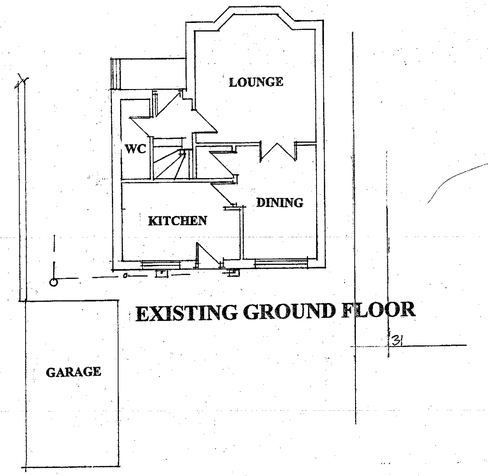
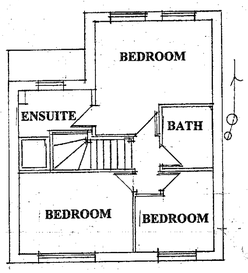


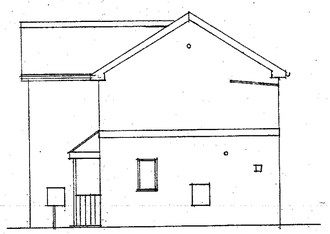
EXISTING GROUND FLOOR



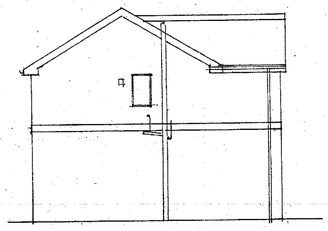
EXISTING FIRST FLOOR



EXISTING REAR



EXISTING SIDE

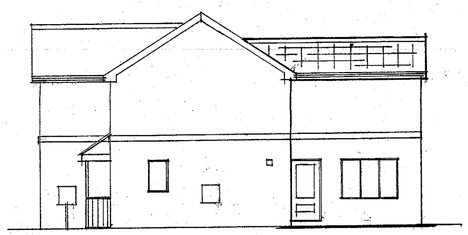


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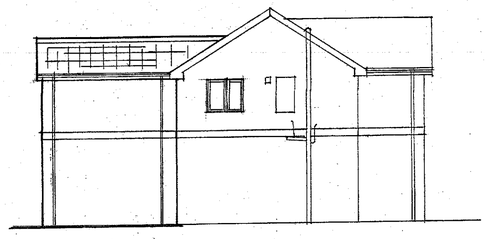
SCALE 1:50 1:100



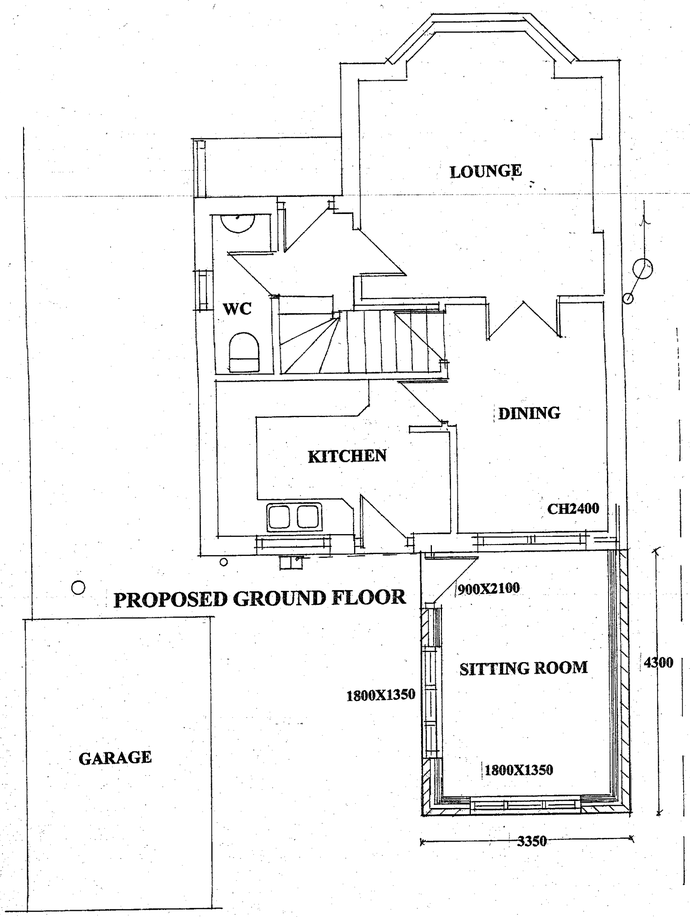
PROPOSED REAR



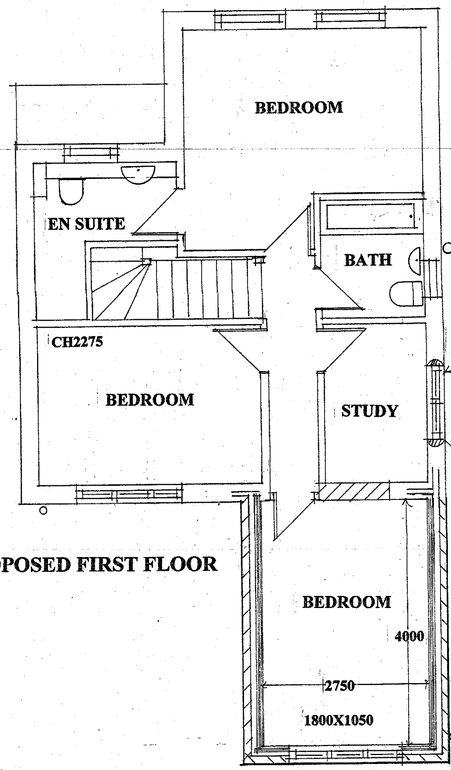
PROPOSED SIDE



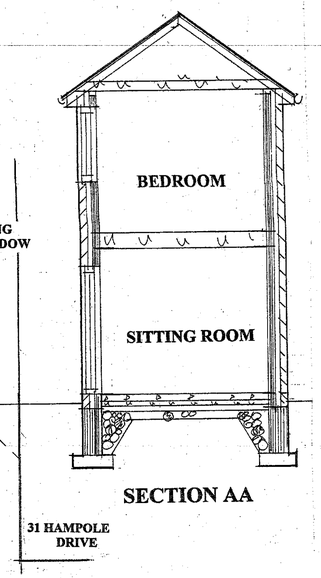
PROPOSED SIDE



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SECTION AA

PROPOSED TWO STOREY REAR EXTENSION AT 33 HAMPOLE DRIVE THURNSCOE

Foundations All existing structure affected by the proposal such as foundations and lintols shall be exposed by the developer for inspection by the Building Control Officer and must be to his complete satisfaction or altered to be so. 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Builder to confirm existing foundation and report to client for action, any alternative requirement or engineering design to that standard design specified above

Walls 100mm brickwork to match the existing 100mm cavity fully filled with rockwool batts 100mm Plasmor Stranlite 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. which will be 0.28wm²ºc or warmer Ties to have agre'ment 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. Existing and proposed dpc to be connected. IGHD insulated lintols to all openings 150mm end bearing. Bond inner leaf to proposed with furfix profiles and maintain cavity. Brickwork to be tooth bonded every course. The feature dentil course shall continue around the extension to match the existing

Ground Floor 100mm concrete trowelled smooth and level with the existing on 100mm of Kingspan floor insulation and 25 mm of perimeter insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Subject to the requirements of the Building Control Officer continue the 1200g DPM across the cavity to form a radon barrier and protect with tray DPC over.

First Floor to be laid level with the existing first floor determined through a new opening created in the existing external wall under monks concrete lintols 100mm end bearing. 22mm T & G chipboard type 2 or 3 for wet areas on 50mm x 150mm floor joists at 400mm centres. Joists to be insulated between with 100mm of fibreglass and underdrawn with 12.5mm plasterboard 5mm skim.1 row of 50mm wide full depth strutting mid span to all joists perimeter noggings to support the plasterboard

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps secured from the masonary over 3 structural timbers and 50mm wide full depth strutting at right angles to the walls. Commencing 600mm from the apex over the first uncut block and at 1.8m centres thereafter to floors ceilings and verges.

Windows Double glazed UPVC windows with K or Low E glass units argon filled and that have a 16mm spacer between panes and a u value of 1.6 or warmer . 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.

Drains Position to be located by builder on site and agreed with Building Control Officer. There are 2 gullies on the rear elevation one of which shall be resited out of the line of the extension or removed and the waste pipe discharging into it resited into the remaining gulley under the kitchen window. All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonary and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacumn traps. All gutters to be 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) watercourse B) soak away subject to percolation test (C) existing on site system. All to the satisfaction of the District Building Surveyor.

Roof Tile covering to match existing all verges clipped and laid in accordance with manufacturers instructions and suitable for pitch on 50mm x 25mm battens on 1 layer of Tyvek fully breathable felt. 50mm x 125mm rafters triangulated to 50mm x 150mm ceiling joists at 400mm centres birdsmouthed over the proposed 100mm x 50mm wall plates 25mm x 150mm ridge. Insulate above horizontal ceilings with 150mm of fibreglass laid between the joists and 150mm across. All ceilings to be 12.5mm plasterboard 5mm skim. Ensure that the breathable felt sags 25mm between the rafters. Upve Fascia soffit and barge boards 225mm lay and valley boards fibreglass or code 4 lead vallies

Ensure that there is a mains wired smoke detection and alarm system with battery backup on the lighting circuit . Detectors to be installed on the ceiling of the ground floor hall and first and second floor landing all in accordance with the guidance given in approved document B1.

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.All new light fittings to be energy efficient

Alterations. Remove the first floor bedroom window make good the cavity wall construction and plaster Access the new bedroom under monks concrete lintols making good all plaster finishes Construct corridor partitions in 50mm x 75mm studs clad both sides in 12.5mm plaster board 5mm skim fully filled between with fibreglass for sound insulation All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust.

All electrical work to be carried out in compliance with current addition of the IEE regulations and Part P of the Building Regulations with level of provision agreed with client prior to commencement. 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 gas safe 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 specifecation 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.

f 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.