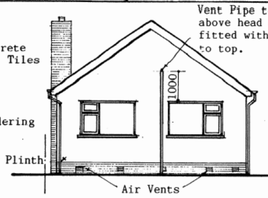
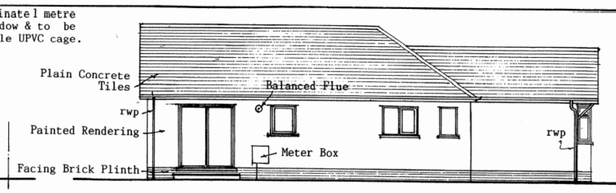
43/2012/0843/PF

Proposed East Elevation

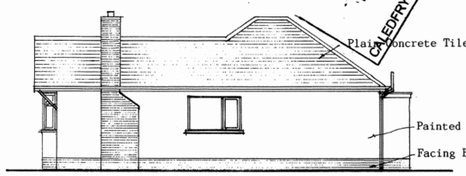


Proposed North Elevation

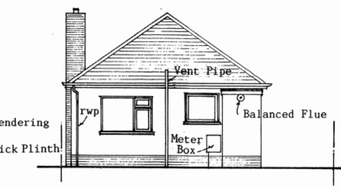


Proposed West Elevation

RECEIVED
10 JUL 2012
CALEDFRYN RECEPTION

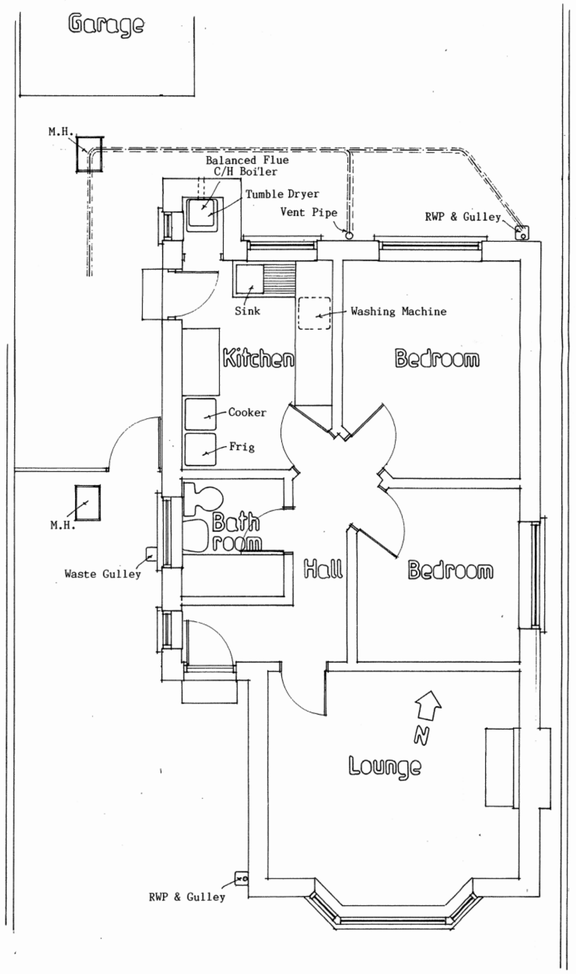


Existing East Elevation



Existing North Elevation

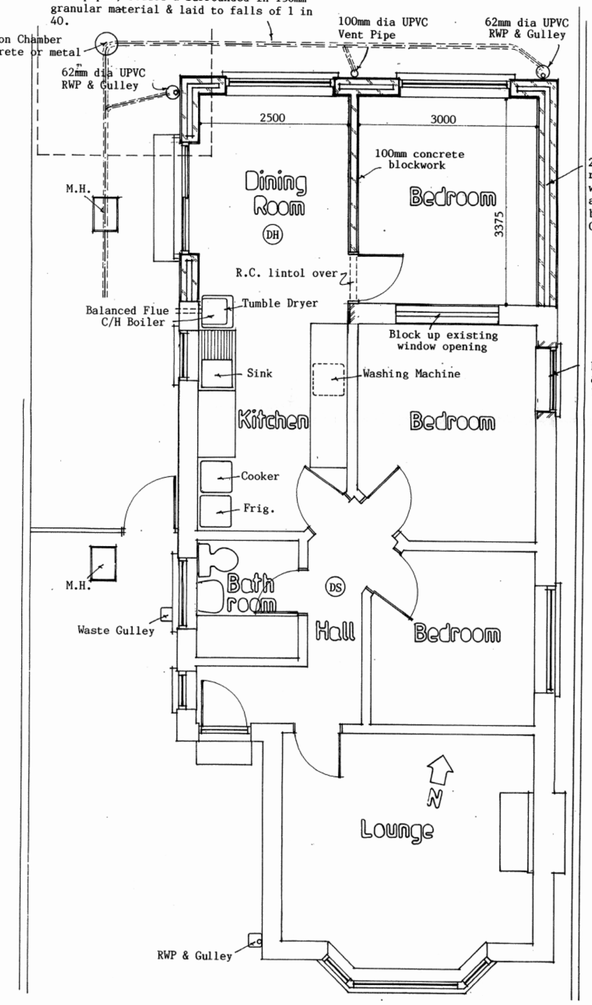
Existing West Elevation



EXISTING PLAN

New drain connections to be in 100mm dia UPVC pipes, bedded & surrounded in 150mm granular material & laid to falls of 1 in 40.

300mm dia UPVC Inspection Chamber fitted with either concrete or metal screw down cover.



PROPOSED PLAN

285mm cavity wall - 100mm concrete block outer leaf, rendered to match existing dwelling, 85mm cavity filled with 85mm Earthwool DriTherm Super 34, 100mm lightweight aircrete block inner leaf. Inner face of cavity wall to be lined with 15mm plasterboard & skim on plaster dabs. Cavity wall to achieve maximum 'U' value of 0·28 W/m²K.

Break out new window opening & provide Catnic Type CG 50/100 lintol over.

Plain Concrete Ridge Tiles bedded on cement mortar on 175 x 25mm timber ridge board.

Pitched roof to consist:- Plain Concrete Tiles on 40 x 20mm impregnated fir battens on Tyvek HD Plus Breather membrane on 100 x 50mm timber roofing spars @ 400mm centres & approx. 35° pitch (to be checked on site. Roofing spars to be supported mid span by 225 x 75mm (C16) timber roof purlins (supported on 100 x 100mm timber props - refer to roof plan). 200 x 62mm timber hip rafters to be provided.

Ceiling to consist:- 75 x 50mm timber ceiling joists @ 400mm centres lined with 12·5mm plasterboard & skim. Ceiling joists to be supported mid- span by 200 x 75mm timber binders (C16) with 75 x 50mm timber hangers taken down from purlins @ 800mm centres (every other spar). 300mm Earthwool Loft Roll 40 to be provided at ceiling level, 100mm laid between ceiling joists, 200mm layer across ceiling joists. Roof to achieve maximum 'U' value of 0·13 W/m²K.

100 x 75mm timber wall plate bedded on cement mortar. Galvanized mild steel anchor straps to be provided at 2 metre centres.

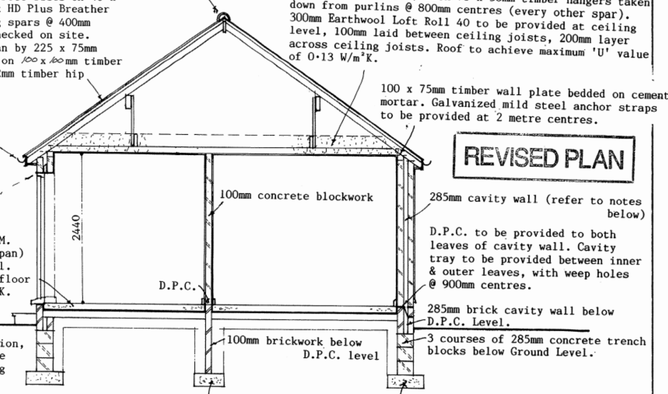
REVISED PLAN

100mm dia UPVC gutter on 150 x 25mm timber fascia with boarded soffit.

Catnic Type CG 90/100 lintol over Patio Door Unit

100mm concrete floor slab on 1200 gauge visqueen D.P.M. on 100mm Polyfoam Floorboard Standard (or 100mm Kingspan) insulation on minimum 150mm sand blinded hardcore fill. 25mm insulation board to be provided to perimeter of floor slab. Floor to achieve maximum 'U' value of 0·22 W/m²K.

225 x 150mm Air Vents to be provided to rear wall of extension, with 100mm dia UPVC vent trunking taken beneath new concrete floor - to provide permanent through ventilation to existing suspended timber floor.



285mm cavity wall (refer to notes below)

D.P.C. to be provided to both leaves of cavity wall. Cavity tray to be provided between inner & outer leaves, with weep holes @ 900mm centres.

285mm brick cavity wall below D.P.C. Level.

3 courses of 285mm concrete trench blocks below Ground Level.

600 x 200mm concrete foundation minimum 900mm below Ground Level or to suit site conditions - to the approval of the Local Authority.

SECTION

GENERAL NOTES

All internal finishes to comply with Parts B2/3/4 of the Building Regulations. (Restriction of Spread of Flame over Surfaces of Walls & Ceilings).

Vertical D.P.C. to be provided to door & window openings in cavity walls. Cavities to be closed at top & at jambs using insulated cavity closures.

New brickwork & blockwork to be tied into existing using galvanized mild steel wall starters. Stainless steel cavity wall ties to be provided at a density of 5 ties/m² (450mm centres horizontally & vertically). Cavity wall ties to be provided to each block course at reveals.

Lateral & vertical restraint to be provided to new pitched roof by means of 1·5 metre long.x 30 x 5mm galvanized mild steel anchor straps @ 2 metre centres. Anchors to be dressed over wall plates & secured to inner leaf of cavity wall.

Messrs Catnic Type CN 90/100 galvanized mild steel lintols to be provided over door & window openings in cavity walls. Lintols to be filled with insulation & to have minimum end bearing of 150mm.

Precast reinforced concrete lintols to be provided over door openings in internal loadbearing walls. Lintols to be reinforced with 12·5mm dia mild steel rods & to have minimum end bearing of 150mm.

New windows & doors to be UPVC, double glazed (with 'K' glass and a 'soft Low-E coating'), with minimum 16mm air gap between panes and a maximum 'U' value of 1·6 W/m²K. Opening lights therein to be equal to 1/20th. floor area of room they are serving. Trickle vents to be provided with minimum airflow capacity of 8,000mm². Windows & doors to be set in across cavities minimum 30mm to avoid thermal bridging around openings.

Existing Gas Fired Balanced Flue Boiler to be re-positioned as indicated on the plans. Boiler to have an output of minimum 30kW and a SEDBUK rating in excess of 90% (SEDBUK 2005) or 88% (SEDBUK 2009). Room thermostats or thermostatic radiator valves to be provided to control the output of the heating system.

Smoke Detectors to be provided in positions indicated thus (DS). Detectors to be mains operated with battery back up, to be interlinked & to be permanently wired to a seperately fused circuit at the distribution board (All complying with B.S. 5446: Part 1). Heat Detector indicated thus (DH).

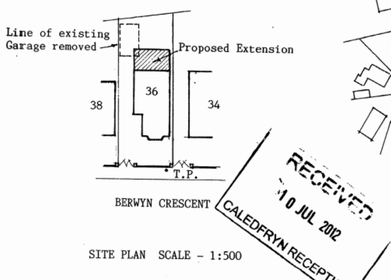
Electrics - All new switches & sockets to be positioned between 450mm and 1200mm above floor level. New light fittings to be energy efficient. i.e. only capable of taking lamps with an energy efficiency greater than 45 lumens per circuit watt and a total output not greater than 400 lamp lumens.

All electrical work is required to meet the requirements of Part P (Electrical Safety), and must be designed, installed, inspected & tested by a person who is competent to do so.
Prior to completion, Building Control should be satisfied that Part P has been complied with. This may require an appropriate B.S. 7671 electrical installation certificate to be issued for the work by a person who is competent to do so.

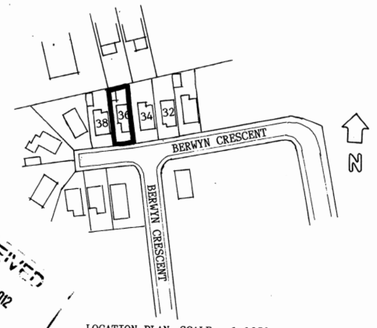
Note:- All plumbing & heating works are to be carried out by a person who is competent to do so and all necessaary installation certificates are to be provided to Building Control prior to completion.

Glazing in critical locations, i.e. Patio Door unit to Dining Room to be either laminated or toughened in accordance with B.S. 6206: 1981. Glazing to be marked as such and retained thereafter.

Window serving New Bedroom & middle Bedroom to have opening lights minimum 0·33m² in area, measuring minimum 450mm in both directions, with bottom of opening light maximum 1·1 metre above floor level - to act as means of escape in case of fire.



SITE PLAN SCALE - 1:500



LOCATION PLAN SCALE - 1:1250

RECEIVED
10 JUL 2012
CALEDFRYN RECEPTION

PROPOSED EXTENSION AT REAR OF 36 BERWYN CRESCENT, PRESTATYN.

SCALES - 1:50, 1:100.

PLAN No. 2450/1/JUN/12

BRIAN E. ROBINSON, ABEng, MWOBO,
Planning & Design Services,
32 Clwyd Avenue, Rhuddlan,
Rhyl, Denbighshire. LL18 2UW.
Tel: 01745 591188 Mobile: 07946 537229
e-mail: brianedrobinson@hotmail.co.uk
A Member of the Guild of Master Craftsmen.