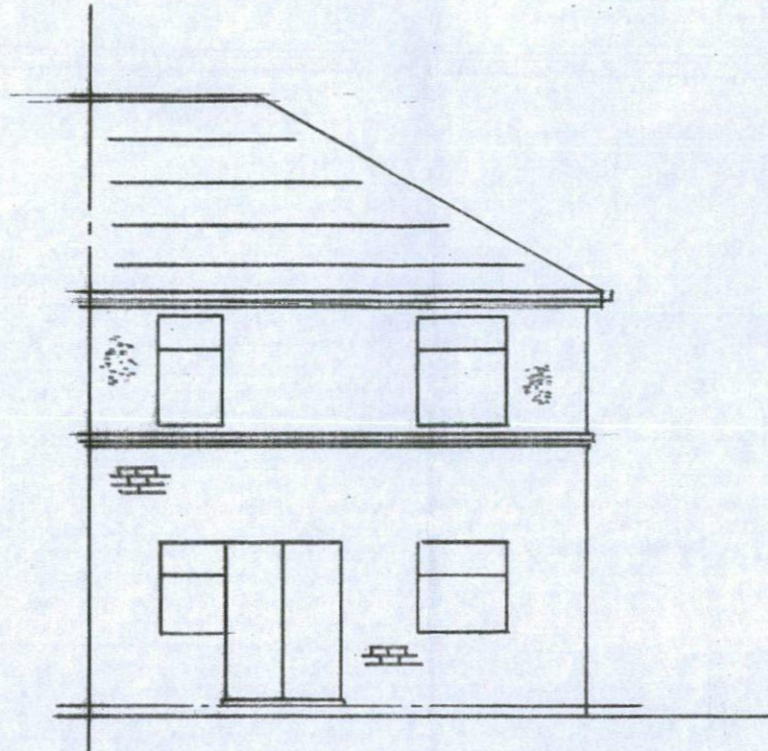
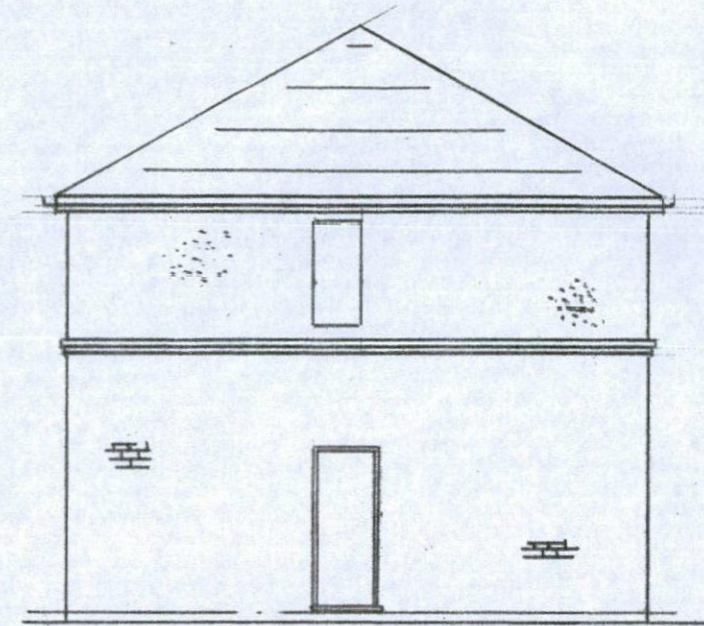


EXISTING FRONT ELEVATION

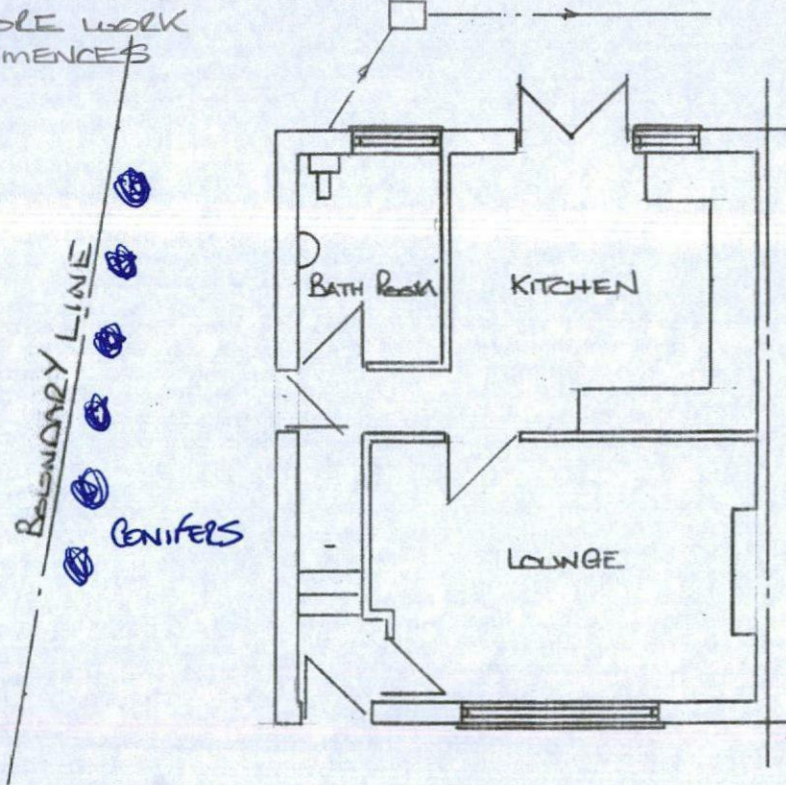


EXISTING REAR ELEVATION

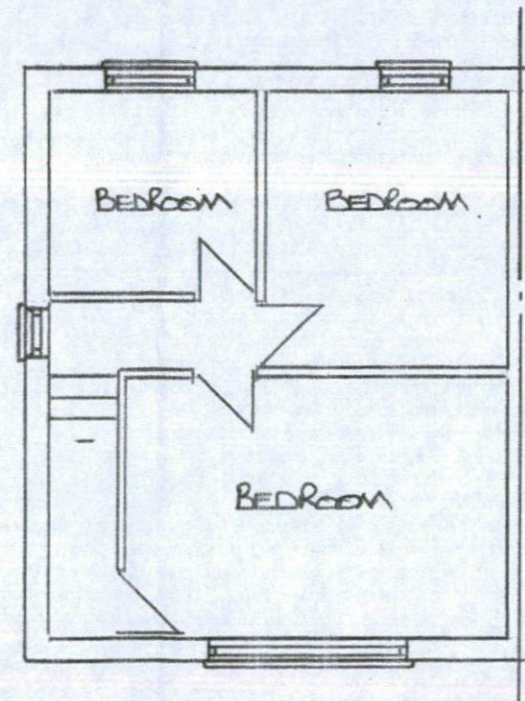


EXISTING GABLE ELEVATION

NOTE
EXACT BOUNDARY LINE
DETAILS TO BE CLARIFIED
BEFORE WORK
COMMENCES

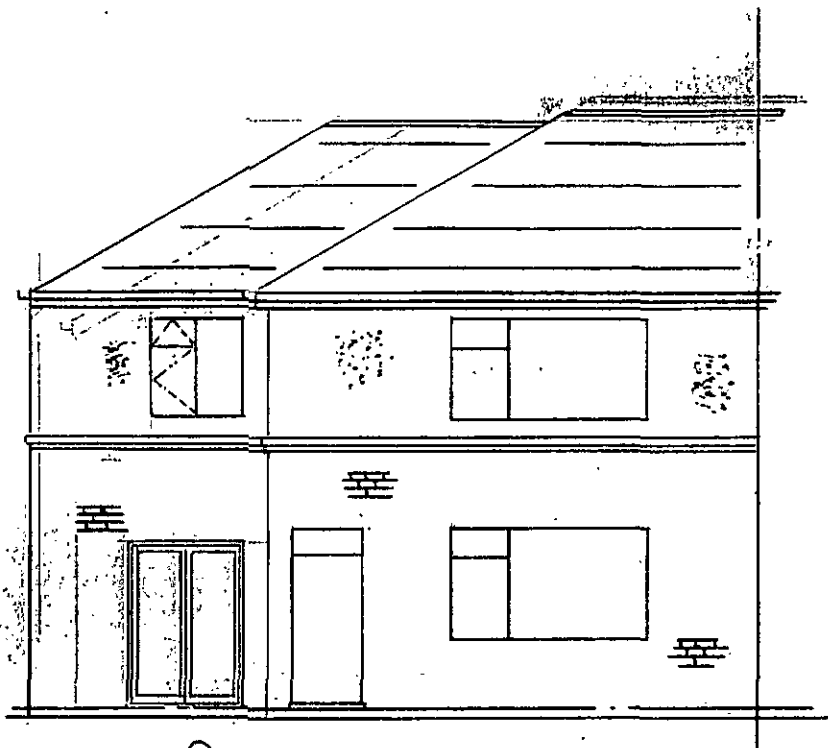


EXISTING GROUND FLOOR PLAN

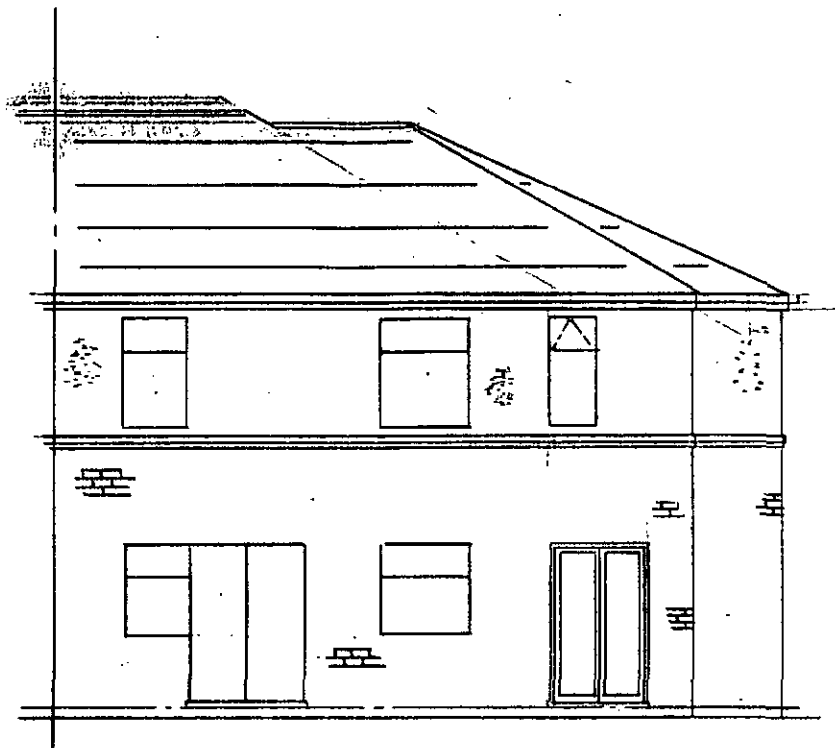


EXISTING FIRST FLOOR PLAN

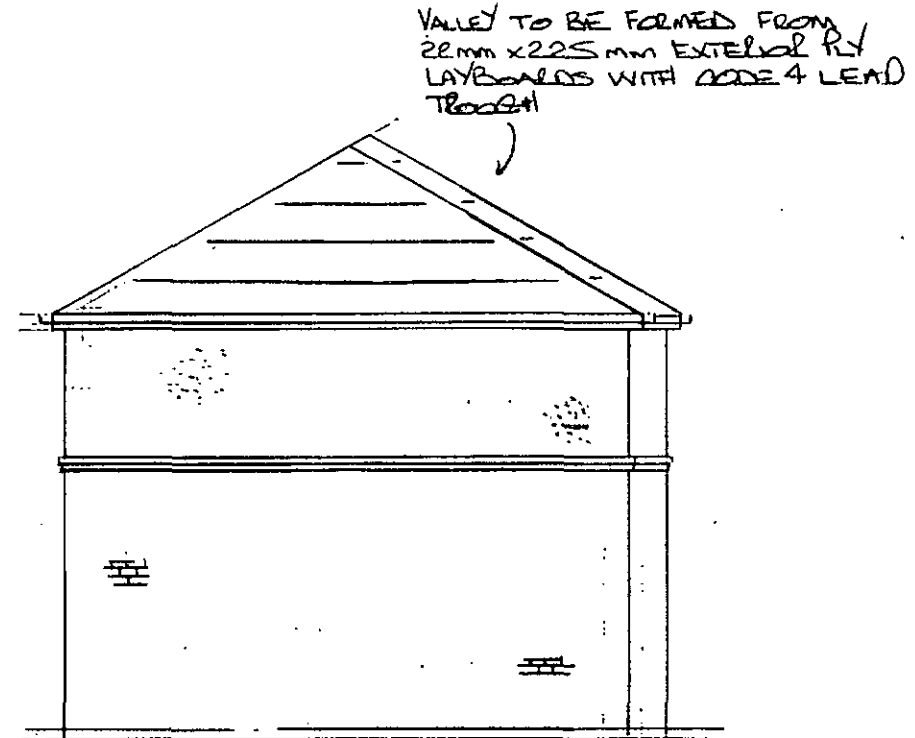
PROPOSED TWO STOREY
GABLE EXTENSION 5, JOHN
STREET, GREAT HOUGHTON



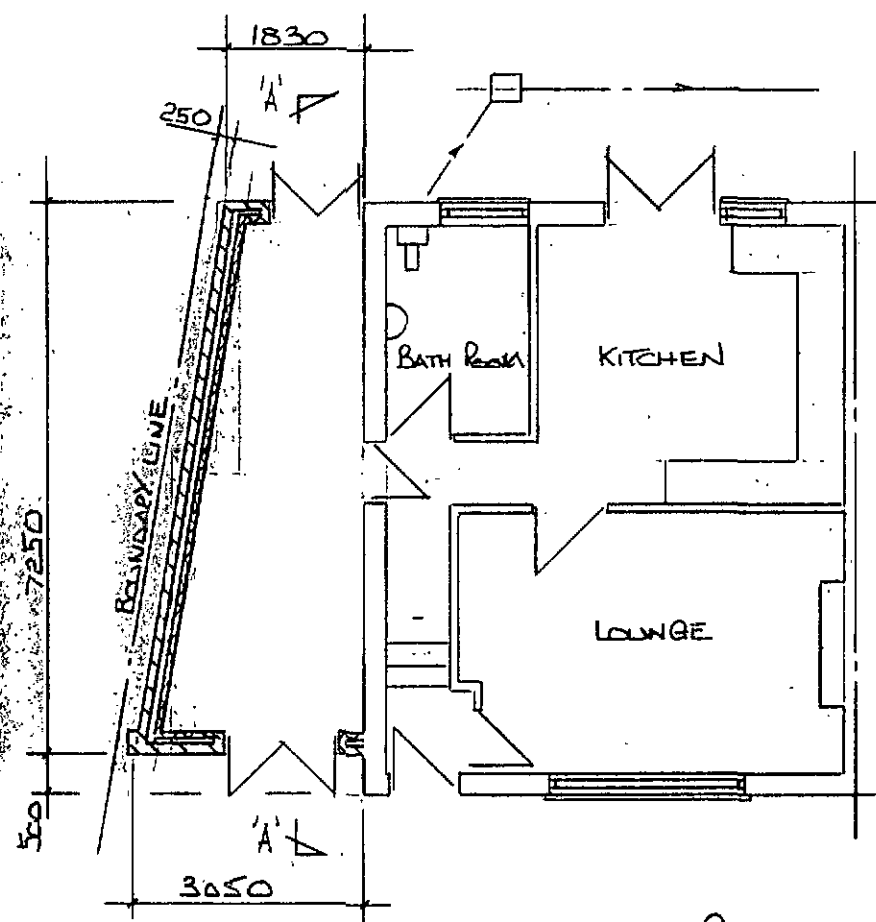
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

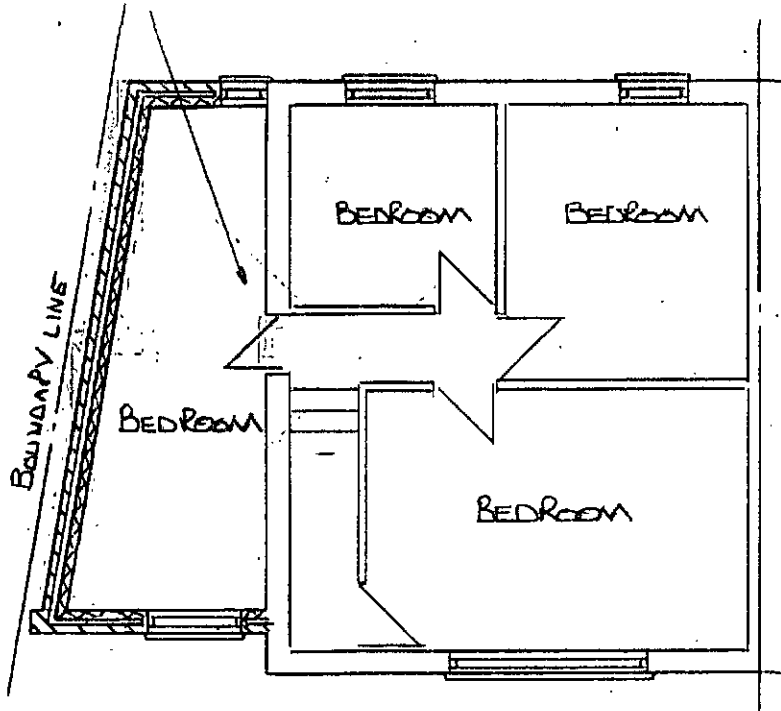


PROPOSED GABLE ELEVATION



PROPOSED GROUND FLOOR PLAN

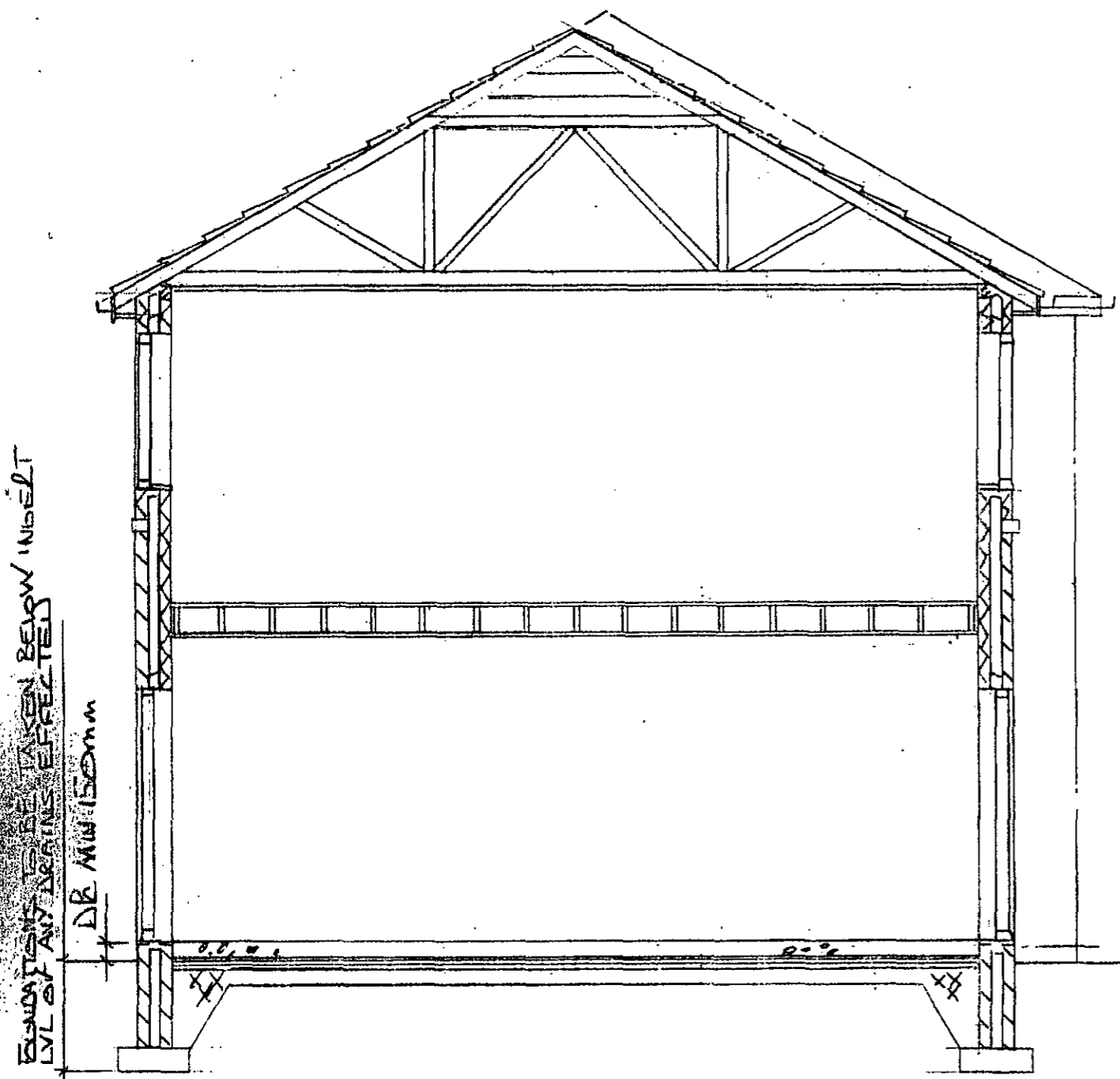
TAKE OUT EXISTING WINDOW, LINTEL AND SWK TO FORM NEW OPENING INTO PROPOSED EXTENSION. SOBOLT OVER WITH NAYLOR CONCRETE LINTEL. FIT INTERNAL DOOR + FRAME



PROPOSED FIRST FLOOR PLAN

PP PROPOSAL

TWO STOREY GABLE EXTENSION TO MATCH AND BE CONSISTENT WITH EXISTING BUILT PARALLEL WITH BOUNDARY LINE. NOTE EXISTING CONIFERS ON BOUNDARY LINE TO BE TAKEN OUT PRIOR TO COMMENCEMENT OF BUILDING WORK.



SECTION AA (1.50)

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.

Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor. Party wall act- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including:

Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

Support of a beam.

Insertion of a DPC through a wall.

Raising a wall or cutting off projections.

Demolition and rebuilding.

Underpinning.

Insertion of lead flashing.

An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidance.

Roof construction- Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ pitch to match existing (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made deminishing trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25X100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down b/wk min 6 courses with 1000x30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintained. Roof insulation to be 300mm fibreglass quilt, 100mm between trusses and 200mm @ 90degs underdrawn with 12.5 mm plasterboard and skim.

Alternative construction

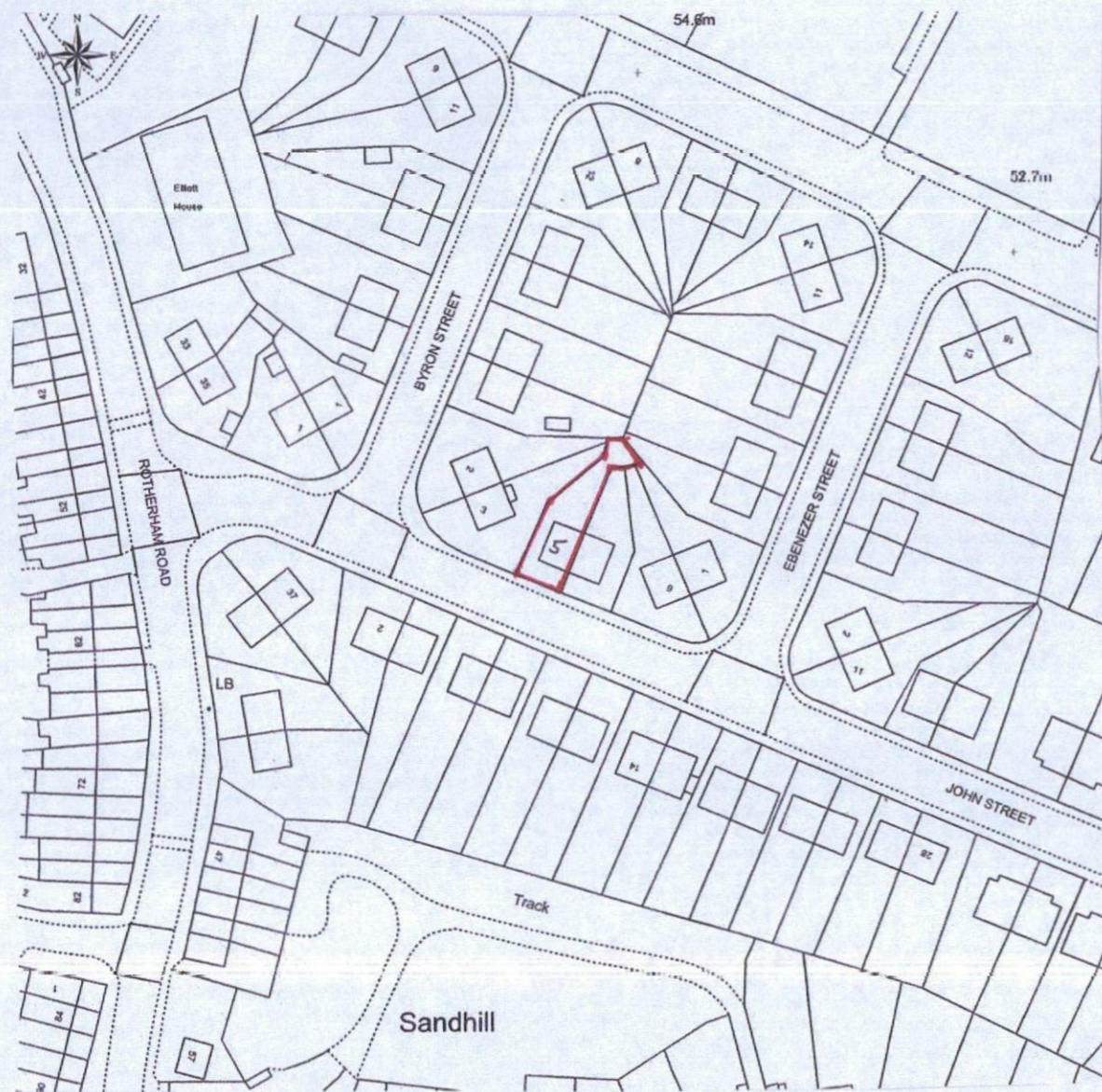
Traditional build using rafters, purlins, ridgeboard, hipboards etc sizes and construction details to be provided prior to work commencing.

Wall construction- External walls to be 102.5mm matching facing b/wk (at ground floor) with 20mm two coat sand/cement render with waterproof additive on 100mm thermalite blockwork (at first floor to match existing), 100mm cavity filled with 100mm Crown dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dab to achieve U value of 0.28w/m2k, sec eng b/wk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl, or use concrete foundation blocks, S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All b/wk and blockwork to be suitably bonded to existing (toothed every other brick or use fir fix profiles.) All cavities to be continuous and min external returns to be 665mm. Note. New brickwork and render to match and be consistent with existing etc.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel(if required), subject to building inspectors approval.

All foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower



LOCATION PLAN (1:1250)

than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean , dry hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction to achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, floor lvl to be consistent with existing.

First floor construction-50mm x 170mm C16 grade joists @ 400crs boarded with 22mm floor quality boards, strutting @ centre span, every third joist to be tied down b/wk min 6 courses with 30x5 gms straps and to end walls across min 3 joists, noggins between where straps are used, underdrawn with 12.5mm plasterboard with 6mm skim finish. Insulate between joists with 100mm wool insulation. Floor lvl to be consistent with existing.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

Windows- All windows to be double glazed upvc or aluminum construction to match existing. Glazing to have either a whole U value of 1.6 w/m2k or an energy rating of C or better and to have opening lights equal to 5% of the floor area and incorporate trickle vents with min 8000mm2 to habitable rooms and 4000mm2 to other rooms. All glazing to be in accordance with BS 6206 1981 and to be marked accordingly ie toughened or laminated glazing to any windows with cills below 800mm from floor lvl to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500 mm from floor lvl. Fire escape windows to be 0.33m2(450 x 750) and be min 800mm max 1100mm from fl lvl to underside of clear unobstructed opening.

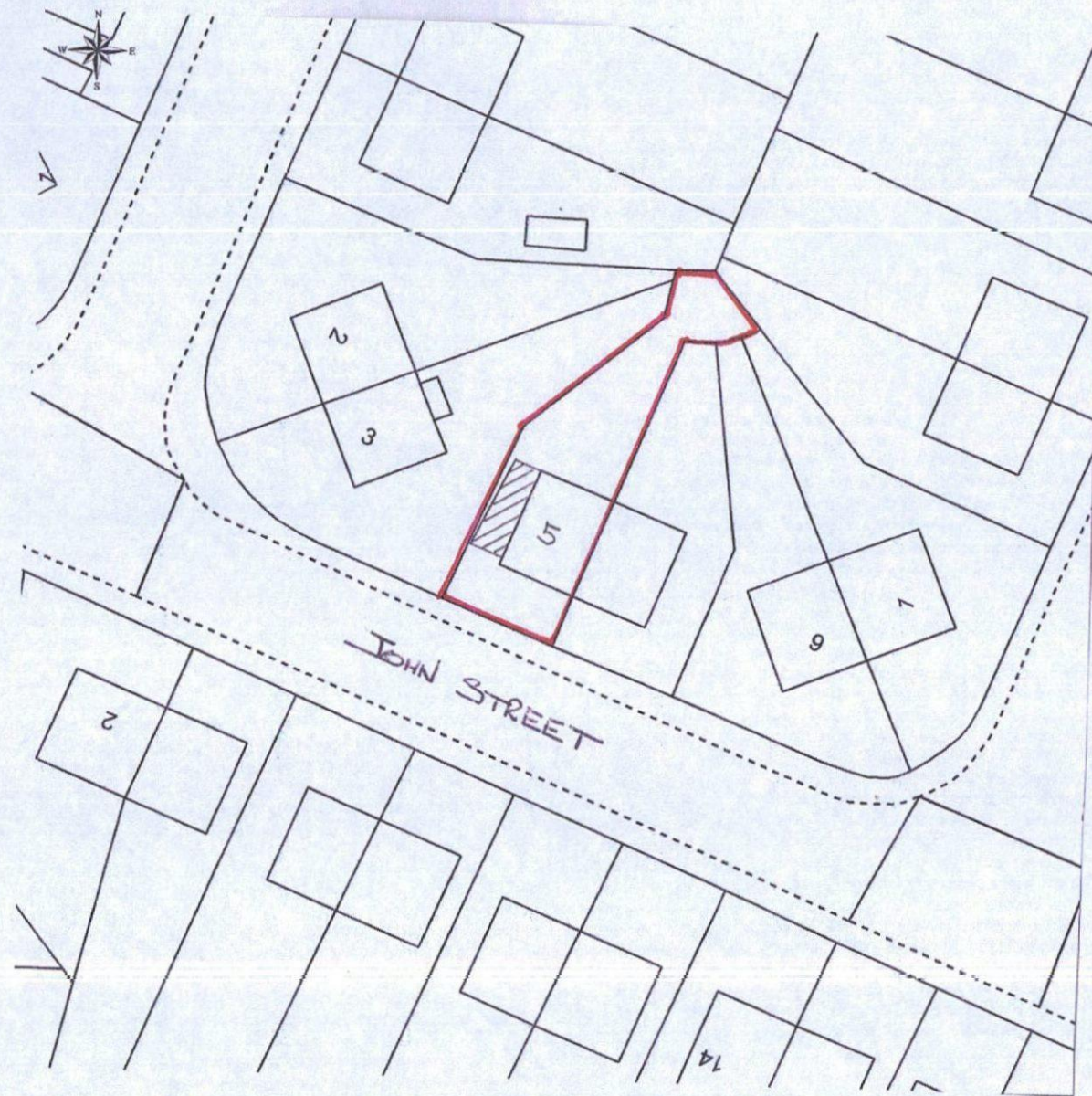
Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671.

Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m2 or 1 in 4 fixed light fittings.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-syphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.



SITE PLAN (1:500)

Above ground drainage- Believed not effected at this time.

Below ground drainage- All new underground drainage to be Hepworth "Supersleve" vitrified clay pipework and fittings with push-fit "Polypropelene" flexible couplings.

Drains to be laid to minimum falls of 1:40 and connected into mains drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drain to be surrounded with 150mm concrete with 13mm compressible board movement joints @ max 5m crs. Drains underneath building with more than 300mm to be surrounded with 100mm granular fill.

Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintols to be provided where drains pass through external walls to form opening to provide 50mm clearance all round, opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.

Note. Drainage indicated, runs, direction etc to be confirmed on site at the commencement of the project with the building inspector.

Contact Details: Yorkshire Water: 0845 1208482

Severn Trent Water: 0116 2343146

Where a public sewer exists within the site, the client and contractor are to adhere strictly to the following conditions.

- 1) Where excavating and building within 3m of sewer, work to be carried out to be non detrimental to existing sewer.
- 2) Where pipe is exposed during building works, pipe to be protected to prevent damage.
- 3) Building foundations are to be constructed in such a manner as to prevent additional load being placed on pipe, where a drain or sewer running below a building is less than 2m deep, the foundation shall be extended locally so that the drain or sewer passes through the wall.
- 4) New walls are to adequately span pipeline with the insertion of PCC lintols over openings, spanning min 1.5m either side of the pipe to ensure damage or misalignment is not caused to the pipeline.
- 5) Water authorities require a minimum of 21 days notification of any connections required to pipelines and sewers. It is the clients responsibility to ensure that this condition is adhered to.
- 6) If any repairs or replacements are necessary, this work will be required to be carried out by the local water authority.
- 7) No building work is to conceal any existing access points to the sewer. If this is impractical due to site conditions, an alternative access point can be constructed on the line of the sewer at a location acceptable by the water authority.

Surface water- New guttering, fascias and soffits to match and consistent with existing, 65mm dia Rwns to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1.100 or 1.50 unless stated otherwise.