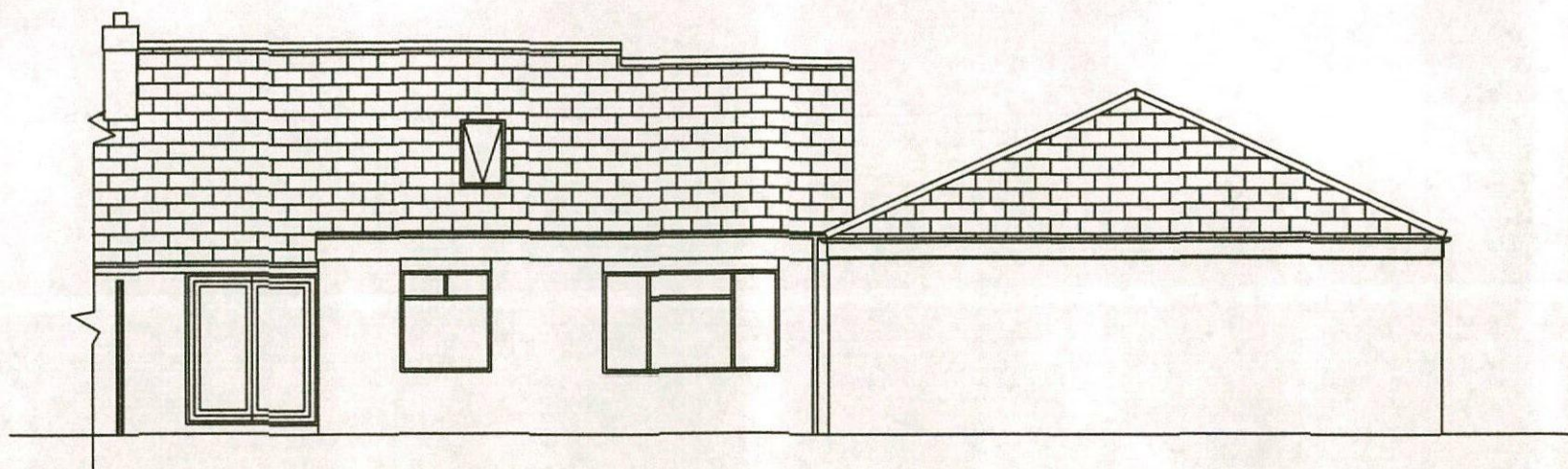
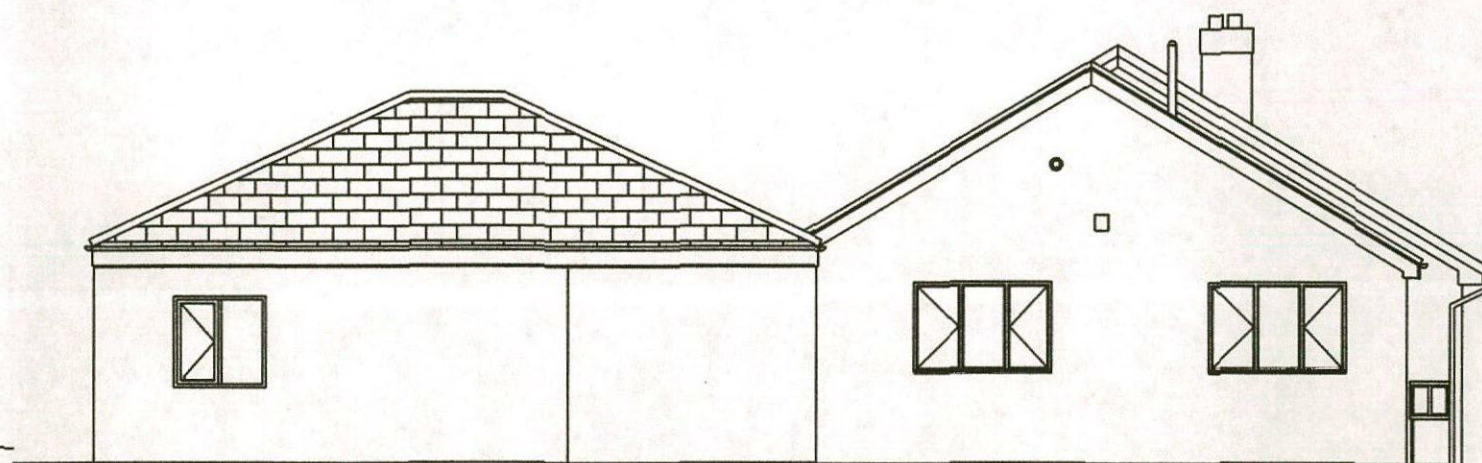


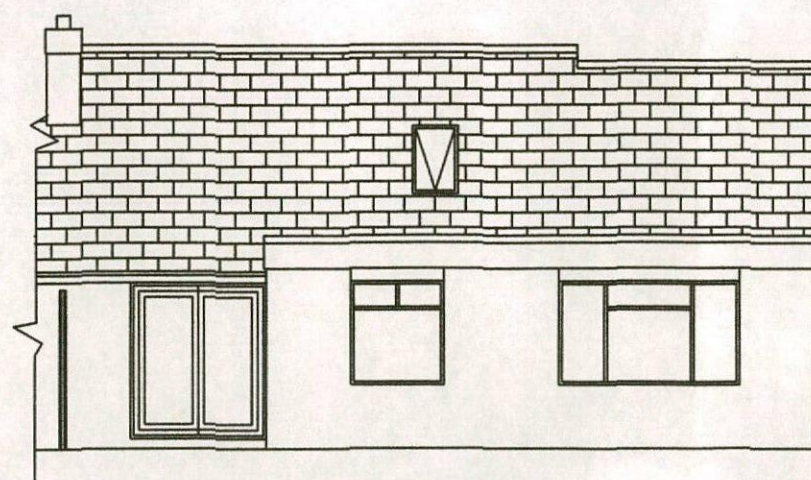


PROPOSED REAR ELEVATION

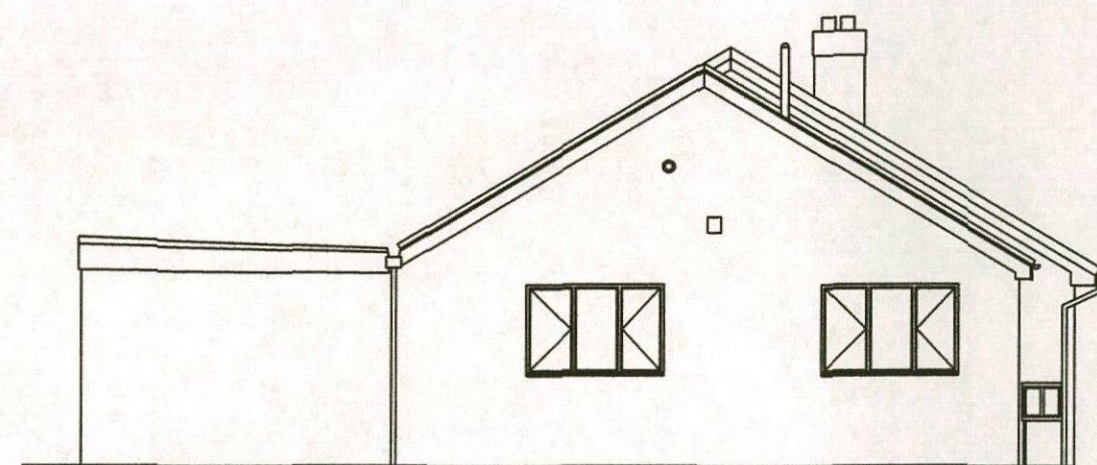


PROPOSED SIDE ELEVATION

Dwg 001-21
Scale 1-100

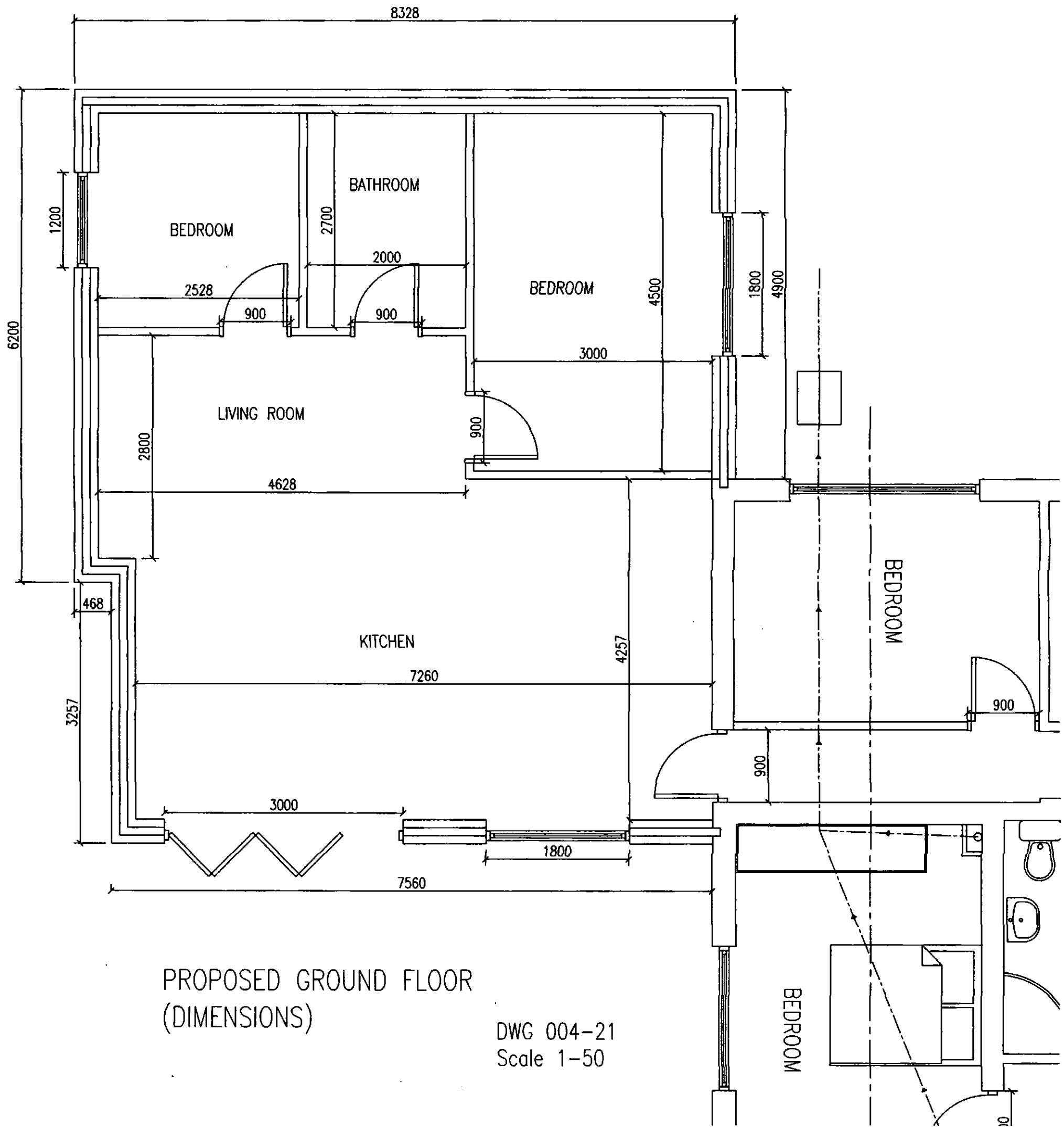


EXISTING REAR ELEVATION



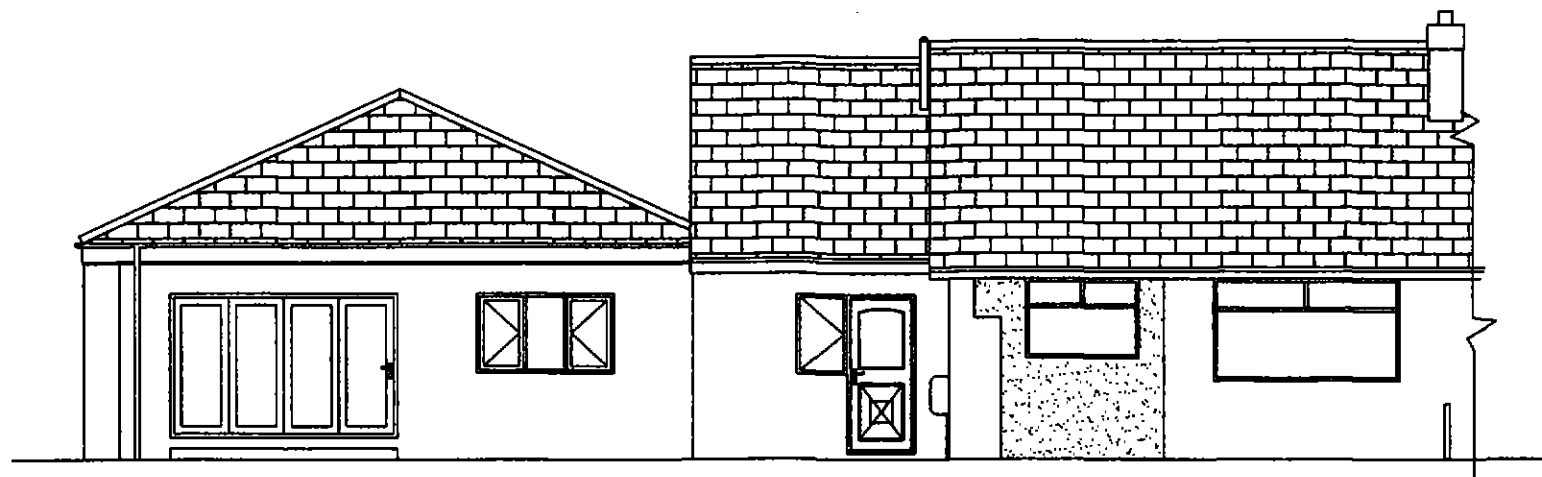
EXISTING SIDE ELEVATION



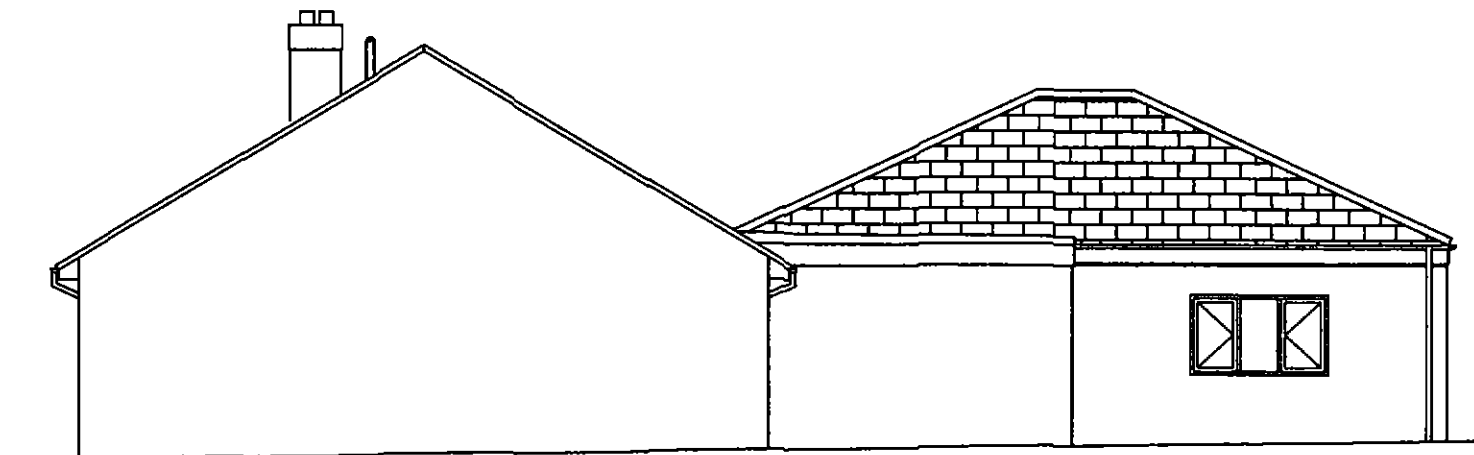




PROPOSED SITE PLAN Scale 1-500

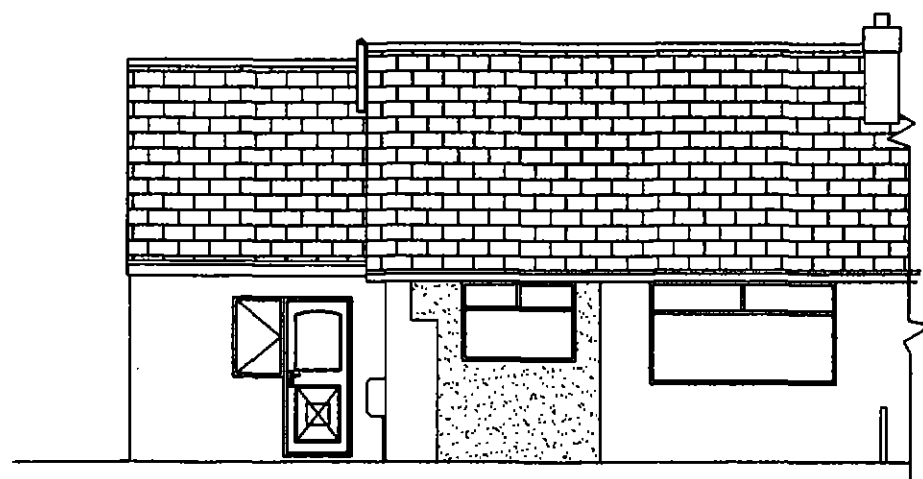


PROPOSED FRONT ELEVATION

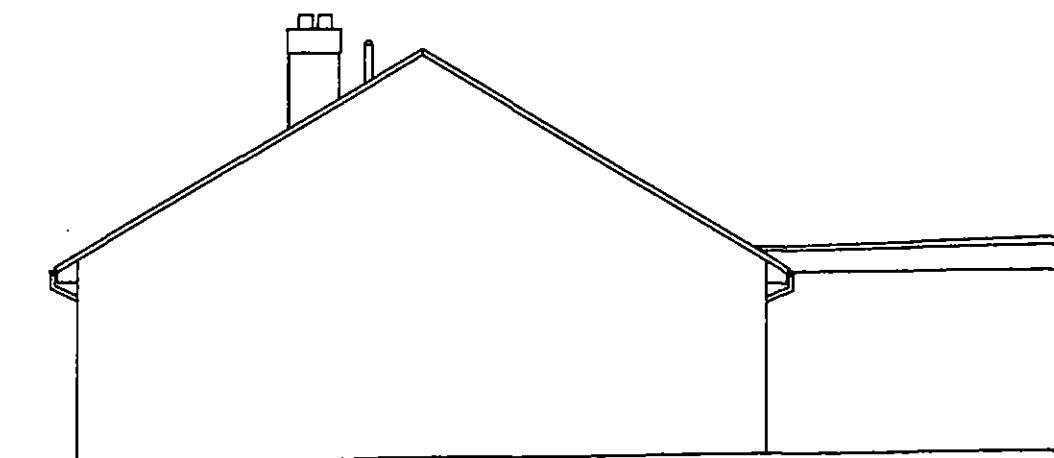


PROPOSED SIDE ELEVATION
(attached neighbour's view)

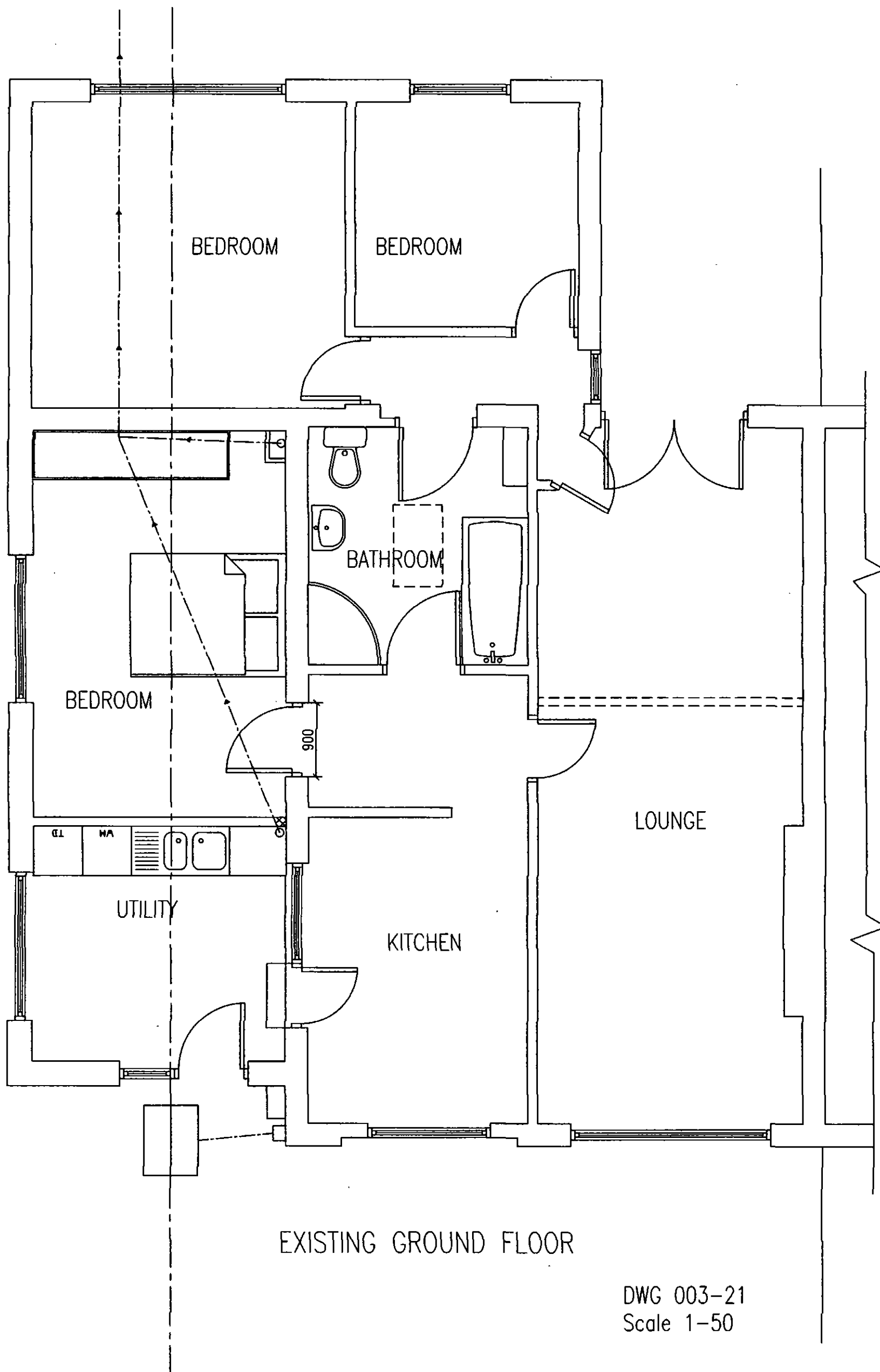
Dwg 02-21
Scale 1-100

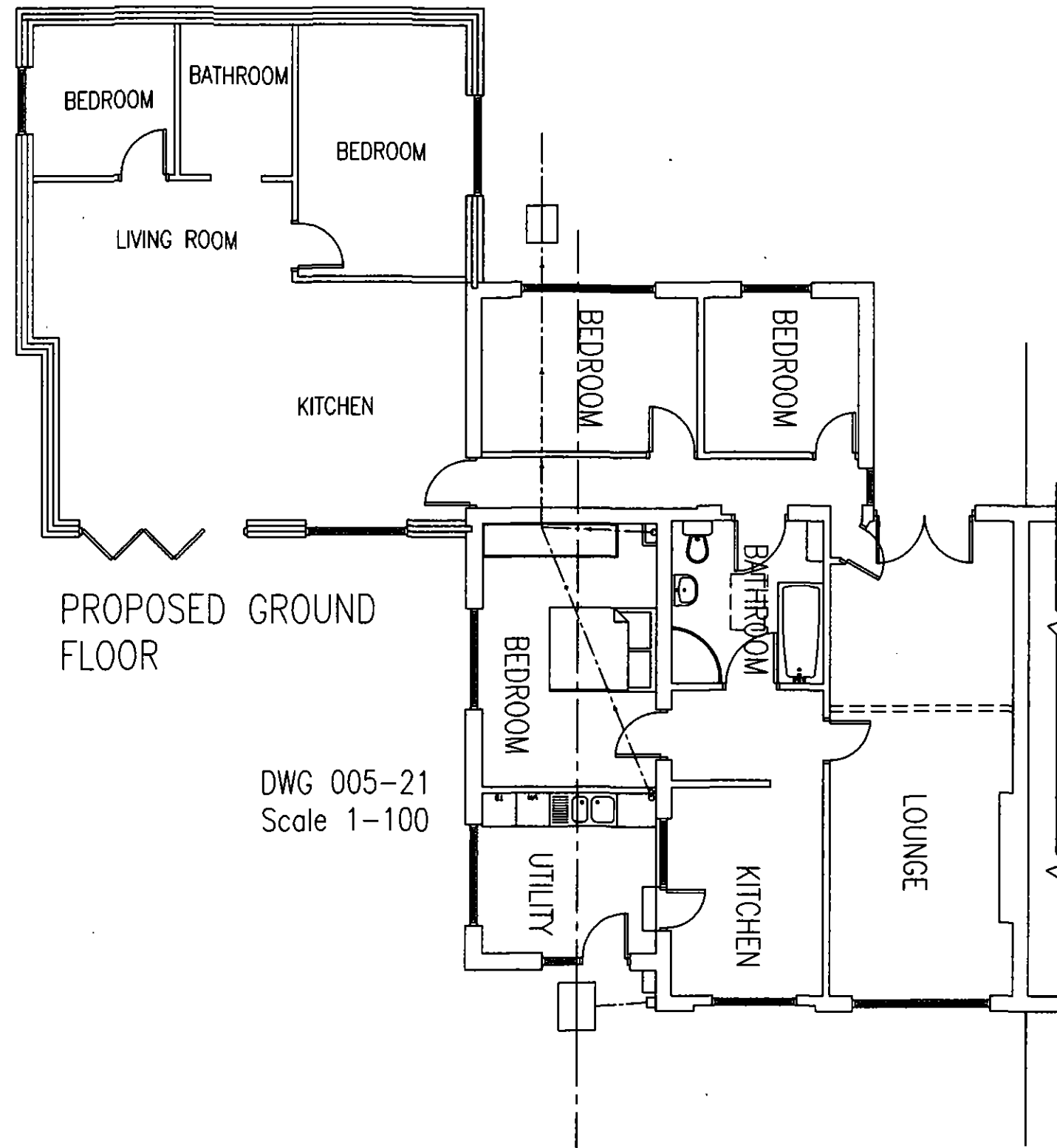


EXISTING FRONT ELEVATION

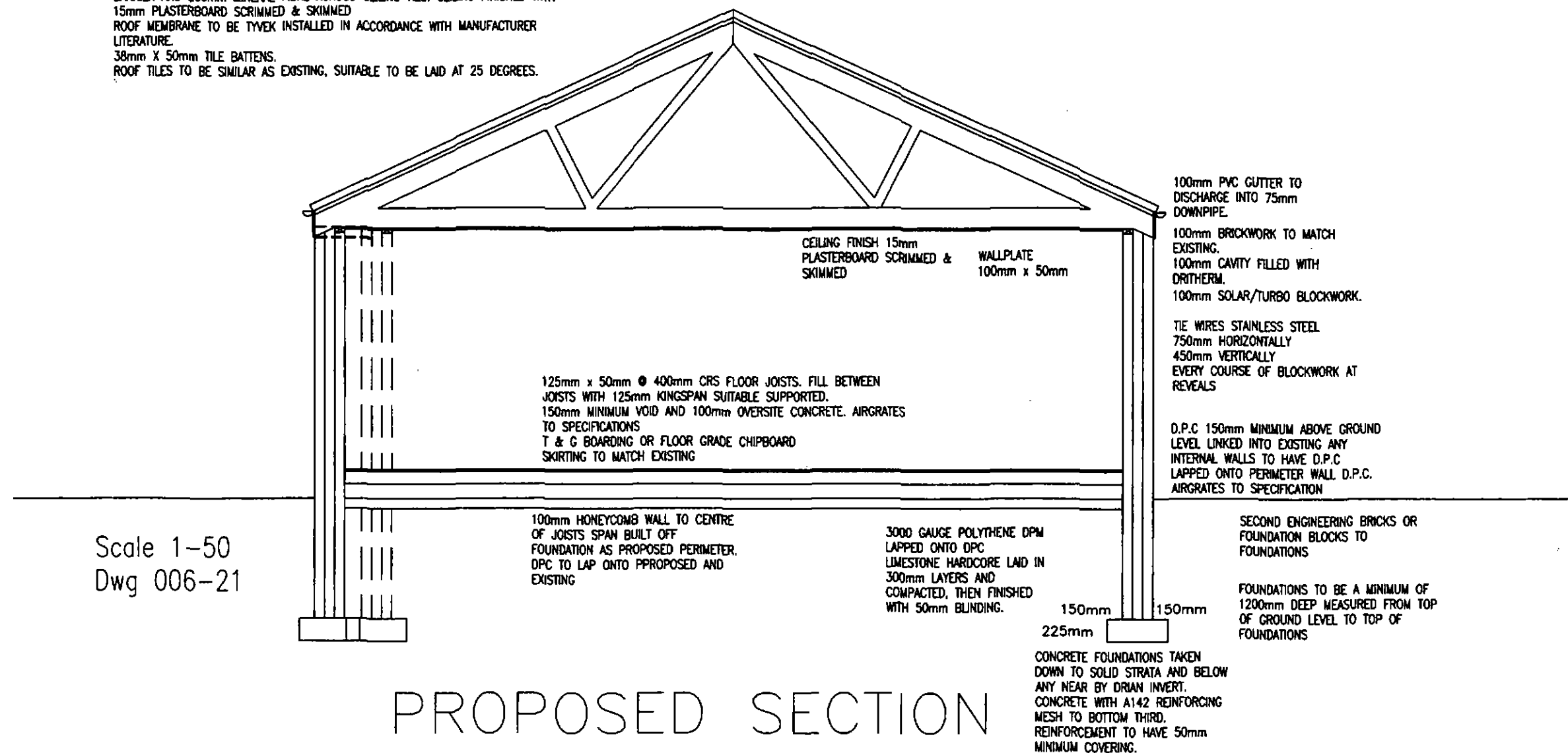


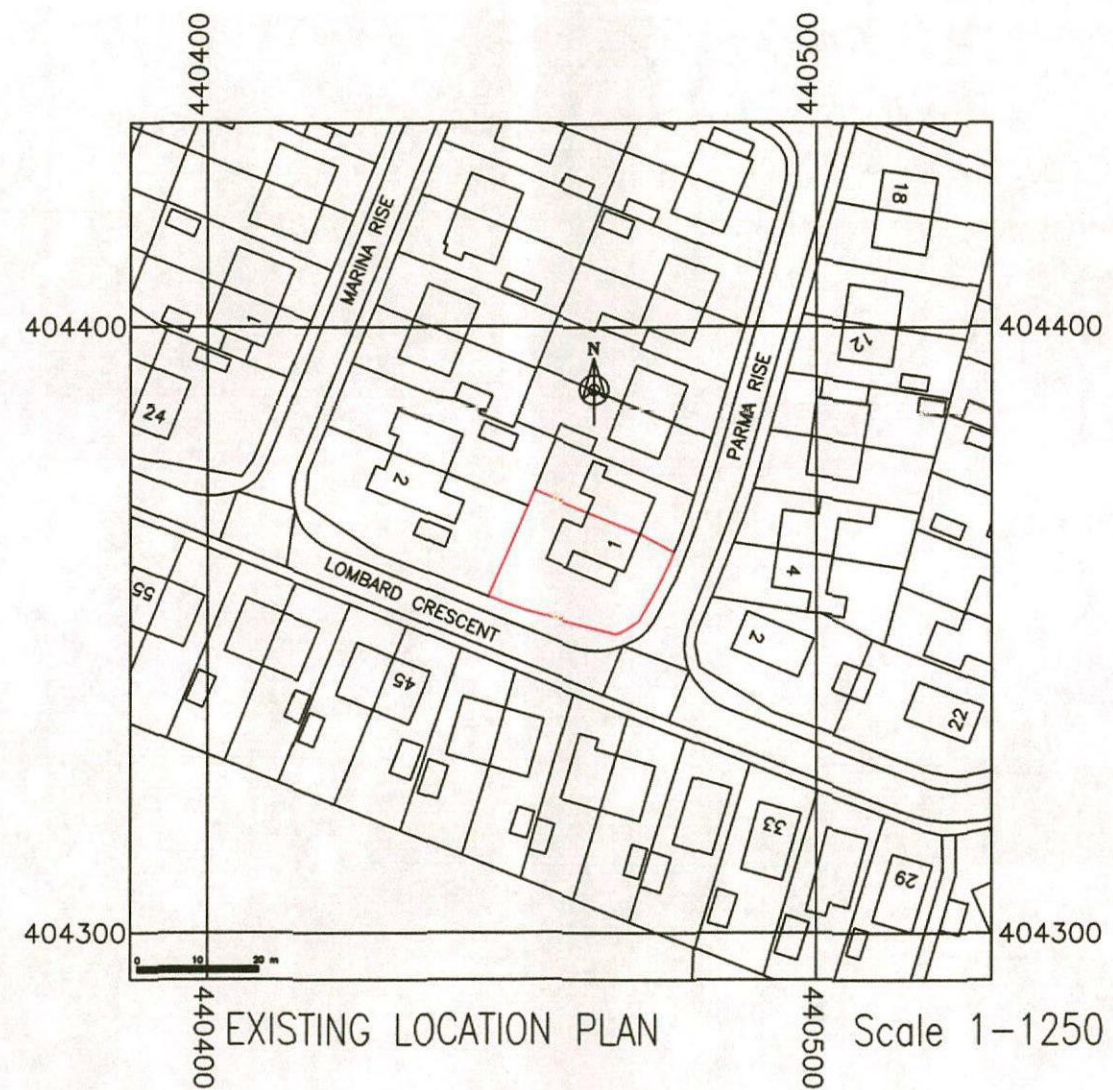
EXISTING SIDE ELEVATION
(attached neighbour's view)





PROPOSED ROOF TRUSSES @ 600MM CRS SUPPLIED BY AN APPROVED MANUFACTURE STRUCTURAL CALCULATIONS PROVIDED BY THE MANUFACTURE TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL PRIOR TO WORK COMMENCING. ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 1000mm GALVANIZED ANCHORS. PROVIDE 200mm MINERAL FIBRE BETWEEN CEILING TIES LAID ONTO TYVEK VAPOUR BARRIER AND 200mm MINERAL FIBRE ACROSS CEILING TIES. CEILING FINISHED WITH 15mm PLASTERBOARD SCRIMMED & SKIMMED ROOF MEMBRANE TO BE TYVEK INSTALLED IN ACCORDANCE WITH MANUFACTURER LITERATURE. 38mm X 50mm TILE BATTENS. ROOF TILES TO BE SIMILAR AS EXISTING, SUITABLE TO BE LAID AT 25 DEGREES.







EXISTING SITE PLAN

Scale 1-500

SPECIFICATIONS

(SPEC REF: 001/21) REVISION 00

1 PARMA RISE, DARFIELD

FOUNDATIONS

- 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.
- Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.
- 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.
- Excavation to be taken down to solid strata and below any close by drain inverts. Foundations taken down 700mm minimum (900mm in clay) from ground level to top of foundations (if house foundations are lower than proposed to match existing). 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.
- Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

PARTY WALL ACT

- The contractor to establish any close neighbour's buildings or boundary wall foundations prior to any work commencing to ensure the proposed excavation must not allow any structural weakness to the building or wall.
- 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 neighbour's property foundations or boundary/retaining walls. 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.
- 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 are available from:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>.

WALL CONSTRUCTION

- Brickwork to foundations to be 100mm second engineering bricks or use foundation blocks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
- 300mm cavity wall comprising of 100mm brick outer skin to match existing, 100mm cavity filled with Dritherm insulation, 100mm Solar/Turbo blockwork. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
- Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
- Provide expansion joints to brickwork or blockwork where long runs are constructed as follows: At 8 metres intervals within brickwork and 6 metre intervals for blockwork.
- 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.
- 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.
- D.P.M to reveals and cills.
- 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.
- Lintels to openings us Catnic or IG lintels to manufactures specifications with insulation between metal void and an end bearing of 150mm minimum. Provide a cavity tray over openings including weep holes.
- Provide concrete lintels over public sewer leaving a clear gap around sewer of 150mm between sewer, brickwork and lintel.

ROOF CONSTRUCTION

- Wallplate 100mmx50mm.
- Provide mechanical fixings to head and feet of each rafter and any hip beam (e.g., truss clips) in addition to bird mouth joints. At openings provide suitable anchorage to rafter feet end advise Building Control of method used.
- Roof construction as proposed section.
- Roof trusses in accordance with manufacture calculations and design. Structural calculations to be submitted 28 days prior to work commencing, approval by Building Control prior to any work commencing. Roof trusses at 600mm crs. Provide 200mm Mineral Fibre insulation between ceiling ties laid onto Tyvek air leakage/vapour barrier and 200mm across ceiling ties. Roof insulation to be continuous with wall Insulation, ensuring a 50mm air gap is maintain.
- Valley gutters to be constructed from 100mm x 50mm bearers, 19mm external plywood and finished with Code 5 lead, expansion joints every 1.5 metre crs.
- Truss roof bracing to B S 5268 part 3, bracing between node points. Mechanical ties/clamps to wallplates and trusses.

- Anchor ties to be 30mm x 5mm x 1000mm to trusses at 1200mm crs fixed parallel and at right angles spanning 3 no trusses. Ties at right angles to have noggins to full constructional depth. Anchor ties to be fitted up verge at 1200mm crs.
- Roof membrane to be Tyvek Supro installed in accordance with manufacture 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 manufacture instructions.
- Fascia board and soffit to match existing design and profile. Fascia to be 19mm external plywood or white UPVC (or colour to match).
- Tile battens at 38mm x 50mm.
- Roof tiles to be similar as existing with a roof pitch of 25 degrees.

FLOOR CONSTRUCTION

- Floor construction as proposed section.
- Tension straps to be provided at floor level and held tight against masonry wall and fixed across 3 No floor joists with noggins between joists at a maximum of 2 metre centres.
- Oversite concrete to be 100mm thick and not to be below ground level. Oversite concrete to have 3000-gauge polythene DPM laid onto 50mm sand blinding. Ventilation of 150mm minimum void between top of concrete and underside of floor joist.
- Long span floor joists should incorporate strutting at third points.
- Provide strutting between ends of roof or floor joists where bearing onto Catnics, joist hangers etc, to prevent lateral movements.
- Any floor or roof joists supported on Catnics etc, strutting to be provided between ends of joists where bearing onto Catnic to prevent lateral movement.
- Tongue and groove boarding to floor or floor grade chipboard. To clients' requirements.
- Skirting to match existing.

DRAINAGE

- If proposed to be built over a public sewer then a CCTV survey is required in accordance with the Water Authority guidelines to show the sewer is in good condition to withstand the building works or alternatively you may wish to replace the line of public sewer, if the sewer is to be replaced a method statement and risk assessment must be provided from the elected contractor and given to the Water authority for approval.
- The proposed foundations must be a minimum of 150mm away from the public sewer.
- Replace existing public sewer under proposed extension using 150mm structural wall unplasticised P.V.C. sewer pipe to WIS 4-35-01 at a minimum length of 3 metres jointed with proprietary couplings to WIS 4-35-10. Laid and surrounded with 150mm class S granular to WIS 4-08-02.
- New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
- 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.
- S&VP and other internal wastes to be box in with 30mm Maxiboard for sound insulation.
- 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.
- 100mm PVC gutter to match existing to discharge into 75mm downpipe. Downpipe to discharge into a trapped gulley.
- 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.
- Waste to sink, washer, bath and shower 38mm waste to wash hand basin 32mm. All traps to be deep sealed anti-vac.

HEATING & VENTILATION & PLUMBING

- Existing heating system to be extended into proposed. Contractor to check extra demands and advises client if an uprated boiler is required.
- New heating pipework to be insulated to part L.
- All new radiators to be fitted with T.R. V's.
- Mechanical extract to toilets and bathrooms to give 30 litres per second with 15 minutes overrun. Kitchen and Utility room to have 60 litres per second air change or cooker hood extraction.
- The hot water supply to the bath should be designed to limit the temperature of the delivered water to 48 degrees centigrade. Provide an in-line blending valve to conform to BS EN 1111:1999 or 1287:1999.

FINISHES

- Internal wall finishes: 2 coats Carlite Browning or Carlite Bonding, 1 coat Carlite Finish.
- Angle bead to external corners.
- Ceiling finishes 15mm plasterboard scrimmed and skimmed.

STAIRCASES

JOINERY

- Windows to a U-value of 1.6 W/m²K or WER Band C.
- All bedrooms and habitable room windows should have an unobstructed openable area of at least 0.33 metre square and at least 750mm high and 450mm wide. The bottom of the openable area should be not more than 800mm to 1100mm above finished floor level for the purpose of means of escape in case of fire.
- Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
- Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to client's specification.
- Stud partitions to be built off double joists. Construction 100mm x 50mm soft wood head, soleplate, vertical stud at 450mm crs, and horizontal noggins at 600mm crs both sides finish with 12.5mm plasterboard scrimmed and skimmed. Stud walls to be filled with Mineral Fibre for sound insulation.
- Bathroom, toilets and utility rooms to have 10mm undercut to doors to allow good air transfer.
- Moisture resistant chipboard and plasterboard to be used in bathroom, shower or ensuite
- Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.

ELECTRICAL INSTALLATION

- All electrical work to current IEE regulations and in accordance 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 in accordance 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.
- Electrical installation for disabled use, top of light switches no higher than 1200mm and bottom of sockets no lower than 700mm.
- Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.

STRUCTURAL

- All steel beams to have 19mm thick plasterboard with 1.22mm (18swg) wire binding at 100mm pitch, 300mm crs and finish with 16mm plaster. Or use 18mm Glasroc F fire board installed to manufacture specification.
- All steelwork length dimension to be verified on site prior to ordering. Do not take structural calculations length dimension as this is for design purposes only.
- No part of proposed development to encroach over boundary.

HEALTH & SAFETY

- 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.
- 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.

SOUND PROOFING

FIRE PRECAUTION

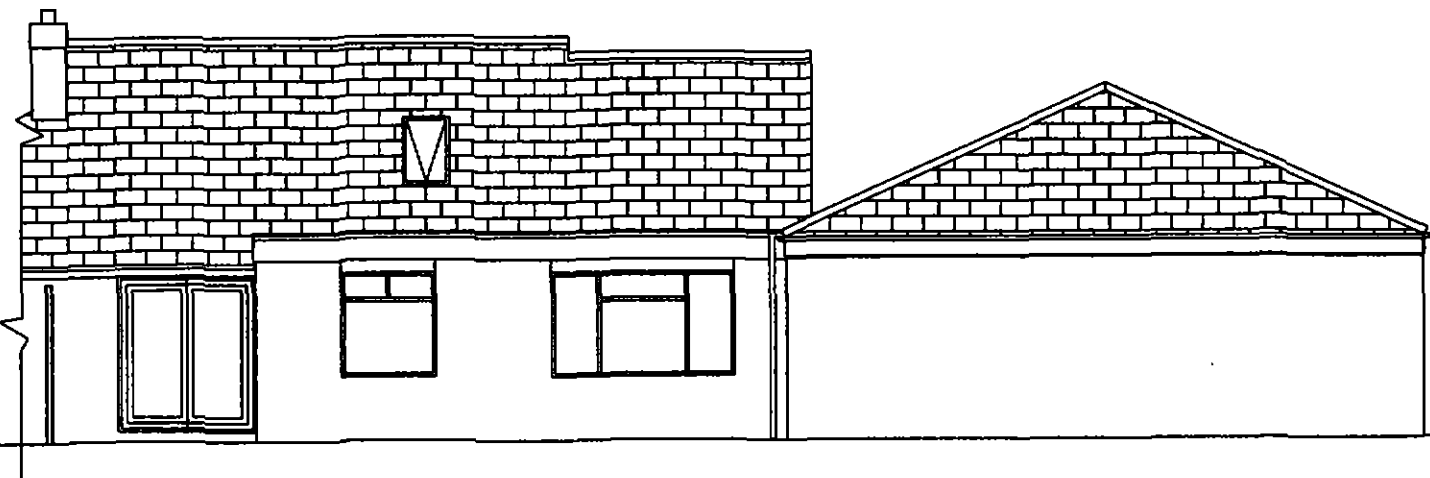
- All service penetrations through garage ceiling to have proprietary intumescent collars to maintain 30-minute Compartmentation to floor. Also, perimeter of garage ceiling to be sealed at wall abutment with intumescent.
- Mains operated fire detection and fire alarm system in accordance with the recommendation of BS: 5839-6-2019.
- The alarm system should meet the minimum grade and category of the Grade D2 Category LD2 (system of one or more mains powered detectors each with standby replaceable battery supply that incorporates detectors in all circulation areas that form part of the escape route and in all specified rooms or areas that present a high fire risk to occupants including any Kitchen and Principal habitable room).
- Check with the client if any existing rooms require covering.
- Bedrooms to have escape windows with a minimum clear opening of 750mm x 450mm with a sill height between minimum 800mm and maximum 1100mm from the finished floor level.

GENERAL

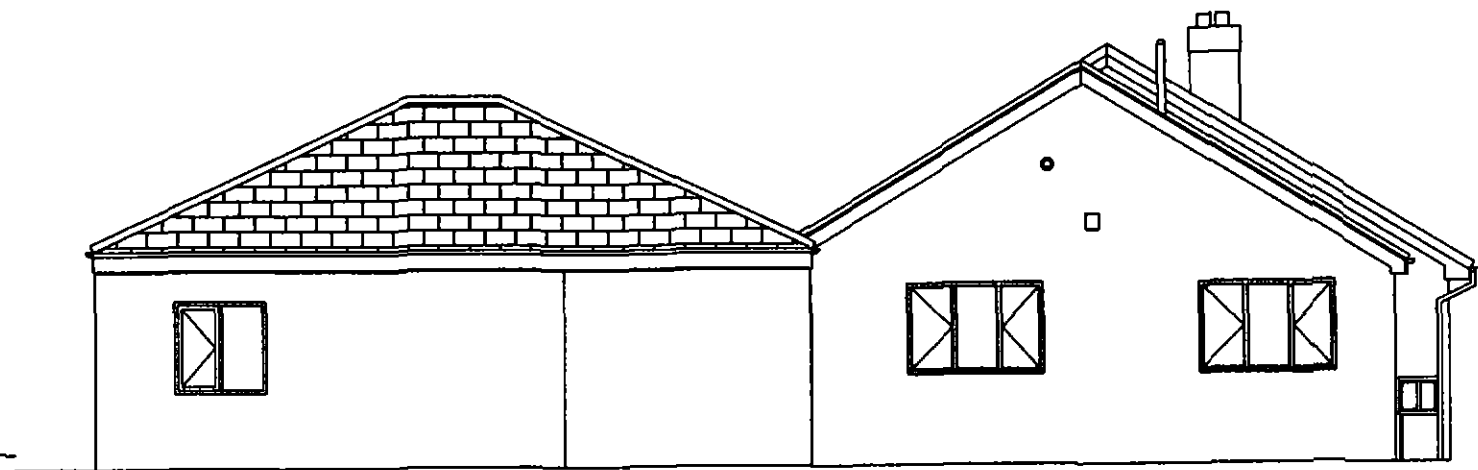
- All site measurements must be verified on site. Drawings should not be scaled and drawing dimensions are approximate guidelines. Any queries please seek advice from the client or their agent.
- The Building Contractor to take particular care to ensure the building is airtight. All walls to be sealed 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.



PROPOSED SITE PLAN Scale 1-500

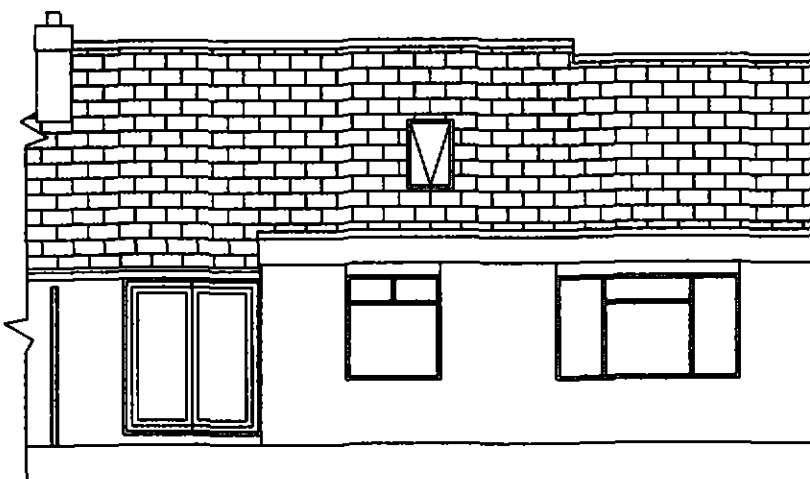


PROPOSED REAR ELEVATION

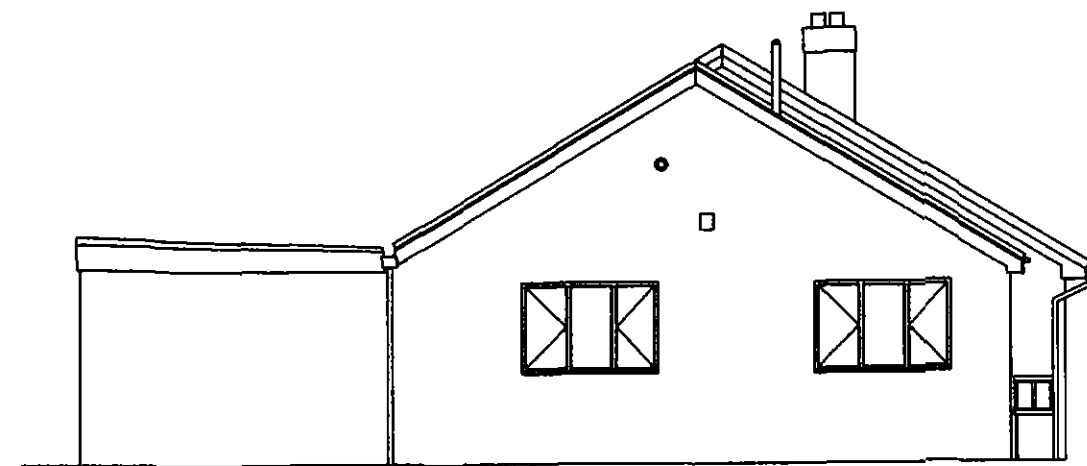


PROPOSED SIDE ELEVATION

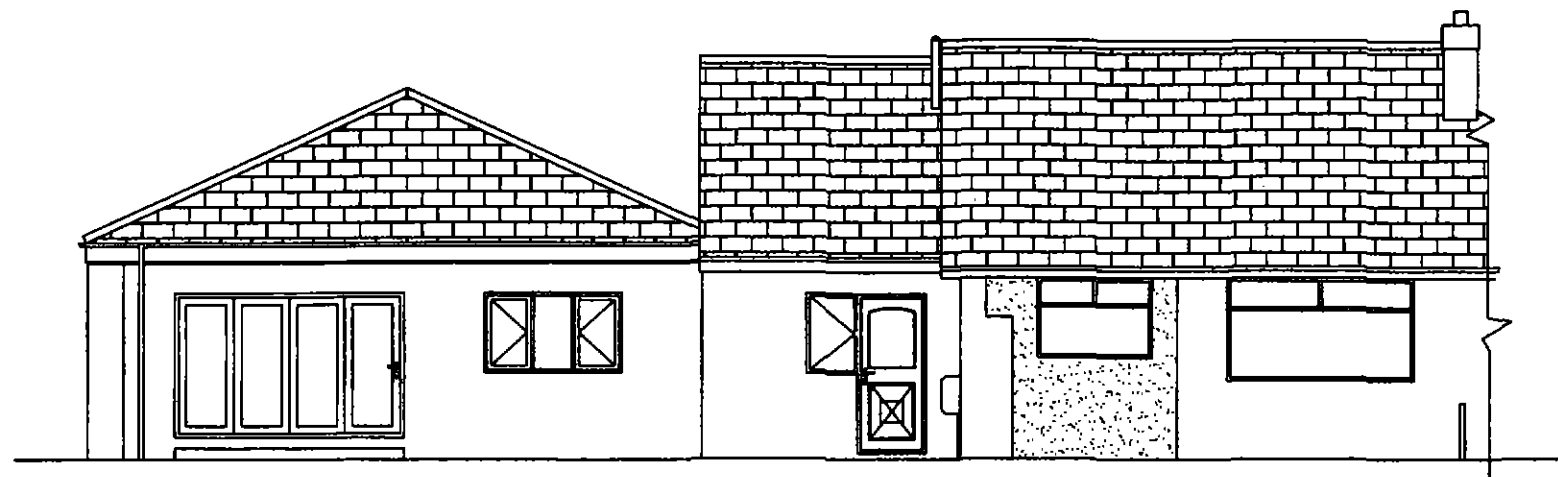
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Scale 1-100



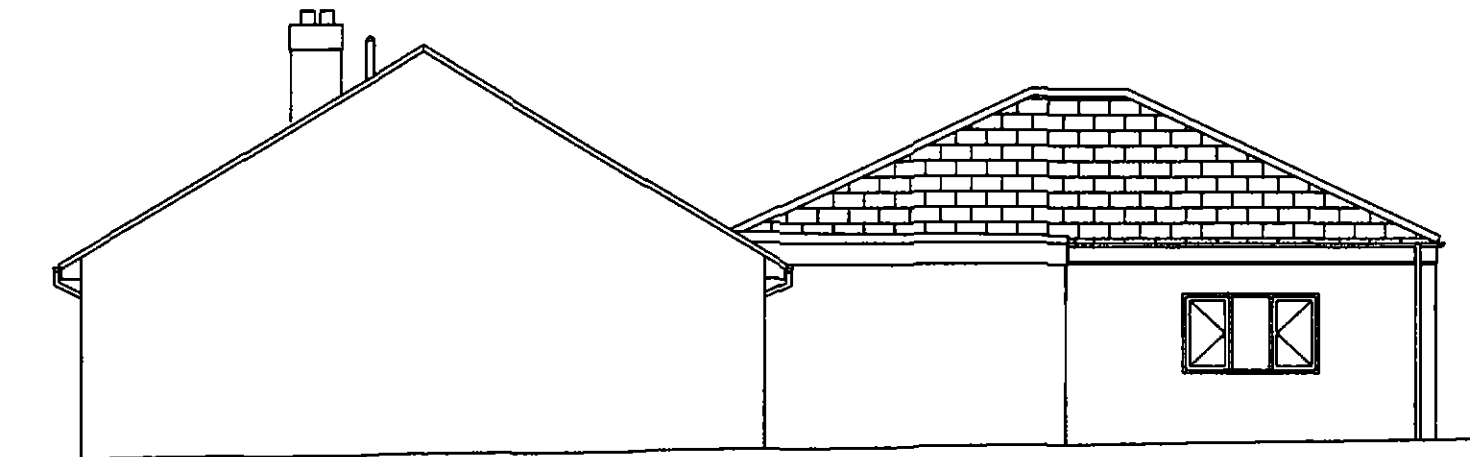
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

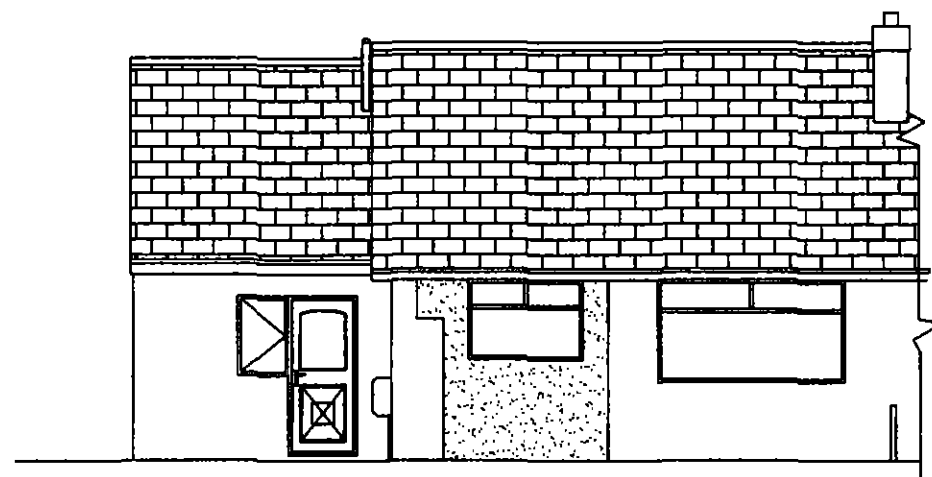


PROPOSED FRONT ELEVATION

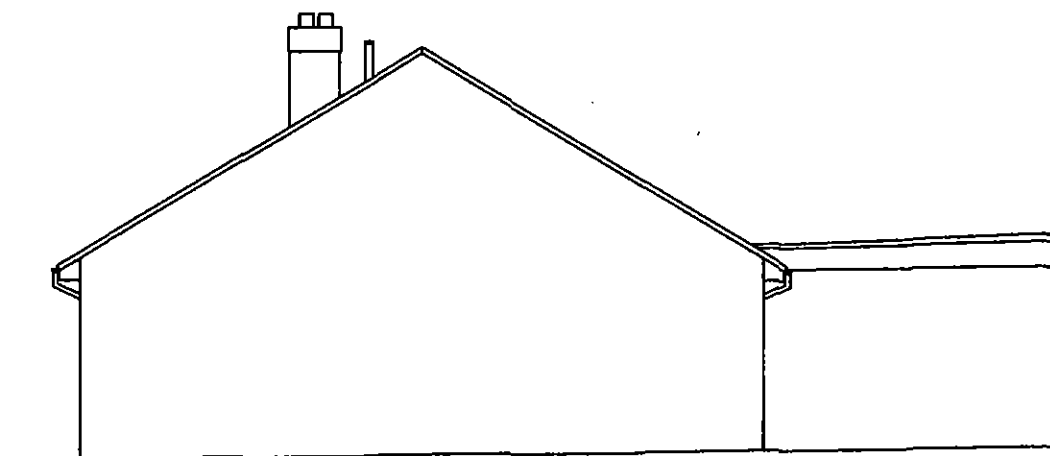


PROPOSED SIDE ELEVATION
(attached neighbour's view)

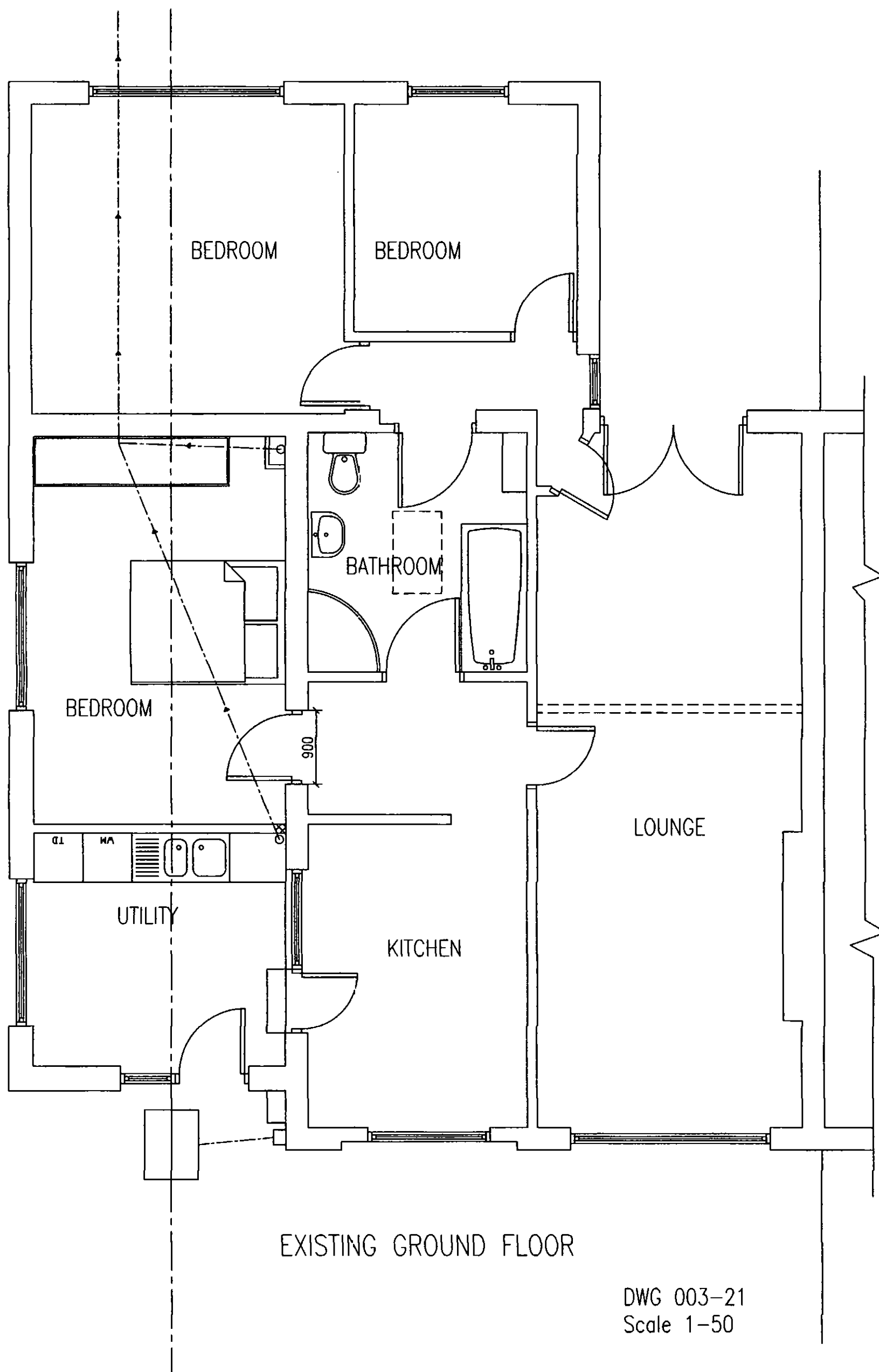
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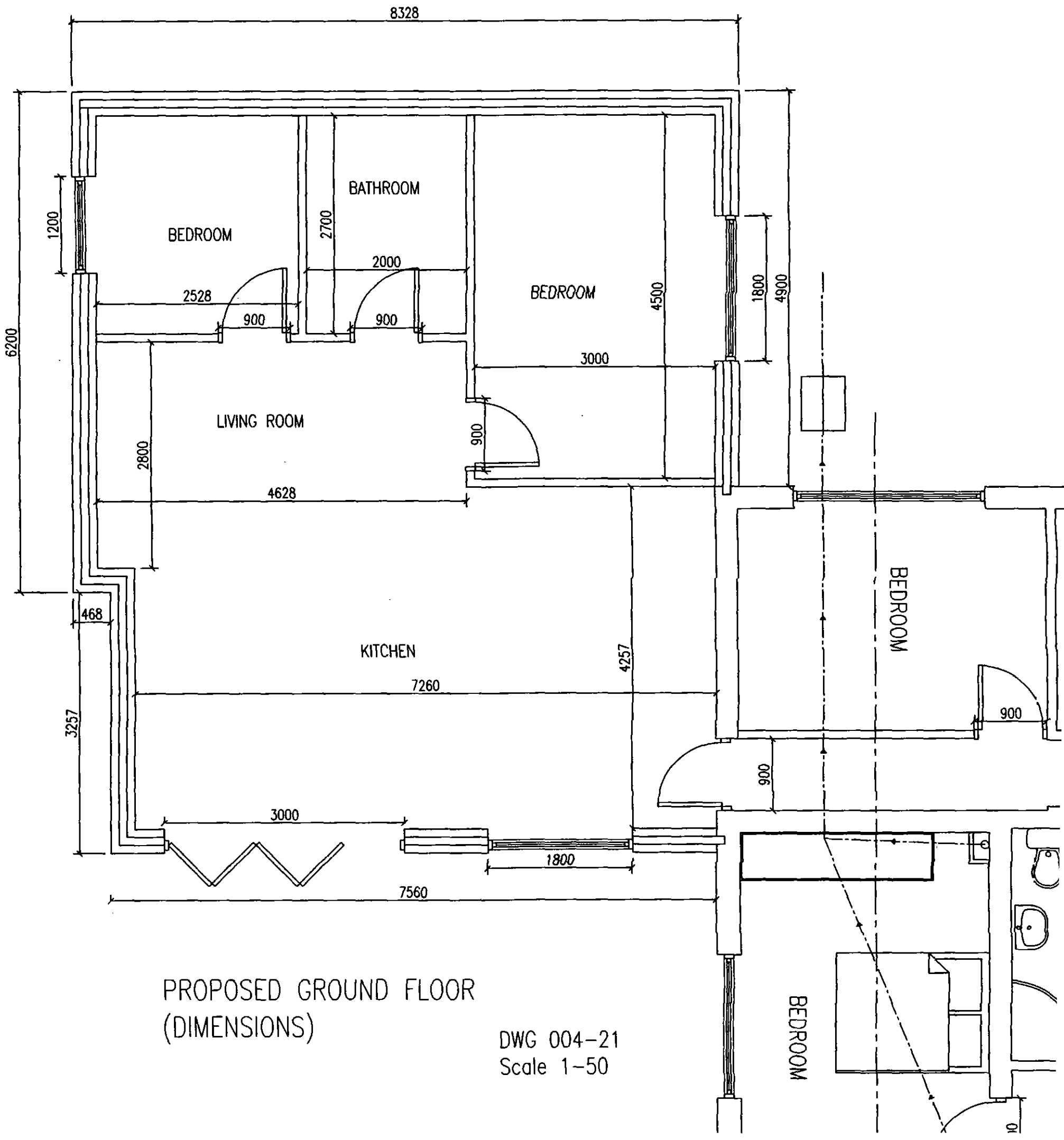


EXISTING FRONT ELEVATION



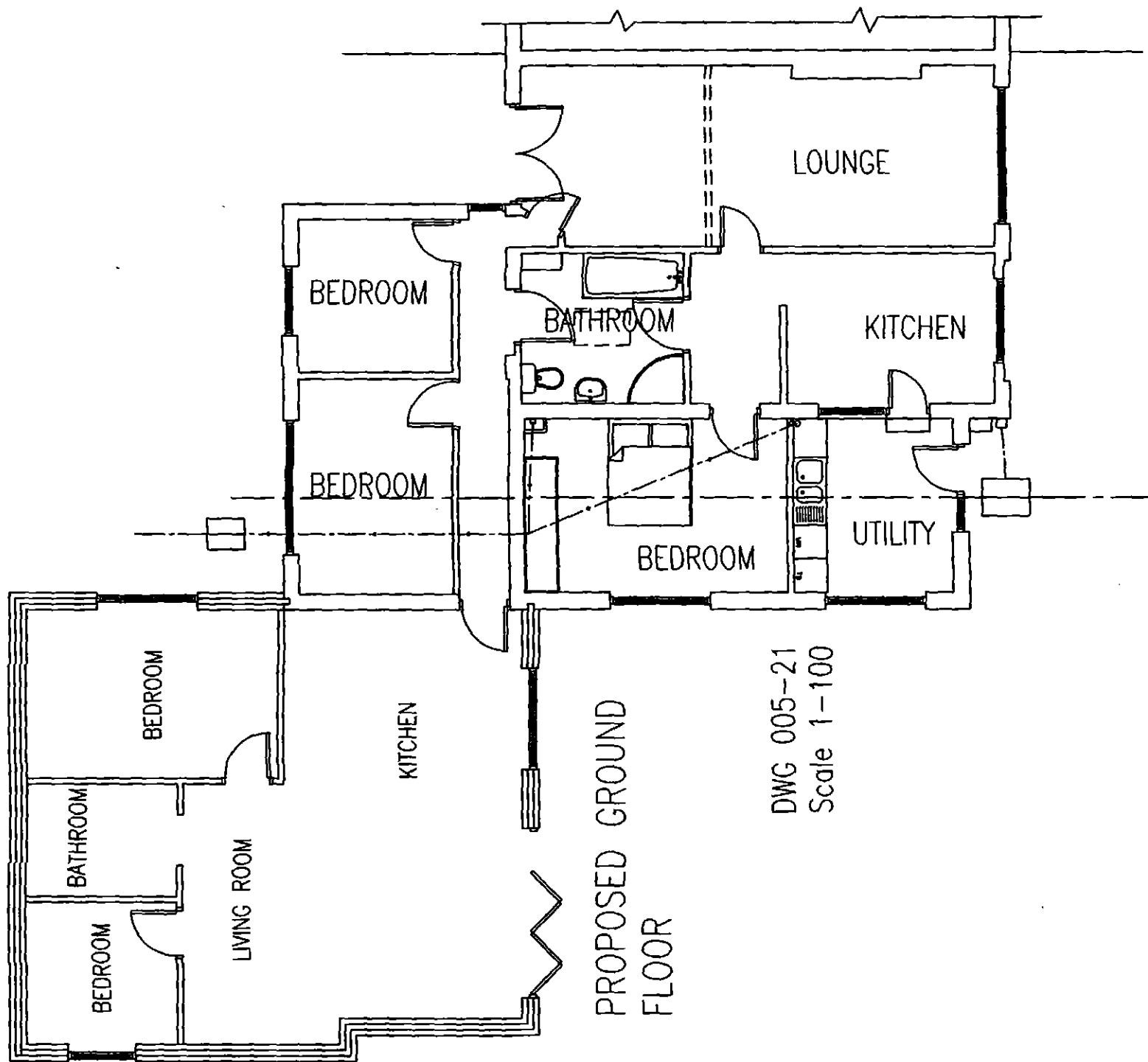
EXISTING SIDE ELEVATION
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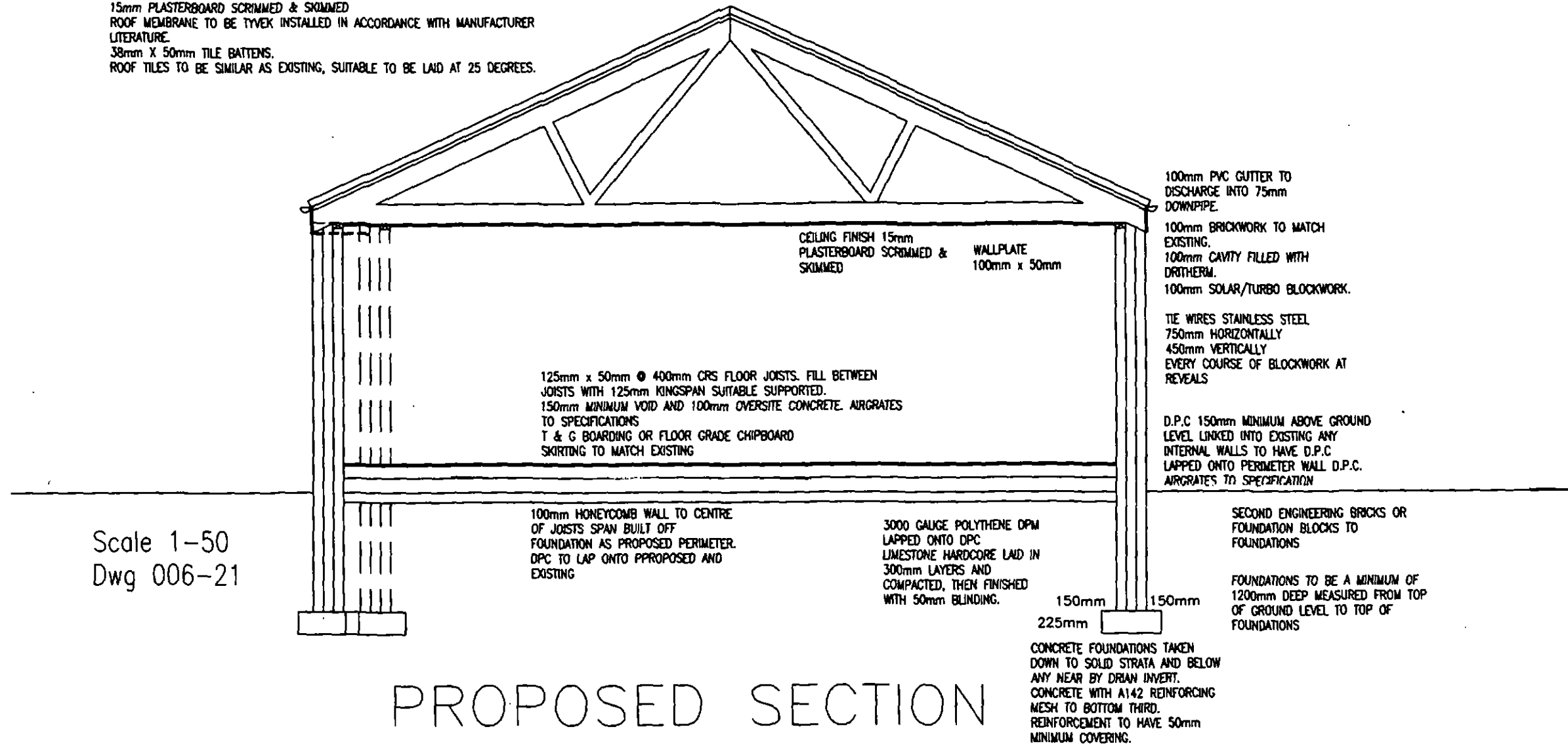


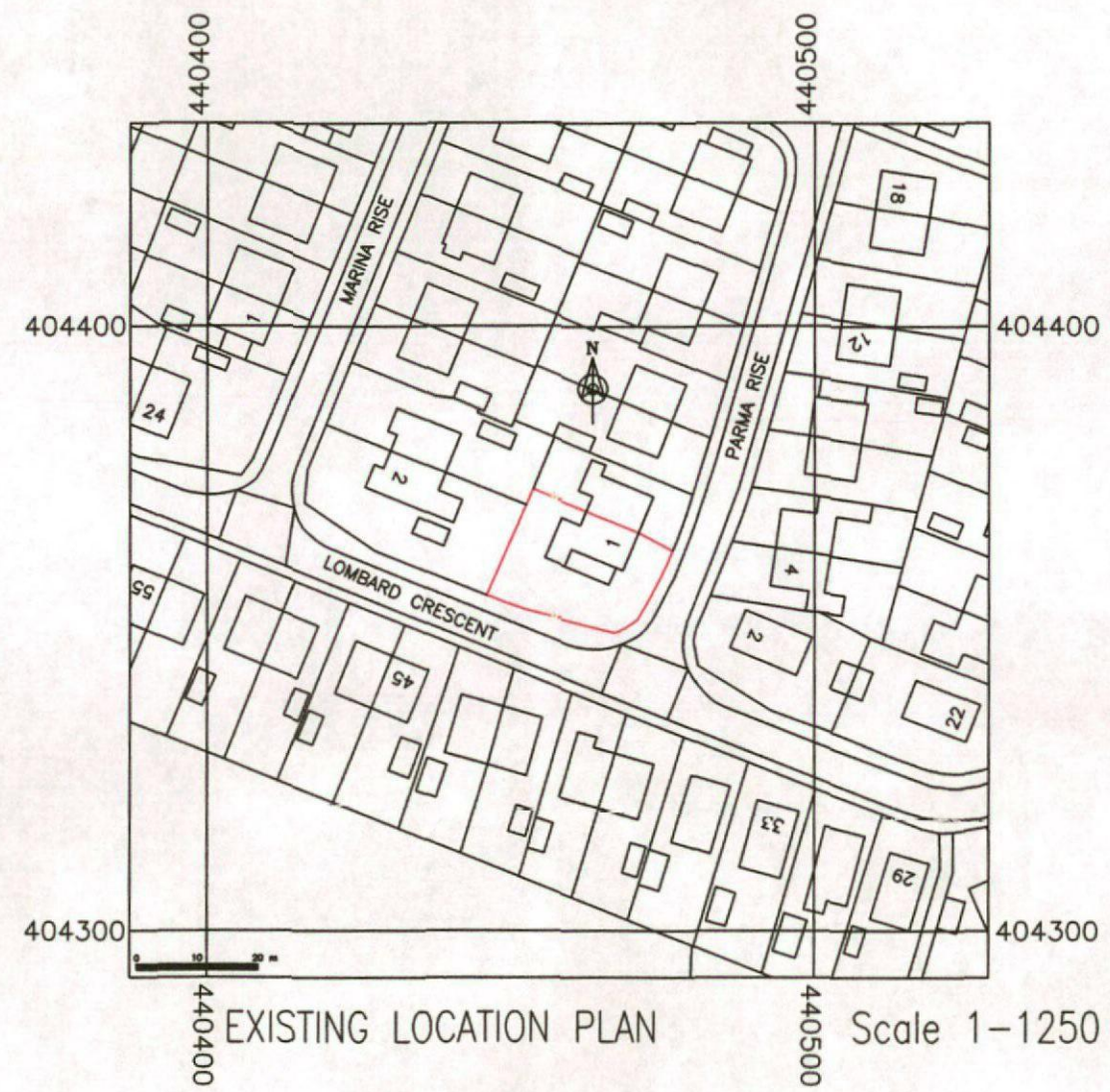
PROPOSED GROUND FLOOR
(DIMENSIONS)

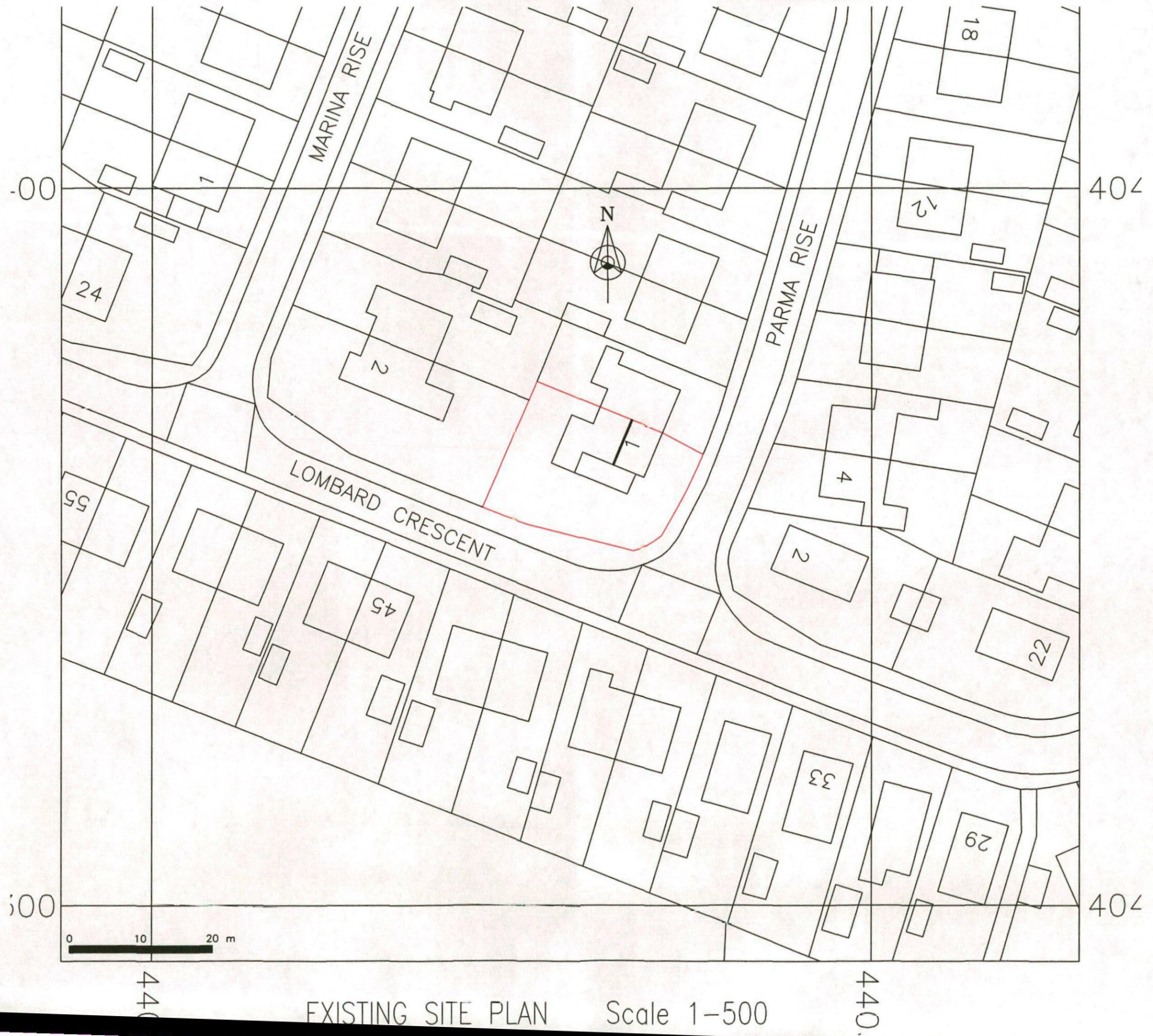
DWG 004-21
Scale 1-50



PROPOSED ROOF TRUSSES @ 600MM CRS SUPPLIED BY AN APPROVED MANUFACTURE STRUCTURAL CALCULATIONS PROVIDED BY THE MANUFACTURE TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL PRIOR TO WORK COMMENCING. ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 1000mm GALVANIZED ANCHORS. PROVIDE 200mm MINERAL FIBRE BETWEEN CEILING TIES LAID ONTO TYVEK VAPOUR BARRIER AND 200mm MINERAL FIBRE ACROSS CEILING TIES. CEILING FINISHED WITH 15mm PLASTERBOARD SCRIMMED & SKIMMED. ROOF MEMBRANE TO BE TYVEK INSTALLED IN ACCORDANCE WITH MANUFACTURER LITERATURE. 38mm X 50mm TILE BATTENS. ROOF TILES TO BE SIMILAR AS EXISTING, SUITABLE TO BE LAID AT 25 DEGREES.







SPECIFICATIONS

(SPEC REF: 001/21) REVISION 00

1 PARMA RISE, DARFIELD

FOUNDATIONS

- 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.
- *Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.*
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- Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

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- The contractor to establish any close neighbour's buildings or boundary wall foundations prior to any work commencing to ensure the proposed excavation must not allow any structural weakness to the building or wall.
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- 300mm cavity wall comprising of 100mm brick outer skin to match existing, 100mm cavity filled with Dritherm insulation, 100mm Solar/Turbo blockwork. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
- Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
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- 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.
- D.P.M to reveals and cills.
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- Provide concrete lintels over public sewer leaving a clear gap around sewer of 150mm between sewer, brickwork and lintel.

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- Wallplate 100mmx50mm.
- Provide mechanical fixings to head and feet of each rafter and any hip beam (e.g., truss clips) in addition to bird mouth joints. At openings provide suitable anchorage to rafter feet end advise Building Control of method used.
- Roof construction as proposed section.
- Roof trusses in accordance with manufacture calculations and design. Structural calculations to be submitted 28 days prior to work commencing, approval by Building Control prior to any work commencing. Roof trusses at 600mm crs. Provide 200mm Mineral Fibre insulation between ceiling ties laid onto Tyvek air leakage/vapour barrier and 200mm across ceiling ties. Roof insulation to be continuous with wall Insulation, ensuring a 50mm air gap is maintain.
- Valley gutters to be constructed from 100mm x 50mm bearers, 19mm external plywood and finished with Code 5 lead, expansion joints every 1.5 metre crs.
- Truss roof bracing to B S 5268 part 3, bracing between node points. Mechanical ties/clamps to wallplates and trusses.

- Anchor ties to be 30mm x 5mm x 1000mm to trusses at 1200mm crs fixed parallel and at right angles spanning 3 no trusses. Ties at right angles to have noggins to full constructional depth. Anchor ties to be fitted up verge at 1200mm crs.
- Roof membrane to be Tyvek Supro installed in accordance with manufacture 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 manufacture instructions.
- Fascia board and soffit to match existing design and profile. Fascia to be 19mm external plywood or white UPVC (or colour to match).
- Tile battens at 38mm x 50mm.
- Roof tiles to be similar as existing with a roof pitch of 25 degrees.

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- Floor construction as proposed section.
- Tension straps to be provided at floor level and held tight against masonry wall and fixed across 3 No floor joists with noggins between joists at a maximum of 2 metre centres.
- Oversite concrete to be 100mm thick and not to be below ground level. Oversite concrete to have 3000-gauge polythene DPM laid onto 50mm sand blinding. Ventilation of 150mm minimum void between top of concrete and underside of floor joist.
- Long span floor joists should incorporate strutting at third points.
- Provide strutting between ends of roof or floor joists where bearing onto Catnics, joist hangers etc, to prevent lateral movements.
- Any floor or roof joists supported on Catnics etc, strutting to be provided between ends of joists where bearing onto Catnic to prevent lateral movement.
- Tongue and groove boarding to floor or floor grade chipboard. To clients' requirements.
- Skirting to match existing.

DRAINAGE

- If proposed to be built over a public sewer then a CCTV survey is required in accordance with the Water Authority guidelines to show the sewer is in good condition to withstand the building works or alternatively you may wish to replace the line of public sewer, if the sewer is to be replaced a method statement and risk assessment must be provided from the elected contractor and given to the Water authority for approval.
- The proposed foundations must be a minimum of 150mm away from the public sewer.
- Replace existing public sewer under proposed extension using 150mm structural wall unplasticised P.V.C. sewer pipe to WIS 4-35-01 at a minimum length of 3 metres jointed with proprietary couplings to WIS 4-35-10. Laid and surrounded with 150mm class S granular to WIS 4-08-02.
- New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
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- S&VP and other internal wastes to be box in with 30mm Maxiboard for sound insulation.
- 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.
- 100mm PVC gutter to match existing to discharge into 75mm downpipe. Downpipe to discharge into a trapped gulley.
- 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.
- Waste to sink, washer, bath and shower 38mm waste to wash hand basin 32mm. All traps to be deep sealed anti-vac.

HEATING & VENTILATION & PLUMBING

- Existing heating system to be extended into proposed. Contractor to check extra demands and advises client if an uprated boiler is required.
- New heating pipework to be insulated to part L.
- All new radiators to be fitted with T.R. V's.
- Mechanical extract to toilets and bathrooms to give 30 litres per second with 15 minutes overrun. Kitchen and Utility room to have 60 litres per second air change or cooker hood extraction.
- The hot water supply to the bath should be designed to limit the temperature of the delivered water to 48 degrees centigrade. Provide an in-line blending valve to conform to BS EN 1111:1999 or 1287:1999.

FINISHES

- Internal wall finishes: 2 coats Carlite Browning or Carlite Bonding, 1 coat Carlite Finish.
- Angle bead to external corners.
- Ceiling finishes 15mm plasterboard scrimmed and skimmed.

STAIRCASES

JOINERY

- Windows to a U-value of 1.6 W/m²K or WER Band C.
- All bedrooms and habitable room windows should have an unobstructed openable area of at least 0.33 metre square and at least 750mm high and 450mm wide. The bottom of the openable area should be not more than 800mm to 1100mm above finished floor level for the purpose of means of escape in case of fire.
- Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
- Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to client's specification.
- Stud partitions to be built off double joists. Construction 100mm x 50mm soft wood head, soleplate, vertical stud at 450mm crs, and horizontal noggins at 600mm crs both sides finish with 12.5mm plasterboard scrimmed and skimmed. Stud walls to be filled with Mineral Fibre for sound insulation.
- Bathroom, toilets and utility rooms to have 10mm undercut to doors to allow good air transfer.
- Moisture resistant chipboard and plasterboard to be used in bathroom, shower or ensuite
- Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.

ELECTRICAL INSTALLATION

- All electrical work to current IEE regulations and in accordance 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 in accordance 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.
- Electrical installation for disabled use, top of light switches no higher than 1200mm and bottom of sockets no lower than 700mm.
- Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.

STRUCTURAL

- All steel beams to have 19mm thick plasterboard with 1.22mm (18swg) wire binding at 100mm pitch, 300mm crs and finish with 16mm plaster. Or use 18mm Glasroc F fire board installed to manufacture specification.
- All steelwork length dimension to be verified on site prior to ordering. Do not take structural calculations length dimension as this is for design purposes only.
- No part of proposed development to encroach over boundary.

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- 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.
- 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.

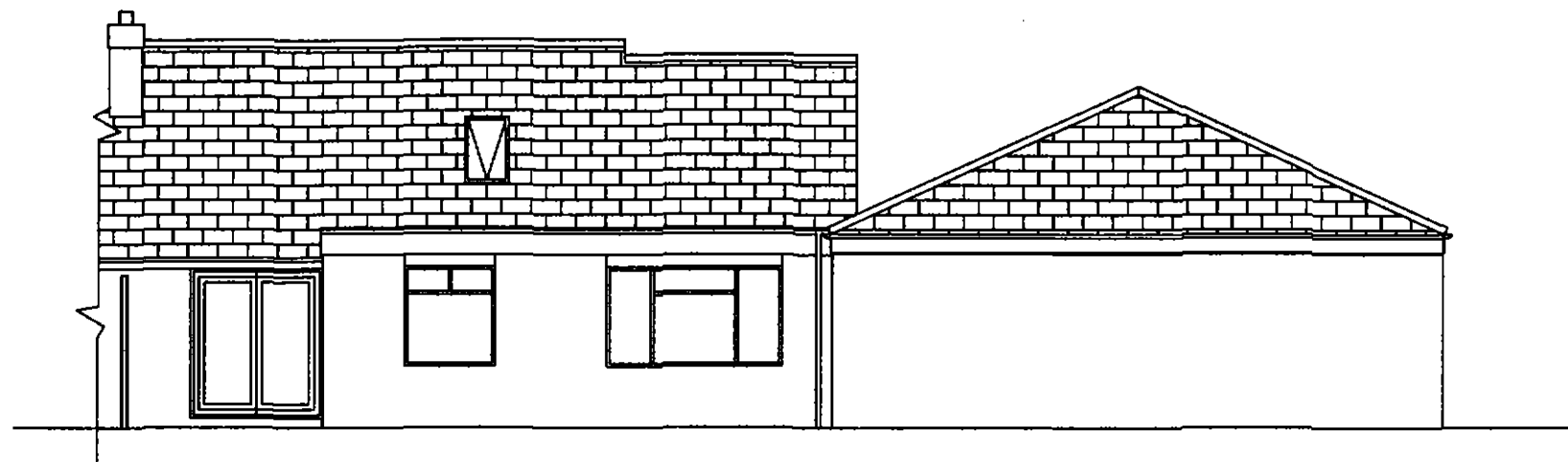
SOUND PROOFING

FIRE PRECAUTION

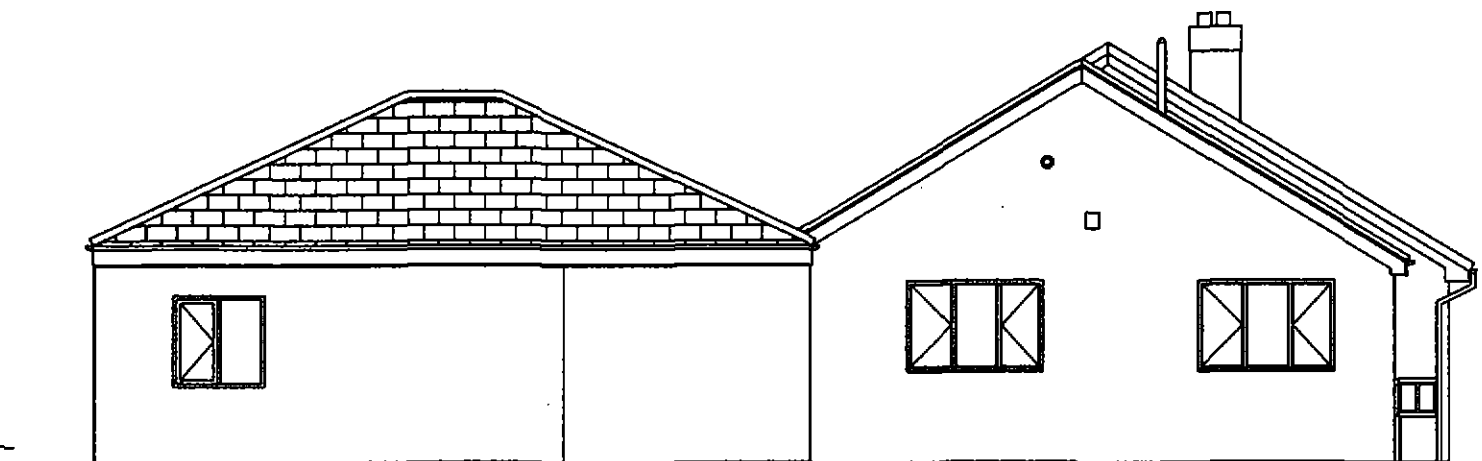
- All service penetrations through garage ceiling to have proprietary intumescent collars to maintain 30-minute Compartmentation to floor. Also, perimeter of garage ceiling to be sealed at wall abutment with intumescent.
- Mains operated fire detection and fire alarm system in accordance with the recommendation of BS: 5839-6-2019.
- The alarm system should meet the minimum grade and category of the Grade D2 Category LD2 (system of one or more mains powered detectors each with standby replaceable battery supply that incorporates detectors in all circulation areas that form part of the escape route and in all specified rooms or areas that present a high fire risk to occupants including any Kitchen and Principal habitable room).
- Check with the client if any existing rooms require covering.
- Bedrooms to have escape windows with a minimum clear opening of 750mm x 450mm with a sill height between minimum 800mm and maximum 1100mm from the finished floor level.

GENERAL

- 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.
- 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.

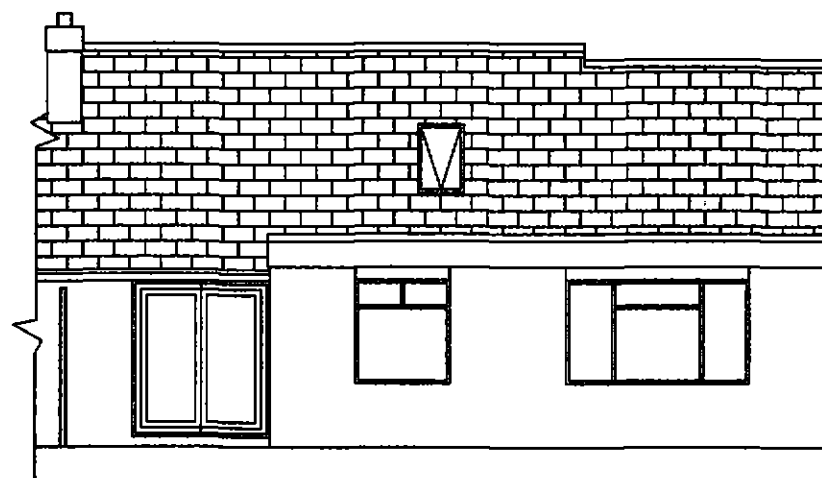


PROPOSED REAR ELEVATION

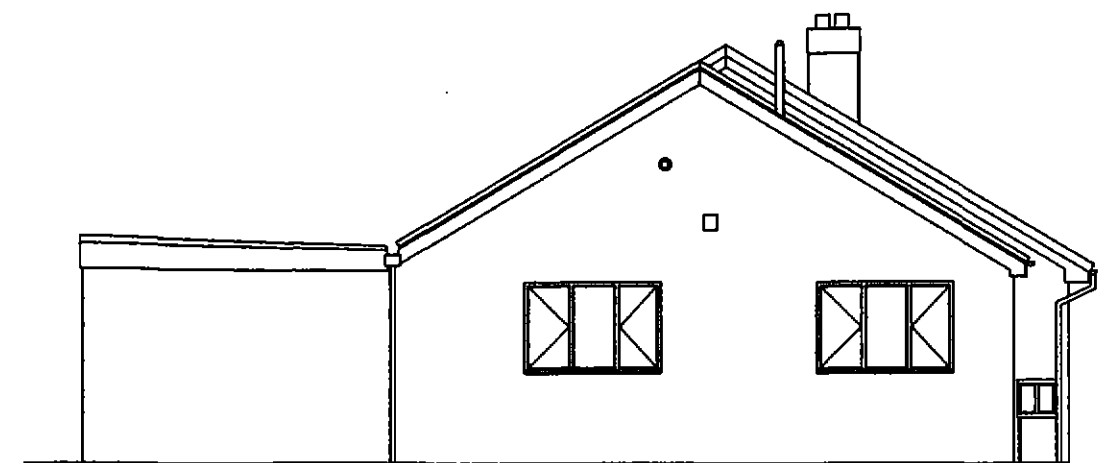


PROPOSED SIDE ELEVATION

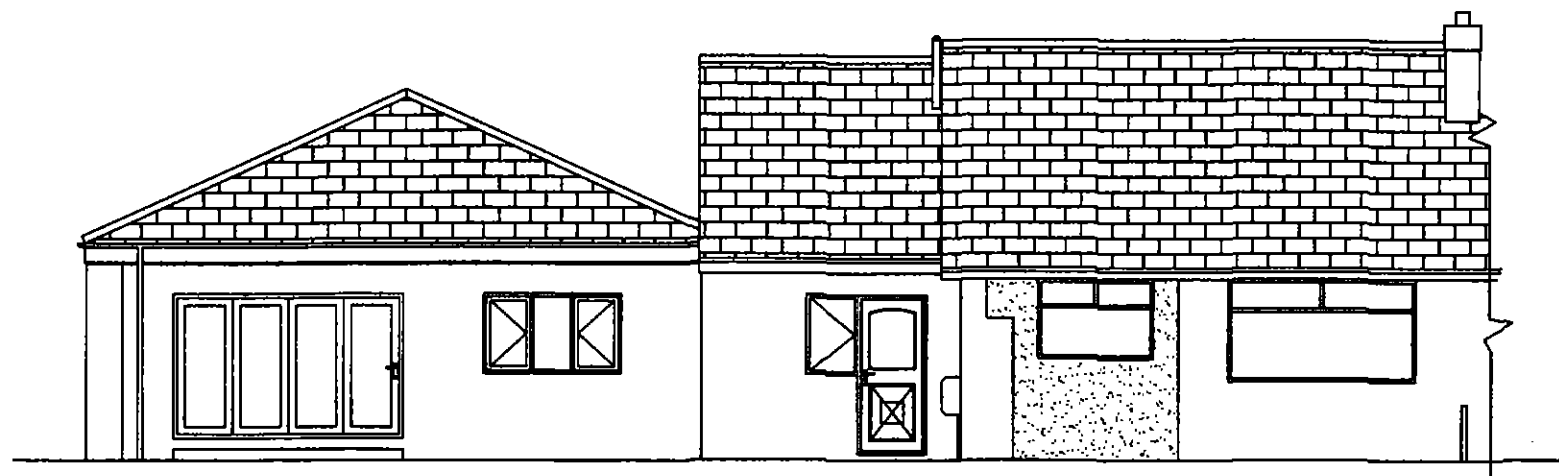
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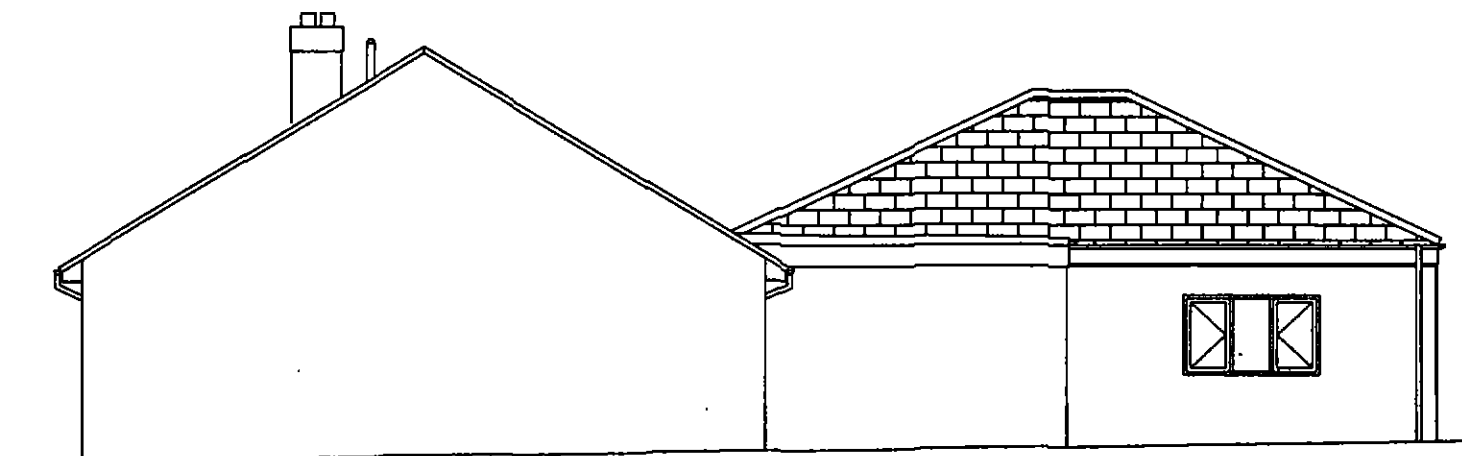
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

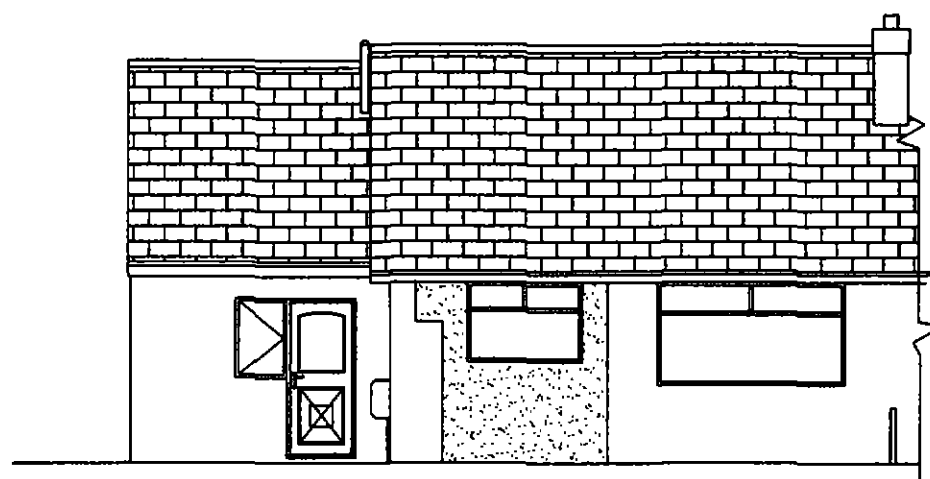


PROPOSED FRONT ELEVATION

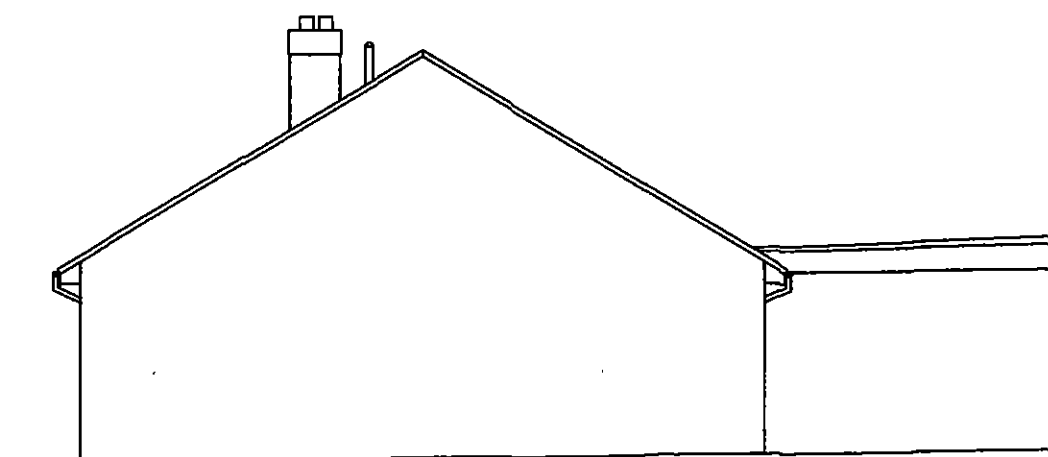


PROPOSED SIDE ELEVATION
(attached neighbour's view)

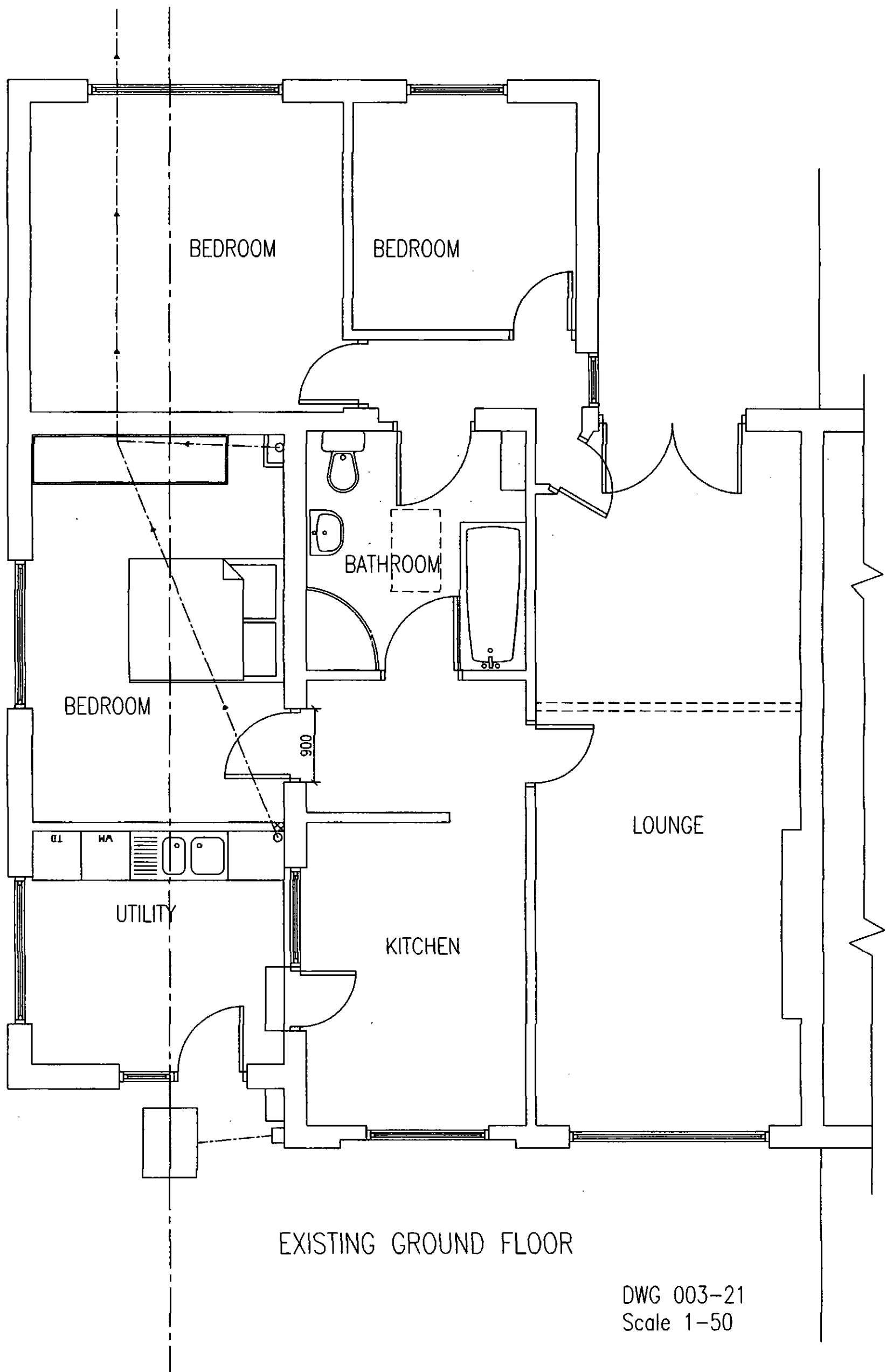
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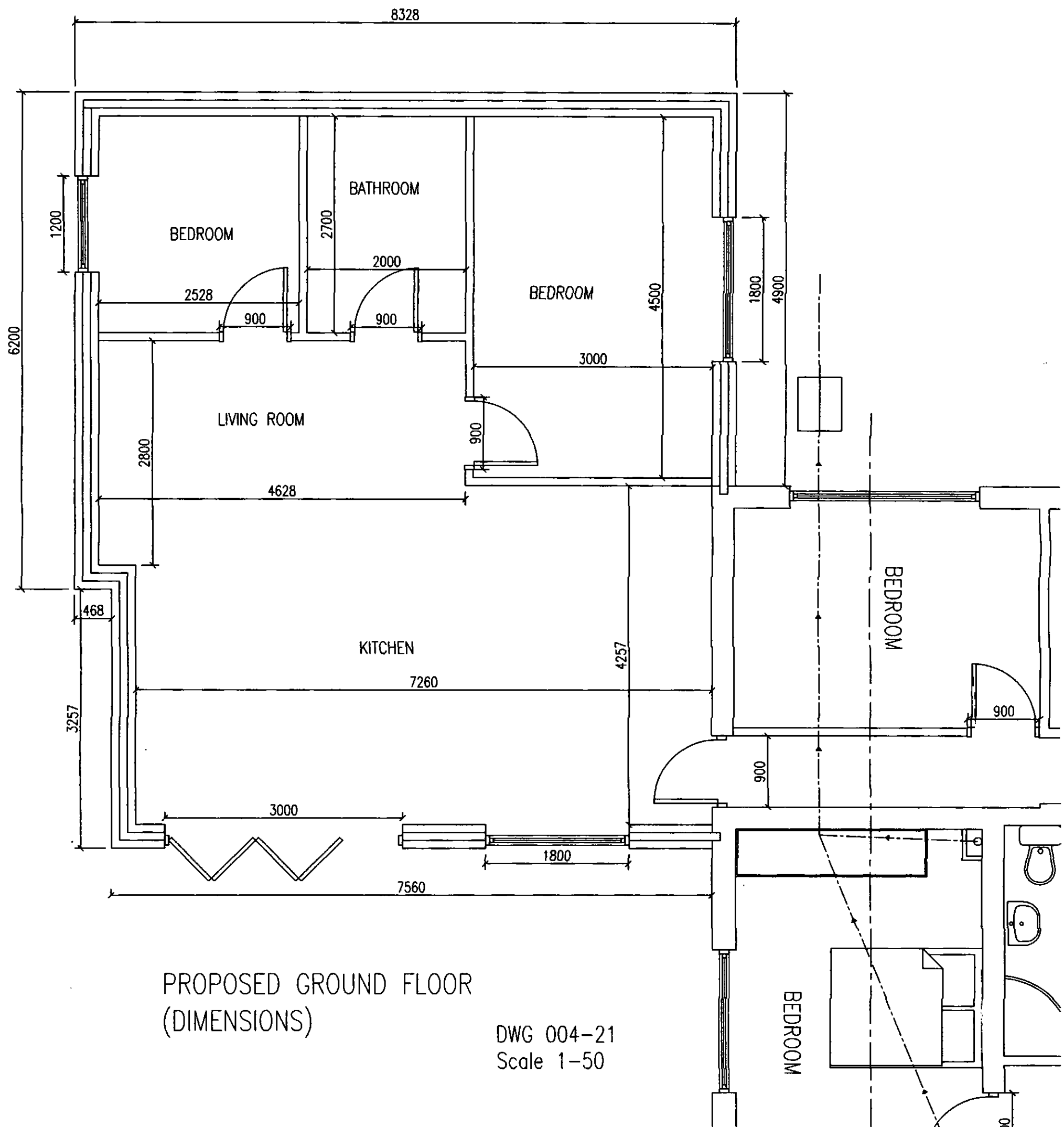


EXISTING FRONT ELEVATION



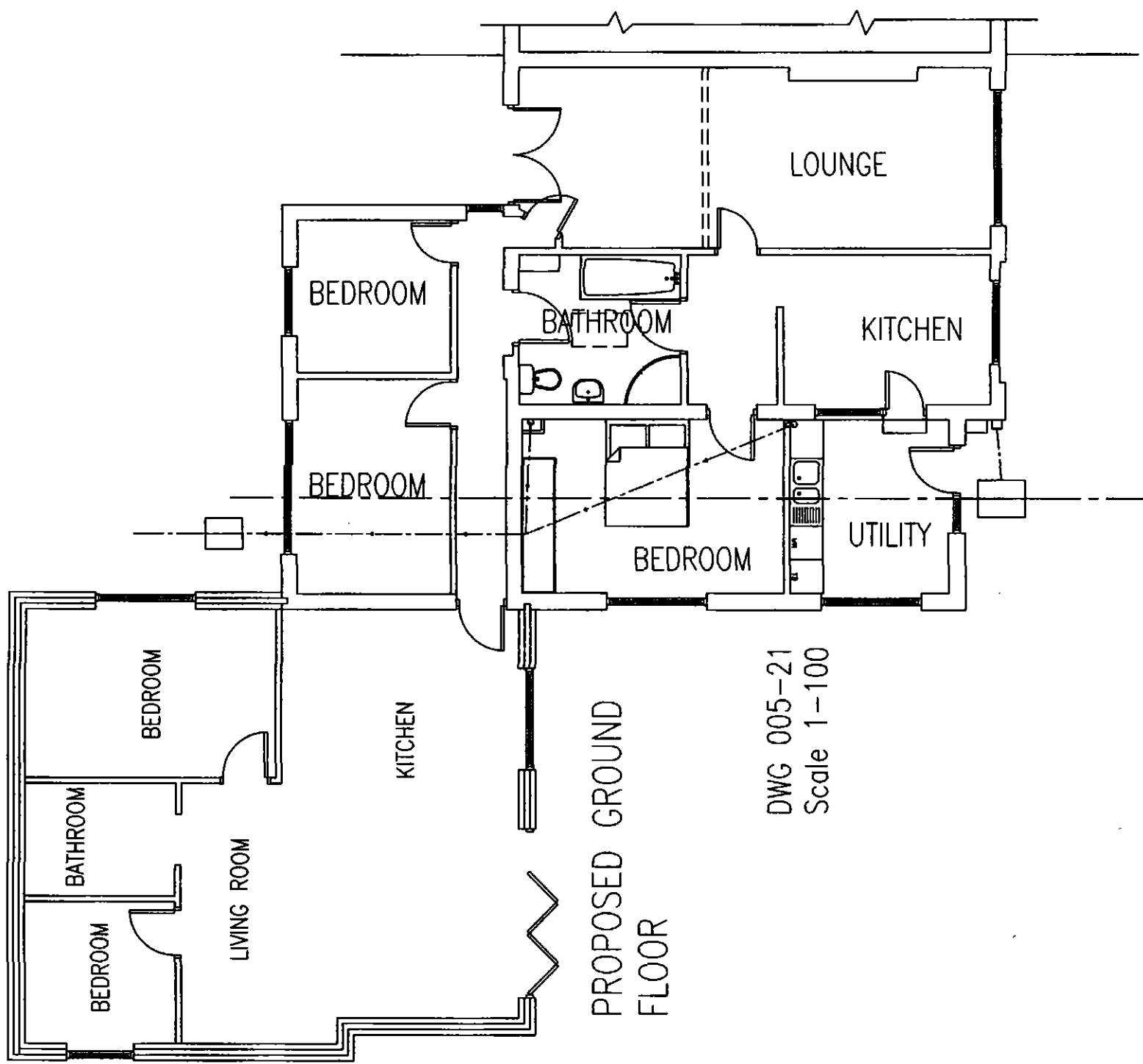
EXISTING SIDE ELEVATION
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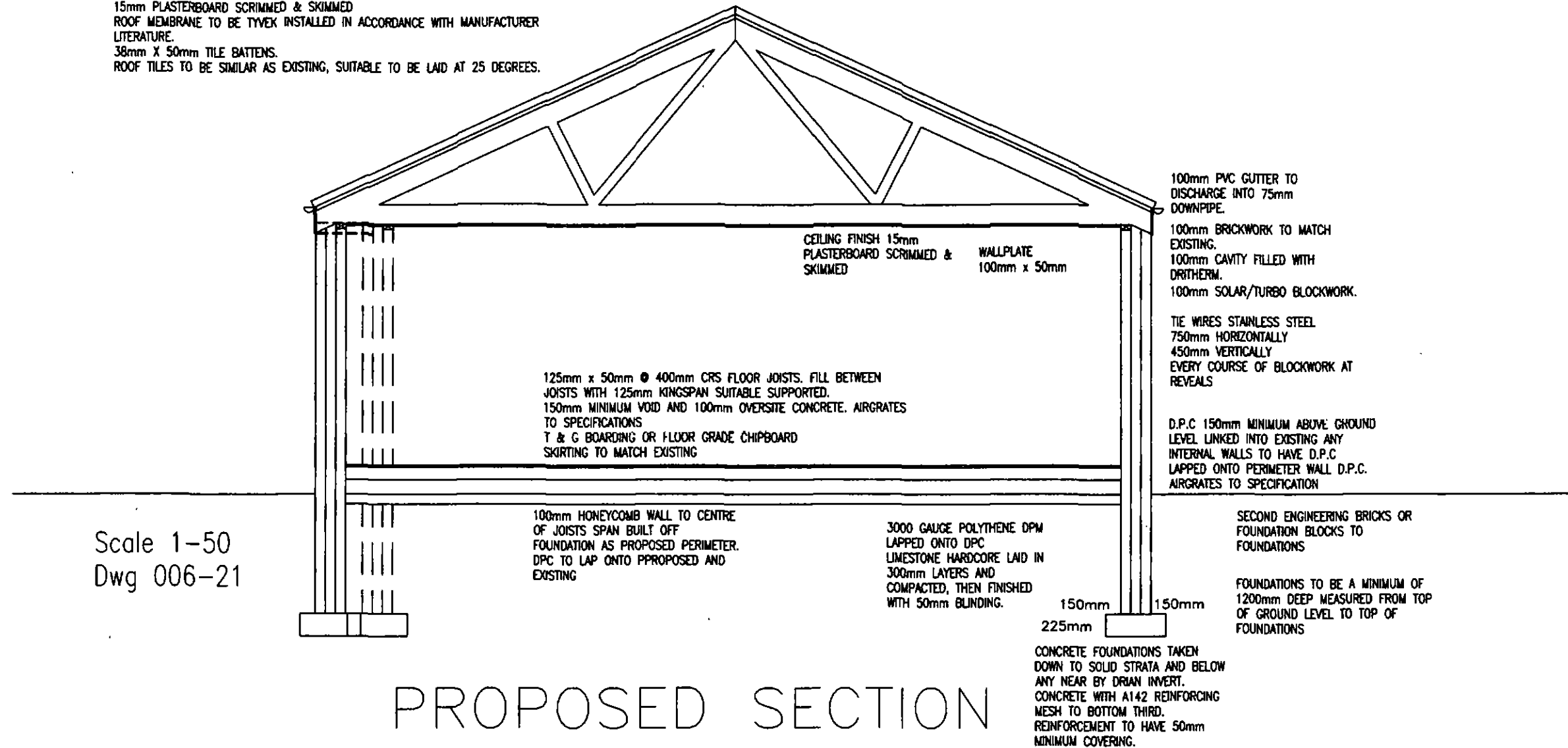


PROPOSED GROUND FLOOR
(DIMENSIONS)

DWG 004-21
Scale 1-50



PROPOSED ROOF TRUSSES @ 600MM CRS SUPPLIED BY AN APPROVED MANUFACTURE. STRUCTURAL CALCULATIONS PROVIDED BY THE MANUFACTURE TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL PRIOR TO WORK COMMENCING. ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 1000mm GALVANIZED ANCHORS. PROVIDE 200mm MINERAL FIBRE BETWEEN CEILING TIES LAID ONTO TYVEK VAPOUR BARRIER AND 200mm MINERAL FIBRE ACROSS CEILING TIES. CEILING FINISHED WITH 15mm PLASTERBOARD SCRIMMED & SKIMMED. ROOF MEMBRANE TO BE TYVEK INSTALLED IN ACCORDANCE WITH MANUFACTURER LITERATURE. 38mm X 50mm TILE BATTENS. ROOF TILES TO BE SIMILAR AS EXISTING, SUITABLE TO BE LAID AT 25 DEGREES.



SPECIFICATIONS

(SPEC REF: 001/21) REVISION 00

1 PARMA RISE, DARFIELD

FOUNDATIONS

- 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.
- Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.
- 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.
- Excavation to be taken down to solid strata and below any close by drain inverts. Foundations taken down 700mm minimum (900mm in clay) from ground level to top of foundations (if house foundations are lower than proposed to match existing). 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.
- Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

PARTY WALL ACT

- The contractor to establish any close neighbour's buildings or boundary wall foundations prior to any work commencing to ensure the proposed excavation must not allow any structural weakness to the building or wall.
- 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 neighbour's property foundations or boundary/retaining walls. 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.
- 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 are available from:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>.

WALL CONSTRUCTION

- Brickwork to foundations to be 100mm second engineering bricks or use foundation blocks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
- 300mm cavity wall comprising of 100mm brick outer skin to match existing, 100mm cavity filled with Dritherm insulation, 100mm Solar/Turbo blockwork. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
- Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
- Provide expansion joints to brickwork or blockwork where long runs are constructed as follows: At 8 metres intervals within brickwork and 6 metre intervals for blockwork.
- 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.
- 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.
- D.P.M to reveals and cills.
- 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.
- Lintels to openings us Catnic or IG lintels to manufactures specifications with insulation between metal void and an end bearing of 150mm minimum. Provide a cavity tray over openings including weep holes.
- Provide concrete lintels over public sewer leaving a clear gap around sewer of 150mm between sewer, brickwork and lintel.

ROOF CONSTRUCTION

- Wallplate 100mmx50mm.
- Provide mechanical fixings to head and feet of each rafter and any hip beam (e.g., truss clips) in addition to bird mouth joints. At openings provide suitable anchorage to rafter feet end advise Building Control of method used.
- Roof construction as proposed section.
- Roof trusses in accordance with manufacture calculations and design. Structural calculations to be submitted 28 days prior to work commencing, approval by Building Control prior to any work commencing. Roof trusses at 600mm crs. Provide 200mm Mineral Fibre insulation between ceiling ties laid onto Tyvek air leakage/vapour barrier and 200mm across ceiling ties. Roof insulation to be continuous with wall Insulation, ensuring a 50mm air gap is maintain.
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