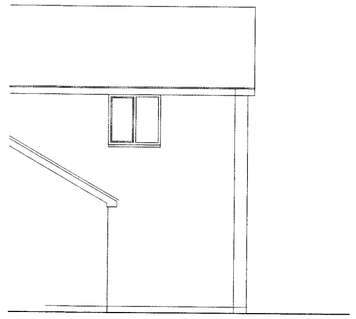
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APPN 2010 0525



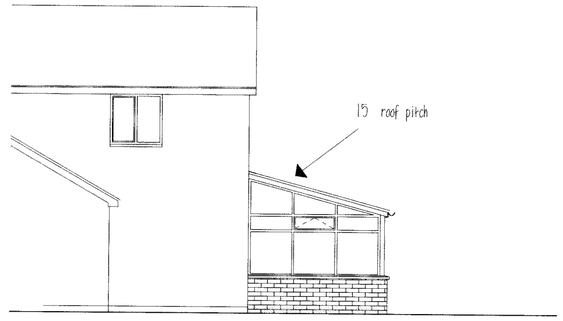
Existing rear elevation.



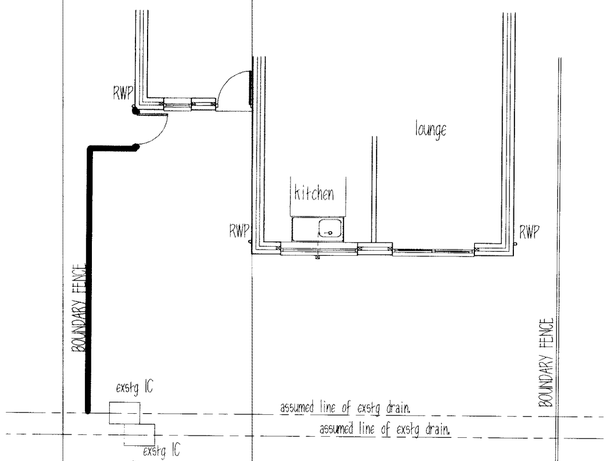
Existing side elevation.



Proposed rear elevation.

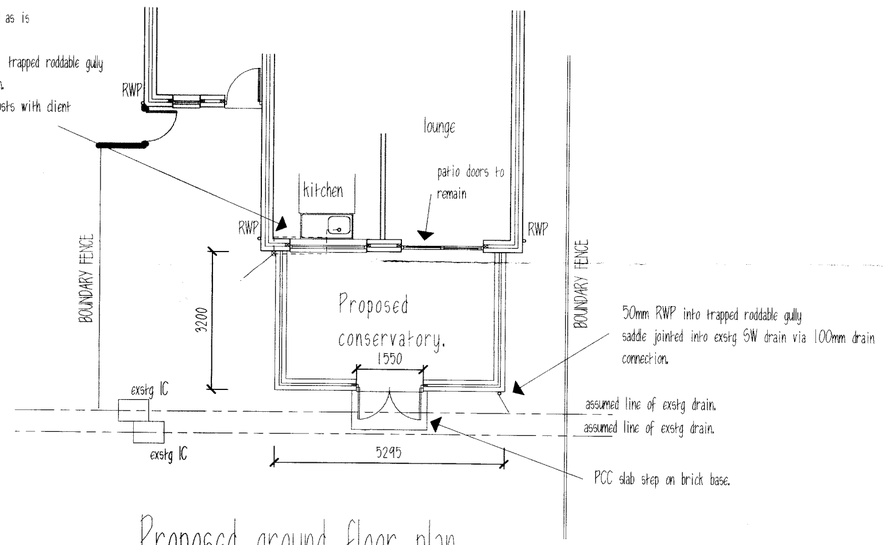


Proposed side elevation.

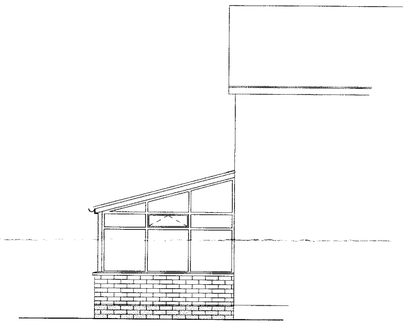


Existing ground floor plan.

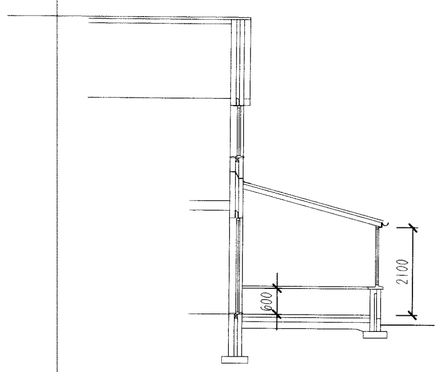
exstg gully from sink to be blocked off.
sink waste then to be redirected either internally behind kitchen units or retained as is i.e. to a point underneath the conc floor, the waste is to connect into an external trapped roddable gully and connected into exstg FW waste system.
contractor to discuss alternative method/costs with client



Proposed ground floor plan.



Proposed side elevation.



Section.

Conservatory Construction:
The conservatory has been partly constructed in that the found and part of the outer leaf of the external wall has been installed, the contractor is to expose the found to ascertain the suitability to sustain the loadings to be incurred and report the findings to the client, it is expected that the founds will be sufficient for the needs as they have been observed during construction by a separate party who has informed the client accordingly.
It is noted that the laid brickwork is butted up to the exstg main house cavity wall, this is to be rectified, i.e. the new brickwork is to tooth into the exstg brickwork enabling the cavity between new and exstg to be continuous.
The perimeter cavity wall is to extend to 600mm in height from FFL which is to run flush with the main house, the wall is to be made up of 103mm facing brick to match that which is laid, and the exstg main facing brick of the house,50mm clear cavity and 100mm med dense block inner leaf with 12.5mm p.bd & skim finish on dabs. DPC linked to floor DPM at 150mm above GL.
Floor:
50mm sand cement screed on 100mm conc slab on visqueen 2000 DPM linked to wall DPC on 150mm sand blinded well compacted selected hardcore.
Exstg air bricks venting floor to main house are to be ducted through new floor to new air bricks to new conservatory wall so that air vent is not compromised.
Glazing/Doors/Windows:
To be in White PVCu to match exstg house with double glazed units, see notation re: toughened glazing. Roof to be Polycarbonate sheet in PVCu framing.
Code 4 lead flashing and soaker linked to cavity tray DPC where new roof meets exstg masonry.
12.5mm p.bd & skim on dabs to walls which were previously external, - now internal to conservatory.

Drains
Soil and storm drains to be laid to falls of not less than 1 in 40 & are to be encased in Grade C25 conc. in the event of passing under building and bridged with 150mm dp x wall thickness conc lintel where passing through walls, & pack out with polystyrene offcuts. Inspection chambers to BS. 8301.
Soakaways subject to suitable percolation test and to BRE Digest 365.

Glazing
Windows double glazed units to have min. 16mm gap & to have a low "E" inner coating.
Any glazed window area between floor level and 800mm above that level & any glazed area between floor level & 1500mm within a door & any glazed area within 300mm of door casing must be fitted with toughened safety glass to suit table in Document "N" of 2000 Building Regulations.
Trickle ventilators are to be installed min. 8000mm2 in head of window/ext. doors.

PLANMART

Client:

Mr & Mrs Boothroyd,
24 Hathersage Drive, Glossop. SK13 8RG.

Project:

Proposed conservatory to rear of house.

Title:

Existing & proposed plans and elevations, section & details.

Scale: 1:100. A2 sheet.	
Drawn: MH	**Date:** March 2011.
Project no.: 2381	**Drawing no.:** 2381-1

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