FULL PLANNING APPLICATION DRAWINGS

PROPOSED DWELLING EXTENSION AND MINOR ALTERATIONS

AT

4 WOODLANDS TERRACE, RESOLVEN

GENERAL SPECIFICATION - Sheet 1.

1 Generally 600x300 concrete strip foundations, 900mm below ground level subject to approval from LA Inspector. (30N/mm2 minimum compressive strength). At gable foundation adjacent to boundary wall it is reduced to 550x300mm.

2 Sub-base walls below DPC level to comprise 100mm wide dense blockwork (3.5N/mm2 compressive strength) laid in a grade (ii) mortar to both skins tied together with stainless steel type 4 ties, 250mm long at 450mm c/c in both directions except at corner. 225mm max dimension from all corners. Cavity to be filled with concrete fill with max 6mm aggregate.

3 DPC and damp-proof membranes all to be IKO Hyload structural membranes and courses laid in strict accordance with manufacturers recommendations and specification documents.

4 Main external walls to comprise outer wall - 100mm wide dense blockwork cavity walls (3.5N/mm2 compressive strength)) laid in a grade (iii) mortar with 100mm cavity and 100mm light-weight block inner skin tied together with stainless steel type 4 ties, 300mm long at 450mm c/c –staggered in both directions except at corner and openings. Ties to be at 225mm vertical max centres and 150mm from all ends/corners. Celotex CW400 wall insulation, 75mm deep fixed in accordance with manufacturers recommendations ensuring a 50mm free air gap. (U Value 0.19).

5 Externally the walls are to be coated with 2-coat cementitious render with white spar stone finish including water-proofer.

6 Internal finish to comprise 15mm plasterboard with 1hr FR board around soil and vent pipe and steel beams..

7 Ground floor slab to new building to comprise 50mm screed on 125mm concrete floor slab (25N/mm2 compressive strength) on 150mm Kingspan K103 Thermal Floor Insulation installed in accordance with manufacturers recommendations on Hyload Universal DPM (as item 3) on 150mm well consolidated and blinded hardcore. All damp proof membranes to be adequately lapped and linked with new and existing wall damp proof courses. Refer to Figures 9A & 9B.

8 Timber roof to new extension to generally comprise Kemper or similar polyurethane bonded waterproof system (BBA approved) on 12.7mm BWP plywood deck on 50-10mm timber firring on 200x38 timber joists (grade C24).

9 150mm Kingspan insulation between joists with 50mm Kingspan slabs fixed to underside of joists with 12.7 mm vapour check plasterboard finish.

10 Timber roof to be tied laterally to masonry walls using 30x2.5mm galvanised straps minimum 1200mm long mechanically fixed to 3 No joists and turned down into cavity. 75x30 timber noggins to be positioned directly below straps between joists. Spacing of straps to be 300mm from each corner and at 1200mm c/c thereafter. Metal galvanised herringbone strapping to be positioned between joists where spans exceed 3000mm.

11 Roof structure to include lateral strapping as mentioned above as well as holding down straps secured to the joists using 30x5mm galvanised straps minimum 1200mm long mechanically fixed to both timber structure and masonry walls. Spacing of straps to be 300mm from each corner and at 1200mm c/c thereafter.

12 Fascia and soffits boards to be either timber or Marley white uPVC or similar installed in accordance with manufacturers specification.

13 All rainwater goods to be Marley or similar white uPVC. 100x75mm Deep flow gutters with 63mm dia downpipes. To be installed in compliance with manufacturers recommendation and specification.

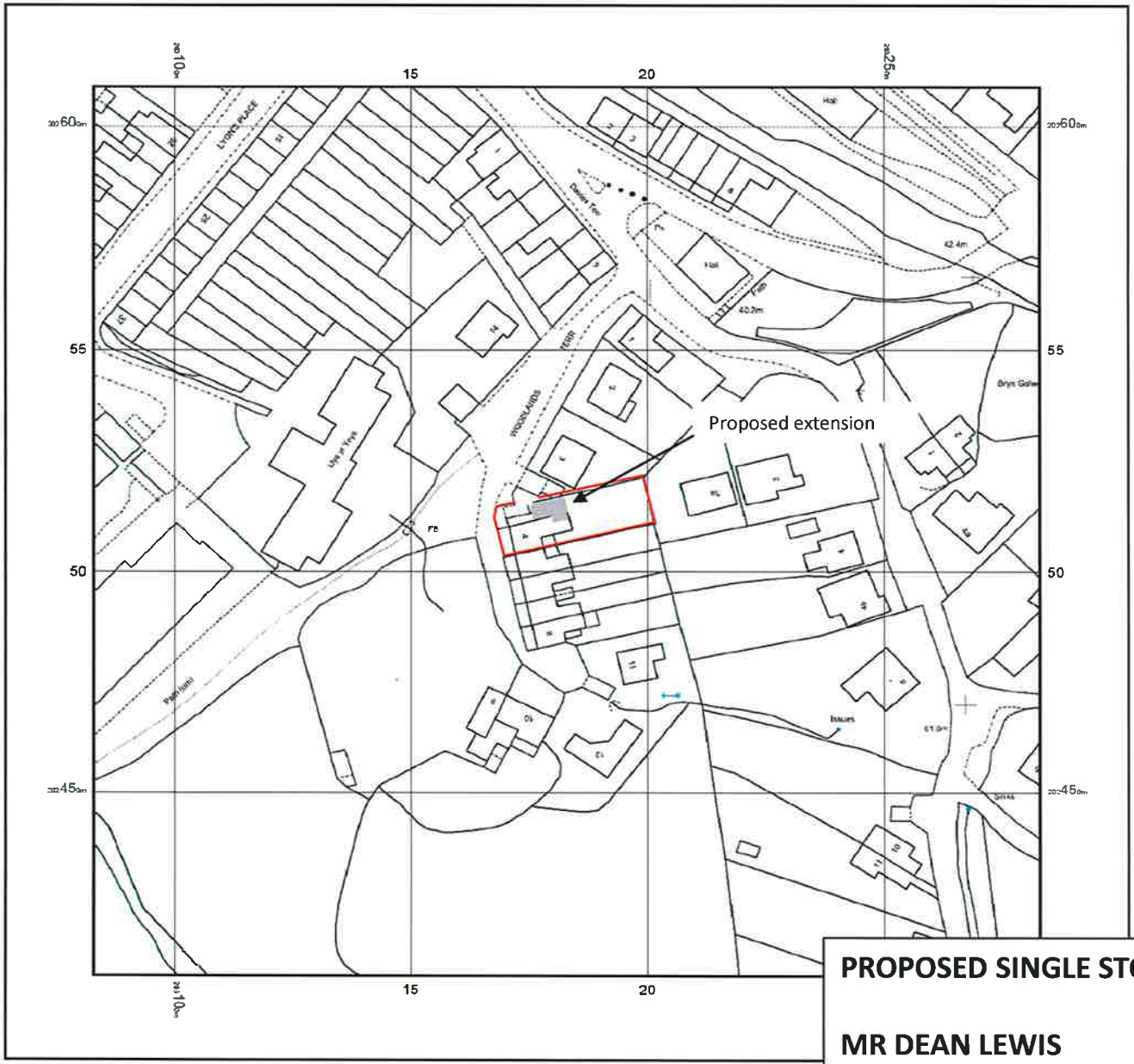
14 Provide new double glazed uPVC windows to comply with the GGF (Glass and Glazing Federation) Supply and Installation Guide as attached as a specification. All relevant regulations are indicated within the guide and the window supplier and installer must comply with all the regulations therein including Building Regulations. All suppliers and installers to be FENSA approved.

15 All electrical work must be carried out by competent electrician and comply with the current and relevant IEE Regulations. On completion of the project an IEE Certificate must be issued by an approved installer/tester in respect of installation and commissioning of the Works.

16 The Gas Boiler, heating and plumbing facilities are to be retained. New radiator only installed by a competent Heating Engineer/Plumber and comply with the current and relevant BS & EU standards and regulations. On completion of the project relevant Certificates must be issued by an approved installer/tester in respect of installation and commissioning of the Works.

17 All external drainage to be in accordance with Osma`s manufacturer installation and supply specification as attached or similar approved. Refer to drawings.

Scale 1:1250



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PROPOSED SINGLE STOREY EXTENSION

MR DEAN LEWIS
4 WOOLDLANDS TERRACE
RESOLVEN

Figure 1 Site Plan (scale 1:1250)

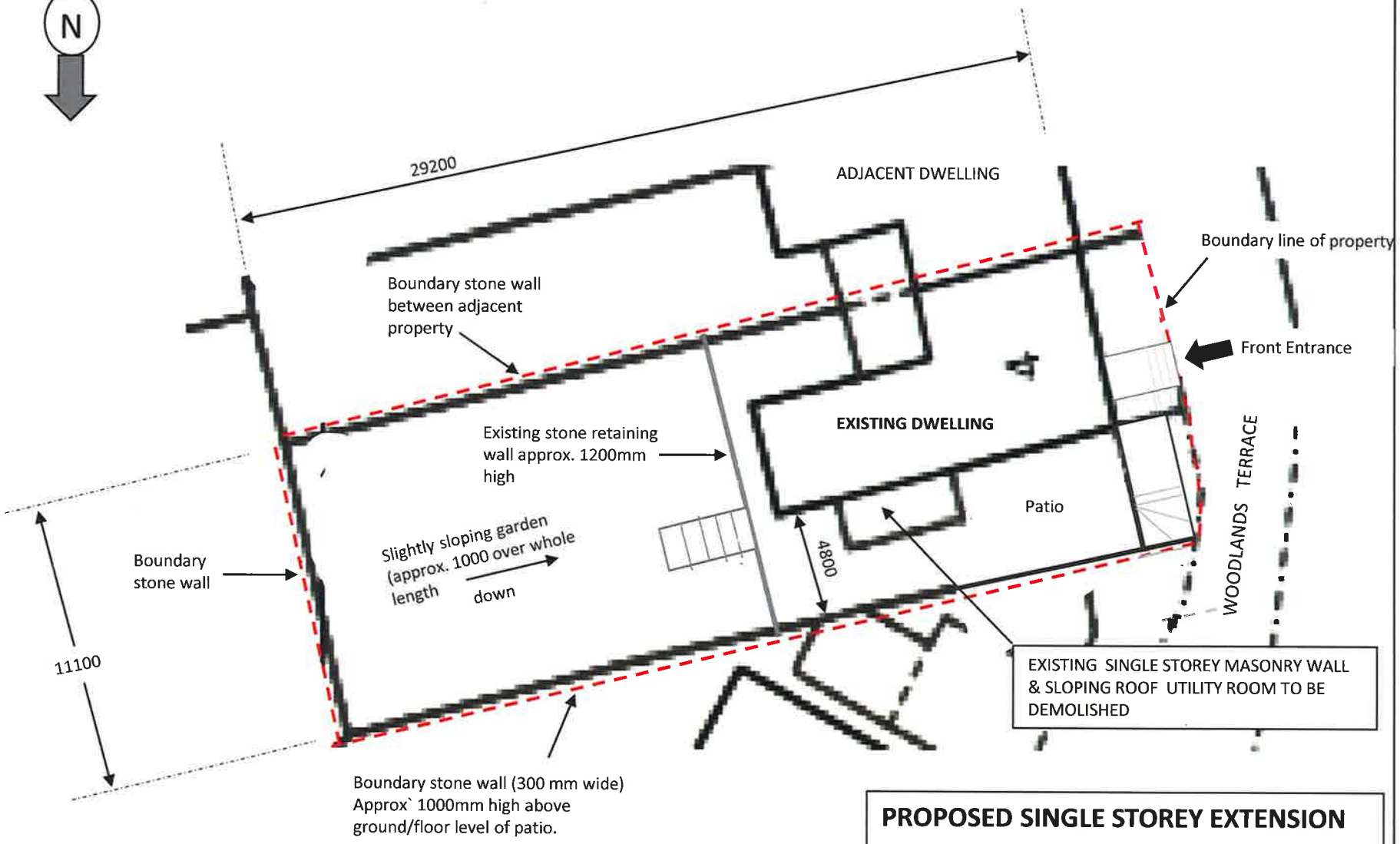

Figure 2 Site Plan Existing - (scale 1:200)

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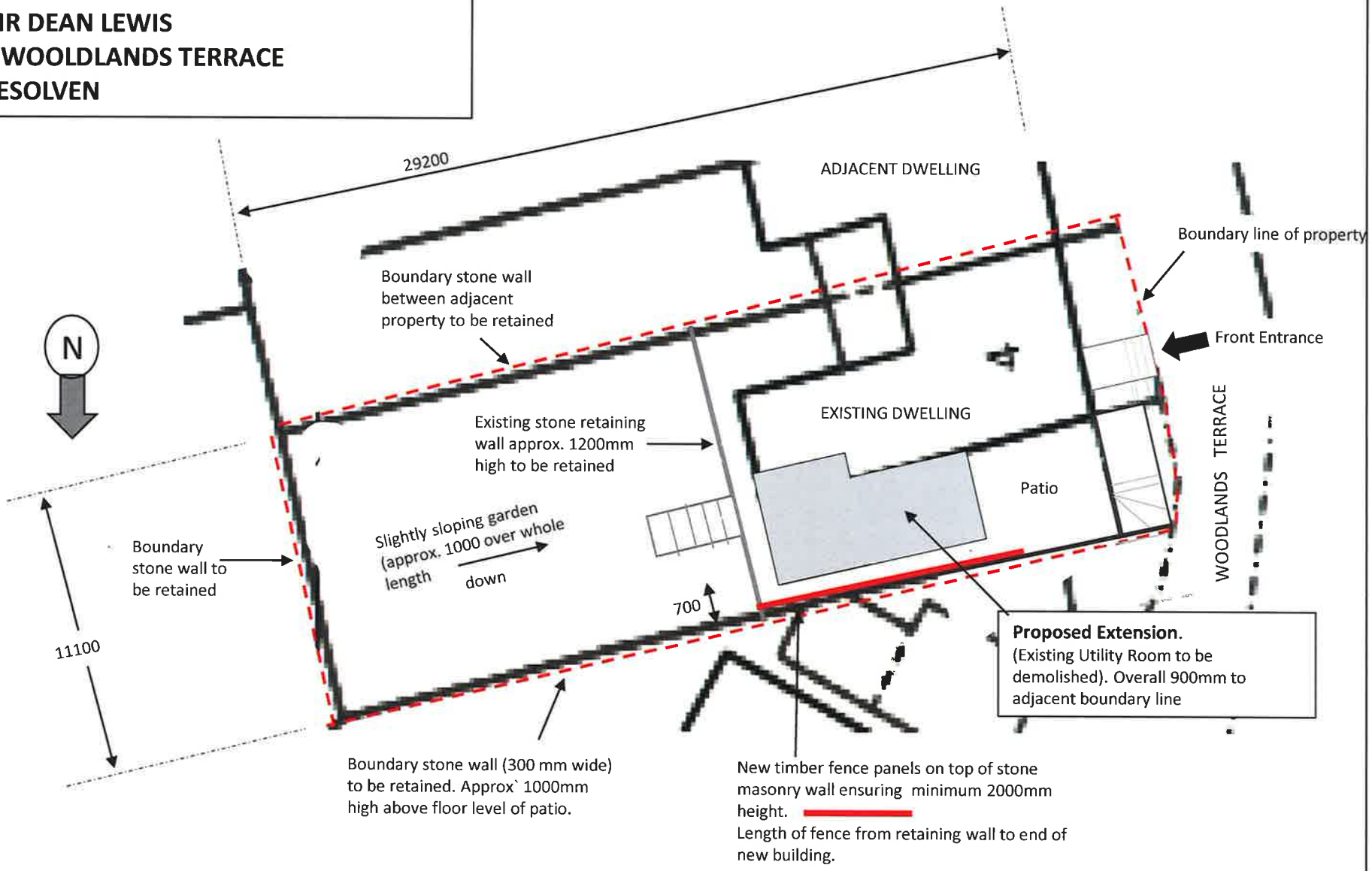

Figure 3 Site Plan Proposed - (scale 1:200)

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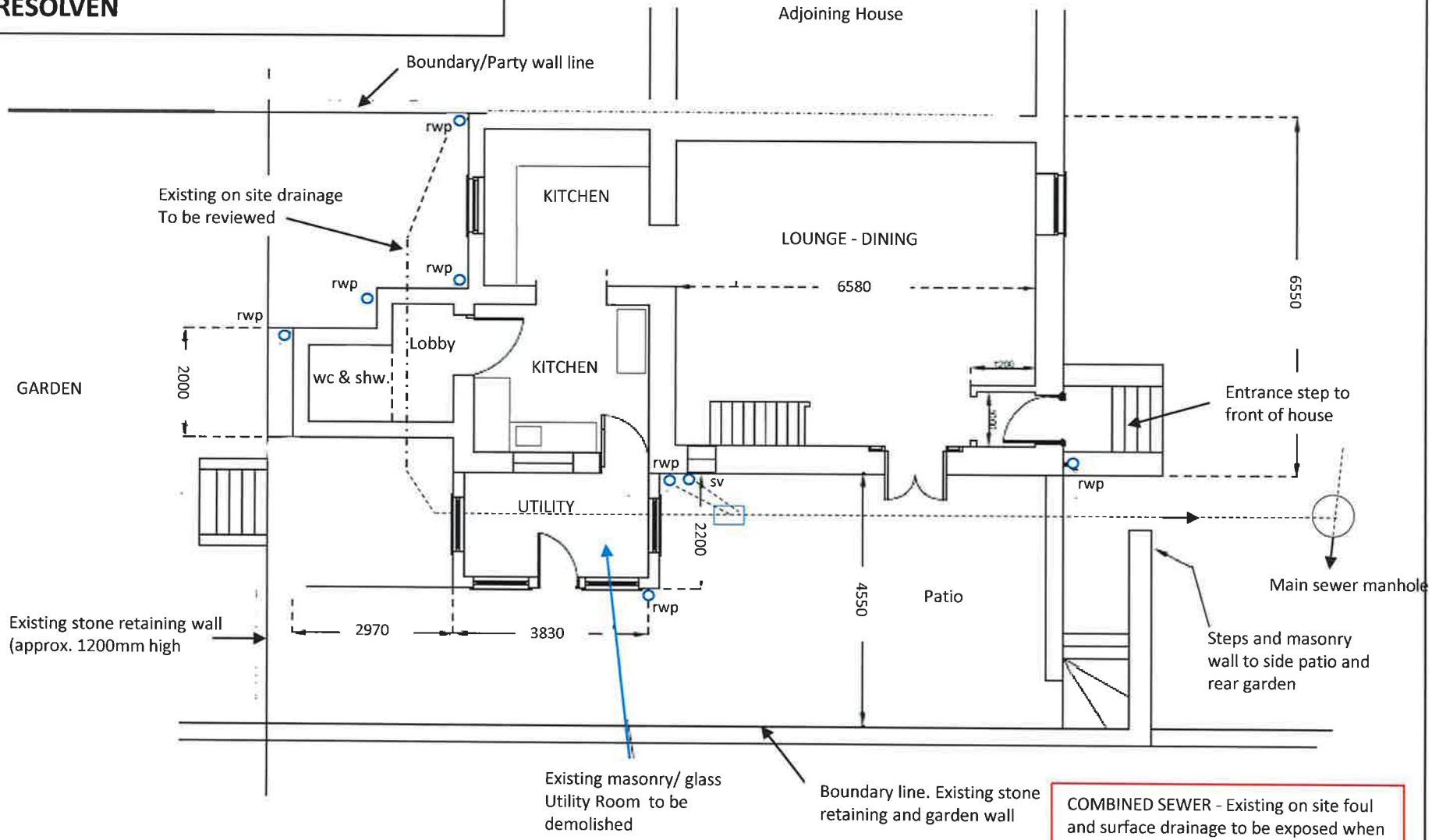

COMBINED SEWER - Existing on site foul and surface drainage to be exposed when work commences to find out the full extent of manholes, yard gullies and pipework.

Figure 4 Existing Ground Floor Plan – (Scale 1:100)

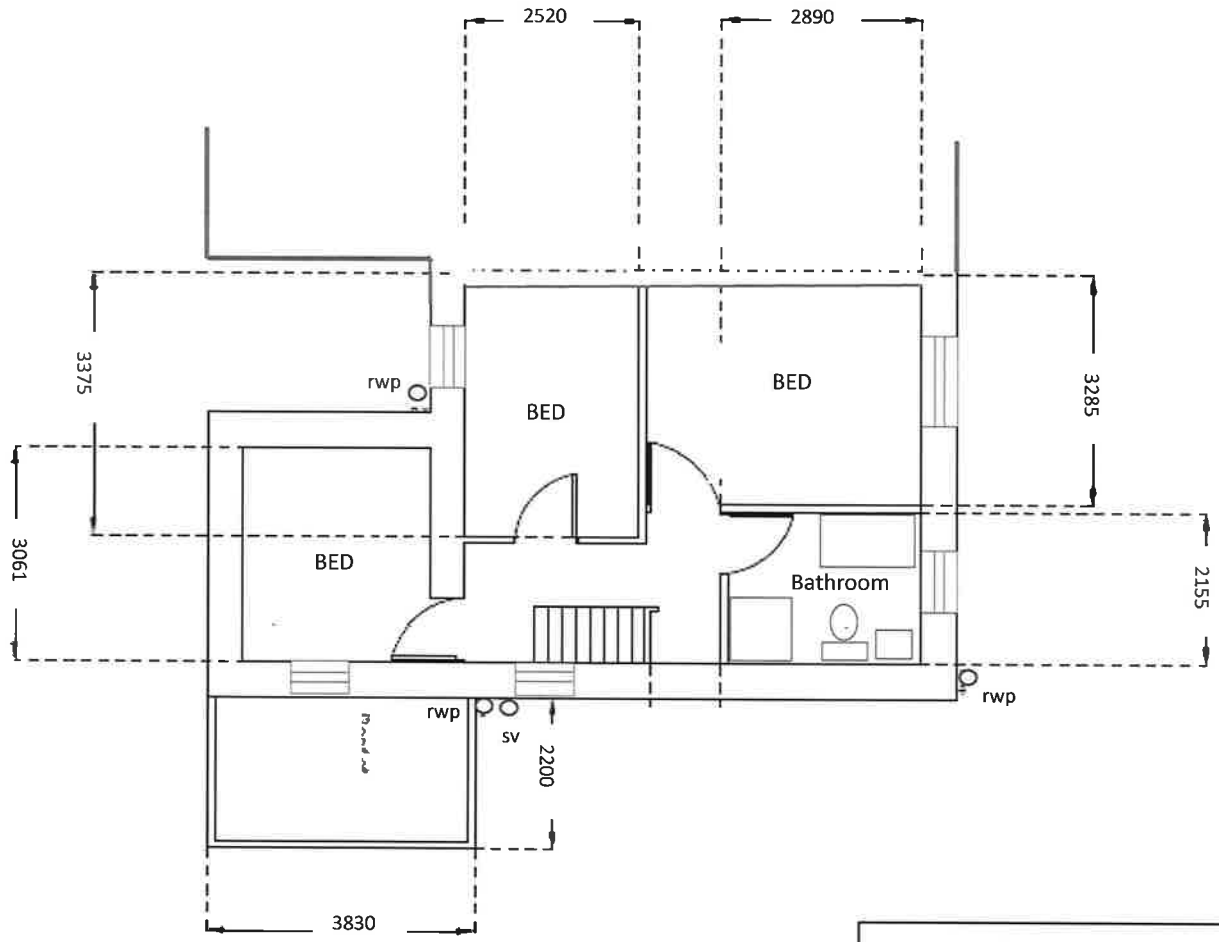

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Figure 5 Existing First Floor Plan – (Scale 1:100)

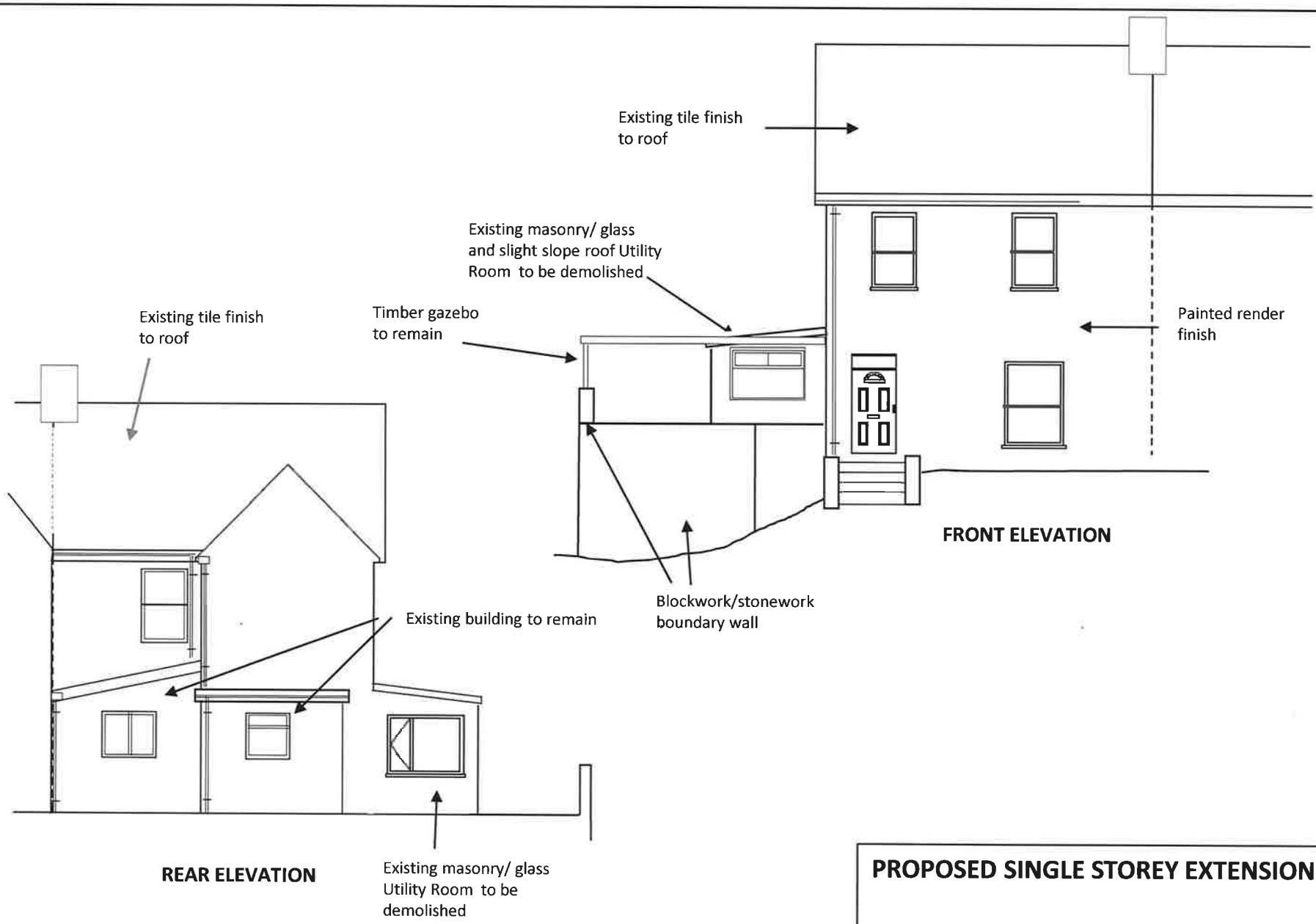

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Figure 6 Existing Elevations (Scale 1:100)

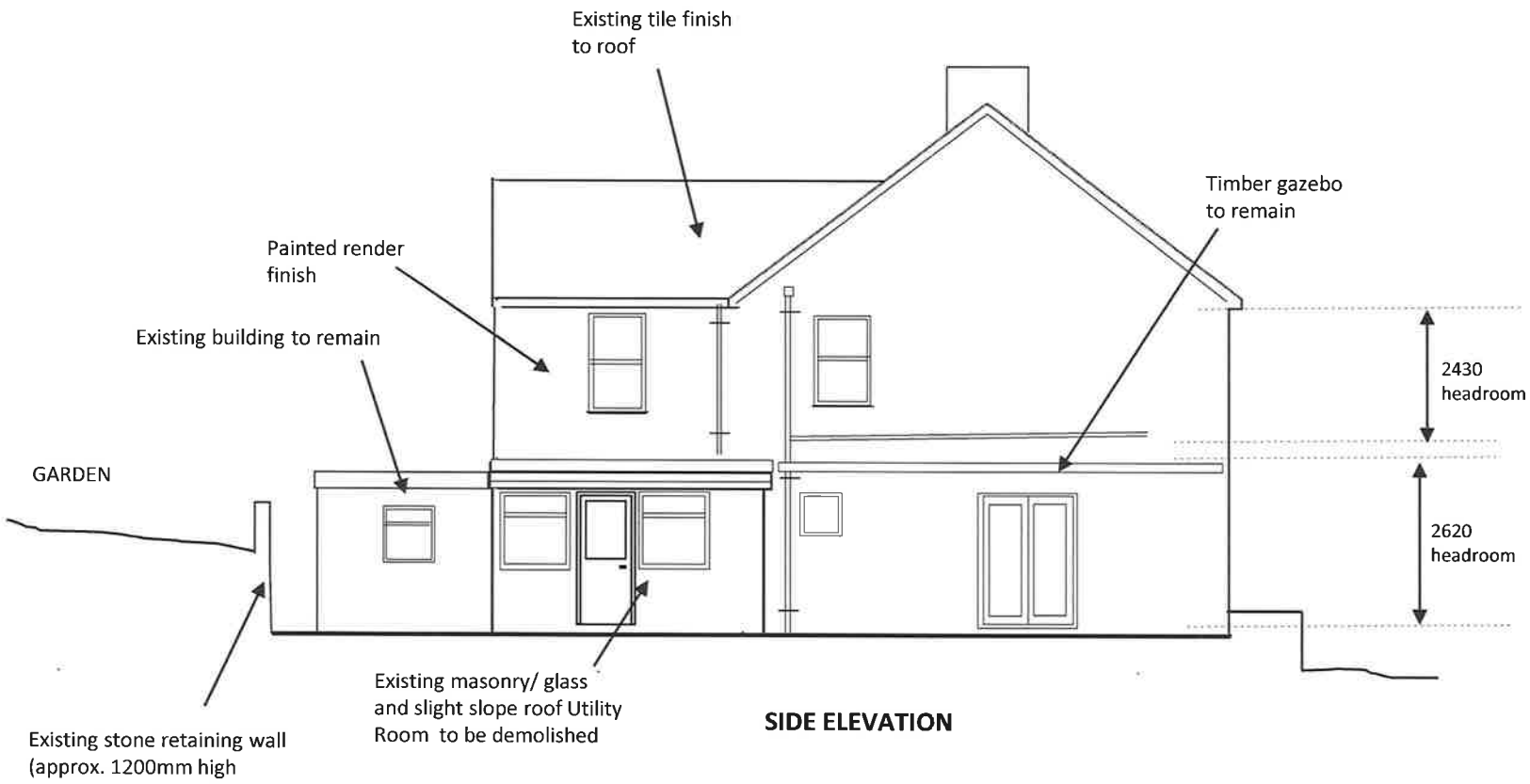

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Figure 7 Existing Elevations (Scale 1:100)

Front & Side elevation

Side elevation & adjacent building/land.

Front elevation

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Figure 8 Existing photographs of property – Sheet 1

Adjacent building/land.

Adjacent building/land – Refer to RED circled area.

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Figure 9 Existing photographs of property – Sheet 2

Rear elevation and annexes to be retained

Rear elevation and Utility Room. The latter is to be removed.

Side elevation and Utility Room. The latter is to be removed.

Figure 10 Existing photographs of property – Sheet 3

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Utility room to be demolished

Rear elevation and Utility Room. The latter is to be removed.

Utility Room to be removed.

View looking at rear retaining wall and garden..

Figure 11 Existing photographs of property – Sheet 4

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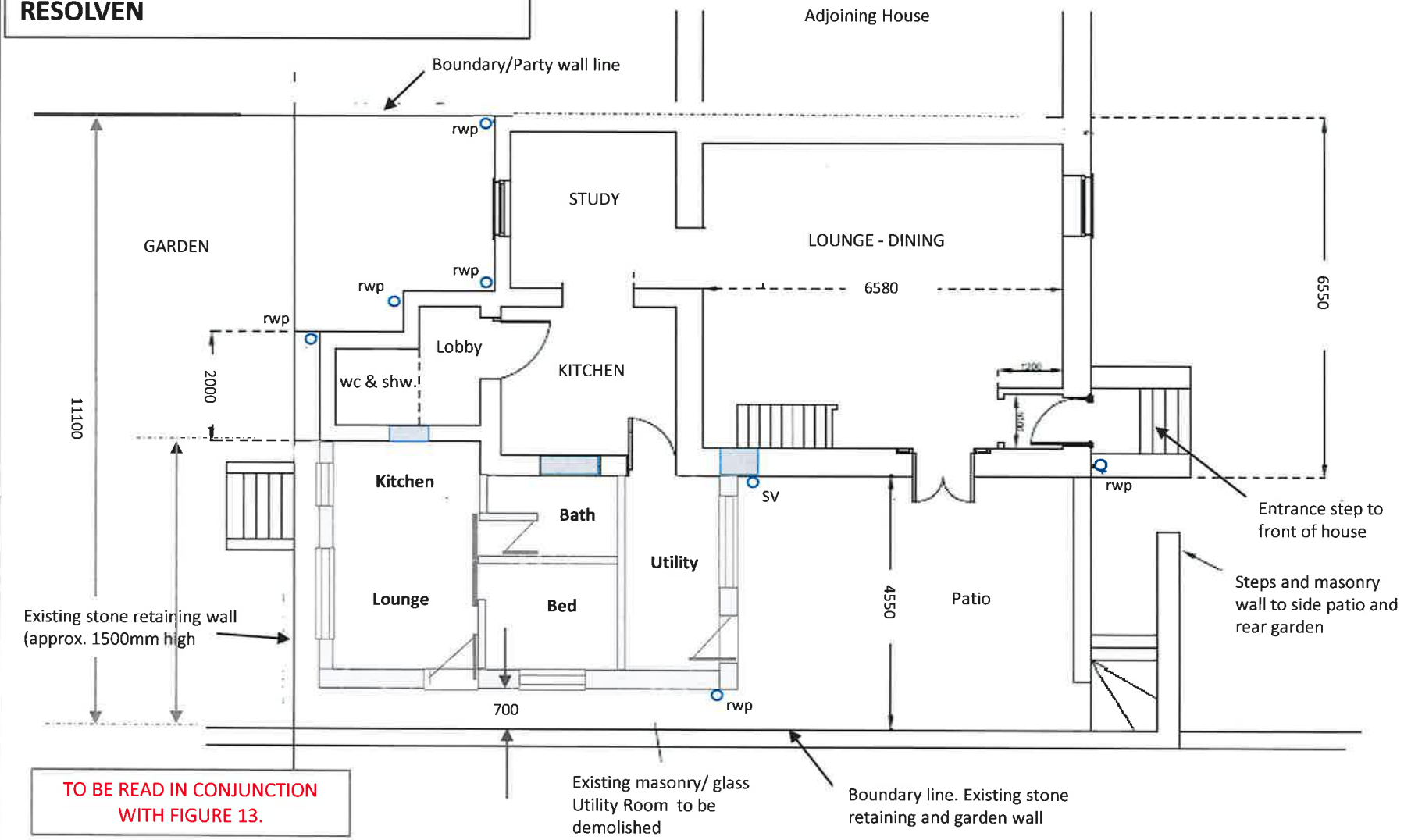

Figure 12A Proposed Ground Floor Plan – (Scale 1:100)

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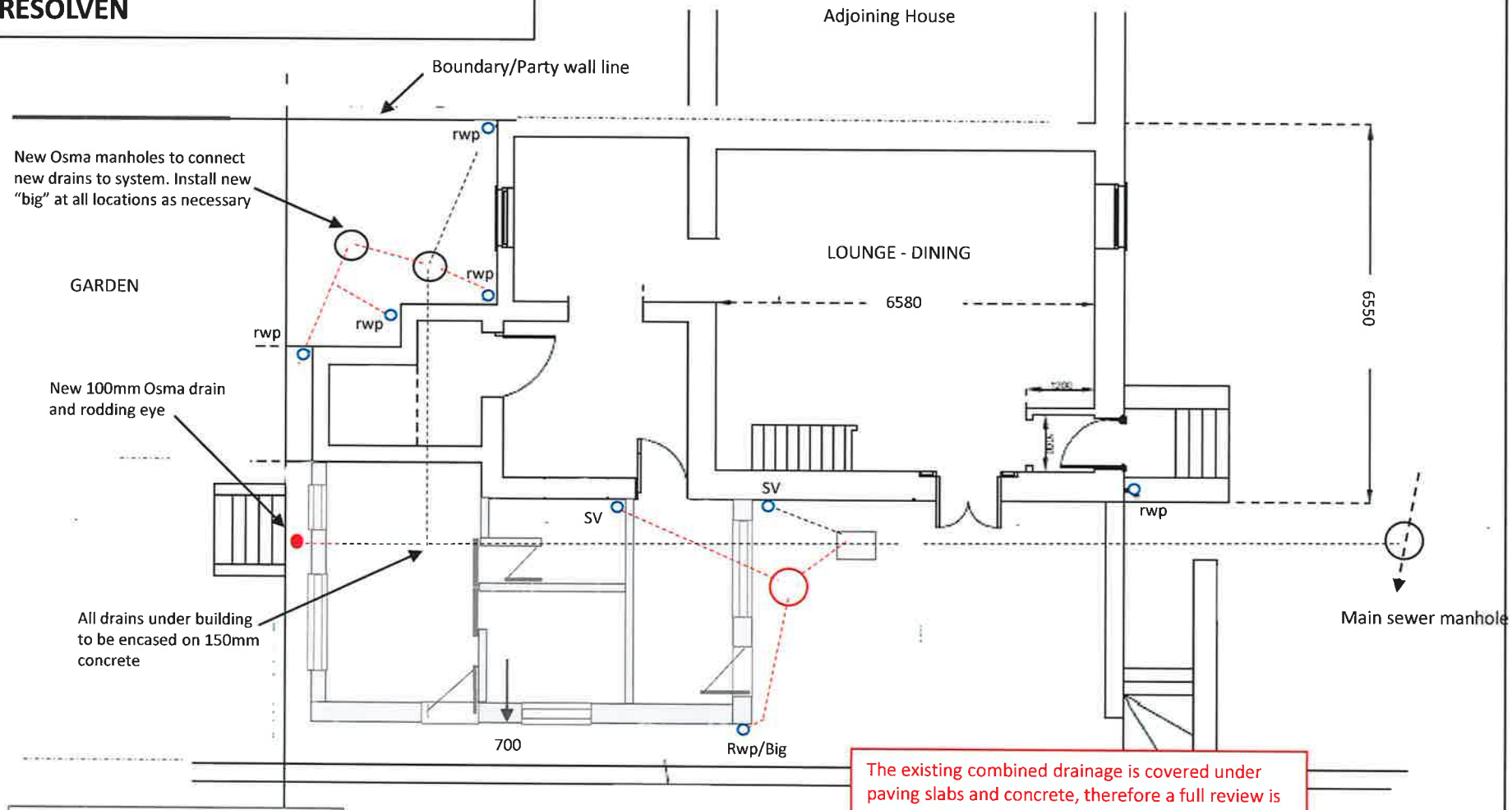


Figure 12B Proposed Ground Floor Plan DRAINAGE– (Scale 1:100)

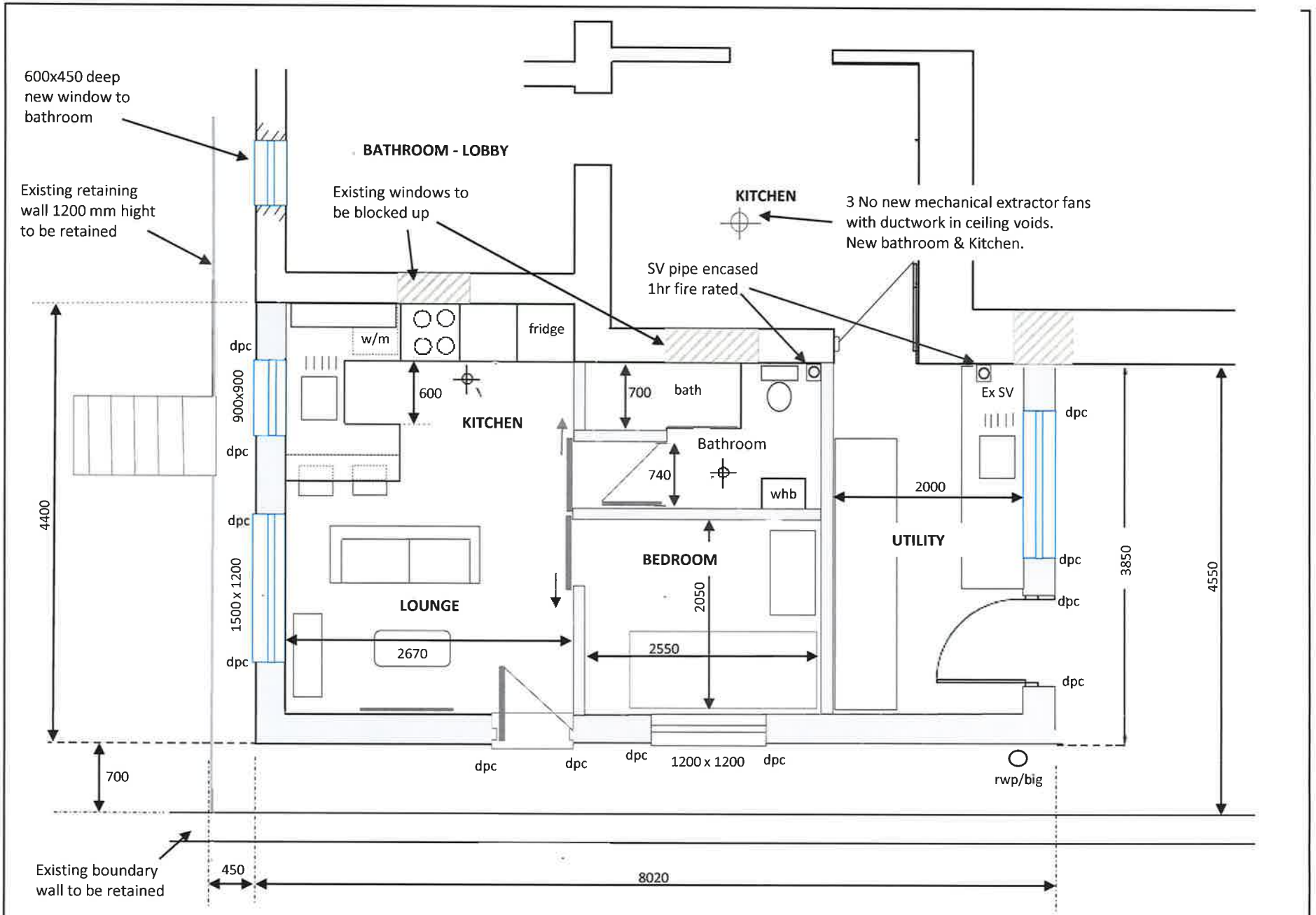
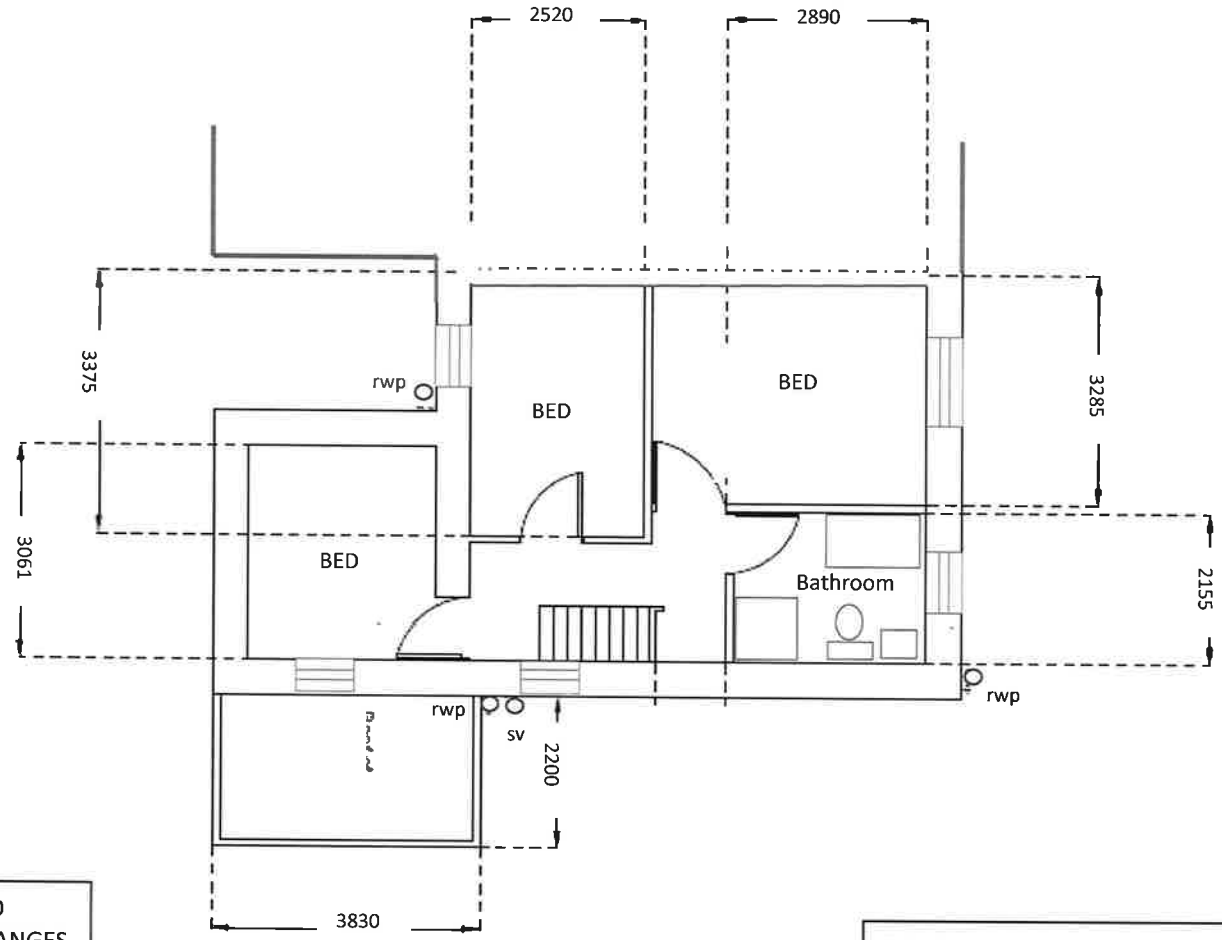


Figure 13 Proposed Ground Floor Plan – (Scale 1:50)



THERE ARE NO ALTERATION OR CHANGES TO THE FIRST FLOOR PLAN

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Figure 14 Proposed First Floor Plan – (Scale 1:100)

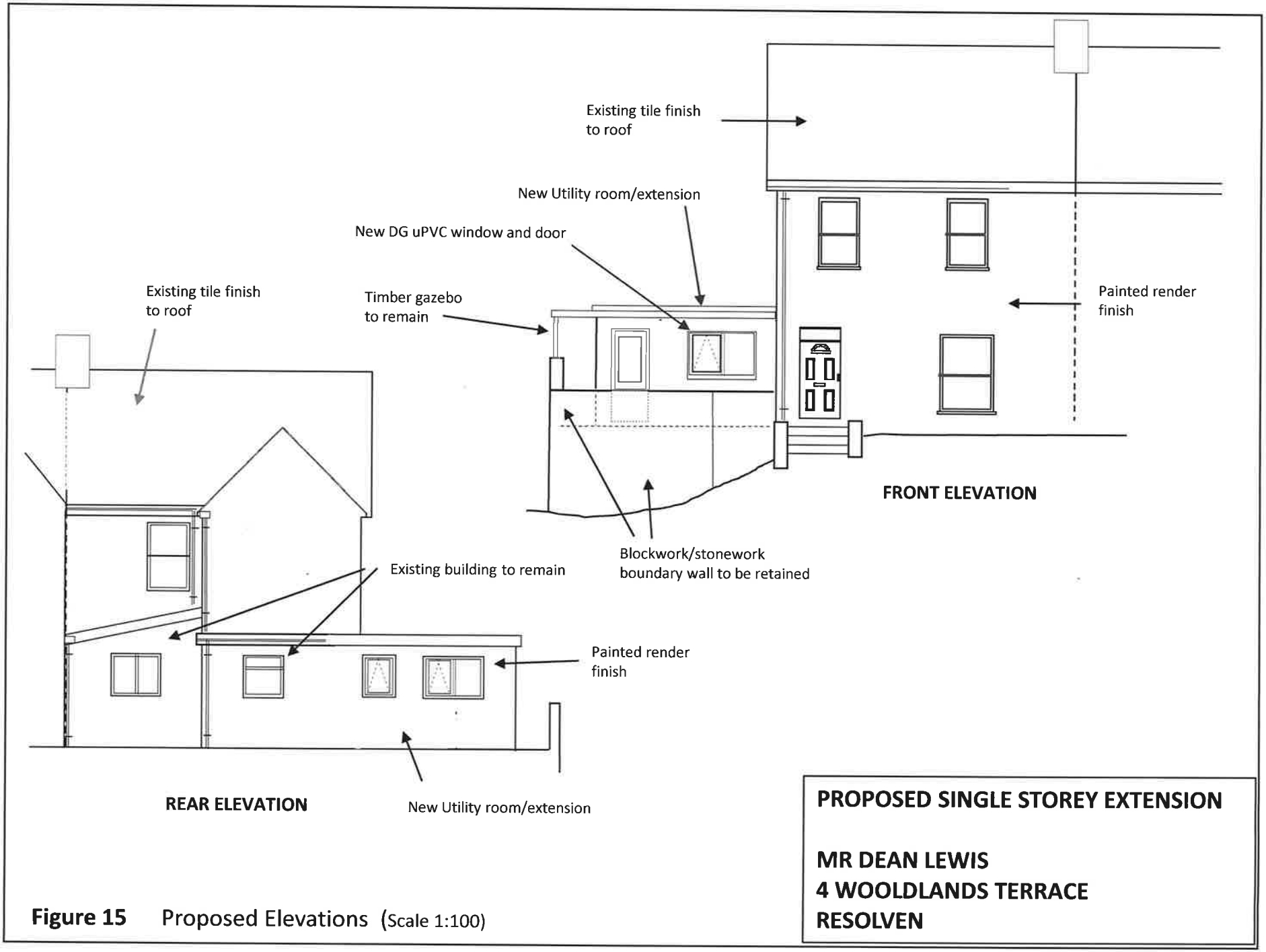

Figure 15 Proposed Elevations (Scale 1:100)

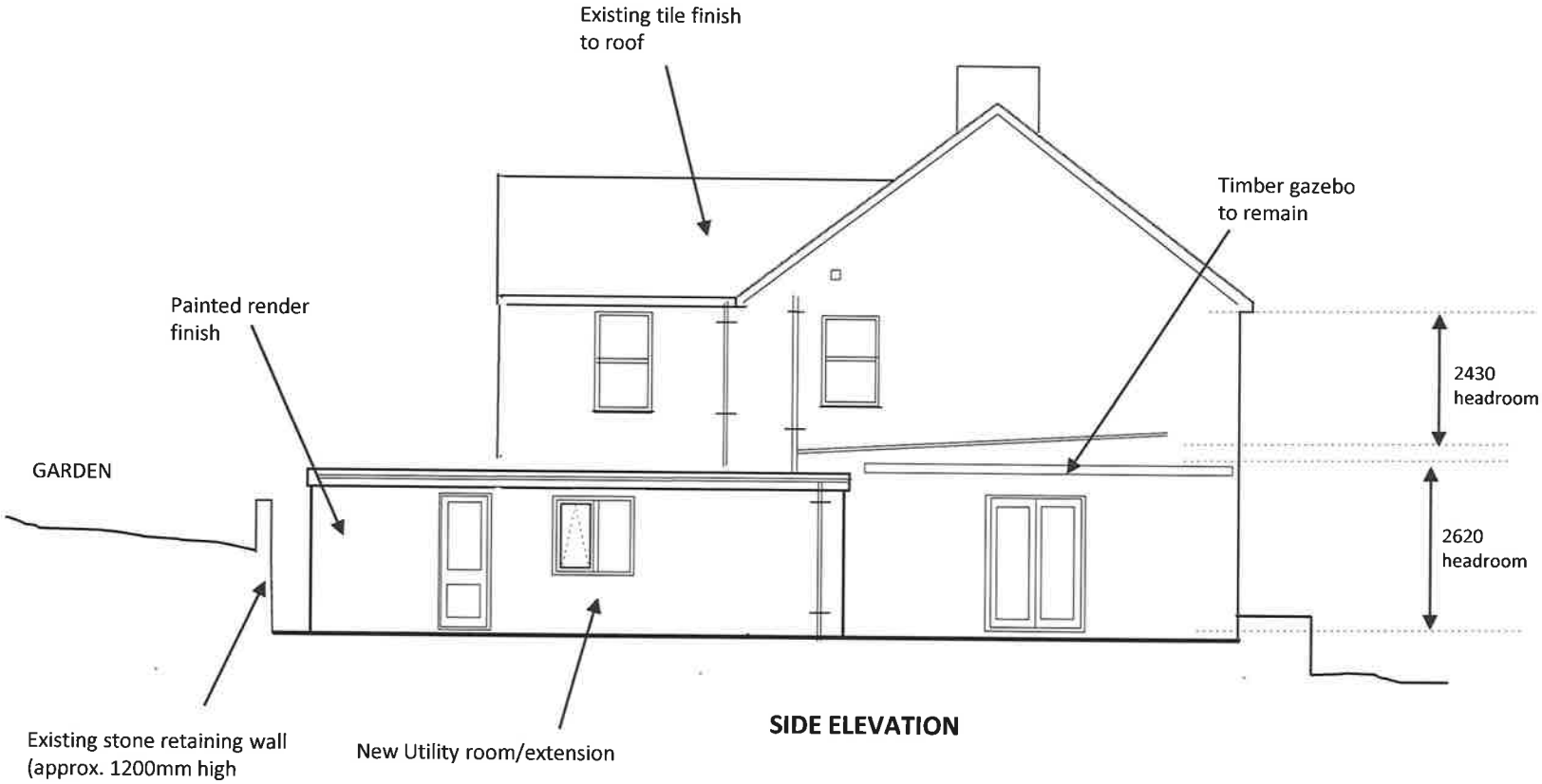

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Figure 16 Existing Elevations (Scale 1:100)