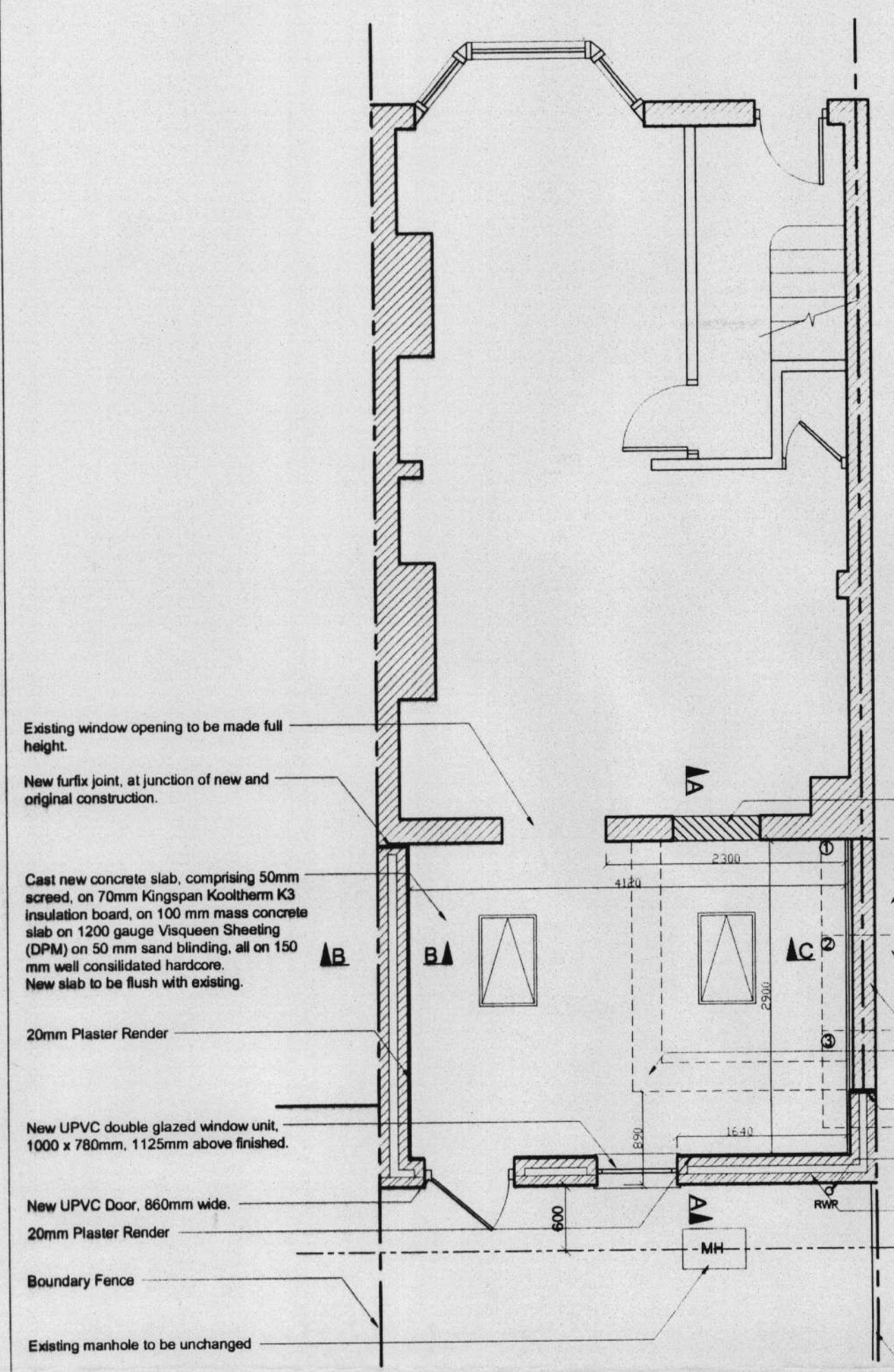
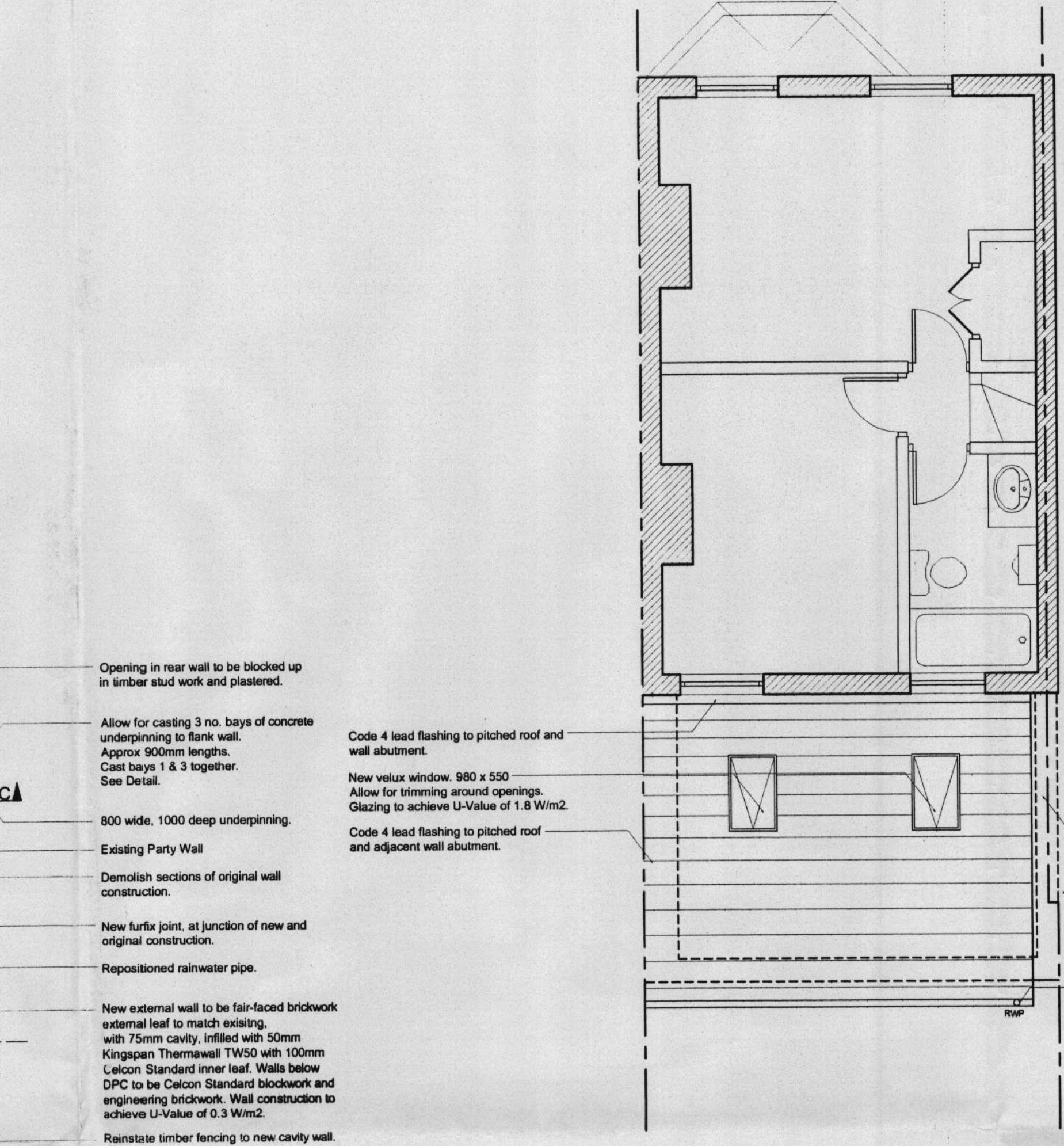


All dimensions to be checked on site and discrepancies advised immediately to Smith Baxter prior to the commencement of any work. Any variations or supplementary drawings are to be approved by Smith Baxter.
DO NOT SCALE FROM THIS DRAWING

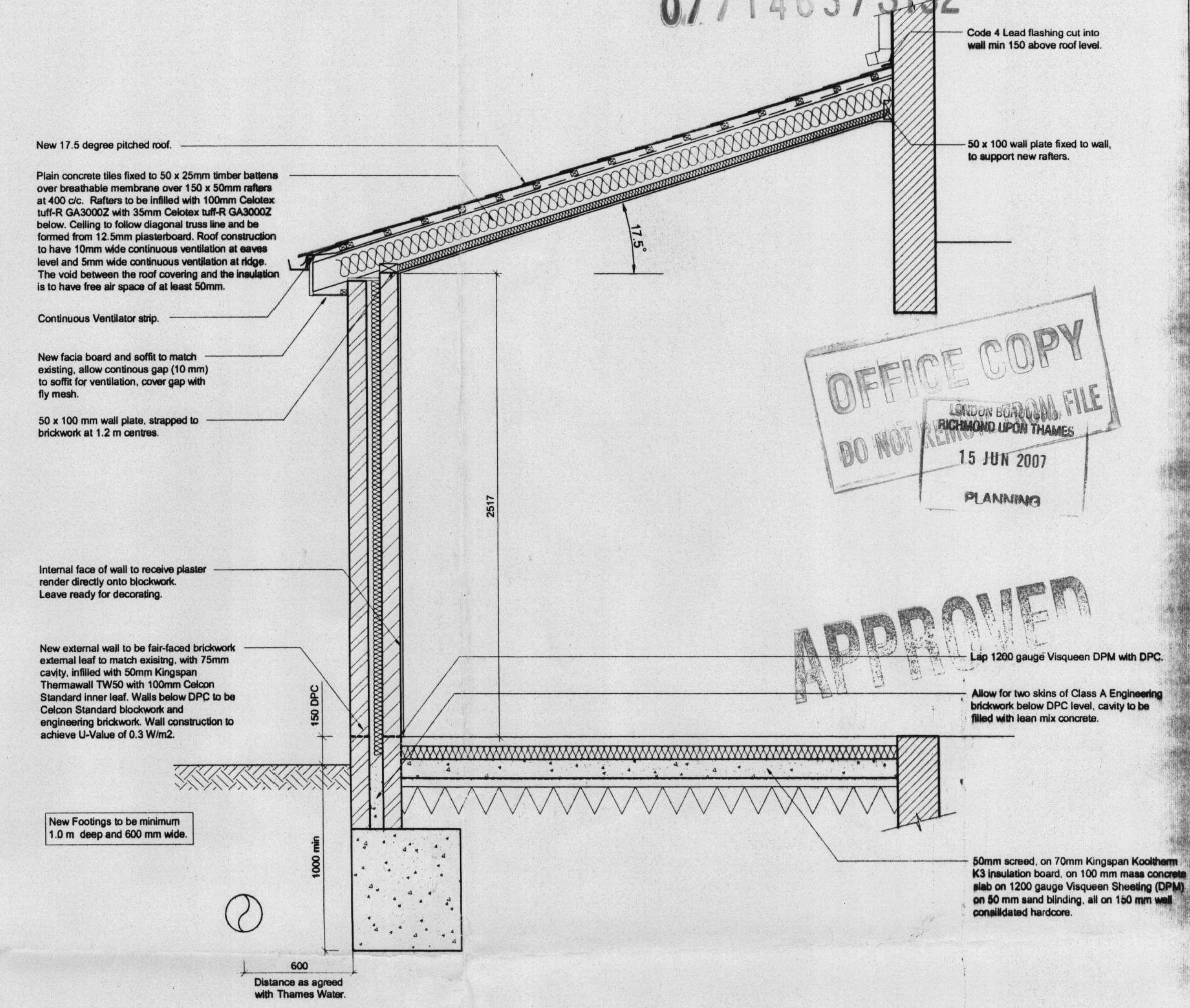
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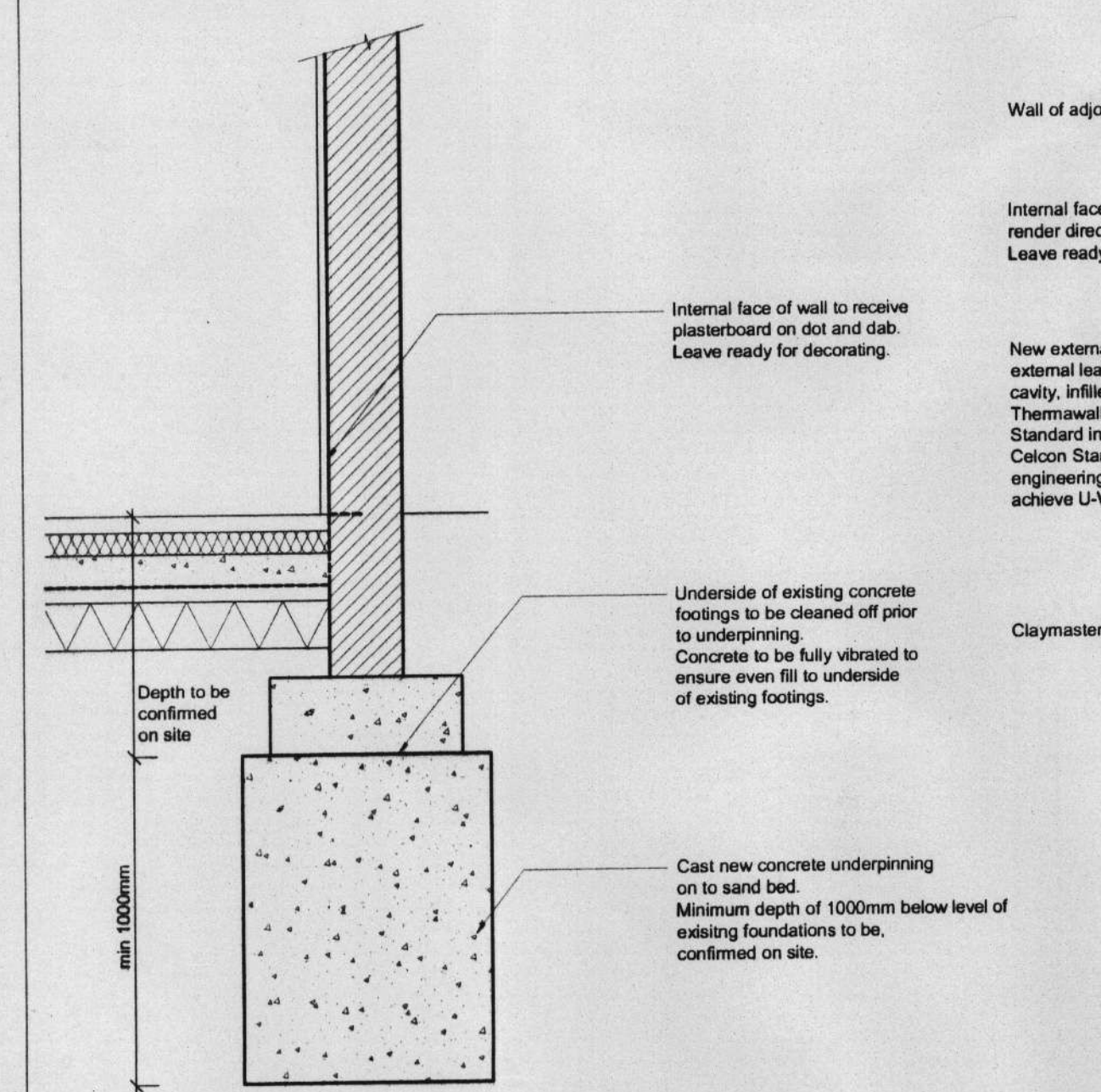
Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50



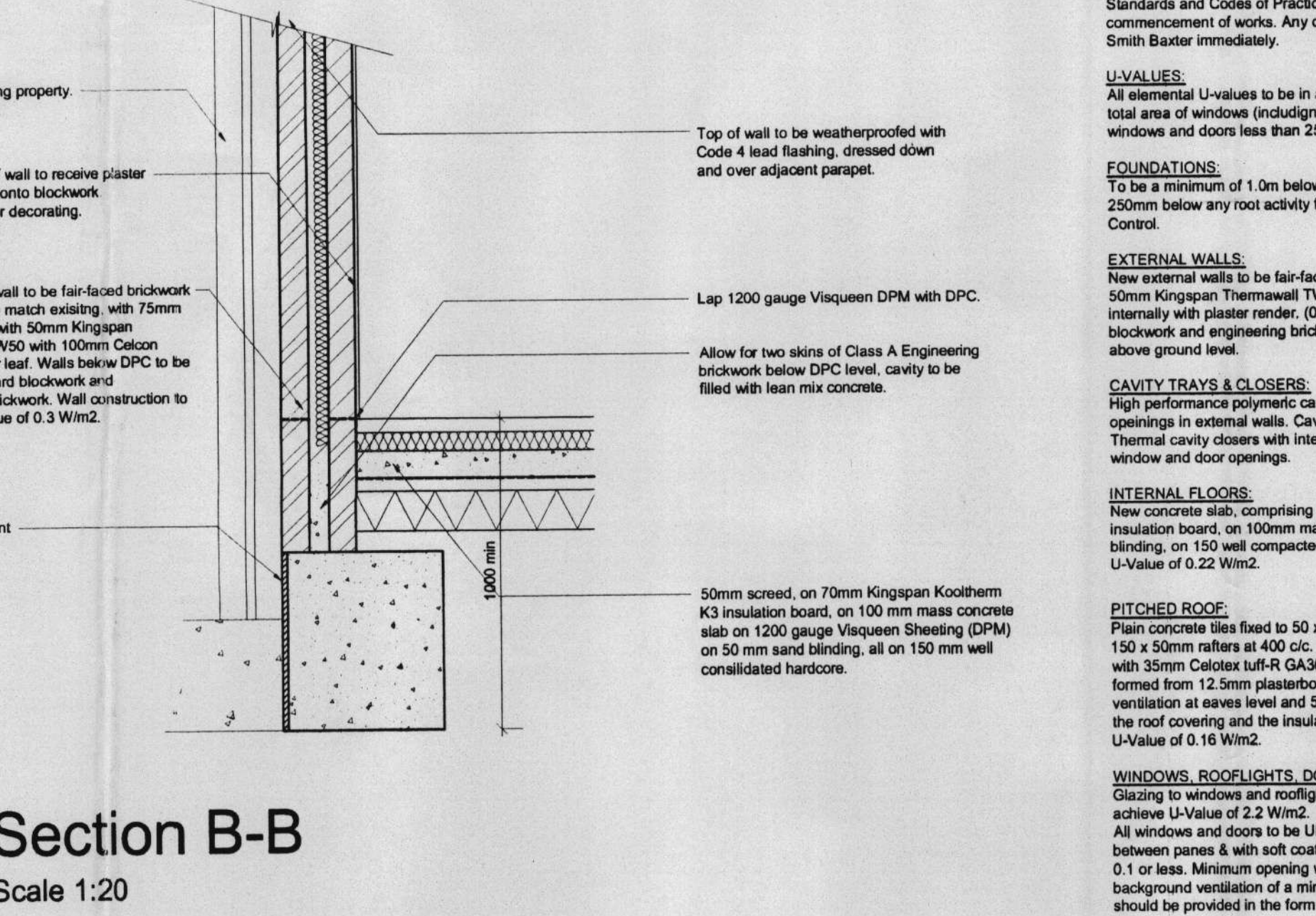
Section A-A
Scale 1:20



Section B-B
Scale 1:20



Section C-C
Scale 1:20



NOTES:
All work to be in accordance with the current Building Regulations and all relevant British Standards and Codes of Practice. Contractor to check all dimensions on site prior to commencement of works. Any discrepancies, errors or omissions are to be reported to Smith Baxter immediately.

U-VALUES:
All elemental U-values to be in accordance with Part L1 Table 1. Total floor area = 16m², total area of windows (including roof windows) and doors = 3.4m², therefore area of windows and doors less than 25% of total floor area.

FOUNDATIONS:
To be a minimum of 1.0m below the lowest ground level. Contractor to go additional 250mm below any root activity found in trench. Final depth to be approved by Building Control.

EXTERNAL WALLS:
New external walls to be fair-faced brickwork external leaf with 75mm cavity filled with 50mm Kingspan Thermawall TW50 with 100mm Celcon Standard inner leaf and finished internally with plaster render. (0.30W/m²) Walls below DPC to be Celcon Standard blockwork and engineering brickwork. Provide a damp-proof course a minimum of 150mm above ground level.

CAVITY TRAYS & CLOSERS:
High performance polymeric cavity trays to be provided over all door and window openings in external walls. Cavity weep holes to be formed every 450mm along lintel. Thermal cavity closers with integral DPC to be fixed at jambs and sills of all external window and door openings.

INTERNAL FLOORS:
New concrete slab, comprising 50mm screed, on 70mm Kingspan Kooltherm K3 insulation board, on 100mm mass concrete, on 1200 gauge Visqueen Sheeting (DPM) on 50 mm sand blinding, all on 150 mm well consolidated hardcore. To achieve U-Value of 0.22 W/m².

PITCHED ROOF:
Plain concrete tiles fixed to 50 x 25mm timber battens over breathable membrane over 150 x 50mm rafters at 400 c/c. Rafters to be infilled with 100mm Celotex tuff-R GA3000Z with 35mm Celotex tuff-R GA3000Z below. Ceiling to follow diagonal truss line and be formed from 12.5mm plasterboard. Roof construction to have 10mm wide continuous ventilation at eaves level and 5mm wide continuous ventilation at ridge. The void between the roof covering and the insulation is to have free air space of at least 50mm. To achieve U-Value of 0.16 W/m².

WINDOWS, ROOFLIGHTS, DOORS AND VENTILATION:
Glazing to windows and rooflights to achieve U-Value of 1.8 W/m². Glazing to doors to achieve U-Value of 2.2 W/m².
All windows and doors to be UPVC double glazed with low-E glazing, 20mm gap between panes & with soft coating with emissivity of 0.05, or Argon filled with emissivity of 0.1 or less. Minimum opening window size to be 1/20th floor area to all rooms, background ventilation of a minimum 4000mm² (6000mm² sq. to habitable rooms) should be provided in the form of a trickle ventilator.

GLAZING:
All glazing to doors within 1.5m of floor level or windows within 800mm of floor level to be toughened or laminated safety glass.

TIMBER FOR CONSTRUCTION PURPOSES:
To be C16/C24 grade (unless stated otherwise) C.C.A. and pressure impregnated with preservative as necessary.

FLASHINGS AND UPSTANDS:
Minimum 150mm upstand with Code 4 lead cover flashings at roof/wall abutments.

RAINWATER GOODS:
100mm PVCu guttering circular profile to match existing to 1:600/1:350 falls, supported at 1.0m centres with 63% PVCu circular downpipes discharging to roadable back inlet gullies. Surface water to discharge to existing services, or if required, a new soakaway located within the rear garden and a minimum 5.0m away from building.

ABOVE GROUND DRAINAGE:
New wastes to be 50mm for common branches and 38mm from sinks (50mm if waste length over 3m). All wastes to be PVCu with 75mm deep seal traps, re-sealing type if required.

BELOW GROUND DRAINAGE:
New pipework and connections into the public sewer to be glazed vitreous clay pipework laid in accordance with manufacturers instructions surrounded in 450mm fine gravel or pea shingle to a minimum fall of 1:40. Drains to be bridged by 100 x 150 deep reinforced concrete lintels where passing through walls/foundations.

DRAINAGE GENERALLY:
All new connections for foul water drainage are to be confirmed on site by Contractor and Thames Water including depth and position.

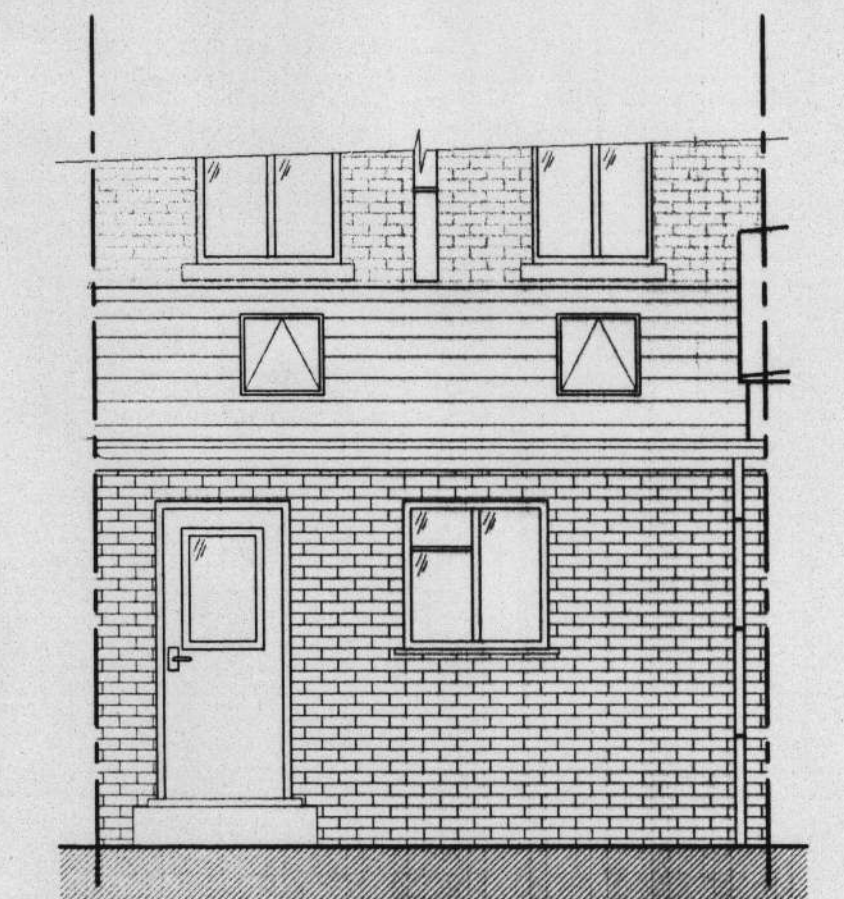
CONCRETE:
Foundations to C35/S12 standard mix concrete (20N/mm²) or equivalent.

ELECTRICAL INSTALLATION:
All wiring and electrical works will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the NHBC/local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Alternatively, upon completion of the works a copy of the installer's Electrical Installation Test Certificate compliant with BS7671 is to be provided to both the client and the local authority and prior to covering up all wiring/cables, the client is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the installation certificate, an additional competent person's electrical installation Test Certificate compliant with BS7671 is to be provided to the client and the NHBC/local authority.

SWITCHES AND SOCKETS:
Switches and sockets in habitable rooms should be provided at a height between 450 and 1200mm from finished floor level.

PART B - FIRE:
Self contained, mains operated and interlinked smoke alarms (to BS 5446) fitted with battery back-up to be fitted at each landing levels shown as (SD).



Rear Elevation
Scale 1:50

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15 JUN 2007
PLANNING

APPROVED

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Client
Mr & Mrs Newman

Project
88 Linden Road
Hampton

Title
Proposed Extension

Job No. 4015
Drg. No. BR001
Rev. B
Scale As Shown
Dm. D.L
Date Apr 07