

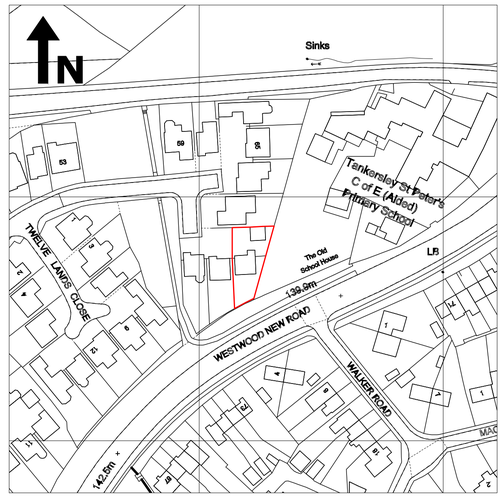
EXISTING FRONT ELEVATION



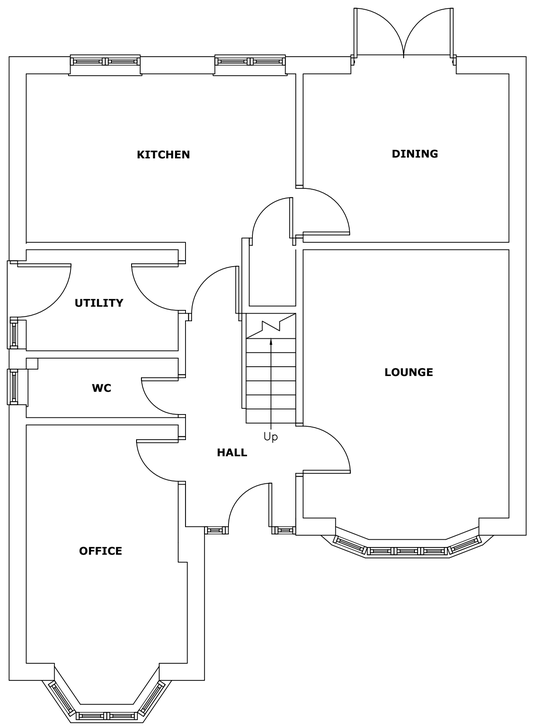
EXISTING REAR ELEVATION



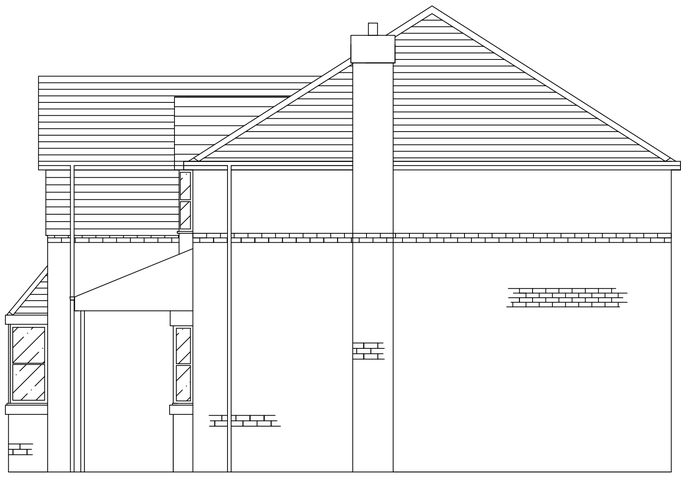
EXISTING SIDE ELEVATION



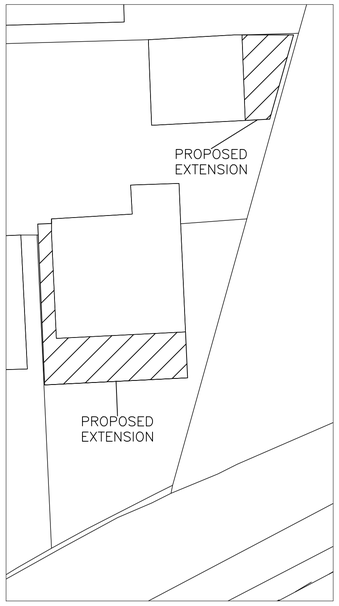

LOCATION PLAN 1:1250




EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION



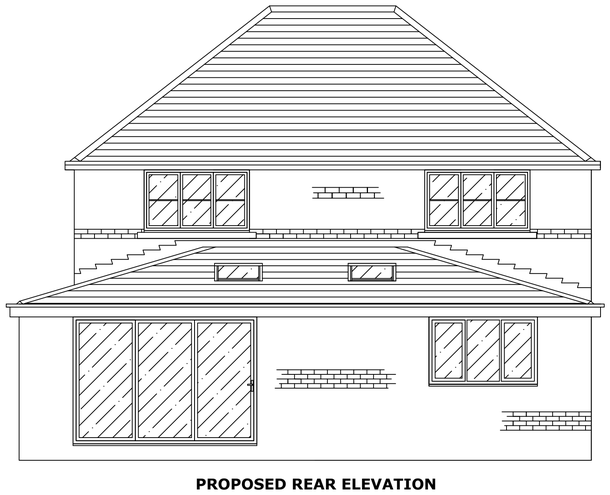

SITE PLAN 1:200

***IMPORTANT NOTES TO BUILDER AND CLIENT***
***PLEASE READ***

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed**, Please check with Agent. Client and builder should ensure that any planning conditions are adhered to.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
- **The client or builder must inform the agent at least 10 days before starting the building work** so that a building control application can be submitted for checking and any notifications and comments from the water authority can be dealt with properly.
- **The client will receive notification of who the allocated building inspector is and their contact details and also the results of the initial plan check report which the builder should be made aware of immediately. It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority. It is recommended that the builder and client take photograph's of the key stages of the work in case the building inspector is not able to attend site. The building control inspector will invoice the client direct for their services.**
- **Plans for Extensions ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
- **All work to comply with Part 7 of the building regulations, materials and workmanship.**
  Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements.
  The builder should carry out their own site survey in order to prepare an accurate quotation; any queries should be checked with the agent.
  Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation depth is approved, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed or if any inspection chambers have been covered up under decking or patio's which may need moving subject to Water Authority approval.
  Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to pro



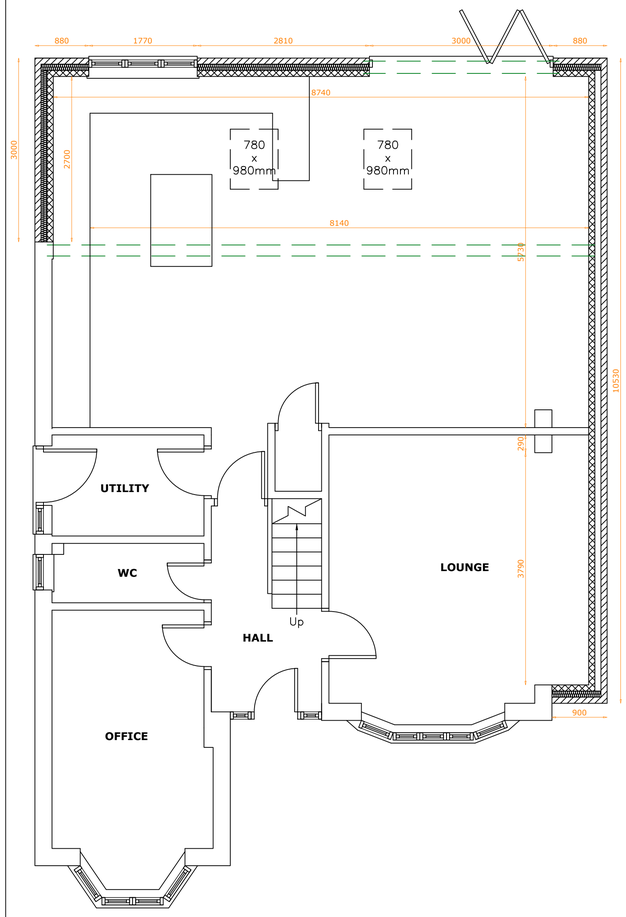
**PROPOSED FRONT ELEVATION**



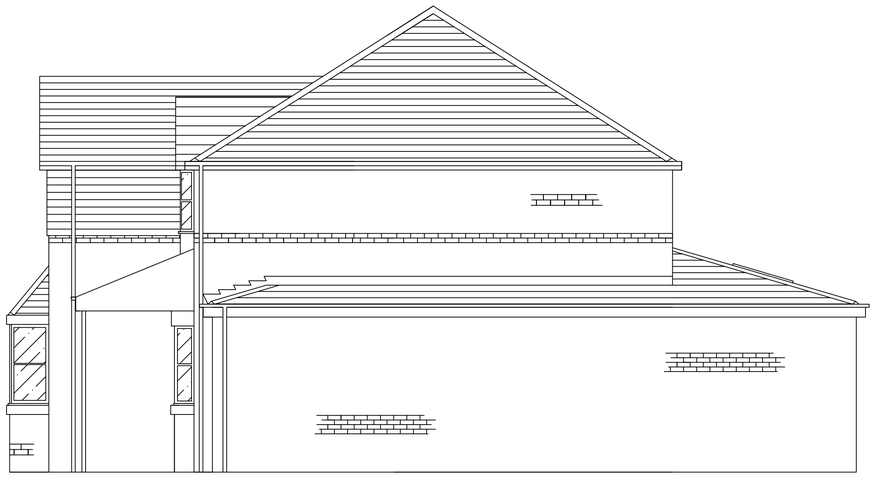
**PROPOSED REAR ELEVATION**



**PROPOSED SIDE ELEVATION**




**PROPOSED GROUND FLOOR PLAN**



**PROPOSED SIDE ELEVATION**

***FOUNDATIONS***

**NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type and ground conditions. Where an existing single storey structure is to be built on top of or where a loft conversion is being carried out, the inspector will want to see the base of the existing footings to determine its suitability to carry additional loading. This will allow any design work to be done during the early stages of the application process, building control records may also assist with local area knowledge, e.g. shallow mining etc.**
**Builder should initially allow for a strip footing of 900mm minimum dig, client should note that anything over this as required by the inspector will incur extra design and building costs. Please note that if there are trees nearby the depth of the foundation may need to comply with NHBC Guidance 'Building near trees'.**

All Foundations to be excavated to a depth to satisfy building control inspector, any excavations within 1m of new or existing drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete. New walls to be built to ensure minimum 150mm toe to concrete footing each side.

***STRUCTURE***

Walls to be cavity construction throughout. Outer leaf to be of facing bricks and render to match existing style with 100mm fully insulated cavity with Dritherm 32. All cavity work to be tied with ties at rate of 5 per m2 and at every course at openings. Inner leaf to be medium density blocks with plasterboard and skim finish achieving 0.28 W/m2k U value. External return corners always to be a minimum of 665mm or alternatively where this cannot be achieved ensure a 330mm x 1000mm solid brick pier. Cavity only to be closed at openings with insulated closer. Ensure all new work is tied to existing using proprietary galvanised jointing system or by bonding into existing and ensure saw cut with dpc between where new cavity meets existing structure. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray and weep holes, if a timber floor is used then a cavity tray should be used over the airbrick liners. Ensure blocks used below ground level are trench blocks.

***STRUCTURAL CHANGES***

Any structural work is to be to structural engineer's details for foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved. Builder should check with agent that calculations have been approved before altering room layouts or ordering steels. All steelwork is to receive ½ hour fire protection and any beams above 3m span should be bolted together at either end and mid-span. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom.
Where a portal frame is to be used the builder must ensure the steels, connection details and pad foundations are strictly to the engineer's design provided. Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.

***ROOF***

Form new roof using 150mm x 50mm C24 grade rafters at 450mm centres which should be doubled up to sides of velux windows and 225mm x 50mm hip boards. Use a 150mm x 50mm wall plate bolted to the rear wall with M10 anchor bolts at 600mm centres with a 100mm x 75mm timber wall plate bedded on cement:sand mortar on the inner leaf and held down with 30mm x 5mm x 1m long galvanized straps plugged and screwed to blockwork. Use 38mm x 25mm tanalised battens and a breathable felt such as Tyvek followed by tiles to match main roof fitted to pitch and exposure conditions. A minimum of 15 degrees must be achieved where Velux roof windows are being used, if this cannot be achieved then a low pitch roof tile (minimum 10 degrees) and special roof light should be used e.g. forticrete centurion. Use a code 4 lead flashing with minimium 150mm upstand and lead wedge into brick joint with sand:cement pointing.
Insulate all sloping roof/ceiling areas **with Kingspan TP10 or similar 100mm rigid insulation board between the rafters and Kingspan K118 or similar 52.5mm rigid insulated plasterboard across the rafters.**

***WINDOWS, DOORS AND VENTILATION***

All new windows to be of UPVC material and bi-fold doors to be aluminium all colour finished to client's choice. Areas of windows shown are to meet customer's specifications the total area of glass should not exceed 25% of the extended floor area plus any existing external openings enclosed. Windows to meet current regulations for safety and thermal insulation i.e. max U value 1.6W/m2K ( 1.8 W/M2K for doors ). Therefore to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20$^{th}$ floor area openings to habitable rooms and 4000mm2 to non-habitable rooms.

***FLOOR***

The whole of the ground floor extension footprint is to receive a 2000 gauge membrane as a radon barrier taken across the cavity below ground level laid on sand blinding on well compacted hardcore. The floor is to be a well compacted hardcore, sand blinding dpm/radon linked to dpc to form a cavity tray with weep holes, use 100mm Kingspan (or similar) insulation with off-cuts to the perimeter and a 100mm concrete floor slab.

Alternatively and subject to ground levels and achieving sub-floor ventilation use a **150mm x 50mm C24 timber suspended floor at 400mm centres with mid-span strutting and Kinspan TF70 or similar 120mm insulation board suspended between the joists** (do not exceed 3m span) followed by 22mm T&G flooring grade chipboard. Provide sub floor ventilation and knock through any existing ventilation grates to improve air flow.

***SUNDRY***

Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output).
Provide at least 25% of all new light fittings as energy efficient light fittings capable of only receiving low energy bulbs (LED's)

The client should be consulted reference socket outlets, lighting requirements and radiator positions in order to support new room layout and usage and also any exterior lighting as required.
Allow for outside tap and also security PIR lighting and decorative lighting to rear as required.
Where applicable separate wc's to have 6 litre extract fan operated with light switch and with 15 minute over-run. Bathrooms and en-suites to have 15 litre fans and utility rooms to have 30 litre fan. Kitchen areas to have 60 litre extract fan or 30 litres if over a cooker.
Sanitary ware to have deep seal traps and minimum 38mm upvc waste pipes.

Any boiler work is to be carried out by a GAS SAFE registered person to comply with Part J for all installation and flue outlet positions.
Any installation of wood burning/multi fuel stoves should be carried out by HETAS registered personnel and properly commissioned and certified.

***DRAINAGE***

Building Control will contact the water authority as a matter of course to establish if a build over agreement is required for any of the work where there are drains affected by the extension which serve more than one property. The plans will then be updated to satisfy their requirements.
As much as is practicable the builder should investigate the drainage system before pricing and allow a contingency for any requirements the water authority may have.
At an early stage builder should discuss with inspector feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. It is advised that the builder discusses drainage routes with the inspector at the first visit (foundation inspection) and all final connections are to be agreed with the building inspector. Use 100mm upvc gutters and 75mm fall pipe. Use 100mm upvc gutters to drain to 75mm fallpipes all securely fixed draining to existing mains system. All new underground drainage runs should use 100mm underground plastic drainage laid on pea gravel to a 1:40 fall, all new rain water gullies entering combined system should do so via traps.

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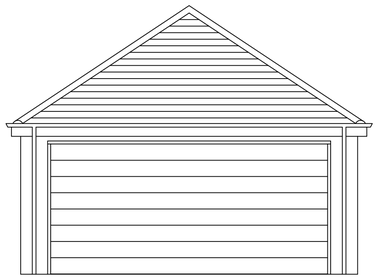

**Plans For Extensions**
**The Old Co-op Building**
**23 Hall Road**
**Sheffield S13 9AG**
**neil@plansforextensions.com**
**07756495241**


**PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS AND EXTENSION TO DETACHED GARAGE**

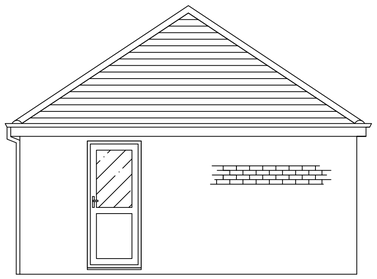
**FOR MR AND MRS MARPLES**
**20 THORNCLIFFE WAY**
**TANKERSLEY**
**S75 3DN**

**DRAWING 2 OF 3**
**PROPOSED ELEVATIONS AND FLOOR PLANS**

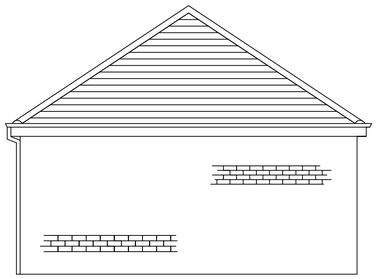
**SCALE 1:50 AT A1**
**DATE: OCTOBER 2020**



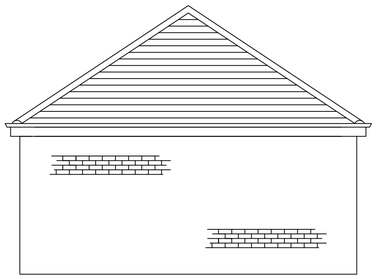
EXISTING WEST ELEVATION



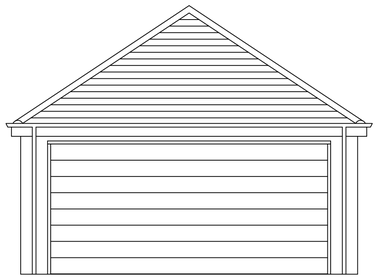
EXISTING SOUTH ELEVATION



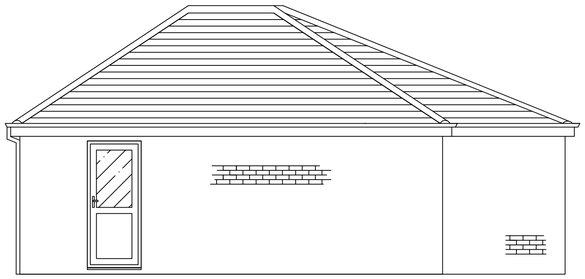
EXISTING NORTH ELEVATION



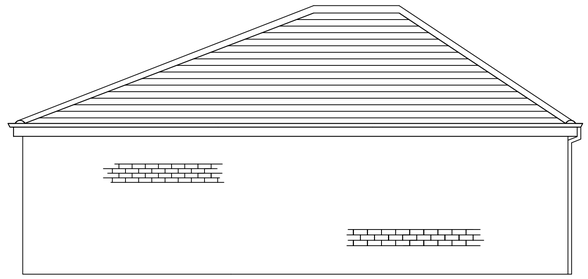
EXISTING EAST ELEVATION



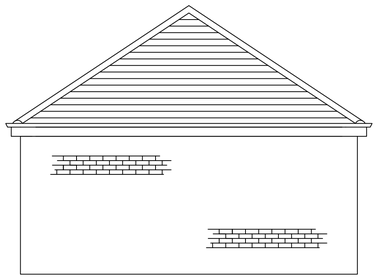
PROPOSED WEST ELEVATION (UNCHANGED)



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION


Plans For Extensions

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**PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS AND EXTENSION TO DETACHED GARAGE**

**FOR MR AND MRS MARPLES**
**20 THORNCLIFFE WAY**
**TANKERSLEY**
**S75 3DN**

**DRAWING 3 OF 3**
**EXISTING AND PROPOSED ELEVATIONS**

**SCALE 1:50 AT A1**
**DATE: OCTOBER 2020**