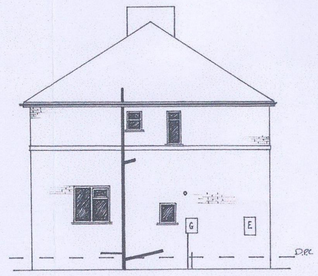
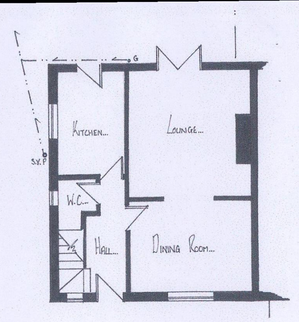


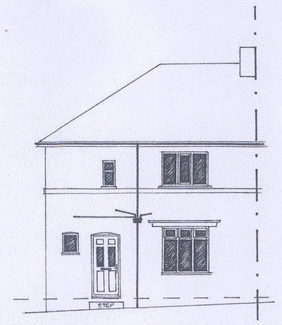
EXISTING REAR ELEVATION... 1:100



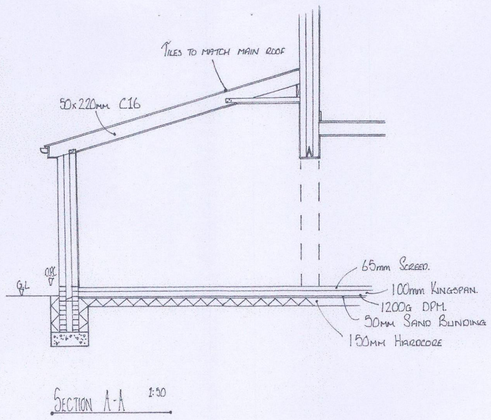
EXISTING SIDE ELEVATION... 1:100



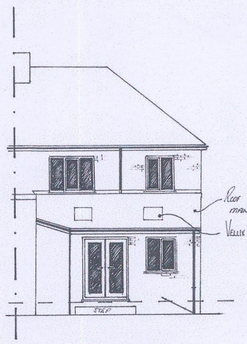
EXISTING GROUND FLOOR PLAN 1:100



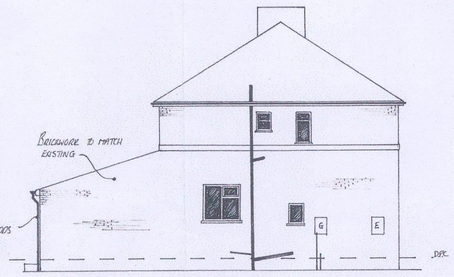
EXISTING & PROPOSED FRONT ELEVATION 1:100



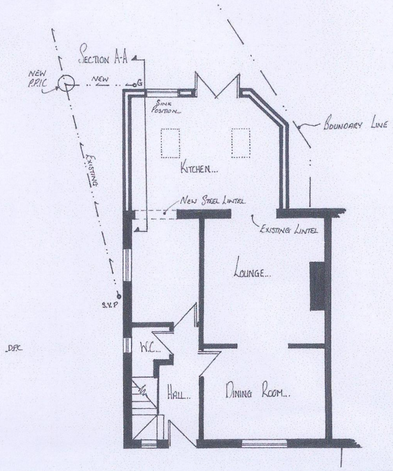
SECTION A-A 1:50



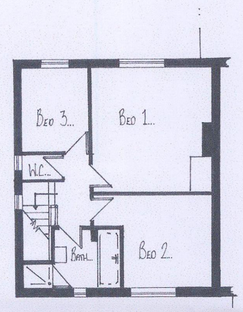
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:100



EXISTING & PROPOSED 1ST FLOOR PLAN 1:100

FOUNDATIONS
INVESTIGATION SHOULD BE UNDERTAKEN TO ESTABLISH LEVELS OF SULPHATE IN THE GROUND, IF FOUND TO BE PRESENT THE RELEVANT USE OF SULPHATE RESISTING MATERIAL SHOULD BE USED. ALL CONCRETE TO BE 35N MIX, 600x225mm CONCRETE STRIP FOOTINGS, DEPTH TO A MINIMUM OF 600mm TO TOP OF FOUNDATION TO PREVENT FROST PENETRATION OR TO A DEPTH TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. IF DRAINAGE IS IN CLOSE PROXIMITY TO FOUNDATIONS THE FOUNDATIONS WILL BE TAKEN DOWN TO THE DRAINAGE INVERT LEVEL. 300x140x7N CONCRETE FOUNDATION BLOCK TO 75mm BELOW FINISH GROUND LEVEL. 3 COURSE MINIMUM OF ENGINEERING BRICKWORK IN CEMENT MORTAR 1:3 UPTO DPC LEVEL. THE CAVITY WILL BE FILLED WITH LEAN MIX CONCRETE UP TO 225mm BELOW DPC LEVEL. WALL TIES TO BE 250mm HRT 2 TYPE. FOUNDATIONS WILL BE BACKFILLED INTERNALLY WITH HARDCORE AND EXTERNALLY WITH TRENCH ARISINGS.

GROUND FLOOR
THE FLOOR CONSTRUCTION MUST ACHIEVE A MINIMUM OF 0.22W/m2 DEGREES C U-VALUE.
65mm SAND & CEMENT SCREED WITH 25mm EPS EDGE INSULATION TO ALL EXTERNAL PERIMETERS,100mm KINGSPAN INSULATION BOARD OR EQUAL AND APPROVED ON 1200 GAUGE POLYTHENE DPM ON 50mm FINE SAND BLINDING ON 150mm CONSOLIDATED CLEAN WASHED HARDCORE. FLOOR DPM LINKED TO WALL DPC & EXISTING DPC'S

EXTERNAL WALLS
THE WALL CONSTRUCTION MUST ACHIEVE A MINIMUM OF 0.28W/m2 DEGREES C U-VALUE.
BRICKWORK TO MATCH THE EXISTING (OR OTHER SIMILAR FACINGS APPROVED BY THE LOCAL AUTHORITY PLANNING OFFICER) WITH A CAVITY SIZE OF 100mm..
100mm AGLITE LIGHTWEIGHT LOADBEARING BLOCKWORK GAUGED MORTAR 1:1:6 (CEMENT : LIME : SAND) WITH A 12.5mm DOT & DAB GYPSUM PLASTER BOARD & SKIM FINISH. FIT PROPRIETARY EXTERNAL JAMB / CILL CLOSERS TO OPENINGS WITH A MINIMUM THERMAL RESISTANCE PATH OF 0.45m2/KM. WINDOW & DOOR FRAMES TO OVERLAP THE CLOSER BY A MINIMUM 30mm, APPLY SEALANT TO FRONT AND BACK OF FRAME / CILL. CAVITY INSULATION TO BE 100mm DRITHERM 32 FULL FILL CAVITY INSULATION OR EQUAL AND APPROVED FIXED IN CAVITY WITH PROPRIOTRY CLIPS. 250mm HRT2 TYPE STAINLESS STEEL WALL TIES AT 450mm CTRS VERTICAL & 750mm CRS HORIZONTAL STAGGERED AT 225mm UP REVEALS. DAMP PROOF COURSE TO BE HYLOAD DPC AT A MINIMUM OF 150mm ABOVE GROUND LEVEL. NEW LINTELS TO BE PROPRIOTRY STEEL AND PRE INSULATED WITH A MINIMUM END BEARING OF 150mm ON APPROPRIATE SIZED PADSTONES / ENGINEERING BRICKS.

INTERNAL WALLS
NON LOAD BEARING WALLS TO BE 100x50mm TREATED REGULARISED TIMBER STUDWORK WITH A 12.5mm GYPSUM PLASTER BOARD & SKIM FINISH TO BOTH SIDES. INCLUDING ADIQUATE SOUND INSULATION AND NOGGINS FOR ANY FIXTURES AND FITTINGS. ALL INTERNAL & EXTERNAL WALLS TO HAVE 150x25mm MOULDED SOFTWOOD SKIRTING.

ROOF
APPROVED ROOF TILES ON TREATED TIMBER BATTENS ON UN-TEARABLE ROOFING FELT TO BS 747. RAFTERS FIXED TO NEW 100x75mm TREATED TIMBER WALL PLATE AT EAVES LEVEL BEDDED ON MORTAR, ALSO FIXING 100x75mm WALLPLATE TO EXISTING BUILDING BY MEANS OF M10x175mm BOLTS AT 500CTRS, RAFTERS THEN FIXED TO EXISTING HOUSE BY MEANS OF JOIST HANGERS. WALL PLATES FIXED TO INNER LEAF AT 1800mm CTRS WITH 30x3x1000mm GALVANISED MILD STEEL STRAPS, TRADITIONAL ROOF CONSTRUCTION COMPRISES OF 50x220mm C16 RAFTERS AT 400mm CTRS, CEILING JOIST & BINDERS TO BE 50x100mm AT 400mm CTRS, ALL BRACED WITH 100x25mm. ALL STRUCTURAL TIMBER TO BE PRESSURE IMPREGNATED AGAINST FUNGAL AND INSECT ATTACK AND FIXED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. CEILINGS TO HAVE 12.5mm PLASTER BOARD AND SKIM. ROOF TO BE INSULATED WITH 200mm KINSPAN INSULATION. ROOF VENTILATION TO HAVE A MINIMUM 25mm GAP AT EAVES WITH FLY-PROOF MESH TO PROVIDE CONTINUOUS VENTILATION, TILE VENTS TO BE PROVIDED AT A HIGH LEVEL TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

EAVES
ALL FASCIAS & SOFFITS BE WHITE UPVC SIZE TO SUIT EAVES DETAIL, CONTINUOUS VENTILATION TO SOFFIT AS DESCRIBED ABOVE

PLUMBING & HEATING
ALL WATER SUPPLY WORK TO COMPLY STRICTLY WITH THE LATEST REGULATIONS. SINKS TO HAVE 75mm DEEP SEAL ANTI SYPHON TRAPS AND WITH THE APPROPRIATE SIZE WASTE PIPES. RADIATORS TO BE LOCATED UNDER OR A CLOSE AS POSSIBLE TO WINDOWS. ALL NEW RADIATORS TO BE FITTED WITH TRV's. ALL HEATING PIPES TO BE INSULATED IN ACCORDANCE WITH PART L OF THE BUILDING REGULATIONS, AND WHERE PRACTICALLY POSSIBLE ALL PIPEWORK TO BE BOXED IN. ROOF TO BE DRAINED USING 100mm UPVC GUTTERING & 68mm BLACK UPVC DOWN PIPES FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ALL LEADWORK TO BE MINIMUM OF CODE 4 TO ROOF / WALL ABUTMENTS. ALL EXPOSED WASTE PIPES TO BE BOXED IN AND SOUND INSULATED WITH MINERAL WOOL INSULATION.

DRAINAGE
100mm DIA PROPRIETARY UPVC SYSTEM OSMA OR SIMILAR BEDDED AND SURROUNDED IN 150mm PEA GRAVEL WITH FLEXELL OR SIMILAR BREAK JOINT AT EVERY PIPE JOINT. PIPES PASSING THROUGH WALLS TO HAVE LINTELED OPENINGS TO BE MASKED BOTH SIDES OF WALL WITH RIGID SHEET MATERIAL. SURFACE WATER TO BE TAKEN INTO EXISTING COMBINED DRAINAGE SYSTEM, UNLESS ADVISED OTHERWISE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. DRAINS LESS THAT 1.00m FROM DWELLING TO BE SURROUNDED IN CONCRETE TO UNDERSIDE OF EXISTING FOUNDATIONS. INSPECTION CHAMBERS TO BE HEPWORTH PPIC OR SIMILAR, SURROUNDED IN CONCRETE 150mm THICK IF LOCATED IN DRIVEWAY OR WITHIN 1.00m OF BUILDING. ALL MANHOLE COVERS TO BE LIGHT DUTY IN GARDEN AREAS. PROVISIONS WILL BE MADE IN THE DRAINAGE LAYOUT FOR UN-BLOCKING OF BLOCKED DRAINS I.E. RODDING EYES TO SVP'S AND ALL DRAIN RUNS AND BY USE OF RODDABLE BACK INLET GULLEYS.

ELECTICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST IEE REGULATIONS AND TO THE MINIMUM REQUIREMENTS OF THE SUPPLYING AUTHORITY. MECHANICAL EXTRACT VENTILATION TO THE KITCHEN AT A RATE OF 60L/LITRES/SEC OR 30 LITRES/SEC IF USING COOKER HOOD. FAN TO HAVE 15 MINUTES OVER RUN AND THE CLOSED DOOR TO HAVE A 10mm GUP UNDER. ON COMPLETION OF THESES WORKS A CERTIFICATE WILL BE REQUIRED FROM A REGISTERED COMPETENT PERSON (A MEMBER OF A REGISTERED COMPETENT PERSON SCHEME) IN ORDER TO CERTIFY THAT THE ELECTRICAL SYSTEM IS IN ACCORDANCE WITH THE APPROVED ELECTRICAL STANDARDS. IF A REGISTERED COMPETENT PERSON IS NOT CERTIFYING THE WORK THE LOCAL AUTHORITY MUST BE INFORMED AND THEY WILL UNDERTAKE ADDITIONAL INSPECTIONS, WHICH WILL BE SUBJECT TO ADDITIONAL INSPECTION FEES.

WINDOWS
THE MINIMUM REQUIREMENT OF THE WINDOWS IS TO ACHIEVE 1.6W/m2 DEGREES IF PLASTIC. WINDOWS TO BE DOUBLE GLAZED HIGH QUALITY UPVC FIXED WITH RESTRICTOR CATCHES AND SECURITY LOCKS. FRAMES TO HAVE A MINIMUM 4:20:4mm DOUBLE GLAZED UNITS OF PILKINGTON 'K' GLASS LOW 'E' GAS FILLED TO THE ABOVE U-VALUES. HABITABLE ROOMS TO HAVE A OPENING LIGHTS MINIMUM 1/20TH OF THE FLOOR AREA. TRICKLE VENTILATION TO BE PROVIDED TO ALL HABITABLE ROOMS 8000mm2 PER ROOM. ALL WINDOWS TO BE PROVIDED WITH 50x25mm WROUGHT SOFTWOOD CURTAIN BATTEN.

DOORS
EXTERNAL DOORS TO ACHIEVE 1.8W/m2 DEGREES IF PLASTIC. GLASS TO BE TOUGHENED IF FALLING INTO THE RELEVENT ZONES IE IN DOORS OR WINDOWS BELOW 800mm HIGH OR WINDOWS ADJACENT TO DOORS.

PARTY WALL ACT
ANY WORKS CARRIED OUT ON OR ADJACENT TO ANY EXISTING PARTY WALL OR BOUNDAERY WALLS, PROPERTY OWNER SHOULD ENSURE THAT THE REQUIREMENTS OF THE PARTY WALL ACT 1996 ARE FULLY COMPLIED WITH AND THAT ANY IMPLICATIONS OF THE ACT ARE RESOLVED PRIOR TO CONSTRUCTION WORK TAKING PLACE.



EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500



LOCATION PLAN 1:1250

SCALE CHECK 1:100

BMBC
CORPORATE MAIL ROOM
28 JUL 2015
Received by:
ORIGINAL COPY

PROJECT TITLE:- SINGLE STOREY REAR EXTENSION TO NO. 16 STRAIGHT LANE, GOLDTHORPE, S63 9DR.			
DRAWING TITLE:- EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS.			
CLIENT:- MR J. BLESSED.		DRAWING REF:- DJG-001	
SCALE:- 1:100 (UNLESS SPECIFIED)	DATE:- JULY '15'	REVISION:- ~	PAPER SIZE:- A1