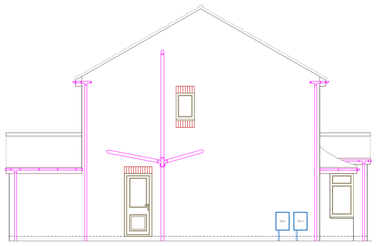
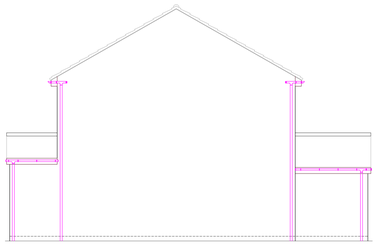
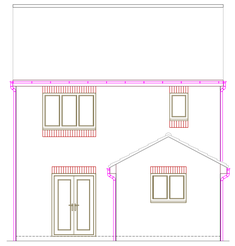
LOCATION PLAN 1:1250



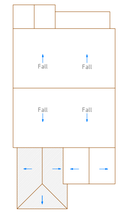
EXISTING SIDE ELEVATION "AA" 1:100



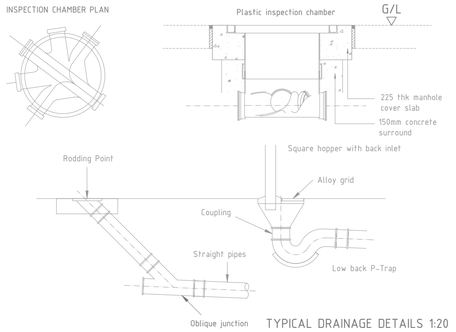
EXISTING SIDE ELEVATION "BB" 1:100



EXISTING REAR ELEVATION "CC" 1:100



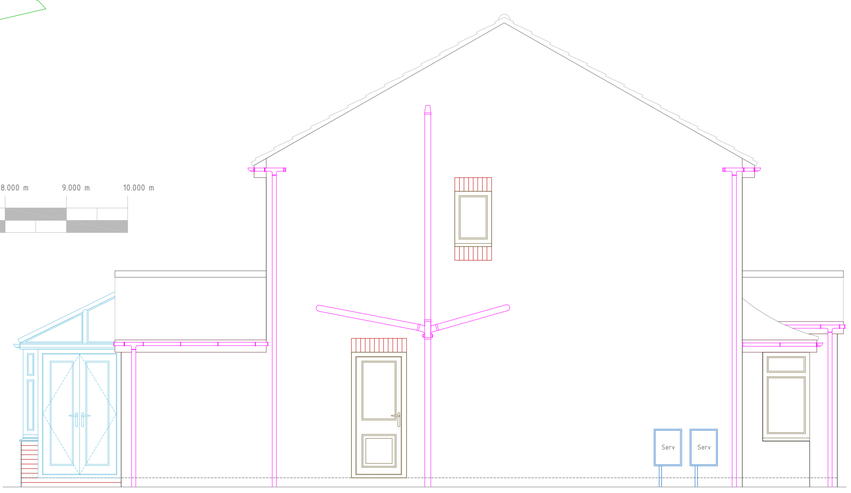
EXISTING AND PROPOSED ROOF PLAN 1:200



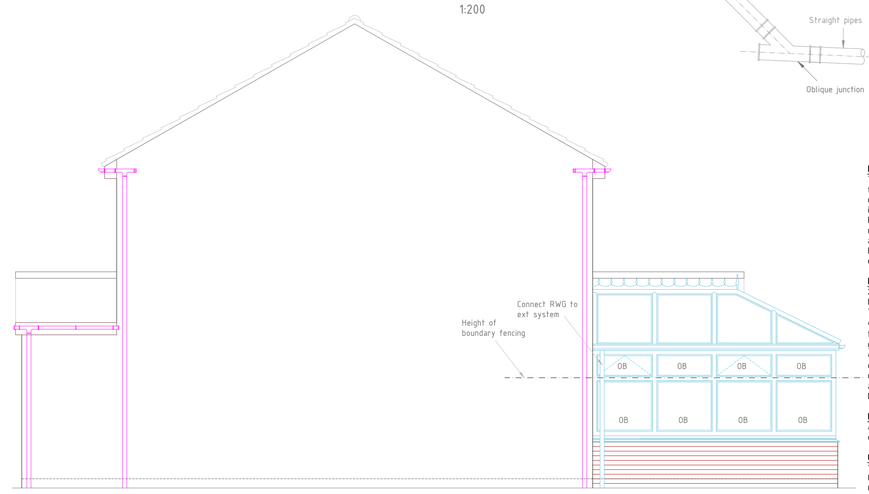
TYPICAL DRAINAGE DETAILS 1:20

Scale @ 1:50

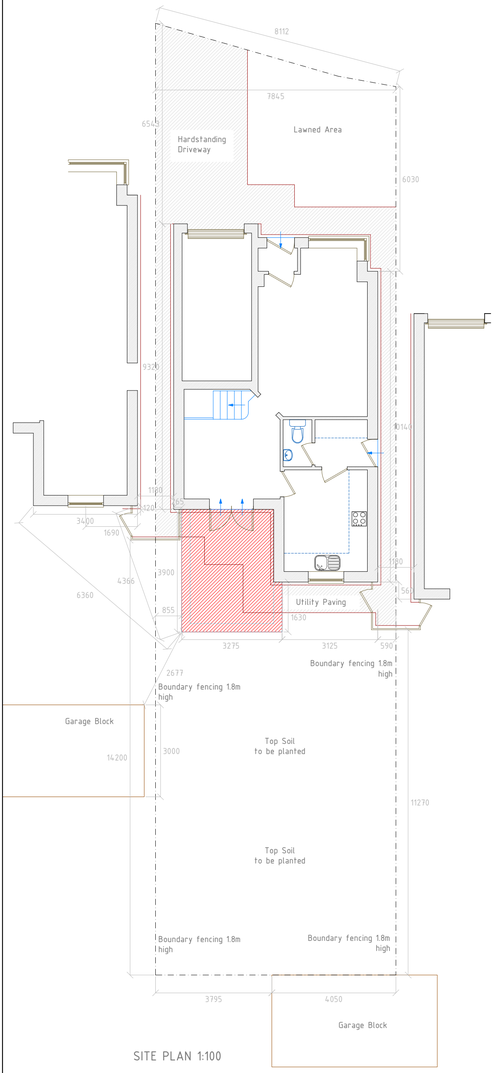
0.0 1.000 m 2.000 m 3.000 m 4.000 m 5.000 m 6.000 m 7.000 m 8.000 m 9.000 m 10.000 m



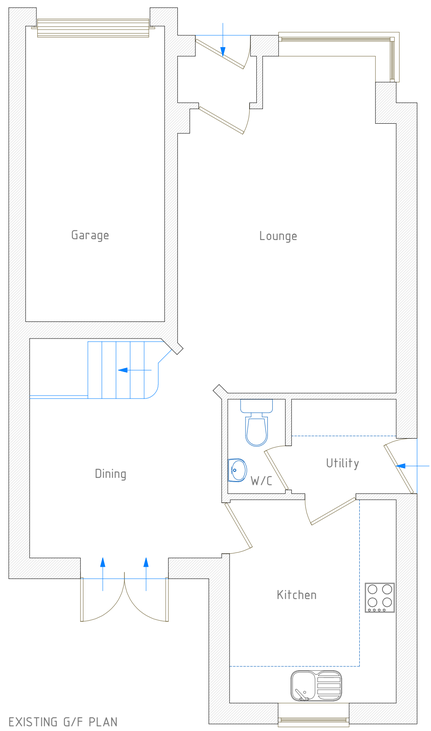
PROPOSED SIDE ELEVATION "BB"



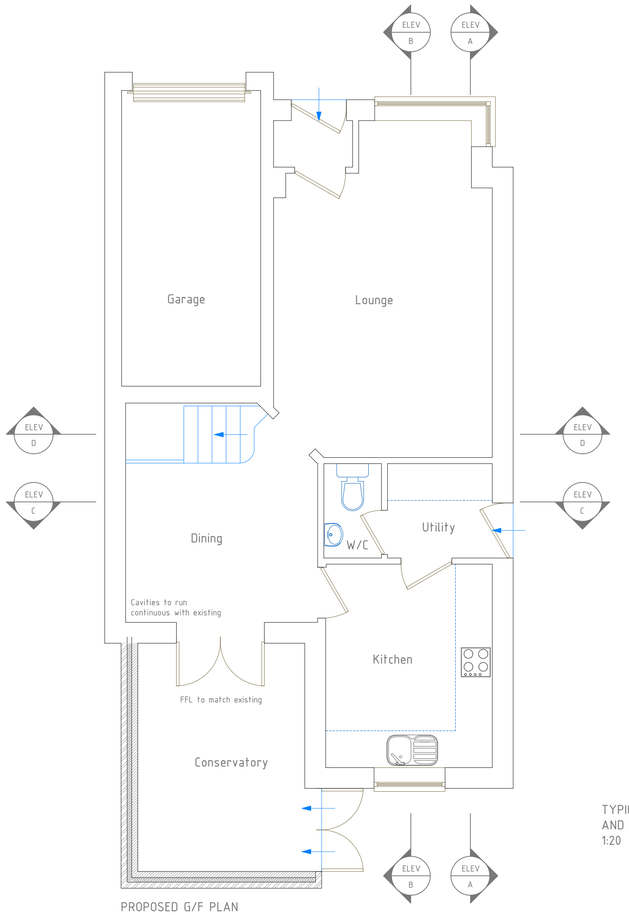
PROPOSED SIDE ELEVATION "AA"



SITE PLAN 1:100

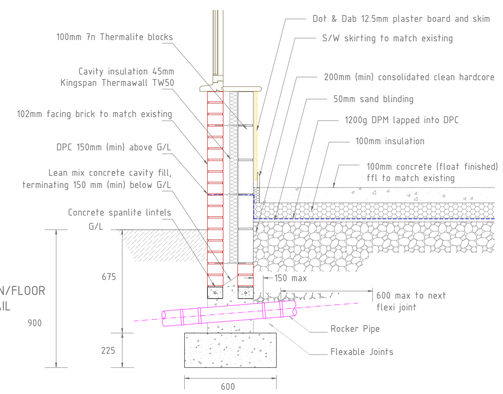


EXISTING G/F PLAN



PROPOSED G/F PLAN

PROPOSED REAR ELEVATION "CC"



TYPICAL FOUNDATION/FLOOR AND DRAINAGE DETAIL 1:20

FOUNDATIONS
To be a minimum 900x225mm deep concrete strip foundations, minimum depth 900mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
275mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 75mm cavity, 100mm Thermalite block work, Cavity insulation to consist of 45mm Kingspan Thermawall TW50 (or similar approved) all to achieve a max u value of 0.30W/m2K) Provide galvanised steel cavity wall ties (750mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm Superlux board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical DPC.

LINTELS
All lintels to be Catnic insulated steel lintels or similar over all new openings, 150mm end bearing to all lintels.

GROUND FLOOR
100mm thick concrete floor slab float finish on 70mm Celotex floor insulation to achieve a max u value of 0.22W/m2K turned up at all edges on 1200g visqueen dpm on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding. All new dpc's to be minimum 150mm above ground level and to overlap into dpm. Provide air bricks at minimum 1800mm centers ducted through to ventilate existing floor void if any existing air bricks are blocked by new extension. All new dpc's to be minimum 150mm above ground level and to lap into dpm.

BELOW GROUND DRAINAGE
All drainage to connect to existing service, Where drains pass through walls form opening with Spanlite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement fiber collars to both sides of openings.

ABOVE GROUND DRAINAGE
All drainage to connect to existing service
Gutters – 100mm PVCu half round
Rainwater pipes – 65mm diameter PVCu
Soil and vent pipes – 100mm PVCu

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to Kitchens, Sanitary and Utilities.

GLAZING
All glazing to be double glazed sealed units into new uPVC frames with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum 16mm air gap to achieve minimum U value to meet current building regulations. Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass, trickle vents to be fitted to all new windows to provide 8000 sq mm per habitable room. any glazing to a habitable room must have provision for an emergency fire escape, opening to be no more than 1100mm from floor level and no less than 600mm from floor level.

ELECTRICAL WORK
All electric work to comply with approved document P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L/A should be satisfied that the part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

NOTE
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice. If the Contractor wishes to use any alternative materials to those specified, they must be submitted to the Building Control Officer for approval.

LINTEL SCHEDULE

L1	Catnic cougar CG90/100 Steel Lintel
L2	Bournecrete R15A Precast concrete lintel (100 x 225)
L3	Steels to be as structural engineers calcs
L4	Use existing lintel in situ

Min. bearing for all lintels to be 150mm

G.W. Architectural Design
15 St Ronans View,
Low Fell, Gateshead, NE9 7TF
Tel (0844) 884 25 95
www.drawingplans.co.uk
Gary Wheatley
GWA Architectural Design Services

Project: Conservatory to rear elevation
Location:

DRAWING STATUS: [ ] FEASIBILITY [X] PLANNING [ ] BUILDING REGULATIONS

Drawing No:	Rev:
108/LB/09/001	A

Scale	Drawn by	Date
1:50 @ A1	Gary Wheatley	Sep 09