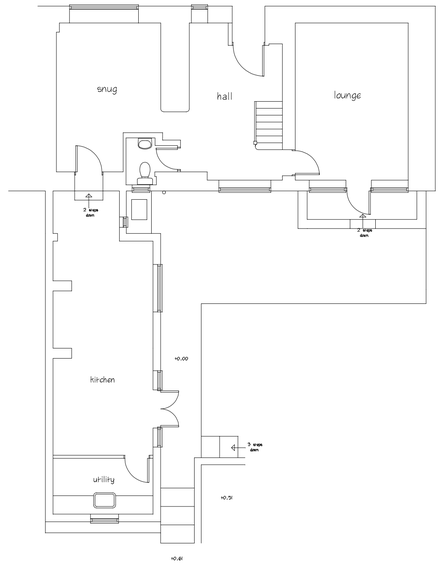
Existing Side Elevation

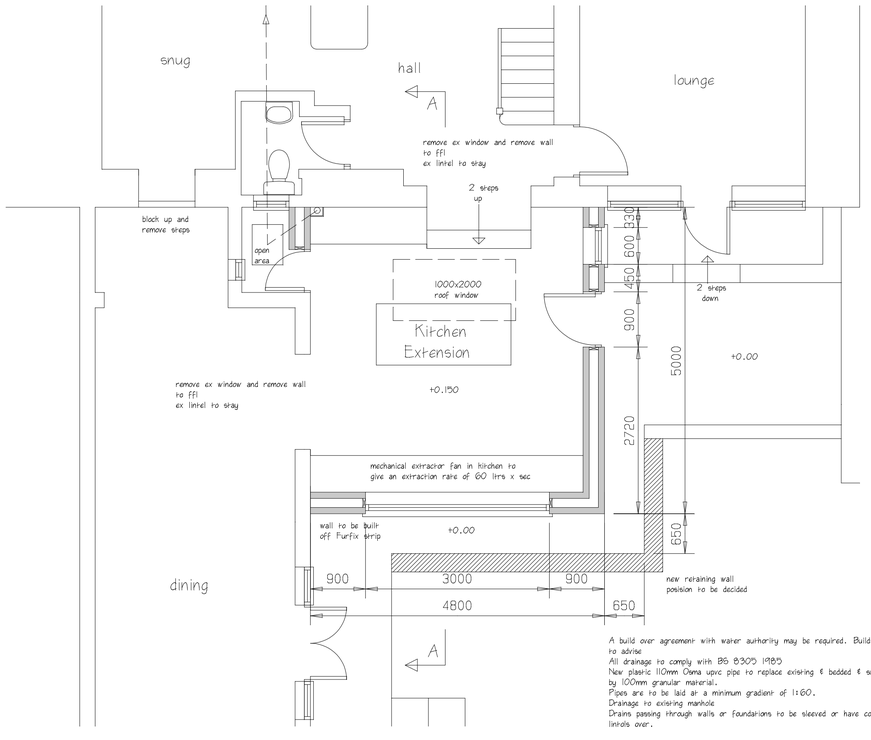
Existing Rear Elevation 1:100

Proposed Side Elevation

Proposed Rear Elevation 1:100



Existing Ground Floor Plan 1:100



A build over agreement with water authority may be required. Building Control to advise
All drainage to comply with BS 8301 1985
New plastic 110mm Osma upvc pipe to replace existing & bedded & surrounded by 100mm granular material.
Pipes are to be laid at a minimum gradient of 1:60.
Drainage to existing manhole
Drains passing through walls or foundations to be sleeved or have concrete lintols over.

Proposed Ground Floor Plan 1:50

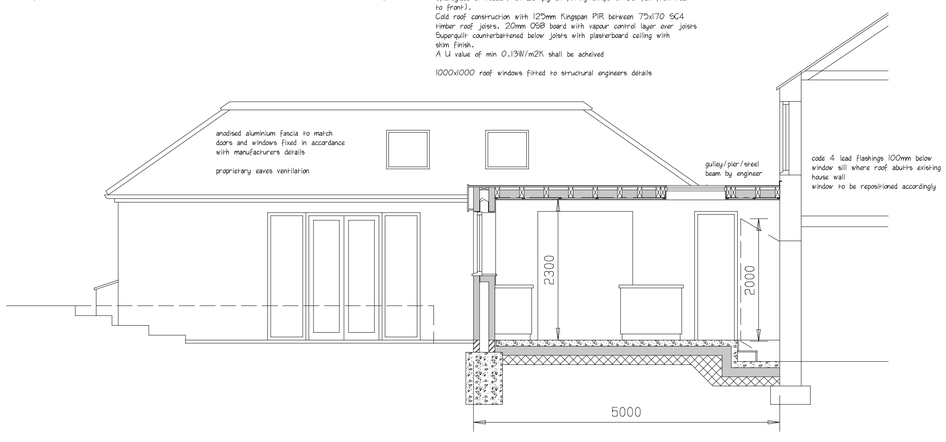
PLANNING NOTES

WALLS TO BE COLOURED RENDERED BLOCKWORK TO MATCH EGXISTING

FLAT ROOF WITH ANODISED ALUMINIUM FASCIAS
TIMBER DOORS AND WINDOWS

Roof & leaded gulley by structural engineer but generally: roof covering (fibreglass or rubber) on 20 ply on firring strips (1:80 fall from rear to front).
Cold roof construction with 125mm Kingspan PIR between 75x170 SC4 timber roof joists. 20mm OSB board with vapour control layer over joists Supergulit counterbattened below joists with plasterboard ceiling with skim finish.
A U value of min 0.13W/m2K shall be acheived

1000x1000 roof windows fitted to structural engineers details



Section A-A 1:50

CONSTRUCTIONAL NOTES

FOUNDATIONS
600x850h trench fill footing to a min. depth of 1000.
Foundation trenches adjacent to internal leafs to be backfilled with compacted hardcore.
Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fil 1:1:6
to Finished ground level.
Excavations to be trimmed prior to placing concrete & checked by local Building Inspector.

DPC
2000 guage black polythene to be used for the horizontal DPC 150 min. above ground level.
All vertical and horizontal cavity closures are to incorporate a 2000 guage DPC to BS6515.

EXTERNAL WALLS
External skin to be 100 min. coursed rendered blockwork to match with 150 cavity
and beral fill Dritherm insulation fitted to thier instructions,with 100 Celcan
Solar Block inner skin to give a U value of .18W/M2K.
Cavity to be formed using stainless vertical trust wall ries at 750 horiz. & 450 vert. centres 300 centres within 150 of vertical reveals.

GROUND FLOOR STRUCTURE
1:2:4 concrete slab 100 thick with 50 screed finish on 1200 guage polythene DPM linked to DPC in walls , on 150 consolidated & sand blinded hardcore.
100mm Kingspan Termafloor TF70 with 30mm upstand to the perimeter of the floor below floor slab to give a U value of 0.13 W/M2K.
Primary protection of Radon gas must be implemented by taping horizontal dpm in slab to horizontal dpc in walls including sumps.

ROOF
Please refer to Section A-A 1:50 and engineers details

VENTILATION
All habitable rooms to to have window openings at least one twentieth of the rooms floor area and background ventilation of 8000mm squared by way of trickle
vents.

STORMWATER DRAINAGE TO BE AGREED WITH BUILDER AND CLIENT
To to existing storm system but if inpractical then to a soakaway 5000 from dwelling a percolation test must be done and results forwarded to building control department.

GLAZING
Generally to BS6262 & 6206.
All doors & windows below 1500 from Finished Floor level to have safety glass to BS6202 1981.
All external glazing to be double glazed with 16mm air gap & a low-E coating to give a U value of 1.4W/m2K.

LINTELS
All lintels to be by IG Ltd. & to BS 5977 pt. 2
All lintels to have 150 end bearing & fitted strictly to manufacturers instructions

ALL MEASUREMENTS ROOF PITCHES ETC. TO BE CHECKED ON SITE & RUTLAND PLANNING INFORMED OF ANY DISCREPANCIES.

Energy efficient light fittings to be fitted

Switches and sockets to be sited between 450 & 1200 from ffl

Electrics by a competant part P qualified electrician. Certificate must be handed to building control on completion

Heating details to be handed intoo building control before installation.

REF: JM/01/REGS/2024

Proposed Rear Extension at

39 Church Street

Langham

Rutland

Client Fiona and Jonny Mitchell

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