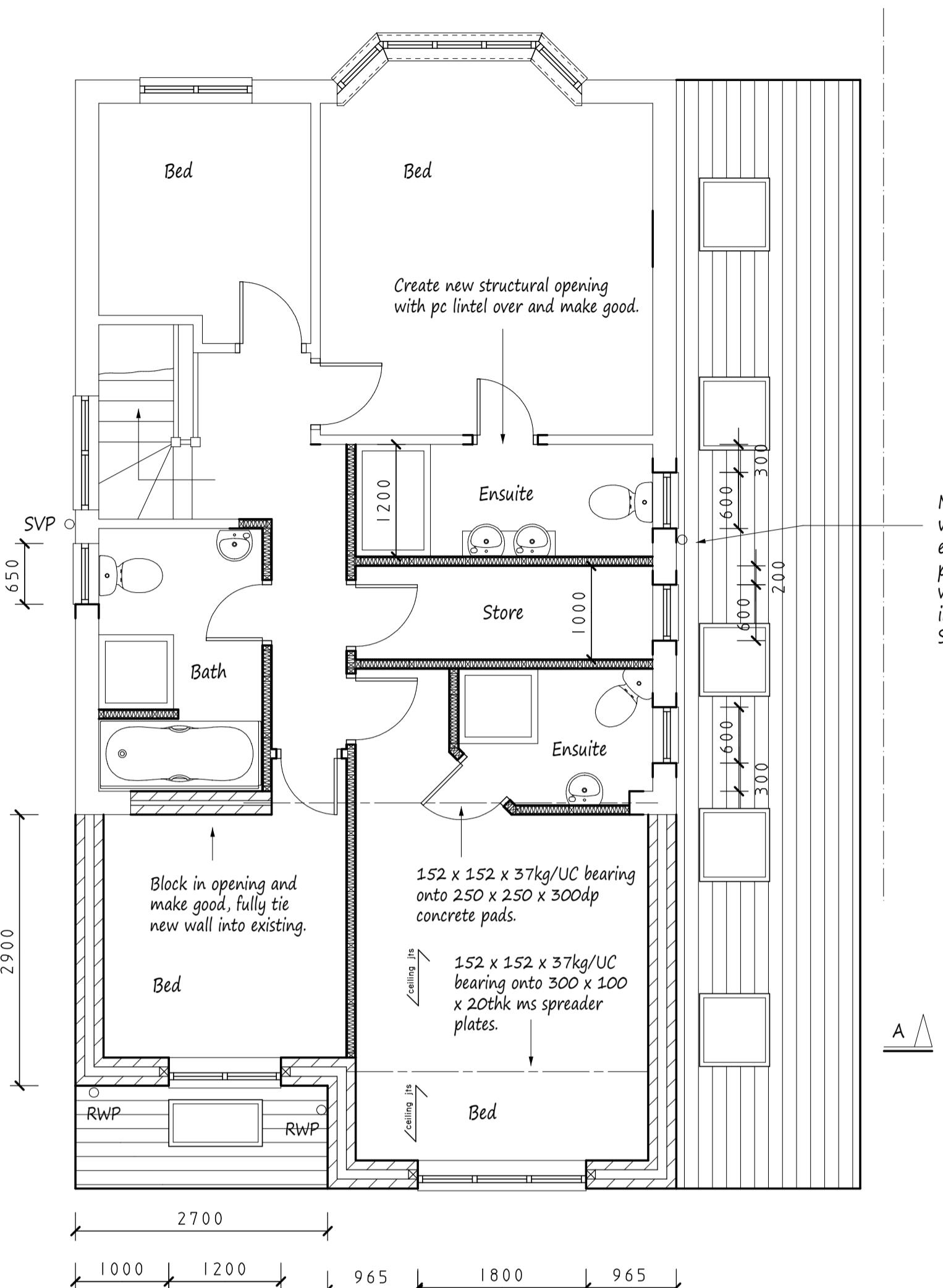


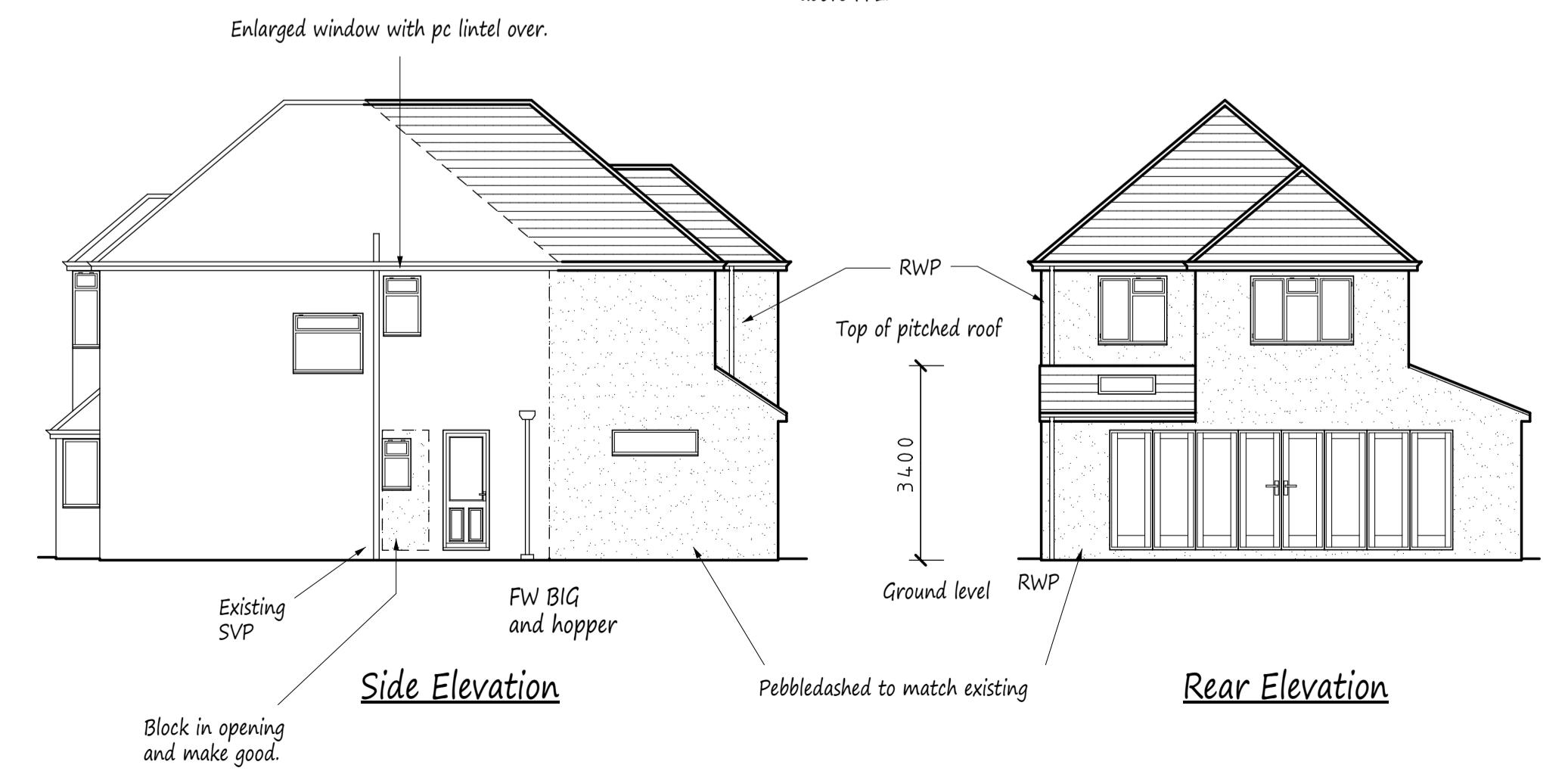
Proposed Ground Floor Plan



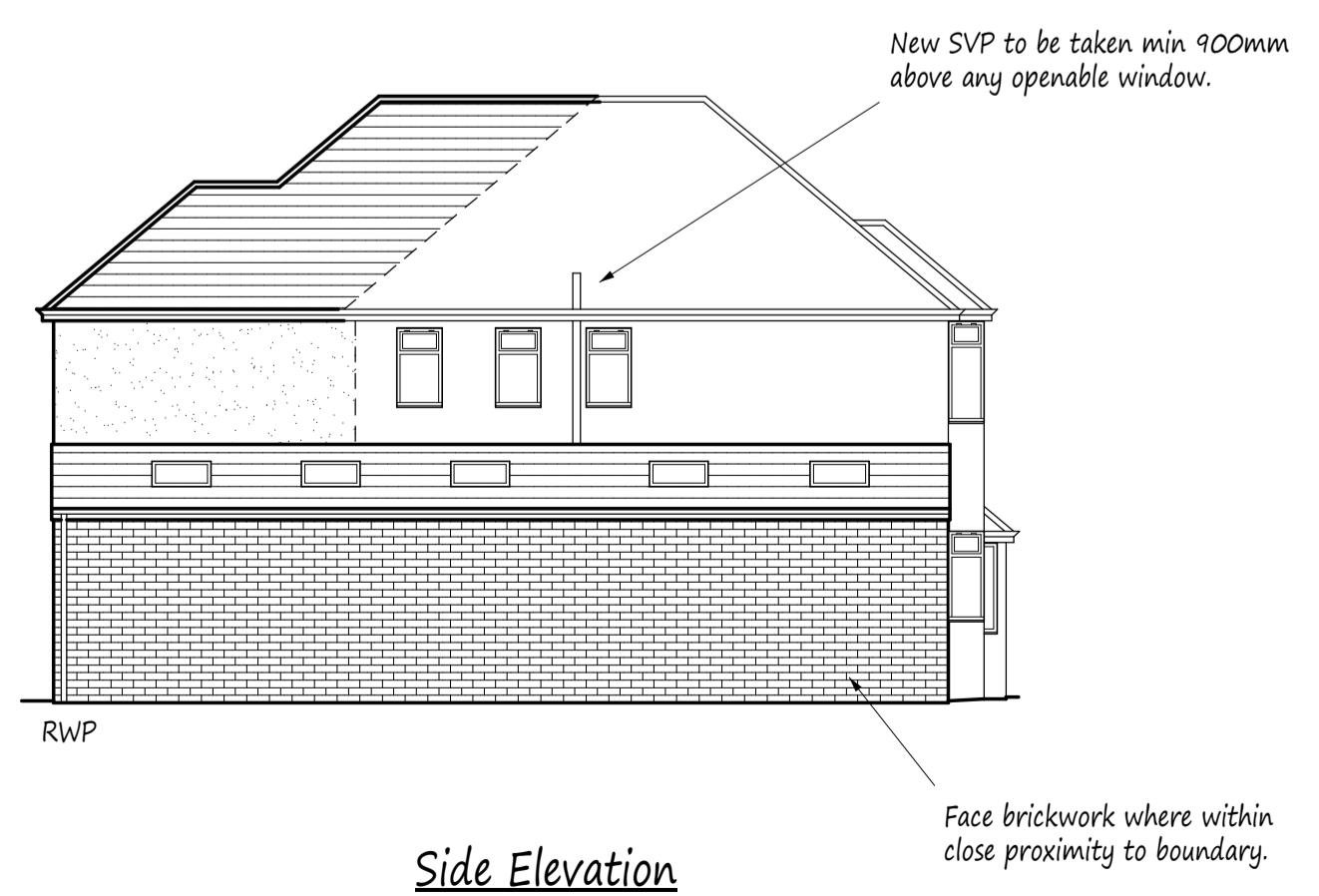
Proposed First Floor Plan

This drawing to be read in conjunction with Drg No's 4463/01 & 03

Proposed Elevations - All Materials to Match Existing



Rear Elevation



Side Elevation

TES:
dimensions must be checked on
and not scaled from this drawing.

All dimensions are in millimetres.
Ventilation to be 1/20 of floor area (min).
Lintels to have minimum end bearings of 150mm.
Walls: 103mm face brickwork/100mm concrete
rockwork externally and pebbledashed/rendered
finish. 100mm cavity filled with drytherm 34
insulation. Minimum 100mm celcon solar
rockwork or similar approved, and plastered to
finish. External render to be applied in 2 coats
with a suitable waterproof additive.
Cavity walls to have stainless steel ties @ 450mm
centres and staggered 900mm horizontally.
PC's to be provided up sides and over
heads of new external windows and doors,
so where the cavity is closed. Provide insulated
cavity closers at reveals.
Proposed extension covers air bricks then air
brick to be removed and 100mm diameter PVC
pipe provided from existing to new air brick in
internal 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 100mm x
9mm timbers @ 400mm centres with horizontal
faggins. Infill with rockwool mineral wool quilt,
x 12mm sheets of plasterboard and skim.
Partitions to be constructed off doubled up floor
joists bolted together with M12 bolts @ 500mm
centres.
New structural timber to be SC3 grade and
treated.
New windows and doors to be double glazed and
achieve a U-Value of 1.6w/m²k i.e. 16mm spacer
with low E glass to inner pane. Glazing to doors
and side lights to be toughened.
Drainage: 100mm 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 215mm thick class B semi
engineering brickwork on 150mm thick concrete
slab and medium duty cover.
Waste pipe sizes: Sink - 38mm diameter. Bath -
83mm diameter. Shower - 38mm diameter. Wash
hand basin - 32mm diameter. All with 75mm deep
plastic traps. All plumbing to be to BS 5572:1978.
5% of 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.
RE.BSI.ELECSA.NAPIT or NICEIC
The proposed works involves the installation of a
new boiler, then it is to be a condensing type with a
EDBUK rating not less than 90%. Boiler to be
installed by an approved contractor and certificated
radiators to have thermostatic valves.

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