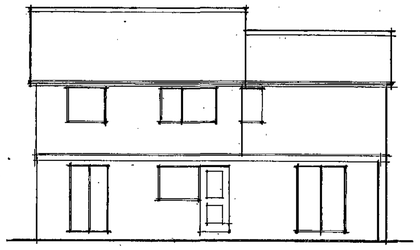
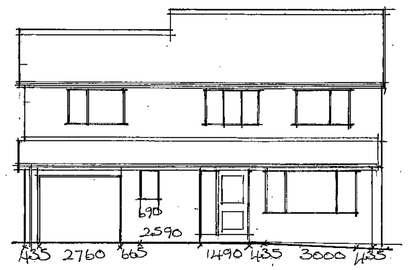
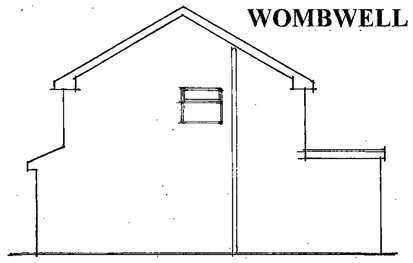
PROPOSED FIRST FLOOR REAR EXTENSION AND FRONT PORCH AT 93 LUNDHILL ROAD WOMBWELL



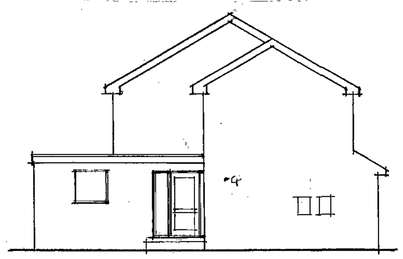
EXISTING REAR



EXISTING FRONT



EXISTING SIDE



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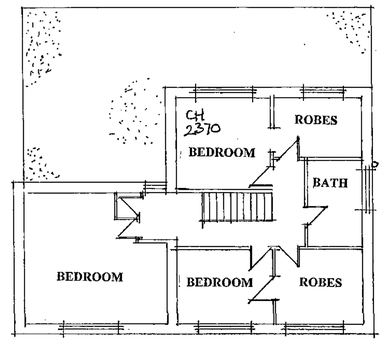
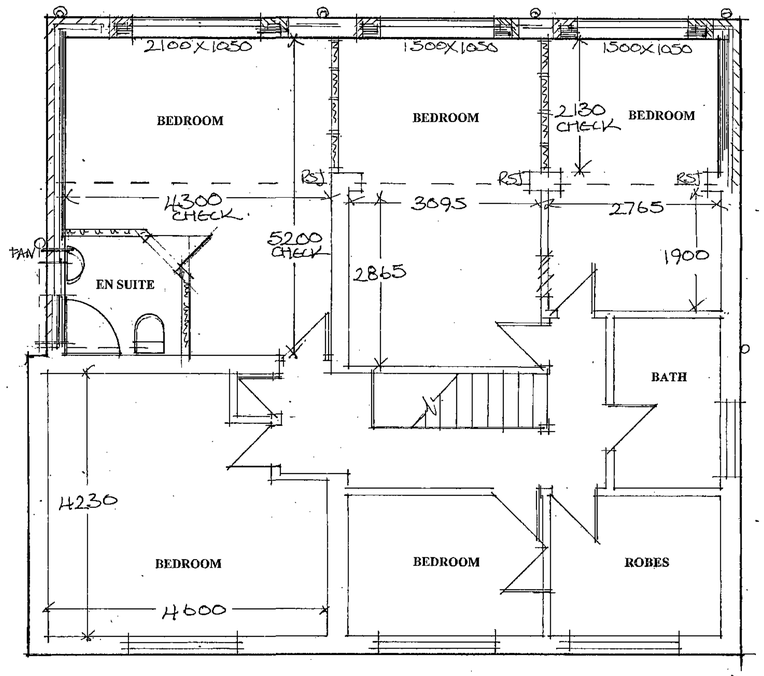


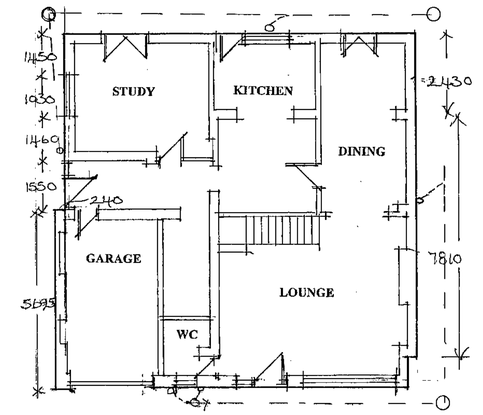
EXISTING FIRST FLOOR



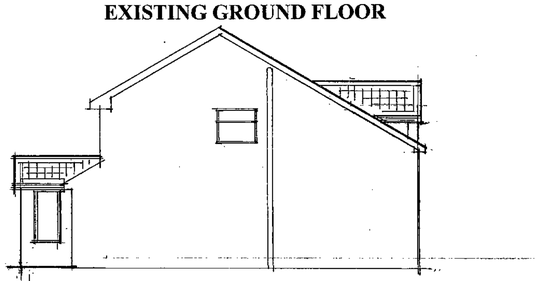
PROPOSED FIRST FLOOR



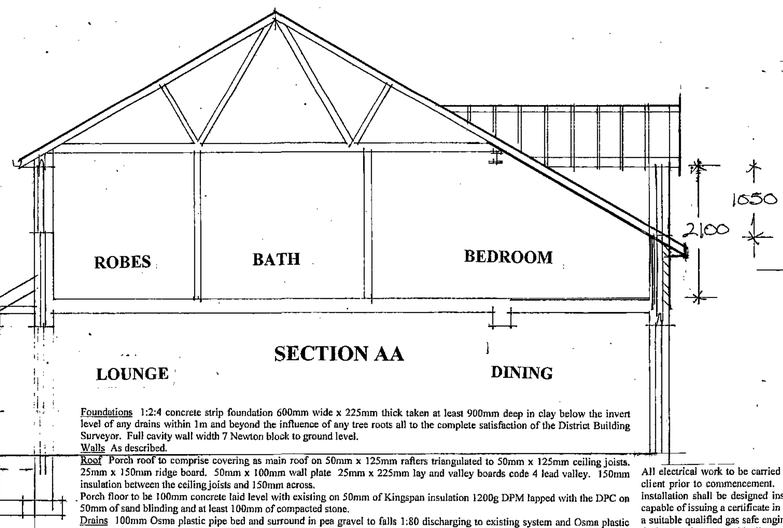
PROPOSED REAR



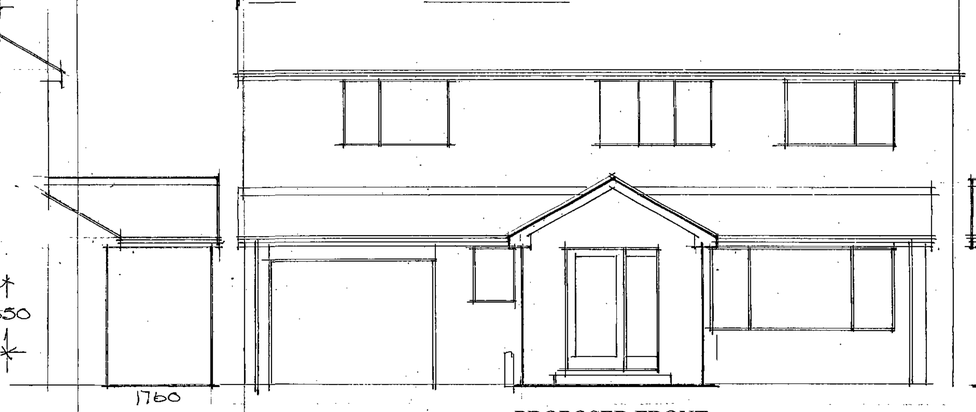
EXISTING GROUND FLOOR



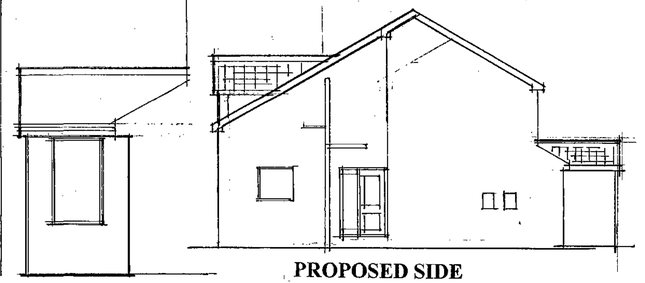
PROPOSED SIDE



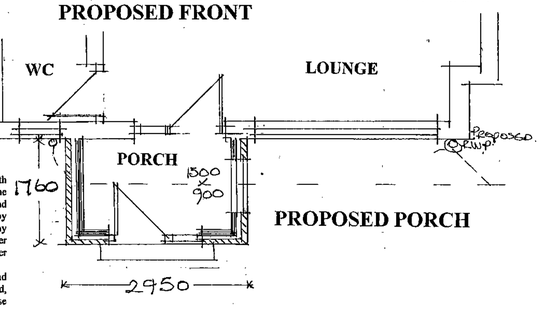
SECTION AA



PROPOSED FRONT



PROPOSED SIDE



PROPOSED PORCH

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level.
Walls As described.
Roof Porch roof to comprise covering as main roof on 50mm x 125mm rafters triangulated to 50mm x 125mm ceiling joists. 25mm x 150mm ridge board. 50mm x 100mm wall plate 25mm x 225mm lay and valley boards code 4 lead valley. 150mm insulation between the ceiling joists and 150mm across.
Porch floor to be 100mm concrete laid level with existing on 50mm of Kingspan insulation 1200g DPM lapped with the DPC on 50mm of sand blinding and at least 100mm of compacted stone.
Drains 100mm Osma plastic pipe bed and surround in pea gravel to falls 1:80 discharging to existing system and Osma plastic inspection chambers at change of direction maximum 600mm deep at 300mm diameter. 900mm deep 450mm diameter. All drains to be lintolled over where walls cross leaving 50mm movement space flexibly sealed. First floor en suites discharging to S & VP terminating with a cage 900mm above opening lights within 3m. No connection on S & VP within 200mm below WC connection. All wastes to be 38mm diameter with 75mm deep seal anti vacumn traps.
Windows UPVC double glazed windows and doors to match existing with Pilkingtons K or Low E glass and units that have a 16mm spacer between panes. All glazing in critical locations is to be safety glass to BS 6206© and stamped accordingly critical locations are doors, windows, adjacent doors and any glass within 800mm of the floor. Opening lights to be 1/20th of the floor area 8000mm² trickle vents to all rooms. En suites to have mechanical extract ventilation discharging at a rate of 15 l/sec to external air. Bedroom window to provide a means of escape opening light at least 450mm wide x 750mm high sited between 800mm and 1100mm from the floor.
Alterations Support the existing wall plate with structural steelwork and remove the masonary below. Make good all plaster finishes. Proposed floor to be made level with the existing. Access new bedroom from existing landing under Monks R6 concrete lintol 100mm end bearing make good plaster finish.
All the existing foundations and lintols are to be exposed by the developer for inspection by the Building Control Officer and are to be suitable for the intended purpose or altered to be so.

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. Telephone 0870-122-6236. E mail odpm@twoten.press.net.**

Construction (Design & Management) Regulations 1994 – Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

All the existing foundations and lintols are to be exposed by the developer for inspection by the Building Control Officer and are to be suitable for the intended purpose or altered to be so.
First Floor Extension
Walls 100mm brickwork to match the existing 85mm cavity fully filled with rockwool batts. 100mm thermalite blockwork 5 stainless steel wall ties m² and every block to reveals. Reveals to have same u value as walls. IGHD insulated lintols to openings 150mm end bearing. All internal finishes to be in plaster in 2 coats. Bond existing to proposed with furfix profiles and maintain cavity. Builder to investigate existing cavity width and dry line the internal blockwork with insulated plasterboard to achieve a U value of 0.3 for the external wall.
Roof Covering to match existing on 50mm x 25mm tile battens and 1layer of Tyvek fully breathable felt. 50mm x 150mm rafters at 400mm centres. Double rafter under dormer cheeks. Structural steelwork bolted to support existing wall plate at 900mm centres with 9.5mm bolts. Insulate between the rafters with 100mm Kingspan and 25mm under. Insulate the sloping ceilings with 100mm Kingspan between the rafters and 25mm underneath 12.5mm plasterboard 5mm skim ceiling finish. Upvc fascia and soffit 100mm half round gutter 63mm down pipes discharging rain water to and in order of priority A) water course B) soak away 1m³ in capacity 5m from any building C) existing on site system.. Dormers to comprise Upve cladding on 25mm x 50mm battens on breather paper and 9.5mm WBP plywood screwed to 50mm x 100mm studs at 400mm centres insulated between with 100mm Kingspan 25mm across the face vapour barrier warm side 12.5mm plasterboard 5mm skim finish. Dormer roof tiled as above on 50mm x 150mm rafters 400mm centres triangulated to 50mm x 150mm ceiling joists 12.5mm plasterboard 5mm horizontal ceilings insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings soakers aprons upstands to all abutments and vallies 25mm x 225mm lay and valley boards. Builder to allow for the removal of any existing flat roof wall plate between the joists to continue the masonary above following discussions with the Building Control Officer.
Floor Existing flat roof joists to be checked suitable for floor in terms of section and level. Floor covering to be 18mm T & G chipboard type 2 or 3 for wet areas on 50mm x 170mm joists at maximum 450mm centres. Insulated between with at least 100mm of fiberglass. 1 row of 50mm wide full depth strutting mid span 12.5mm plasterboard 5mm skim ceiling.
Lateral Restraint30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps secured over 3 joists and 50mm wide full depth solid noggings at right angles to walls and at 1.8m centres.
Gable Continue existing garage gable up to main roof ridge line in cavity masonary as described. Re-use existing roof tiles from rear roof slope on front elevation to match existing on battens and felt as described on 50mm x 100mm rafters at 400mm centres fastened to a 25mm x 150mm lay board at the apex of the existing roof and at the ridge of the proposed trusses.

SCALE 1:50 1:100