

DRAINAGE Exact position, inverts and direction of all existing drainage to be determined and agreed on site PRIOR to commencement of works on site Drainage shown is PROVISIONAL Drainage to be in accordance with BSEN 752 and Approved Document H Disused drains to be sealed off to Local Authority approval New drains to be 110mm diam upvc on minimum 150mm pea shingle bed and surround laid to minimum falls 1 in 40 New gully to be back inlet type with waste/rainwater pipe to discharge below grating level New storm water drainage to discharge to soakaway minimum 5 metres from any buildings in position to be agreed on site with Local Authority

BRICKWORK AND BLOCKWORK all new brickwork and blockwork to be well cut toothed and bonded to existing cavities to be continuous to existing, cavities to be closed at opening reveals with insulated blockwork or thermobate closers incorporating vertical dpc cavities to be closed at heads with non-combustible materials Provide catnic or similar combined cavity trays/lintols over cavity wall openings with minimum 150mm end bearings and incorporating insulation materials Provide reinforced concrete lintols over internal wall openings of sizes to suit with minimum 150mm end bearings New horizontal dpc and dpms to be well lapped together and to existing to form continuous moisture barrier New dpc to be minimum 150mm above finished ground level to external skin

VENTILATION Provide mechanical extractor fan to kitchen to achieve minimum 60 litres per second extraction direct to external air If cooker hood to be installed to be rated at 45 litres per second

PLUMBING to be in accordance with BSEN 2056 and Approved Document H New sink waste to be 38mm diam upvc with deep seal trap and rodding access at all changes of direction to discharge to new gully Hot water and space heating to be provided by extension of existing central heating system with radiators in new rooms of sizes and capacity to suit room sizes, each fitted with thermostatic control valve Works to be undertaken by GAS SAFE registered person Rainwater goods to be 110mm half round guttering and 63mm diam downpipes

ELECTRICAL WORKS to be designed, installed, inspected and tested in accordance with BS 7671 and IEE Regulations 17th Edition the works undertaken by an installer registered under a self certification scheme or by a suitably qualified person with a certification of compliance produced to Building Control on completion

New pitched roof to front extension and over existing where flat roof removed to be concrete tiles to match existing as closely as possible on treated battens and breathable untearable felting on 125 x 50mm rafters at maximum 400mm centres 150 x 50mm top plate rawbolted to wall and 100 x 50mm bottom plate strapped to inner skin wall Ceiling joists to be 125 x 50mm at maximum 400mm centres with ceiling beneath of 9mm foil backed plasterboard Insulate roof void with one layer of 150mm fibreglass insulation quilting laid between ceiling joists and one layer of 150mm laid over in opposite direction Ventilate roof void with continuous 25mm air gap to eaves soffits incorporating insect screening. Provide code 4 lead cavity tray/flashing at junction of new pitched roof and existing walling with minimum 150mm upstand U value of pitched roof to be minimum 0.16 W/m2k

New external walls to front extension to be two skins of 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar) with 75mm cavity infilled with 75mm Crown Dritherm rigid insulation batts, render and set internally and two coat render externally Skins tied together with wall ties at 750mm centres horizontally and 450mm centres vertically and staggered Existing external brickwork to front elevation to have two coat render to match U value of walls to be minimum 0.28 W/m2k

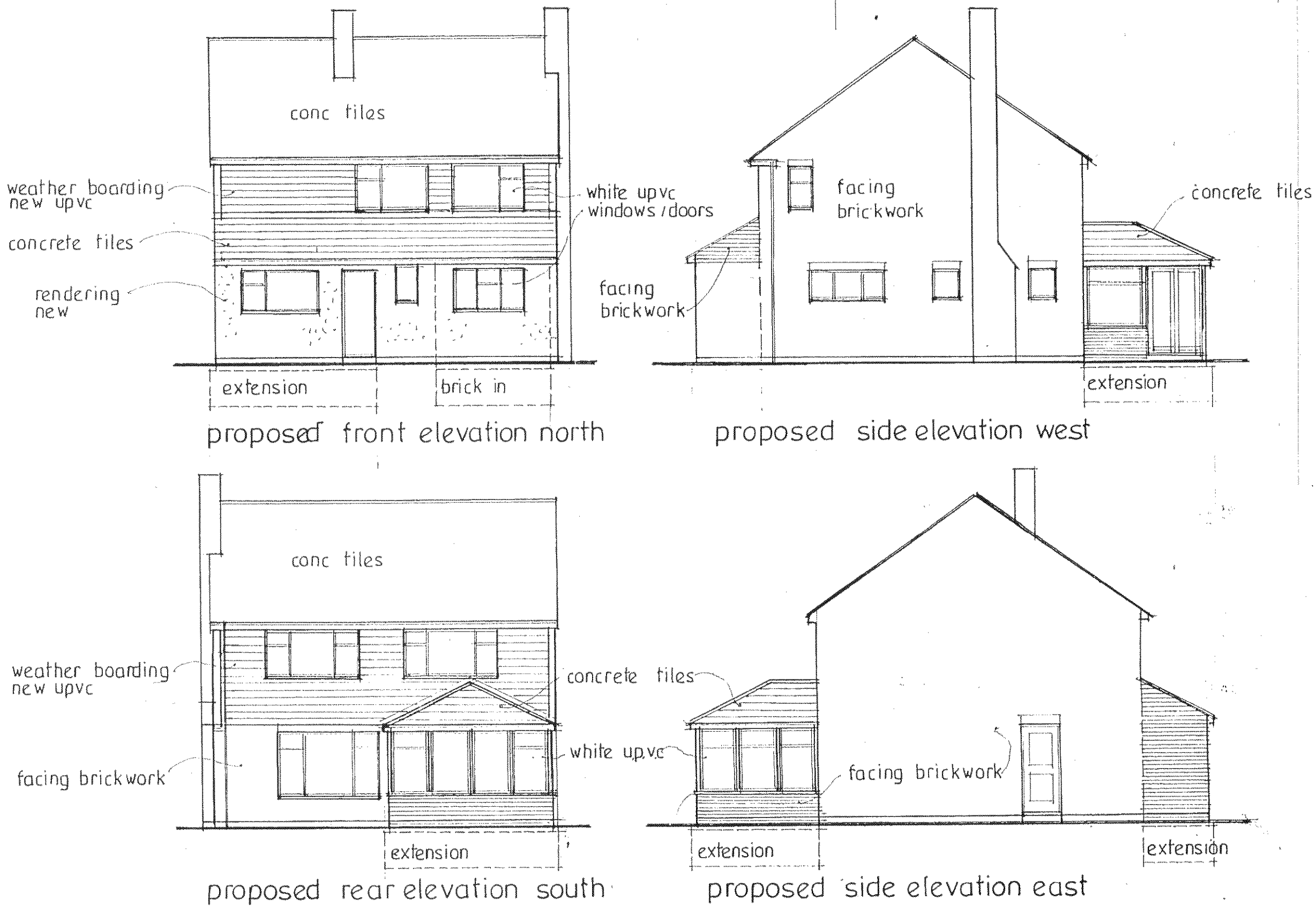
Windows and doors to be white upvc with minimum 1/20th of room floor areas as opening ventilation and each to have controllable trickle vent of minimum 8000 mm2 Existing metal windows to be replaced with white upvc Double glazing to have minimum 16mm air gap or be argon gas filled units Provide laminated safety glass to windows where below 800mm above finished floor level and full height to doors Seal around all window and door frames with mastic Windows to have minimum U value of 1.60 W/m2k Doors to have minimum U value of 1.80 W/m2k

New floor to front extension to align to existing and be 50mm cement/grit screed on 100mm concrete slab on 70mm Celotex tuff R rigid insulation batts on 1200 gauge damp proof membrane on minimum 150mm well consolidated hardcore base with 50mm sand blinding U value of floor to be 0.22 W/m2k

New foundations to front extension size to suit ground conditions, invert of drains and to Local Authority Building Control approval minimum size 600mm wide x 1000mm deep (1200mm deep to clay soils) (450mm wide to internal partitions)

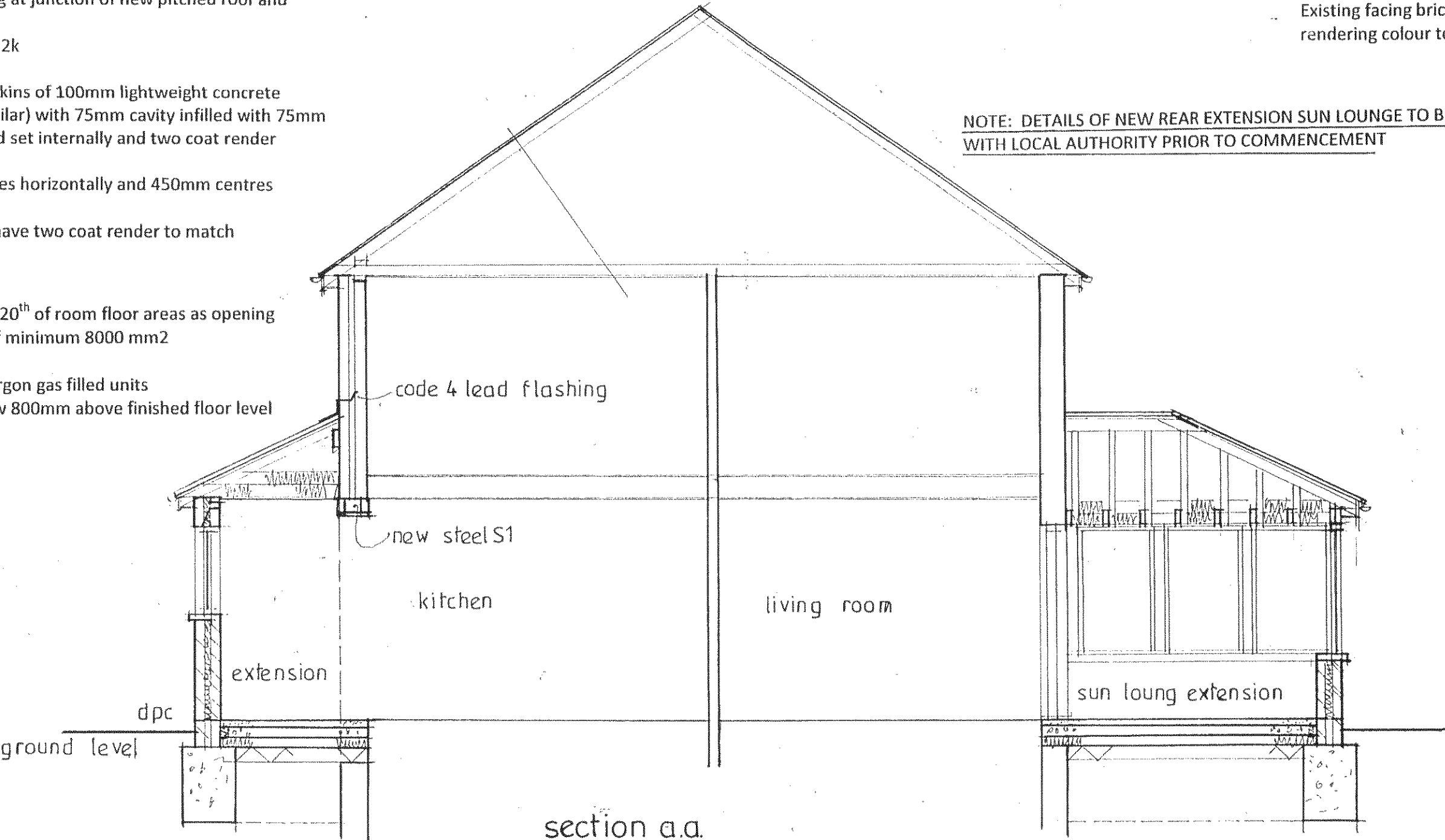
New floor in former garage to have new damp proofing membrane over existing concrete floor of 1200 gauge dpm or three coat bituminous solution 70mm Celotex tuff R rigid insulation batts and finished with 50mm cement/grit screeding form step down to existing ground floor level and adapt height of existing access doorway to suit U value of floor to be 0.22 W/m2k

note : first floor layout unchanged



ELEVATIONS SCALE 1:100

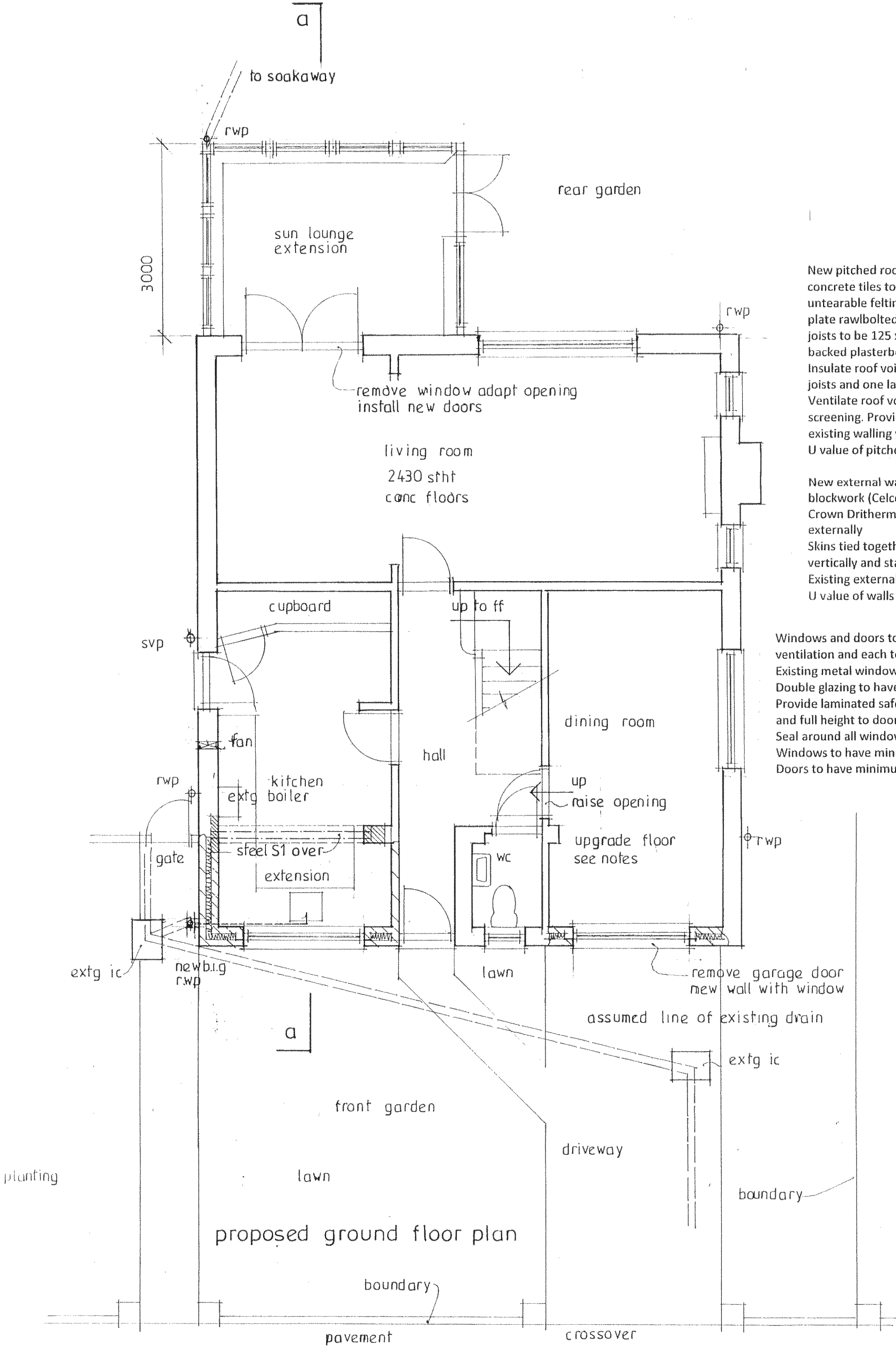
Existing vertical timber boarding to front and rear elevations to be replaced with upvc horizontal (timber grained finish) weatherboarding colour to be agreed with Local Authority PRIOR to installation
Existing metal windows to be replaced with white upvc as new windows
Existing facing brickwork to front elevation to be finished with two coat render as new rendering colour to be agreed with Local Authority PRIOR to installation



section a.a.

New steel beams to be in accordance with separate structural calculations Steel S1 to kitchen opening to be 2No 152 x 89 x 16kg UBS bolted together with M16 long bolts with 25mm diameter mild steel tube spacers at maximum 600mm centres with minimum 100mm bearings onto mass concrete padstones minimum sizes 600 x 100mm at R1 and 250 x 350mm at R2 Encase steels where exposed in timber framing where exposed and two layers of 9mm plasterboard and 7mm skim coat plaster to achieve minimum ½ hour fire resistance

NOTE: DETAILS OF NEW REAR EXTENSION SUN LOUNGE TO BE PROVIDED AND AGREED WITH LOCAL AUTHORITY PRIOR TO COMMENCEMENT



proposed ground floor plan

A		Date		Revision	
© copyright					
DAVID YOUNG ARCHITECTURAL					
David Young MGLAT					
18 Walker Road Plymouth PL2 8PQ		Tel: 02392 677275 Email: info@davidyoung.co.uk www.davidyoung.co.uk			
Client					
MR AND MRS N HOWICK					
Job Title					
16 ST RICHARDS DRIVE ALDWICK WEST SUSSEX					
Drawing Title					
PROPOSED EXTENSIONS AND INTERNAL WORKS					
Scale 1:100 1:50 at A1					
Date Feb 2015		Drawn by D.F. Young			
Drg. No. 176 / 2 / 15		Rev.			