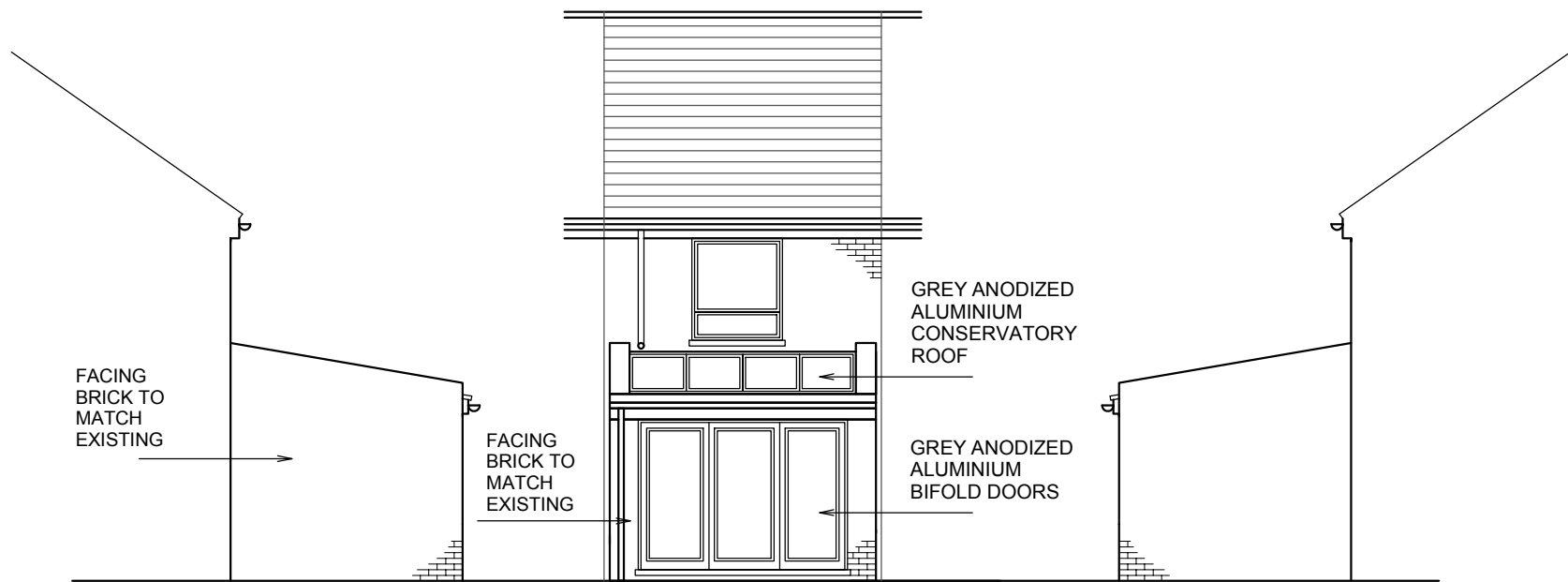




EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

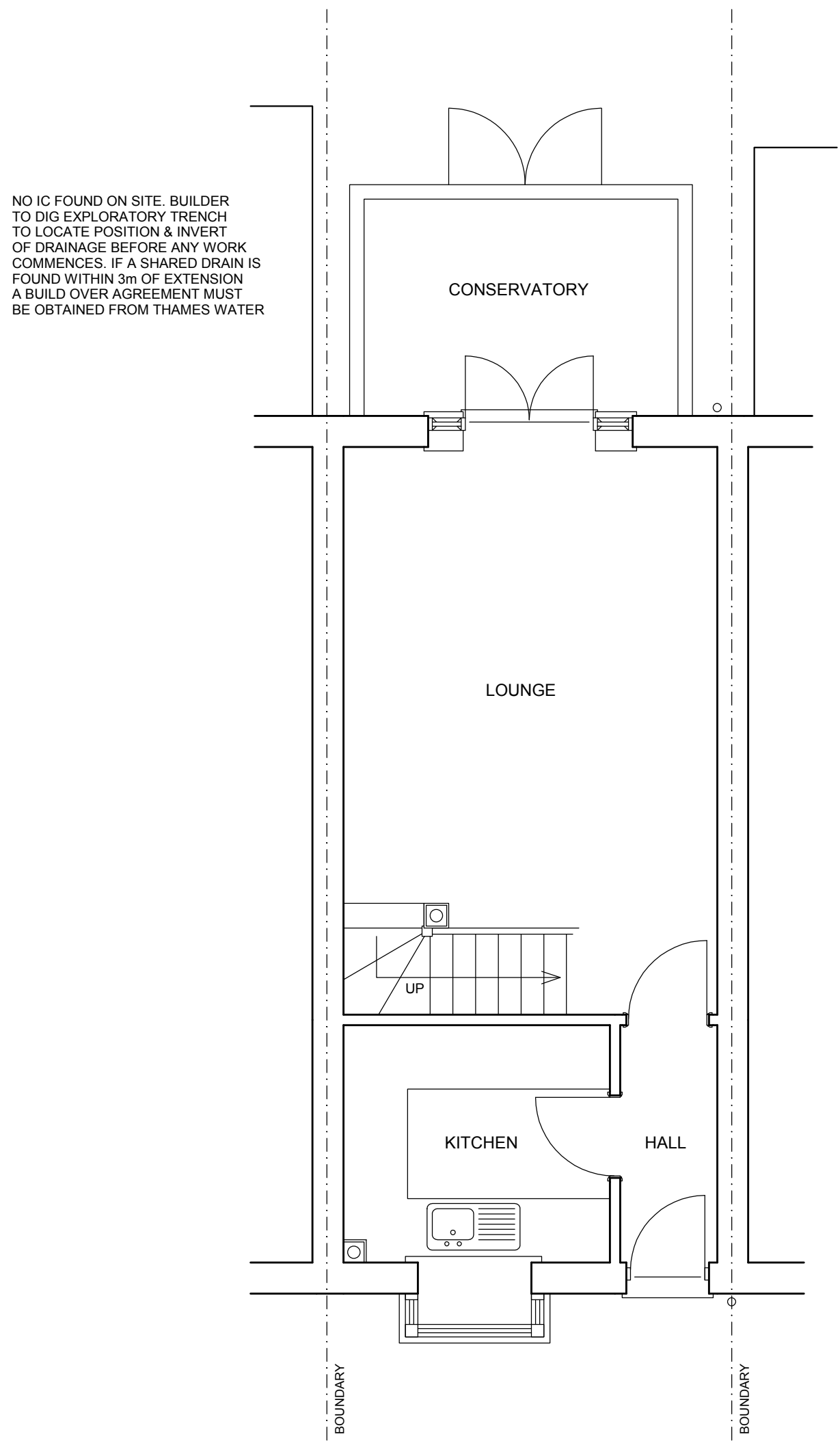
EXISTING SIDE ELEVATION
SCALE 1:100



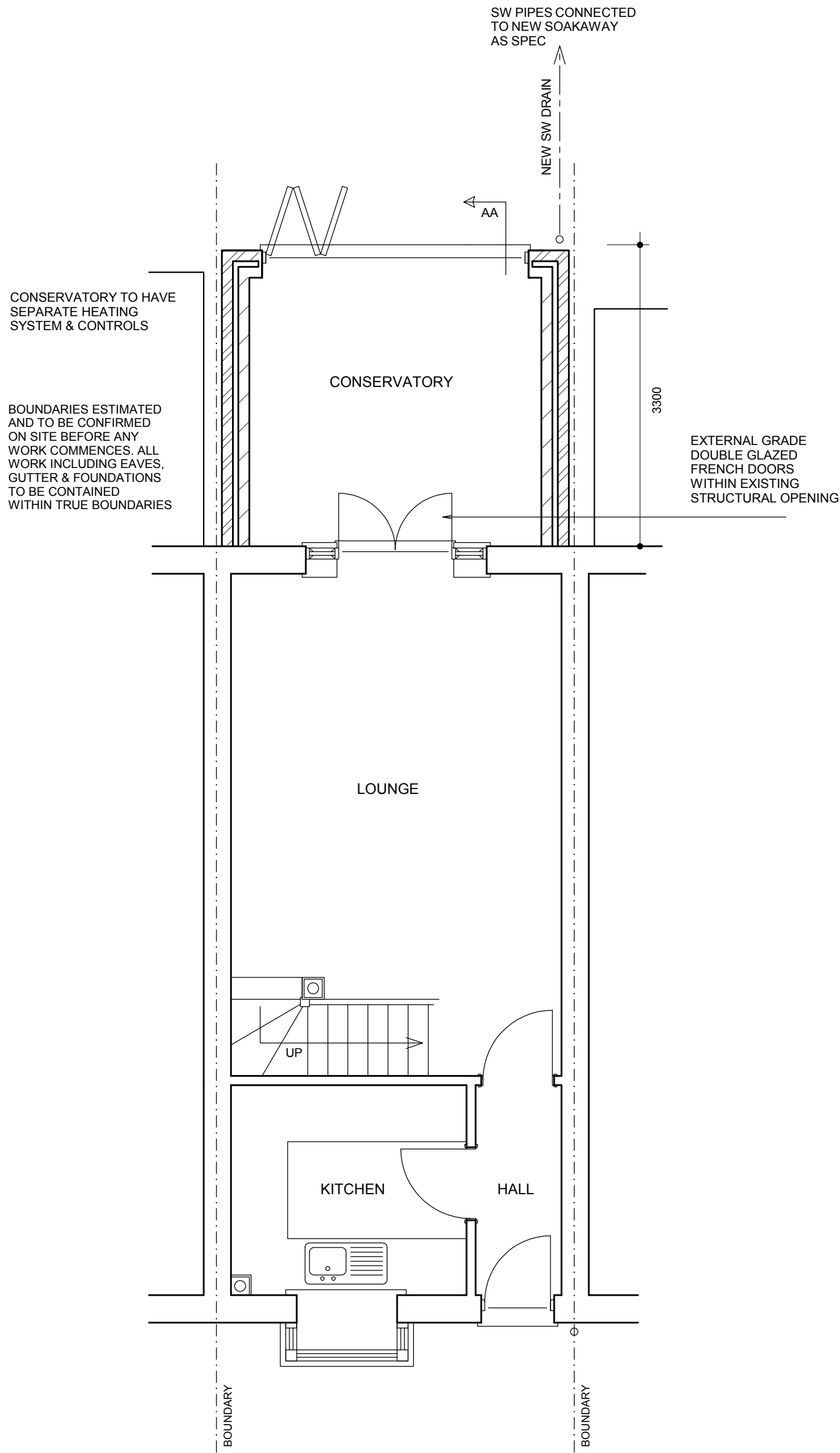
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

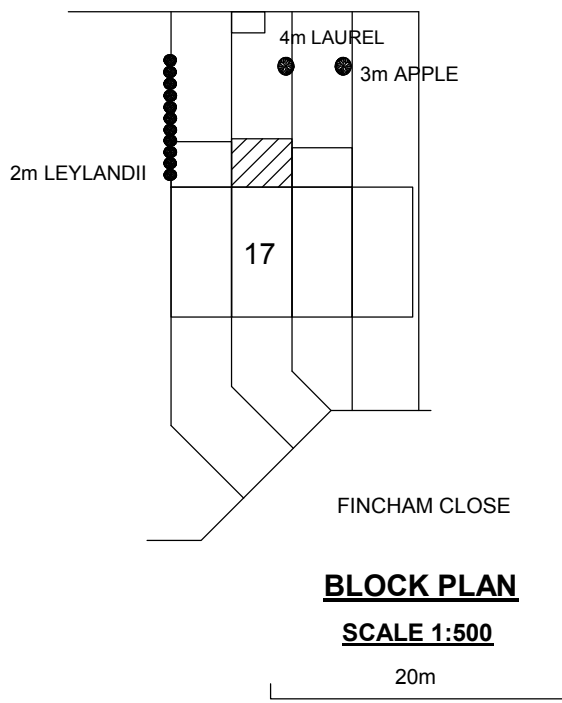
PROPOSED SIDE ELEVATION
SCALE 1:100



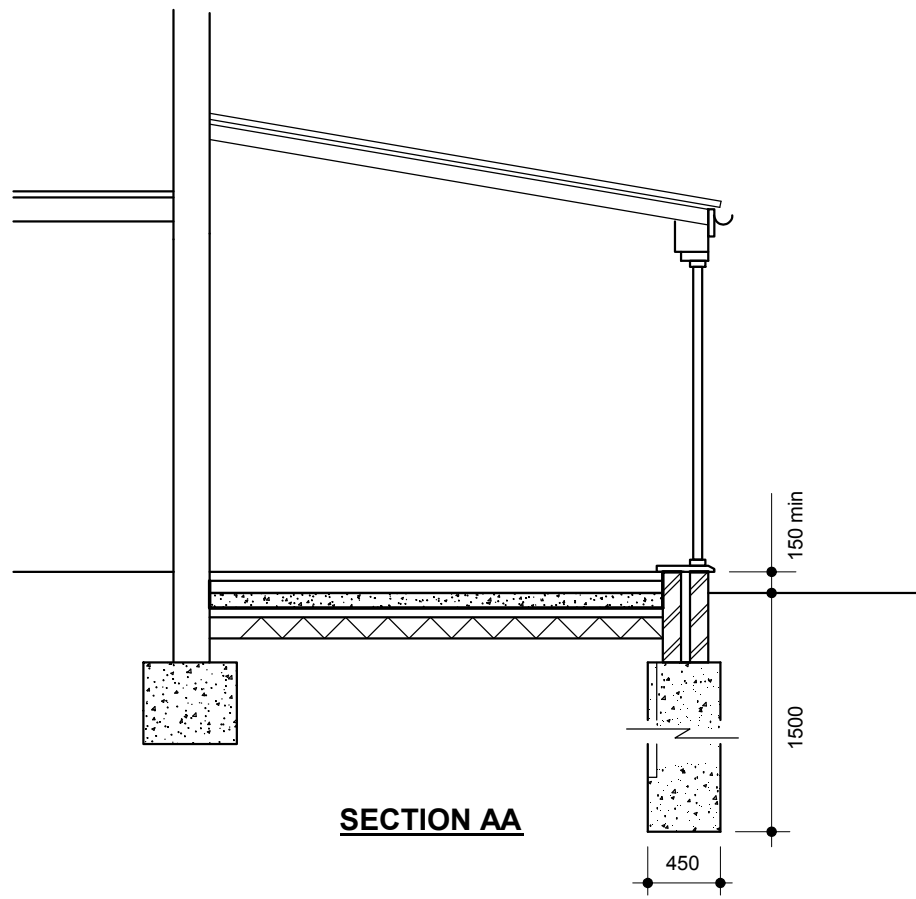
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



BLOCK PLAN
SCALE 1:500



SECTION AA

NOTE:
FOUNDATION DEPTHS 1.5m MINIMUM. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL, NOT TO TOP-OF-BUILT-UP GROUND. IF EXISTING HOUSE FOUNDATIONS EXCEED 1.5m DEEP, NEW FOUNDATIONS TO MATCH DEPTH

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Drains running through foundations or under new walls to have 150 RC lintel over & 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 80 Celotex GA4000 insulation slab. 75 screed finish reinforced with chicken wire mesh. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m²K) inner skin. 102 facing brick outer skin to match existing outer skin. Class B engineering brick below DPC to both skins. 75 cavity with 70 Knauf DriTherm-32 full fill insulation. Fill cavity with weak mix concrete to 225mm below DPC.. Stainless wall ties 750 horiz, 450 vert & 300 at reveals. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Sulphate resisting cement to be used on all work below DPC. Cavity reveals to be closed with Thermabate insulated cavity closers. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Alternatively use Osma preformed IC all to manufactures spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Conservatory to specialist design. Anodized aluminum double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. All windows to achieve minimum U value of 1.6 w/m²K. All doors to achieve minimum U value of 1.8 w/m²K. All glass below 800mm and glass in doors or within 300mm of a door to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so.

17 FINCHAM CLOSE ICKENHAM MIDDX UB10 8TP

CONSERVATORY - PLANNING APPLICATION DRAWING

© COPYRIGHT JAMES RUSH ASSOCIATES LTD

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jamesrush@hotmail.com

SCALE 1:50 / 1:100 @ A1

MARCH 2019

DRG No. 2005.1 REV B

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES
DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTION ARCHITECTURAL DRAWINGS SPEC - ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS