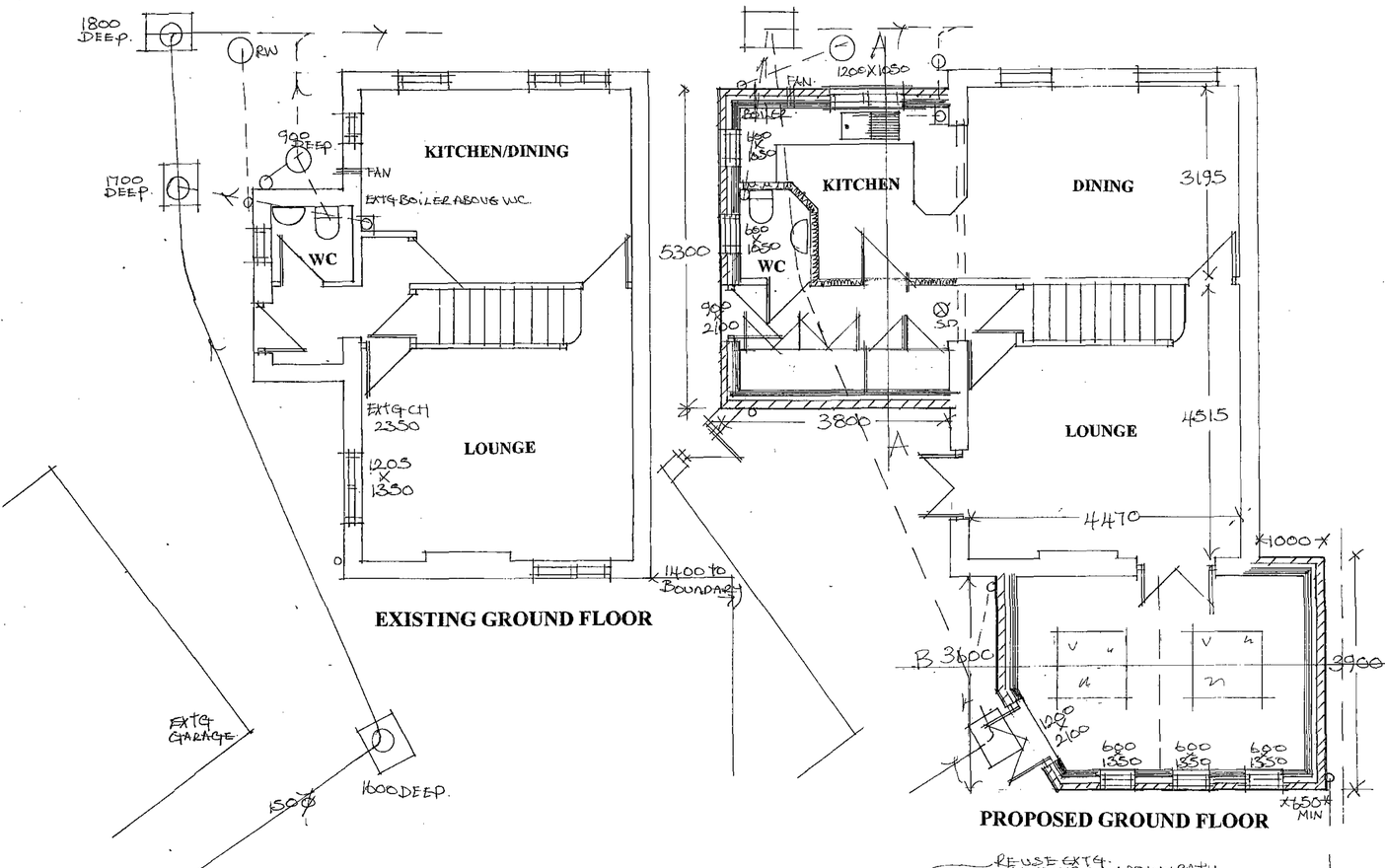
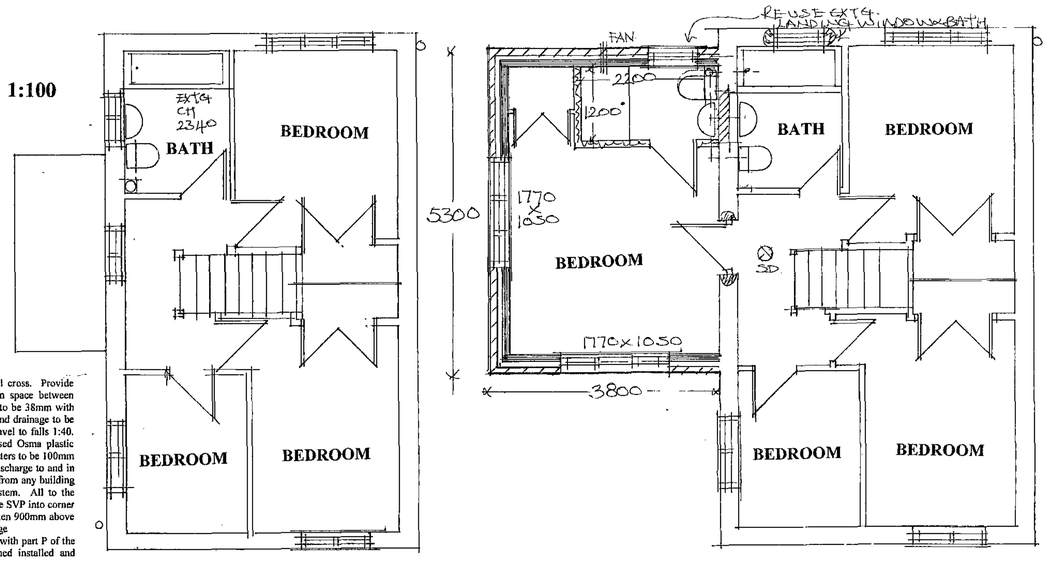


EXISTING GROUND FLOOR

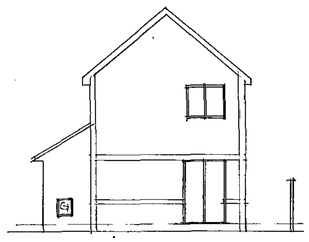
PROPOSED GROUND FLOOR

SCALE 1:50 1:100

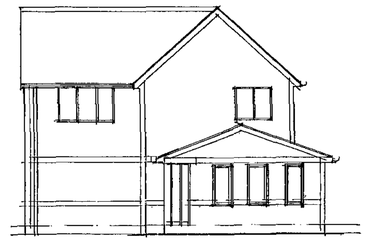


EXISTING FIRST FLOOR

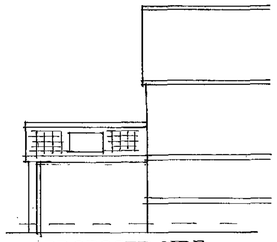
PROPOSED FIRST FLOOR



EXISTING REAR



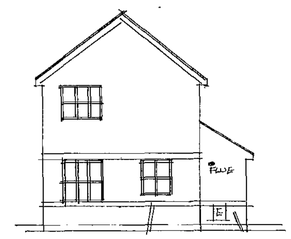
PROPOSED REAR



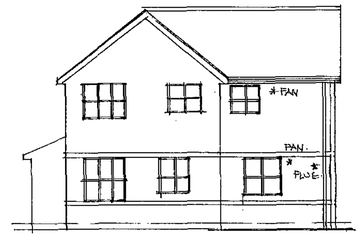
PROPOSED SIDE

EXISTING SIDE

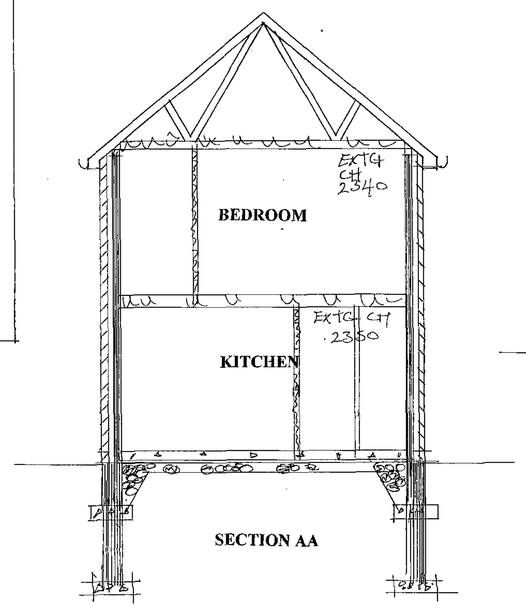
PROPOSED SIDE



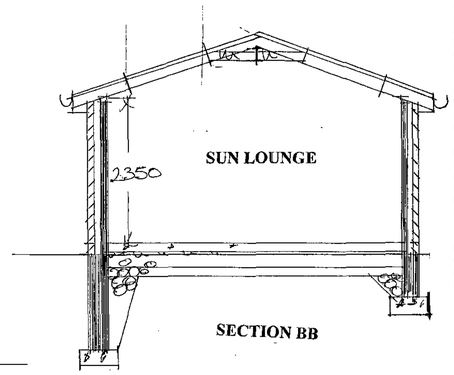
EXISTING FRONT



PROPOSED FRONT



SECTION AA



SECTION BB

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 omissions 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. **When appropriate it is the owners responsibility to serve notice on the adjoing/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.

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m. Drains shown on plan will be subject to further investigation on site by the builder who should make provision for them to be in a different position on exposure and discuss implication with client accordingly Note any strip foundations will be deeper to invert level Foundations to be taken beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level

Ground Floor 100mm concrete trowelled smooth and level with the existing on 100mm of Kingspan floor and 25mm perimeter insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Continue 1200g DPM across the cavity to form a radon barrier and protect with tray DPC over.

First Floor 18mm T & G chipboard type 2 or 3 for wet areas on 50mm x 200mm joists at 400mm centres insulated between with 100mm of rockwool for sound insulation 1 row of full depth strutting 50mm wide mid span. Floor to be laid level with existing determined through landing opening

Walls All feature brickwork including string courses corbels and verge detail must be replicated on the extension in terms of position, detail and matching coloured brickwork as existing. 100mm artificial stone to match existing 100mm cavity fully filled with rockwool batts. 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 masonary 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 oversite to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Bond existing to proposed with furfix profiles and maintain cavity. Internal partitions to comprise 12,5mm plasterboard 5mm skim skim either side of 50 mm x 75mm studs at 600mm centres fully filled between with fibreglass

Roof Concrete interlocking tile to match existing suitable for pitch and laid in accordance with manufacturers instructions on Tyvek fully breathable felt laid to sag 10mm and 50mm x 25mm tile battens. Roof trusses fixed to a 100mm x 50mm wall plate with truss clips at 600mm centres and bracing in accordance with BS5268 part 3. Roof trusses to be manufactured to dimensions taken by supplier on site and not from plan. Manufacturer to provide full structural details for local authority Building Control approval 14 days prior to commencement of work on site. 12.5mm plasterboard ceilings 5mm skim insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings, soakers, aprons and vallies tray dpc to all abutments. 100mm deep flow gutter 63mm fall pipes. Upvc fascia and soffit. roof trusses fixed to a 100mm x 50mm wall plate with truss clips at 600mm centres and bracing in accordance with BS5268 part 3

Lateral Restraint 30mm x 5mm 1.2m long mild steel galvanized lateral restraint straps are to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings between the timbers. Straps to be at 1.8m centres commencing 600mm from the apex on the first uncut block to floors, ceilings and verges.

Sun Lounge Roof Concrete interlocking tile suitable for pitch. Redland Regent smooth face 100mm head lap at 15° laid in accordance with manufactures instruction or Marley modern at 17.5 degrees 100mm head lap smooth face on 25mm x 50mm tile battens and 1 layer of Tyvek breathable felt. Should the roof pitch be shallower than the chosen tile allows fasten Unduline sheets over the rafters first fixed in accordance with manufactures details to prevent penetration of water and tile as above. 50mm x 150mm rafters at 400mm centres triangulated and birdsmouthed over a 50mm x 100mm wall plate secured to the top of the blockwork and structural steel ridge bolted at 600mm centres with 9.5mm bolts. Double up rafters either side of velux roof lights. 100mm Kingspan insulation between the rafters and 25mm underneath. 12.5mm plasterboard 5mm skim ceiling. Code 4 lead flashings tray DPC to all abutments. Rafters over door forming wider soffit to be supported on masonary built to underside of rafters and every rafter strapped down the blockwork with 30mmx5mm x600mm long galvanized steel straps

Windows Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes and a u value of 1.8. All glazing in critical locations to be safety glass to BS6206Φ and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Openine lights to be 1/20th of the floor area and 8000mm trickle vents. Habitable room windows to have means of escape opening light 450mm wide x 750mm high clear opening sited between 800mm x 1100mm from the floor. Provide mechanical extract to en suite discharging at a rate of 15 l/sec and kitchen at a rate of 60l/sec all to external air en suite to have 15 minute run on 15mm gap under door. All doors to have 10mm under cut. Subject to clients approval re use the existing landing and bath window in the bathroom and en suite. Remove side window from lounge cut masonary under existing lintol and fit French doors as clients instructions

Drains All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonary and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacumn traps. All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. Discharge soil pipe to existing drain and proposed Osma plastic manhole on the line of the existing drainage All gutters to be 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) watercourse B) soak away 5m from any building subject to percolation test C) existing on site system. All to the satisfaction of the District Building Surveyor .Resite SVP into corner of extension and discharge all wastes to it. SVP taken 900mm above any opening lights within 3m and terminate with cage

All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed installed and tested by a competent person being a member of a competent persons scheme who shall issue a certificate in accordance with BS7671 on completion.

Install a smoke detection and alarm system mains wired on the lighting circuit with battery back up. Detectors to be sited on ceiling of ground floor hallways and new first floor landing in accordance with part B.

All construction to be robust. Provide 1 energy efficient light fitting to the new bedroom.

Alterations Form opening through to side extension under structural steelwork and at first floor remove the existing landing window and masonary under make good plaster finishes Floor level to be determined through to extension in this position. Enlarge area of lounge into extension. Support first floor and wall above structural steel in accordance with engineers details. Structural steelwork to full half hour fire resistance by encasement with 2 layers 12.5mm plasterboard 5mm skim 1.6mm gauge wire binding 100mm pitch

Re site balanced flue boiler onto external wall of kitchen and discharge more than 300mm from any structural opening into the building Protect outlet with cage if within 2m of floor

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 suitable qualified gas safe 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.

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.

PROPOSED TWO STOREY SIDE EXTENSION TO FORM KITCHEN WITH BEDROOM OVER AND SINGLE STOREY REAR EXTENSION TO FORM SUN LOUNGE AT 4 FOURLANDS CLOSE BARAUGH GREEN