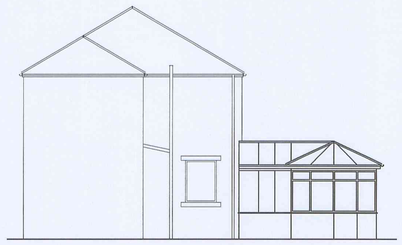
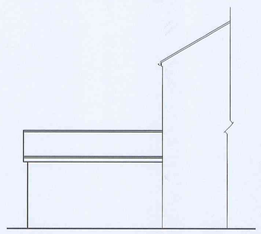
HPK/2007/0109
PEAK BOROUGH COUNCIL
GLOSSOP OFFICE
RECEIVED
12 FEB 2007
ACKNOWLEDGED
REPLY REQUIRED

EXISTING LAYOUT

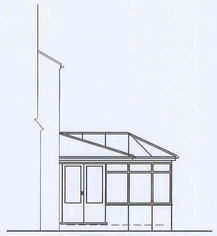
REAR ELEVATION
scale 1:100



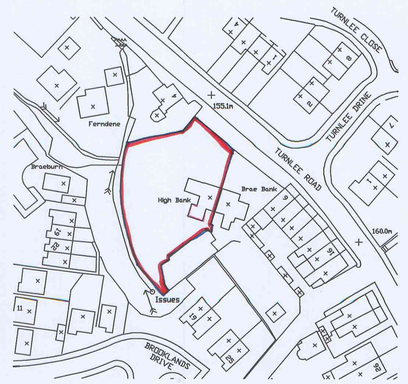
L.H. SIDE ELEVATION
scale 1:100



R.H. SIDE ELEVATION
scale 1:100



VIEW FROM DIRECTION 'X'
scale 1:100



BLOCK PLAN
scale 1:1000

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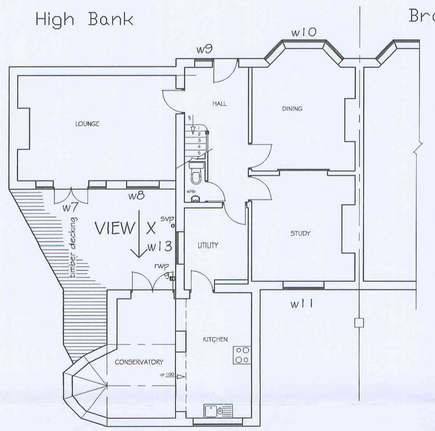
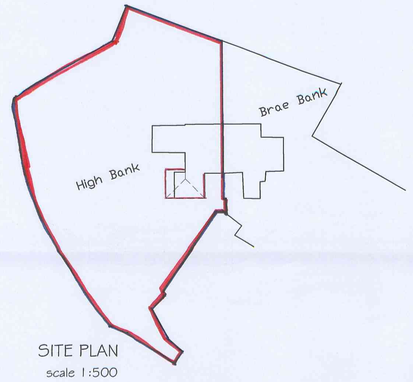


GROUND FLOOR PLAN
scale 1:100



SITE PLAN
scale 1:500

TOTAL FLOOR AREA CALCS. in m²

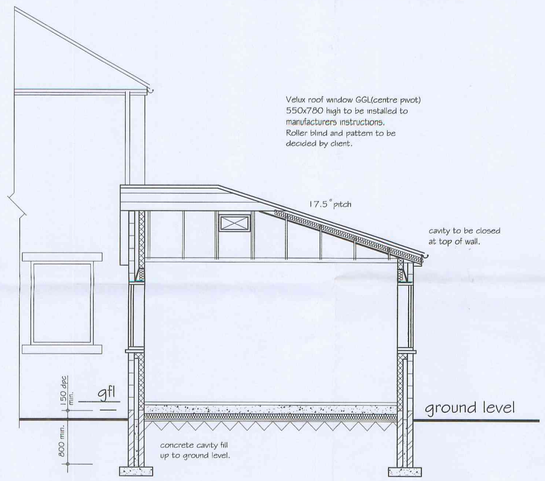
ground floor existing house excluding kitchen x 2	66.78
	66.78
existing kitchen	9.77
new sun lounge	14.81
	158.14 m²

max. glazed area permitted
158.14 x 25% = 39.53 m²

TOTAL GLAZED AREA's in m²

BED 1 w1	1.71	w12	1.93
EN-SUITE w2	0.67	w13	1.56
LANDING w3	1.90	w14	2.14
BED 2 w4	1.88	w15	2.14
BED 3 w5	1.48	velux	0.40
BATHROOM w6	1.38	d1	6.80
w7	1.69		14.97
w8	1.48	gfl	20.12
w9	0.73		35.09 m² total glazed area.
w10	4.80		
w11	2.40		
	20.12		

max. glazed area permitted 39.53 m²



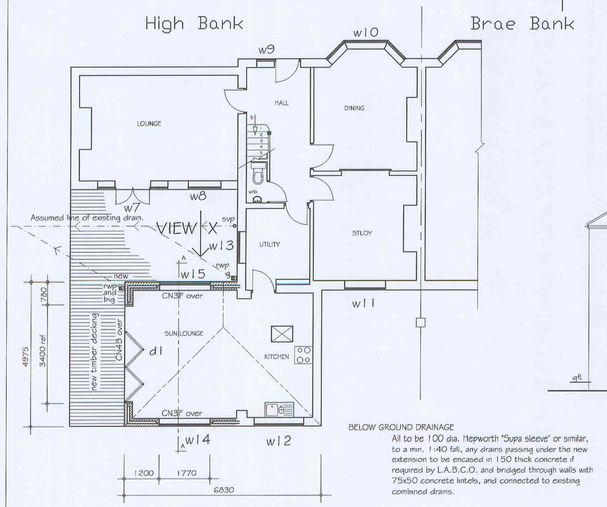
Foundation to be taken down below invert level of any drains where within 1000.

SECTION A - A
scale 1:50

GROUND FLOOR
50 screed on 150 concrete on 100 insulation on 1200g LDPE 370g/m gas protection membrane on 25 sand bedding on 150 well compacted hardcore LDPE gas membrane to lap over dpc.
(new floor level to to be inline with existing kitchen floor)

ROOF
Roof tiles to match existing and to suit 17.5° pitch on 40x25 s.w.battens on reinforced roofing felt to be taken over edge to terminate over gutter and to lap over rafters min. of 230. Gang nail specialist design trusses at 600 crs. max. to be strapped to wall with 30x5 galvanised m.s.straps.
Design and calculations for trusses to be prepared by manufacturer and submitted to Building Inspector for approval prior to manufacture.
100 Kingspan Thermoptch TP10 insulation between rafters and Thermawall SW36 0 ODP with 12.5 plasterboard and skim.
Provide rafter tray at eaves level with 50 gap to maintain roof ventilation.
Ridge or tile vents to upper roof slope at 2000 crs. max.
Double rafters to sides of Velux windows.
Roof construction to achieve a u value of .19w/m²K.

NOTES
1 Extend power and lighting circuits into extension, any existing gas heating system extension to be carried out by a CORGI Approved Contractor. If a gas heating system is to be renewed, a SEDBUK efficiency rating of not less than 78% is to be achieved.
2 All electrical work to be carried out in accordance with I.E.E. regulations. A minimum of one third of all primary light fittings within the proposed development must be of a type that will only receive lamps having a luminous efficiency greater than 40 lumens per circuit-watt (eg compact fluorescent lamps).
3 Strip foundation 600x200x800 deep, outer leaf 100 rubble masonary wall to match existing , 75 cavity, 100 thermalite block, 75 insulation, 12.5 plaster. Wall construction to achieve a u value of .30w/m²K.
4 Non ferrous cavity ties to be built into wall at 900 horizontal crs. and 450 vertical crs. and laid in a staggered pattern.
5 Horizontal dpc to external wall to be inserted min. 150 above ground level.
6 Horizontal and vertical dpc's are to be inserted to head jambs and cills of all openings in walls.
7 Lintels are to be Catnic or similar approved, sizes to suit load and span. Insulation to steel lintels in external walls.
8 150 min. bearing length to be provided to each end of lintels.
9 All timber to be preservative treated prior to fabrication.
10 All drainage work to comply with Local Authority requirements.
11 Floor/wall and ceiling/wall insulations to lap to form a Robust thermal detail as per DEFRA Robust Construction publication to limit thermal bridging and air leakage.
12 Cavity closers to be insulated.



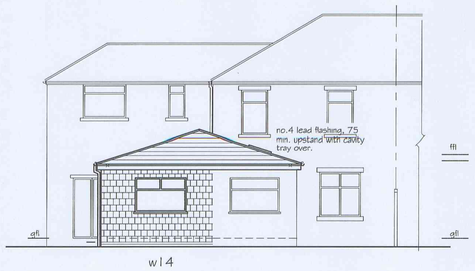
GROUND FLOOR PLAN
scale 1:100

BELOW GROUND DRAINAGE
All to be 100 dia. Hepworth "Supa sleeve" or similar, to a min. 1:40 fall, any drains passing under the new extension to be encased in 150 thick concrete if required by L.A.B.C.O. and bridged through walls with 75x50 concrete lintels, and connected to existing combined drains.

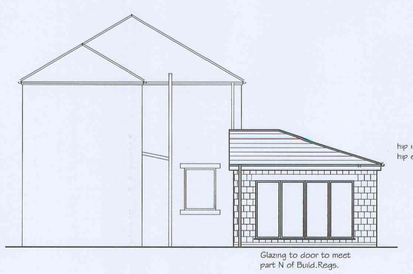
WINDOWS
All new windows to be double glazed with opening lights, rapid ventilation 1/20th. floor area and to be fitted with K glass and have 16 gap between pains.
Background ventilation 4000 ²Utility Rooms, W.C. and Kitchen.
Kitches to have mech. extract 30 l/sec. adjacent to hob or 60 l/sec. elswhere or PSV.
Habitable Rooms to have background ventilation 8000 ².

DRAINAGE and WASTE
Where possible drainage and waste to be directed to existing outlets, any additional requirements to be agreed with L.A.B.C.O.

ABOVE GROUND DRAINAGE
100 dia. half round gutters fixed to fascia board connected to 68 dia. down pipes into new b.i.g. where indicated and connected to existing drainage run, all drains to have min. 1:40 fall and have rodding access points at all changes of direction.

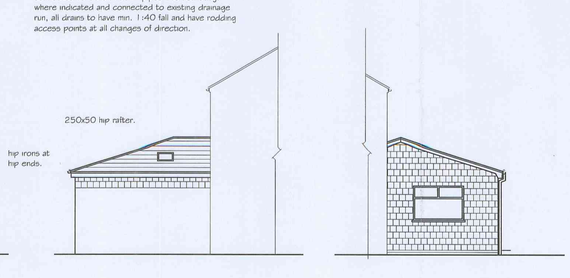


REAR ELEVATION
scale 1:100



FDG8 Hardwood Folding Sliding Door no.4 sections 850 wide x 2000 high.

L.H. SIDE ELEVATION
scale 1:100



R.H. SIDE ELEVATION
scale 1:100

VIEW FROM DIRECTION 'X'
scale 1:100

PROPOSED LAYOUT

All dimensions are to be checked and adjusted accordingly by contractor prior to work commencing on site.

M.Doherty Didsbury M20 2AH 0161-434-9315	
drawn m.d.	scale 1:100/1:50
date Feb'07	dwg.no.C-582/1

Proposed ground floor extension at rear to convert existing conservatory into sun lounge with new roof to combine overall area with kitchen at High Bank,Turnley Road,GLOSSOP - PLANNING / BUILD.REGS DWG.

issue 1