

2015/00181/FUL Received 2 April 2015

Notes:

All dimensions shown on drawings or structural calcs. to be checked by chosen builder/contractor prior to commencement of work.

Cavities

To be closed at all openings with dpc.s horizontal & vertical around all doors & windows. All cavities to be continuous. To be tied @ 450mm c/c vertically, 750mm c/c horizontally, 225mm c/c at the reveals of any openings with stainless steel wall ties.

Foundations

To be 225mm deep x 600mm wide, or 450mm wide x 600mm deep at boundary, with 900mm min. cover and be taken down below the invert of existing drains. Footings of adjacent structure to be exposed & underpinned if necessary. Please note that the foundation type proposed has been prepared in the absence of any intrusive site excavation/trial pitting. A thorough investigation to be carried out prior to commencement of work, in order to establish the conditions, and suitable foundation details prepared. Any trial pitting to be inspected by competent Structural Engineer and detailed foundations prepared by the same.

Radon sump construction

Sump to be constructed using bricks laid so as to form a box with external dims. of 600mm x 600mm in a honeycomb bond. To be reviewed following any site investigation. Once the work is completed the property is to be tested in accordance with the Radiological Protection Board's Recommendations. Any cracks or service entries in the existing floor of the building should be sealed to an airtight standard. Provide a Radon Membrane to the floor of the proposed extension/building as shown. Provide Radon proof trays in the cavity walls of the extension/building linked to the floor membrane. Joints between a floor membrane and any cavity wall trays should not form a slip plane and the joints are to be hermetically sealed or taped so as to be airtight. Service penetrations are to have an airtight seal. Due to the presence of Radon in this area stepped foundations should be avoided.

Drainage

Waste from new utility room, WC and En-suite to connect to new stub stack with durgo valve on top. To discharge to existing foul water drain. Relocated rwp to connect to existing surface water drain. All drains under buildings to be encased in 150mm C20 concrete. Any drains to be bridged by walls to have pcc lintels over with granular fill. Waste pipe from WC sink to be 32mm with 75mm deep seal trap.

New utility room

Mechanical extract ventilation system to be installed capable of extracting 30 l/s with 15 min. overrun to be controlled automatically or manually.

Floor Construction

150mm well compacted hardcore, 25mm sand blinding, 1200 gauge polythene D.P.M. with all joints taped & sealed, 100mm Jabolite or 70mm Celotex to provide min. 'U' value of 0.22w/m2, 150mm oversite concrete, 50mm sand & cement screed. To be reviewed following any site investigation.

Lighting & heating

One lighting outlet to be provided that only takes lamps of greater efficiency than 40 lumens per circuit watt. Extend existing system to new rooms with zone and boiler interlock controls.

Electrical Installation

Contractor to ensure that Electrical installation is to be carried out by an electrician under the 'Competent Persons Scheme'. Copy of relevant certificate to be forwarded to Building Control prior to commencement of that element of the work.

External Finish

Brickwork to match existing.

Roof

Tiles to match existing.

External Wall Construction

100mm brickwork
 50mm clear cavity.
 50mm celotex insulation.
 100mm Celcon Solar Insulation blockwork. to provide min. 'U' value of 0.26w/m2

Lintel Schedule

Refer to manufacturer's data sheet.

New Kitchen

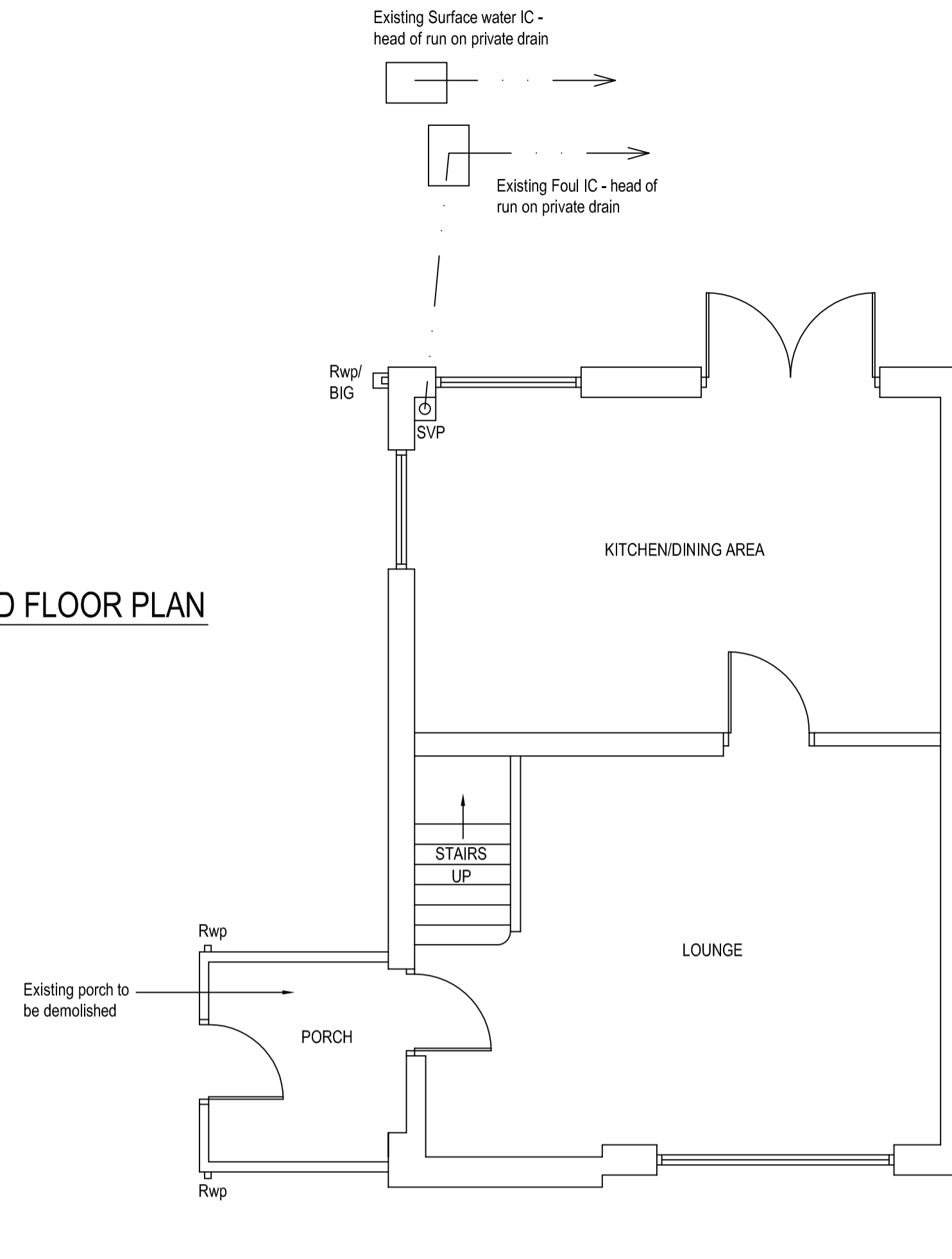
Extractor hood type capable of working at 30l/sec.

Windows and doors

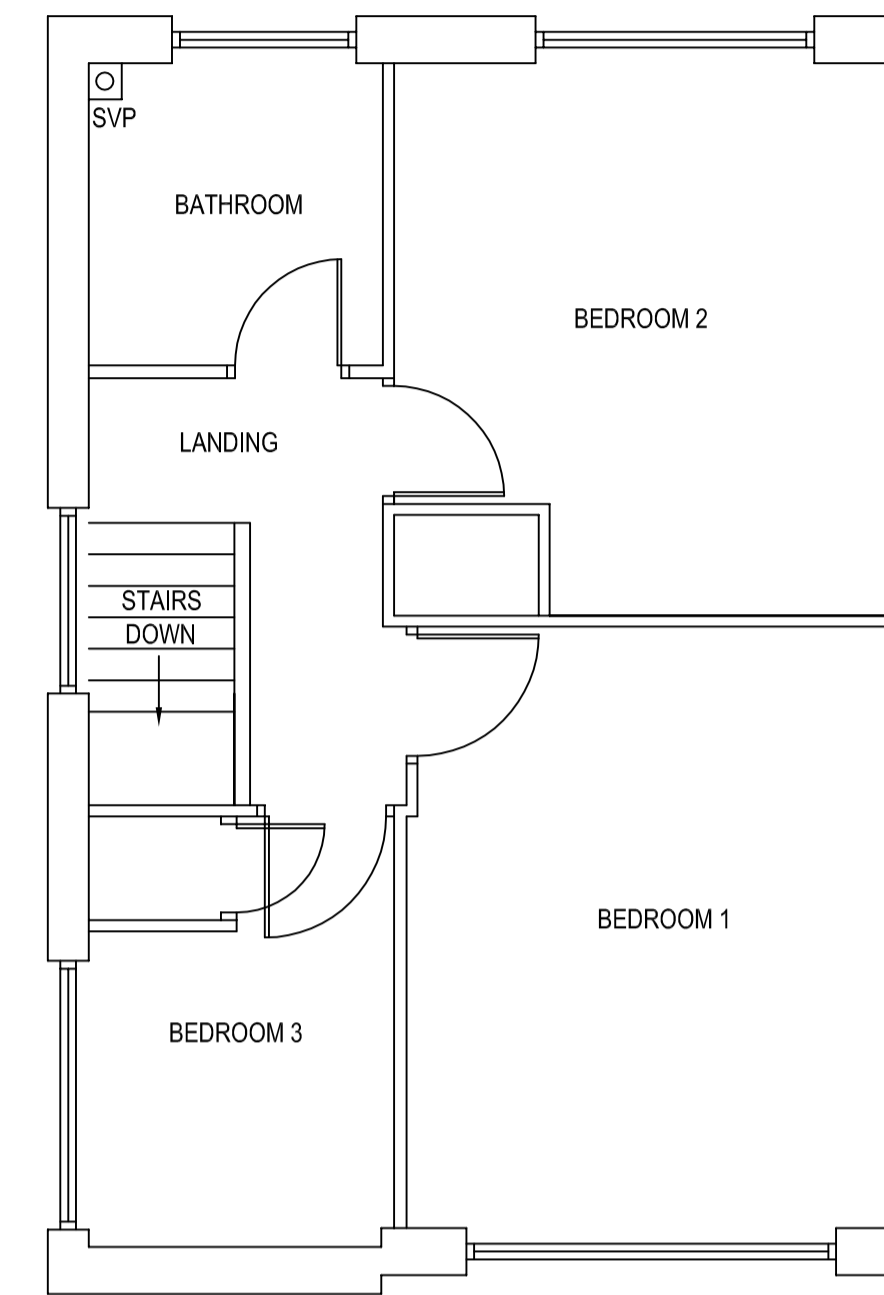
To be white upvc double glazed & match existing style to ventilate $\frac{1}{20}$ th floor area. To have min. 8000mm2 trickle ventilation in habitable rooms. To provide min 'U' value of 1.6W/m2k.

The glazing between the finished floor and 1500mm above this level in a door or a side panel should:
 a). comply with the test criteria for safe breakage as indicated in BS6206:1981. (Impact performance for flat safety glass and safety plastics for use in buildings).
 b). Be robust or in small panes.
 c). Be permanently protected.

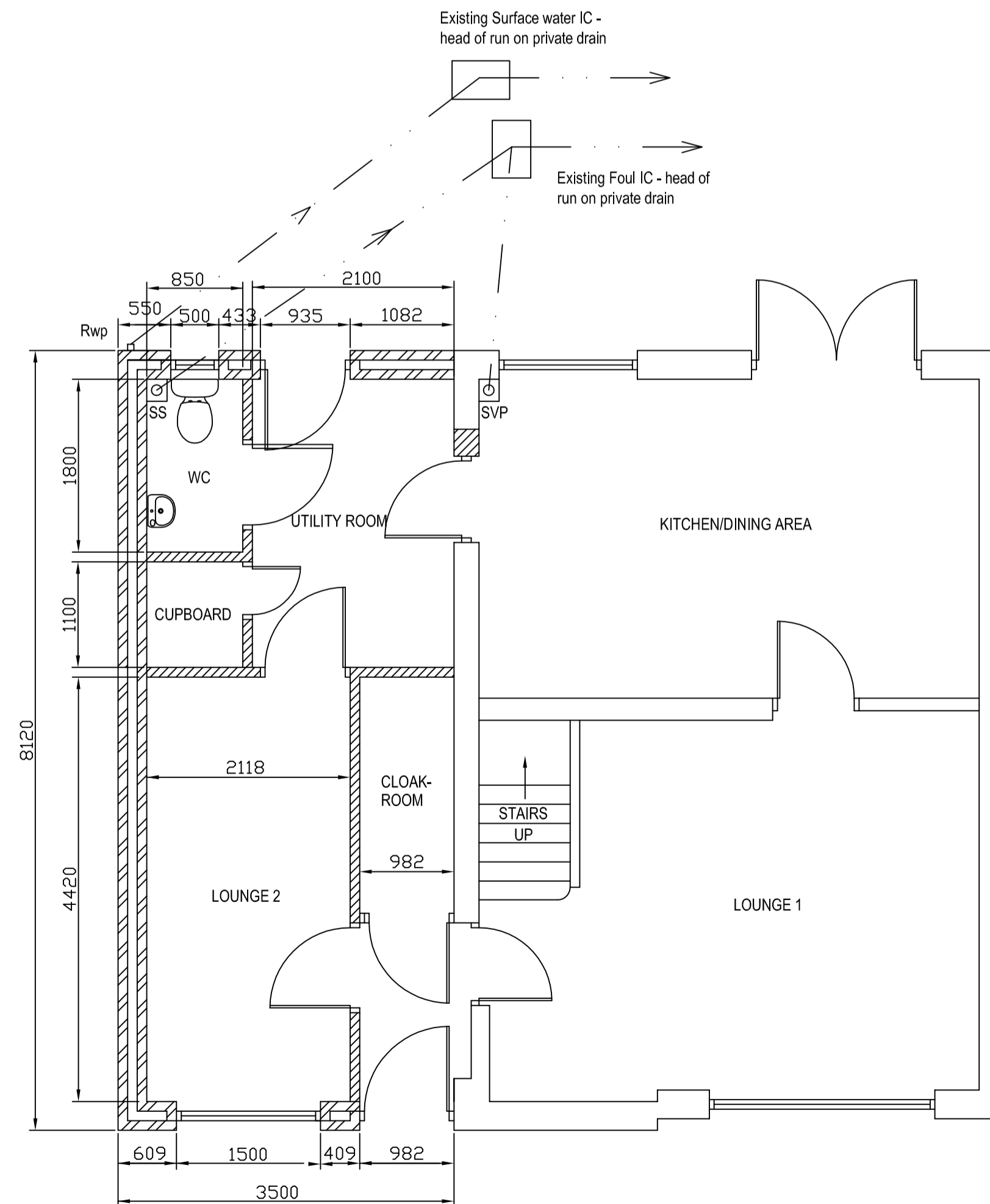
EXISTING GROUND FLOOR PLAN



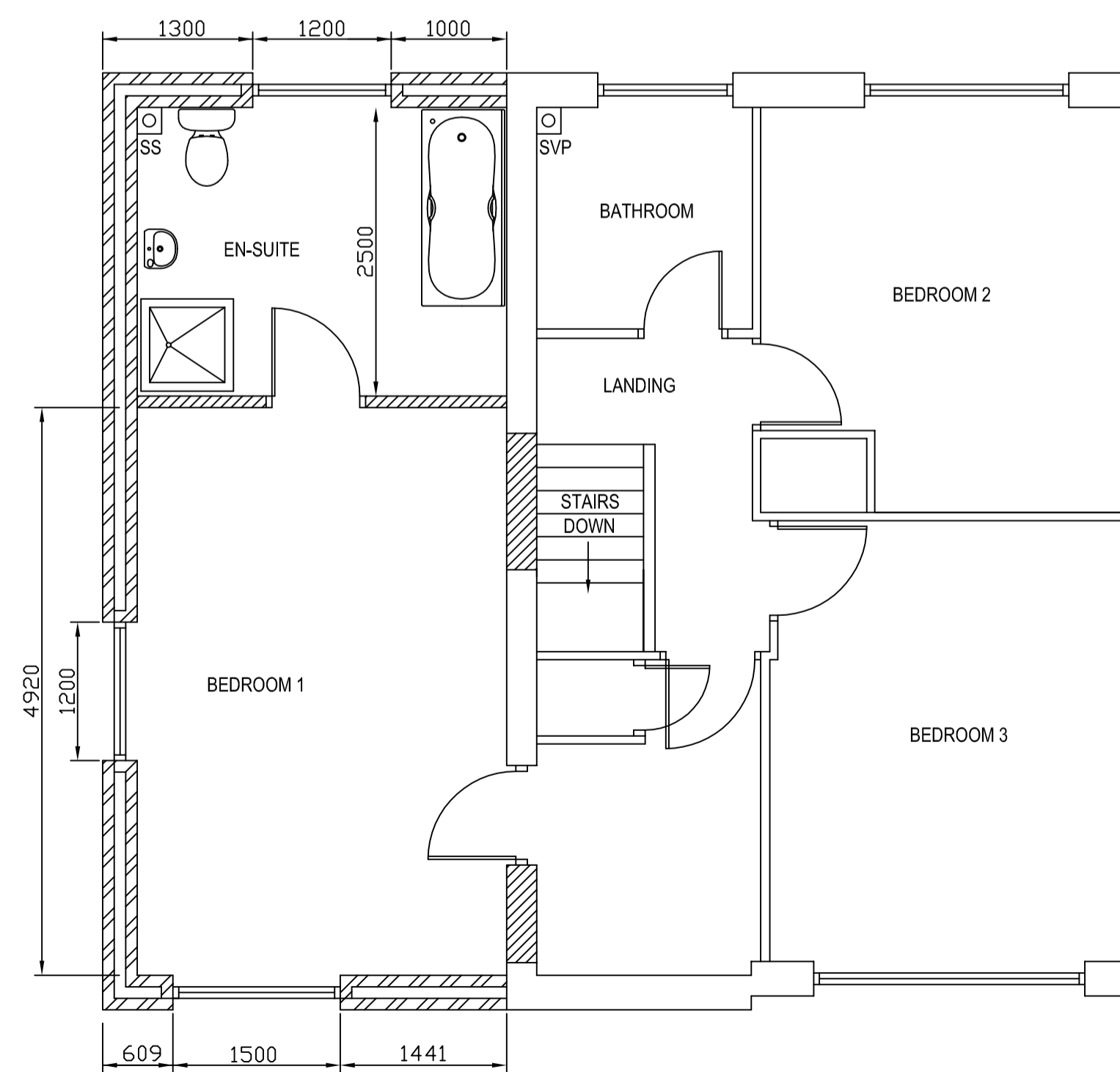
EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Rev.	Amendment	Date
A	Width of extension reduced from 4.5m to 3.5m following consultation with Robert Lankshear (Planning Department) dated 23/3/2015	1/4/2015
Title		
PROPOSED DEMOLITION OF EXISTING SINGLE STOREY PORCH & CONSTRUCTION OF TWO STOREY SIDE EXTENSION at 1, EW BANK CLOSE, COLDBROOK BARRY for Mr & Mrs PAGE		
des.	drawn	check
		date
		FEB' 2015
SCALE :-	1:50	Original Size : A1
EXISTING/PROPOSED GROUND & FIRST FLOOR PLANS		
DRG. No.	1/EC/C/B/2	revision
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