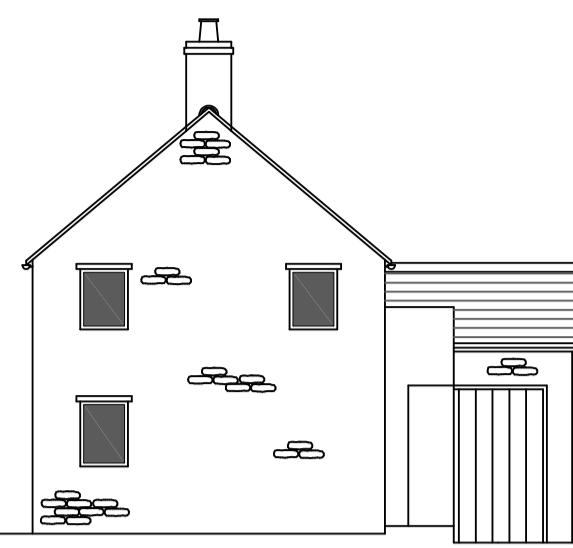
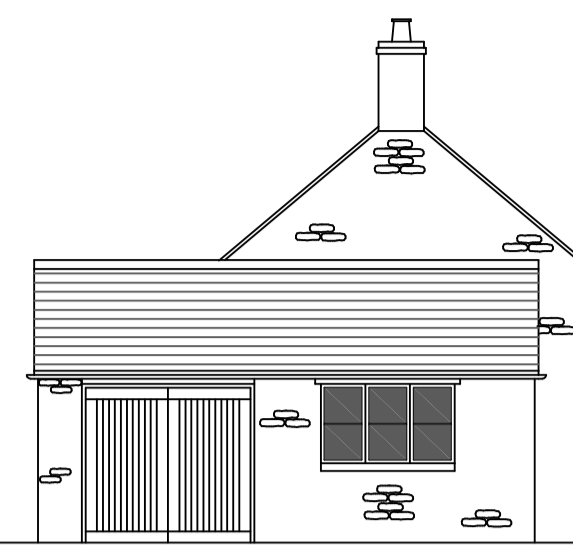


Existing Side Elevation 1:100



Existing Rear Elevation 1:100



Existing Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Front Elevation 1:100

PLANNING NOTES

ROOF TO BE NATURAL BLUE/GRAY SLATE WITH FLAT CODE 4 LEAD ROOF WITH CODE 4 LEADED RIDGE

WALLS TO BE 175 SQUARE TIMBER FRAME AND RENDERED PANELS WITH TRADITIONAL OAK DOORS AND WINDOWS
TIMBER DOOR TO PORCH

TWO FIRST FLOOR WINDOWS TO DORMERS WITH CODE 4 LEADED GABLES AND CHEEKS

CONSTRUCTIONAL NOTES FOR REAR EXTENSION

FOUNDATIONS

600x850h trench fill footing to a min. depth of 1000.
Foundation trenches adjacent to internal leaf to be backfilled with compacted hardcore.
Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fill 1:1:6 to finished ground level.
Excavations to be trimmed prior to placing concrete & checked by local Building Inspector.

DPC

2000 gauge black polythene to be used for the horizontal DPC 150 min. above ground level.
All vertical and horizontal cavity closures are to incorporate a 2000 gauge DPC to BS6515.

EXTERNAL WALLS

Walls to be 175 timber frame by engineer or timber frame manufacturer with render panels on 25-50 tenonised timber battens on Visqueen breathable membrane with 50x150 timber studs at max 600centres with 75mm Kingspan Thermaflo PIR insulation between stop battened to form cavity.
Vapor check insulated plasterboard and skim finish to give a U value of .30 W/M2K.

GROUND FLOOR STRUCTURE

12:4 concrete slab 100 thick with 50 screed finish on 1200 gauge polythene with another 1200 gauge DPM below Kingspan linked & taped to DPC in walls with Radon sump (if necessary) below the floor slab on 150 consolidated & sand blined hardcore.80mm Kingspan Thermaflo TF70 to be laid under slab with 25mm upstand to perimeter to give a U value of .22 W/M2K.

ROOF

See Section A-A 1:50

STORMWATER DRAINAGE

To existing combined system via 100 dia upvc gutters and 60mm upvc downpipes.
To purpose built soakaway 5mtrs from dwelling if not accepted by BL.

GLAZING

Generally to BS6262 & 6206.
All doors & windows below 800 from finished floor level to have safety glass to BS6202 1981.
All external glazing to be double glazed with a 16mm gap & a soft low-E coating to give a U value of 1.8W/m2K.
Termabate cavity closures shall be used to jambs & sills to give a U value of 1.2

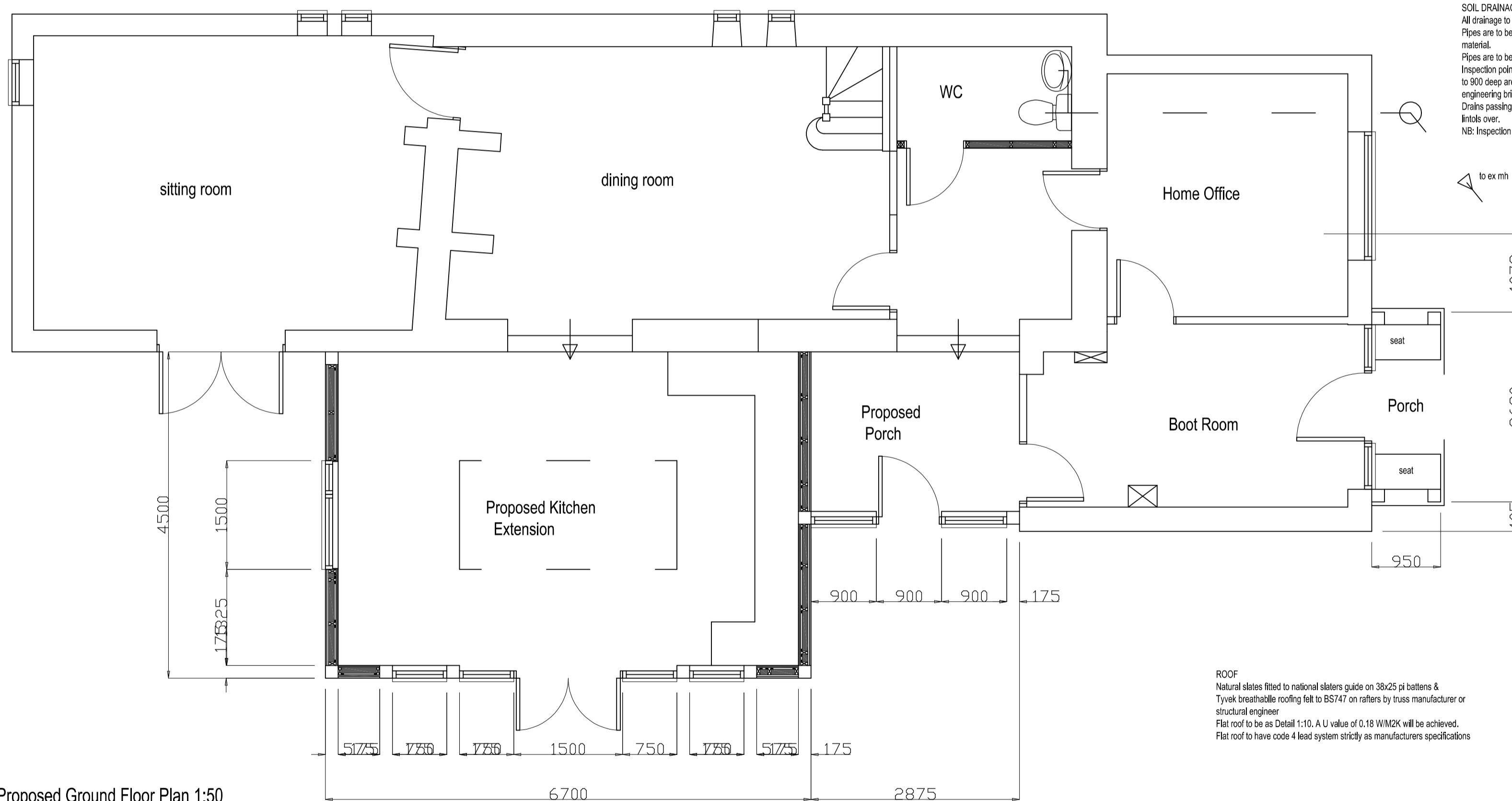
LINTELS

All lintels to be by IG Lintels Ltd. & to BS 5977 pt. 2
All lintels to have 150 end bearing & fitted strictly to manufacturers instructions

ALL MEASUREMENTS ROOF PITCHES ETC. TO BE CHECKED ON SITE & RUTLAND PLANNING INFORMED OF ANY DISCREPANCIES.

Energy efficient lighting to be provided throughout the extension.

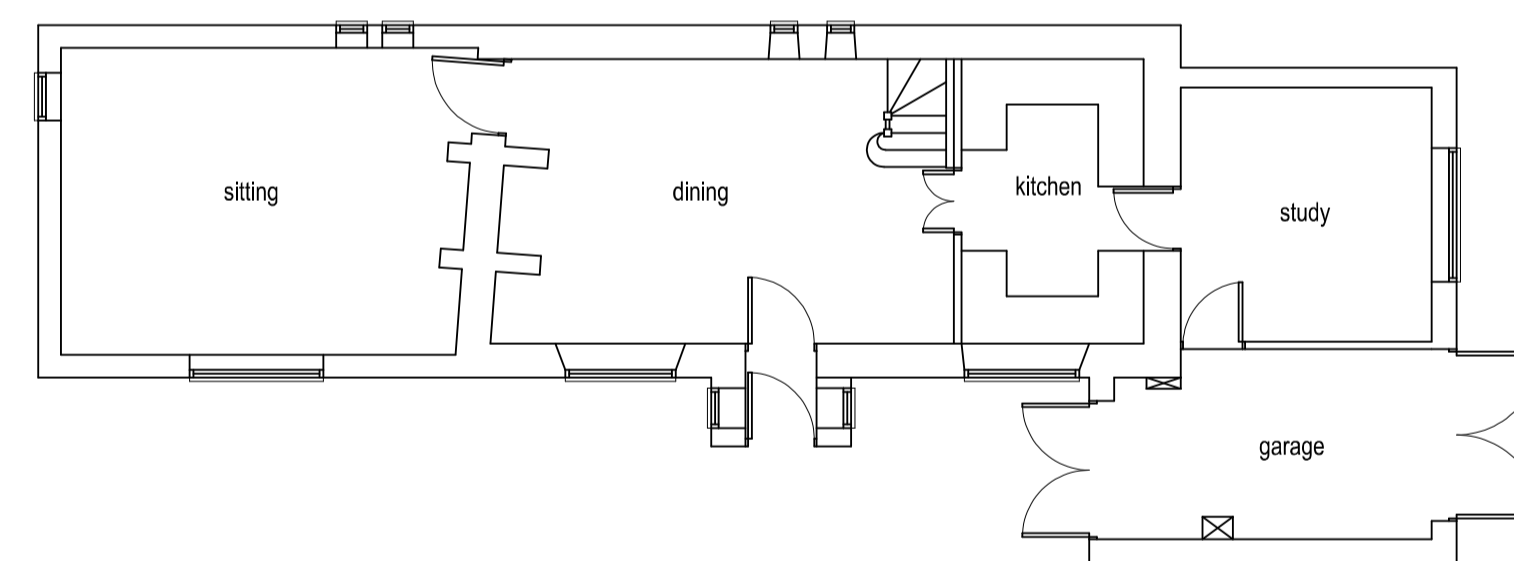
An electrical commissioning certificate must be submitted to building control on completion.



Proposed Ground Floor Plan 1:50

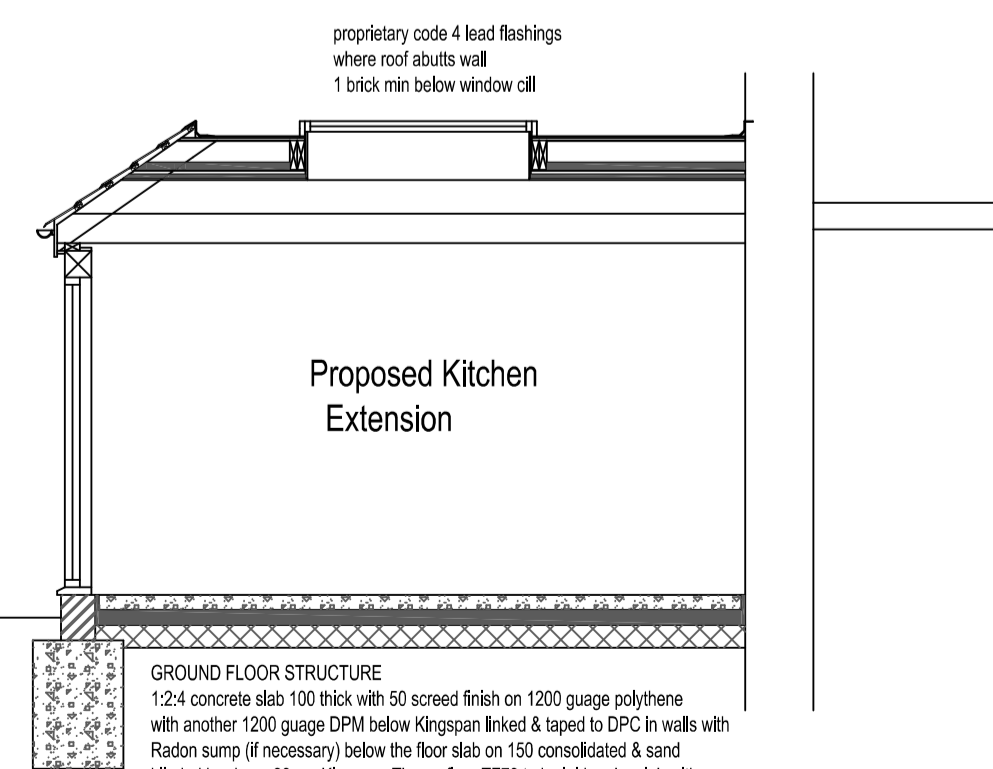
SOIL DRAINAGE
All drainage to comply with BS 6305 1985
Pipes are to be 110mm Omega upvc type bedded & surrounded by 100mm granular material.
Pipes are to be laid at a minimum gradient of 1:50.
Inspection points up to 600 deep are to be of Omega 250 dia. polypropylene, up to 900 deep are to be 450 dia. & over 900 deep will be made of class 1 engineering brick with a cover of 1200x750.
Drains passing through walls or foundations to be sleeved or have conc. lintels over.
NB: Inspection points to drive way to be heavy duty type

to ex. mth

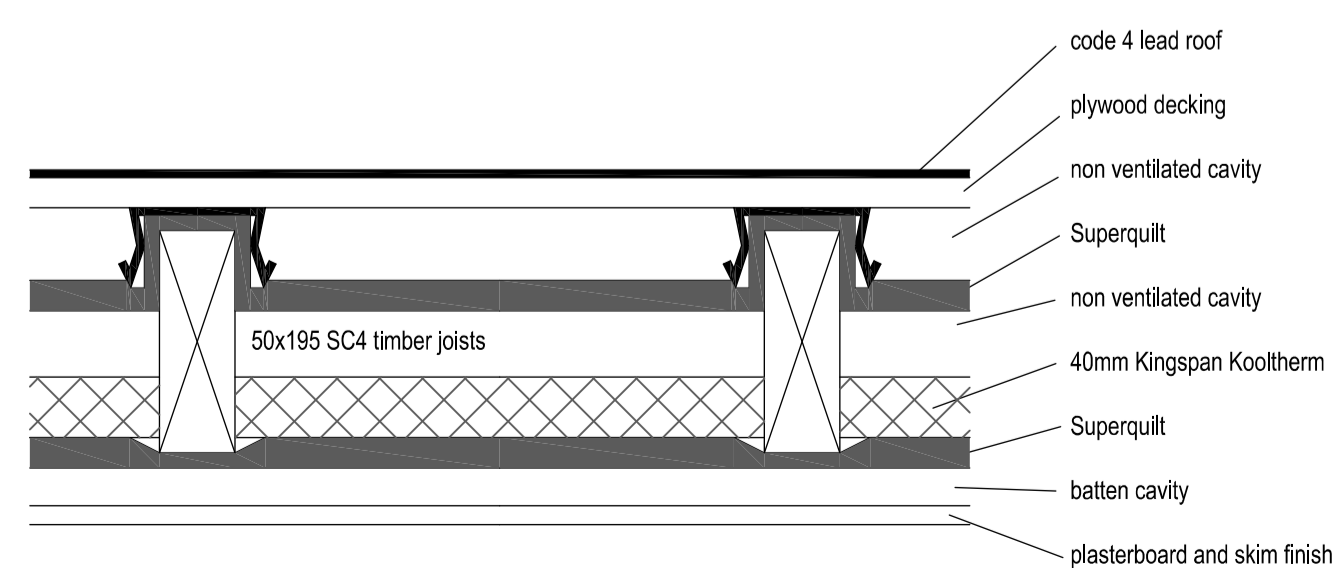


Existing Ground Floor Plan 1:100

ROOF
Natural slates fixed to national slaters guide on 38x25 pi battens & Tylek breathable roofing felt to BS747 on rafters by truss manufacturer or structural engineer.
Flat roof to be as Detail 1:10. A U value of 0.18 W/M2K will be achieved.
Flat roof to have code 4 lead system strictly as manufacturers specifications



Section A-A 1:50



Roof Detail 1:5

FOUNDATIONS
600x850h trench fill footing to a min. depth of 1000.
Foundation trenches adjacent to internal leaf to be backfilled with compacted hardcore.
Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fill 1:1:6 to finished ground level.
Excavations to be trimmed prior to placing concrete & checked by local Building Inspector.

Proposed Single Storey Rear Extension

14 Chapel Lane

Barrowden

Rutland

Client John Burrows

Ref: JB/01/PL/2020