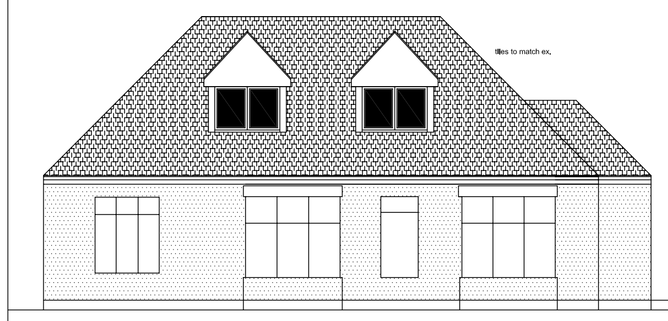
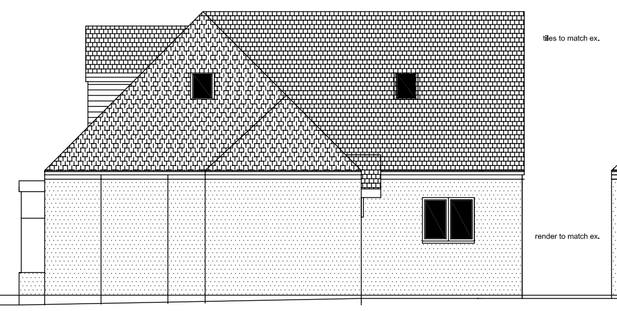
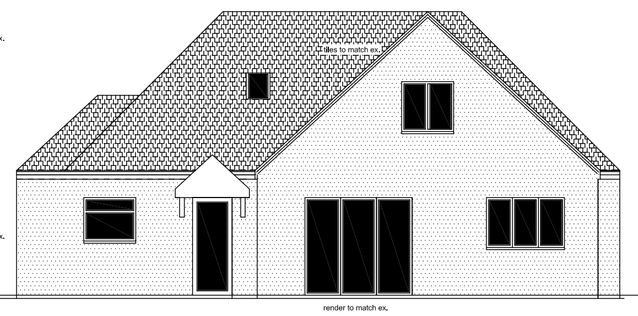


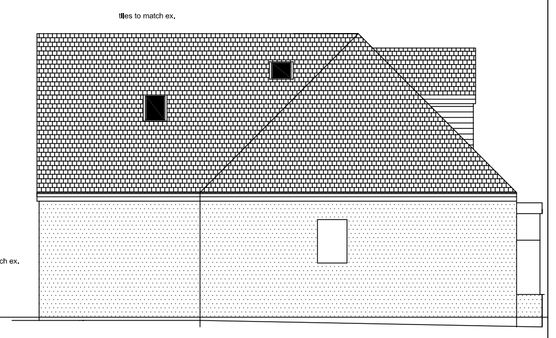
Proposed Front Elevation 1:100



Proposed Side Elevation 1:100

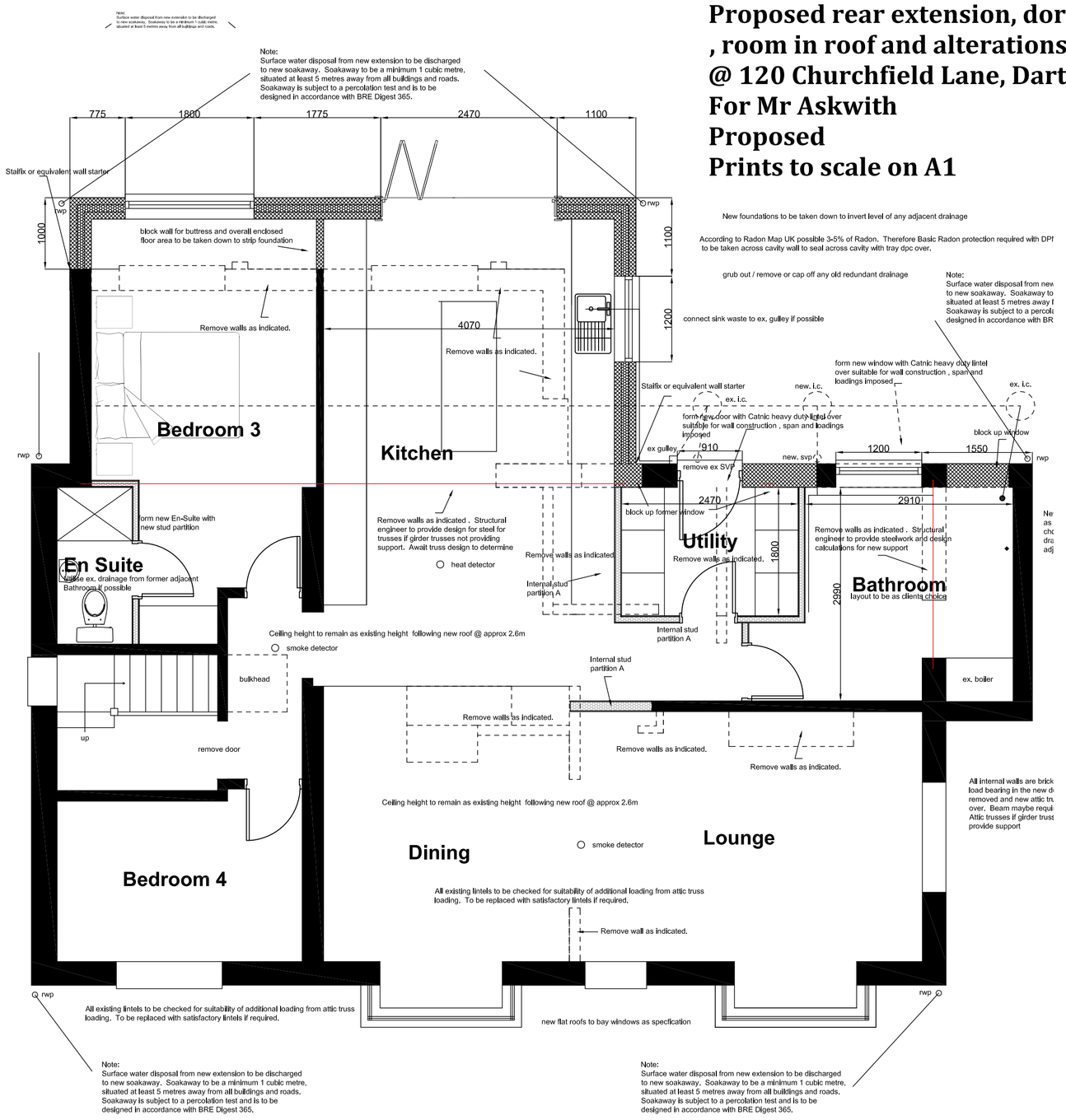


Proposed Rear Elevation 1:100

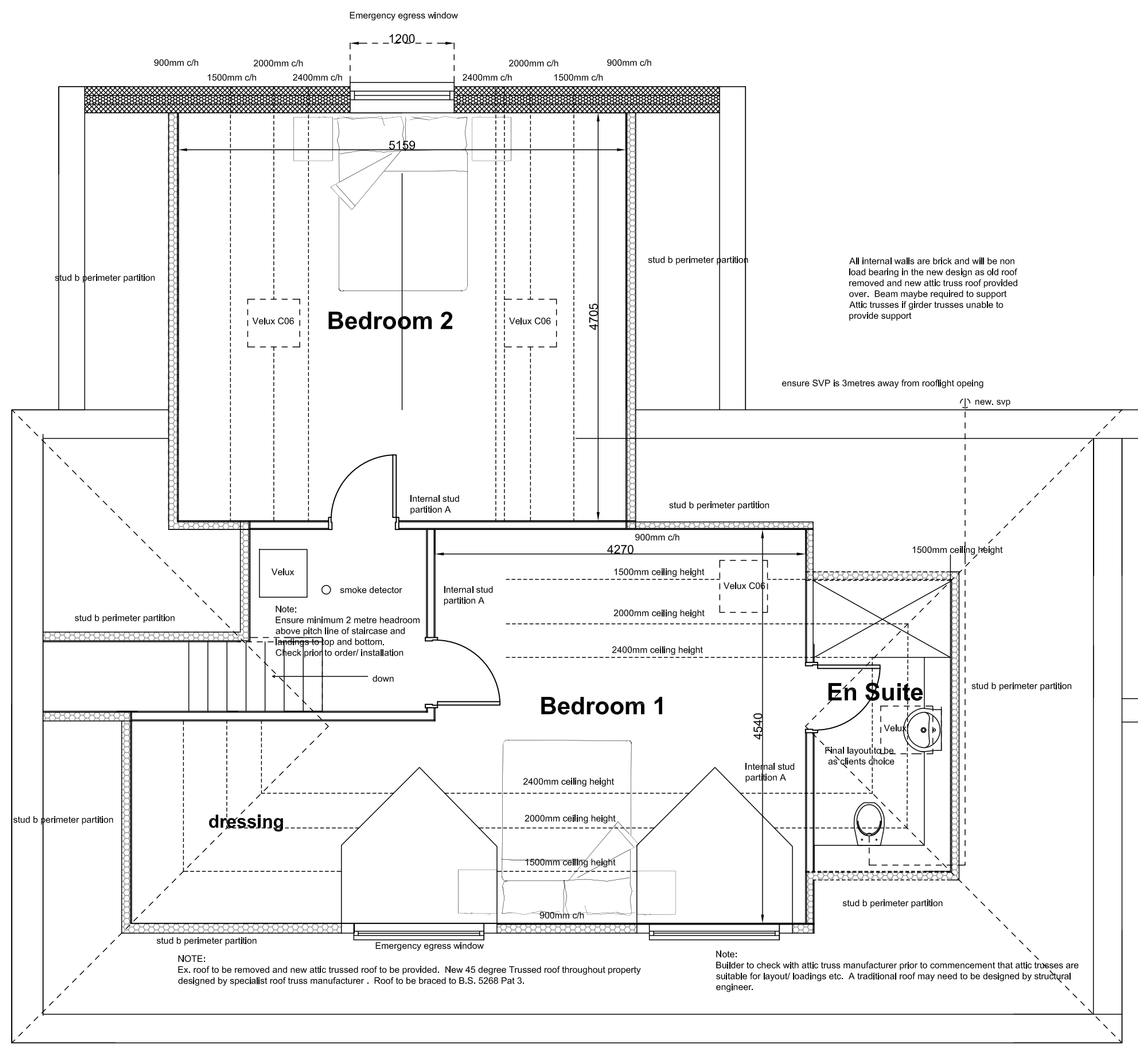


Proposed Side Elevation 1:100

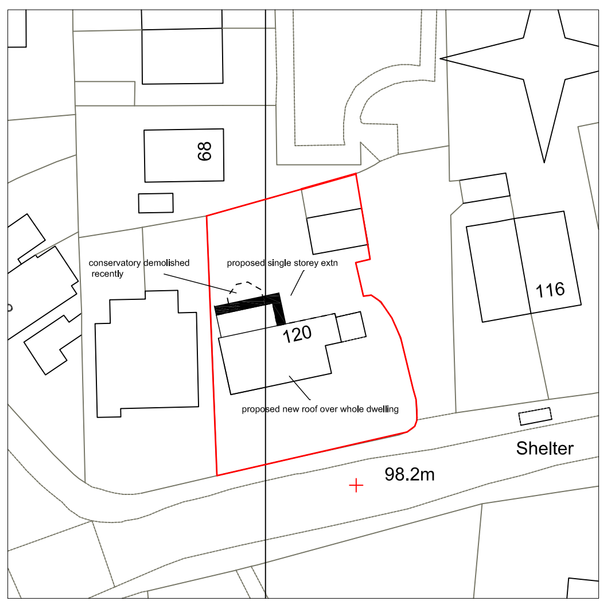
Proposed rear extension, dormer extension , room in roof and alterations @ 120 Churchfield Lane, Darton For Mr Askwith Proposed Prints to scale on A1



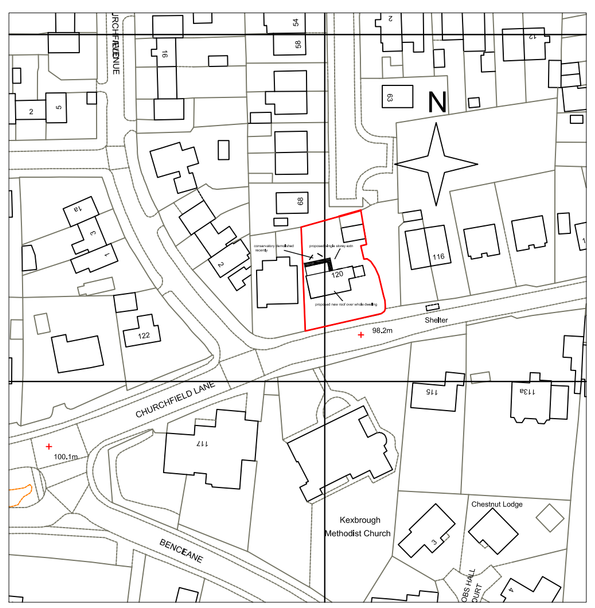
Proposed Ground Floor Plan 1:50



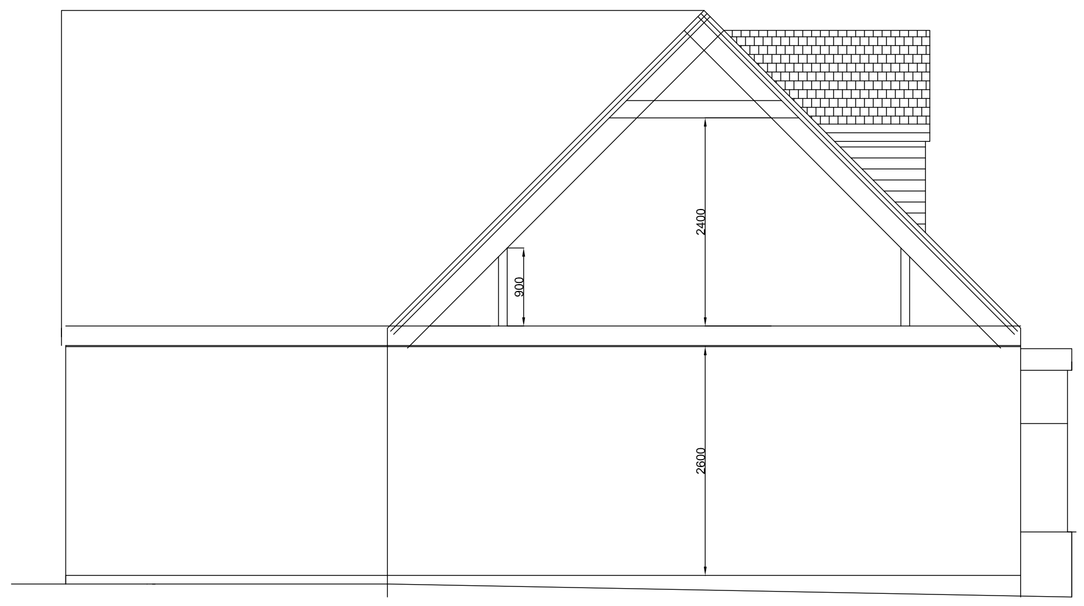
Proposed First Floor Plan 1:50



Site Plan 1:500



Site Location Plan 1:1250



Proposed Typical Section 1:50

1.0 Preliminaries

Copyright for this drawing is vested in JK Planning and Design Service LTD from who written consent must be obtained prior to copying or reproducing. All work to comply with Planning and Building Regulations approved plans. Do not scale drawing, use dimensions and levels shown in metric and check all dimensions on site prior to commencing or ordering materials. IF IN DOUBT ASK. Any discrepancies should be reported immediately before proceeding. All materials to be used in strict accordance with manufacturer's instructions. Should a public sewer be found within 3m of the development it will be necessary to carry out works as requested by the Local Authority under the requirements of Section25 of the Public Health Act 1936. The contractor should also agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. Whilst every care is taken during the site survey, no responsibility is to be borne by JK Planning and Design Service LTD as to any expense incurred. Furthermore, the builder should estimate an allowance for such unknown operations. These works may need the involvement of a planning supervisor and a principal contractor under the Construction Design and Management Regulations. It is the responsibility of the owner/client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'the party wall act 1996' explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London, SE99 6TT. Tel 01816919191 or fax 01816940099

1.1 Foundations

Foundations to cavity walls to be 600mm wide x 225mm minimum thick foundations. Concrete to be Gen 1 concrete. Depth of foundations to be as directed by Building Inspector, but generally 750mm deep from finished ground level to bottom of foundation in sand and 1000mm deep in clay. Foundations must also be taken to invert level of any drainage. Where drains pass through walls, foundations are to be taken down to invert level of drain, and concrete lintels to be placed over leaving 50mm clearance around the drain, filled with compressible material. Opening to be closed with rigid vermin proof material. If clay ground conditions are encountered, then foundations are to be designed in accordance with N.H.B.C. guidance chapter 4.2, building in close proximity to trees.

1.2 Cavity walls

External wall construction to be below ground a cavity class B Engineering brick or class 'A' foundation blocks, with three-course cavity frost resistant brickwork to d.p.c. Cavity filled with lean mix concrete to within 225mm lowest dpc. Provide Hyload d.p.c. to be minimum 150mm above ground level to external leaf. Above ground, outer leaf to be render finish on Plasmor Aglite block or similar block suitable to receive render finish, 100mm cavity filled with Dri-Therm insulation batts linked with roof insulation. Inner leaf 100mm Plasmor Aglite, with 12.5mm plasterboard on dabs, and skim finish to give u value not exceeding 0.28W/msqK. Wall ties to be stainless steel vertical twist type at 750mm horizontally, 450mm vertically and 225mm up reveals. Wall ties to have minimum ⅔rds embedment in to each skin. Tray d.p.c. to head of all openings, and parapets. Render to sop at DPC level. Reveals and cills to doors and windows to be closed with thermabate insulated cavity closers. All lintels to be insulated Catnic or similar suitable for wall construction, span and loadings imposed. Lintels to be fitted in accordance with manufacture's specification with weep holes at 450mm centres minimum 2no weep holes per lintel. Catnic Heavy duty lintels if required due to attic trusses. Existing lintels to be checked for suitability of additional loading and changed if required. Walls to be protected at all times until fully cured.

1.3 Internal block walls

100mm thick concrete block wall, minimum mass per unit area, excluding finish 120kg/msq. All joints well sealed. Plaster or 12.5mm plasterboard finish on both sides.

1.4 Internal stud wall A

Stud to consist of 50mm x 75mm thick timbers at 450mm centres vertically and 600mm horizontally with sole and head plates, finished with 12.5mm plasterboard and skim. Insulated with 75mm Rockwool for sound. All joints to be adequately sealed. Truss manufacturer to take into account loadings where required.

1.5 Internal stud wall B to perimeter of roof space

Wall to consist of part of truss frame, finished with 12.5mm plasterboard and skim. Insulate with 100mm thick Celotex to achieve 0.28 W/msq. k U value. All joints to be adequately sealed. Truss manufacturer to take into account loadings where required

1.6 Solid ground floor construction

To consist of 65mm sand/cement screed on 500g membrane on 75mm thick Celotex, on 1200g d.p.m. with all joints lapped minimum 150mm and taped. D.p.m. to be linked with wall d.p.c. D.P.M on 100mm thick Gen 1 concrete floor. Concrete floor on minimum 100mm thick compacted limestone. Ensure external cavity is kept clear a minimum 225mm below dpc. Floor construction to give a maximum u value of 0.22W/msqK. Concrete floor on minimum 100mm thick compacted limestone. Check existing floor where new floor abuting for existing timber floor ventilation. This ventilation must be maintained or reinstated by the provision of extending the ventilation through new floor via ducting to an external air brick ducted though cavity wall with tray DPC over. According to Radon Map UK possible 3-5% of Radon. Therefore DPM to be taken across cavity wall to seal with tray dpc over.

1.7 First floor construction

Floor to be 22mm moisture resistant floor boards, screw fixed to floor joists member of Attic truss. Provide one layer of 15mm thick plasterboard and skim finish to underside of floor. Insulate floor void with 100mm thick Rockwool density of 10Kg/msqk. Retained existing ceiling joist to be screw fixed to floor member of Attic truss.

1.8 Lateral restraint

Lateral restraint at floor, ceiling and gable level at not more than 1.8m centres, using 30mm x5mm x 1200mm galvanised mild steel lateral restraint straps built into wall and fixed to underside of first three joists or rafters with solid strutting between.

1.9 Window, doors and rooflights

UPVC/ Metal 4-20-4 sealed unit's glass to have a soft low E coating and Argon fill to achieve minimum 1.6 W/msq. K. U value. Provide minimum 5000mmsq-trickle ventilation to head of window. Opening lights to provide minimum 5% floor area rapid ventilation. All glazing within 800mm from floor level and up to 1500mm high in doors and within 300mm to side of doors to be safety glass, (toughened or laminated) to BS 6206. All small panes to be 6mm annealed glass with maximum dimension of 250mm or 0.5msq. All openings to be draught proofed. Provide Emergency egress windowsto new first floor Bedrooms.Recommend to ground floor Bedrooms, but situation no worse than existing. Emergency egress windows to be minimum 450mm wide , 450mm deep and minimum 0.33 sq.m clear width opening. Lowest part of opening window to be between 800-1100mm above finished internal floor level.

1.10 Mechanical Ventilation

In order to satisfy Approved document F guidance. Provide opening windows to all rooms equal to at least 5% of total floor area of that room Provide minimum 5000mm sq. trickle ventilation to each room. Extract fan to bathrooms/ En Suite/W.Cs 15l/s, Utility 30l/s and Kitchen 60l/s , Where no opening window provided to room, then 15 minute overrun to fan is to be provided, and a minimum 10mm air gap beneath entrance door to that room. All fans ducted to external air and fitted with grill. All fans to be low energy type. For mechanical ventilation system installed in new dwelling, air flow rates shall be measured on site and a notice given to Building Control. This shall apply to intermittently used fans and cooker hoods as well as continuous running systems. The owner shall be given sufficient information about the ventilation system and its mechanical requirements, so that the ventilation system can be operated to provide adequate air flow. Ventilation system to be in accordance with Table 5.2A of Approved document F.

1.11 Heating

Existing boiler to be checked for suitability of additional loading Allow for new if required. Gas fired central heating system installed by Gas Safety registered heating engineers. Boiler to be combi condensing (Worcester Greenstar or equivalent) and have a SEDBUK rating in excess of 91%. Weather load compensator to be provided. Boiler flue outlet to be minimum 300mm away, from any openings into building. All controls such as time and temperature control, interlock, delayed thermostat and enhanced load compensator to be provided as required by Building Regulations. All heating and hot water systems are to be fully commissioned to ensure they are operating at a maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and Building Control. Notice plate to be provided for flues and hearths. Also operational and maintenance manuals to be provided on completion. The heating and hot water system should be commissioned so that at completion the systems and their controls are left in the intended working order to be commissioned by a person registered as listed under Schedule 2A of Approved document L1A.

1.12 Water

All baths are to be fitted with a suitable device to limit the hot water temperature to a maximum 48 degrees C. Hot water taps are to be on the left.

1.13 Main Roof

Existing roof to be fully removed. All ground floor internal walls therefore become non load bearing. Walls indicated need to remain for over stability. Tile to be suitable for pitch, and match existing area in size shape and colour and to be agreed with planning officer, on 25mm x 50mm treated battens on Tyvec Supra breathable felt, fitted in accordance with manufactures details. Roof trusses / Attic roof trusses @ 600mm centres, designed by truss manufacturer and braced in accordance with B.S. 5268 Part 3. Calculations to be provided 28 days before commencement on site. Contractor to ensure First floor layout is acceptable with Truss manufacturer prior to commencement of works. . This will allow for amended design if required. If traditional roof to be provided, then to be designed by structural engineer. Trusses fixed to 50mm x 100mm wall plate with proprietary truss clips. Wall plate fixed to wall using mild steel straps at maximum 1.8m centres. 12.5mm plasterboard and skim to ceilings. Code 5 lead stepped flashing, soakers, aprons and flashing at junction of roofs and walls linked to cavity tray d.p.c. where necessary and in accordance with the Lead Development Association details and specification. 25mm x 175mm PSE treated s.w. fascia board with 13mm thick superlux to soffits, 75mm x 50mm angle fillets to rear of fascia to prevent ponding of water. Insulation to sloping ceilings to be 165mm Celotex GA30100 fixed between rafters. Rafter depth to be minimum 200mm deep to allow a minimum 40mm air flow. 25mm drape to breather membrane.

1.14 Flat Roof to existing bays

Firestone Rubberguard EDPM single ply or equivalent approved system. Approved weathering system on 12mm ply on 125mm thick Celotex insulation on breather membrane on 12mm ply on firrings to achieve minimum 1:60 fall on 100x 50mm C24 flat roof joists @ 600mm centres. Ceiling finished with 12.5mm plasterboard and skim finish.

1.15 External walls to dormers

Provide horizontal board as agreed with Local Planning department, on 25mm x 25mm sw treated vertical batten on 17mm plywood. Plywood to be fixed to minimum 100 x 50mm s.w frame timber wall. Provide 100mm thick Celotex within fame work of stud frame. Wall finished internally with 12.5mmm plasterboard and skim finish. Provide adequate horizontal and vertical timber bracing within stud frame.

1.16 Dormer roofs

Coverings as Main roof, on traditional C24 100mm x 50mm rafters/ceiling joist at 400mm centres. Insulation as main roof. Ceiling finished internally with 12.5mm Plasterboard and skim finish.

1.17 Stairs and guarding

Staircase, typically 200mm maximum rise, and a minimum 220mm going, with minimum 50mm inner winder. Maximum 42 degree pitch, with exact dimensions to be checked on site prior to ordering staircase. 900mm high handrail and balustrade with vertical spindles fixed so a 99mm sphere will not pass through. Minimum 2 metre headroom to be maintained to flights and landings.

1.18 Plumbing and Drainage

100mm-diameter waste pipe to w.c., 40mm diameter waste pipe to sink, bath, shower and 32mm waste to basin with 75mm deep resealing trap. Waste runs over 3m to be 50mm diameter. All waste pipes to be connected to internal soil and vent pipe to terminate a minimum 900mm above any opening into the building if within 3 metres of an opening. S&V.P. to be fitted with a cage. New propriety grp manhole as drainage layout. Sink to discharge into roddable back inlet gully into new drain, sealed if internal. All new below ground drains to be 100mm diameter upvc pipe laid to fall (1140 minimum) with flexible joints bedded and surrounded in 150mm pea gravel. Provide proprietary grp manholes to a depth of 900mm with light duty covers in garden areas and heavy duty in drives. Drains to discharge to mains drains. Surface water to be 112mm gutter and 65mm fallpipe in upvc to minimum 1m cubed soakaway (hollow construction in cohesive soils and rubble fill in non-cohesive soils wrapped in teran) a minimum 5m away from any building or road. Soakaway subject to percolation test in accordance with BRE digest 365. 100mm-diameter upvc drain as before with a minimum 1:80 fall). All drains to be roddable.

1.19 Electrical

Sockets and light fittings to client's requirements with all wiring, sockets, light fittings and units to conform to the latest I.E.E. regulations. Sockets and switches to be placed minimum 450mm and maximum 1.2m from floor level. All light fittings are to be a type, which will only take lamps having luminous efficiency greater than 40 lumens per circuit-watt. If external lighting to be fitted, it should automatically extinguish when there is enough day light (or when they are not needed at night) and have sockets that can only be used with lamps as previously described. Lamp capacity not to exceed 150W per light fitting. Provide mains wired interconnected smoke detectors indicated SD on plan with battery back up as described in B.S 5839, and B.S. 5446. Detectors to be situated on each storey, a maximum of 7.5metres away from all doors. ALL ELECTRICAL WORK required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and in accordance with B.S 7671. Prior to completion the inspecting Authority should be satisfied that Part P has been complied with.

1.20 Limiting air leakage

To be demonstrated by following "robust construction details", many of which are already accepted practice. The most notable requirements are
1) The cavity wall insulation must be taken down below damp course level, finished at the same level as the underside of the floor slab insulation.
2) The cavity wall insulation and roof insulation must meet at the top of the wall.
3) Cavity wall insulation must be carried up the full extent of the gable walls.
4) A 25mm upstand of insulation must be provided around the perimeter of the floors, including where the floor slab touches outside wall (usually at door thresholds).
5) All cavity closures must be insulated.

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