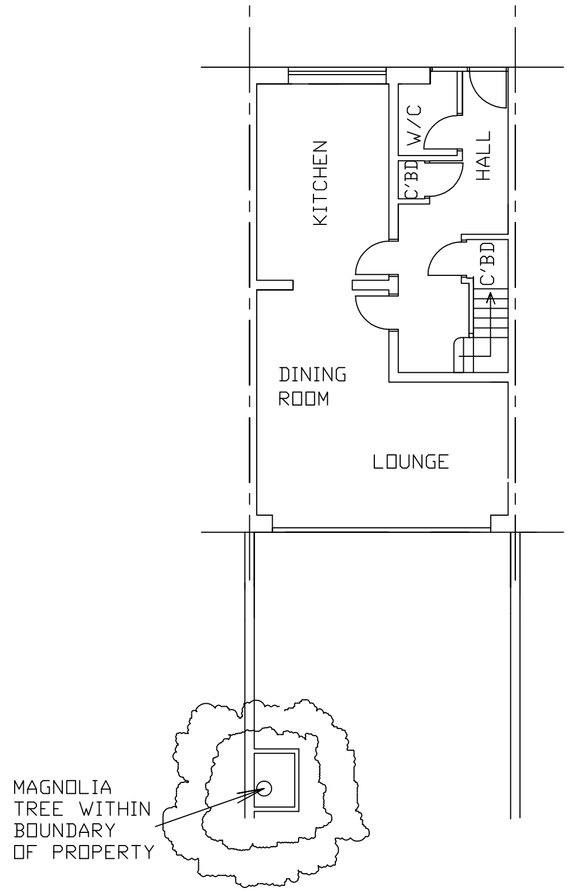
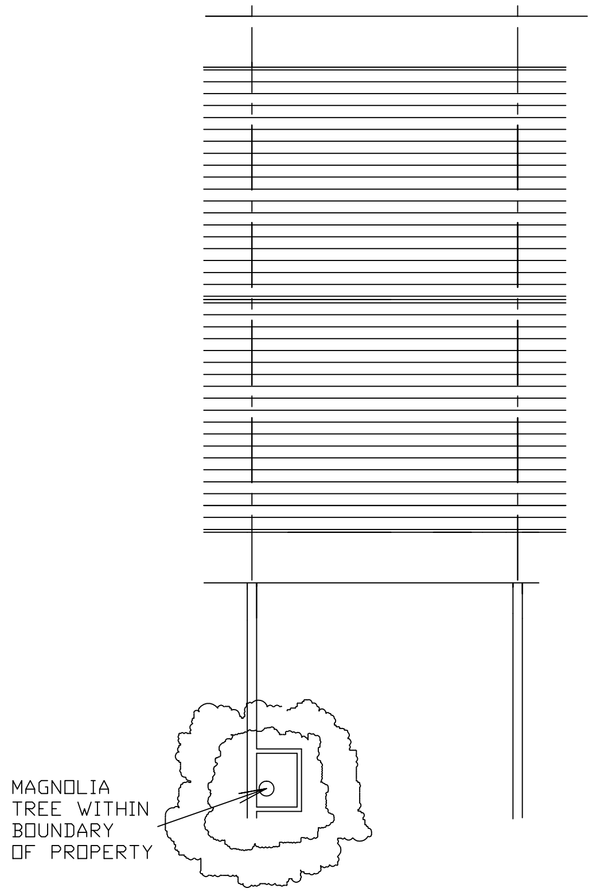
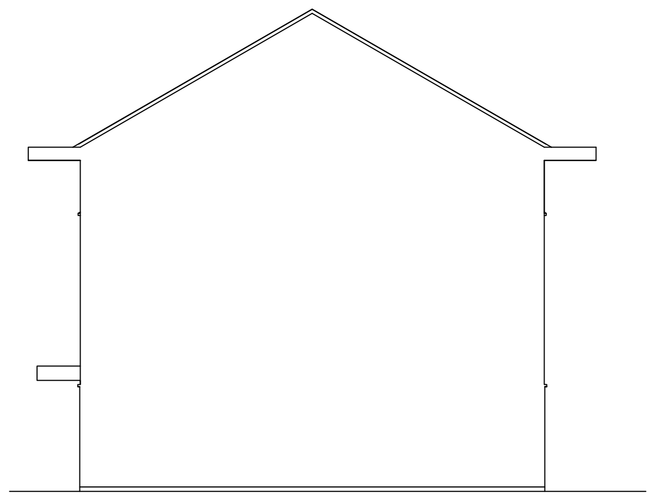


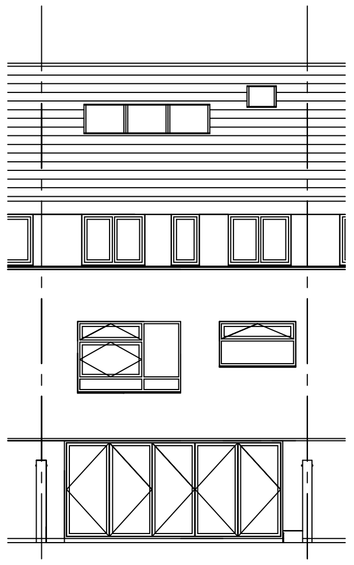
EXISTING GROUND FLOOR PLAN



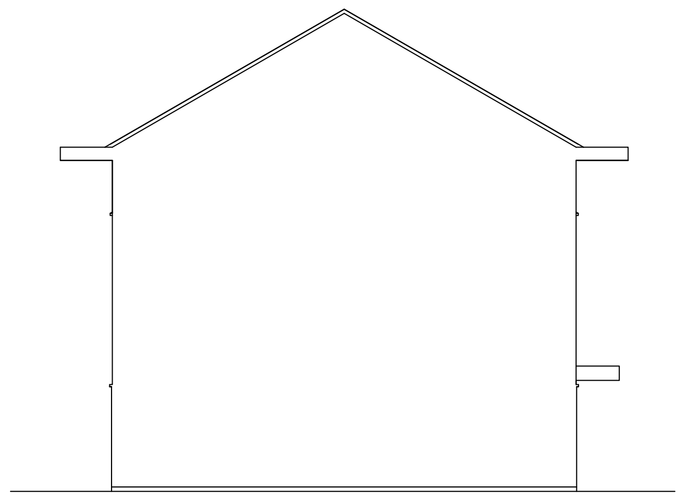
EXISTING PLAN VIEW



EXISTING RIGHT HAND ELEVATION
drawn through boundary line for clarity



EXISTING REAR ELEVATION



EXISTING LEFT HAND ELEVATION
drawn through boundary line for clarity

INTRODUCTION
the following specification must be read in accordance with all relevant project drawings, schedules, etc and it is applicable whether specificaly referred to or not, It is the responsibility of the contractor to Ensure that all the work is in compliace with the appropriate requirements of the relevent Building Regulations and other allied legislation.

MATERIALS
All materials to be used and installed in accordance with the relevant manufacturer's instructions and recomendations, the quality of any material shall not be lower than that defined in the relevant British Standard, or that the material has been satisfactaily assessed by an appropriate independent Authority.

TIMBER TREATMENT
All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with current Building Regulations, All structural timbers, shall be treated against fungal attack, All Structural timbers to be marked DRY or KD and have a stress grade mark.

EXISTING STRUCTURE
Existing foundations to be exposed together with any existing lintels as directed by the Building Control Inspector on site to assess their suitability for any extra loading, Extra works that may be necessary to be carried out in compliance with the Building Inspectors recommendations. Ensure that the existing structure istemporarily supported during construction. Also external rendered finish on side elevation is to be removed as required on the side elevation of the property and made good afterwards.

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 Control requirements and subject to ammendment when site conditions have been fully investigated. Concrete for foundations to be Minimum 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 excavationbeing made. The method of disposal to be agreed with the local environmental officer, Foundation trenches shall be clean and true and checked for soft areas, water, etc and left with compacted bottoms.

Foundations Shall be located centrally under the external loadbearing 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 polythene damp course to BS 743/6515 adequately lapped at the corners and joints, 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 ('U' VALUE 0.18 Wm2K)
Granular material, free from harmful matter, well graded and passing a 75mm BS Sieve. Crushed hard rock or quarry waste, not chalk, or crushed concrete, bricks or tiles free from old plaster. Average thickness of hardcore bed to be 150mm, increase thickness as necessary to make up levels and backfill Foundations at trench.

Hardcore to be compacted in layers not exceeding 150mm surfaces of hardcore to have sufficient consolidated blinding of sand to fill interstices and to ensure a covering of 50mm, and to provide a close smooth surface for 1200 gauge 'visqueen DPM' laid with edges lapped not less than 300mm and turned up at the perimeter walls and tucked under DPC to provide a complete waterproof membrane.

Concrete to be grade C10P to BS 5328 using OPC Cement and 20mm nominal maximum size aggregate. thickness of concrete slab to be a minimum of 100mm.

150mm Celotex GA4000 insulation (or equivalent) with Celotex T-Break boards placed vertically at wall perimeter, to prevent cold bridging.

65mm thick 1:4 cement : sand screed using OPC cement and fine agreegate to grade M. BS882 with light wire mesh reinforcing to the centre, laid on 500g moisture barrier, screed to be floated smooth and flush with the existing house floor level

EXTERNAL CAVITY WALL - FACING BRICKWORK ('U' VALUE 0.2 Wm2K)
Outer skin to comprise of 103mm thick matching brickwork with a 95mm wide cavity (25mm clear cavity 70mm Celotex CG5000 insulation.

Cavity to be closed at windows, door junctions, and at eaves level with with blockwork or a proprietary cavity closure, skins to be tied together with 225mm long vertical twist wall ties spaced at 750mm centres horizontally and 450mm centres vertically and at 225mm centres at window and door reveals, Ensure that cavities are kept clear from debris.

in order to limit heat losses through cold bridging and air leakage, new windows and doors are to overlap cavity insulation by at least 30mm, and there will be continuity of insulation at walls and roof where the two should meet one another and the wall insulation will be taken below D.P.C level

Inner skin Celcon standard blockwork (or similar) finished internally with 12.5mm plasterboard on plaster dabs with a plaster skim finish

Vertical damp proof courses to be at all un-bonded jambs (note proprietory cavity closure at all jambs and cills)

The Cavity is to be filled with a lean mix concrete up to a level of 225mm below dpc and is to be laid with a sulphate resistant mortar, provide perpends weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below dpc. The cavity is to be closed at openings using proprietry cavity closure 'Thermobate'or similar, installed in accordance with manufacturers instructions. Maintain a continuous cavity between new and existing walls.

Bond new brickwork to existing walls with stainless steel masonary connectors 'Furfix' or similar and ties, rawl bolted to existing walls

NOTES

REVISIONS

DRAWN

R DOCKER
THE FORGE
MAIN ROAD
ANSLOW
DE13 9QD

proposed rear white orangery
5.56m wide x 4.0m projection to rear
elevation of:-

4 QUEENSMEAD
ST JOHNS WOOD LONDON
NW8 6RE

PLANNING APPLICATION -
EXISTING ELEVATIONS

DRG NUMBER 04822/1 DATE 01ST MAY 2018

SCALE - 1:100 @ A1 PAPER

0M 5M 10M