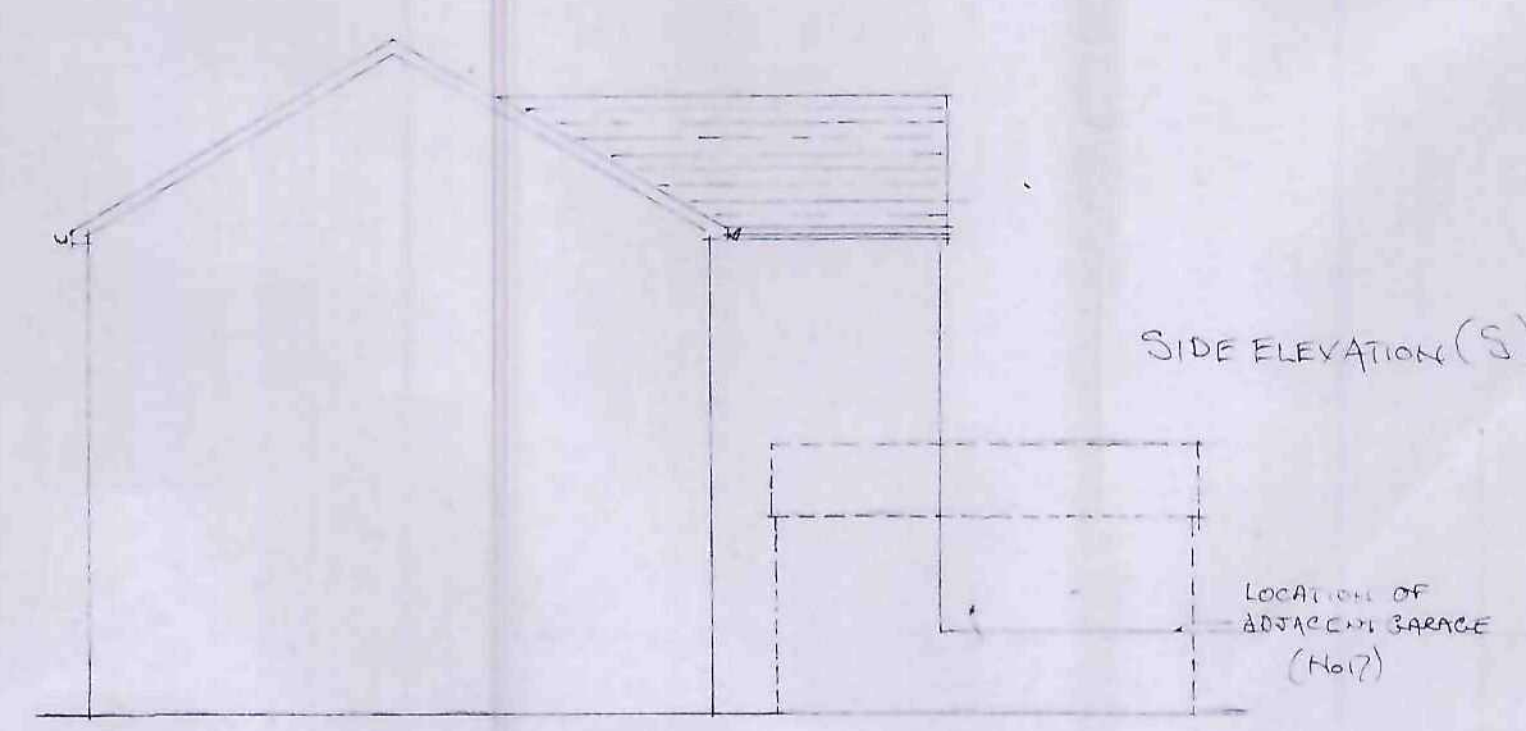
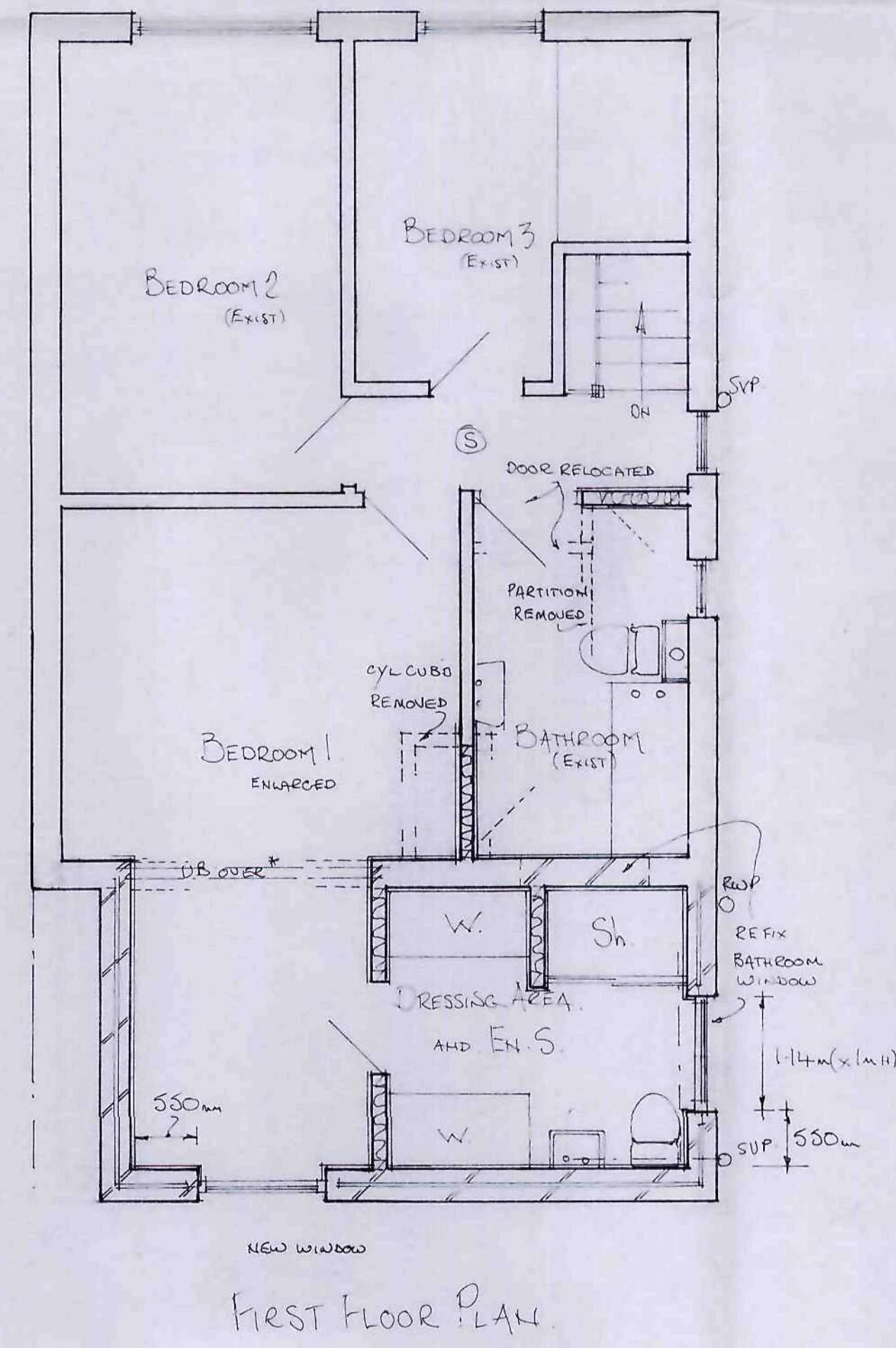
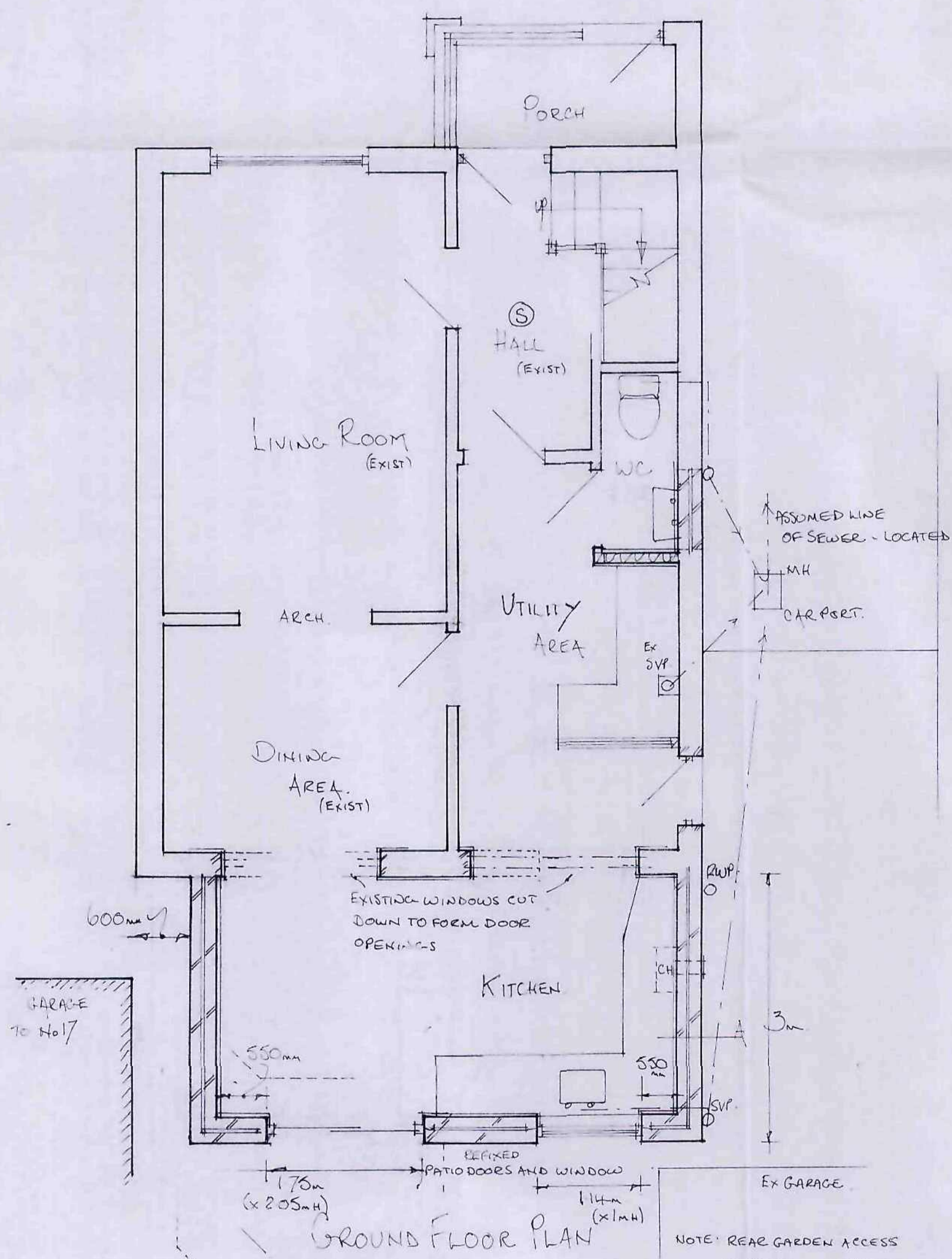
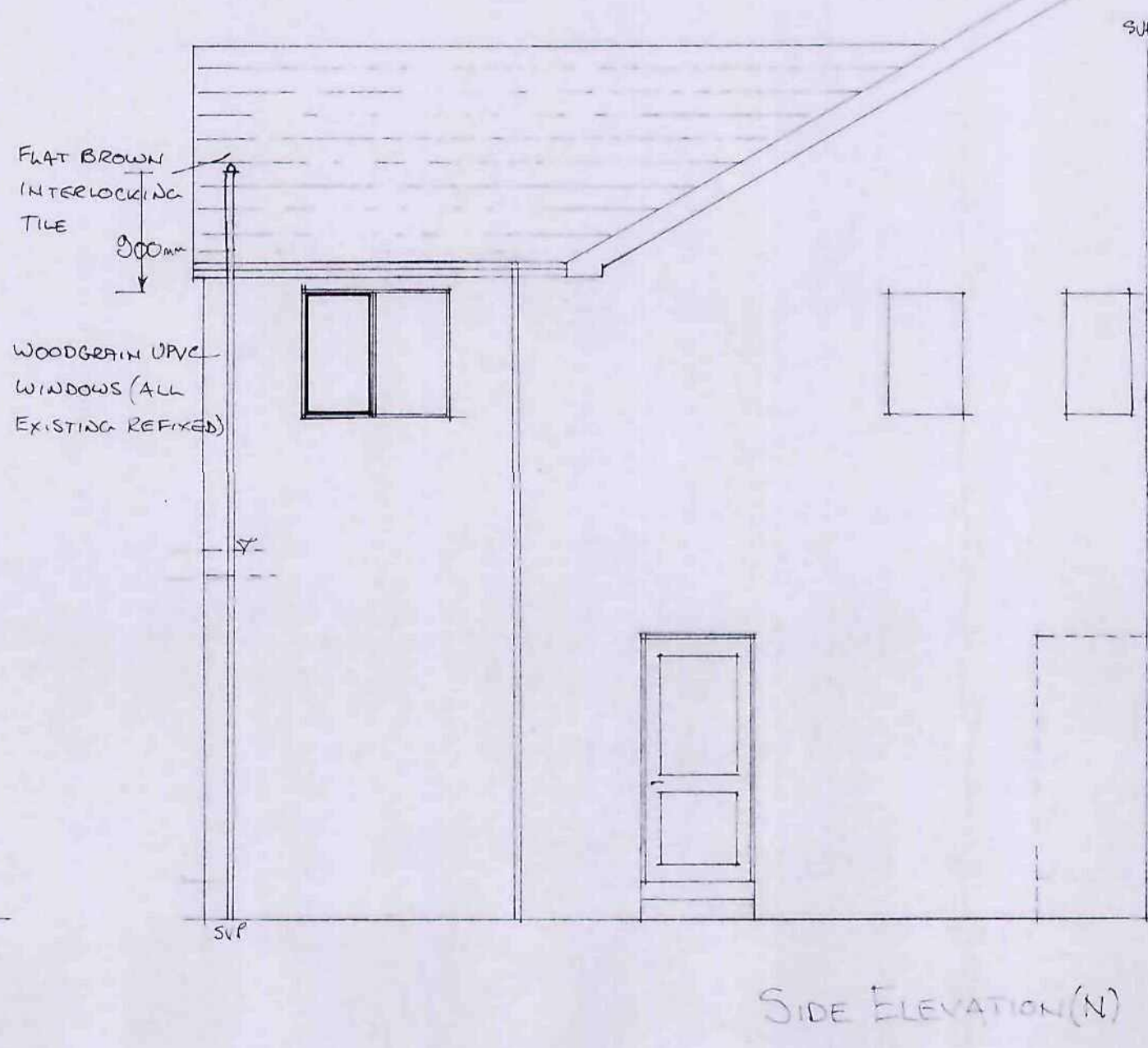
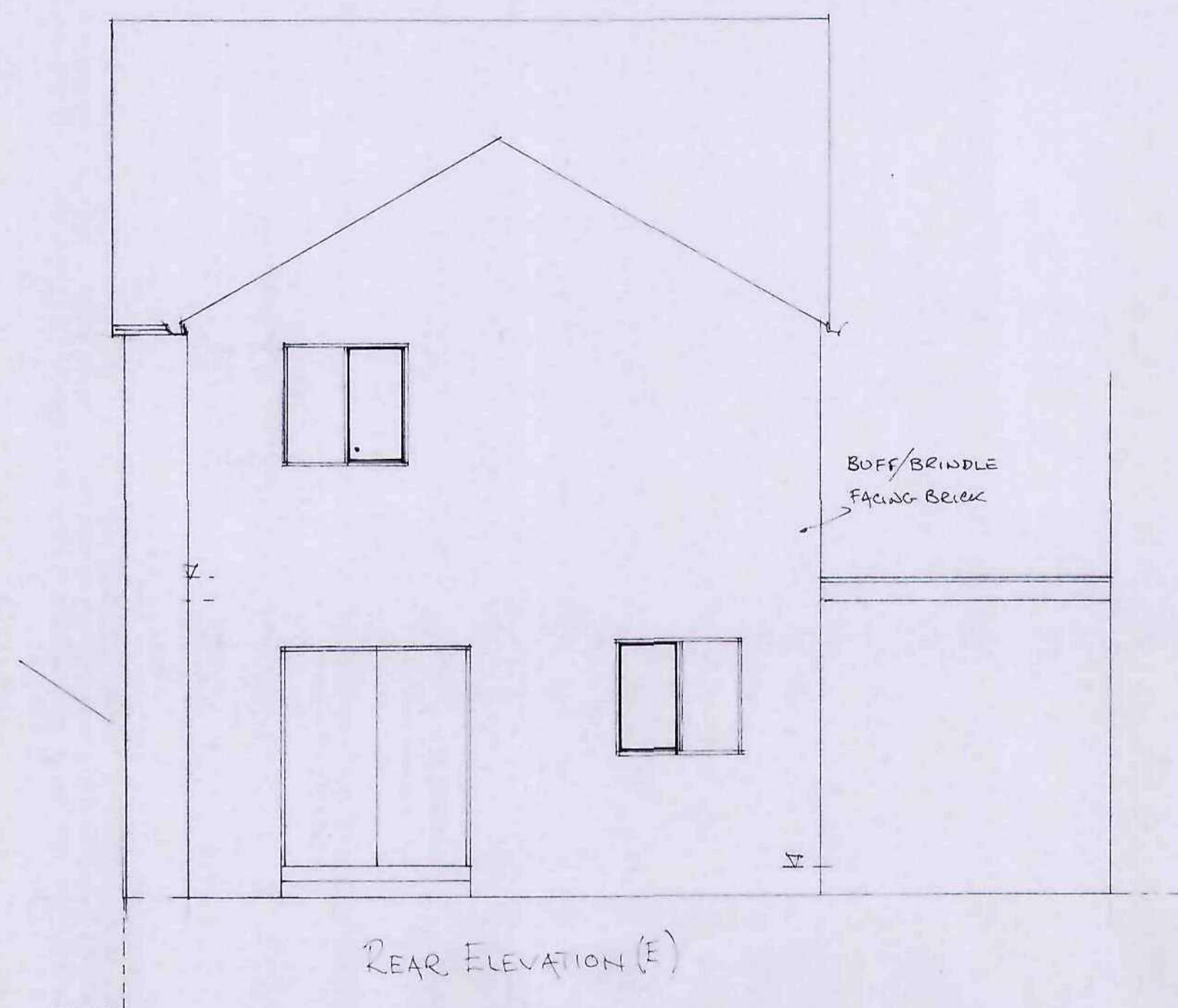




NOTES: ALL WORK TO BE TO SATISFACTION OF THE BUILDING INSPECTOR (BI) AND TO CURRENT BUILDING REGULATIONS WHERE APPLICABLE. EXISTING CONSERVATORY REMOVED AND SET ASIDE FOR POSSIBLE REFIXING. FOUNDATIONS EXCAVATED TO MIN 700mm BELOW GL. NOTE ADJACENT PROPERTY/GARDEN AT LOWER LEVEL. 800mm x 200mm CONCRETE STRIP FOOTINGS SUBJECT TO GROUND CONDITIONS LOCATED AND AT A DEPTH AS APPROVED ON SITE BY BI. TRENCH BLOCK OR EQUAL EXTERNAL WALL BELOW GL. EXTERNAL WALL TO BE OUTER LEAF BUFF/BRINDLE FACING BRICK TO MATCH WITH 50mm CLEAR CAVITY AND KINGSPAN TW 50 (50mm) AND INNER LEAF OF THERMALITE OR EQUAL INSULATION BLOCK WITH 12.5mm PLASTER BOARD AND SKIM JOINT BEDDED ALL TO GIVE A 'U' VALUE OF 0.30 W/m²/K. CAVITY CLOSED AT TOP WITH 100mm BLOCK AND AT HEADS CILLS AND REVEALS WITH BLOCK DPC AND COLD BRIDGE CAVITY FILL. NEW CAVITY WALLS TO BE FULLY TOOTHED AND BONDED TO EXISTING COURSE FOR COURSE AND CAVITIES TO BE CLEAR AND CONTINUOUS - SUBJECT TO INVESTIGATION OF THE EXISTING EXTERNAL WALL CONSTRUCTION. CATHIC INTERNAL LINTOLS WITH SUPPORT TOE TO OUTER LEAF. ALL WINDOWS ARE WOODGRAIN UPVC DOUBLE GLAZED AND ARE TO BE REFIXED FROM EXISTING LOCATIONS.

GROUND FLOOR TO BE 19mm SEALED QUALITY CHIPBOARD T&G FLOORING ONTO 50mm x 150mm S/G FLOOR JOISTS @ 400mm CTRS WITH KINGSPAN THERMAFLOOR TF70 110mm THICK BETWEEN JOISTS ALL TO GIVE A 'U' VALUE OF 0.22 W/m²/K (P/A = 0.7) UNDER FLOOR VENTILATION VIA 225mm x 150mm AIR GRATES CAVITY DUCTS AND DPC OVER @ 15mm CTRS TO PERIMETER. SITE CONCRETE 100mm THICK AT OR ABOVE ADJACENT GL.

FIRST FLOOR TO BE 19mm SEALED QUALITY CHIPBOARD T&G FLOORING ONTO 50mm x 150mm FLOOR JOISTS @ 400mm CTRS (10kg/m²) WITH 100mm MINERAL FIBRE INFILL BETWEEN JOISTS (10kg/m²) AND CEILING OF 12.5mm PLASTER BOARD AND SKIM. INTERNAL S/G STOOTING TO BE 50mm x 100mm S/G WITH SOUND DEADENING (SD) QUILT CORE AND DOUBLE PLASTER BOARD AND SKIM EACH SIDE.

ROOF TO BE FLAT BROWN INTERLOCKING TILE ONTO S/G BATTENS AND BREATHER FELT ONTO HOWARTH TIMBER TRUSSED RAFTER SYSTEM OR EQUAL DESIGNED BY MANUFACTURER AND FIXED TO THEIR INSTRUCTIONS WITH ALL TIES STRAPS AND DIAGONAL BOARDS. CODE 5 LEAD VALLEYS FORMED ON WBP PLY AND S/G FRAME. CUTTERS AND RWP'S EXTENDED TO MATCH EXISTING. ALTERATIONS: WINDOWS FILLED, SIDE DOOR FILLED. WINDOWS TO REAR CUT DOWN TO FORM DOOR OPENING TO EXTENSION WITH LINTOLS REMAINING. FIRST FLOOR OPENING CUT TO ENLARGE BEDROOM. SUBJECT TO STRUCTURAL REQUIREMENTS SEE NOTE * WC PARTITION AND CYLINDER CURB REMOVED AND BATHROOM DOOR RE LOCATED AS SHOWN. STRUCTURAL SUPPORTS AND REPAIRS TO CEILINGS TO STRUCTURAL ENGINEERS DETAILS IF REQUIRED AND TO APPROVAL OF BI. SIDE DOOR RE LOCATED.

ALL STRUCTURE WALLS FLOORS CEILINGS AND SURFACES AND SERVICES DISTURBED BY ALTERATIONS AND DEMOLITION TO BE MADE GOOD. RADIATORS AND SOCKETS AND SWITCHES RE LOCATED AS MAY BE NECESSARY.

INSULATION TO ROOF VOID TO BE 100mm QUILT Laid BETWEEN BOTTOM MEMBERS OF TRUSSED RAFTERS WITH A FURTHER 200mm Laid OVER AND ACROSS ALL TO GIVE A 'U' VALUE OF 0.16 W/m²/K.

KITCHEN UNITS/LAYOUT TO CLIENTS CHOICE.

- MEANS OF ESCAPE WINDOW MIN 382mm CLEAR WITH 450mm MIN DIMENSION EITHER WAY AND CILL HT MAX 110mm.

NEW STEELWORK UBS TO BE FIRE PROTECTED TO 1/2HR WITH 15mm FIRELINE BOARD WIRED AND SKIMMED.

SERVICES: ALL ELECTRICAL WORK TO BE CARRIED OUT BY A FULLY QUALIFIED ELECTRICIAN TO CURRENT IEE STANDARDS AND TO BUILDING REGULATION PART P. A COMPLETION/TEST CERTIFICATE TO BE PROVIDED ON COMPLETION. A NEW GAS FIRED BALANCED FLUE CONDENSING BOILER FIXED AS SHOWN TO NEW KITCHEN WALL. EXISTING HOT AND COLD WATER SYSTEMS ALTERED AND ADAPTED TO NEW AND EXISTING SANITARY FITTINGS AND FROM NEW G/H AND HOT WATER BOILER. EXISTING RADIATORS ALTERED AND ADAPTED TO NEW SYSTEM RADIATORS TO NEW AREAS TO BE SIZED BY HEATING ENGINEER AND LOCATED TO CLIENTS REQUIREMENTS AND TO HAVE THERMOSTATIC VALVES. NEW BOILER TO BE TESTED & CERTIFIED AND TO B/E/GS. ALL SOCKETS LIGHT POINTS AND SWITCHES TO BE TO CLIENTS REQUIREMENTS. ADDITIONALLY IT IS RECOMMENDED THAT A HARD WIRED HEAT DETECTOR (H) AND SMOKE DETECTOR (S) IS FIXED AS SHOWN AND MECHANICAL VENTILATION BY EXTRACT FAN DUCTED TO OUTSIDE AIR IS PROVIDED TO KITCHEN (20L/SEC (OR HOOD 30L/SEC) AND TO G/WC AND BATHROOM AND EN SUITE @ 15L/SEC WITH 15mm OVER RIDE FACILITY. SMOKE ALARMS TO HAVE BATTERY BACKUP. EXTRACT FANS SWITCHED FROM LIGHT SWITCH. EXISTING SEWER ON SITE (COMBINED) TO BE LOCATED WITHIN DRIVE AND NEW MANHOLE FORMED. 100mm Ø FOUL DRAIN CONNECT ON TO NEW AND EXISTING SOIL AND VENT STACK DRAINS LOCATED UNDER PROPOSED EXTENSION INCLUDING AN EXISTING MANHOLE TO BE DIVERTED RELOCATED AND/OR ENCASED IN CONCRETE OR GRAVEL TO BI APPROVAL. SANITARY FITTINGS TO CLIENTS CHOICE. WASTES AND TRAPS TO BUILDING REGS REQUIREMENTS.

STRUCTURAL DETAILS/CALCULATIONS FOR UBS TO BE PROVIDED TO L.A. PRIOR TO COMMENCEMENT AND SUBJECT TO STRUCTURAL INVESTIGATION. THE UPVC WINDOWS AND PATIO DOORS TO BE REFIXED ARE.

NOTES:

* IT HAS NOT BEEN POSSIBLE TO DETERMINE THE CONSTRUCTION OF THE EXISTING BUILDING WITHOUT INVASIVE INVESTIGATION. SINCE IT IS POSSIBLE (FROM L.A. INFORMATION) THAT THE STRUCTURE IS EITHER TIMBER OR CONCRETE FRAME THE REMOVAL OF THE EXTERNAL WALLS AT GF AND OFF AS SHOWN SHOULD BE CARRIED OUT TO THE SPECIFICATION DETAILS OF A STRUCTURAL ENGINEER. STRUCTURAL CALCULATIONS WILL BE REQUIRED FOR ANY SUPPORT BEAMS OR PILLARS AND FOR THE NEW AND EXISTING ROOF STRUCTURE IN ANY EVENT.

THE PARTY WALL ACT 1939 IS RELEVANT TO THIS SCHEME AND THE APPLICANT/OWNER SHOULD ENSURE COMPLIANCE WITH ALL THE REQUIREMENTS OF THE ACT.

REVISIONS:	
DATE	SUBJECT
23.8.08	A. KITCHEN/UTILITY OPENING WIDENED
23.8.08	B. SIDE ELEVATION ADDED.
4.10.08	C. ADDITIONAL BUILDING REGS NOTES ADDED
10.10.08	D. EXTENSION WIDTH REDUCED

CLIENT:

MR AND MRS T SANDERSON
15 WINDERMERE ROAD
PENISTONE

PROJECT:

TWO STOREY REAR EXTENSION
TO FORM KITCHEN AND LIVING ROOM
AND BEDROOM EXTENSIONS

IAN C. STEVENSON
BUILDING CONSULTANT
THE MISTAL
HILLTOP FARM
PENISTONE ROAD
SHELLEY
HUDDERSFIELD HD8 8JQ
TEL : 01484 608900

SCALE: 1:50
DATE: July 2008
DRAWING NO: 08/41

Sarnsley Metropolitan Borough Council
14 OCT 2008