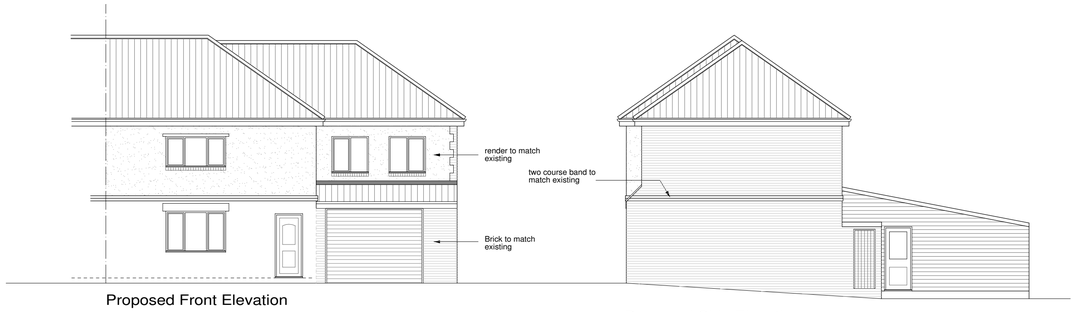
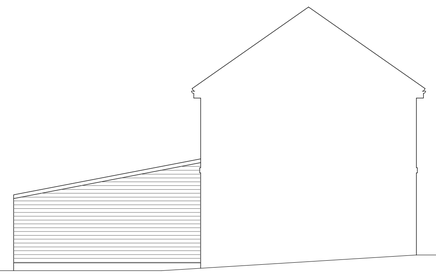


Proposed Front Elevation

Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE. ILANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY,STRENGTH AND STABILITY OF THE BUILDING DURING THE COURSE OF THE WORKS
ALL BUILDING WORK TO BE COMPLETED TO THE FULL SATISFACTION OF THE LA BUILDING CONTROL INSPECTOR AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE

EXISTING STRUCTURE. EXISTING FOUNDATIONS TO BE EXPOSED TOGETHER WITH ANY EXISTING LINTELS AS DIRECTED BY BUILDING LA BUILDING INSPECTOR ON SITE TO ASSESS THEIR SUITABILITY.
FOR EXTRA LOADINGS,EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING INSPECTORS RECOMMENDATIONS. ENSURE THAT THE EXISTING STRUCTURE IS TEMPORARILY SUPPORTED DURING CONSTRUCTION
DISTURBANCE TO PLASTERWORK, FLOOR REMOVAL ETC. SHOULD NOT BE UNDERTAKEN
UNTIL THE EXTERIORS WORKS ARE WATERTIGHT. DUST AND DISTURBANCE TO THE UNAFFECTED AREAS OF THE HOUSE SHOULD BE MINIMISED.
ALLOW TO REMOVE ALL MATERIALS FROM SITE AS A RESULT OF DEMOLITION. UNLESS OTHERWISE REQUESTED BY CLIENT OR IS TO BE REUSED.
PLEASE NOTE THAT A SURVEY OF EXISTING DRAINS SHOULD BE UNDERTAKEN PRIOR TO COMMENCEMENT OF THE WORKS
FORMING NEW CONSTRUCTION OVER EXISTING WATER MAINS,GAS MAINS AND DRAINSIS TO BE AVOIDED, IF ANY ARE DISCOVERED DURING EXCAVATIONS,THEY MAY NEED TO BE RE-DIRECTED, REPLACED AND SLEEVED ALL TO RELEVANT BODIES / LA BUILDING INSPECTORS APPROVAL

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EXISTING FLOOR- MAINTAIN EXISTING FLOOR VENTILATION WHERE REQUIRED WITH 100MM DIA UPVC PIPES LAID DIRECTLY UNDER CONCRETE FLOOR AND TO TERMINATE THROUGH CAVITY WALL WITH PROPRIETORY AIR BRICKS (COLOUR TO MATCH BRICKWORK) IN CONJUCTION WITH CRANKED VOID VENTILATORS AT EXTERNAL WALLS AT 2M MAX CTS.WHERE APPROPRIATE PROVIDE AIR GAPS WITHIN ITERMEDIATE MASONARY SUB-STRUCTURE WALLS TO ENSURE CROSS VENTILATION.

FOUNDATIONS .EXISTING GROUND WITHIN THE EXTENT OF THE PROPOSED BUILDING CONSTRUCTION SITE SHALL BE CLEARED OF ALL TURF AND VEGATATION PRIOR TO ANY FURTHER EXCAVATION BEING MADE FOUNDATION TRENCHES SHALL BE CLEAN AND TRUE AND CHECKED FOR SOFT AREAS AND TAKEN DOWN TO A MIN DEPTH OF EXISTING FOUNDATIONS BUT AMINOF 600MM AND TO FULL SATISFACTION OF LA BUILDING INSPECTOR
FOUNDATIONS TO EXTERNAL WALLS TO BE PERIMETER BEAM ON PILES TO FULL SATISFACTION OF LA BUILDING INSPECTOR

DAMP PROOF COURSES. THE HORIZONTAL DAMP PROOF COURSE SHALL CONSIST OF PITCH BITUMEN POLMER DAMP COURSE ADEQUATELY LAPPED AT CORNERS AND JOINTS,OR A MORTAR BED MAINTAINING A MINIMUM 150MM ABOVE GROUND LEVEL.ENSURE DPC DO NOT PROJECT INTO CAVITY. WHERE EXTERNAL CAVITY WALL IS BRODED IE. METER CUPED,AIR BRICK ETC PROVIDE POLYTHENE CAVITY TRAYS COMPLETE WITH STOP ENDS OVER IN THE EXTERNAL WALL CAVITY TRAYS ARE TO EXTEND 150MM BEYOND EITHER SIDE OF LINTEL/OPENING.

GROUND FLOOR CONSTRUCTION : SEE SECTION

ALT.GROUND FLOOR CONSTRUCTION-PROPRIETORY SUSPENDED BEAM & BLOCK FLOOR TO BE INSTALLED INACCORDANCE WITH MANUF INSTRUCTIONS.A CONTINOUS HORIZONTAL DPC IS TO BE PROVIDED TO FLOOR BEAM END BEARINGS.A CLEAR VENTILATED VOID TO BE PROVIDED DIRECTLY BENEATH THE GROUND FLOOR BEAMS.FLOOR BEAMS TO BE POSITIONED TO ENSURE THAT BEAMS DO NOT BEAR DIRECTLY OVER SUBSTRUCTURE CAVITY WALLS.ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS 8103 PT 1 CAVITY DIMENSIONS TO BE AS PER TO MANUFACTURERS DETAILS.FOR APPROVED DESIGN AND BEAM LAYOUT PRECAST CONCRETE BEAMS TO BAA APPROVED INFILL BLOCKS TO HAVE A MIN COMPRESSIVE STRENGTH OF 5.5N/SQMM BLOCKS TO BE GROUTED WITH SAND AND CEMENT SLURRY PRIOR TO RECEIVING FLOOR FINISH OF MIN 75MM THICK REINFORCED SANCEMENT SCREED ON DPM LAID OVER.100MM KINGSPAN INSULATION BATTS TO PROVIDE A MINIMUM U VALUE OF 0.25W/MSQK.SEE 100MM INSULATION OF OUTS AT PERIMETER TO AVOID COLD BRIDGING. NOTE ALL TOP SOIL VEGETATION SHOULD BE REMOVED FROM UNDER FLOOR VOID AND TREATED WITH WEED KILLER.ALL FLOOR VOIDS TO BE VENTILATED WITH AIR BRICKS SET IN EXTERNAL WALLS AT LOWEST POINT OF FLOOR BEAMS. PROVIDE VENTILATION USING ONE VENTILATOR PER 3M OF EXTERNAL WALL AND INTERNALLY A MAX OF 3M WITH AT LEAST 600MM SQ OPEN AREA PER M RUN.OR INTERNAL WALL.PROVIDE WEEP HOLES AT LOWEST POINT TO AVOID WATER BUILD UP IN FLOOR VOID. FLOOR FINISH FLUSH WITH EXISTING FLOOR LEVEL UNLESS OTHERWISE STATED.

EXTERNAL WALLS TO BE IN 300MM CAVITY WALL CONSTRUCTION (ASSUMMED CHECK ON SITE). 100MM BRICKS , 100MM TO BE FULL FILLED WITH BOWKNOOL (DRYHEIM
WALL TIES TO BE SPACED AT 750MM CNTS HORIZONTALLY & 450MM VERTICALLY & STAGGERED WITH TIES AT 225MM VERTICAL CNTS TO JAMBS OF OPENINGS.
PROVIDE THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO ALL OPENINGS TO AVOID COLD BRIDGING. DPC TO HEADS ,JAMBS & CILLS OF ALL OPENINGS THROUGH EXTERNAL WALLS & 6M 150MM ABOVE G.L. TO BOTH LEAVES. LINTOLS TO EXT WALLS TO BE CATNO FIXED INACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

WINDOWS AND EXTERNAL DOORS-PROVIDE NEW WINDOWS TO REAR TO MATCH FRONT. WINDOWS TO PROVIDE MINIMUM GLAZED LIGHTS OF 1/8thSQ.M OF THE FLOOR AREA OF THE ROOM SERVED AND PROVIDE A MINIMUM BACKGROUND VENTILATION OF 8000 SQ MM TO ALL HABITABLE ROOMS INCLUDING KITCHEN, BATHROOM AND UTILITY.THE WINDOWS TO BE GLAZED WITH 24MM (4:16:4) SEALED UNITS LOW EMISSIVITY UNITS WITH A MINIMUM U VALUE OF 1.6 W/MSQK DOORS 50% GLASS TO HAVE A U VALUE OF 2.2W/MSQK.
ALL GLAZING TO BE IN ACCORDANCE WITH BS 6262:1978,SAFEGUARE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS.
ALL WINDOWS AND DOORS ARE TO BE WETHER STRIPPED.
SAFETY GLAZING INACCORDANCE WITH BS8206:1981 AND APPROVED DOCUMENT N IN CRITICAL LOCATIONS.ALL FULLY GLAZED DOORS AND SIDE LIGHTS.ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UPTO A HEIGHT OF 1500MM AND ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL.OPENABLE WINDOWS LESS THAN 800MM ABOVE FINISHED F.LOOR LEVEL (ABOVE GROUND LEVEL) TO BE PROVIDED WITH A SUITABLE GUARDING AT A HEIGHT OF 1100MM ABOVE FINISHED FLOOR LEVEL. BS 6180:1982
NOTE ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEAST 0.33M SQ AND HAVE AN UNOBSTRUCTED DIMENSION OF AT LEAST 750X450MM. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM ABOVE FINISHED FLOOR LEVEL.

INTERNAL WALLS: WALLS TO BE 75X50 STUD WALLS LINED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM.

FIRST FLOOR:MOISTURE RESISTANT FLOOR BOARDS ON C16 GRADE S.W. JOISTS SEE PLANS FOR DETAILS. STRUTTING AT MID SPAN WITH 150X19MM DEALY.U.S. STRUTTING PARALLEL TO WALL SUPPORTED BY 50X50MM S.W. NOGGINS AT MAX 2.0M CNTS. 12.7MM PLASTERBOARD & SKIM TO ALL CEILINGS. JOISTS TO BE SUPPORTED ON BAT HEAVY DUTY GALV. M.S. JOIST HANGERS TO STAIRWELL. DOUBLE JOISTS TO BE PROVIDED UNDER ALL PARTITIONS RUNNING PARALLEL. PROVIDE 100MM SOUND ABSORBENT INSULATION QUILT WITHIN FLOOR VOIDS

ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 25X38MM S.W. BATTENS ON UNTEARABLE SARKING FELT ON TRUSSED RAFTERS AT 600MM CNTS MAX 35MM CNTS. 50X89MM GALV. M.S. STRAPS AT MAX 2.0M CNTS FIXED AT CEILING TIE & RAFTER LEVEL TO EXTEND OVER 3NO. TRUSSES. STRAPS TO BE SUPPORTED BY 50X50MM NOGGINS BETWEEN TIES. BUTTRESSING WALLS TO BE RESTRAINED AT CEILING LEVEL WITH 30X5MM GALV. M.S. STRAPS AT MAX 2.0M CNTS. 12.5MM PLASTERBOARD & SKIM TO CEILINGS.300MM FIBREGLASS INSULATION QUILT TO BE CROSS LAID BETWEEN CEILING TIES TO GIVE U VALUE OF 0.16WM^2C. 150MM AIR GAP TO BE PROVIDED TO ALL EAVES FITTED WITH FLY PROOF SCREENS. COLD TANK SUPPORTS CONSISTING OF 25MM C4 GRADE CHIPBOARD PLATFORM SUPPORTED ON 2NO. 50X50MM S.W. BEARERS MEMBERS TO BE POSITIONED OVER LOAD BEARING WALLS. ALL ROOF TIMBERWORK TO BE IN ACCORDANCE WITH BS 5268 PART 2 1991. ROOF TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURERS AND TO BE SUBMITTED 28 DAYS PRIOR TO COMMENCEMENT.VALLEYS TO BE FORMED USING CODE 5 LEAD

ROOF VENTILATION:ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANCE WITH APPROVED DOCUMENT F2 OR ALTERNATIVELY USING BREATHABLE MEMBRANE (TYVEK OR OTHER SIMILAR APPROVED)

PLUMBING ABOVE GROUND FOUL DRAINAGE TO BE PVC-U TO BS 4514.
PIPEWORK MUST BE DESIGNED INACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICIENTLY.
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:
WC SOIL PIPES 100MM DIA NOM SIZE
COMMON PIPE WASTE:50MM DIA NOM SIZE
BATH:SINK50MM DIA NOM SIZE
SINK:40MM DIA NOM SIZE
OVERFLOW:19MM DIA NOM SIZE

ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS.PROVIDE WASTE FOR WASHING MACHINE,DISHWASHERS WHERE APPLICABLE ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN) THE MAXIMUM LENGTHS OF WASTE PIPE SHALL BE AS FOLLOWS
32MM PIPE 1.7M MAX LENGTH
40MM PIPE 3M MAX LENGTH
50MM PIPE 4.5 MAX LENGTH
100MM PIPE 6.0 M MAX LENGTH

SOIL AND VENTILATING STACKS AT HEAD OF RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITH MINIMUM BENDS. TERMINATE VENTILATING PIPES AT LEAST 900MM ABOVE ROOFS AND WINDOWS WITHIN 3M RADIUS.INSTALL SOIL PIPES PASSING THROUGH ROOMS TO BE LAGGED WITH SOUND DEADENING QUILT AND WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM.ALL RISING MAINS TO BE INSULATED

RAINWATER GOODS:
110MM DIA PVC-U SQUARE SECTION PVC GUTTERS & 68MM SQUARE SECTION DOWN PIPES TO DISCHARGE INTO BACK INLET GULLEY TO FOLLOW BRICK SEAMANS RULES FROM ALL DWELLINGS.
ALTERNATIVELY DISCHARGE TO EXISTING COMBINED SEWER TO FULL SATISFACTION OF LOCAL AUTHORITY BUILDING SURVEYOR

ENSUITE- LAYOUTS TO CLIENTS REQUIREMENTS.PROVIDE MECH.EXTRACT CAPABLE OF EXTRACING 15 LITRES PER SECOND LOCATED IN THE CEILING WALL WHICH WILL BE OPERATED INTERMITTENTLY LINKED TO ROOM LIGHT. SWITCHING TO BE BY MEANS OF LIGHT SWITCH WITH ISOLATOR SWITCH EXTERNAL TO ROOM.

ENERGY EFFICENT LIGHTING-PROVIDE 1 ENERGY EFFICENT LIGHT TO PROPOSED BEDROOM

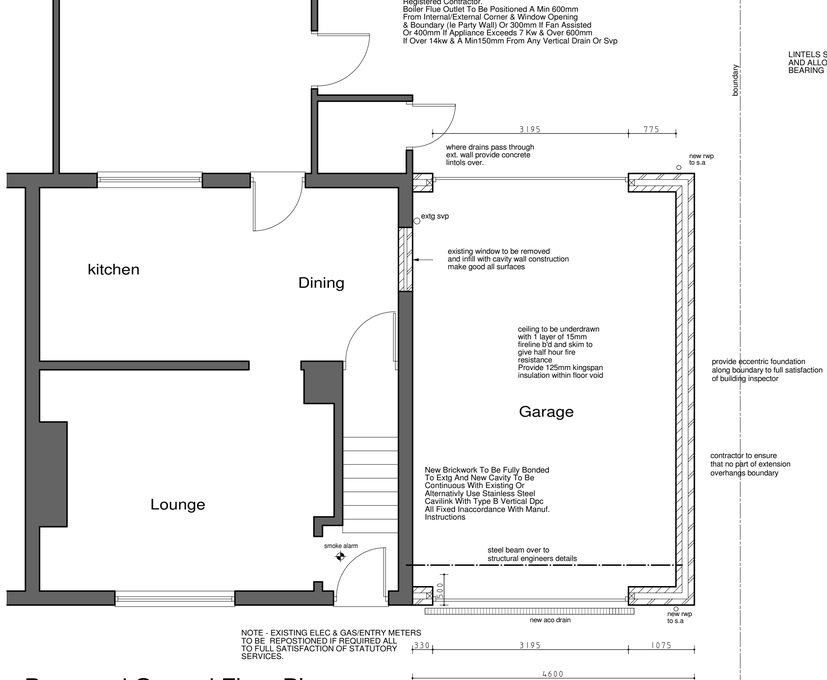
HEATING-EXISTING CENTRAL HEATING SYSTEM TO BE EXTENDED. INTO NEW ROOMS.ALL NEW RADIATORS TO BE FITTED THERMOSTATIC VALVES.INSULATE ALL VENTED DOMESTIC HOT WATER PIPES TO BE INSULATED WITH MIN 40MM THICK 0.045 W/MSQ.K

ELECTRICAL-ALL ELECTRICAL INSTALLATIONS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH CHAPTER 13 OF BS7671:2001, AND SUFFICIENT INFORMATION WILL BE PROVIDED SO THAT PERSONS WISHING TO OPERATE, MAINTAIN OR ALTER THE ELECTRICAL INSTALLATION CAN DO SO WITH REASONABLE SAFETY.
OR ALL ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN UNDER THE AUSPICES OF AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE AND WHERE THE PERSON OR ORGANISATION CARRYING OUT THE ELECTRICAL WORK IS A COMPETENT PERSON.OR EXAMPLE
THE ELECTRICAL WORK IS ALSO NOTIFIABLE TO THE BUILDING CONTROL BODY.THE EXISTING FIXED ELECTRICAL INSTALLATIONS IN THE BUILDING AR AS NECESSARY TO ENABLE THE ADDITIONS AND ALTERATIONS .THE CIRCUITS WHICH FEED THEM, THE PROTECTIVE MEASURES AND THE RELEVANT EARTHING AND BONDING SYSTEM.MEET THE REQUIREMENTS TO ESTABLISH THAT THE MAINS SUPPLY EQUIPMENT IS SATISFACTORY.

SMOKE ALARMS-SMOKE ALARMS SHALL BE INSTALLED I AS NOTED ON PLAN. SMOKE ALARM UNIT TO BS5446 PT 1:2000 AND IS TO BE FITTED MIN 300 MM FROM LIGHT FITTING AND WALLS. ALARMS MUST BE INTERCONNECTED TO A SEPARATELY FUSED MAINS ELECTRICITY SUPPLY AND TO BE INTERCONNECTED.

STEEL WORK- NEW STEEL WORK AS SHOWN ON PLANS TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGEREDAND TAPED. WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

PARTYWALL ACT-THE BASIS OF THE ACT IS TO NOTIFY YOUR NEIGHBOURS OF ANY WORK ASSOCIATED WITH THE PARTY WALL OR PROPOSED DEVELOPMENT WORK THAT MAY AFFECT YOUR NEIGHBOURS BOUNDARIES OR BUILDINGS WHEN THE PROPOSED IS WITHIN 3-6 METRES OF THEIR PROPERTY.& WHERE EXCAVATIONS ARE DEEPER THAN THE NEIGHBOURS PROPERTY FOUNDATIONS YOU MUST INFORM ADJOINING OWNER/OWNERS BY SERVING NOTICE.
PLEASE REFER TO THE PARTYWALL ACT FOR DETAILED EXPLANATION.IF THE PROPOSED DEVELOPMENT IS WITHIN PREDETERMINE DISTANCES INDICATED ABOVE AND WILL AFFECT THE FULL LENGTH OF THE NEIGHBOURS PROPERTY. IE. IF A PARTY WALL IS TO BE BUILT ON THE BOUNDARY OR IF THE NEW WORKS ARE DEEPER THAN THE FOUNDATION LEVEL WILL NOT UNDERMINE AND MAY CAUSE COLLAPSE OF THE NEIGHBOURS PROPERTY IF A STRIP FOUNDATION HAS BEEN IDENTIFIED.THIS WILL HAVE TO BE CARRIED IN SMALL SECTIONAL STAGES INACCARANCE WITH BUILDING CONTROL OR A RAFT FOUNDATION BE EMPLYED WITH EXTENDED TOE AT THE WALL PERIMETER THIS ALTERNATE STRUCTURE TO BE APPROVED BY BUILDING CONTROL PRIOR TO ANY WORK COMMENCING.
THE PARTY WALL ACT 1996 WILL APPLY IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES:WORK ON AN EXISTING WALL SHARED WITH ANOTHER PROPERTY,BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY,EXCAVATION NEAR A NEIGHBOURS BUILDING.IF ANY OF THESE APPLY TO YOU UNDER THE ACT YOU MUST SERVE THE STATUTORY NOTICE ON THE ADJOINING OWNER AT LEAST 2 MONTHSNOTICE MUST BE GIVEN FOR WORKS TO AN EXISTING PARTY WALL AND 1 MONTHS NOTICE FOR A PLANNED NEW WALL OR EXCAVATION WITHIN THE SPECIFIED DISTANCE.FOR MOST WORKS YOU SHOULD BE ABLE TO REACH AN AGREEMENT WITH THE ADJOINING OWNERS AND THEY MAY GIVE THEIR CONSENT TO SERVICE A COUNTER NOTICE ON YOU WITHIN 14 DAYS.IF THIS IS NOT DONE A DISPUTE IS REGARDED AS HAVING ARISEN.FURTHER INFORMATION AND GUIDANCE ON THE ACT IS AVAILABLE FROM:
www.communities.gov.uk/publications/planningandbuilding/partywall

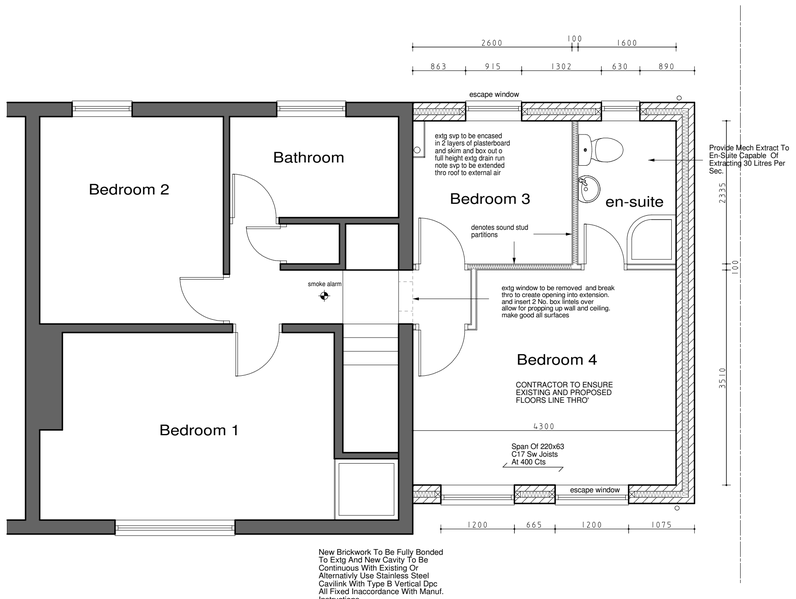


Proposed Ground Floor Plan

boundary

LINTELS SPECIFICATION TO BE PROVIDED BY SUPPLIER AND ALLOWANCE TO BE MADE FOR ANY ADDITIONAL BEARING IE, FLOOR JOISTS, TRUSSES ETC

THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND ADJUST TO SUIT SITE CONDITIONS TO THE FULL SATISFACTION OF THE BUILDING INSPECTOR



Proposed First Floor Plan

REV A - OCT 18 - amended to planners comments

MR R CLARKE

7 JARDINE STREET
WOMBWELL
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PROPOSED DETAILS SHEET 1 OF 2

scale	date	drawn	checked
1:50 / 1:100 @ A3	July 18	PB	

drawing no 18 - 122 - 4

revision A

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