PLAN OF PROPOSED SINGLE STOREY REAR EXTENSION AT No 1 EGERTON CLOSE, BLYTHE BRIDGE

STAFFS MOORLANDS STI1 9NS FOR MR & MRS A LOCKETT

OCTOBER 2009

APPROVED PLAN 27th OCT 2009
PLANNING REF:- 09/01031/FUL
VELUX SKYLIGHTS INDICATED ON 1:50 SCALE PLAN AS REQUIRED

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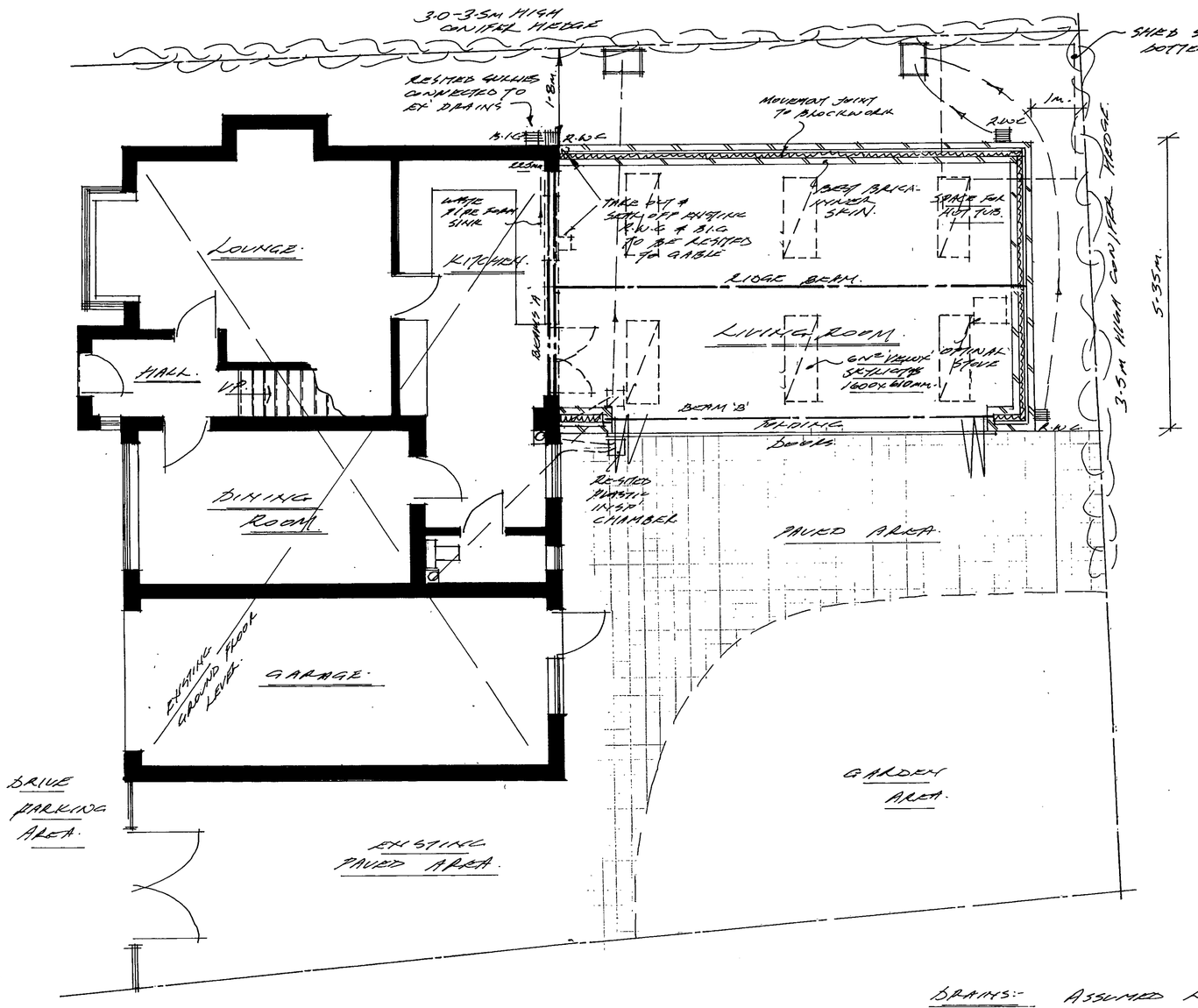
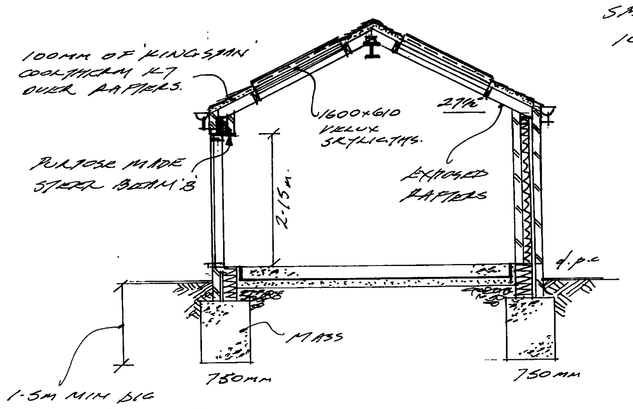


PLAN AS PROPOSED
SCALE 1:50

ROOF:- WARM ROOF CONSTRUCTION TO ACHIEVE U VALUE OF AT LEAST 0.2 W/m²K, MARLEY MODERN CONCRETE TILES TO MATCH HOUSE FIXED TO SOW25 BATTENS ONTO 50x25 COUNTER BATTENS, BREATHABLE SARKING FELT RATING 'HILVENT' OR 'TYVEK' ONTO 18mm SHEATHING PLYWOOD ONTO 150x50 RAFTERS AT 610mm c/c TO ACCOMODATE 'VELUX' SKYLIGHTS TIMBERS TO COMPLY WITH 'TRADA' SPECIFICATION, RAFTERS FIXED TO 100x75mm WALLPLATES AT EAVES & RIDGE USING PURPOSE MADE METAL FIXINGS, ROOF TO BE ANCHORED DOWN WITH 'BAT-STRAPS' AT 2m c/c. ALSO PROVIDE BAT-STRAPS ALONG RAFTERS AT 1·5m c/c BUILT INTO GABLE, TO PROVIDE LATERAL RESTRAINT TO GABLE UNDER EAVE SARKING/SHEATHING FELT WITH 12·5m FOIL BACKED P/B & SKIM FIXED TO SOW35 BATTENS SECURED TO SIDES OF RAFTERS.



SECTION 'AA'

WALLS:- TO ACHIEVE 'U' VALUE OF 0·26 W/m²K OR LESS USING 50mm 'KINGSPAN' KOOLTHERM K8 CAVITY BOARD WITH 50mm CAVITY & 100mm 'CELCON' OR THERMALITE BLOCKS. MATT BRICK TO OUTER SKIN & MATT BRICK TO INTERNAL SURFACE TO PROVIDE FEATURE WALLS. PROVIDE 'KINGSPAN' INSULATION INTO USED OF BOW 'B' TO FORM INSULATED LINTOL, USE INSULATED V.D.P.C. TO REVEALS, SEAL OFF ALL REVEALS & CAVITY AT EAVES LEVEL, USE STAINLESS STEEL 'ANCON' WALL TIES TO (B.S.1243) NOW SUPERSED BY BD1400-2. USE 'FIRPIN' SYSTEM TO BOND NEW BRICK TO OLD. ENSURE CAVITIES & V.D.P.C. ARE CONTINUOUS. USE HY-LOAD D.P.C. AT 150mm ABOVE FINISHED YARD LEVEL. USE SOLID CONCRETE BLOCKS BELOW GROUND LEVEL.

SKYLIGHTS:- TO BE 'VELUX' OR SIMULAR 1600x610mm AT LEAST TWO BE OPENABLE OPERATED BY REMOTE CONTROL. TO BE DOUBLE GLAZED TIMBER TYPE TO CLIENTS CHOICE.

STEEL BEAMS TO STRUCTURAL ENGINEERS CALC'S & DESIGN ONTO CONCRETE ENDBLOCKS AS REQUIRED. PLEASE NOTE BEAMS 'A' TO BE ENCASED IN 25mm P/B & SKIM TO ACHIEVE FULL ½HR PROTECTION AGAINST FIRE.

FOUNDATIONS:- PROVIDE CONCRETE STRIP FOOTINGS AS SHOWN USING MASS FILL CONCRETE, EXCAVATION TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA SUBJECT TO SITE CONDITIONS (CONIFER HEDGE EXISTING ALONG BOUNDARY). ALL SUBJECT TO LOCAL AUTHORITY APPROVAL & APPROVED INSPECTORS. EXCAVATE ANY SOFT SPOTS & BACK FILL WITH LEAN MIX CONCRETE.

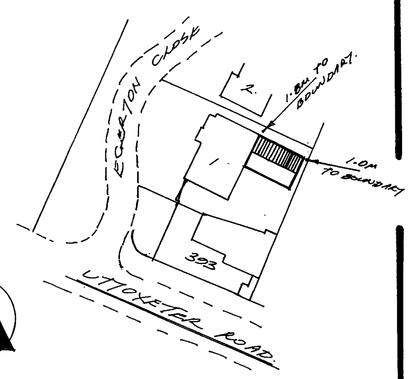
DOORS:- PROVIDE DOUBLE GLAZED PILKINGTONS 'K' GLASS TO FOLDING DOORS TO CLIENTS CHOICE. IDEALLY USE POWDER COATED & INSULATED ALUMINIUM DOORS

FLOOR:- TROWEL FINISH CONCRETE TO TAKE CLIENTS FLOOR FINISH, USING C30 GRADE CONCRETE TO FORM 100mm OVERSITE, 1200g VISQUEEN ONTO 75mm 'KINGSPAN' INSULATION ONTO SAND BLINDING ONTO WELL CONSOLIDATED SULPHATE FREE HARDCORE

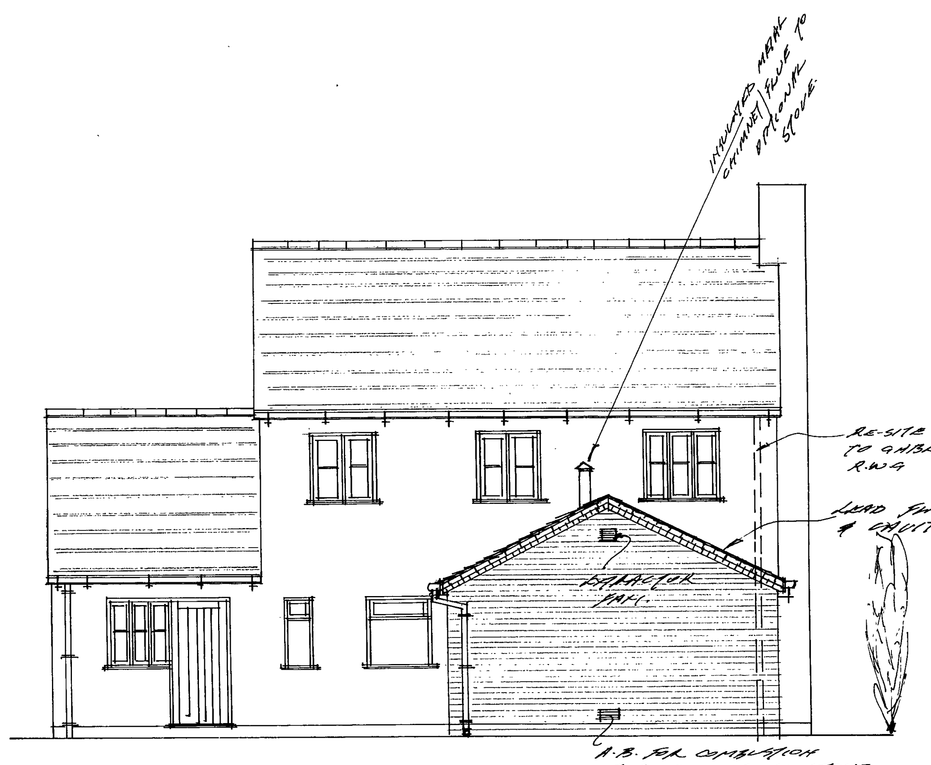
ELECTRICS:- EXTEND POWER & LIGHTING AS REQUIRED BY CLIENT ALL TO I.E.E. REGS TO 17th AMENDMENT, BY APPROVED CONTRACTORS OR CERTIFIED COMPETANT PERSONS RESPONSIBLE FOR DESIGN, INSTALLATION & COMMISSIONING OF SYSTEM, TO COMPLY WITH PART 'P' OF APPROVED DOCUMENT OF BLDG' REGS & OR BS7671 2001. PROVIDE LOW ENERGY LIGHTING (DOWN TO FOLLOWERS/OR 1 WATT). PROVIDE SPURS FOR EXTRACTOR FAN & HOT TUB. ALL SOCKETS TO BE SITED 450mm ABOVE FLOOR LEVEL & ALL SWITCHES BETWEEN 1·2m AS REQ BY BLDG' REGS.

DRAINS:- ASSUMED LINE OF DRAINS SHOWN LOCATE DRAINS, SEAL OFF ALL UNWANTED DRAINS & RE-SITE GULLIES AS SHOWN, USING 100mm ø APPROVED PLASTIC PIPES IN MIN GRAVEL BED & SURROUND AT APPROX 1:40 FALLS GIVING A SELF CLEANSING VELOCITY, ENSURE ALL DRAINS ARE WATER TIGHT & PROVIDE CONCRETE LINTOLS OVER DRAINS PASSING THRU' BRICK, ENSURE EXISTING DRAINS UNDER PROPOSED EXTENSION ARE WATER TIGHT, ALSO ENSURE THAT EXISTING S&V PIPES DISCHARGE DIRECTLY INTO RE-SITE I.C. AS SHOWN. PROVIDE NEW/RESITED B.I.G & R.W.G TO CABLE & CONNECT TO EXISTING DRAINS THERETO, PROVIDE TWO NEW R.W.G AS SHOWN CONNECTED TO EX' I.C. MAKE GOOD AS REQUIRED ALL TO PART 'H' APPROVED DOC' OF BLDG' REGULATIONS.

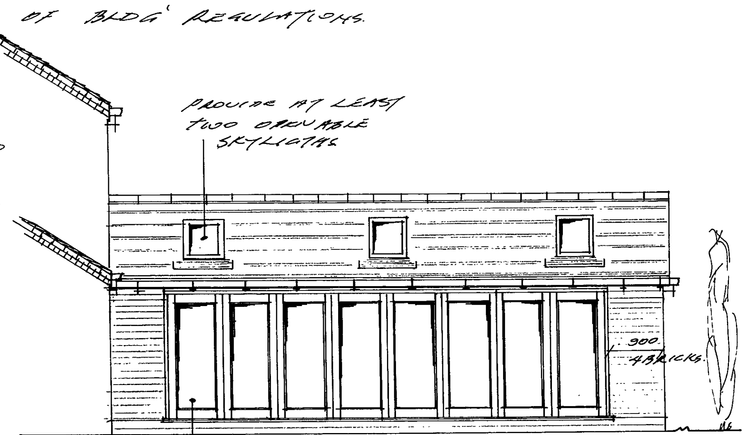
PLUMBING:- EXTEND EXISTING CENTRAL HEATING SYSTEM & PROVIDE MULTI-FUEL STOVE AS OPTION, PROVIDE T.R.V'S TO NEW RADIATORS. ALL TO COMPLY WITH PART 'H' B.REG'S. INSULATED MASTIC FLUE/CHIMNEY TO TERMINATE 600mm ABOVE RIDGE, ENSURING THAT THERE IS 50mm AIR GAP BETWEEN FLUE, TIMBERS & INFLAMMABLE MATERIALS. ALSO PROVIDE A.B. AS REQUIRED BY STOVE MANUFACTURERS TO PROVIDE AIR FOR COMBUSTION PURPOSES. FURTHERMORE, ANY FIRE STANDING GLASS ONE APPLIANCE SUCH AS MULTI-FUEL STOVE SHOULD BE SITED INTO 50mm SUITABLE IMPROVED HEARTH OF A NON-COMBUSTABLE MATERIAL.



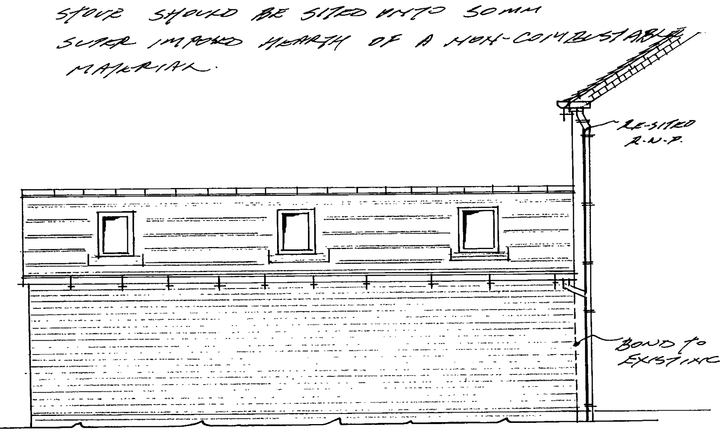
SITE PLAN
SCALE 1:500



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION TO No1 EGERTON CLOSE



EXISTING REAR ELEVATION