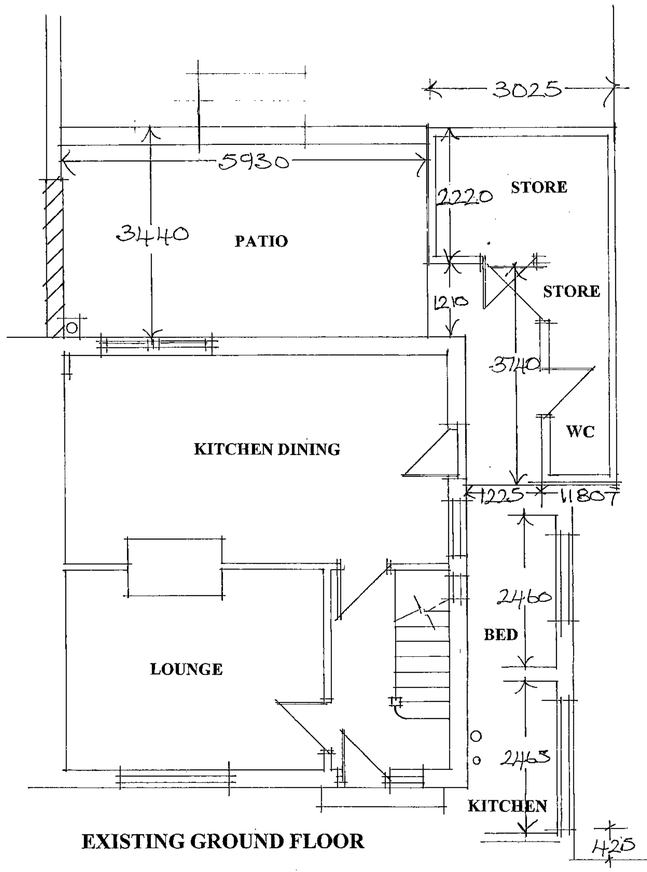
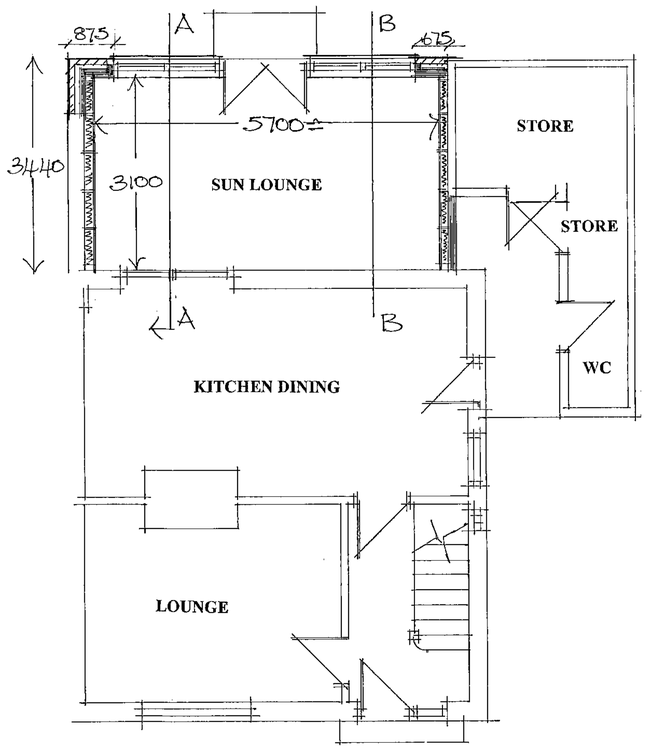
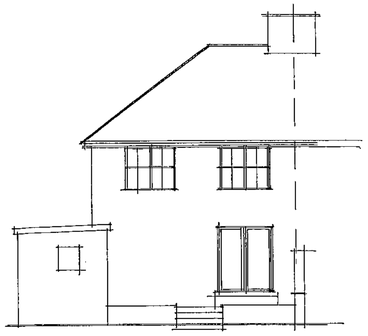


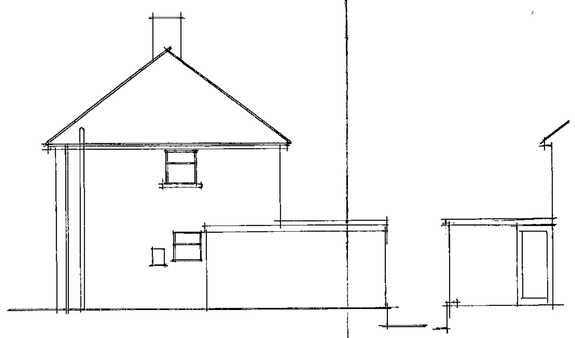
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING REAR



EXISTING SIDE

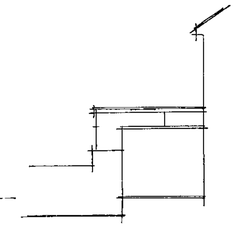
EXISTING SIDE



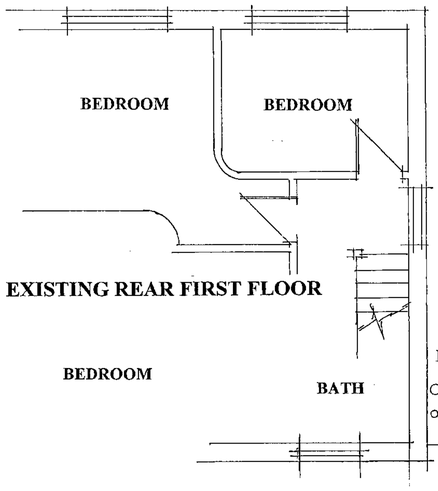
EXISTING FRONT



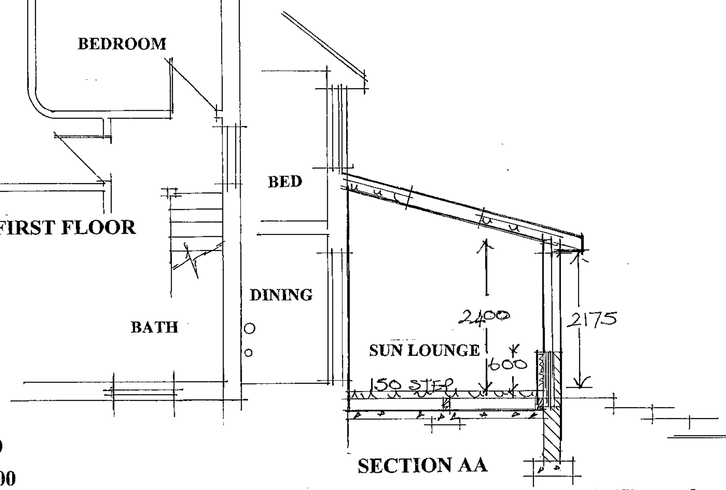
EXISTING FRONT



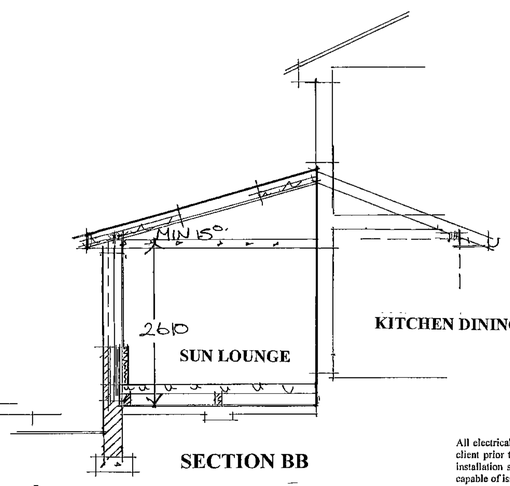
EXISTING SIDE



EXISTING REAR FIRST FLOOR



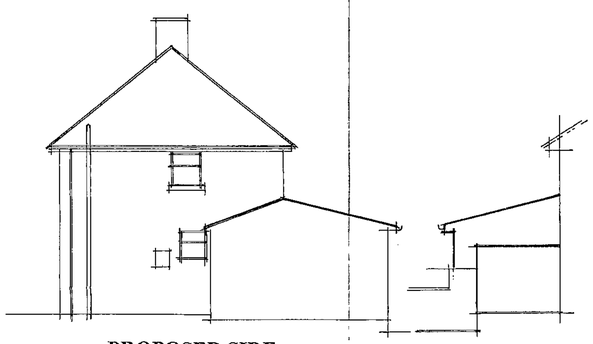
SECTION AA



SECTION BB



PROPOSED REAR



PROPOSED SIDE

PROPOSED SIDE

SCALE 1:50

1:100

Foundations All existing foundations and lintols affected by proposal are to be exposed by the developer for inspection by the Building Control Officer and are to be to his satisfaction or altered to be so.
Walls 100mm brickwork to match the existing 50mm cavity fully filled with rockwool batts 100mm blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agreement certificate for wider cavity. 2000g DPC to each masonary leaf at least 150mm above ground level and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. Cover joint with down pipe.
Continue the existing rear patio wall up in cavity construction comprising 100mm brick outer leaf to match the existing 50mm cavity fully filled with rockwool batts100mm blockwork 5 stainless steel wall ties per metre square and every block to reveal. Reveal to have same U value as walls. Dry line block room face with 25mm Kingspan bonded to 12.5mm plasterboard 5mm skim finish.
Build above the existing boundary wall in 100mm brickwork to match the existing bonding the brickwork to a timber framed wall comprising breather membrane such as Tyvek roof felt stapled to 9.5mmWBP plywood secured to 50mm x 100mm studs at 400mm centres insulated between with 100mm Kingspan 25mm across room face vapour barrier 12.5mm plasterboard 5mm skim. Support structural studding on 2 x 50mm x 200mm floor joists protected with 2000g DPC adjacent and into walls. Seal opening onto proposed sun lounge patio under existing concrete roof in brickwork to match existing support on a Monks concrete R6 lintol built into opposite existing walls 100mm end bearing. Build a 50mm x 100mm stud wall adjacent the wall insulate between the studs with 100mm Kingspan and 25mm across the face. 12.5mm plasterboard 5mm skim finish.
Continue the wall to rafter level and firestop with rockwool.
Floor 150mm step down into the sun lounge. Ensure that the finished floor level is not below existing DPC level. Support joists on hangers into the existing brickwork or on a dwarf sleeper wall built off the oversite concrete adjacent to the existing and proposed walls and honeycomb sleeper wall mid span. Floor to comprise oak boarding on 18mm WBP sheathing plywood screwed to 50mm x 100mm floor joists. Joists at 400mm centres insulated between with 100mm Kingspan. Existing 100mm concrete patio to be the oversite. Ensure 100mm air space between bottom of joist and top of concrete. Ventilate sub floor and duct to existing with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each end and 1500mm centres thereafter.

Roof Lintol over glazed openings using a 100mm x 175mm RSJ in accordance with engineers details. Bolt a 100mm x 50mm wall plate to it at 900mm centres using 9.5mm bolts.
Proposed roof to cover existing outbuildings and sun lounge. Minimum 100mm x 50mm wall plate made level on the sloping concrete roof above the line of the existing brickwork and secured to it. Wall plate line to continue across at same level on RSJ. Roof covering to comprise Redland Regent Bold Roll tile minimum 100mm head lap smooth face laid and fixed in accordance with manufacturers instructions on 25mm x 50mm tile battens and 1 layer of fully breathable felt such as Tyvek laid to sag 25mm between rafters. 50mm x 150mm rafters at 400mm centres birdsmouthed over 100mm x 50mm wall plates 25mm x 150mm ridge. Triangulate every other pair of rafters with 50mm x 75mm ties. Upvc fascia and soffits.
Roof over sun lounge as described 50mm x 175mm rafters 400mm centres. Double rafter and trimmer around each velux. Support rafters at abutment in hangers secured to a 50mm x 175mm wall plate bolted to the brickwork at 900mm centres with 9.5mm bolts. Tray DPC code 4 lead flashings and soakers to all abutments. Insulate between sun lounge rafters with 100mm Kingspan 25mm across the face 12.5mm plasterboard 5mm skim finish. All internal masonary finishes to be plaster in 2 coats.
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 BS6206© and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20th of the floor area and 8000mm trickle vents.
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.
Rain water to discharge to and in order of priority A) soak away subject to percolation test B) existing on site system through trapped gullies. All to the satisfaction of the District Building Surveyor.
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.
All construction to be robust. Provide 1 energy efficient light fitting to the new sun lounge.

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 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.
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.

PROPOSED SUN LOUNGE AND PITCHED ROOF OVER EXISTING OUT BUILDINGS AT 46 CARR LANE PILLEY

Received
- 9 JUL
Calderdale Council