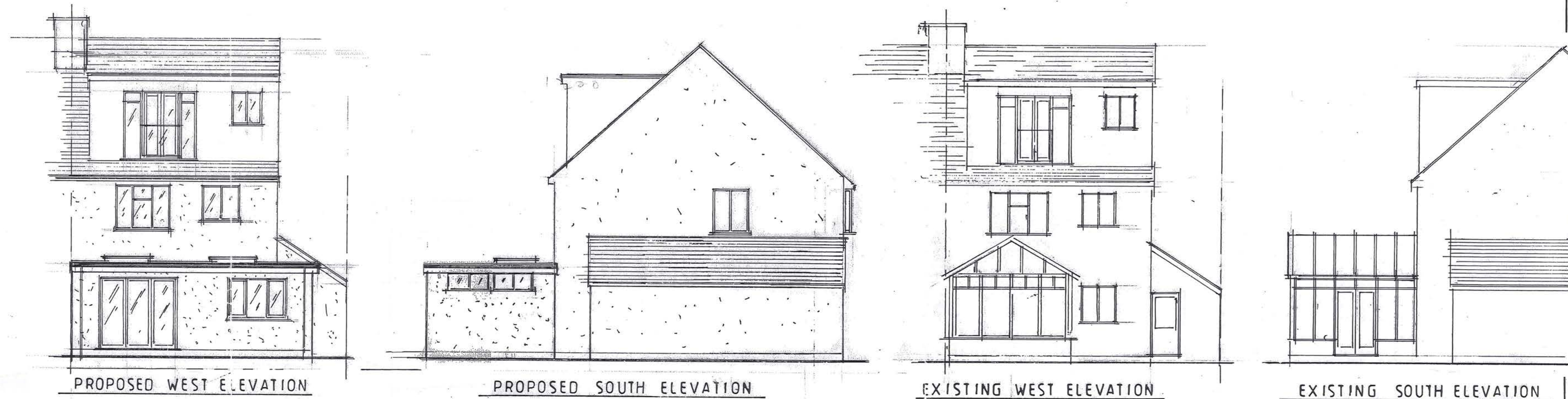


SOAKAWAYS
Constructed from 1M cubed of hardcore at least 5.5M from any building and well away from boundaries. Maximum 30 sq. M of roof area per soakaway.

To soakaway



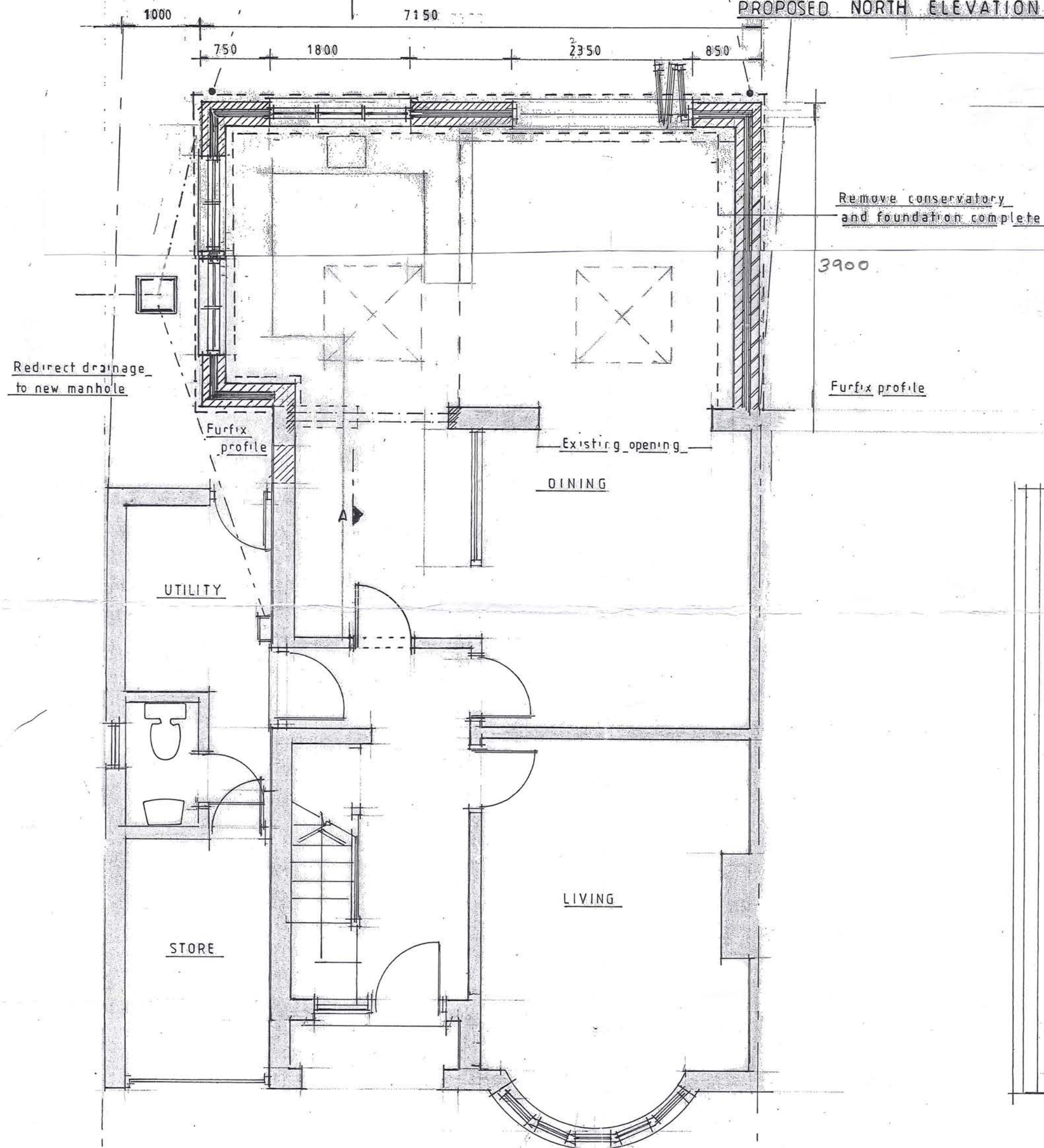
PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

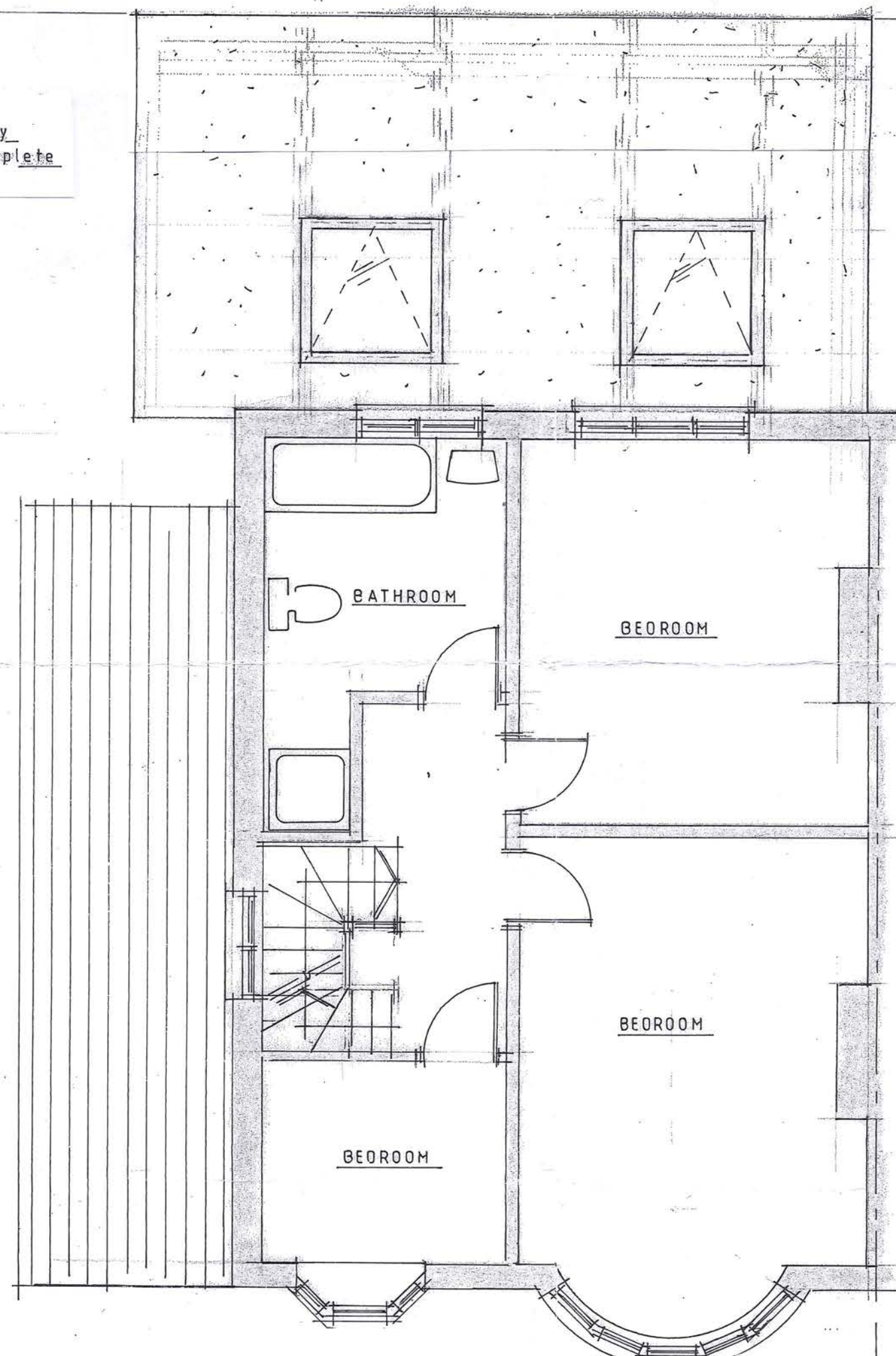
PROPOSED SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION



GROUND FLOOR PLAN

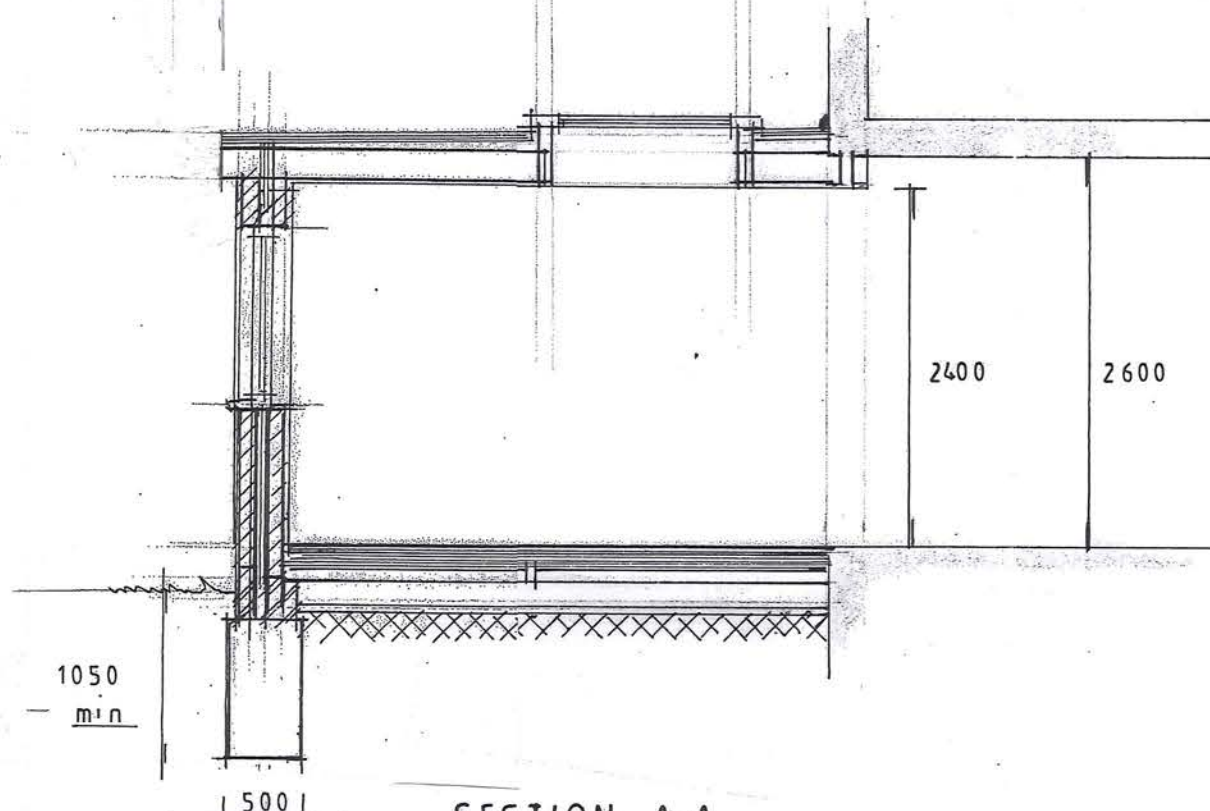


FIRST FLOOR PLAN

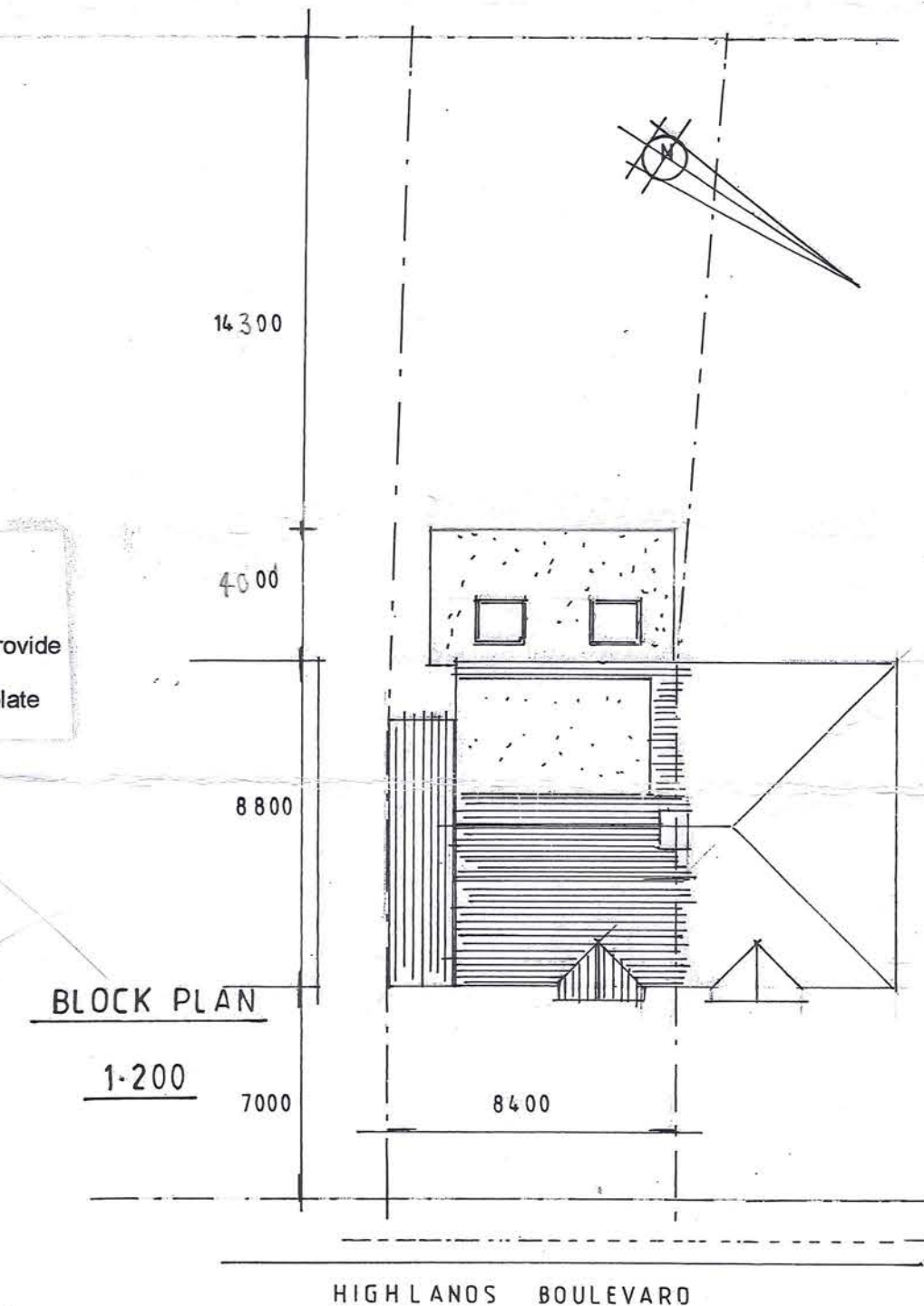
ROOFLIGHTS / LIGHTWELLS
AA rated. Double /triple joists to sides of openings. Complete with flashings
Light wells to be constructed from 100 x 50mm studwork with 100mm Celotex insulation

LATERAL AND VERTICAL RESTRAINT
5 X 30mm galvanised mild steel straps 1M long built into or screwed to blockwork or studwork and 3No. joists and rafters at maximum 2M centres to provide lateral restraint.
Vertical straps at max 2M centres screwed to wall plate and blockwork to provide vertical restraint.

FLAT ROOF
12.5mm layer of bonded chipping on three layers of bituminous felt to BS 747 or fibreglass roofing system, dressed up wall min 150mm and 450mm under tiles with Celotex single ply membrane 120mm with 18mm plywood on firings on 47mm x 200mm joists at 400mm centres.
Double/Triple joists bolted together around rooflights



SECTION A-A



BLOCK PLAN

1-200

HIGHLANDS BOULEVARD

ROOM VENTILATION
To be equal to 1/20 of floor area. Background ventilation to be by means of trickle vents in head of frames equal to 8000mm sq. in habitable rooms and 4000mm sq. in kitchen.

MECHANICAL VENTILATION
To wet room, en suites and wc's by means of extract fan equal to 15 litres per second operating intermittently. To kitchen and utility room by means of extract fan equal to 60 litres per second or cooker hood equal to 30 litres per second operating intermittently.

WINDOWS & EXTERNAL DOORS
To be upvc double glazed with a minimum 16mm air gap and low E glass with a U value of 1.6W/m sq C to windows and 1.8W/m sq C to doors.
Windows for escape must have a minimum opening of 450mm x 750mm.
Glazed doors and any glazing below 800mm above floor level to be made of safety glass to BS 6206

PLUMBING
Traps to have 75mm water seals. Waste pipe to basin to be 32mm. Waste to bath and sink to be 38mm.

ELECTRICS
All electrical works to be carried out in accordance With BS 7671 and Part P of the building regulations To be installed by a competent person with self certification. All switches and sockets to be between 450mm and 1200mm above finished floor level. At least 75% of new light fitting to energy efficient.

HEATING
New radiators to have thermostatic valves

SMOKE DETECTORS
To be mains operated and interlinked. Heat detector to kitchen

DAMP PROOF COURSE
To be 150mm minimum above ground level

TIMBER SUSPENDED GROUND FLOOR
21mm t+g chipboard on 50mm x 220mm joists, grade 24, at 400mm centres with noggins at mid span and 140mm of Celotex FF4000 between joists supported on clips. 150mm void below floor and 50mm concrete blinding

FOUNDATIONS
Concrete strength to be 20/20. With minimum cement Content not less than 300kg/m cubed
Minimum 450mm wide x 1050mm deep minimum, subject to site conditions. Finishing a minimum of 500mm below any roots and invert of drain.
Foundations running through line of drains to be so constructed that no pressure is transferred to the pipework
Foundations adjacent to boundary to be 600mm wide to be excavated and poured in geographical sequence with reinforcing bars connecting. Adjoining pads not to be excavated and poured within 24 hours.
Reinforcement to have minimum of 70mm cover. Holes to be concreted immediately after excavation. Form movement joint with 10mm polystyrene where abutting neighbouring foundations.

EXTERNAL WALLS
Either: 100mm Fibrelite concrete blocks externally finished with 2 coats of waterproof render or brickwork to match existing 100mm cavity with 80mm Drytherm 32 insulation and finished internally with 100mm Celcon 3.5N blockwork finished with 12.5 mm plaster and skim. Durox trench blocks below ground Any timber floors to be ventilated through solid floors, air bricks to achieve equivalent of 1500mm sq. per metre run. Cavity trays above steel beams.

EXTERNAL WALL ON BOUNDARY
100mm facing brickwork, 100mm cavity, filled with Drytherm 32 insulation, 100mm Durox blockwork finished internally with 12mm lightweight plaster and 5mm skim. Brickwork only below dpc or trench blocks.

WALL TIES
To be twist type at 750mm crs horizontally 450mm crs vertically staggered.

LINTOLS
Cavity wall lintols to be Catic CG90/100 type or similar approved
Solid walls to be Catic CN71A unless otherwise stated.

MRS S. PROCTER.

PROPOSED REAR EXTENSION

236 HIGHLANDS BOULVD
LEIGH-ON-SEA

1-50 1-100

APRIL 17

SP

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