west) elevation

•ELEVATIONS AS PROPOSED 1:100 •

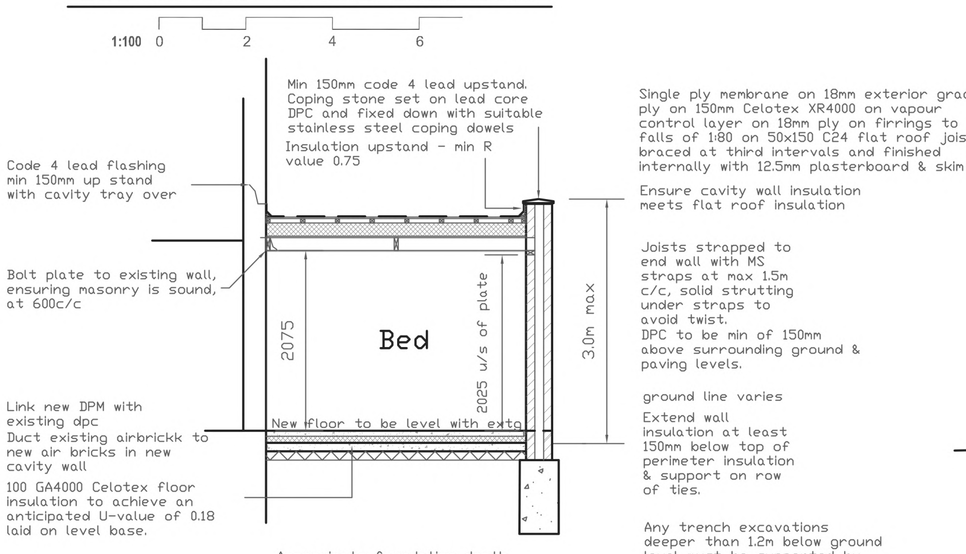
1:100 0 2 4 6



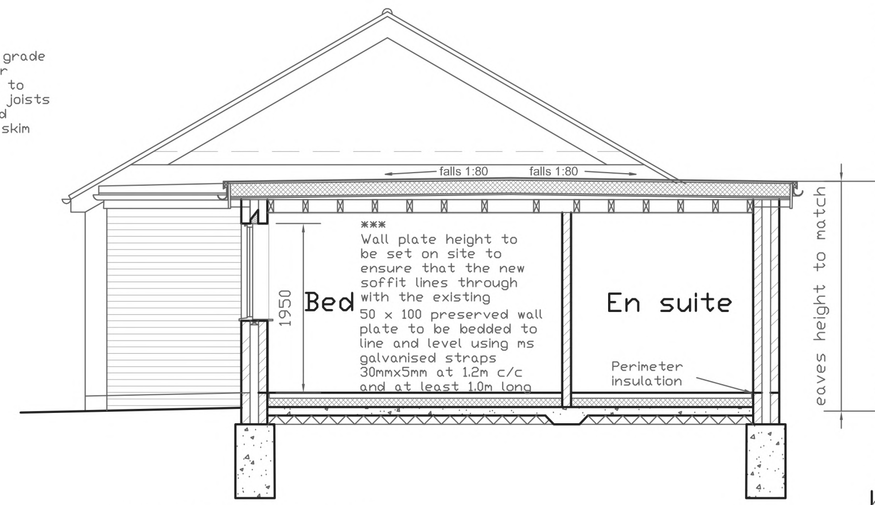
Side (south) elevation



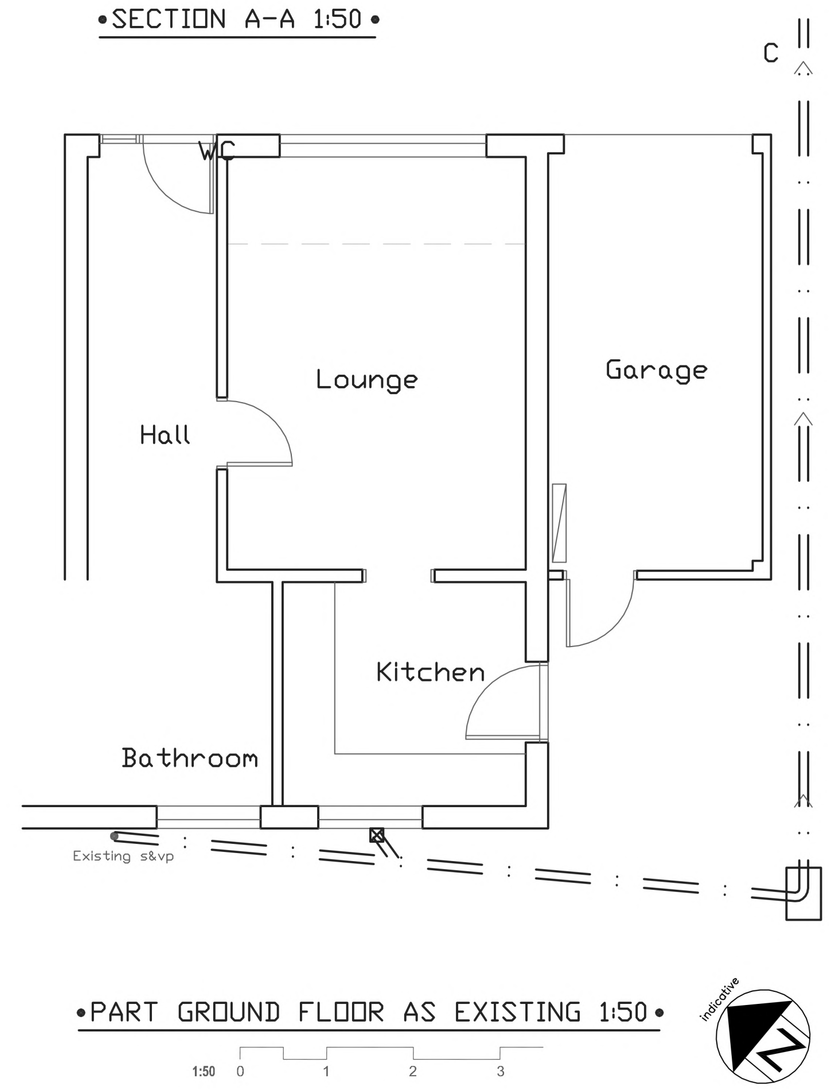
Front (east) elevation



•SECTION A-A 1:50 •

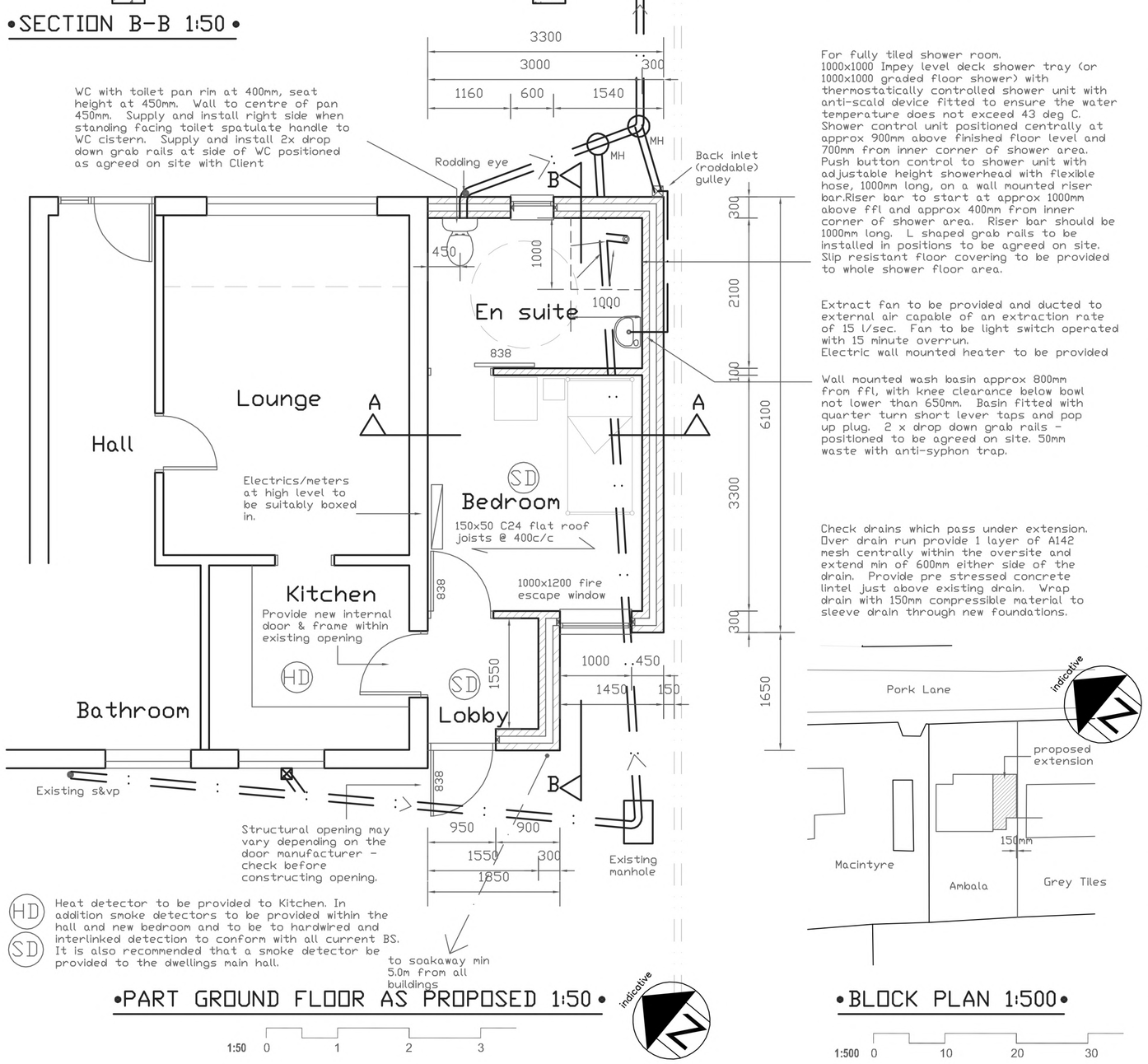


•SECTION B-B 1:50 •



•PART GROUND FLOOR AS EXISTING 1:50 •

1:50 0 1 2 3



•PART GROUND FLOOR AS PROPOSED 1:50 •

1:50 0 1 2 3

•BLOCK PLAN 1:500•

1:500 0 10 20 30

Ground floor: P/A 0.7. Construction to provide a minimum U-value of 0.18W/msqK in accordance with AD Part L and BS EN ISO 13793:2001. 75mm screed on 500 gauge polythene vapour control layer with lapped and taped joints on 100 GA4000 Celotex floor insulation to achieve an anticipated U-value of 0.18 laid on level base. 30mm Celotex (TB4000) perimeter insulation turned up at edges in accordance with manufactures specification. 100mm concrete oversite on 1200 gauge Visqueen DPM fully lapped and united with surrounding DPC (both new and existing) on inimum 100mm well compacted & blinded hardcore, fill not to exceed 600mm. All ground bearing construction to conform to BS8103-1:2013. Existing air bricks ducted to external air in new cavity wall use offset telescopic ducts.

Foul Water Drainage (Final position to be agreed on site): All external waste (surface and Foul) drainage to comply with BS EN 752:2008. Internal gravity drainage systems to comply with installation, performance, layout, testing, operation, and maintenance guidance in BS EN 12056-1:2000, BS EN 12056-2:2000, BS EN 12056-4:2000, BS EN 12056-5:2000. Drain running under building to be surrounded by 100mm of granular of flexible filling where crown of pipe is within 300mm of the underside of slab concrete encasement integral with the slab, A142 mesh reinforcement set centrally within oversite over and extend in 600mm either side of pipe. Lay 100mm Osma or equivalent Upvc drains to falls of 1:80 on 100mm bedof granular material, 150 surround and 300mm fill over crown, provide with concrete protection where drains are within 600mm of ground level. Sleeve through foundations, wrap with quilt, or PCC lintel over ground floor soil connection. Gullies to be roddable back inlet type, inspection chambers to be 450mm complete with all necessary blanking plugs and connectors. All existing drainage levels and falls are to be ascertained on site by builder prior to work commencing to ensure adequate falls for new drainage.

Surface Water Drainage: Rainwater goods to consist of 110mm hr UPVC gutter laid to minimal falls , with brackets at 1000mm c/cs complete with all necessary connectors, stop ends, outlets etc. to discharge to 68mm downpipes secured to brickwork at max. 1000mm c/c. Rainwater downpipes to discharge to gulley hopper. To be installed in accordance with BS EN 607:2004, BS EN 1462:2004, BS EN 12200-1:2000. All underground works as foul drainage. 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 outerskin, 100 cavity filled with 90mm Rectical 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. Hyload 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: Provide black polythene to BS 6515 DPC as a continuous horizontal DPC beneth all ground floor walls. Lap joints a minimum 150mm, DPC turned up at edge of slab and lapped full width of inner leaf to prevent lateral water penetration. DPC's to extens to full wall thickness of each skin and be at least 150mm above adjacent ground and paving levels. Damcor 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 new and existing.

Lintels: Generally to be prefabricated steel lintels over all openings to external and internal openings, type, size and bearing as recommended by manufacturer. 65 pre-stressed concrete lintel over ground floor soil connections. 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.

Internal wall: (blockwork); 100mm loadbearing blockwork with render and set. Ground floor partitions built off thickened oversite.

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 & kitchen with external walls with at least 8000mmsq equivalent area, 10,000 if single storey dwelling and 4000sqmm to wet rooms, using manually operated proprietary hit and miss ventilators within the head of the window frame. If the dwelling has a kitchen and living room which are not separate rooms at least three ventilators 8000mmsq each should be provided. The door to the bathroom must have an undercut of min area 7600mmsq (equivalent to a 10mm above the floor finish on a standard 760mm door). Extract fans to be provided to en-suite, bathroom and internal WC capable of extracting at a rate of 15 litres per second. Provide either a cooker hood 650 to 750mm above the hob surface with an extraction rate of 30 Litre's per second or an extract fan located as high as possible and preferably 400mm below the ceiling and located away from draughts with an extraction rate of 60 litres per second to the kitchen and 30 litres per second to utility room. WCs to have fan ducted to external air and capable of an extraction rate of 6l/sec with 15mins overun and to be light switch operated. Air flow rates for the mechanical ventilation system are to be measured & a notice provided to BC on completion of work. A commissioning notice must be provided to BC for the mechanical ventilation, to be done before completion inspection is carried out.

Windows and Doors : To be UPVC windows double glazed to achieve a min u-value of 1.4W/msqK, doors with greater than 60% glazing to achieve 1.4W/msqK Band C, all other doors 1.4W/msqK Band B and roof lights 2.2W/msqK. Windows to be drought stripped. Window frames to be sealed front & back. 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. External door frame to be mechanically fixed to building structure. Windows and doors to be fitted by a competent person such as a FENSA registered body. Windows and doors to be installed in accordance with BS EN 14351-1:2006+A1:2010.

Emergency Egress window: Bedroom windows at first floor or above are to have an unobstructed opening area that is at least 0.33 sqm and at least 450 high and 450 wide. The bottom of the opening area should be no more than 1100mm above the floor.

Smoke detection: Provide mains operated heat detector to Kitchen and smoke alarms to other areas as indicated. To conform to BS EN 14604:2005 for automatic fire detection, BS 5446-2:2003 for new heat alarms and BS 5839-6:2013 for an alarm system. Alarms to be mains operated, interconnected and wired to a separately fused circuit at the distribution board, and provided with a secondary power supply such as batteries. Smoke alarms fixed to ceiling, preferably centrally in the room/ceiling, a min. of 300mm from lights and any walls. There must be a smoke alarm within 3.0m of every bedroom door and within 7.5m of every habitable room

Plumbing : All in accordance with BS557:1994, BS EN 11329-1:2014, BS 4514:2001 and ISO 7671:2003. 100 diameter upvc stack with large radius bend and rodding access at foot to terminate a min. of 900mm above nearest window head within 3.0m. 75 deep seal traps to all fittings, No waste entry into stack within 200mm c/c of WC connection. Lowest entry into stack 450mm above drain invert.
Waste size:
Basin 32 diameter
Sink 38 diameter
Shower 38 diameter
Bath 38 diameter
Washing Machine 38 diameter
Dishwasher 38 diameter
WC 100 diameter
To runs which exceed 1.7m provide 50mm diameter waste with anti-syphon trap. Fit rodding eyes at elbows and tees.
100mm diameter UPVC soil and vent pipe connected to foul water drain and vented with ventilating cap. Enclose pipe in timber frame and plasterboard and skim. Form access panels in duct at connections. Fill void around pipe with Rockwool plugging.

Heating & water : Electric heaters to bedroom and ensuite. Hot water system to resist the effects of temperature and pressure. Hot water storage vessel to incorporate precautions to prevent temperature of water exceeding 100 deg c. All cisterns and tanks to be adequately supported. Provide wholesome hot water supply to washbasins, bidet, baths and showers and provide wholesome cold water supply to drinking water draw off points, washbasins, bidets, baths and showers. Plumbing and Heating systems to be commissioned in accordance with Part L1A, Regulations 20C and Part G (Sanitation, hot water safety and water efficiency). Boiler and Heating system to be installed by person registered with Gas Safe Registration scheme. Hot water supply to a bath to be limited to maximum of 48 deg C

Safety glazing : All glazing to windows which is less than 800mm above finished floor level and glass to doors and within 300mm of side panles/doors which is less than 1500mm above finished floor level to be safety glass to BS6206:1981 & BS EN 12600:2002.

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

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.

If this drawing is supplied electronically it is the responsibility of the recipient to print the drawing to the correct paper size & scale.

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 undertaken 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.

Structural work: Structural information prepared by Structural Engineer will be included on the Structural Engineers drawings together with beam design and structural calculations. Refer to both sets of information.

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.

Plastering: All plastering to comply with BS 8481:2006 and quality control guidance outlined in BS EN 13279-1:2008. 11mm British Gypsum Hardwall 2mm finish. Expament angle and stop beads. Allow for skimming existing walls and ceilings in areas of work. Include for fixing galvanised MS EML across junctions between new/old masonry.

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

RevNo	Revision note	Date
B	Various	03/2024
A	Various	02/2024

Drawing title
As existing & proposed

Description
Proposed single storey side extension

Address
Ambala, Pork Lane,
Great Holland,
Essex,
CO13 0JE

Client
Mrs Tooke

Drawn ZM	Sheet no.
Date 02/2024	Scale as indicated @ A1
Drawing No TPL-01	Revision B

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

Do not scale from this drawing. All dimensions to be checked on site prior to commencement of work. Check that this drawing is the latest revision. If in doubt ask. This drawing is copyright. Refer any discrepancies to ZMD Ltd. This plan has been prepared from information provided by Client and from Ordnance Survey plans and as such cannot be relied upon for accuracy of site dimension. The Client is responsible for defining the correct boundaries and site ownership to ZMD Ltd. ZMD Ltd cannot be held responsible for any land ownership disputes.