

INTRODUCTION
 Specification must be read in accordance with all relevant project drawings, schedules, etc and it is applicable whether specifically referred to or not. It is the responsibility of the contractor to ensure that the material has been satisfactorily assessed by an appropriate Building Regulations and other allied legislation.

MATERIALS
 All materials to be used and installed in accordance with the relevant manufacturer's instructions and recommendations, the quality of any material used shall be ascertained by the contractor and approved in writing by the Independent Authority.

TIMBER TREATMENT
 All softwood timbers to be adequately treated to prevent infestation by the relevant timber preservative and treated against fungal attack. All Structural timbers to be marked DRY or KD and have a stress grade mark.

EXISTING STRUCTURE
 Existing structure to be exposed together with any existing inlets as directed by the Building Control Inspector on site to assess their suitability for any new building. Existing work may be necessary to be carried out in connection with the proposed construction. Temporary bracing to be used in existing structure temporarily supported during construction. Also external elevation of the property and note good eaveboards.

FOUNDATIONS
 Mass concrete trench fill 600mm x 800mm deep. Foundation level to be a minimum of 1000mm below ground level. Exact depth and design to Local Authority. Building to be fully investigated. Concrete for Foundations to be Minium C20 (to BS5328)

The existing ground within the extent of the proposed building construction site shall be cleared of all turf and vegetable matter prior to any further construction. Foundation trenches shall be clean and true and checked for soft areas, water, etc and left with compacted bottoms.

Foundations shall be checked carefully under the external landscaping walls. All foundations shall be designed with due regard to subsoil conditions, water table, presence of sulphates and previous ground uses, etc

HORIZONTAL / VERTICAL - DAMP PROOF COURSES
 The horizontal damp proof course shall consist of a layer of 2000 gauge and 1000mm wide polythene sheeting, laid on a mortar bed maintaining a minimum 150mm above adjacent ground levels. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

SOLID GROUND FLOOR CONSTRUCTION (4' U' VALUE 0.18 W/mk)
 The ground floor shall be constructed of 100mm thick matching brickwork with a 75mm BS Stone. Crushed hard rock or quarry waste, not chalk, or crushed concrete, bricks or tiles free from old plaster. Average thickness of hardcore lead to be at trench. The thickness is necessary to make up level and level. Foundations to be compacted in layers not exceeding 150mm surface of hardcore. Hardcore to be compacted in layers not exceeding 150mm surface of hardcore. DPC to be grade 40 to BS 5282 using DPC Cement and 20mm nominal maximum size aggregate, thickness of concrete slab to be a minimum of 100mm. 150mm Celotex G4000 insulation (or equivalent) with Celotex T-Break boards placed vertically at wall perimeter, to prevent cold bridging. Insulation and fine aggregate to be compacted in layers not exceeding 150mm. Reinforcing to be BS8222 grade II, BS8222 with light wire mesh reinforcing to the centre, laid on 5000 moisture barrier, screed to be floated smooth and flush with the existing house floor level.

EXTERNAL CAVITY WALL - FACING BRICKWORK (4' U' VALUE 0.2 W/mk)
 Outer skin to comprise of 100mm thick matching brickwork with a 50mm wide cavity. Damp clear cavity 70mm Celotex G5000 insulation. Cavity to be closed at windows, door junctions, and at eaves level with 125mm long vertical timber wall ties spaced at 750mm centres horizontally and 450mm centres vertically. Top and bottom courses at window and door reveals. Ensure ties are installed in accordance with manufacturer's instructions. Maintain a continuous cavity between new and existing walls.

Inner skin to be constructed of 100mm thick matching brickwork with a 50mm wide cavity. Damp clear cavity 70mm Celotex G5000 insulation. Cavity to be closed at windows, door junctions, and at eaves level with 125mm long vertical timber wall ties spaced at 750mm centres horizontally and 450mm centres vertically. Top and bottom courses at window and door reveals. Ensure ties are installed in accordance with manufacturer's instructions. Maintain a continuous cavity between new and existing walls.

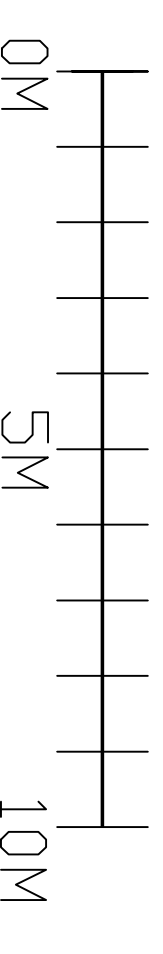
Proposed rear white orangery
 5.8m wide x 3.9m projection to rear
 elevation of:-

2 QUEENSMEAD
 ST JOHNS WOOD LONDON
 NW8 6RE

PLANNING APPLICATION -
 EXISTING ELEVATIONS

DRG NUMBER 03203/1 DATE 04TH FEB 2018

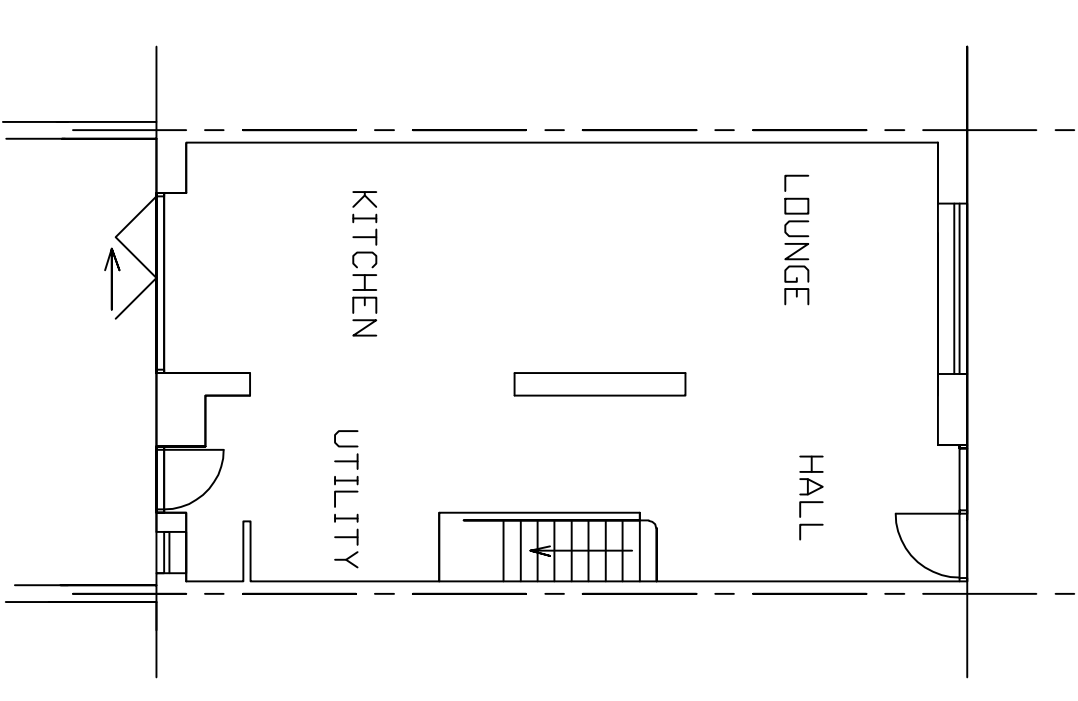
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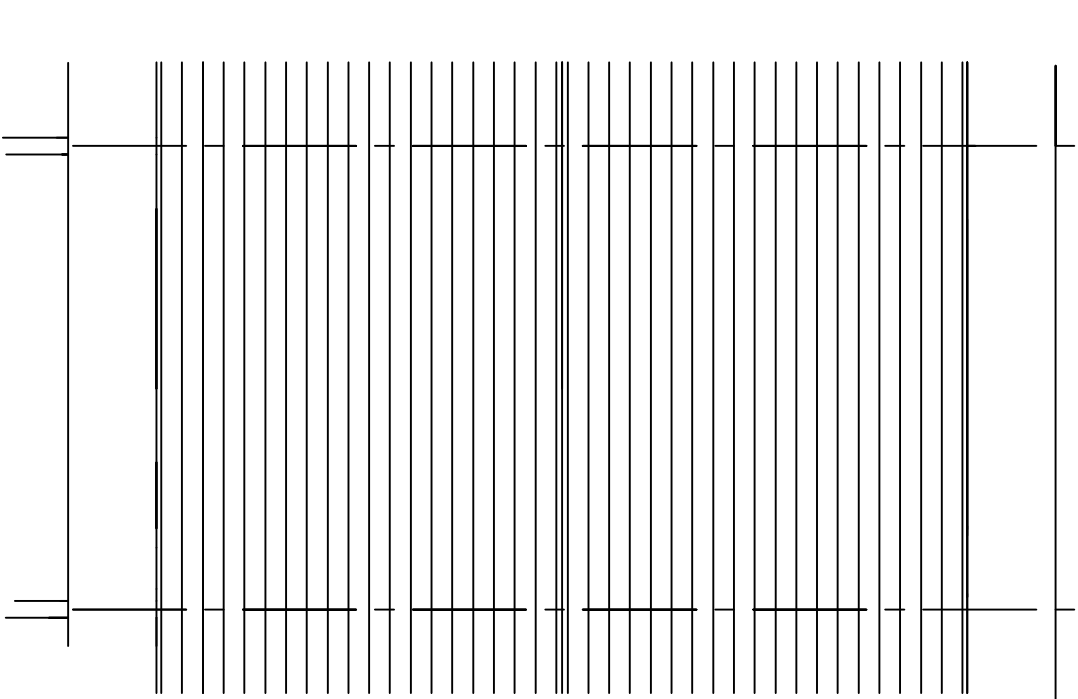
NOTES

REVISIONS

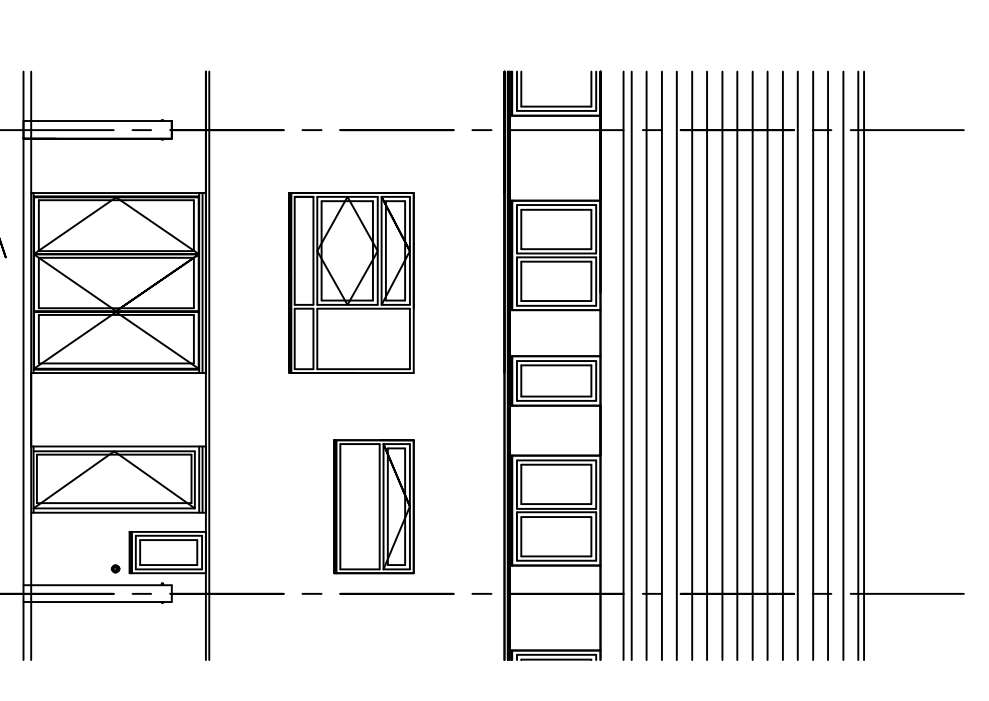
DRAWN
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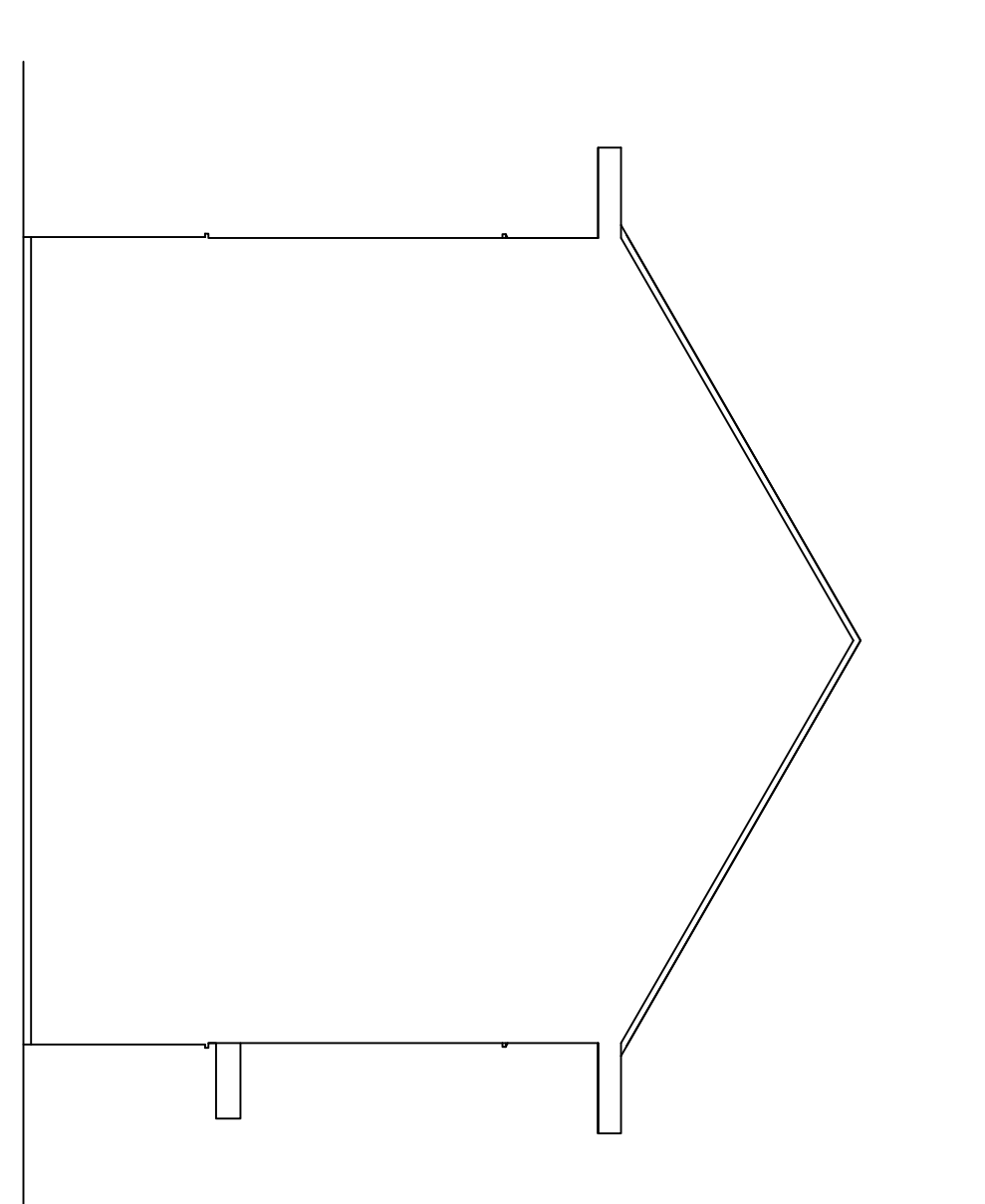
EXISTING GROUND FLOOR PLAN



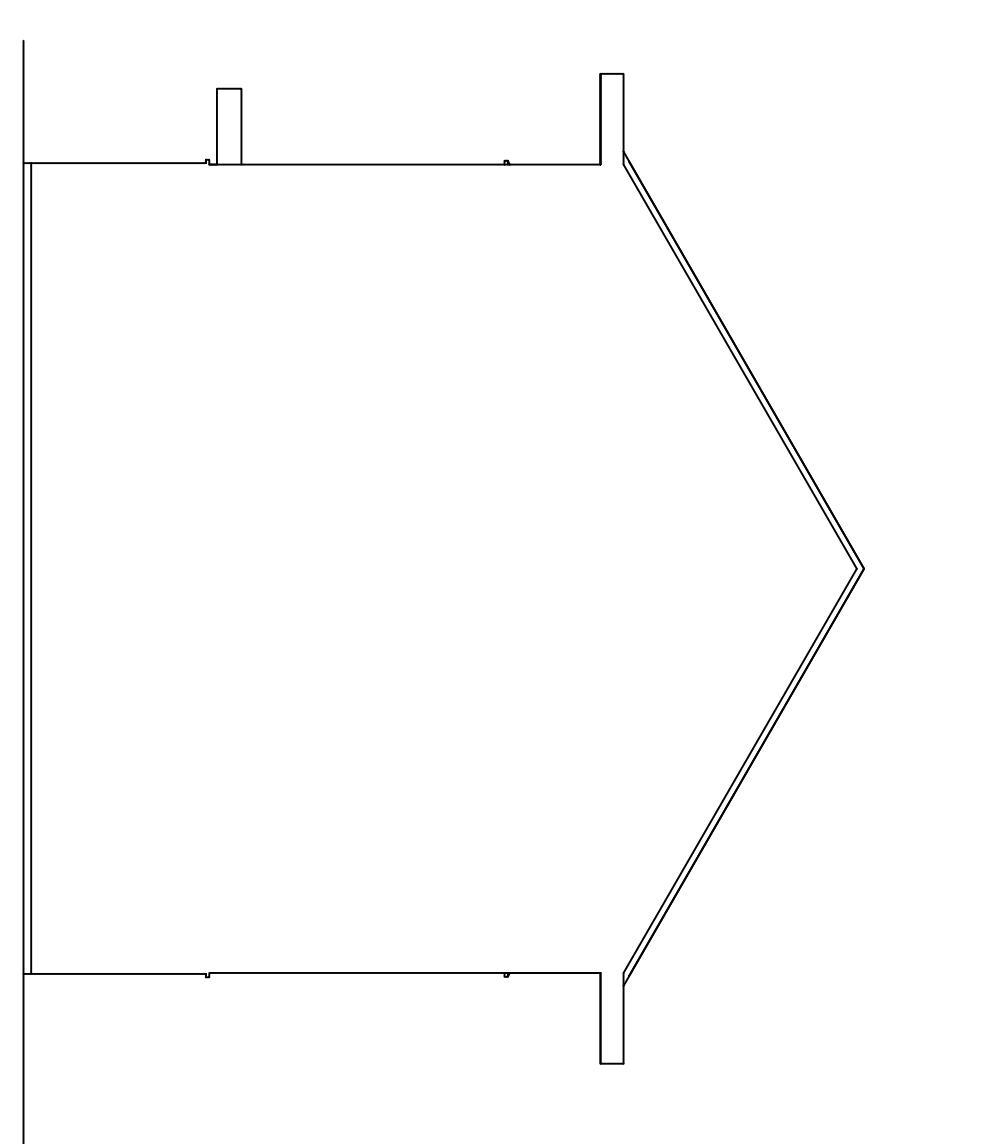
EXISTING PLAN VIEW



EXISTING REAR ELEVATION



EXISTING LEFT HAND ELEVATION
 drawn through boundary line for clarity



EXISTING RIGHT HAND ELEVATION
 drawn through boundary line for clarity