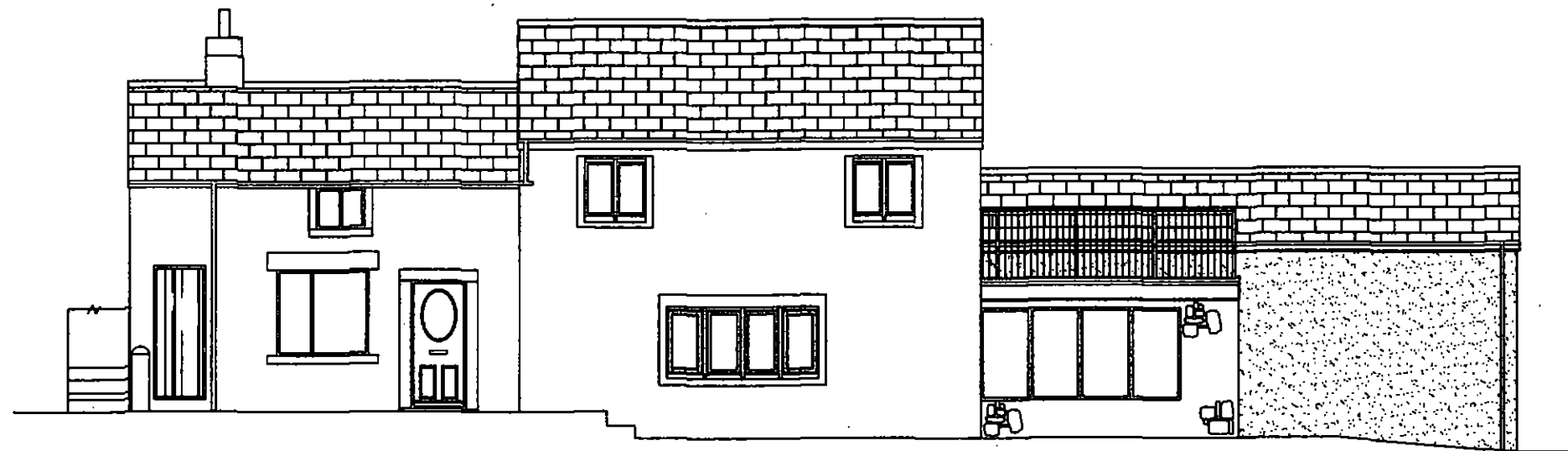


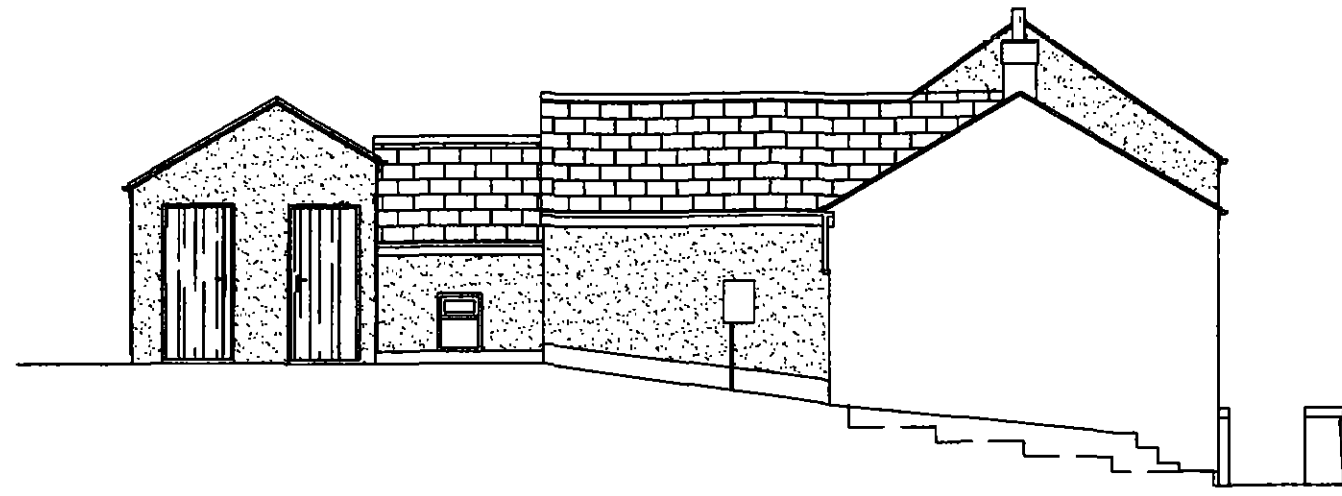


PROPOSED SIDE ELEVATION

Dwg 001-19
Scale 1-100

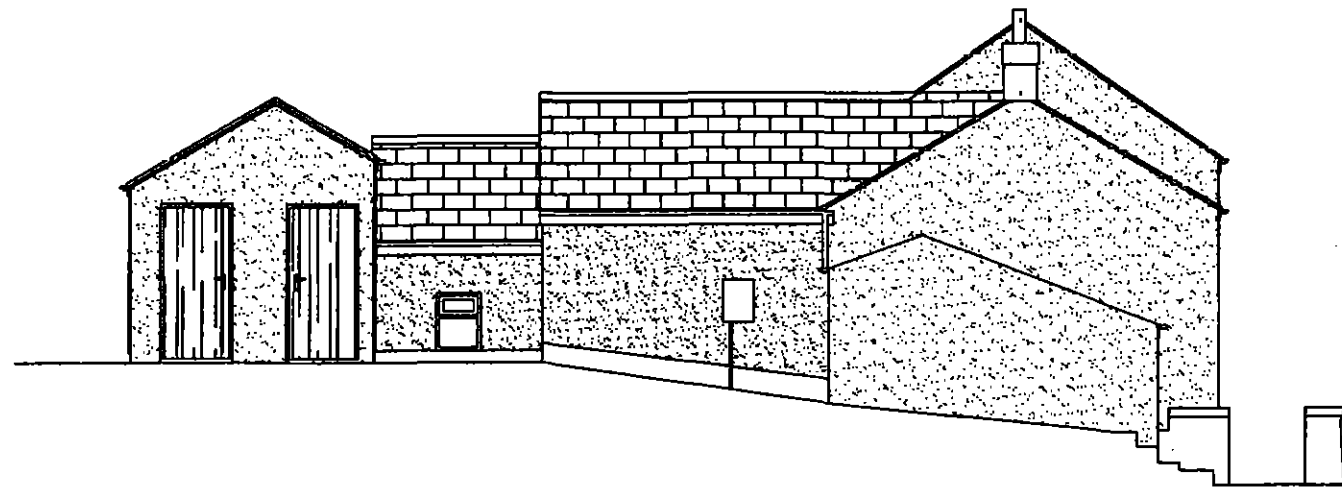


EXISTING SIDE ELEVATION

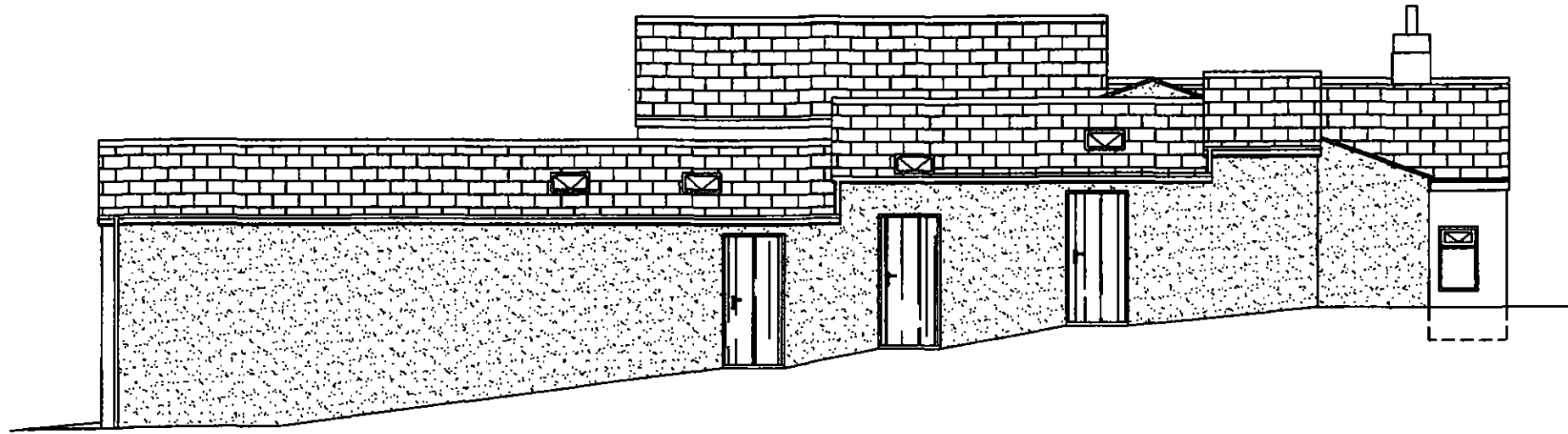


PROPOSED REAR ELEVATION

Dwg 002-19
Scale 1-100

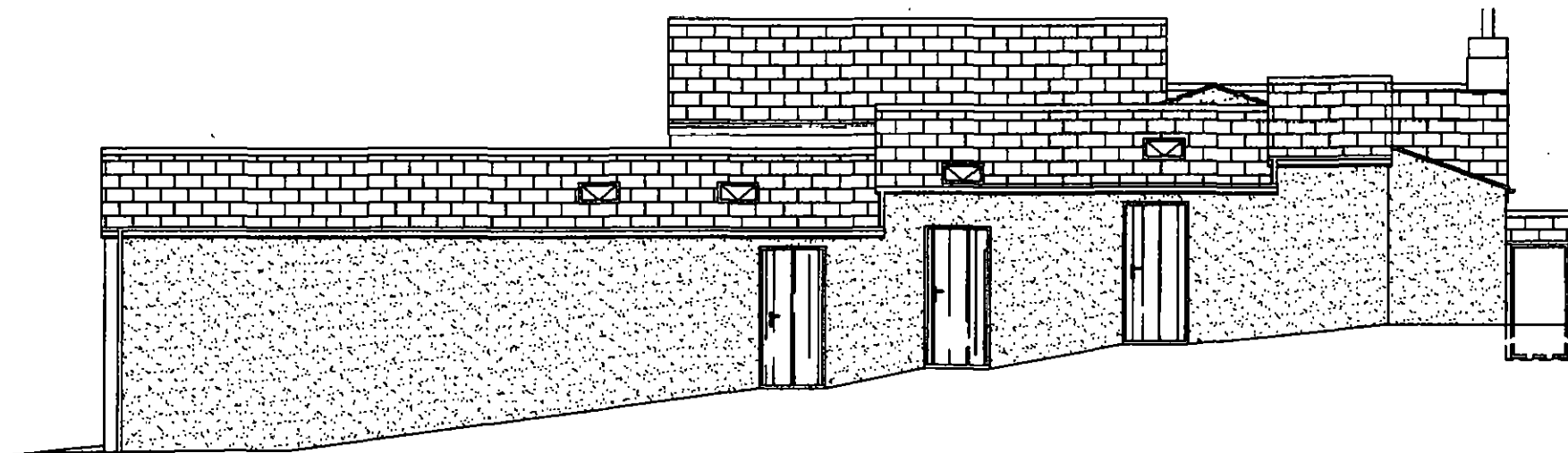


EXISTING REAR ELEVATION

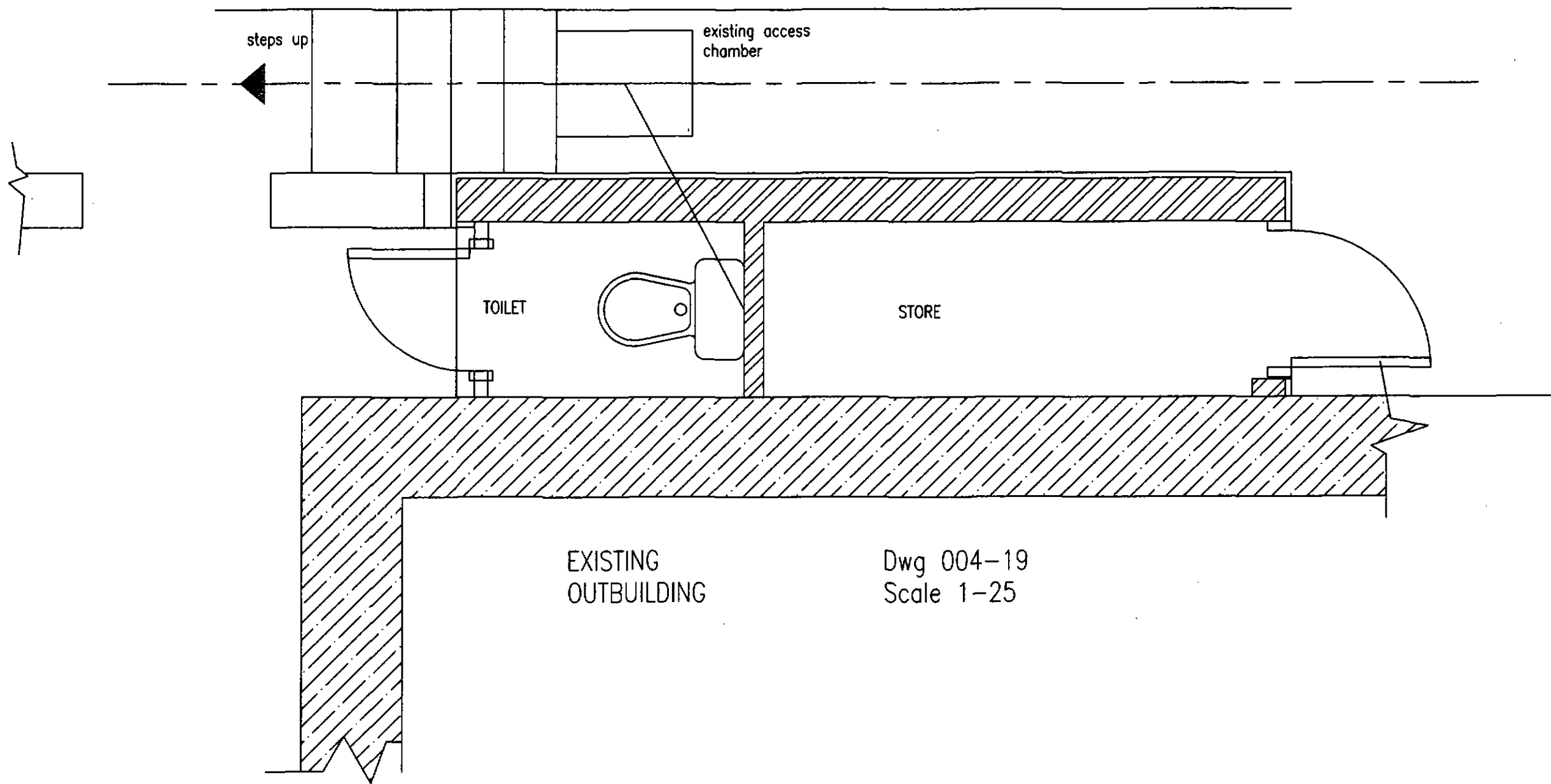


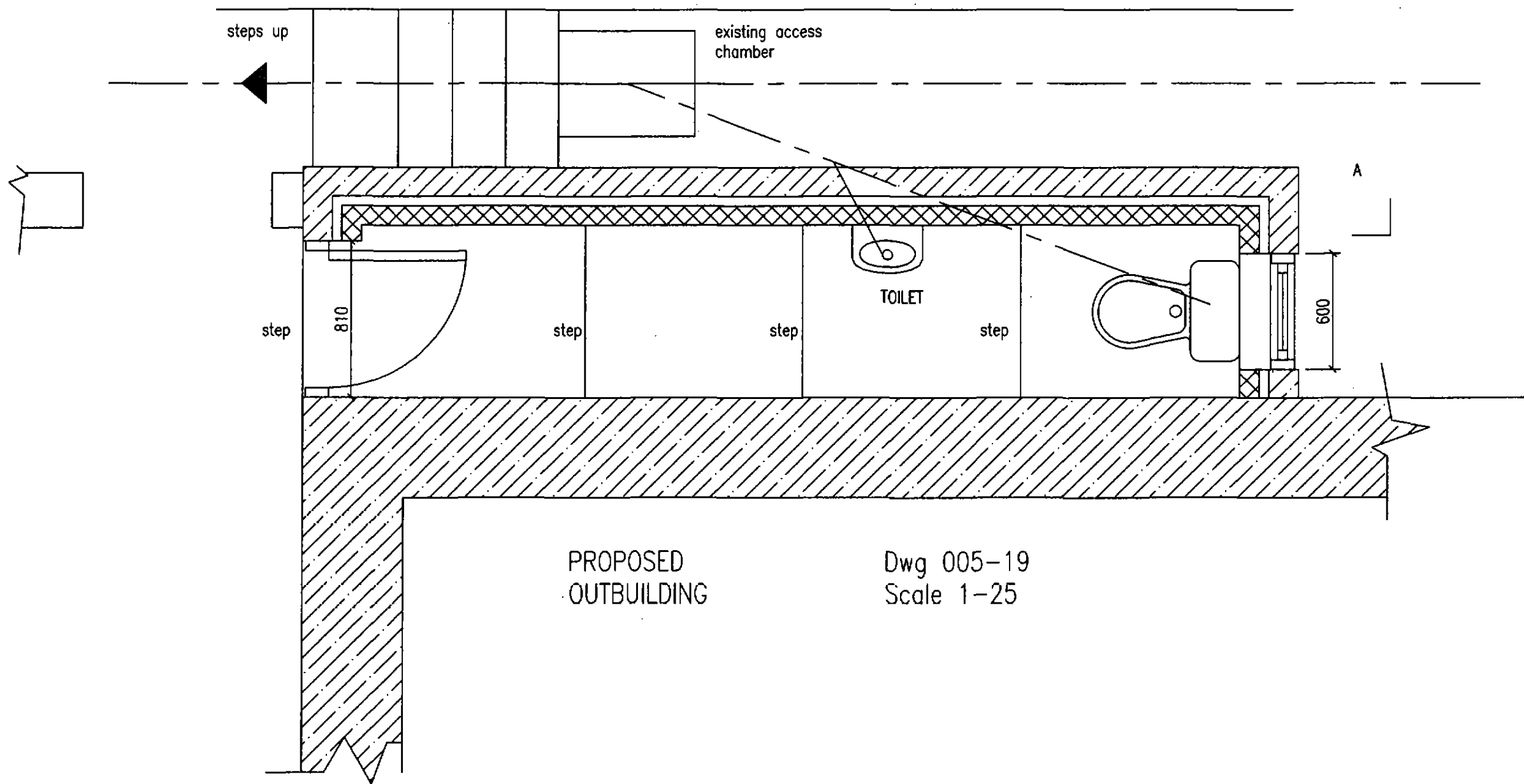
PROPOSED SIDE ELEVATION

Dwg 003-19
Scale 1-100



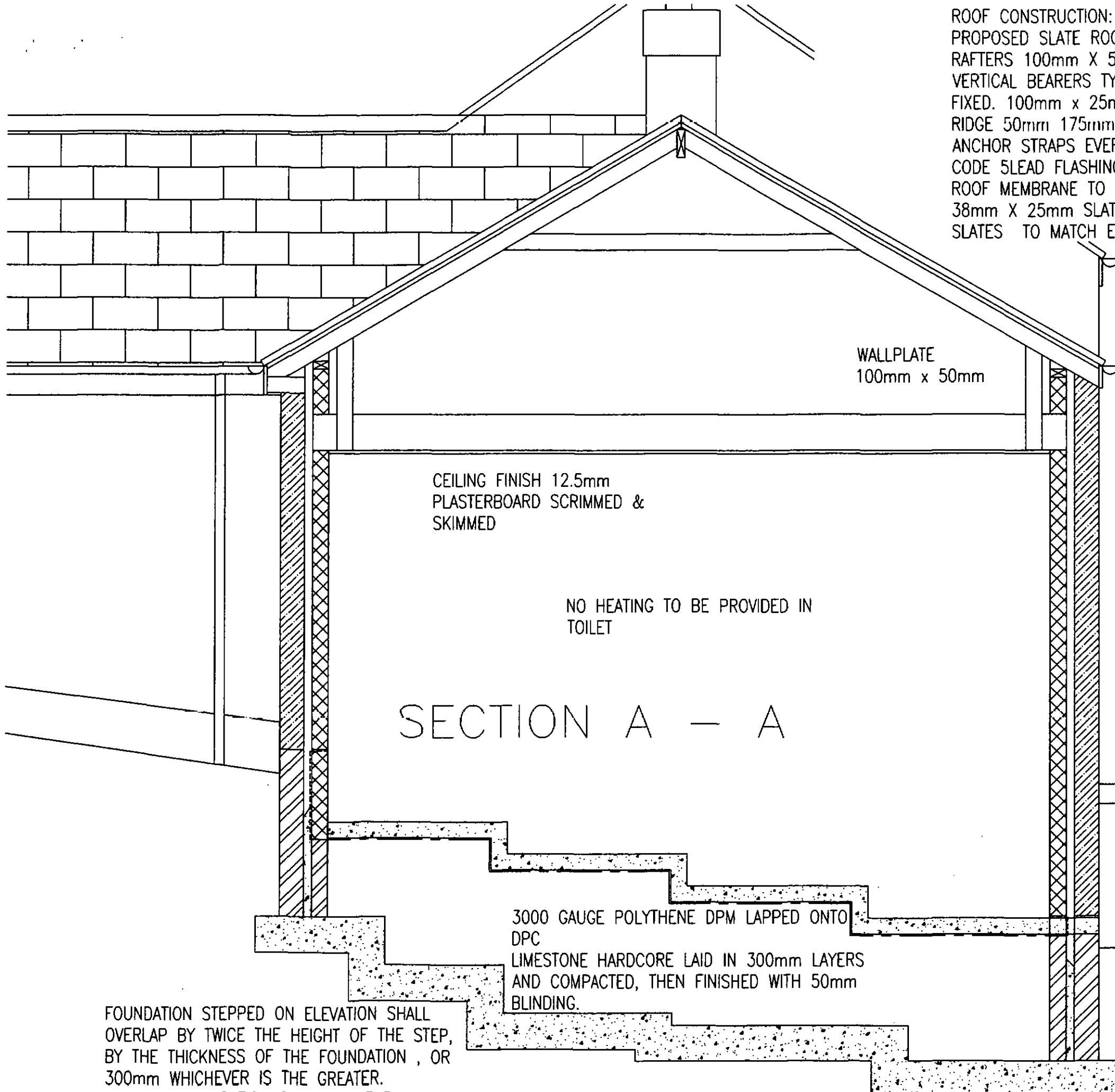
EXISTING SIDE ELEVATION





PROPOSED
OUTBUILDING

Dwg 005-19
Scale 1-25



ROOF CONSTRUCTION:
 PROPOSED SLATE ROOF TO MATCH EXISTING IN DESIGN AND PITCH.
 RAFTERS 100mm X 50mm @ 400mm, CEILING JOISTS 225mm x 50mm @ 400mm CRS,
 VERTICAL BEARERS TYING RAFTER AND CEILING JOISTS 100mm x 50mm MECHANICALLY
 FIXED. 100mm x 25mm TIMBER TIE EVERY ALTERNATE RAFTER FIXED BETWEEN RAFTERS.
 RIDGE 50mm x 175mm.
 ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 900mm METAL ANCHORS.
 CODE 5 LEAD FLASHING TO CHIMNEY STACK.
 ROOF MEMBRANE TO BE TYVEK INSTALLED IN ACCORDANCE WITH MANUFACTURER LITERATURE.
 38mm X 25mm SLATE BATTENS. ROOF
 SLATES TO MATCH EXISTING FIXED WITH COPPER NAILS.

100mm PVC GUTTER TO
 DISCHARGE INTO 75mm
 DOWNPIPE.

LINTEL TO OPENINGS TO BE I.G
 OR CATNIC TO MANUFACTURES
 DESIGN AND SPECIFICATION.
 MINIMUM END BEARING 150mm.

150mm NATURAL STONE TO MATCH
 EXISTING
 50mm CAVITY FILLED
 100mm BLOCKWORK.

TIE WIRES STAINLESS STEEL
 750mm HORIZONTALLY
 450mm VERTICALLY
 EVERY COURSE OF BLOCKWORK AT
 REVEALS

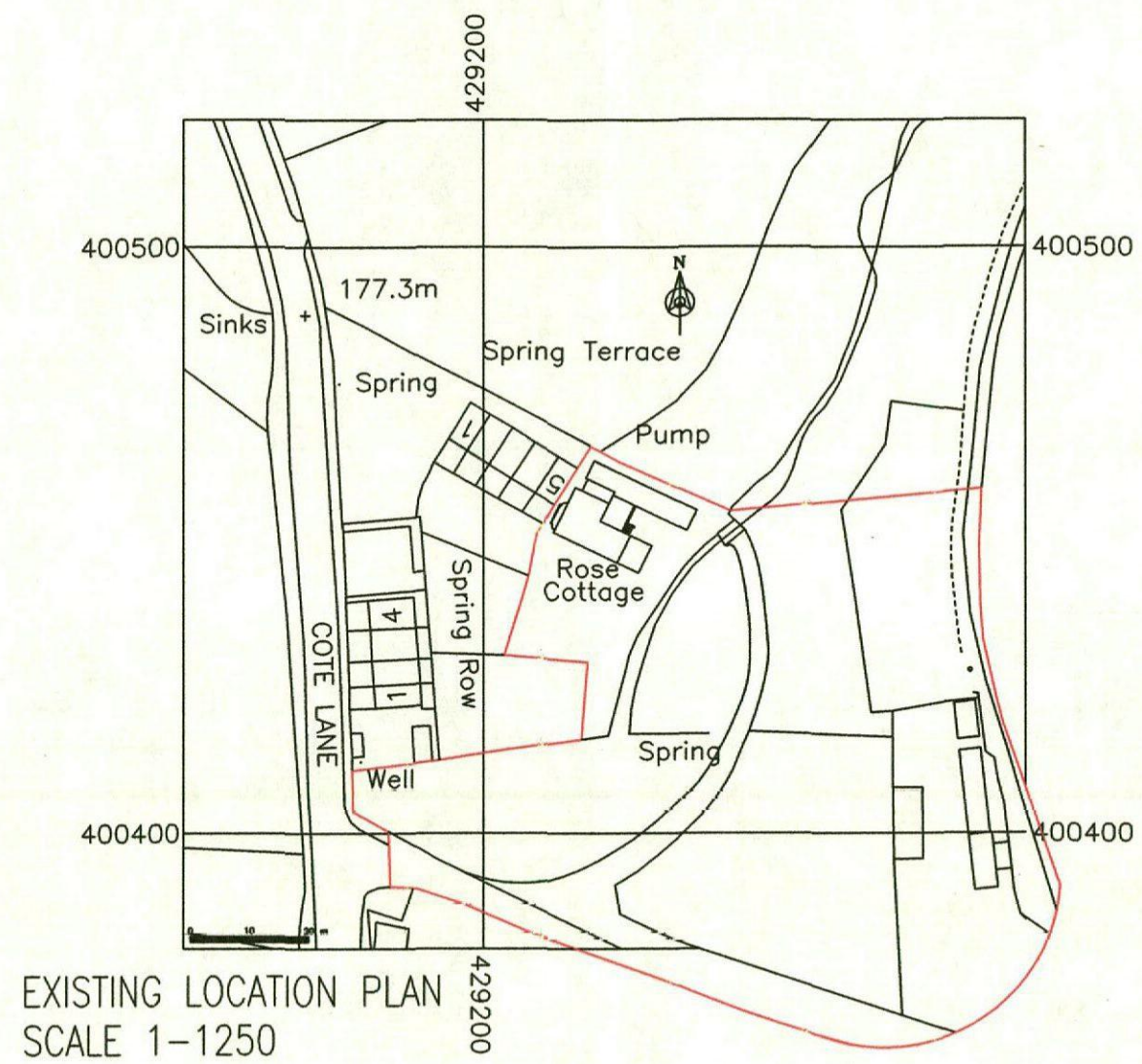
D.P.C 150mm MINIMUM STEPPED ABOVE
 GROUND LEVEL LINKED INTO EXISTING,

Dwg 006-19
 Scale 1-25

ANY TANKING REQUIRED USE PROPRIETARY
 RUBBER TANKING MEMBRANE PROTECTED
 BY A SAND FILM AND LAPPED ONTO D.P.C
 AND D.P.M TAPE JOINT BOTH MEMBRANES

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID
 STRATA AND BELOW ANY NEAR BY DRAIN INVERT.
 CONCRETE WITH A142 REINFORCING MESH TO BOTTOM
 THIRD. REINFORCEMENT TO HAVE 50mm MINIMUM
 COVERING.

FOUNDATION STEPPED ON ELEVATION SHALL
 OVERLAP BY TWICE THE HEIGHT OF THE STEP,
 BY THE THICKNESS OF THE FOUNDATION , OR
 300mm WHICHEVER IS THE GREATER.
 STEPS IN FOUNDATION SHOULD NOT BE OF
 GREATER HEIGHT THAN THE THICKNESS OF
 THE FOUNDATION.



EXISTING LOCATION PLAN
SCALE 1-1250

400500

400500

Sinks

177.3m



Spring Terrace

Spring

Pump

Rose Cottage

Spring Row

Spring

Well

COTE LANE

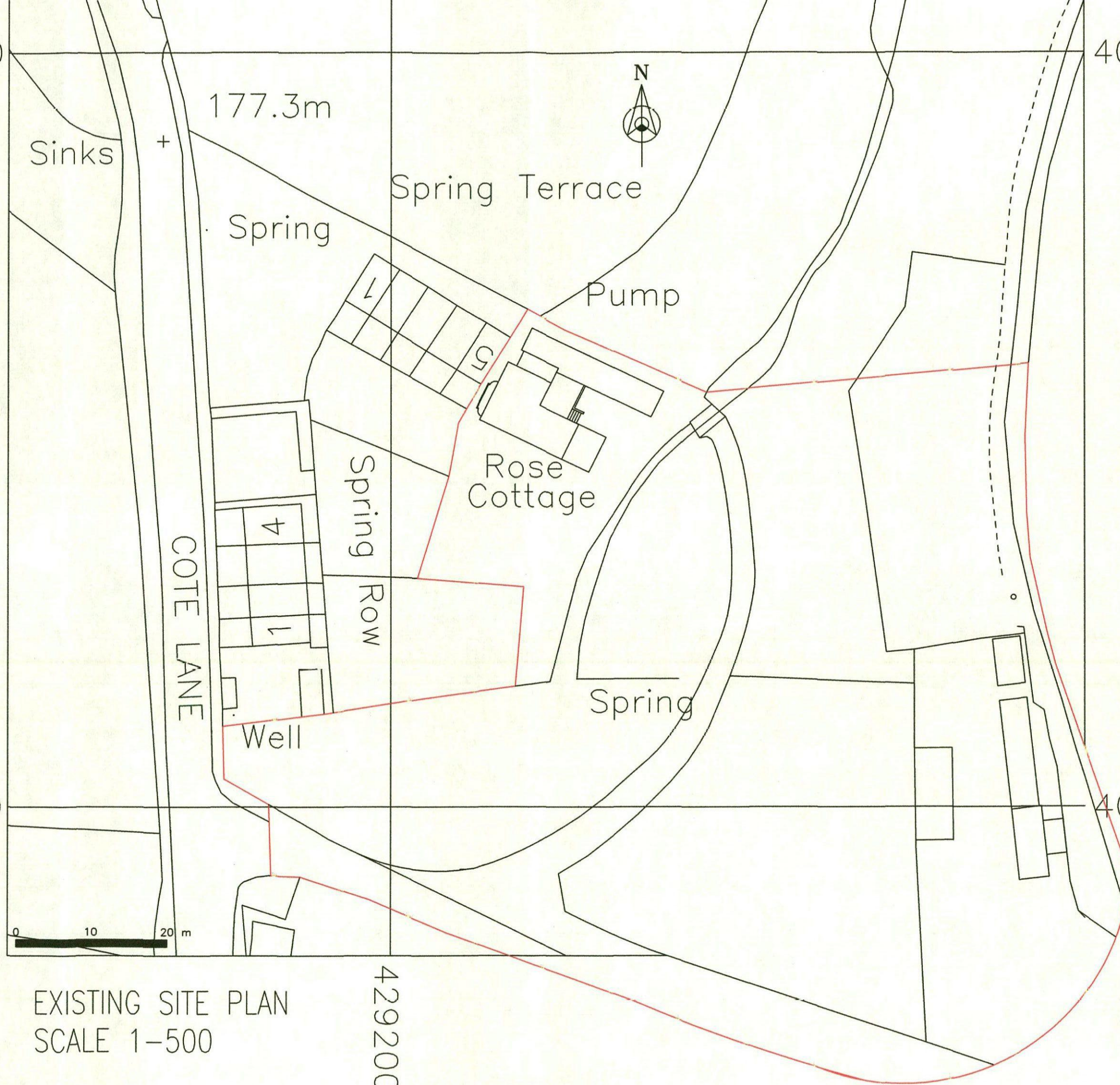
400400

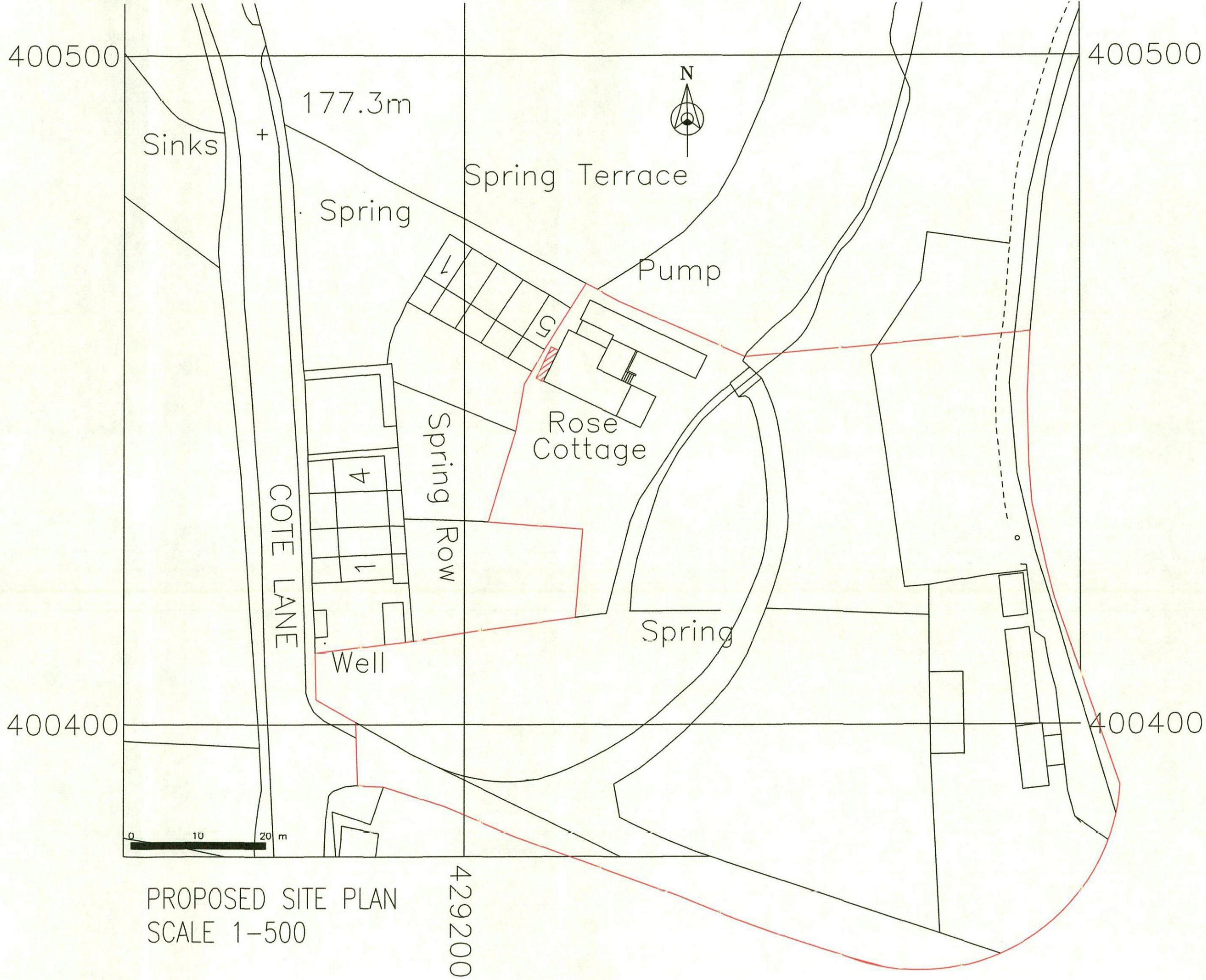
400400

0 10 20 m

EXISTING SITE PLAN
SCALE 1-500

429200





ROSE COTTAGE, COTE LANE, THURGOLAND

FOUNDATIONS

1. Prior to carrying out full excavation the builder to expose part existing foundations to ascertain type of foundation used i.e. raft, strip, pile etc if different from design contact designer to amended documentation and inform Building Control prior to any further work commencing.
2. Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.
3. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
4. Excavation to be taken down to solid strata and below any close by drain inverts. Step foundations taken down 700mm (900mm in clay) minimum from ground level to top of foundations. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
5. Foundation formed from 1-2-4 concrete mix, 200mm deep toe at wall construction with reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

6.

PARTY WALL ACT

7. 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 to 6 metres of their property i.e. where excavations may be deeper than the neighbours property foundations. You must inform adjoining owner or owners by serving a notice. Please refer to the Party Wall Act for detailed explanation. If the proposed development is within predetermine distances indicated above and will affect the full length of the neighbour's property then the builder must determine the neighbour's foundation depth to ensure the proposed foundations level will not undermine and may cause collapse of the neighbour's property. If a strip foundation has been identified this will have to be carried in small sectional stages in accordance with Building Control or a raft foundation to be employed with extended toe at the wall perimeter this alternate structure to be approved by Building Control prior to any work commencing.
8. 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 neighbouring building. If the proposed work falls within the scope of the Act you must serve the statutory notice on the adjoining owner. At least 2 months' notice must be given for works to an existing party wall; and 1 month's notice for a planned new wall or for 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:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>.

WALL CONSTRUCTION

9. Brickwork to foundations to be 100mm second engineering bricks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
10. 350mm cavity wall comprising of 150mm stonework to match existing, 50mm cavity filled with Dritherm insulation, 100mm medium dense block to inner skin
11. Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
12. Wall ties to be stainless steel in accordance with BS 1243, D 140 or BS EN 845-1 and to be fixed at: 750mm crs horizontally, 450mm vertically, every course of blockwork at reveals.
13. D.P.C 150mm minimum above ground level and to lapped onto existing d.p.c. D.P.C to internal walls to be linked to DPM in floor constructions.
14. D.P.M to reveals and cills.
15. Proposed wall construction to be bonded to existing, brickwork toothed every alternate course. Blockwork bonded 1in / 1out. Cavity to be made continuous. Or the Builder may use proprietary profiles if approved by Building Control.
16. Lintels to openings us Catnic or IG lintels to manufactures specifications.
- 17.
- 18.

ROOF CONSTRUCTION

19. Wallplate 100mmx50mm.
20. Roof construction as section A.
21. Roof membrane to be Tyvek Supro installed in accordance with manufacturers instructions. Tyvek should be allowed to drape slightly for drainage beneath tile battens, where insulation is fitted tight under roof membrane then counter battens to be installed in accordance manufacturers instructions.
22. Fascia board and soffit to match existing design and profile. Fascia to be 19mm external plywood or white UPVC (or colour to match).
23. Tile battens at 38mm x 25mm to traditional roofs and 38mm x 50mm to truss roofs.
24. Slates to match existing with a minimum pitch of 30 degrees (ensure end lap suits pitch).
- 25.

FLOOR CONSTRUCTION

26. Floor construction as section A.
27. Concrete floors 125mm thick. Limestone hardcore under floors in 300mm layers then consolidate, 50mm blinding to top of hardcore, lay 3000 gauge polythene as DPM to act as Radon Barrier. Polythene to link across cavity and to have a DPC tray above. All joints must be double taped.
- 28.

DRAINAGE

29. New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
30. Soil & vent pipe to terminate 900mm above any open light and should be fitted with a basket. Alternate method is to provide an AAV to be discussed and approved with Building Control on site. Provide rodding access to any new soil and vent pipe.
31. Existing foul drainage to be reused.

- 32. Surface water to be taken to existing surface water drainage or to a soakaway. Soakaway to be 1 cubic metre filled with self-draining materials and to be 5 metres from any building. Soakaway to be below any drain inverts. Percolation test to be carried out and approved by Building Control.
- 33. 100mm PVC gutter to match existing to discharge into 75mm downpipe. Downpipe to discharge into a trapped gulley.
- 34. Drainage pipe runs to be protected through walls by lintel offset 50mm minimum from pipe edge. Compressible filler to be installed into gaps to prevent ingress of vermin.
- 35. Waste to sink and washer. All traps to be deep sealed.
- 36.

HEATING & VENTILATION

- 37. No heating to be provided in proposed
- 38. .

FINISHES

- 39. Internal wall finishes: 2 coat Carlite Browning or Carlite Bonding, 1 coat Carlite Finish.
- 40. Angle bead to external corners.
- 41. Ceiling finishes 12.5mm plasterboard scrimmed and skimmed.
- 42.

JOINERY

- 43. Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
- 44. Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to clients specification.
- 45. Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.
- 46.

ELECTRICAL INSTALLATION

- 47. All electrical work to current IEE regulations and inaccordance with the client's requirements. . All fixed electrical installations should be suitably design, installed, inspected, tested and certified by an approved Electrical Contractor. Certificate to be handed to Building Control for their approval and records inaccordance with part P of the Building Regulation. An electrical installation certificate under a competent person scheme or an electrical installation certificate signed by a person competent to do so.
- 48. Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.
- 49.

STRUCTURAL

- 50. No part of proposed development to encroach over boundary.
- 51.

HEALTH & SAFETY

- 52. Health and safety issues must be assessed prior to commencement on site. Risk assessment and method statements to be laid down to provide safe systems of work.
- 53. Contractor to assess any Asbestos base products and carry out risk assessments so that safe systems of work are in place to provide management plans/action plans so that employees, subcontractors and any other person are risk free.
- 54.

FIRE PRECAUTION

GENERAL

- 55. All site measurements must be verified on site. Drawings should not be scaled and drawing dimensions are approximate guidelines. Any queries please seek advice from the client or their agent.
- 56. The Building Contractor to take particular care to ensure the building is airtight. All walls to be sealed and correctly pointed, any element passing through the wall to be sealed around with a flexible fire proof gap filler, windows to be correctly fitted and fully mastic sealed, all windows to have a rubber draught gasket to resist air flow, timber ground floors to have Tyvek vapour barrier control continuous covering prior to board finish.