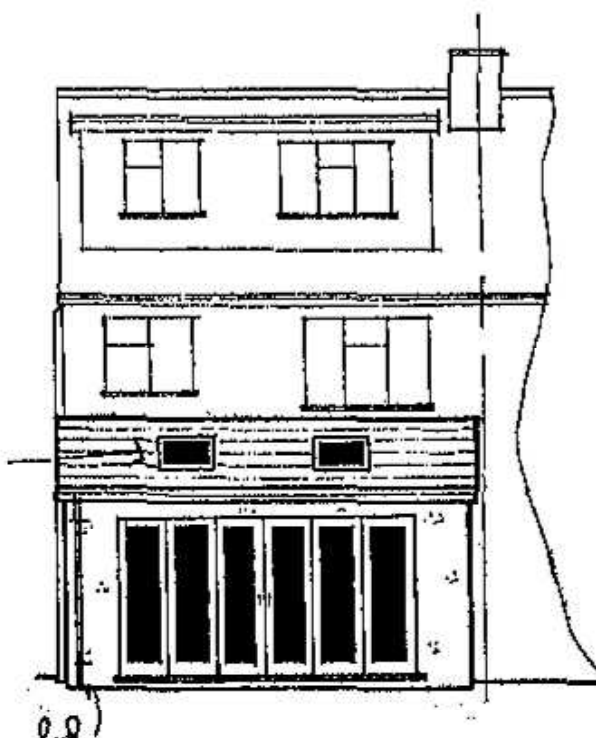
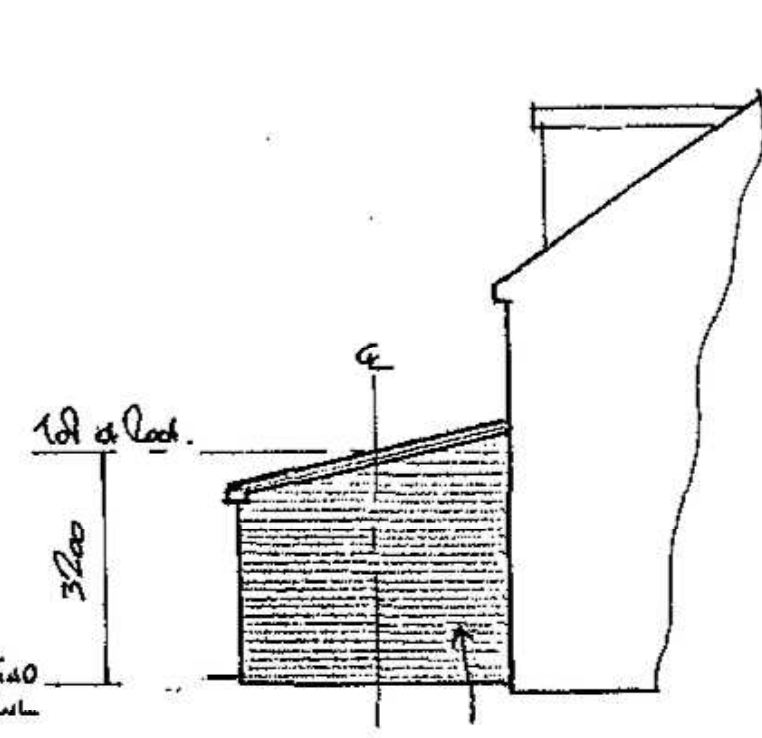


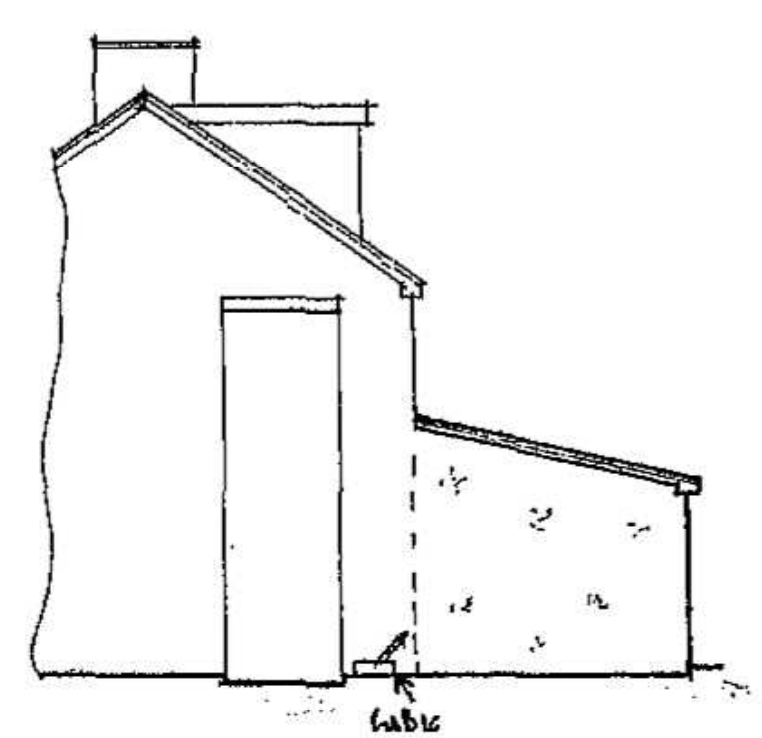
ALL MATERIALS TO MATCH EXISTING (Unless noted otherwise)



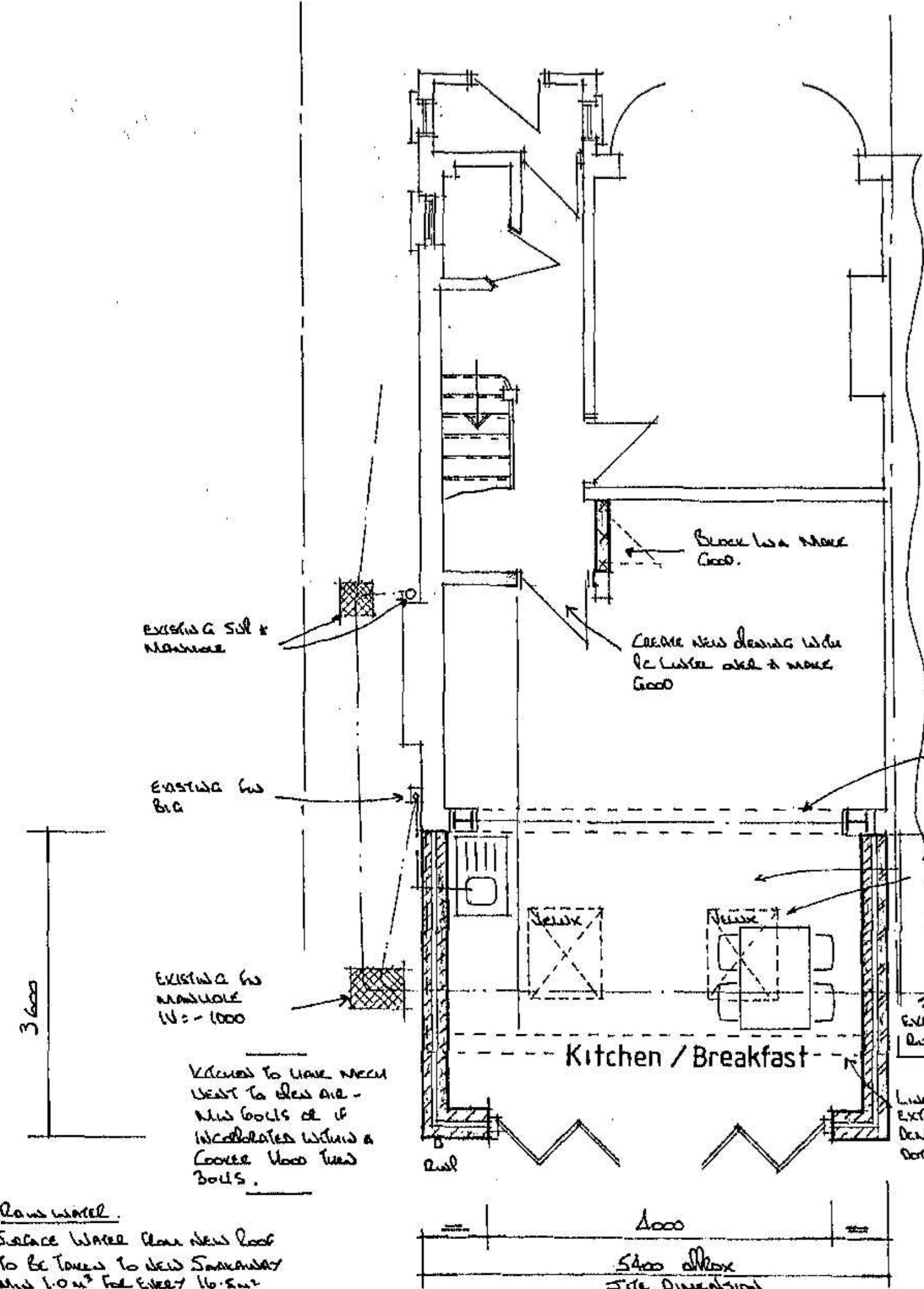
REAR ELEVATION



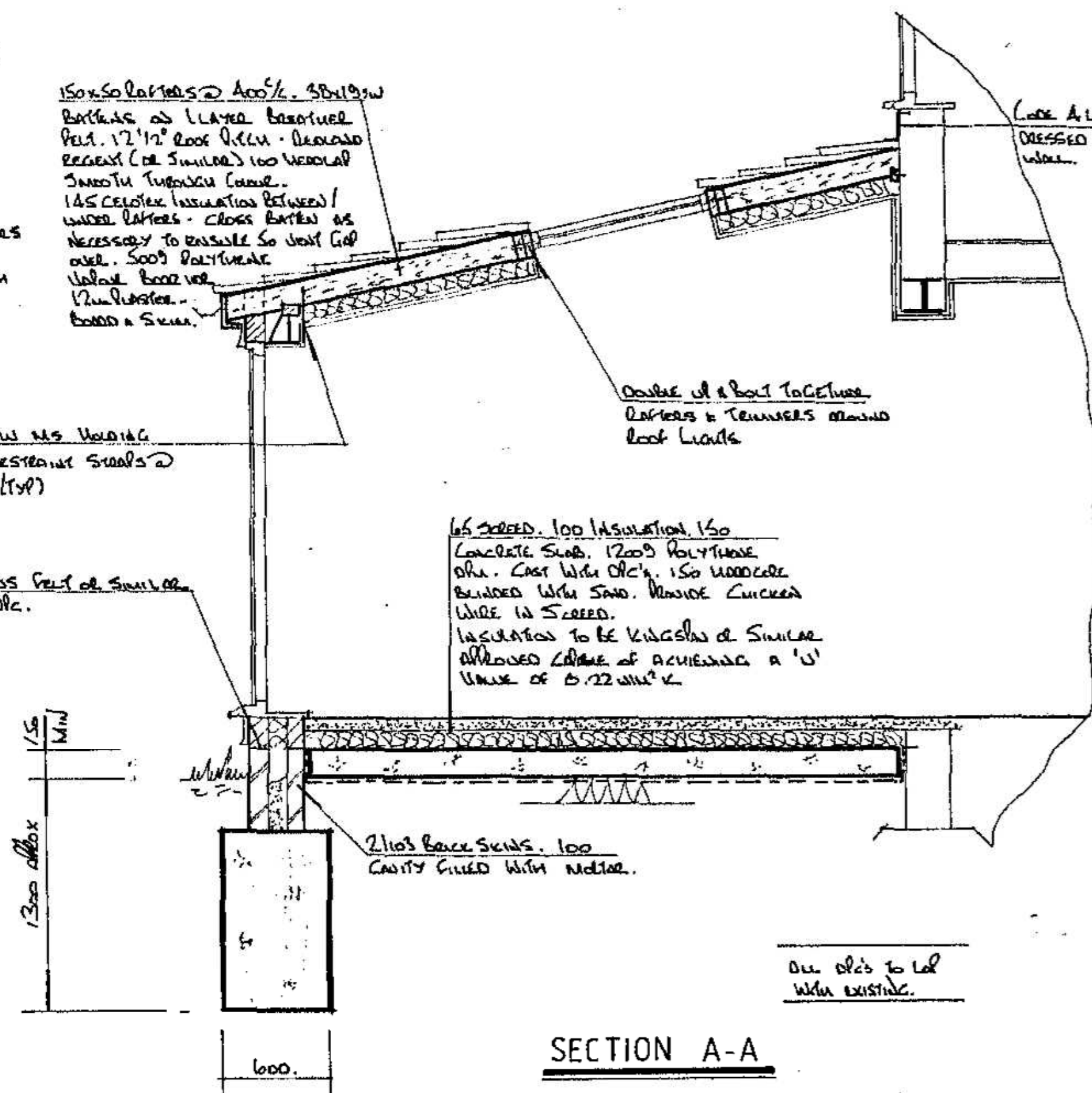
SIDE ELEVATION



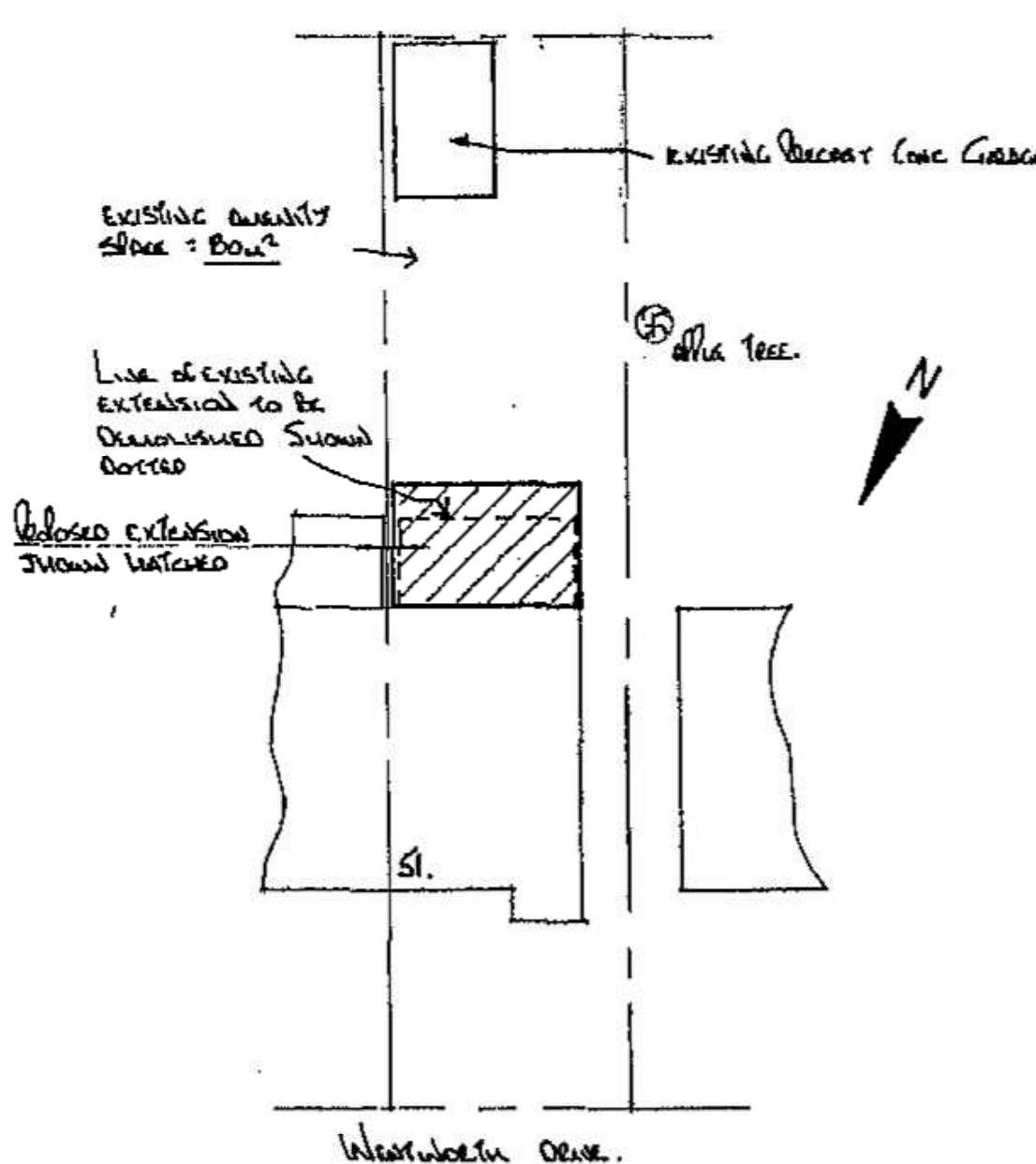
SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



SECTION A-A



SITE PLAN scale 1:200

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min).
- Lintels to have min end bearings of 150mm.
- Walls: 103 face brickwork/ 100 concrete blockwork externally and pbbledash/vered to finish. 100 cavity filled with dryform 34 insulation. Min 100 celcon solar blockwork or similar approved plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
- Cavity walls to have stainless steel ties @ 450 centres and staggered 900 horizontally.
- DPC's to be provided up sides and over heads of new external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
- If proposed extension covers all bricks then air brick to be removed and 100 diameter pvc piping provided from existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
- New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
- New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. Build with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts at 500 centres.
- New structural timber to be SC3 grade and tanalised.
- New windows and doors to be double glazed and achieve a U Value of 1.6w/m² K. 16mm spacer with low E glass to inner pane. Glazing to doors or side lights to be toughened.
- Drainage: 100 diameter pvc piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215 thick class 3 sent engineering brickwork on 150 thick concrete slab and medium duty cover.
- Waste pipe sizes: sink - 38 diameter, bath - 32 diameter, shower - 38 diameter, wash hand basin - 32 diameter. All with 75 deep seal traps. All plumbing to be to BS 5572:1978.
- 25% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and building regulation part P (electrical safety) by a competent person with a self certification scheme authorised by the Secretary of State. (BRE, BS, ELECSA, NAPIT or NICEIC)
- If proposed works involves the installation of a new boiler then the boiler is to be a condensing type with a SEDBUK rating not less than 86%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

Rev	Date	By	Revisions
1	10/12/12	GP	Initial Design
2	10/12/12	GP	Revised Design

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G.E. Potte & Co
Building Design &
Management Services
Suite B, 128 Manor Way
Ruislip, Middlesex, HA4 8HR
Tel: 01895 622800
Fax: 01895 622900
www.planning-potte.co.uk

Client
MR MRS COTTELL

Job Title
51 WENTWORTH DRIVE
EASTCOTE
MIDD

Drawing Title
PROPOSED SINGLE
STOREY REAR EXTENSION

Scale 1:50, 1:100, 1:200, 1:500

Date November 2012 Drawn by GP

Org No. 3145/01 Rev. KB

DETAIL - where new foundation
abuts existing

DETAIL - where new wall
abuts existing

foundations to be fixed down
and as noted however to
also extend and coordinate
any free loads found below
inherent but of any local
roads. due to the satisfaction
of Local Authority.