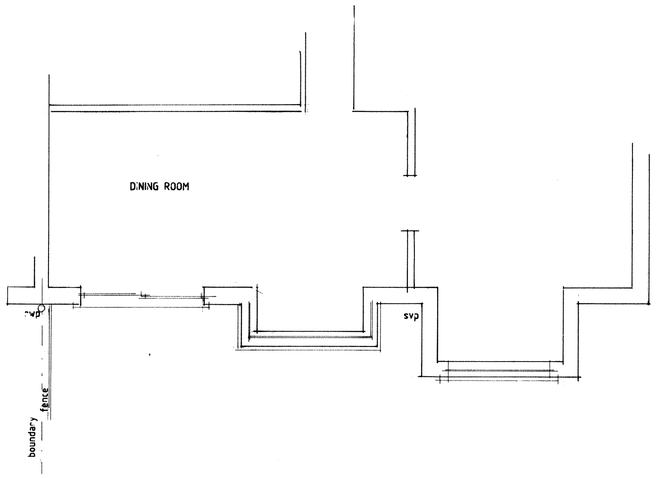
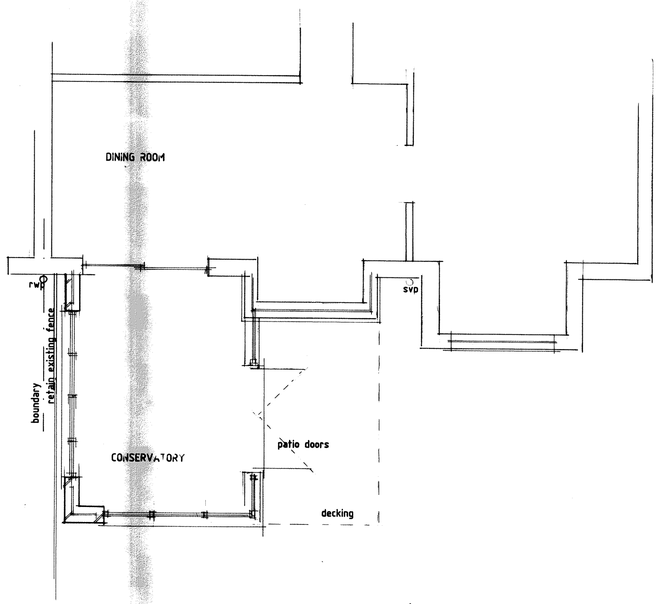
APP 2013 302

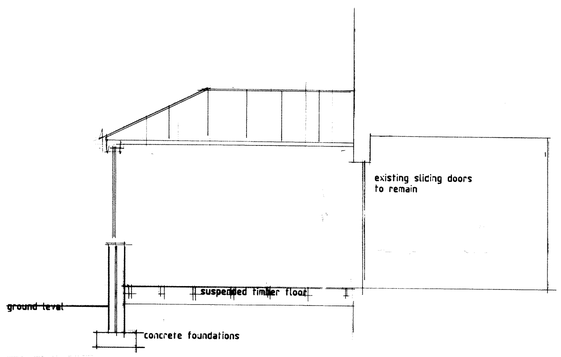
17 JUN 2013



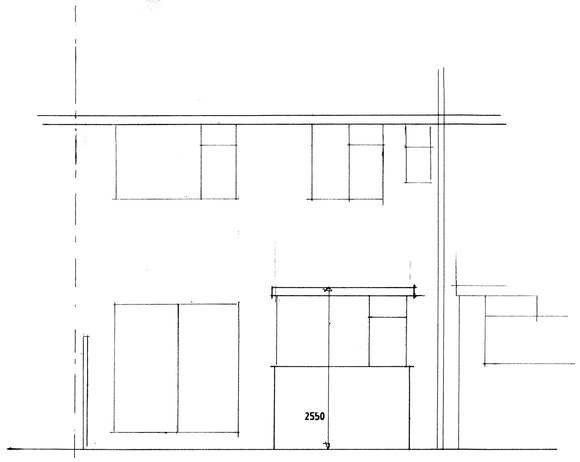
EXISTING GROUND FLOOR PLAN



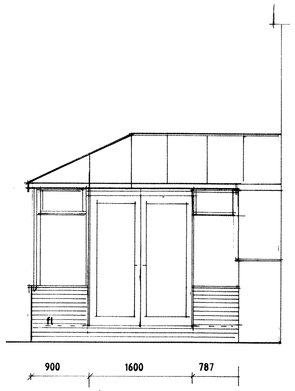
PROPOSED GROUND FLOOR PLAN



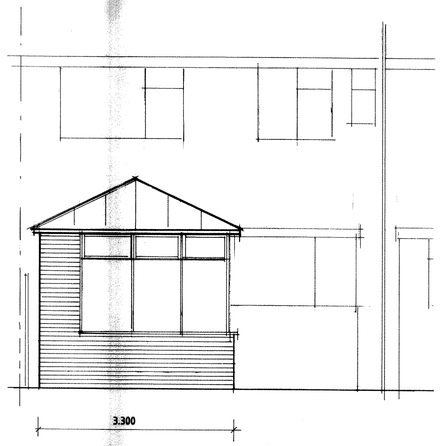
SECTION AA



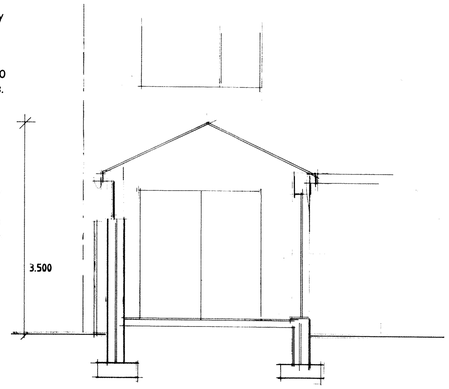
EXISTING REAR ELEVATION



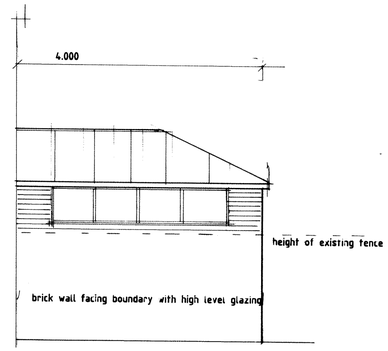
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



SECTION BB



PROPOSED SIDE BOUNDARY ELEVATION

Foundations
To be concrete strip foundations 600x200mm 750 below ground level min. subject to local authority inspection all in accordance with A1&A2. Where drains are present excavation to be taken to invert level with bridging lintels agreed with local Authority inspector.

Ground floor
All vegetable soil removed and site prepared with 150 mattress of crushed MOT stone compacted in layers. Sand blinding with 1200g visqueen dpm lapped onto dpc. Provide 100mm floormate rigid board insulation Concrete slab 100mm thick and screed to floor level with sand/cement or ashphalt finish

External wall
External facing masonry to match existing with fully filled cavity using 75mm rockwool wall bats. Inner leaf of thermal blockwork. Walls tied using stainless steel wall ties at 750 horizontal and 450 vertical cts increased at reveals. Provide thermabate insulated cavity closures at all external openings including vertical dpc to jambs of windows and doors. Provide horizontal dpc 150 above ground level and lapped to dpm Cavities closed at eaves.

Lintels
Conservatory roof to be ultra -frame or similar with structural support over frames

Flashings and valley gutters
All leadwork to be on code 4 lead. Flashings and cavity trays to be incorporated at abutments.

Gutters fascias soffits & bargeboards
100mm upvc gutter fixed to fascias and discharging into 75mm rainwater pipes as noted.

Drainage
100mm dia pipes laid to 1:40 falls bedded on pea gravel with rodding access and inspection chambers as noted. Drains through walls protected with lintels and where necessary encased in concrete under building as agreed with local authority building control

Glazing
UPVC frame supplied by specialist and actual design agreed with client prior to manufacture.
Windows to be upvc frames fitted with double glazed units with 20mm argon air gap and coated with low e coating.
Windows in critical locations in doors and adjacent to doors and below 600mm to be fitted with toughened safety glass

Electrical Installation
Electrical installation to be Part P compliant. All electrical work required to meet the requirements f part p(electrical safety) will be designed installed inspected and tested by a person competent to do so. Prior to completion the local authority building control must be satisfied that either:-
An electrical installation certificate issued under the competent persons scheme has been issued, or
Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.

General notes
These drawing are for the purpose of obtaining the statutory approvals of building regulation consent and planning permission where necessary.
All work thereafter is undertaken in accordance with the agreements and contracts negotiated between client and contractors.
All work must be carried out in accordance with the relevant building regulations and British Standards.
The drawing is to scale but written dimensions must be checked by contractor on site prior to commencement and any discrepancies to be notified

All foundation and drainage specifications are provisional subject to the assessment of ground conditions and the confirmation of all drainage runs.

The existing drainage system to be investigated by contractor prior to work commencing to determine the location of any public sewers and to establish the existence of any separate or combined systems.

There is to be no encroachment by the building over the boundary of the property. The party wall act must be referred to and complied with where building work is to be undertaken on or adjacent to the party walls as defined in the party wall act.

PROPOSED REAR CONSERVATORY
1 BEECHFIELD HADFIELD SK13 2BW
MR KEMP
SCALE 1/50 PTC 1BEECH -0

PT Construction
2 Watkin Avenue
Hadfield
Glossop, SK13 1QD