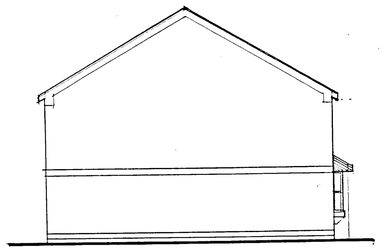
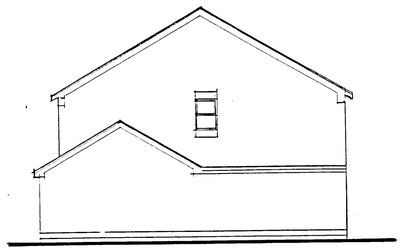


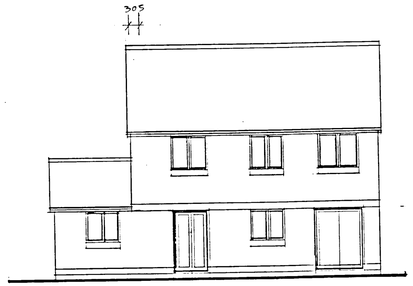
front elevation



side elevation



side elevation



rear elevation

Building Regulation Notes:-

Foundations: 600x200 concrete strip, 1 metre below finished ground level, all subject to L.A. inspection and agreement, where new foundations are below level of existing, adiacent, allow for local underpinning as necessary, cavity filled with lean mix concrete to within 225 of damp proof course with top face sloping outwards. Provide concrete lintel over drain runs, where passing through foundation walls.

Trench fill concrete foundations 450mm wide one metre below finished ground level and taken up to four courses below finished ground level, all subject to LA inspection and agreement. Provide duct through concrete where drain runs and services occur.

Walls: Cavity walls to be nom. 250mm thick, of 102mm facing brick outer leaf, 50mm cavity of full fill insulation batts and 100mm thermalite inner leaf. All walls constructed using 1:5 masonry mortar with stainless steel ties built in at 450mm ccs vertically and 900mm centres horizontally in staggered rows. Wall ties at openings to be no less than 300mm apart vert. and no more than 225mm from opening. All ext. walls running parallel to roof joists to be restrained at roof level using 1000x30x5 galv. ms. straps at 1200ccs and screwed to joists. DPC cavity tray flashing (hyload or visqueen) to be provided over all window/door openings and through cavity vents. Weep holes at 450ccs over openings. DPC in each leaf of new walls, min. 150mm above ground level. DPC to be lapped with floor DP membrane. Vertical DPC to be installed at all reveals outside insulation to rear face of frame. Ground floor partitions to be constructed of 100m blockwork 3.5N/mm and at first floor of 50x100 studding at 400 ccs with head and sole Plate with 12.5mm plasterboard.

Floors: Ground floor of 65mm s/c screed (fibre reinforced) on 40mm jablite s d grade or similar on 1200g dpm on 125mm conc slab on 125mm well consolidated hardcore, dpm to be turned up edge of floor slab and lapped to dpc. First floor of 20mm moisture resistant flooring grade chipboard on 50x150 floor joists at 400ccs with centre row of herring bone strutting with 12.5mm plaster board and skim coat, ceiling finish.
Floor joist, running parallel to line of stud partition over, is to be doubled up and bolted together.

Roofs: All timber to be tanalised or similar treatment. Plain clay/concrete tiles to match existing fixed on 38x25mm. s w battens on untearable roofing felt, lapped 150mm at all horizontal and vertical joints, on 50x 150 rafters at 400mm ccs. Rafters birdsmouthed on to 50x100 s w wall plate solid bedded on inner leaf and anchored to wall using 30x5x1M long BAT straps, with bent over end, fixed at 1200ccs. Ceiling joists of 50x100 spanning onto walls and fixed to rafter ends, supported with 50 x 200 binders at 1500 ccs. Lay 200mm fibre glass insulation quilt over ceiling of 12.5mm plasterboard with skim coat finish. Fix eaves vent providing continuous 10mm gap and ridge vent equal to continuous 5mm gap. Provide eaves trays to maintain 50mm air gap. Provide roof access as 750x500 access hatch trimmed out as required.

Flat roof of 12mm chippings laid on bitumen on 3 layer roofing felt (glass fibre based), bottom layer spot bedded, on 50mm purldeck, with 6.5mm bonded ply layer. Support all edges with noggins at joints, and 20mm min. bearing on joists, nailed at 100mmccs, onto reducing firrings, min. fall 50mm in 3000mm, on 50x150 rafters at 400ccs seated on wall plate one end and joist hangers into existing wall. Plate strapped down at 1200ccs with BAT straps. U value = 0.34 W/m C. 9.5mm plaster board with skim coat finish.

Lintels: to door and window openings in cavity walls are to be 1 G insulated lintels (or similar type to suit span and location), lintels to have min. 150mm end bearing with hylead cavity tray over with 150mm projection beyond lintel ends. Openings in internal blockwork to have 1 G internal lintels over or P C concrete.

Windows: and external glazed doors to have hermetically sealed double glazed units. Windows to have trickle vents equal to 8000mm with hit and miss shutters. All opening vents to be draught proofed. Glazing to doors and side panels below 1500 from FFL to be in laminated glass or toughened to BS 6206. Glazing to windows below 800mm from FFL to be same. Apply insulation beneath the cillboard (min 0.25m.k/w) and to the soffit of all lintels.

Drainage: All under ground drainage to be in 110m UPVC pipework, with min fall 1 in 40. Laid on and surrounded by 150mm pea shingle. Where drain passes through external wall, provide 65mm prestressed conc. lintel over. Where drain passes through wall use max 500mm long pipe, built in with max 600mm long pipe to both sides. All drains under building surrounded in min 150mm pea shingle. New inspection chambers to be Hepworth preformed 475mm dia p. inspection chamber with medium duty cast iron covers. New drainage is connected to existing 100mm drain passing through site at 750 below ground. (?)
New 100mm SVP with slow bend at base to be connected into 100mm hepsleve drain.
Foundations to be taken below invert of drain. Soakaways to be a minimum 1Mx1Mx1M deep filled with half brick sized rubble, with 1200g polythene sheet over and 75mm conc cover, with 75mm turf of soil over.

All fittings to have traps, 75mm deep seal, basin 32mm, bath 40mm shower 40mm, WC 100mm. Washing m/c and dishwasher to have 50mm j stand pipe. Rainwater to 100mm HR. PVC gutters with 68m down pipes connected to soakaways min 5 M from building.

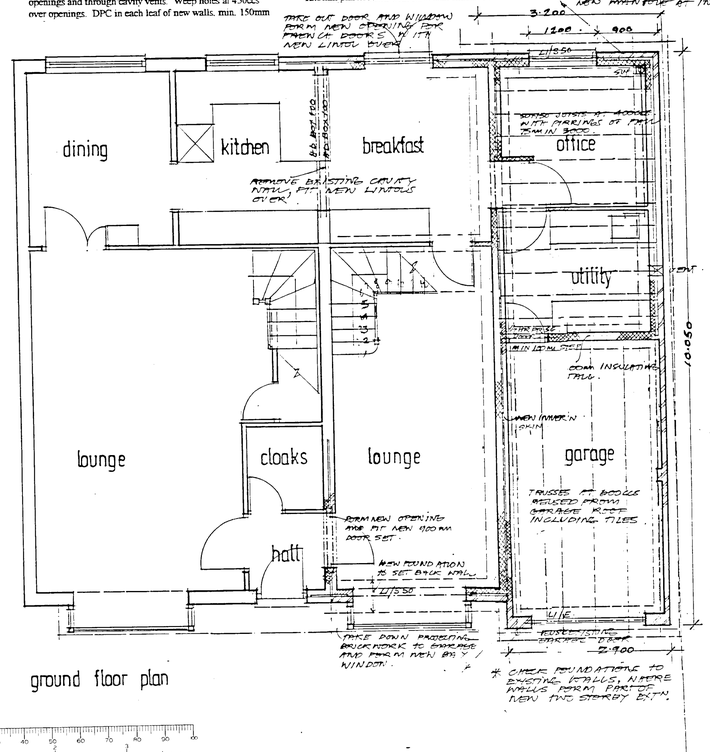
Finishes: Plastering, ceilings formed with 95mm tapered plaster board with taped and filled joints, finished with 3mm board finish skim coat plaster. Walls, finished with s/c with plaster skim coat finish. Stud work finished with 12.5 plaster board and 3mm board finish skim coat plaster.

Painting: All joinery, skirtings, architraves, doors and windows to be prepared, knotted, stopped and primed and painted with 2 u/c 1 gloss. New walls and ceilings to have 2 coats emulsion on sealer coat.

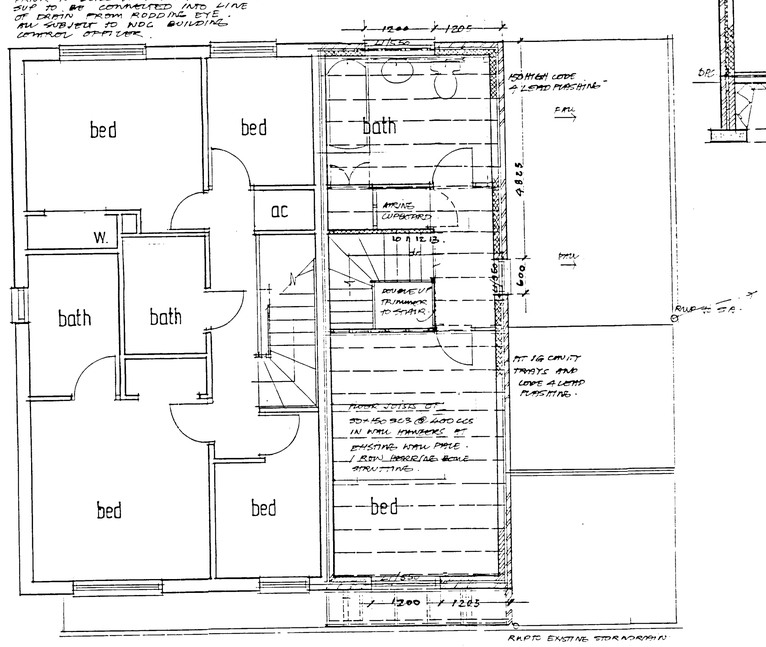
Ventilation: Ensuite to have backeround ventilation equal to 8,000mm ... Kitchen to be mechanically ventilated by extract fan unit and 100mm duct at high level discharging to outside air with vent terminal. Vent to extract at 60 L/s intermittent or if within cooker hood at 30 L/s.

Electrical: 30 amp power ring main and 5 amp lighting circuits to provide points as required by client.
Fit mains operated smoke alarm to Ground and 1st Floors.

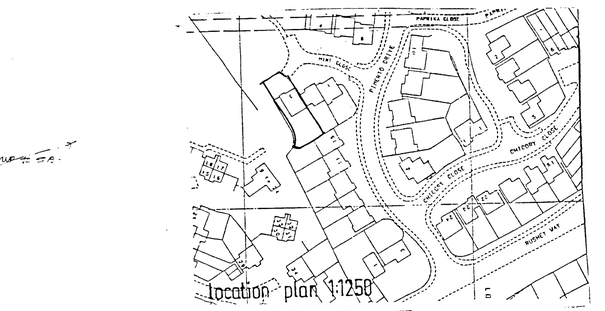
Flashings: Provide code 4 lead flashing and soakers at junction of walls and roofs.



ground floor plan



first floor plan



location plan 1:1250

13.AUG.2001 • 4659

A GRANNY FLAT WIDENED BY 305 m 07.01.

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client: Mr.Mrs. Lyons, 3 Mint Close Earley

drawn: cg
date: nov2000

job: Proposed, granny annexe, increased in width by 305 mm, garage reduced by same

scale: 1:50 rev:
no CA00:394 A

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