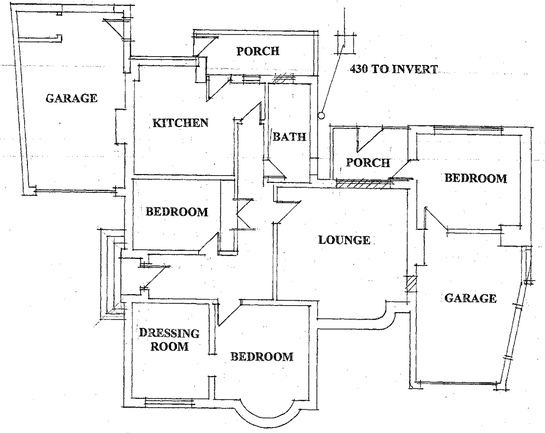
SCALE 1:50 1:100



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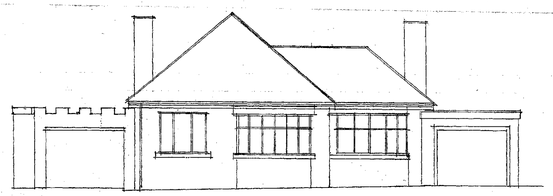

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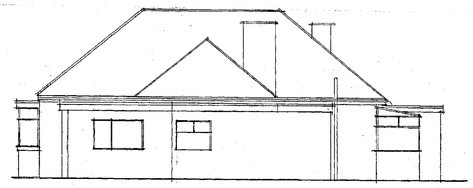

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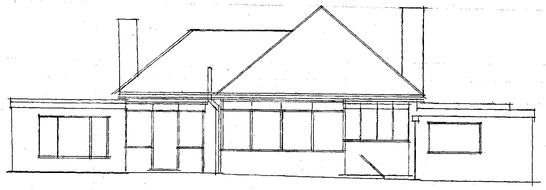

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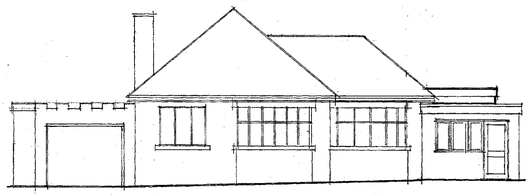

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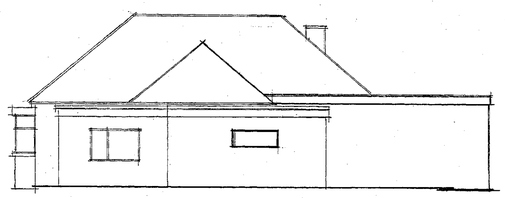

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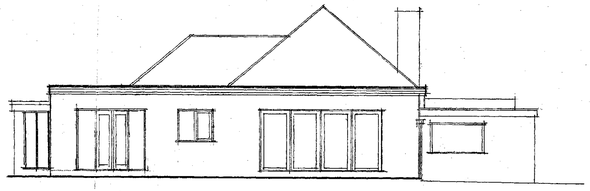

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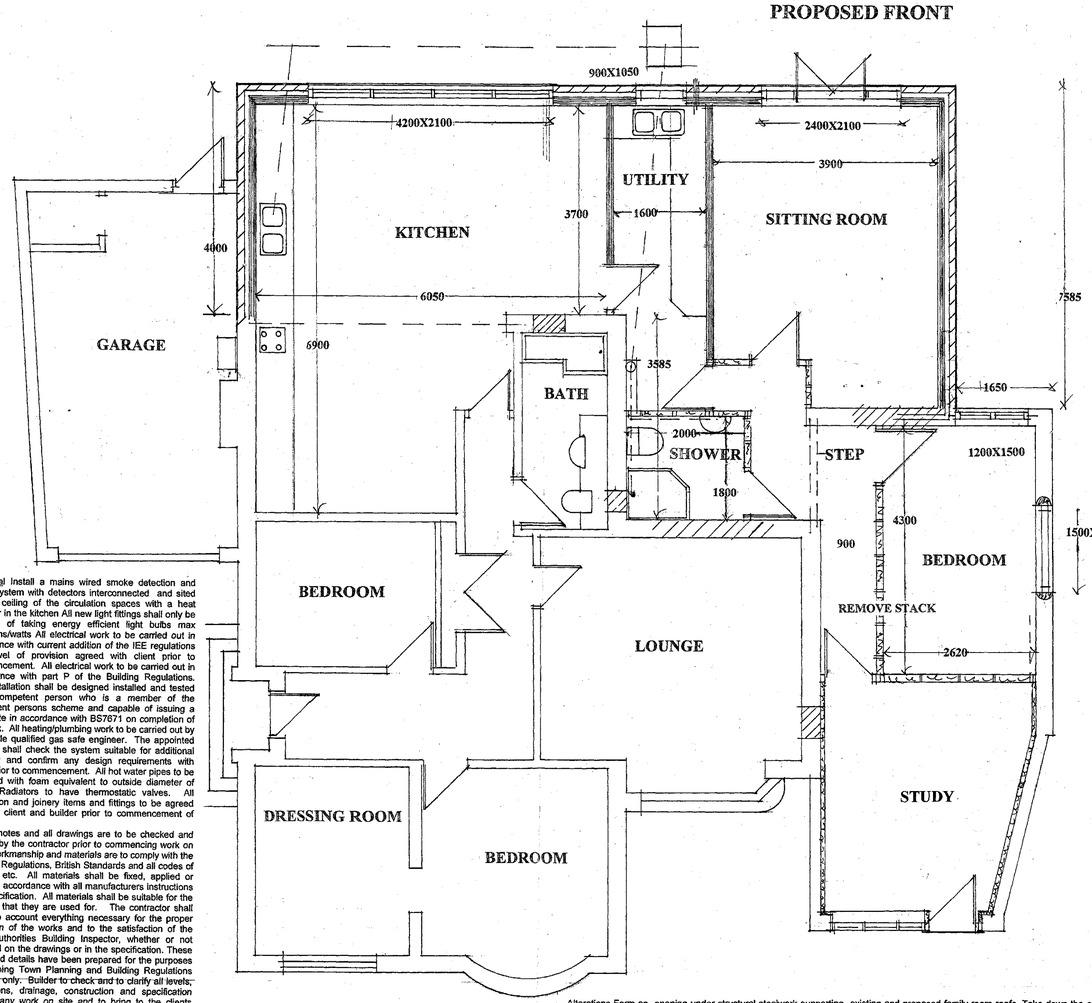

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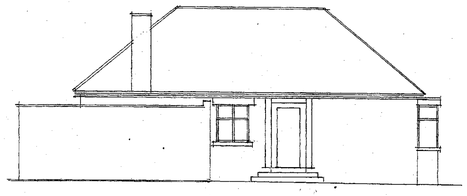

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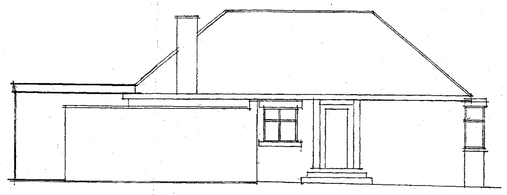

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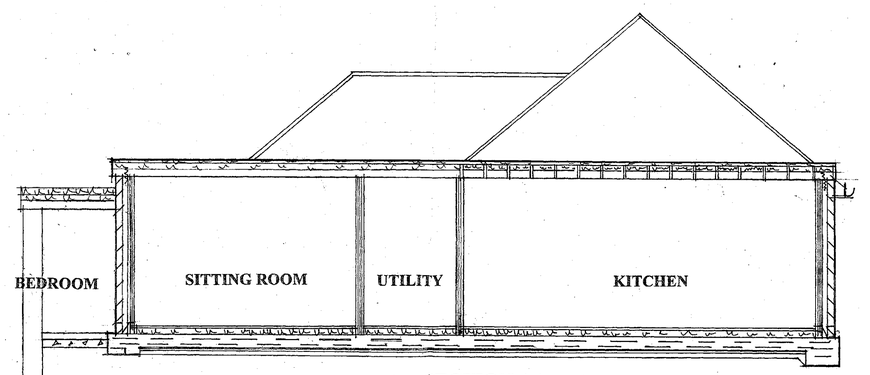

SECTION AA

Electrical Install a mains wired smoke detection and alarm system with detectors interconnected and sited on the ceiling of the circulation spaces with a heat detector in the kitchen All new light fittings shall only be capable of taking energy efficient light bulbs max 45lumens/watts 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. 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 Authorities 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.**

Alterations Form an opening under structural steelwork supporting existing and proposed family room roofs. Take down the existing lounge chimney in order to remove the brickwork at ground floor garage side that enables a wider corridor make good all roofs floors and internal finishes. Do not disturb any masonary lounge side Support the existing roof in order to take down the existing side bedroom wall that iwould be in front of the new bathroom. Insert lintels in order to support cavity masonary or trimmers and existing and proposed flat roofs . Form a step down across this line from bungalow to annexe. Support the existing roofs to remove and resite the partition wall between garage and bedroom on 2000g Dpc and as previousit described. Builder to investigate span of joist direction and insert appropriate trimmers when necessary. Kitchen waste to be connected to existing waste in rear bedroom Form high level window opening in side elevation under IG insulated lintol max 1500mm x 500mm obscure glazed. New bedroom window to have means of escape opening light 0.33m² in area minimum 450mm wide x 750mm high sited between 800mm and 1100mm from the floor 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 ActThe 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]

At the request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his complete satisfaction or altered to be so. It is proposed to construct a single storey rear extension to form a living kitchen room with utility and sitting room and conversion of the existing garage to part of the dwelling
All boundaries and final dimensions are to be agreed with client on site prior to commencement of work. Builder to allow for removal and disposal of any existing structure and material to execute the works and making good.
It is proposed that finished floor level in the extension will at the same level as the existing dwelling to be determined on site through adjoining room walls. The existing garage and rear bedroom floor level shall be adjusted with kingspan insulation resulting in a step down from the extension and reduced ceiling height All external levels shall be reduced in order to incorporate the details herein without detrimental effect on any other structure or material
Strip foundations 1:2:4 concrete strip foundation 800mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Cavity to continue 150mm past lowest dpc
Raft foundation engineered raft foundation to finish at a level below the existing dwelling floor to accommodate floor finish as clients instruction on 65mm sand and cement screed with 25mm perimeter upstands or 18mm tongue and groove chipboard type 2 or 3 for wet areas laid in accordance with manufacturers instructions on 100mm Kingspan insulation as a floating floor on 1200g Dpm lapped onto 2000g DPC. Turn the dpm up the cavity face of the blockwork onto the first bed joint with 2000g dpc tray back to connect with the external leaf DPC. Raft to be sat on 1200g dpm on 50mm sand blinding and at least 150mm of compacted stone. Toe of raft to be taken below the invert level of any drains within 1m and to accommodate any sloping levels. Ensure that any enclosed underfloor airgrates are ducted through to external air or compensated for on other elevations
Walls U value of external wall to be 0.28w/m²c or warmer. 100mm brickwork external leaf to match existing 100mm cavity fully filled with rockwool batts 100mm Plasmor Stranlite blockwork 12.5mm plasterboard drylining 5mm skim 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agre'ment certificate for wider cavity. 2000g DPC to each masonary leaf at least 150mm above ground level and under each masonary leaf on the top of the raft and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. All internal stud partition walls to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm framework fully insulated between with fibreglass for sound insulation, Internal block walls to support flat roof joists built on raft or strip as clients instruction ensure a 2000g DPC at floor level lapped to the DPM Wall to new bathroom to be clad wet side in Glasroc tile backer board or similar cementatious board
Flat roof covering to be in accordance with clients instruction eg fibre glass by specialist installer or 3 layers of built up felt utilizing 3G felt base layer partially bonded with vertical up stands and outlets as described on Kingspan Therma Roof TR31 incorporating a 6mm WBP plywood upper surface and a foil underside 50mm thick insulation with a further 100mm kingspan insulation between the joists to the underside of the covering all on firrings to fall at least 1:80 no part of the firring to be less than 50mm in depth or width on 50mm x 200mm joists at 400mm centres, all underdrawn with 12.5mm plasterboard 5mm skim vertical upstands and outlets as described.. Code 4 lead flashings tray dpc to all abutments. Turn the felt covering 450mm up the existing rafters on a layboard and replace the tiles Secure every third flat roof joist down the wall over the lintol end bearing and along the lintol over the rear opening using 30mm x 5mm x 1200mm long galvanized mild steel straps where appropriate
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.

Windows UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.6wm²k. Opening lights to be 1/20th of the floor area and 8000mm trickle vents to all rooms. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Utility bathrooms and kitchen to have mechanical extract ventilation discharging at a rate of 30l/ sec 15l/sec 60 l/sec respectively to external air. Bathroom fans to be in ceiling ducted to vent tiles or between the joists to the outside wall. All construction shall be robust. All doors to have 10mm undercut. The existing window openings enclosed by the extension are to be made good in cavity construction to match the existing.
Drains resite the existing inspection chamber outside the line of the extension and discharge new drains and sanitary fittings to it. All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonary flexibly sealed with rocker pipes. All wastes to be 38mm diameter with 75mm deep seal anti vacuumn trap discharging to trapped gulley onto existing drain no connection on any soil stack within 200mm below wc connection 100mm Osma plastic pipe bed and surround in pea gravel to minimum falls of 1:80 to existing manhole. Any existing redundant drains to be sealed with concrete. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B)) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site.
Garage conversion it is proposed to lay a warm deck roof over the existing garage and rear bedroom as noted herein underdrawn with 12.5mm plasterboard 5mm skim. Remove the existing main roof gutter and turn the felt covering up the existing roof as described . The existing garage floor is to be levelled and then insulated with 76mm kingspan laid across the existing floor concretecontinuing into the existing bedroom all on a 1200g Dpm that is to lap at least 450mm up the existing brickwork fix 50mm x 50mm tantalized battens on 2000g dpc to the existing external garage walls insulate between with 50mm kingspan vapour barrier warm side 12.5mm plasterboard 5mm skim internal finish. Remove the existing garage doors and frames and dispose in accordance with clients instruction Construct an insulated cavity wall in masonary to match the existing between the front door opening reveals and insulate the existing reveals and front wall to line through with the existing. Plasmor Stranlite blockwork 5 stainless steel wall ties m² and every block to reveals 2000g dpc 150mm above ground level to each masonary leaf with tray from off the first block to ground level and weep holes. Bond existing to proposed with furfix profiles and insert vertical dpc in the reveal. Existing house wall to be dry lined with 12.5mm plasterboard 5mm skim on 25mm x 50mm battens extended past dpc and the dpm to floor level

PROPOSE REAR EXTENSION AND ALTERATIONS TO EXISTING GARAGE TO FORM ANNEXE AT 94 QUEENS DRIVE GAWBER