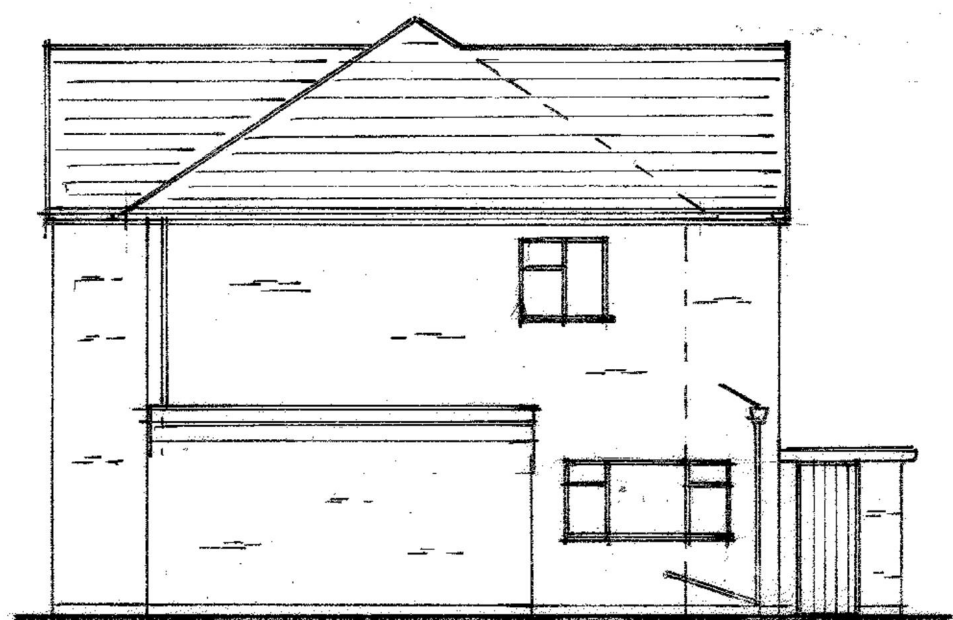


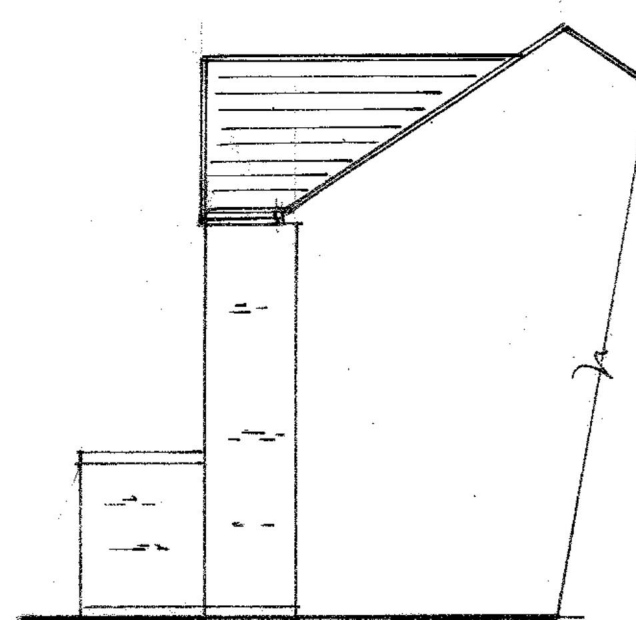
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



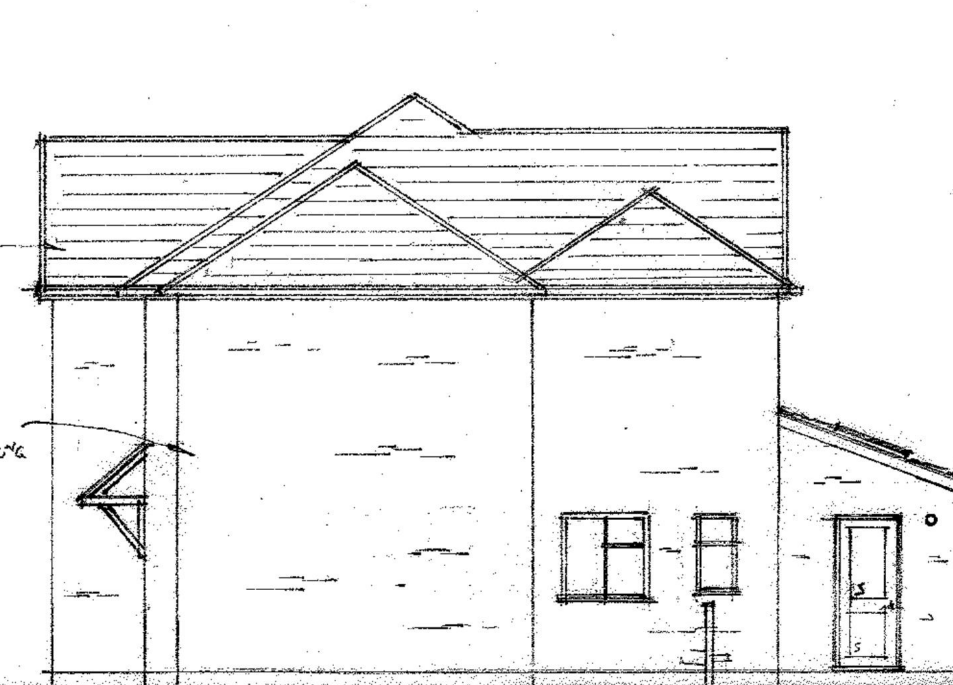
EXISTING REAR ELEVATION



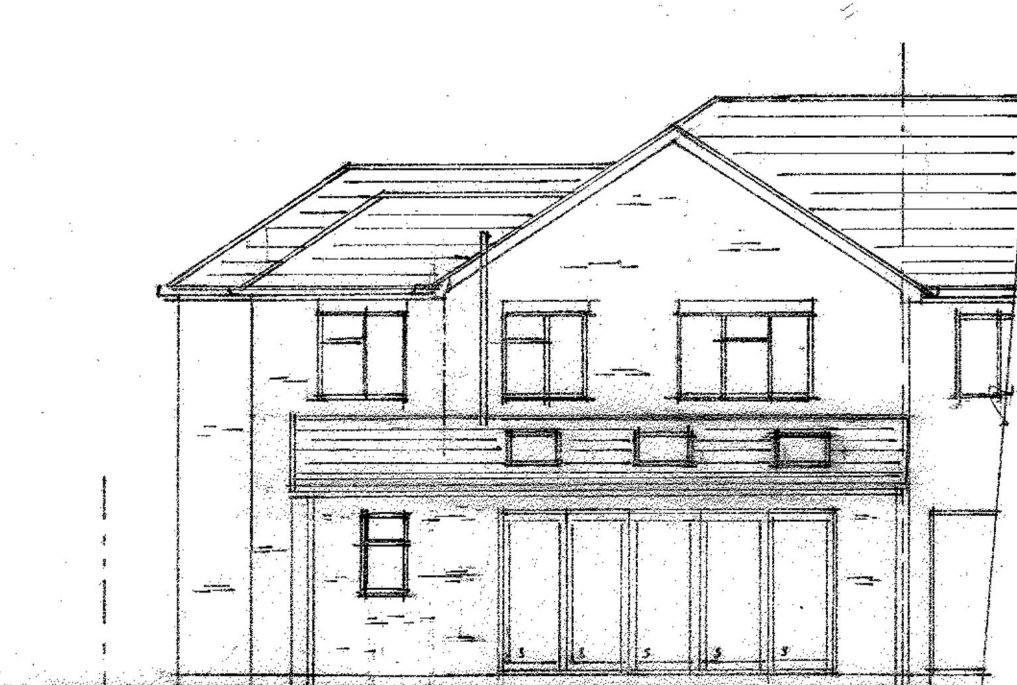
EXISTING SIDE ELEVATION (ANNEX)



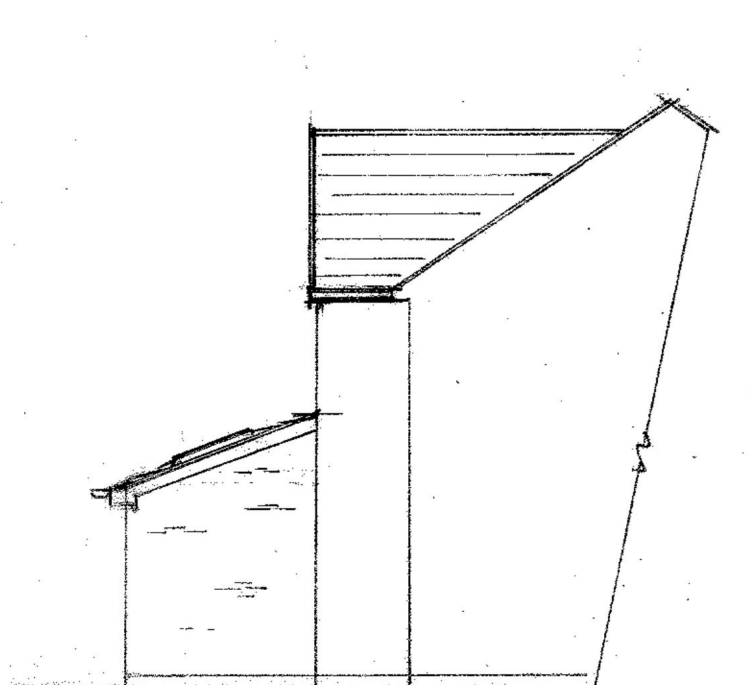
PROPOSED FRONT ELEVATION



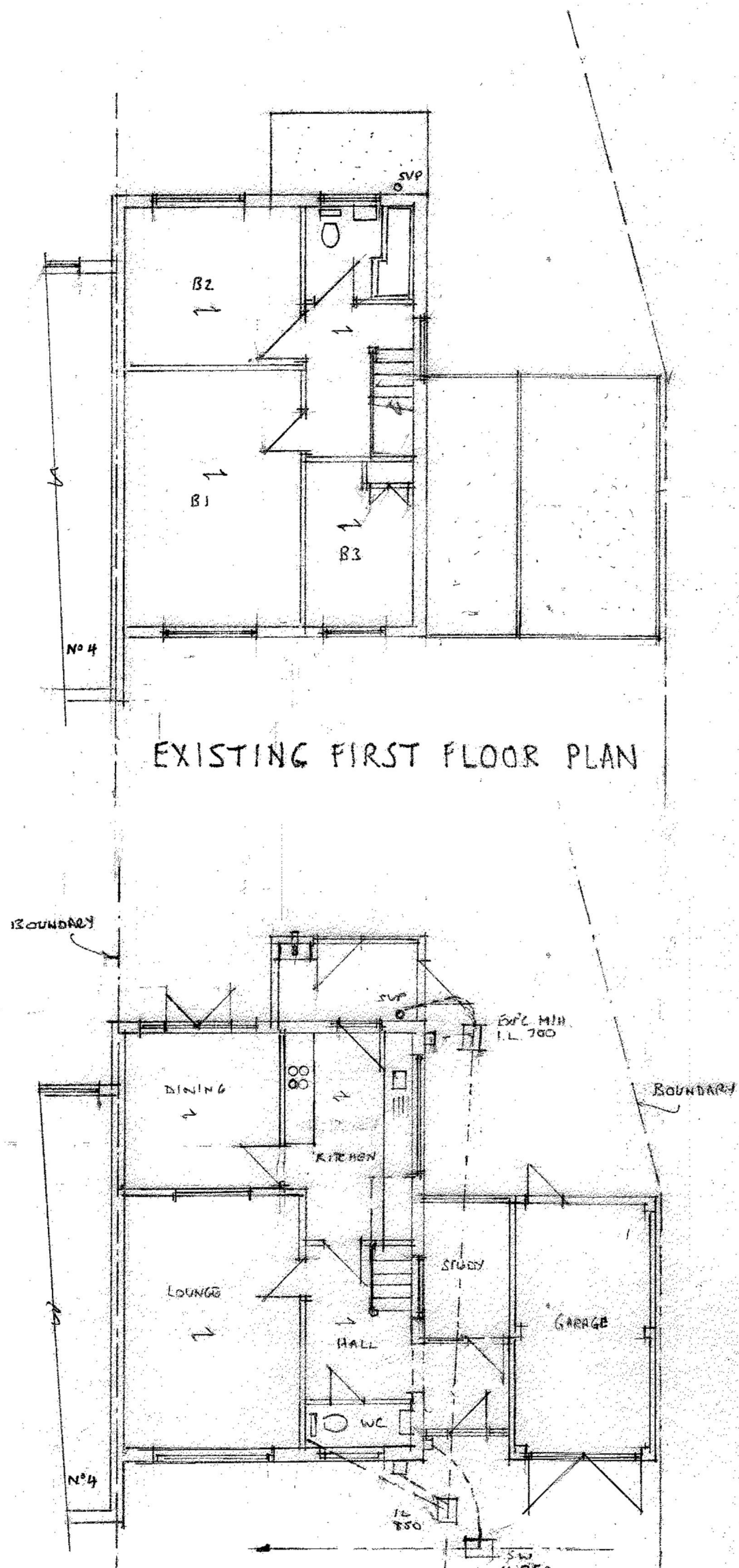
PROPOSED SIDE ELEVATION



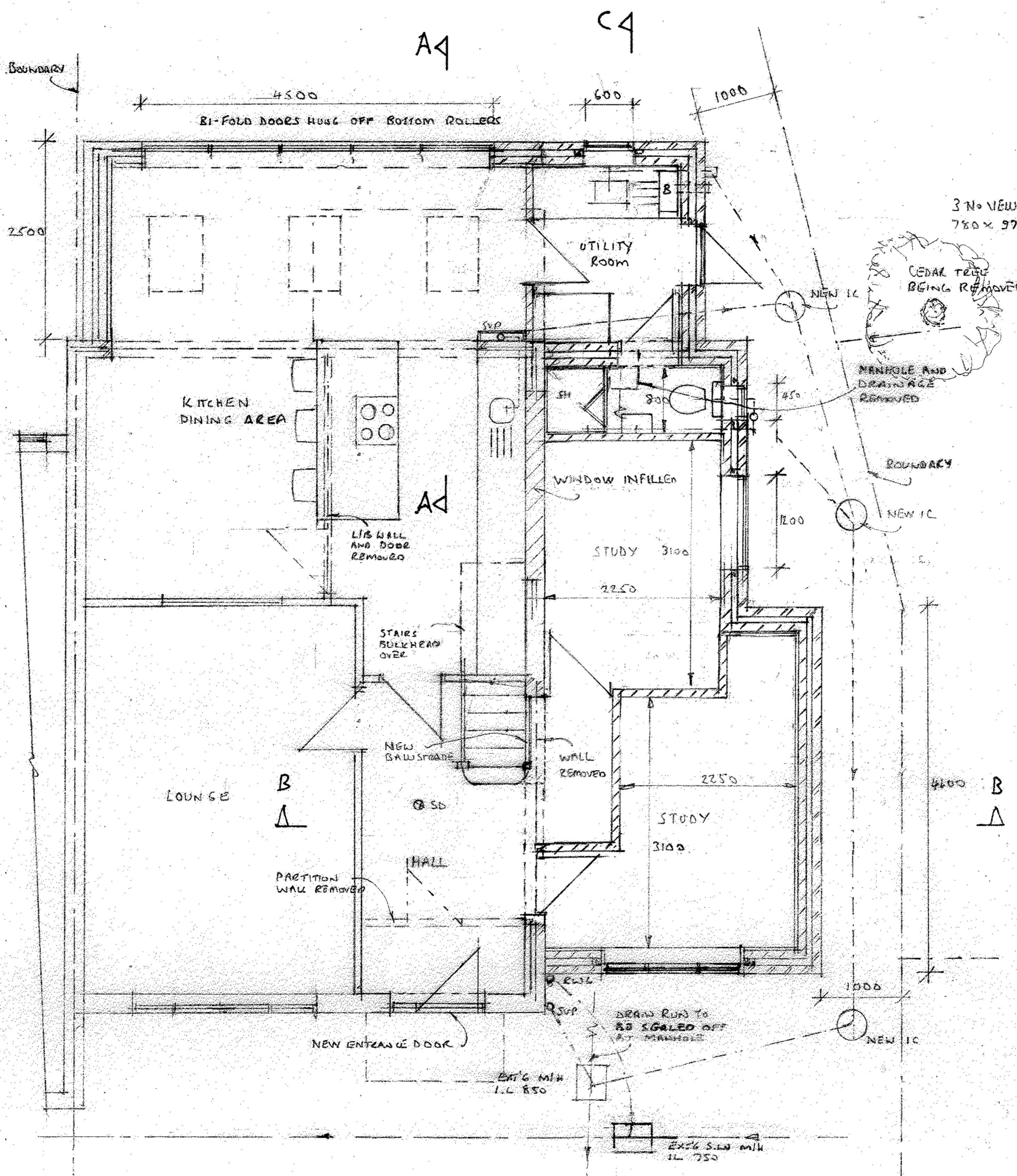
PROPOSED REAR ELEVATION



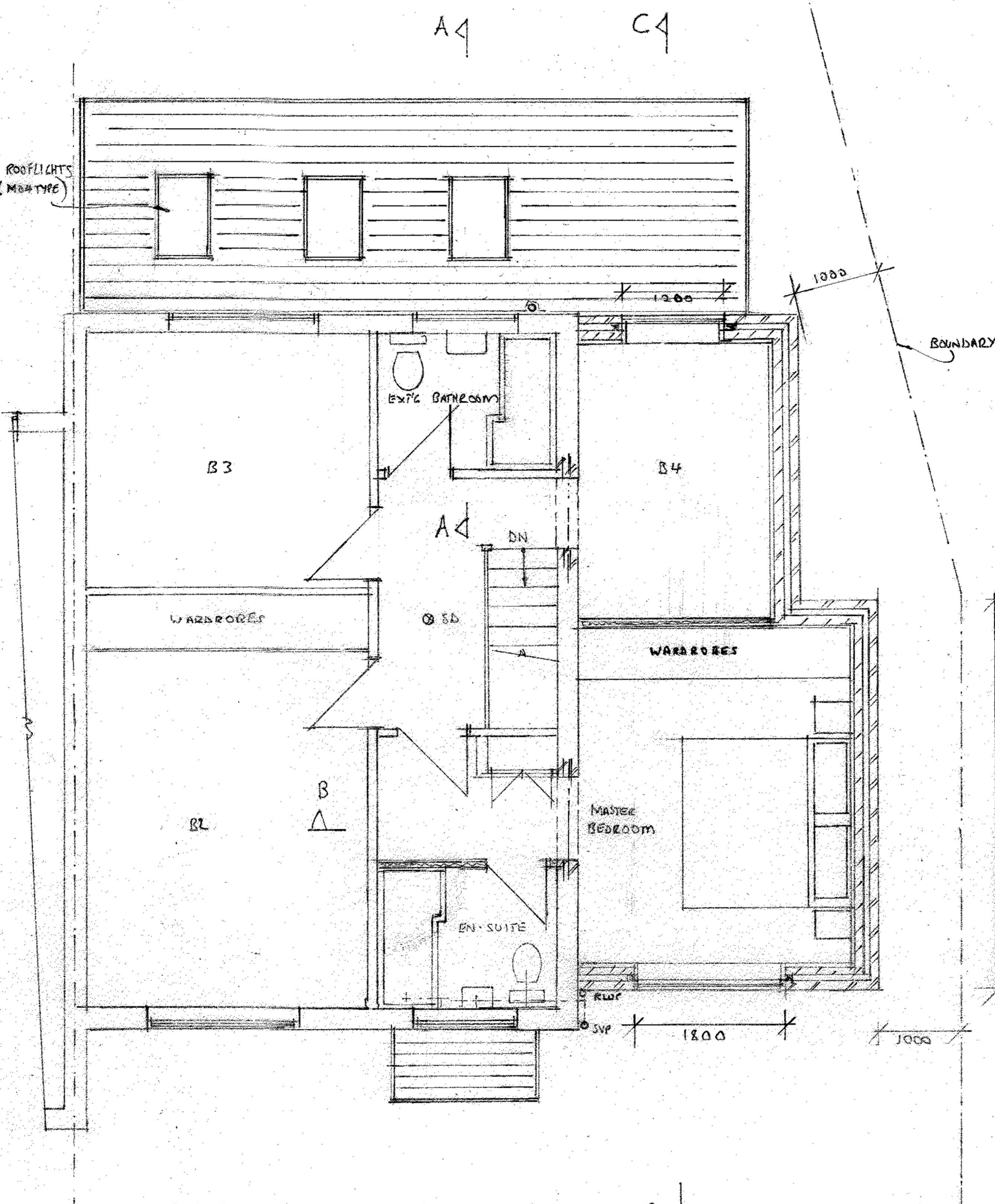
PROPOSED SIDE ELEVATION (ANNEX)



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED FIRST FLOOR PLAN

DRAINAGE
All to BS8301 - 100mm Upvc drains laid to 1:40 fall and surrounded in 150mm pea shingle. Inspection chambers to be in preformed Upvc diameter to suit depth in accordance with manufacturers specifications. Masonry manholes to be formed on 150mm concrete base with 225 semi-eng b/wk 600x 750mm internal chamber size with med-duty galv. cover and frame. Soakaways, where applicable, to be min. 1m3 filled with clean well broken brick rubble and sited at least 5m from any building.

SANITARY PIPEWORK
To BS5572 - All in Upvc. 100mm dia. syp and wc branch, 38mm dia. sink, shower and bath wastes, 32mm dia. whb. wastes, 50mm dia. combined wastes all with 75mm deep seal traps and rodding access for cleansing purposes at bends. Svps to terminate externally with durable cage min. 900mm above any external openings within 3m.

RAINWATER GOODS
100mm dia. h.r. Upvc gutters into 63mm dia. downpipes discharging into sealed rainwater gullies.

STEELWORK
All steelwork to be intumescent painted to achieve 1/2hr fire resistance or encased in 2 layers of 9.5mm plasterboard laid staggered joint and with 5mm min. lightweight plaster internal finish. Sizes and connection details indicated on plans and from Engineers details (to follow).

EXISTING CONSTRUCTION
Any existing walls, floors, lintels, beams or foundations subject to additional loading to be checked for adequacy and strengthened or replaced where necessary.

VENTILATION
Opening ventilation to be min. 1/20th of the floor area provided by doors and windows. Background ventilation provided by trickle vents in frame head of equivalent areas of 8000mm2 to kitchen, bathrooms, w.c. & utility room and 8000mm2 elsewhere to habitable rooms. Open plan kitchen/diners to have min.3m. 8000mm2 in the room. Mechanical ventilation required to all new bath/shower rooms (15 litres/sec output rate), to kitchen via cooker hood (30 litres/sec) and utility room (30 litres/sec) all ducted to external air.

GLAZING
All glazing panels in critical locations marked (s) on elevations to be glazed in safety glass in accordance with BS 6206

WINDOWS / DOORS / ROOFLIGHTS
Upvc or aluminium frames fitted with soft coated low-E, 90% argon filled double glazed sealed units with min. 16mm warm edge spacer bars to achieve 1.4U value to windows, 1.4U value to doors and 2.2U value (by new calculation method) to rooflights. Openings fitted with draughtseals at edges and two position locking stays.

SPACE HEATING
Existing balanced flue gas boiler to be repositioned into new utility room and to be a condensing boiler (min. SEDBUK rating 92% or 'A' rated). All pipework in unheated areas to be fully insulated. Boilers to be fitted by a Gas Safe registered installer and an installation certificate is to be provided

SPECIFICATION

PITCH ROOF CONSTRUCTION
Concrete purlins to match existing on 38x25mm tanalised softwood battens on 1 layer tyvek breathable felt laid to manufacturers instructions on 47x97mm C16 rafters at 400 c/c's with 47x147mm C16 ceiling joists at 400c/c's. 47x145 purlins and binders provided where indicated with 47x97mm hangers and struts at 1.2m c/c's. 38x170 ridge board, hips and valley rafters. 47x97 wallplates and 47x97 poleplates where required, to secure rafters and ceiling joists to walls. Code 4 lead flashings and soakers provided at abutments of roofs with walls. Code 4 lead lined valleys on external ply layboards dressed up under tiles. 150mm insulation quilt laid between joists and 150mm laid over joists to achieve min. 0.15 U value. Upvc fascia boards and soffits provided at eaves. Ceiling formed with 12.5mm plasterboard and set.

WARM DECK FLAT ROOF CONSTRUCTION
12.5mm mineral chippings in bitumen on 3 layers of bituminous roofing felt to BS747 laid to BS8217 or EDPM single ply membrane applied roofing system laid to manufacturers instructions on 150mm Quin Therm QRFR-6mm ply faced roof insulation board or equiv with 500g polythene VPL (vapour control layer), to achieve min. 0.15 U value, fixed down to manufacturers instructions on sw. firings to create fall of 1:60 on 47x145mm C16 joists at 400c/c's on 47x97 wallplates and m.s. masonry hangers where built into existing walls. External walls or wall insulation to be taken up to the underside of the roof decking. Roofing felt dressed up 150mm and tucked into existing wall to form flashing. Wetted felt aprons formed at eaves onto Upvc fascia boards and soffits. Ceiling formed with 12.5 mm plasterboard and set.

EXTERNAL CAVITY WALLS
112mm facing brickwork to match existing on 100mm Standard Celcon blockwork, 100mm cavity full filled with 100mm Dritherm 32 Ultimate rockwool insulation batts, 100mm Celcon Solar or equivalent inner skin tied to external skin with stainless steel wall ties at 750m and 450 v, staggered (300c/c's around openings). Mortar 1:1.5 mix cement /lime/sand. Vert. dpc's/insulated thermabre returns provided at reveals. 47.5mm insulated plasterboard as internal finish all to achieve 0.18 U value.

LINTELS
Captive galv. steel insulated lintels or equivalent to suit size of opening and supported wall construction. All lintels to have min. 150mm bearings.

INTERNAL PARTITION WALLS
Masonry walls to ground floor 100mm 3.5/nn2 blockwork with 2ct lightweight plaster both sides. Timber partitions to first floor on double joists where parallel to wall in 100x50 studwork with studs at 400c/c's filled with 100mm insulation quilt and faced both sides with 12.5mm plasterboard and set.

WALLS GENERALLY
New walls tied to existing using patent metal profiles rawbolted to the existing wall, 2 skins of brickwork with 1:1.2 lean mix concrete in cavity up to 225mm below dpc level. Lateral restraint of walls to floors, ceilings and rafters by 30x5mm m.s. restraint screwed to walls at 2m c/c's to BS8103. Polyethylene dpc's to BS6515 provided to ground floor walls lapped to existing dpc's, and to dpm. Dpc level to be at least 150mm above external ground level.

UPPER TIMBER FLOORS
22 1/8" floor boarding or type II/III moisture resistant chipboard to BS5669 on 47x 170mm C24 joists at 400 c/c's, doubled up to floor areas under baths built into walls or onto m.s. masonry hangers. 100mm rockwool insulation laid between joists for sound insulation. Provide mid-span full depth noggins between joists or at max. 2.5m c/c's. Ceilings to be 12.5mm plasterboard and set.

SOLID GROUND FLOOR
75mm sand and cement screed 1:3 mix reinforced with chicken wire mesh on 500g polythene VCL (vapour control layer) on 100mm Celcon GA4000 or Quin therm OF board with perimeter upstands to achieve 0.18 U value laid on 100mm thick GEN4 grade concrete on 120g visqueen polythene dpm. lapped to dpc, on levelled well compacted sand blinded hardcore. Site removed of all vegetable soil and treated with weed killer prior to preparing oversite.

STRUCTURAL TIMBER GENERALLY
All multiple joists to be bolted together with M12 bolts at 600c/c's, staggered top and bottom, 50mm in from the edge. Trimmed joists to be supported on fully nailed m.s. speedy joist hangers.

FOUNDATIONS
Where clay subsoil found depths and design of foundations in relation to trees to follow guidance given in NHBC practice note 4.2. Drains to be sleeved through foundations with reinforcement or lintels provided over. Foundations to be taken to invert level of drains.

MEANS OF ESCAPE
All extended and new habitable rooms at first floor and all inner rooms to have at least one emergency exit sized opening, min.450mm wide, min. 450mm high, and total unobstructed opening area of at least 0.33m2. Mains connected, interlinked, battery backed smoke detectors to BS5446.P1 to be fitted on landings as indicated on plans.

ELECTRICAL INSTALLATIONS
All works to be designed and installed in accordance with BS7671:2001. Works requiring notification under Part P of the Building Regulations should be carried out by competent persons registered with an electrical self-certification scheme and they should supply the owner with an Electrical Installation Certificate on completion of works. All new light fittings to be energy efficient type, fitted with energy efficient bulbs to achieve minimum 45lumens/circuit watt

GENERAL INFORMATION
These plans are prepared for Local Authority approvals only. All works to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice and Manufacturers instructions. Figured dimensions to take precedence over scaled dimensions. All dimensions to be checked on site by contractor prior to commencement of work. Site supervision of the project is not being carried out by the Agent. Gas, water and electrical installations to comply with the relevant statutory regulations. Where the Party Wall etc. Act 1996 applies to the proposals the applicant shall ensure that the necessary notices and consents have been obtained prior to commencement of work. Any works commenced prior to approvals having been obtained are entirely at the owner's risk.

PROPOSAL:
TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS, NEW OPEN CANOPY OVER NEW ENTRANCE DOOR AND INTERNAL ALTERATIONS

LOCATION:
2, FORTH ROAD, UPMINSTER, ESSEX. RM14 1PX

DATE: NOV 2023

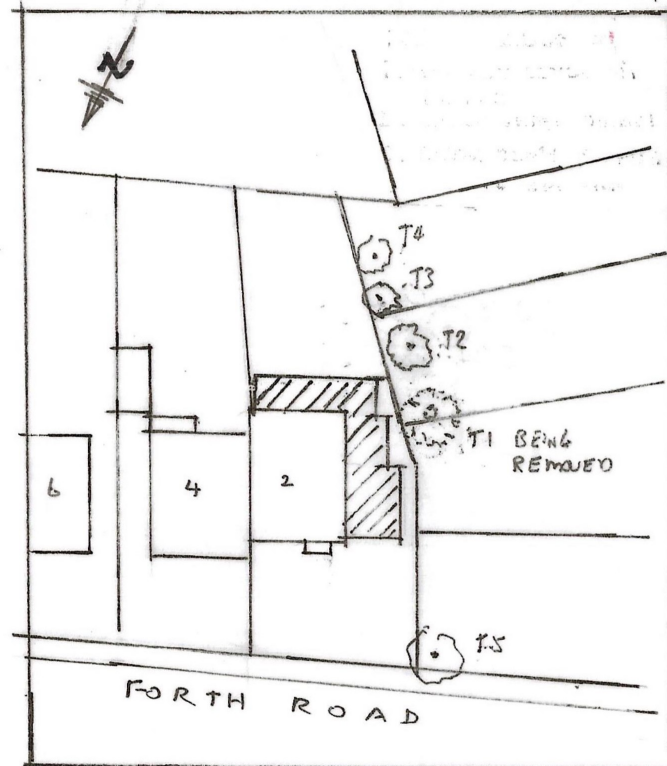
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DWG. No. CC/18/23/B

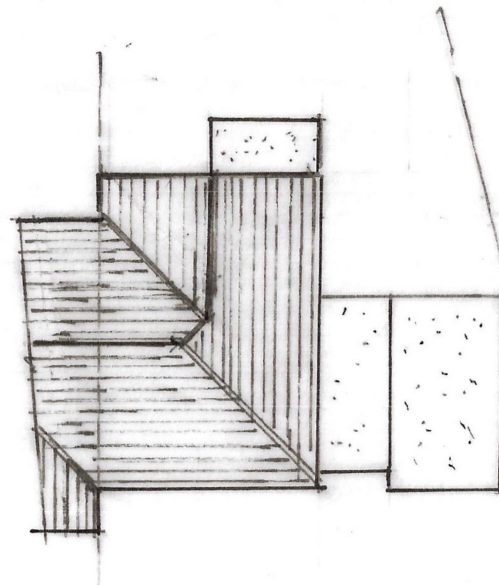
	B	12-3-24	PROPOSED GROUND FLOOR LAYOUT ALTERED
REV	A	20-11-23	REAR EXTENSION ROOF CHANGED TO PITCH ROOF

TREE LEGEND

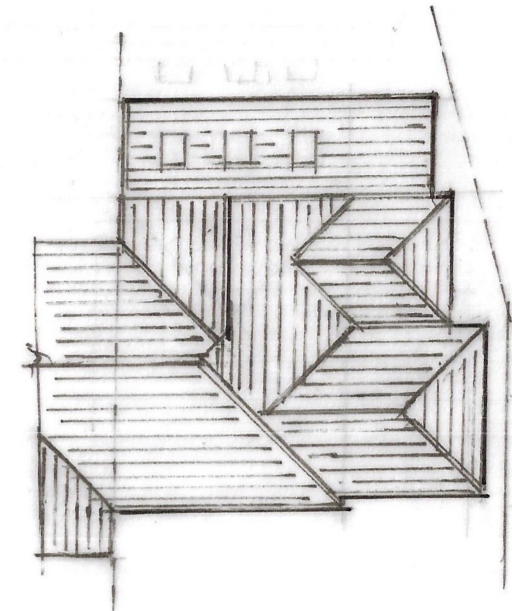
TREE NO	TYPE	DIST	HT
T1	WESTERN RED CEDAR	2.5m	8m
T2	LABURNHAM	3.5m	7m
T3	COPPER BEECH (MULTI STEM)	5.0m	5m
T4	ROWAN	8.0m	5m
T5	DAMSON	8.0m	7m



SITE PLAN 1:500



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

SCALE 1:200

LOCATION:
2, FORTH ROAD,
UPMINSTER, ESSEX.
RM14 1PX

DATE: JUNE 2024

SCALE: 1:200, 1:500 (AT A4)

CC/18/23 SITE & ROOF PLANS