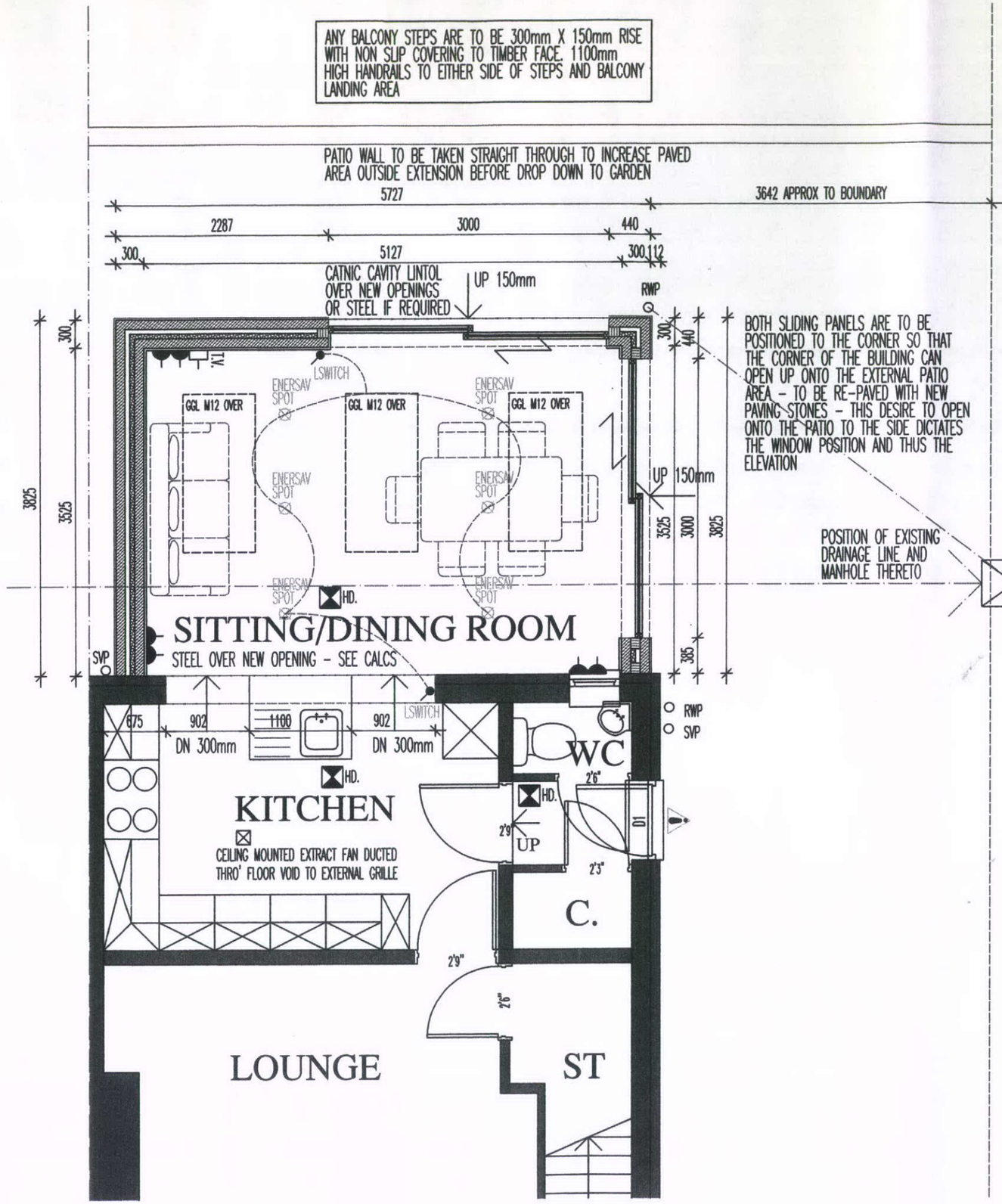


FURTHER INVESTIGATION INTO THE EXISTING DRAINAGE SYSTEM IS REQUIRED. IT IS ASSUMED THAT THERE IS A COMBINED SYSTEM TO THE REAR. IF HOWEVER THE EXISTING PROVISION IS A SEPARATE SYSTEM THEN THIS MUST BE MAINTAINED WITH SEPARATE BRANCH CONNECTIONS TO FOUL AND SURFACE WATER SYSTEMS

THE PROPOSAL RELATES TO THE CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION TO ALLOW FOR A NEW OPEN PLAN KITCHEN / DINING SPACE WITH DIRECT ACCESS TO THE REAR GARDEN.

THE EXTENSION IS TO BE CONSTRUCTED AS PER PLANNING APPROVED MATERIALS AND DETAILS, WITH A BRADSTONE (OR SIMILAR APPROVED TO MATCH FRONT EXTENSION) WALL
NEW STRIP FOOTINGS ARE TO BE MIN 600x300 AT DEPTH OF 1000mm OR TO SUIT GROUND CONDITIONS. FOUNDATION WALLS TO BE 100mm 7N HEMELITE (OR SIMILAR). 100mm WEAK MIX CONC. FILL UPTO 225mm BELOW DPC. NEW FLOOR TO BE MIN 150mm DEEP BEAM AND BLOCK FLOOR WITH 7N HEMEILITE BLOCKS LAID FLAT WITH BEAMS TO MANUFACTURERS DETAILS, 1200g DPM, 100mm XTRATHERM XT/UF AND 100mm SCREED OVER. ALLOW FOR 25mm PERIMETER INSULATION AT ALL JUNCTIONS TO PREVENT COLD BRIDGING. FLOOR GIVES 'U' VALUE OF 0.22. NEW DPC LINE 300mm BELOW EXISTING HOUSE.

NEW STRUCTURE IS TO BE 300 O/A WITH 100mm OUTER BLOCK K-RENDERED (IVORY) TO MATCH EXISTING ABOVE A BUFF STONE (BRADSTONE OR SIMILAR) PLINTH LINE TO MATCH THE EXISTING PROPERTY (FRONT EXTENSION) UPTO 900mm ABOVE DPC, 100mm CAVITY WITH 60mm XTRATHERM POLYISO XT INSULATION MAINTAINING AIR GAP. 100mm 7N HEMELITE OR SIMILAR INTERNAL BLOCKWORK WITH 12.5mm PBD ON DABS. STRUCTURE GIVES U VALUE OF 0.29.
ROOF OVER TO BE RAFTERS (150x50) AT 450mm ctrs BUILT OFF 100x75 WALLPLATE (STRAPPED TO WALL AT 1200ctrs). 100mm CELOTEX TO THE SLOPING CEILING (MAINTAINING 50mm AIR GAP) AND UNDERDRAWN WITH 40mm CELOTEX AND PBD. ROOF COVERINGS ARE TO BE NATURAL SLATES TO MATCH WITH ONDUTILE MEMBRANE BELOW TO BE USED IN CONJUNCTION WITH NATURAL SLATE AT PROPOSED ROOFING PITCH OF 17.5°. ALL RAINWATER GOODS ARE TO BE BLACK PLASTIC TO MATCH.
NEW VELUX ROOFLIGHTS ARE TO BE GGL M12 (780x1800) FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

DARK GREY INSULATION ALUMINIUM SLIDING DOOR SYSTEM TO BE ARGON SOFTCOAT LOW 'E' DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2. ALLOW FOR PROPRIETORY CAVITY CLOSERS TO ALL OPENINGS AND WEEP HOLES WHERE APPLICABLE.
ALLOW FOR A CATNIC CAVITY LINTOL OVER OPENINGS RELEVANT TO THE STRUCTURAL OPENINGS IF POSSIBLE AT SIZE - ALLOW FOR STRUCTURAL CALCS FOR LINTOL OVER IF NOT.

ALL ELECTRICAL WORKS ARE TO UNDERTAKEN IN ACCORDANCE WITH PART P CERTIFICATION AND TO THE APPROVAL OF BUILDING CONTROL.
HEAT/SMOKE DETECTORS ARE TO BE INSTALLED AND MUST BE INTERLINKED WITH MAINS BATTERY BACK UP

GROUND FLOOR PLAN AS PROPOSED 1:50

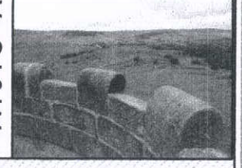
DWG: PROPOSED
5 SUNNYFIELDS
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: OCT' 11	DRAWN:

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PROPOSED 01

5 SUNNYFIELDS

5 SUNNYFIELDS, BUXTON