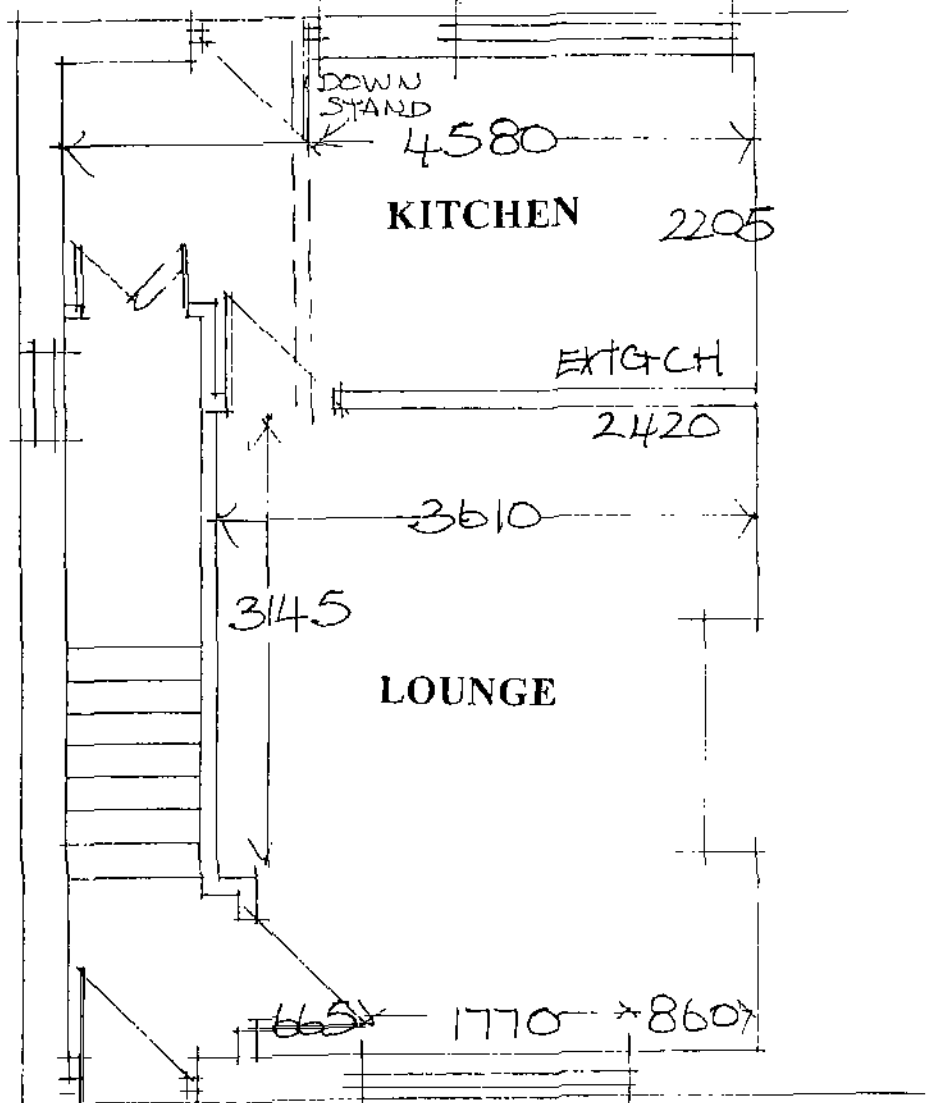
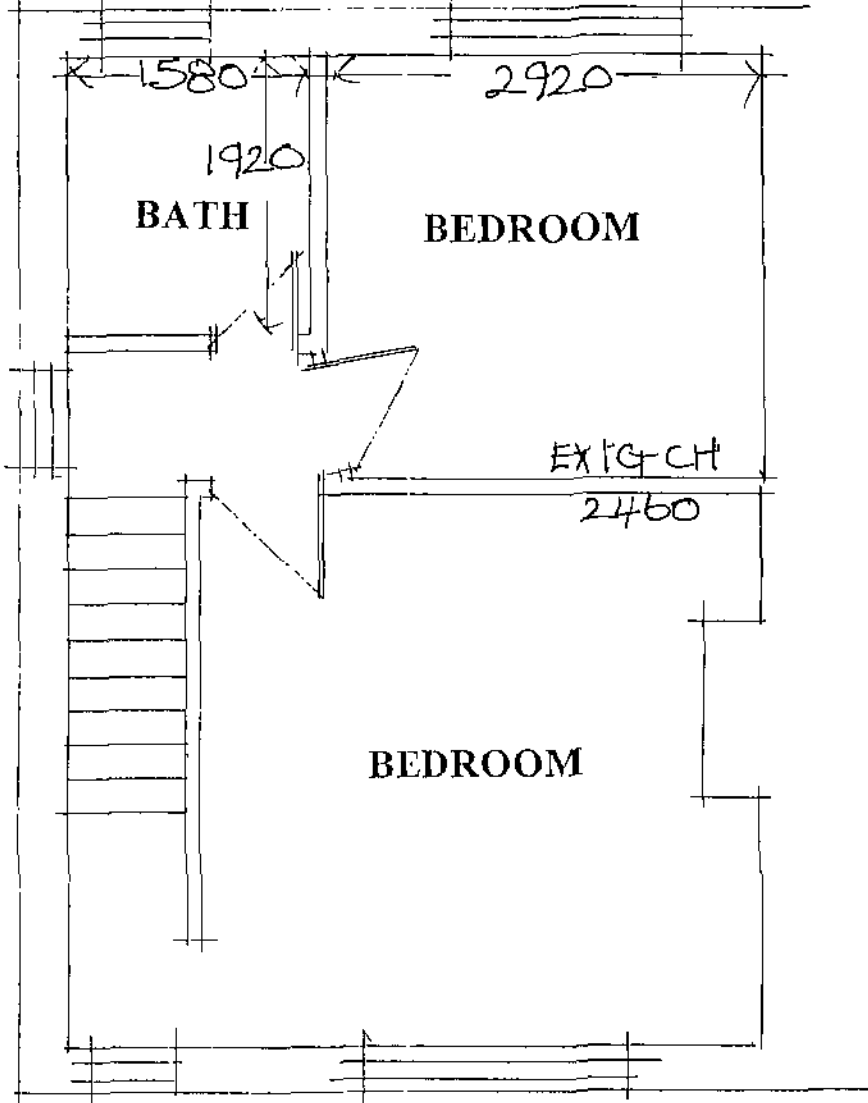


All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed, installed 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 Corgi registered installer or other suitable qualified 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. Workmanship and 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 emissions 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.

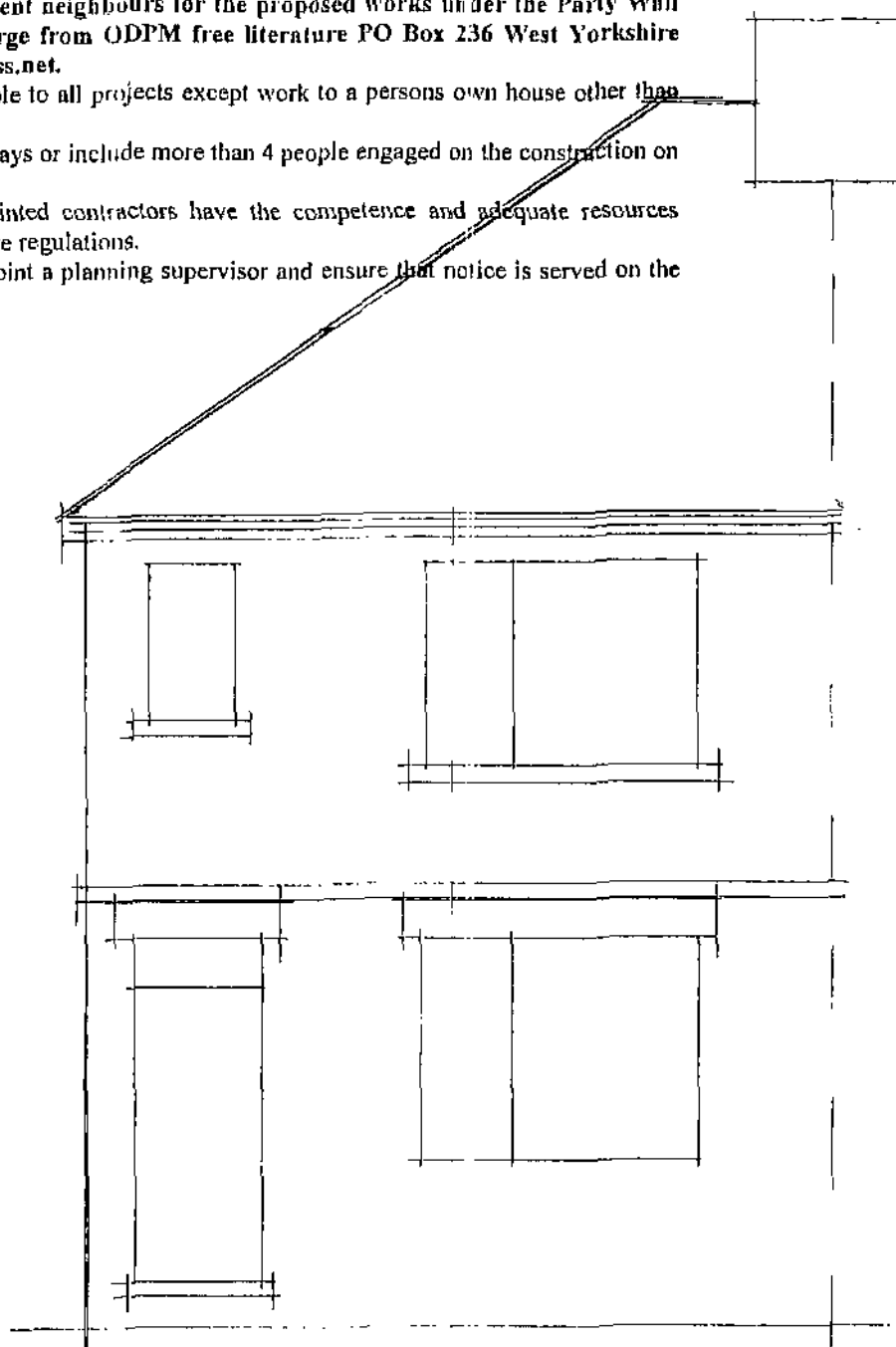
It is the owners responsibility to serve notice on the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Telephone 0870-122-6236. Email odpm@twoten.press.net. 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.



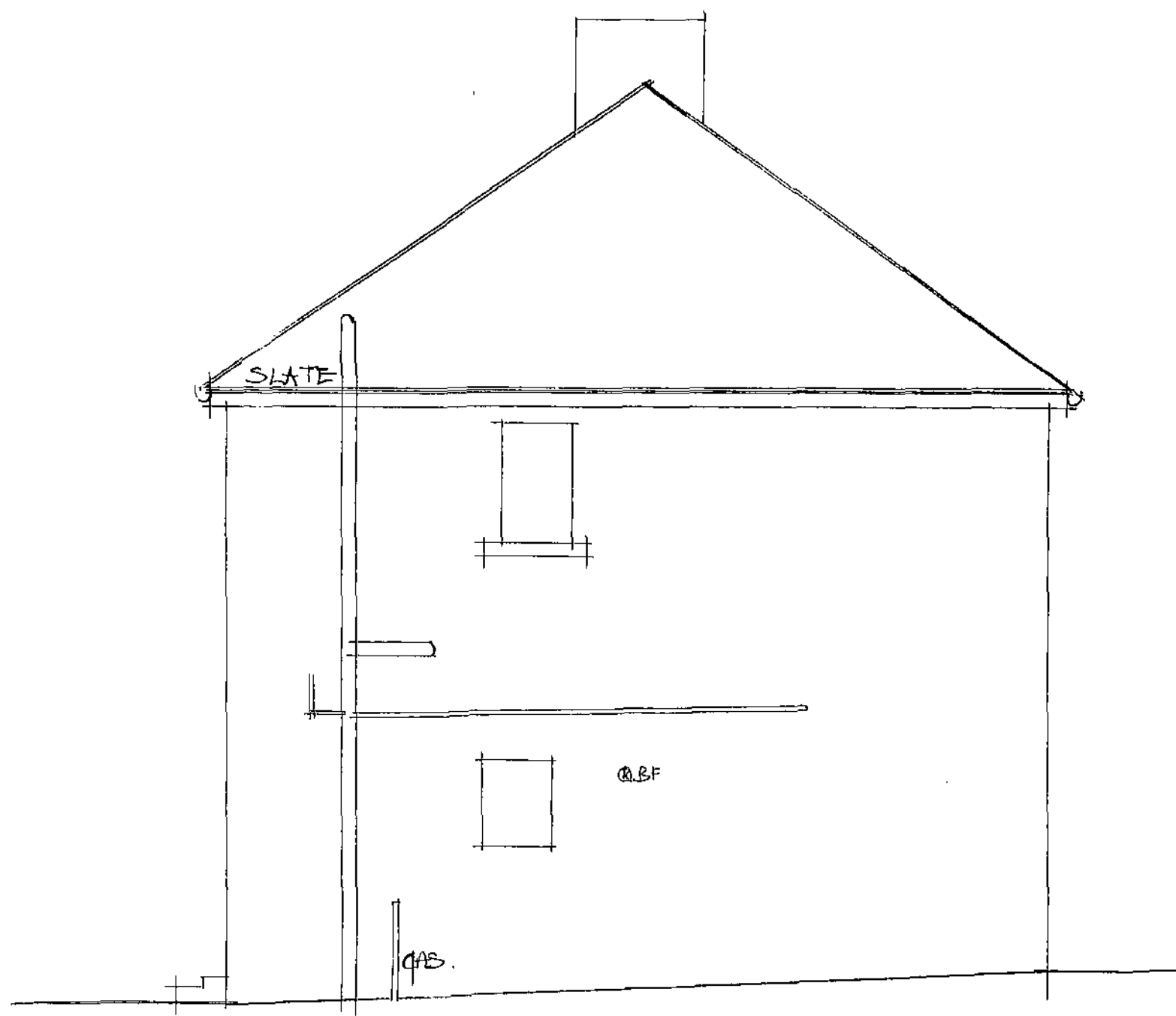
EXISTING GROUND FLOOR



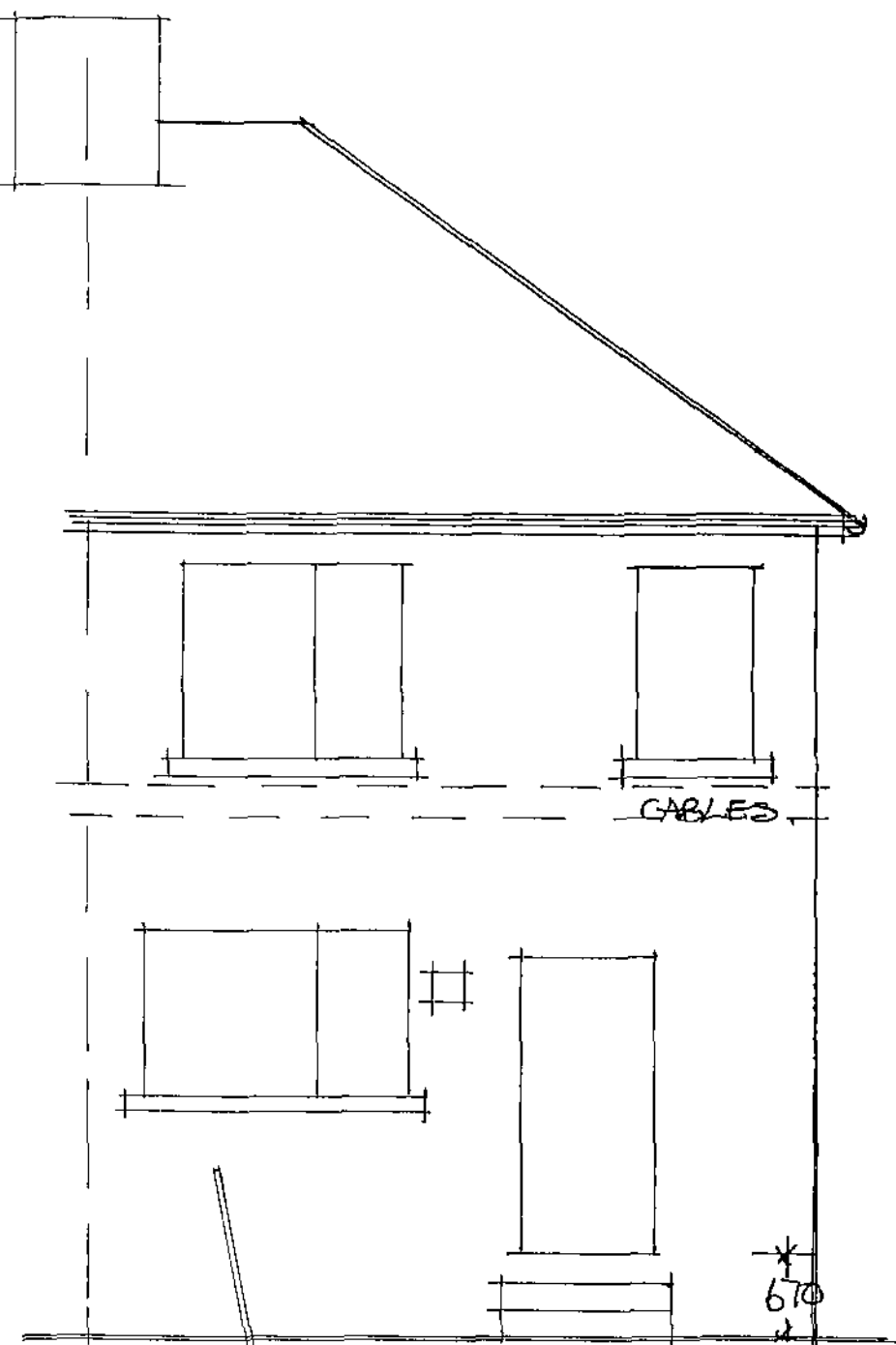
EXISTING FIRST FLOOR



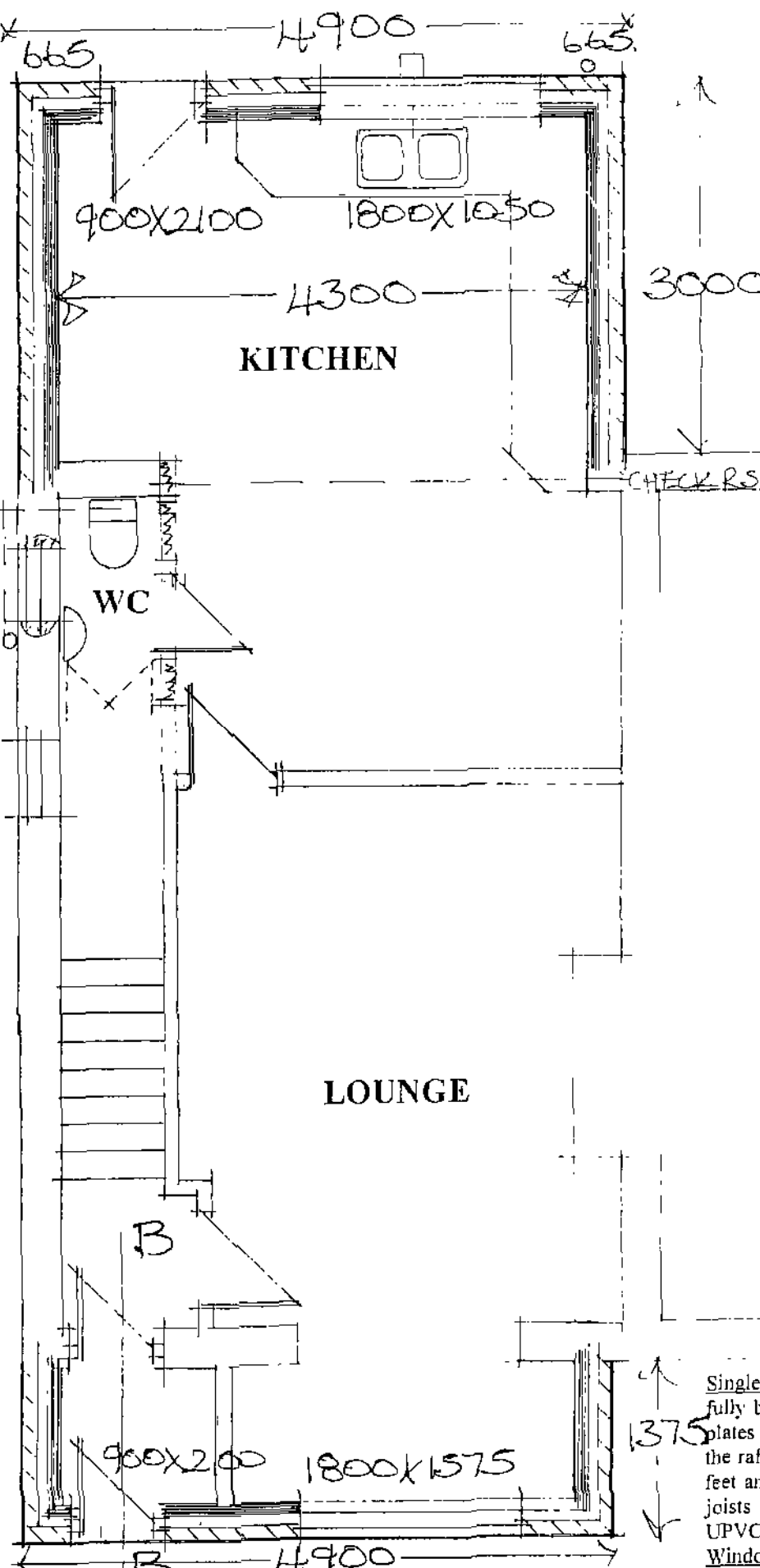
EXISTING FRONT



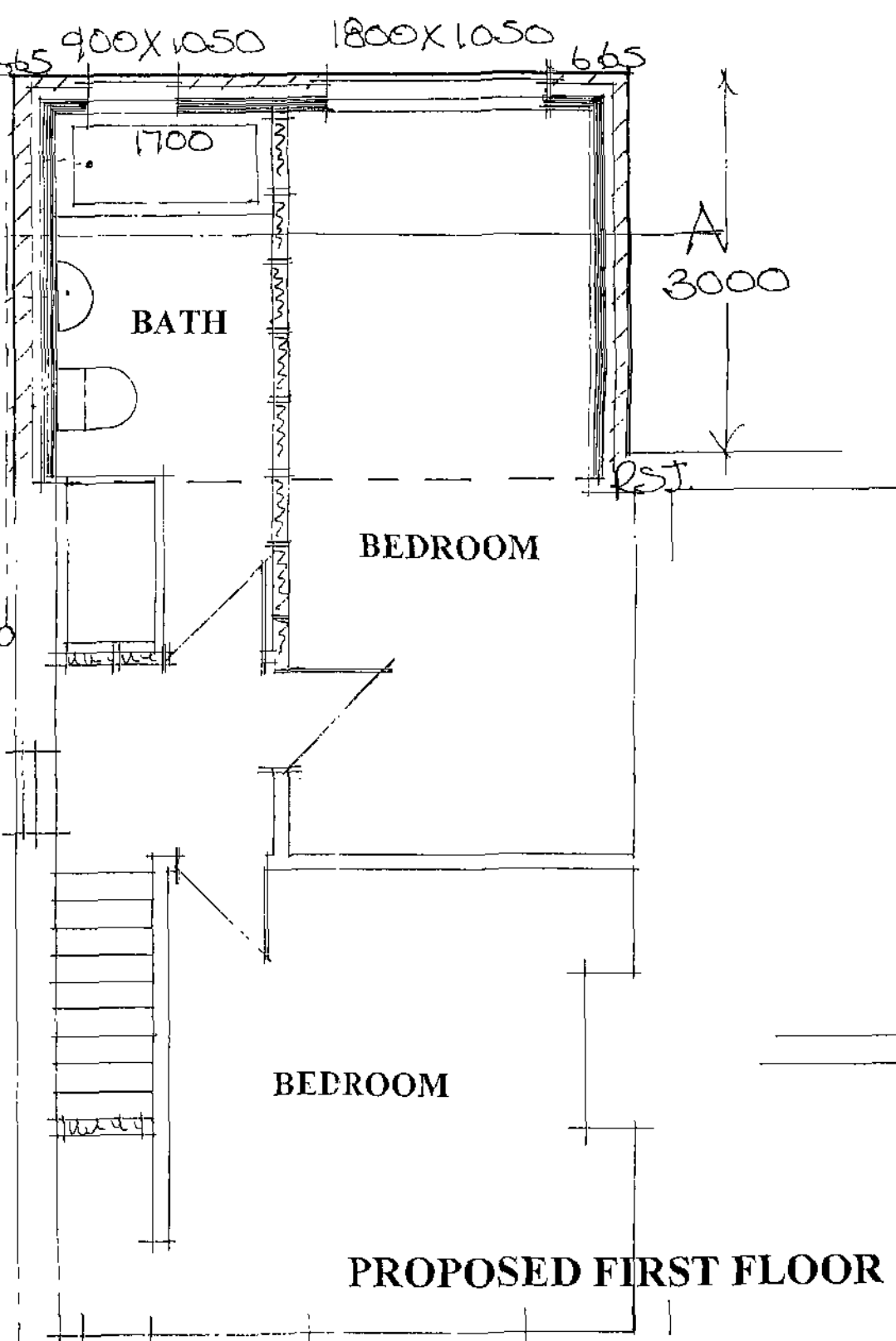
EXISTING SIDE



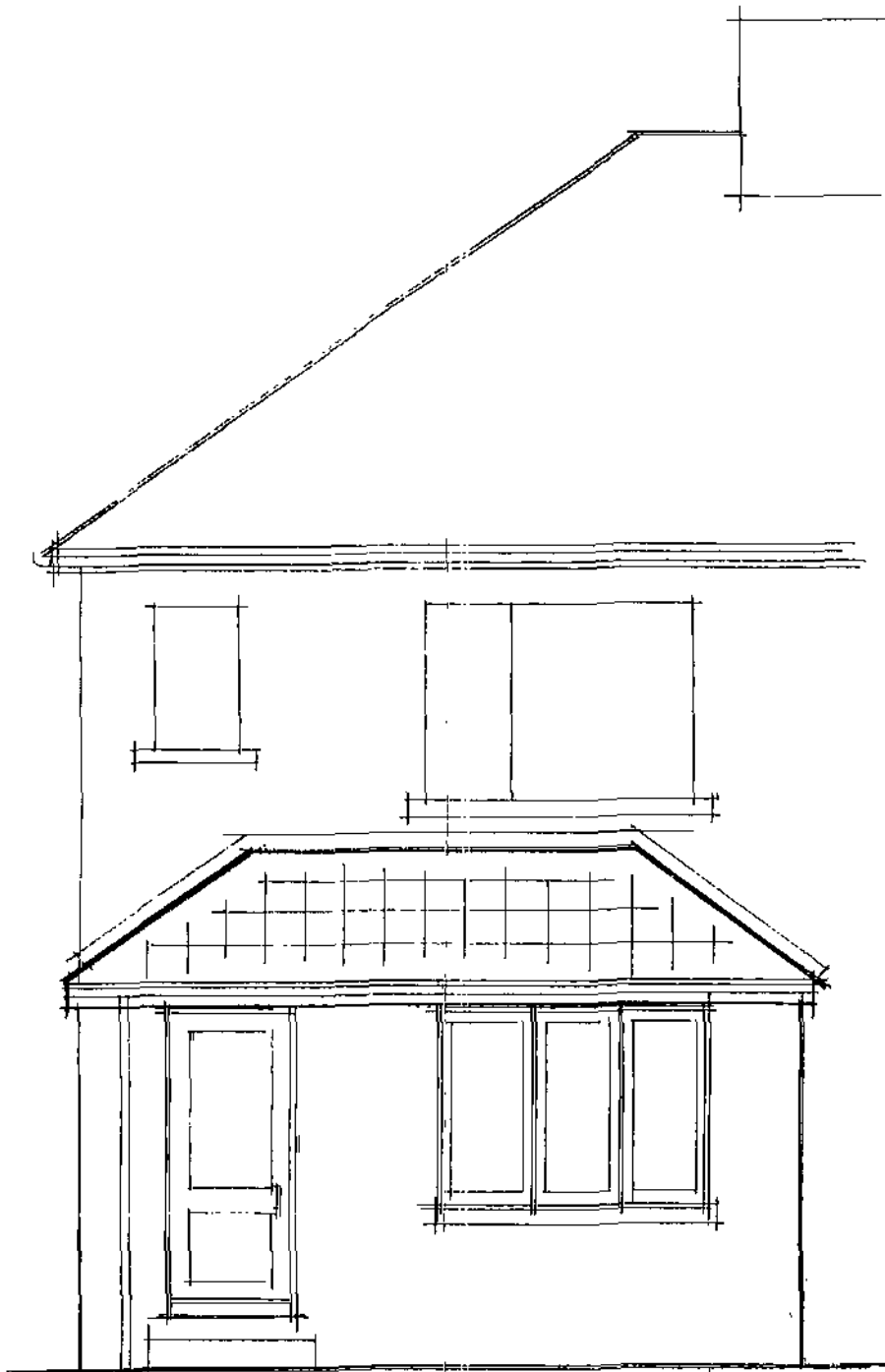
EXISTING REAR



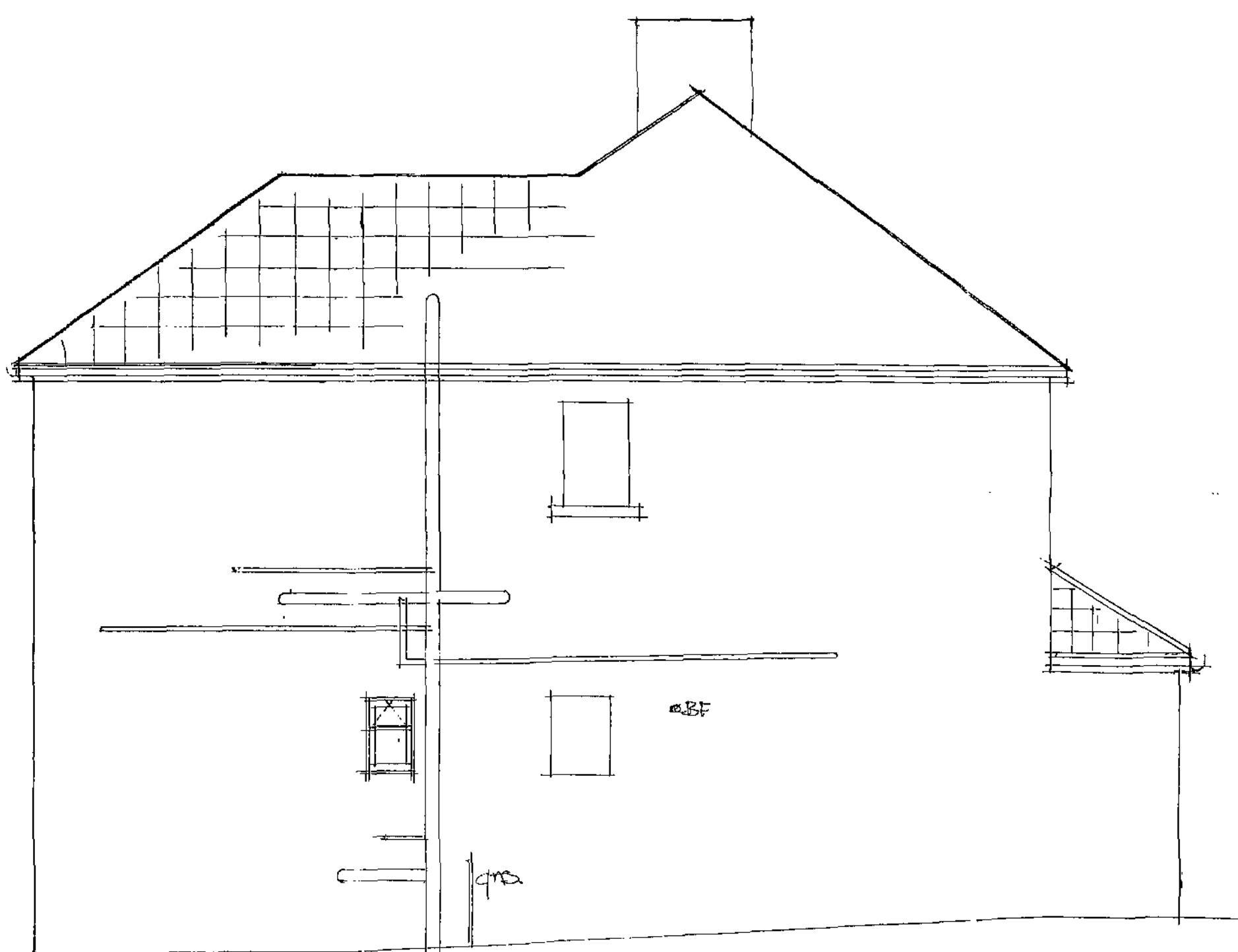
PROPOSED GROUND FLOOR



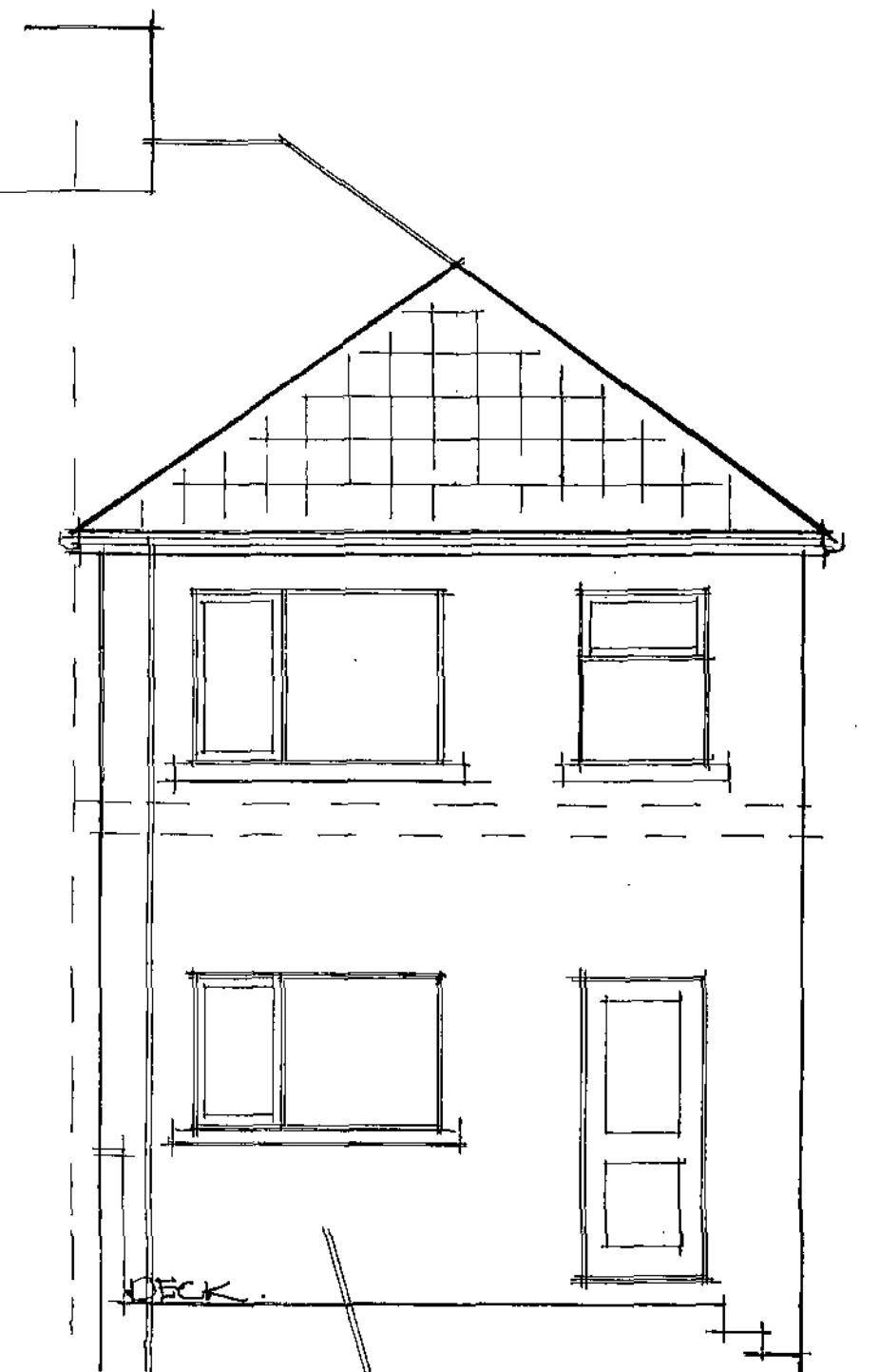
PROPOSED FIRST FLOOR



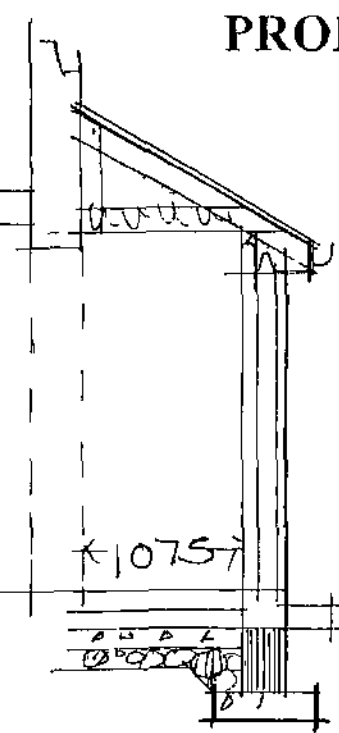
PROPOSED FRONT



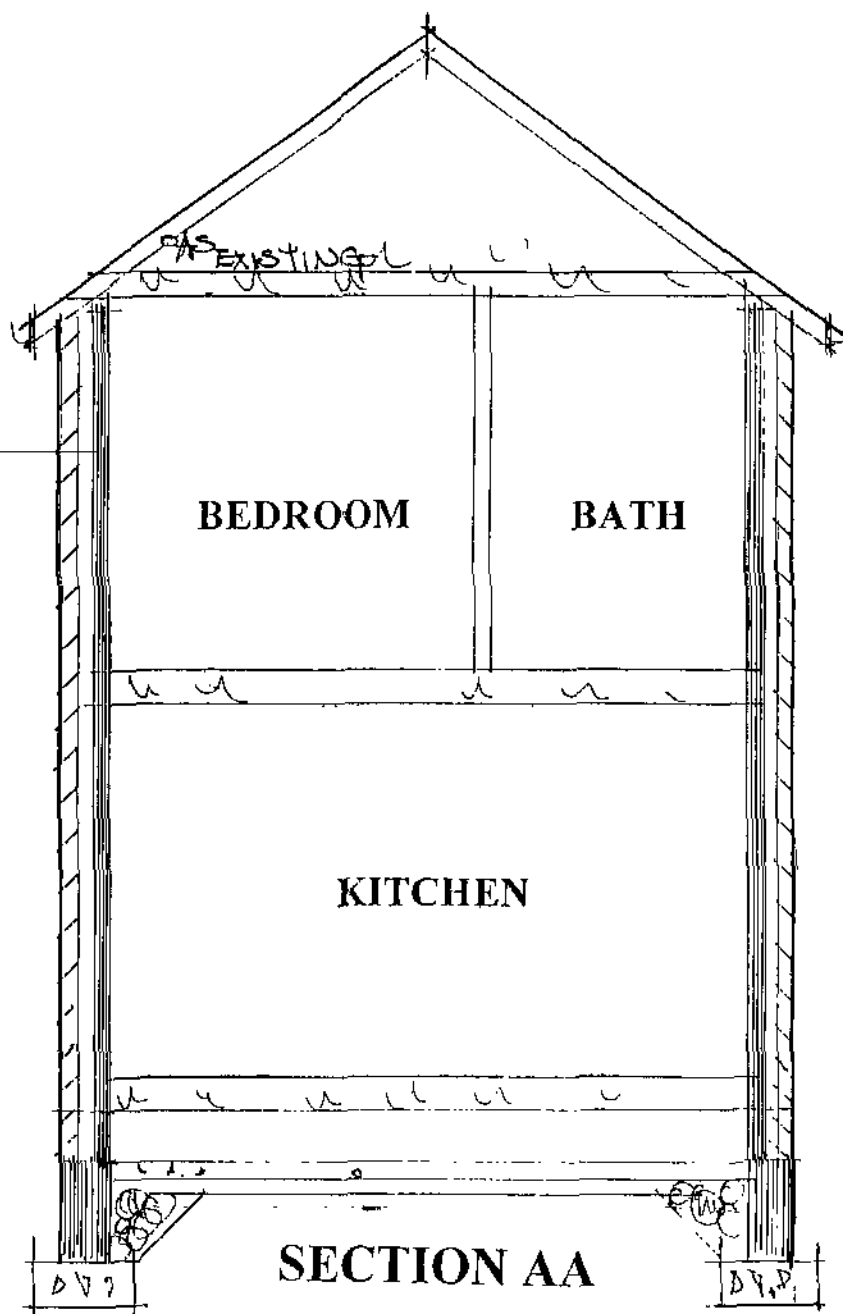
PROPOSED SIDE



PROPOSED REAR



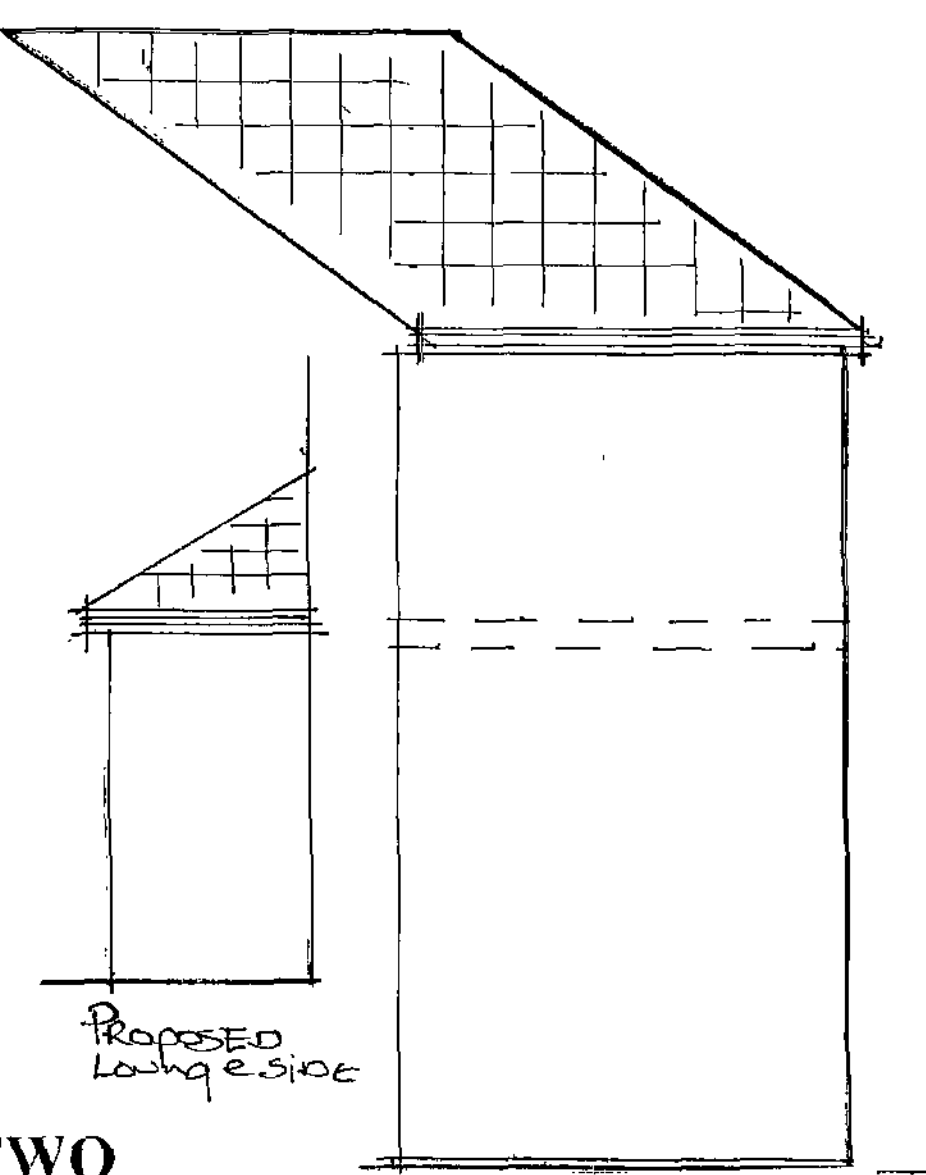
SECTION BB



SECTION AA

All existing foundations and lintols affected by proposal shall be exposed by developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site.
Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains all in accordance with NHBC guidance. Full cavity wall width 7 Newton block to ground level. All to the complete satisfaction of the District Building Surveyor.
Walls 100mm brickwork to match existing 100mm cavity fully filled with rockwool bats. 100mm blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls. IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the concrete floor to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Bond existing to proposed with furlex profiles and maintain cavity. All internal finishes to be plaster in 2 coats. Internal walls to be 100mm blockwork on a foundation as described above. Heads cills and any feature brickwork to match existing.
Ground Floor Timber 18mm tongue and groove soft wood floor boarding on 50mm x 125mm floor joists at 400mm centres front extension and 50mm x 200mm rear extension insulated between with 100mm of Kingspan. Ensure a 150mm air space from bottom of joist and top of oversite concrete. Joist ends to be wrapped in 2000g DPC into existing wall. 100mm oversite concrete laid at or above ground level on at least 100mm of compacted stone. Ventilate sub floor with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter. Double joists under all parallel partitions. Any solid floor to comprise 100mm conc rete laid level with the existing on 75mm kingspan on 1200g dpm on 50mm sand blinding on at least 100mm compacted hardcore. Dpm lapped to dpc any air grates to be ducted through to outside.
First Floor 15mm T & G chipboard type 2 or 3 for wet areas on 50mm x 200mm joists at 400mm centres. Floor to be laid level with the existing. Joists to be insulated between with 100mm of fibreglass and underdrawn with 12.5mm plasterboard 5mm skim. 1 row of 50mm wide full depth strutting mid span to all joists. Double joist under all parallel partitions and bath feet.
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.
Roof Natural slate laid in accordance with manufacturers instruction to match existing on 50mm x 25mm tile battens and 1 layer of Tyvek fully breathable felt. 25mm x 150mm ridge 50mm x 150mm rafters at 400mm centres bidemouthed over a 100mm x 50mm wall plate. Triangulate rafters to 50mm x 200mm ceiling joists. 50mm x 200mm hips 50mm x 100mm dragon ties 25mm x 225mm lay and valley boards. None of the existing roof timbers are to be removed proposed shall be laid over the existing. Support the existing wall plate with structural steelwork in accordance with engineers details. Rafters on hipped end to be triangulated by securing 50mm x 50mm x 1.8m timbers to each rafter foot and back across 3 ceiling joists. 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings soakers tray DPC to all abutments 150mm lead up stands fibreglass valties on 12.5mm layboards. 12.5mm plasterboard and skim finish.

PROPOSED LOUNGE EXTENSION AND TWO STOREY REAR EXTENSION AT 13 PARKHILL ROAD WOMBWELL



PROPOSED SIDE

1:50 & 1:100