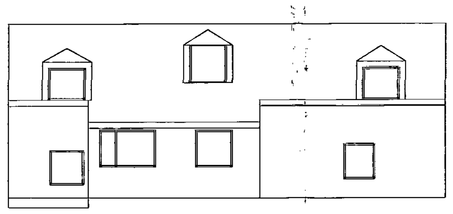
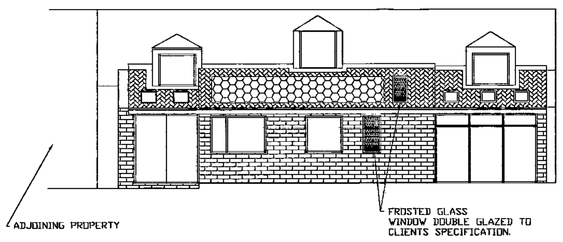


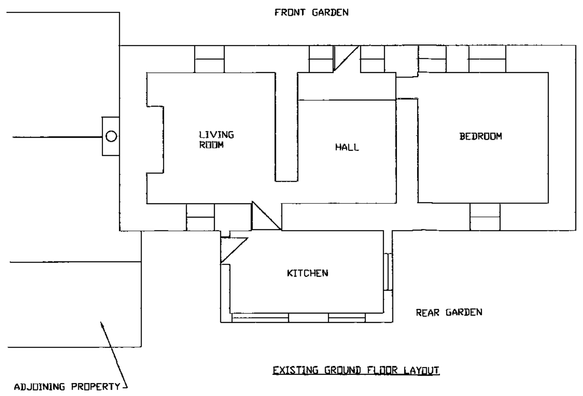
EXISTING FRONT ELEVATION



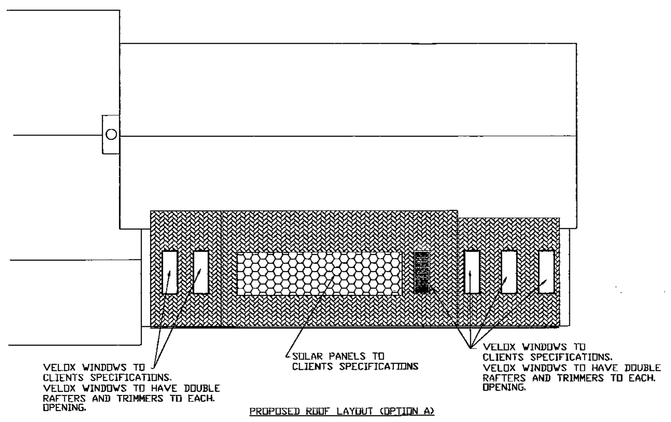
EXISTING REAR ELEVATION



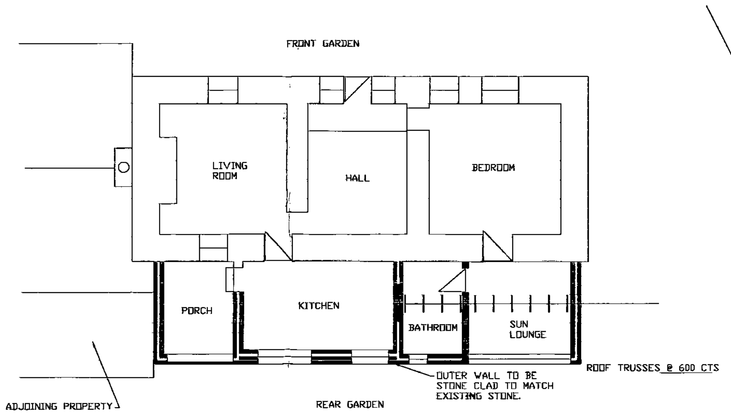
PROPOSED REAR ELEVATION (OPTION A)



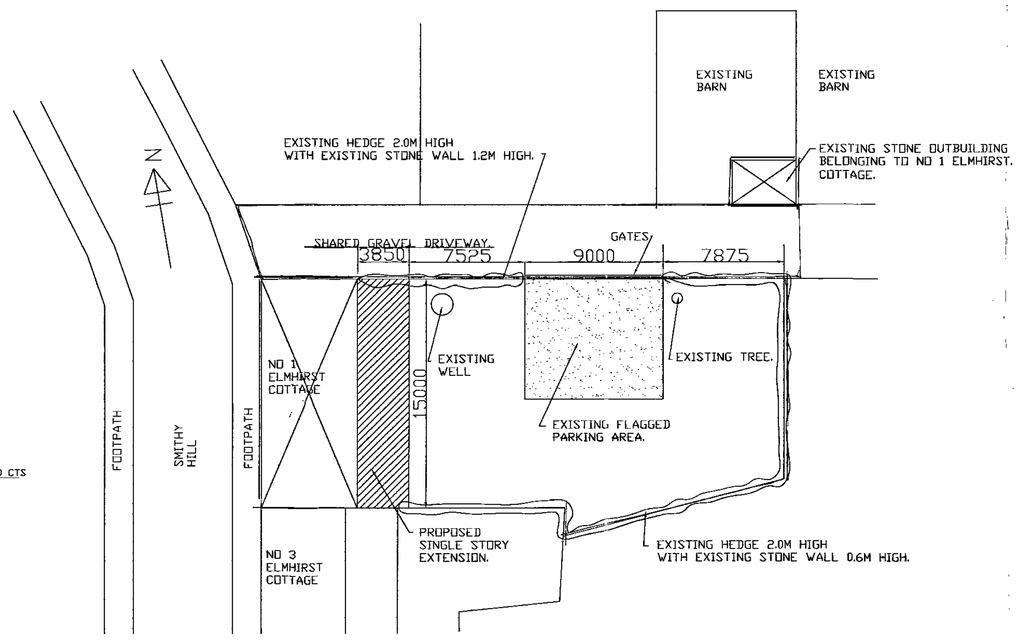
EXISTING GROUND FLOOR LAYOUT



PROPOSED ROOF LAYOUT (OPTION A)



PROPOSED GROUND FLOOR LAYOUT.



SITE PLAN (SCALE 1:200)

(20) PITCHED ROOF CONSTRUCTION: IF RAFTERS AND PURLINGS ARE USED. CONCRETE INTERLOCKING ROOF TILES APPROVED BY THE LOCAL PLANNING AUTHORITY LAID TO GAUGE WITH 75MM HEADLAPS ON 38MM X 25MM SOFTWOOD TREATED BATTENS SECURED WITH WIRE NAILS TO BS 5534. BREATHABLE FELT TO BS747 TYPE 1F (150MM LAPS) LAID HORIZONTALLY OVER SPECIFIED ROOF RAFTERS. RAFTERS AT 600MM CTS SECURED TO A 100 X 50 SOFTWOOD WALL PLATE SECURELY STRAPPED DOWN TO THE EXTERNAL CAVITY WALL 125MM KINGSPAN BOARD INSULATION WITH MIN 25MM AIR SPACE. INSULATION DRESSED BETWEEN THE RAFTERS AT 600 CTS. 12.7 GYPROC DUPLEX PLASTERBOARD AND SKIM CEILING FINISH. ALL TO PROVIDE A 'U' VALUE OF 0.16 OR BETTER. A PROPRIETORY EAVES VENT SYSTEM COMPRISING 10MM WIDE CONTINUOUS STRIP VENTILATOR SECURED TO THE OUTER EDGE OF THE 9MM SUPALUX SOFFIT BOARD, RUNNING THE ENTIRE LENGTH OF THE ROOF EAVES. EAVES DUCT VENTILATION TRAYS SECURED TO THE RAFTERS TO RESTRAIN THE INSULATION QUILT. ALTERNATIVELY INCORPORATE FULL REDLAND REDVENT EAVES SYSTEM. ALL ROOF RAFTERS TO BE AT 600MM CTS AND SHOULD BE DESIGNED IN ACCORDANCE WITH BS5268 ; PT3 ; 1985. ALL CALCULATIONS AND DETAILS TO BE PROVIDED.

(21) DRAINS : 100MM DIA UPVC DRAINS SURROUNDED IN 150MM MIN PEA GRAVEL. ALL GULLIES TO BE BACK INLET TYPE AND RODDABLE. ALL DRAINS RUNNING UNDER THE BUILDING TO BE EXPOSED AND ENCASED IN 150MM THICK CONCRETE. FOUNDATIONS ARE TO BE STEPPED DOWN BELOW DRAINS AND PROVIDE RC LINTELS ARE TO BE PROVIDED TO SUPPORT BRICKWORK SPANNING OVER THE DRAINS. DRAIN TRENCHES WITHIN 1.0M OF THE FOUNDATIONS TO BE BACKFILLED WITH CONCRETE UPTO THE UNDERSIDE OF FOUNDATION. ANY NEW MANHOLES REQUIRED TO BE BUILT IN 215MM CLASS B ENG BRICKS ON 150 THICK CONCRETE BASE, WITH MEDIUM DUTY COVERS. ALL NEW DRAINAGE TO TIE IN WITH EXISTING WHERE EVER POSSIBLE, IF NEW MANHOLES ARE REQUIRED SEE ABOVE NOTES.

(22) ABOVE GROUND VENTILATION : 100MM DIA HR PVC GUTTERS AND 65MM DIA RWP'S. 38MM DIA WASTE PIPES TO SANITARY APPLIANCES TO BE FITTED WITH 75MM DEEP SEALED TRAPS WHERE CONNECTED TO 100MM DIA PVC SVP.

(23) FRAMES, CASINGS, SKIRTINGS AND ARCHITRAVES : EXTERNAL DOOR FRAMES SHALL BE 100 X 65 REBATED, PRIMED PRIOR TO BUILDING IN WITH FRAME CRAMPS. INTERNAL DOORS LININGS SHALL BE 100 X 38 WITH PLANTED STOPS. SKIRTING BOARDS SHALL BE 100 X 19 CHAMFERED. ARCHITRAVES SHALL BE 75 X 19 CHAMFERED. WINDOW FRAMES TO BE DOUBLE GLAZED WITH SAFETY GLASS TO ALL DOORS, SIDE PANELS AND ALL AREAS EXTENDING BELOW 800MM FROM FLOOR LEVEL.

(24) CAVITIES AT WINDOW OPENINGS ARE TO BE SEALED USING PROPRIETARY INSULATED CAVITY CLOSURES.

(25) ALL WINDOWS INCLUDING FRAMES TO BE DOUBLE GLAZED ACHIEVING A 'U' VALUE OF 1.8W/M2K

(26) ALL WORK AND NOTICES WILL COMPLY WITH THE PARTY WALL ACT OF 1996.

(27) PARTIAL FILL CAVITY MUST LEAVE A CLEAR 50MM SPACE BETWEEN THE INSULATION AND BLOCK/BRICK

(28) CAVITY TRAYS TO BE PROVIDED WITH WEEP HOLES.

(29) ANY NEW LOFT ACCESS HATCH SHALL BE SUITABLY INSULATED, DRAUGHTSTRIPPED AND SECURED TO PREVENT HEAT LOSS.

(30) ANY PIPEWORK OUTSIDE THE INSULATED ENCLOSURE SHALL BE INSULATED.

(31) WHERE NEW RADIATORS ARE FITTED THEN SUITABLE THERMOSTATIC VALVES SHALL BE FITTED TO CONTROL THE ROOM TEMPERATURE.

CONSTRUCTION NOTES

(1) NEW FOUNDATIONS TO BE 600 X 215 IN 1:2:4 (40N/MM2) CONCRETE, TO BE A MIN OF 900MM DEEP INTO GOOD CLAY, WITH MESH REINFT TYPE A252 WITH 40MM MIN COVER.

(2) EXISTING FOUNDATIONS AND LINTELS TO BE EXPOSED AS SOON AS POSSIBLE TO ALLOW THE LOCAL AUTHORITY BUILDING INSPECTOR TO ASCERTAIN THEIR SUITABILITY TO SUPPORT THE INCREASED LOADING

(3) WALL CONSTRUCTION TO BE 102MM STONE FACINGS TO MATCH EXISTING WITH 100MM CAVITY WITH 50MM PARTIAL FILL KINGSPAN THERMAWALL TW50 CAVITY INSULATION FULLY FITTING CAVITY WITH 100mm 7N THK BLOCKWORK BOTH LEAVES TIED TOGETHER WITH GALVANISED MILD STEEL TWISTED WALL TIES @ 900cts HORIZONTAL & @ 450cts VERTICAL. VERTICAL TIES AT DOORS AND WINDOWS TO BE AT 300cts AT RETURNS. WALL INSULATION MUST GO TO UNDERSIDE OF SLAB

(4) ANY CONCRETE FLOOR CONSTRUCTION TO BE 100mm CONCRETE SLAB (AT OR ABOVE GROUND LEVEL) ON 1200 GAUGE DPM LAPPED UNTO WALL D.P.C. ON 100MM THICK KINGSPAN INSULATION ON A SAND BLINDING ON A MINIMUM OF 150MM THICK HARDCORE.

(5) END OF TIMBERS TO BE ROT PROOFED & TIMBERS TO HAVE PRESERVATIVE TREATMENT

(6) INTERNAL WALLS TO HAVE 2 COATS PLASTER MINIMUM THICKNESS 13MM

(7) NEW BRICKWORK TO BE BLOCK BONDED TO EXISTING EVERY 3 COURSES WITH CONTINUOUS CAVITIES.

(8) FLASHINGS BETWEEN NEW ROOF AND WALLS TO BE IN CODE 4 LEAD WITH A MINIMUM 150MM UPSTAND WITH CAVITY TRAYS OVER.

(9) LINTELS : UNLESS OTHERWISE STATED LINTELS TO BE BIRTLEY OR CATNIC COMBINED STEEL TO BS5977 TYPE GG-90-100. (SIZES AS RECOMMENDED BY MANUFACTURER). PROVIDE 150MM MIN END BEARING, WHERE THIS IS NOT POSSIBLE CONCRETE PADSTONES ARE TO BE PROVIDED (SIZES TO SUIT LOAD AND DETAIL). ALL LINTEL BACKS AND SOFFITS ARE TO HAVE HALF HOUR FIRE PROTECTIVE PLASTER.

(10) DAMP PROOF COURSES: HORIZONTAL AND VERTICAL DPC'S WILL COMPLY WITH BS 743 (PITCH POLYMER) AND BE INCORPERATED: A) MIN 150MM ABOVE GROUND TO ALL LOAD BEARING WALLS, LAPPED WITH FLOOR DAMP PROOF MEMBRANE. B) VERTICALLY BUILT INTO JAMBS OF ALL EXTERNAL OPENINGS C) HORIZONTALLY STEPPED TO ALL EXTERNAL OPENINGS.

(11) LATERAL RESISTANCE TO FLOOR AND ROOF: ALL FLOORS AND ROOFS TO BE ANCHORED BY BAT OR CATNIC METAL ANCHORS M30S (30 X 5 MILD STEEL). STRAPS TO BE SECURED TO TIMBER AND WALLS MINIMUM 1000 LONG AT MAX CTS OF 1.2M. (1.8 CTS AT SINGLE STOREY CONSTRUCTION)

(12) GAS INSTALLATION: THE PROPOSED GAS INSTALLATION SHALL SHALL BE DESIGNED AND INSTALLED BY CORGI COMPANY.

(13) NATURAL AND MECHANICAL ROOM VENTILATION VENTILATION OPENINGS TO ALL HABITABLE ROOMS. COMPRISING A) NATURAL VENTILATION OPENING TO BE A MINIMUM 1/20TH FLOOR AREA OF THE ROOM. ALL WINDOWS TO HAVE 8000MM2 PERMAVENT UNITS FITTED TO THE HEAD OF THE WINDOW FRAME. B) MECHANICAL VENTILATION TO KITCHENS AND BATHROOMS BY XPELAIR CF20 EXTRACTS WITH INTEGRAL HUMIDISTAT AND OVERRIDE SWITCHING TO LIGHT AT INTERNAL ROOMS TO GIVE 3 AIR CHANGES/HOUR MIN 6/S. C) ADDITIONAL KITCHEN VENTILATION BY XPELAIR GX6 WALL MOUNTED EXTRACT FAN TO REMOVE 83 ILT/SEC. THE COTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

(14) ELECTRICAL INSTALLATION : THE PROPOSED ELECTRICAL INSTALLATION, EARTHING AND BONDING TO BE INSTALLED TO CURRENT IEE REGULATIONS. PROVIDE MAINS WIRED SMOKE/HEAT DETECTION SYSTEM TO ALL NEW HABITABLE ROOMS ALL UNITS TO HAVE RECHARGEABLE BATTERY BACKUP IN THE CASE OF MAINS POWER LOSS.

(15) WHERE APPROPRIATE EXISTING SVP AND WASTE TO BE BOXED IN TO GIVE 1/2 HOUR FIRE RESISTANCE.

(16) INTERNAL PARTITIONS TO BE 100 X 50 STUDS AT 400 CTS WITH 9.5MM PLASTERBOARD AND SKIM EACH SIDE.

(17) NO WORK IS TO BE CARRIED OUT WITHOUT FIRST OBTAINING FULL PERMISSION FROM THE LOCAL BUILDING AUTHORITIES. AL DIMENSIONS ARE TO BE FULLY CHECKED BEFORE CONSTRUCTION COMMENCES.

(18) ROOF CONSTRUCTION TO ACHIEVE 0.16W/M2K, THIS WILL BE ACHIEVED BY PLACING 125MM THICK INSULATION BETWEEN THE TRUSSES WITH AN ADDITIONAL 170MM LAID AT RIGHT ANGLES ABOVE AND BETWEEN THE RAFTERS.

(19) JOISTS AT EXTERNAL WALLS ARE TO BE SUPPORTED ON PROPRIETORY ROOF HANGERS

RECEIVED 10 FEB 2010 CORPORATE MAIL ROOM

PROPOSED SUN LOUNGE, PORCH AND KITCHEN TO REAR OF PROPERTY

FOR: MR STUART CHERRYHOLME
AT: NO 1 ELMHIRST COTTAGES
SMITHY HILL
THURGOLAND
NR SHEFFIELD

DWG01

SCALE: 1:200 1:100 TEL :