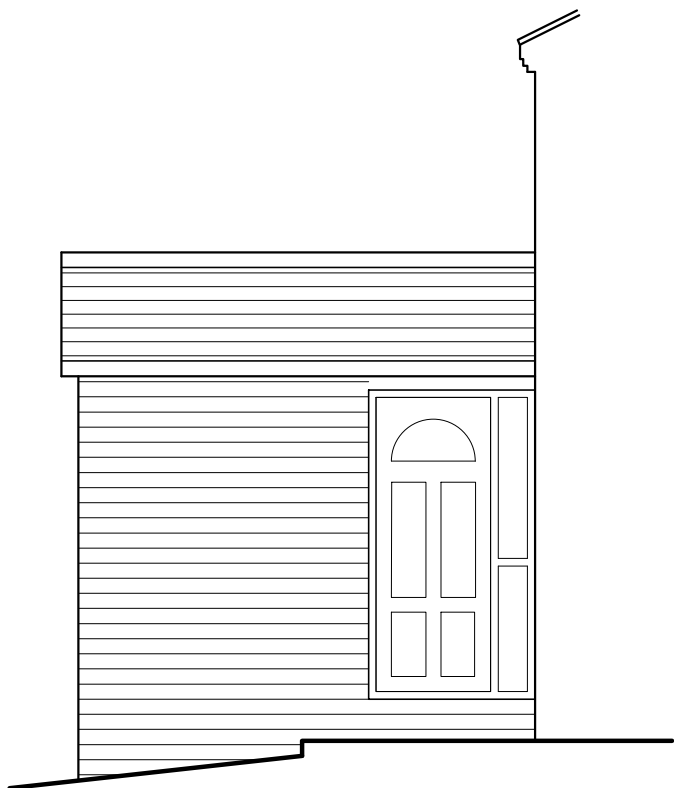
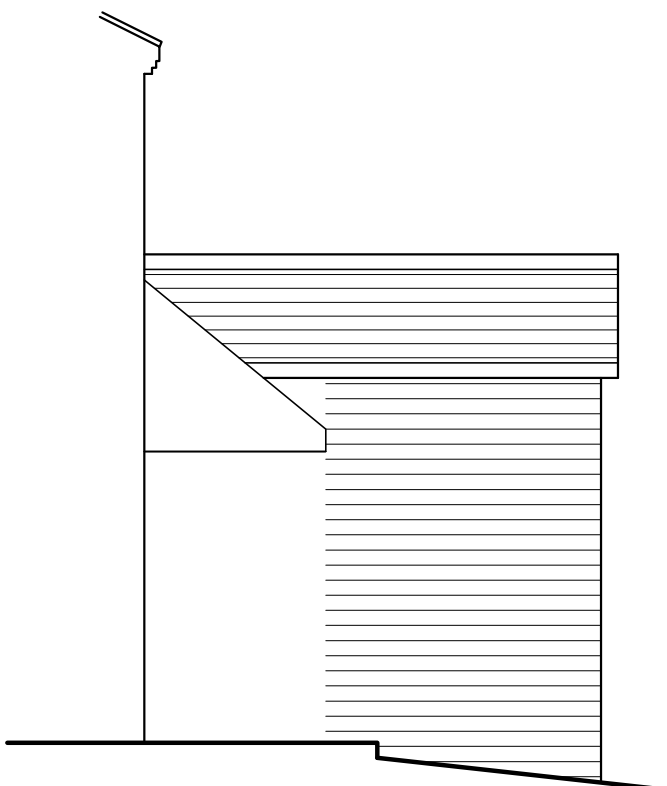




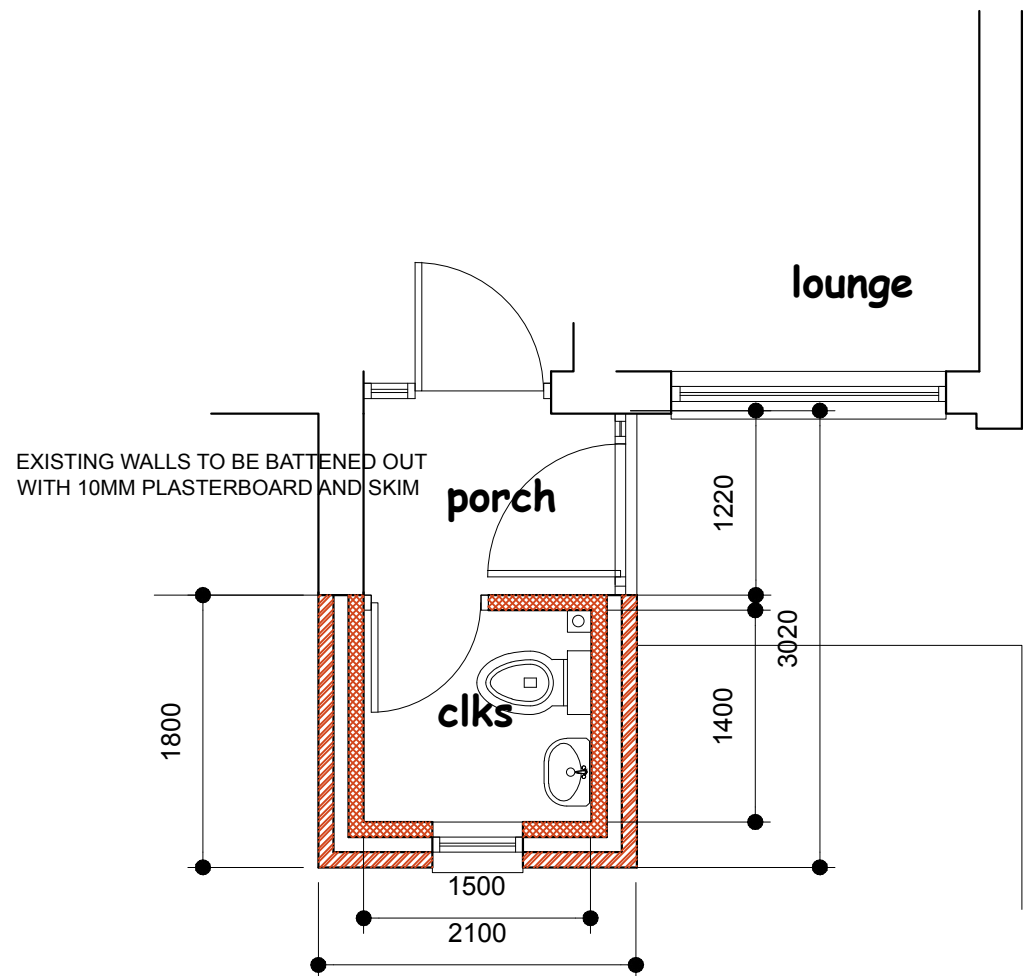
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

PROPOSED

VENTILATION
RAPID VENTILATION - VENTILATION OPENINGS TO BE MIN 1/20th OF THE FLOOR AREA OF ROOMS AND WITH SOME PART OF THE VENTILATION OPENINGS AT LEAST 1.75M ABOVE THE FINISHED FLOOR LEVEL.
BACKGROUND VENTILATION - TO BE PROVIDED BY "TRIMLINE" TRICKLE VENTS OR SIMILAR, RECESSED INTO WINDOW HEAD FRAME TO GIVE A MIN 8000mm² FREE AIR TOTAL AREA EXTRACT FANS - KITCHEN/ UTILITY ROOM 30L/Sec, ENSUITES & BATHROOMS 15L/Sec WITH 15 MIN.
OVER-RUN. ROOF TO HAVE A 10mm CONTINUOUS AIR GAP ALONG LENGTH OF ALL EAVES.

DRAINAGE

STORM DRAINAGE BELOW GROUND RUNS TO EXISTING JOINT SYSTEM. NEW STORM DRAINS TO BE CONNECTED TO EXISTING SYSTEM OR TO A SUSTAINABLE DRAINAGE SOLUTION.
FULL DETAILS TO BE SUPPLIED TO APPROVAL OF LA BUILDING INSP
PIPE BENDS AND JUNCTIONS TO BE VITRIFIED CLAY TO B.S. 65 WITH FLEXIBLE JOINTS AND KITEMARK CERTIFIED TYPE TO BE 100mm DIA. SUPERSLEEVE (STRENGTH CLASS - SUPERSTRENGTH) LAID TO MIN 1:80 FALL.
FOUL DRAINAGE ABOVE GROUND TO BE 40mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS.
FOUL DRAINAGE BELOW GROUND TO BE 100mm SUPERSLEEVE AS ABOVE IN 150 GRANULAR BED AND SURROUND
LAID TO MIN 1:40 FALL CONNECTING INTO EXISTING FOUL DRAINAGE SYSTEM NEW SOIL STACKS TO BE POSITIONED AS INDICATED ON THE DRAWINGS
ALL NEW AND EXISTING DRAINS PASSING UNDER OR WITHIN 1000mm OF BUILDING TO BE ENCASED IN MIN 150mm CLASS 'X' CONCRETE (TO B.S. 5328 - C.P. MIX C20P)
450 DIA UPVC INSPECTION CHAMBERS WITH STEEL IC COVERS IN CONC SURROUND ALL TO BE DOUBLE SEAL SCREWED DOWN TYPE.

WINDOWS

WINDOWS AND DOORS TO BE OF TIMBER/UPVC CONSTRUCTION WITH DOUBLE GLAZING(TO BE 4mm TOUGHENED GLASS) WITH A 16mm AIR GAP AND A "SOFT" LOW-E COATING ALL TO ACHIEVE A WER OF ABND C OR BETTER.
DRAUGHT STRIPPED TO MIN 1.6W/MWK.
OPENING LIGHTS TO CONFORM WITH BS4873: 1986 AND BS 6375 PROVIDING RAPID VENTILATION IN ACC WITH BS 5925.
NATURAL LIGHT TO COMPLY WITH BS 8206: 1980.
TRICKLE VENTS TO BE FIXED IN ALL WINDOWS TO PROVIDE BACKGROUND VENTILATION.
WINDOWS TO HABITABLE ROOMS TO COMPLY WITH APPROVED DOCUMENT B1 FOR EMERGENCY ESCAPE MIN 450X 750 CLEAR OPENING MAX 1100 ABOVE FFL.

NOTE:
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
LIGHTING TO CIRCULATION AREAS TO HAVE LIGHT FITTINGS THAT ONLY TAKE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT

HEATING AND HOT WATER SYSTEM TO BE GAS FIRED WALL MOUNTED BALANCED FLUE BOILER.
SYSTEM TO BE DESIGNED IN ACC WITH BS 5258 AND BS 5286 PT1: 1976.
ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES
HEATING FROM EXTG GAS FIRED BOILER

SAFETY GLAZING TO ALL CRITICAL AREAS
IE DOORS UP TO 1500, WINDOWS ADJACENT DOORS AND WINDOWS BELOW 800 WHERE IN WALLS

ROOF TILE TO BE USED TO SUIT ROOF PITCH
ON 50 X 38 SWD BATTENS ON TYVEK SUPRO PRO ROOFING FELT WITH 80MM CELOTEX IN BETWEEN RAFTERS AND 62.5 MM CELOTEX PL4000 INSULATED PLASTERBOARD UNDR VCL UNDER RAFTERS
C24 GRADE RAFTERS AT 400 CTS 50 X 175 10MM PLASTERBOARD AND SKIM TO SOFFITTE
100 X 65 WALLPLATE. 100 X 50 CEILING JOISTS AT 400 CTS
LATERAL RESTRAINT STRAPS TO BE FIXED TO GABLES AND TO WALLPLATE AT 200MM CTS. 30 X 5MM GALV STEEL AND TO EVERY RAFTER CONSTRUCTION TO ACHIEVE 0.18W/MDEGREE C

NO 4 LEAD FLASHING AT ABUTMENT
HIDDEN GUTTER TO BE FORMED AT JUNCTION TO NEIGHBOURS ROOF

100 UPVC GUTTER
18MM EXTL QUAL PLY FASCIA FIXED TO WALL.
SOAKAWAY TO BE TO BRE365 SUBJECT TO A PERCOLATION TEST. DETAILS TO BE PROVIDED FOR APPROVAL TO BUILDING CONTROL PRIOR TO INSTALLATION.

CAVITY WALL CONSISTING OF 100MM INTERNAL LIGHTWEIGHT THERMAL BLOCKWORK THERMALITE TURBO OR SIMILAR AND APPROVED.
WITH 100MM INSULATION TO 85MM CAVITY
EXTERNAL SKIN OF 103MM FACING BRICKWORK TO APPROVAL OF LA PLANNING DEPT. THERMATE CAVITY CLOSERS AT ALL REVEALS
THERMALLY BROKEN CATNIC STEEL LINTOLS OVER ALL OPENINGS
MIN END BEARING - 150MM
10MM PLASTERBOARD ON DABS TO ALL INTL WALLS
LINTOLS TO BE INSTALLED TO MANUFACTURERS REC. AND SCHEDULE ZEDDEX DPC (MIN 150) ABOVE GL AND TO ALL OPENINGS ETC.
PROVIDE CAVITY BRIDGES OVER DOOR AND CAVITY BRIDGES IN 1200 GAUGE POLYHTENE DPM. LAY DPC TO CLAUSE 11 BS.CP.102: 1973.
LEAVES TIED WITH STAINLESS STEEL AT 450MM CTS AND 900MM CTS STAGGERED. SPACED 225MM AT REVEALS.
CONSTRUCTION TO ACHIEVE 0.30 W/MDEGREEE C.

FLOOR FINISH ON 100MM OVERSITE CONCRETE TO MEET U VALUE OF 0.22W/M²K
VCL ON TOP OF INSULATION TURNED UP 100MM BEHIND SKIRTING.
100MM CELOTEX GA4000 FLOOR INSULATION ON 1200 GAUGE VAPOUR BARRIER
ON 25 SAND BLINDING ON HARD CORE WELL CONSOLIDATED IN MAX 150MM LAYERS
TO APPROVAL OF LA BUILDING INSP
DPC AND DPM TO BE LAPPED AT WALLS. 25MM INSULATION TO CONTINUE ON EXTERIOR PERIMETER.

600 X 225 CONC FOUNDATIONS MIN DEPTH 1000MM TO APPROVAL OF LA BUILDING INSP
WEAK CONC CAVITY FILL UP TO 225MM BELOW DPC
MIX TO CONFORM WITH BS EN 206-1 AND BS 8500-2.
ENSURE FOUNDATIONS ARE BELOW INVERT LEVEL OF ADJACENT DRAINS

SECTION

NIGEL DUTTON
49 FALCON ROAD, ANSTEY, LE7 7FY

TEL: 07760 160572
0116 2365663
nigel.dutton88@gmail.com A1

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client
MR & MRS P TOPLEY
project

EXTENSION TO PORCH
94 CHILTERN ROAD, SWADLINCOTE DE11 9SJ

title

EXISTING AND PROPOSED
BUILDING REGS

scale	date	drg. no	rev
1:50	JUNE 2019	ND.19.145.02	