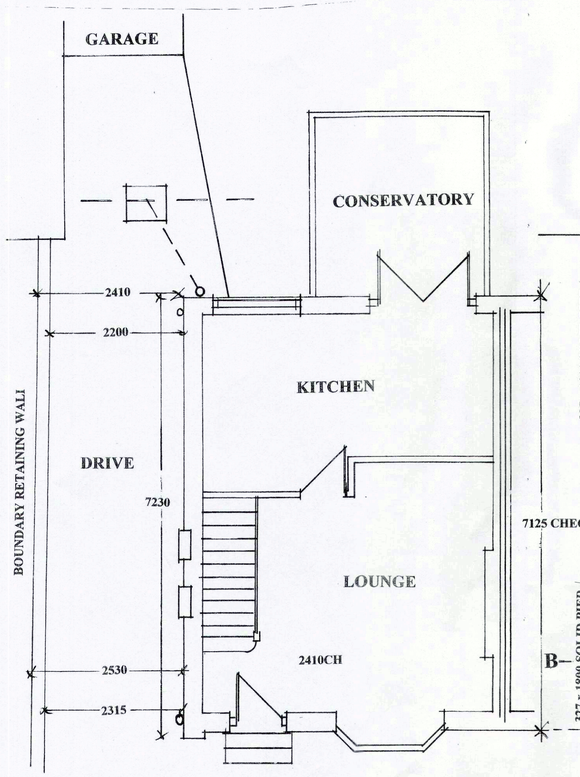
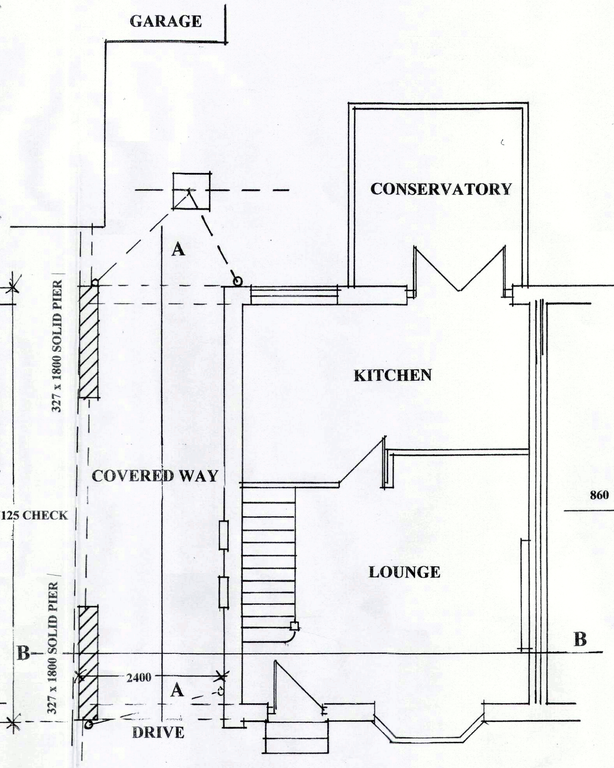
PROPOSED COVERED WAY WITH BEDROOM AND ENSUITE OVER AT 1B QUARRY STREET CUDWORTH

SCALE 1:50 1:100

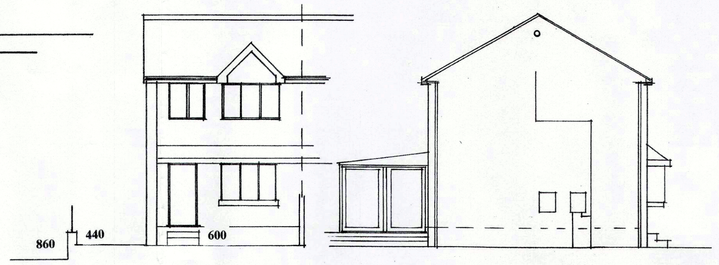


EXISTING GROUND FLOOR



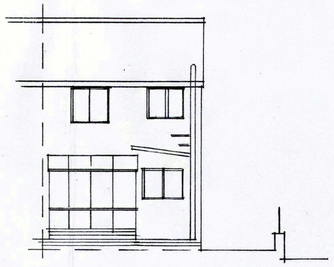
PROPOSED GROUND FLOOR

All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust. 100% of all new light fittings are to be energy efficient All electrical work is to be in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person being a member of the competant persons scheme **Provide a mains wired interlinked smoke detection and alarm system connected to the lighting circuit with detectors sited on the ceiling of the ground floor hallway and first floor landing and heat detector in the kitchen** Any new Combi boiler to be sited in accordance with clients wishes but to discharge as table to paragraph 3.4 Approved document J and by gas safe or other approved engineer .Class A or B boiler discharging more than 300mm from any opening into the building and more than 600mm from any boundary and outlet protected with a cage if within 2m of the floor All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement.

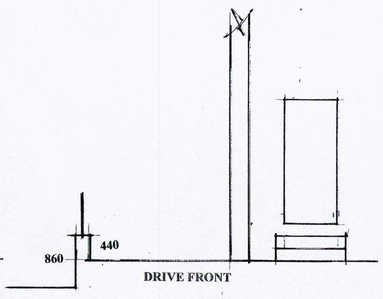


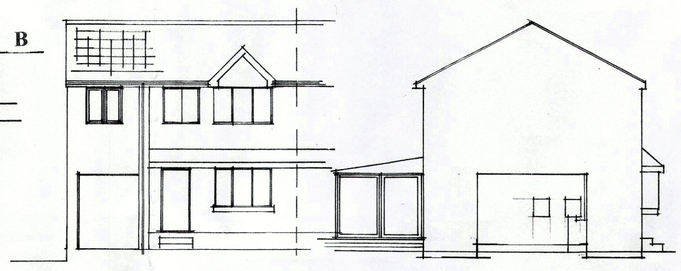
EXISTING FRONT

EXISTING SIDE



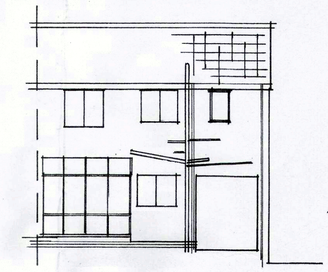
EXISTING REAR

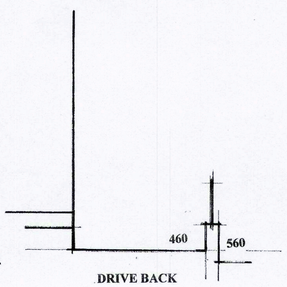


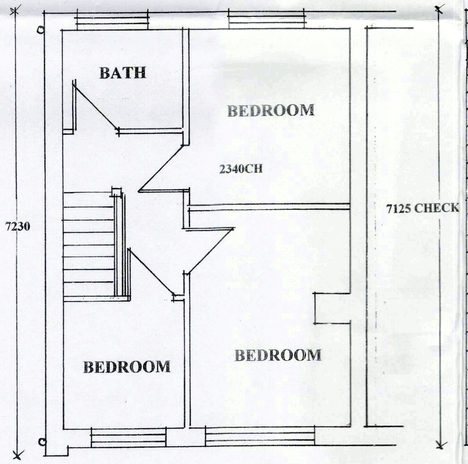


PROPOSED FRONT

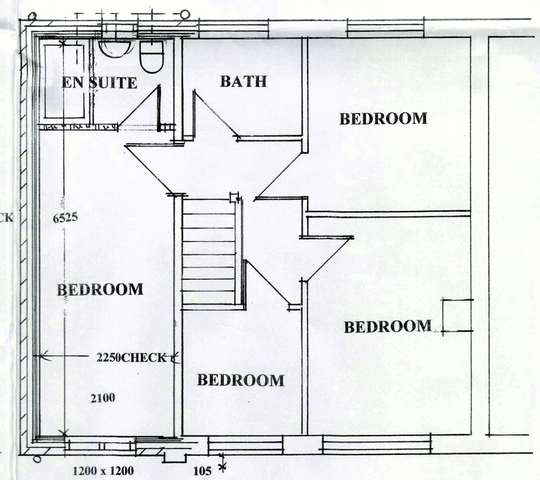
PROPOSED SIDE



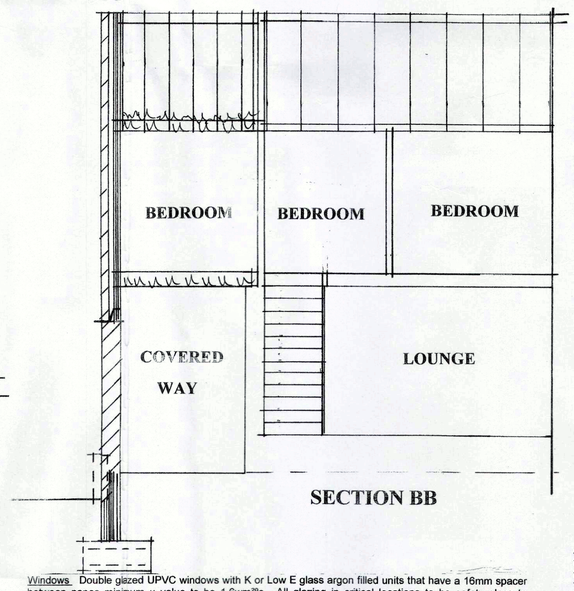




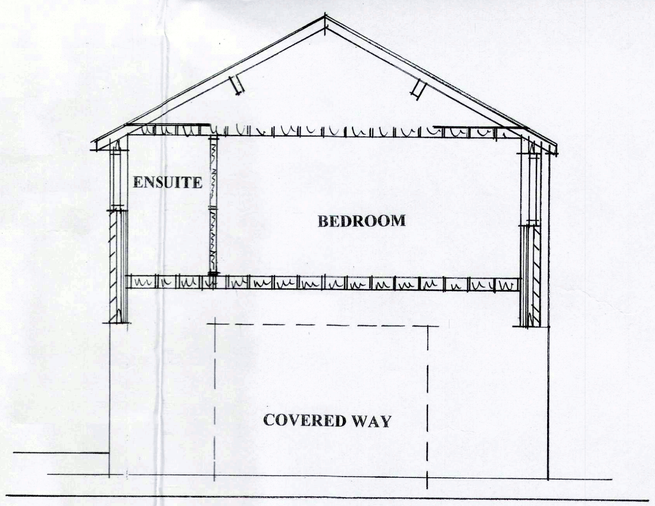
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



SECTION BB



SECTION AA

It is proposed to construct a two storey side extension comprising covered way with first floor bedroom and en suite at **1B Quarry Street Cudworth**. All existing foundations and lintols affected by the proposal shall be exposed by the developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site. No part of the work to encroach over the boundary legal boundaries to be confirmed by client prior to commencement of work on site All work to be carried out without affecting any adjoining property. **All structural steel shall be measured for order to dimensions taken on site by contractor and not from plan dimensions, calculation span is not length.**

Foundations it is assumed that ground conditions are suitable for standard strip. Should the builder and client agree specialist foundations are necessary as a consequence of investigation / excavation a structural engineer shall be appointed by them and all design recommendations carried out in conjunction with the Building Control Officers approval. 1:2:4 concrete strip foundation 600mm wide x minimum 225mm thick mass filling may be preferable reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be minimum 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains and tree roots all in accordance with NHBC guidance. The builder shall be responsible for carrying out his own drainage investigations as to the line and level of the foul and surface water drain and agree with the client any works found necessary as a result of the drain position to enable the extension work to proceed. Foundations to be taken to invert level within 1m and at right angles And to invert where parallel within 1m. Full cavity wall width 7 Newton block to ground level. Brickwork to match existing to dpc level and thereafter. Boundary eccentric foundation to be 750mm wide minimum 400mm thick concrete reinforced with 2 layers of A193 mesh 50mm cover to all faces All to the complete satisfaction of the District Building Surveyor.

Walls Masonary piers as engineers details in brickwork to match existing . Structural support over covered way side opening to be a 200mm x 100mm x 12-5mm RHS with a cavity wall width 8mm steel plate welded to the soffit and web stiffeners at 900mm centres all treated/ galvanized to prevent corrosion and encased in 12.5mm fully weather resistant fireboard. Facings to match existing. At first floor 100mm brickwork to match existing 100mm cavity fully filled with Rockwool batts. 100mm Plasmor Stranlite blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls which will be 0.28wm²c or warmer IGHD insulated lintols to all openings including front and rear covered way with 150mm end bearing. 2000g DPC to each masonary leaf at least 150mm above ground level and to heads cills and jambs of all openings. Cavity to extend 225mm past DPC. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats or 12.5mm plasterboard 5mm skim dry lining all board edges sealed . Internal partition walls to be 50mm x 75mm stud fully insulated between with fibreglass quilt for sound insulation and clad either side with 12.5mm plasterboard 5mm skim or 100mm blockwork on a 400mm wide strip foundation as described above Expansion joints in blockwork 6m centres and brickwork at 12m centres provide

Ground Floor level drive and boundary wall to be sawn to accommodate the foundation and piers and made good to match existing. Bond boundary wall to be inclusive with piers so as not to adversely affect the retaining capabilities of the wall

First Floor to be laid level with the existing first floor determined through the landing opening comprising 18mm tongue and groove chipboard type 2 or 3 for wet areas laid in accordance with manufacturers instructions on 50mm x 150 mm joists at 400 mm centres spanning side to side insulated between with 125mm Kingspan and underdrawn with 50mm kingspan and 12.5 mm fire board all board joints and edges sealed with a cover strip to achieve 30 minutes fire resistance Double joist under any bath feet, and parallel partitions

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges. Secure the wall plate down the blockwork using 30mm x 5mm x 1200mm long galvanized mild steel straps at least 2 to each section of wall between and adjacent the windows. Ensure at least one mid span to the floor

Roof. All tiles to be suitable for pitch and as approved by the Planning Authority laid in accordance with manufacturers instructions with all tiles clipped and secured and all ridges fully ventilated and mechanically fixed on 1 layer of fully breathable felt such as Proctor Roofshield and 25mm x 50mm tantalized battens on 50mm x 125 mm rafters at 400mm centres birds mouthed over a 100mm x 50mm wall plate secured to the top of the blockwork and a 75mm x 225mm purlin mid span supported between the proposed and existing gable blockwork 150mm x 25mm ridge 50mm x 150mm ceilling joists at 400mm centres that span side to side all triangulated with 50mm x 50mm x 1800mm long timbers secured to every rafter foot and back across at least 3 ceiling joists Install an eaves tray to protect felt from deterioration into gutter. upvc fascias and soffits. Horizontal ceilings to be insulated by placing a layer of 150mm Rockwool insulation between the ceiling joists and a second layer of Rockwool insulation 150mm thick over at 90 degrees to the first layer. Any access cover within the roof to be fully insulated. The contractor shall be responsible for the inclusion of all Vapour Barriers as advised by British Standard 5250 and manufacturers details as appropriate Builder to ensure that the gutter fall across the complete block of semi detached houses is satisfactory not adversely affected by the extension and is approved by the Building Control Officer at the time of construction. Any cables and services attached to the existing walls are to be considered in accordance with utility providers instruction prior to commencement of any work on site. Builder to consult with client and provider as to specific requirements in relation to proposal and carry out recommendations accordingly.

Windows. Double glazed UPVC windows with K or Low E glass argon filled units that have a 16mm spacer between panes minimum u value to be 1.6wm²c. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20th of the floor area and 8000mm trickle vents. Bedroom windows to have a means of escape opening light minimum 450mm wide x 750mm high 0.33m² in area sited between 800mm and 1100mm from the floor, en suite to have mechanical extract ventilation discharging at a rate of 30l/sec to external air Doors to have 10mm undercut,

Drains discharge proposed ensuite fitments to the existing soil stack. The drainage is dependant on the site investigation and clients confirmed position of the sanitary fittings which must be carried out by the builder and agreed with client prior to commencement of work and agreed with the Building Control Officer. All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonary and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacumn traps. No connection S & VP within 200mm of WC connection All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:60. All gutters to match existing minimum 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) soak away subject to percolation test B) existing on site system. All to the satisfaction of the District Building Surveyor. Soakaway design dependant upon ground conditions min 1m³ in capacity below the inlet filled with broken rubble and protected from ingress of fines with 1200g polythene laid under the topsoil above the rubble.

Internal Alterations. Builder to discuss with client the option of removing the enclosed first floor outer leaf in order to maximise floor space cut back any existing wall ties and clean the blockwork cavity face to receive a plaster finish. Alternatively wall may remain as existing with plastered finish. Access new first floor from the existing landing under Monks R6 concrete lintels make good all plaster finishes Gas safe or other suitably qualified engineer to inspect the existing boiler and flue and subject to manufacturers recommendations / instructions continue the flue vertically to discharge above the roof slope Otherwise resite or replace to comply all in accordance with Building Regulations approved document J.

All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work.

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. **The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorites Building Inspector, whether or not indicated on the drawings or in the specification**.

These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. When appropriate it is the owners responsibility to serve notice on the adjoing/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Email odpm@twoten.press.net.

These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act The builder must carry suitable insurances for the works prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all times Where parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction] All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract.