



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

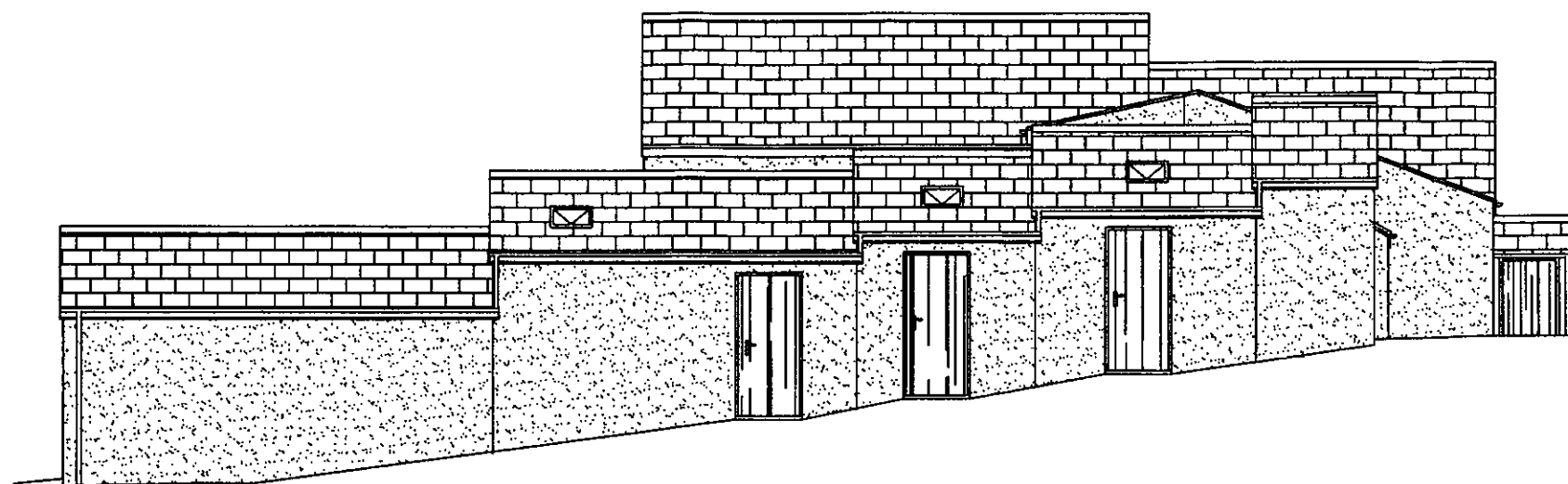
Dwg 001-13
Scale 1-100



EXISTING SIDE ELEVATION

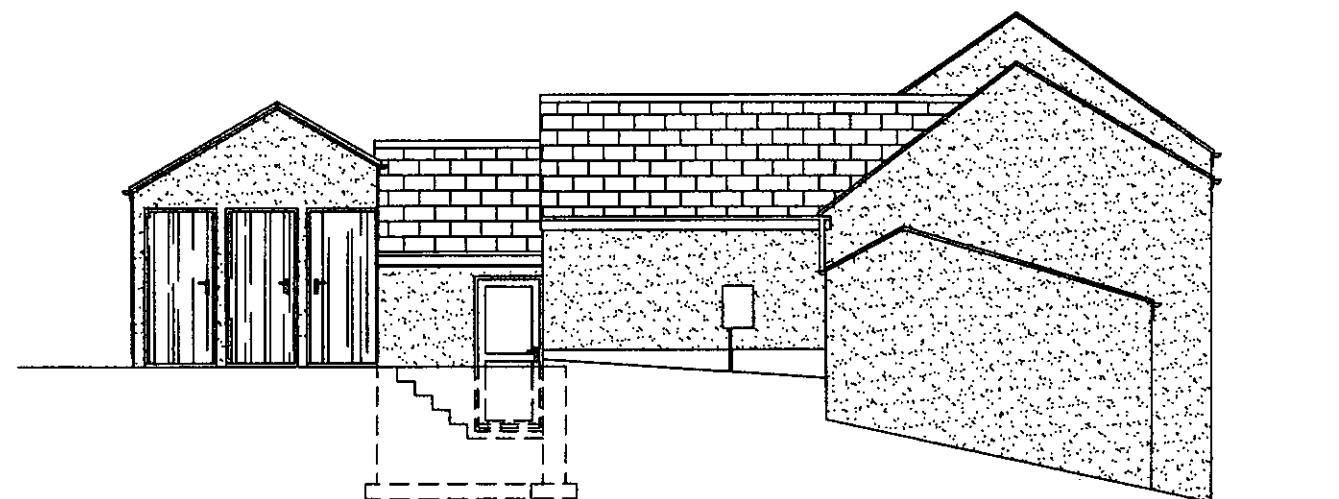


EXISTING FRONT ELEVATION

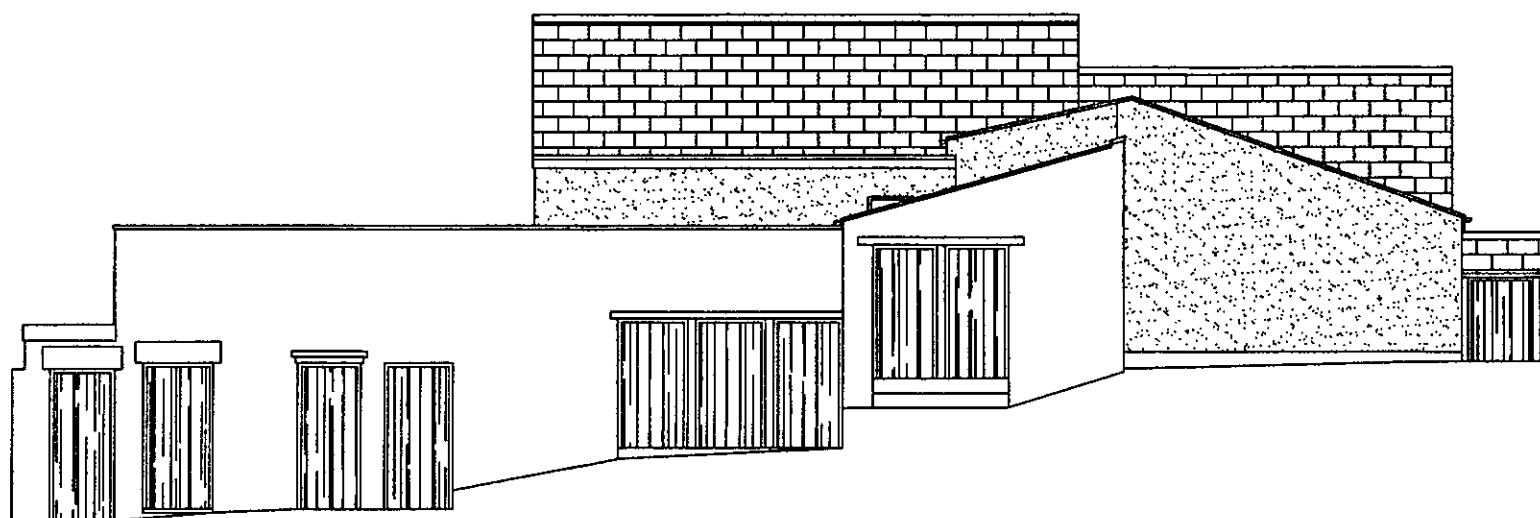


PROPOSED SIDE ELEVATION

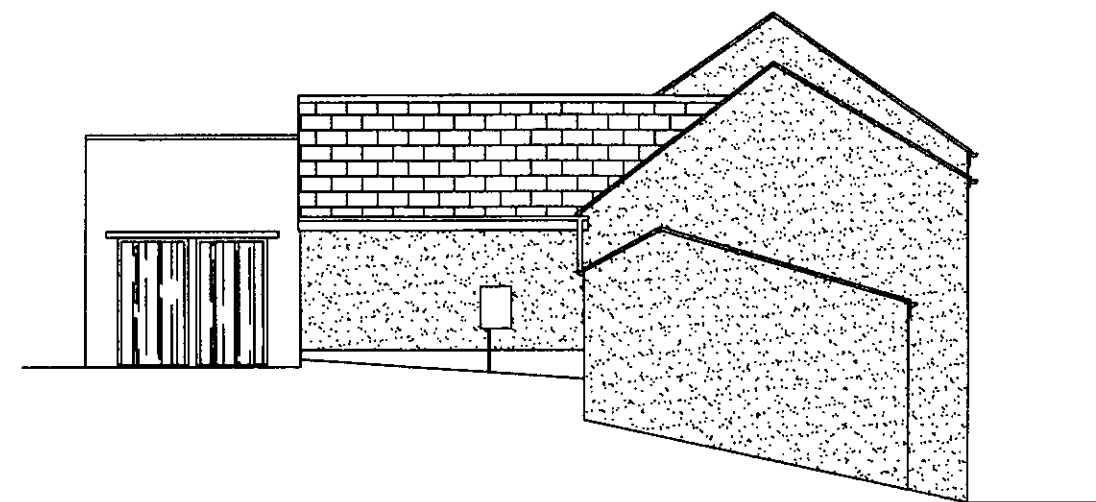
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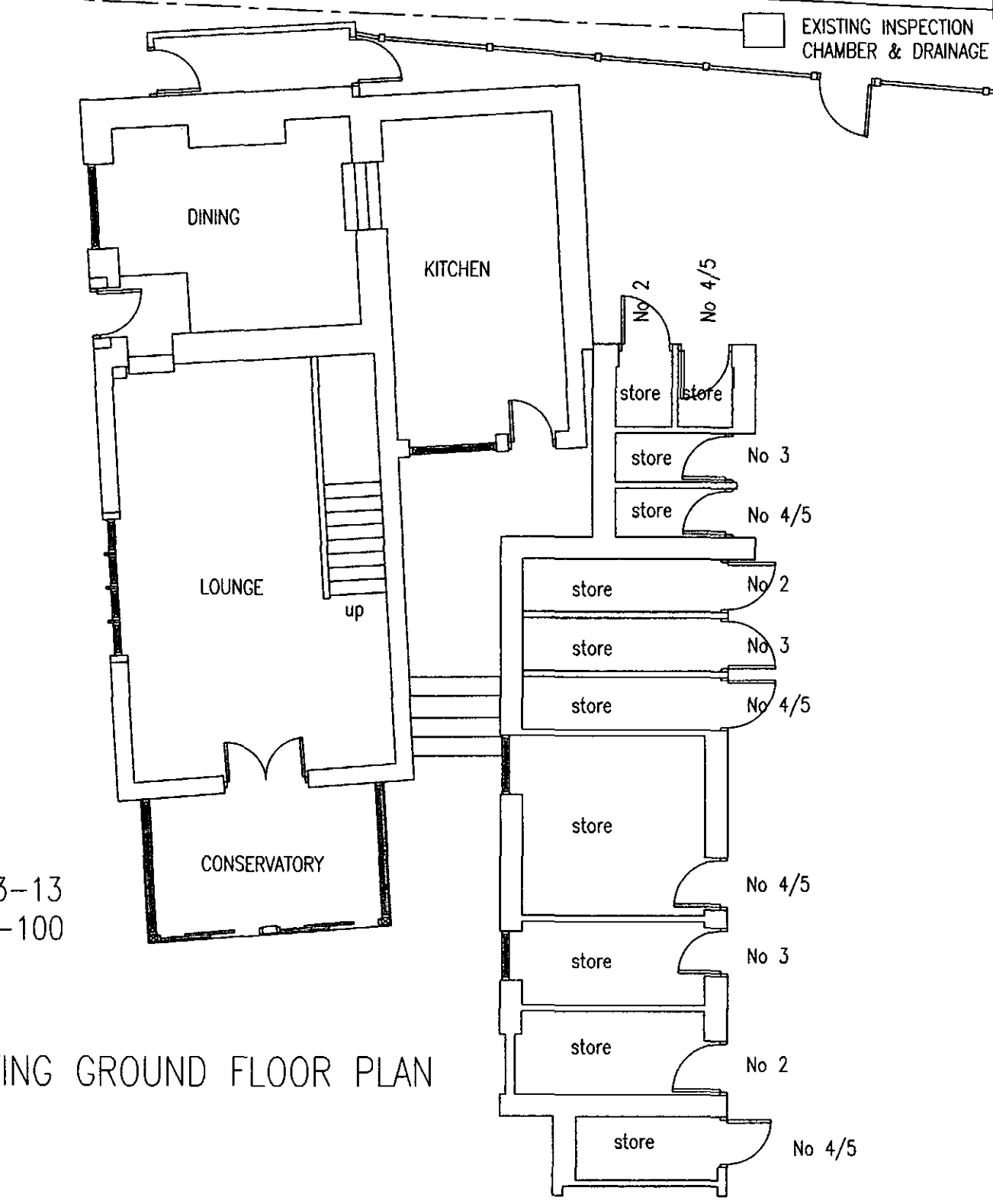
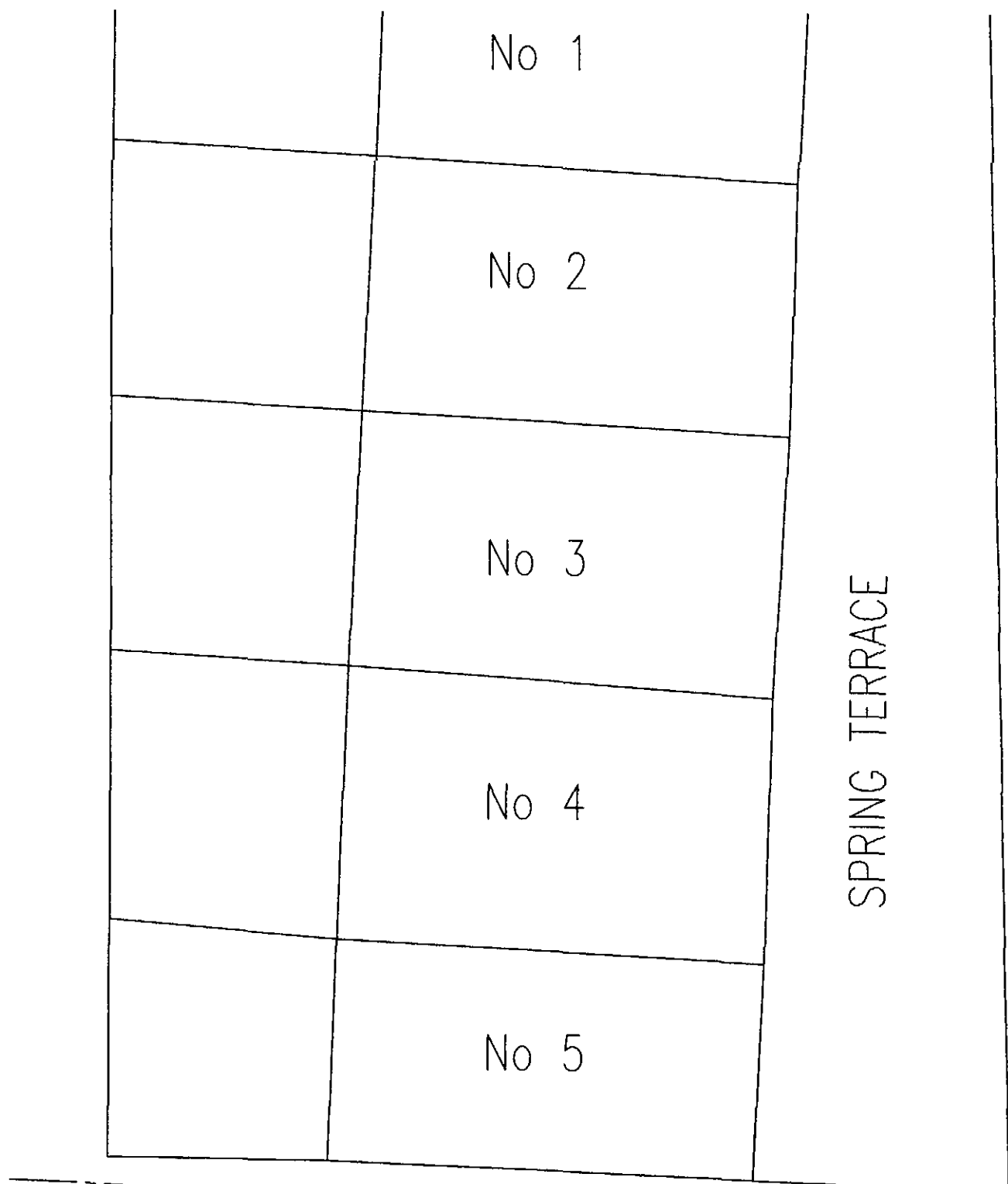
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



Dwg 003-13
Scale 1-100

EXISTING GROUND FLOOR PLAN

ANCHOR TIES AT 900mm CRS FIXED PARALLEL AND AT RIGHT ANGLES. TIES AT RIGHT ANGLES TO SPAN 3No JOISTS AND TO HAVE NOGGINS UNDER TO FULL CONSTRUCTIONAL DEPTH.

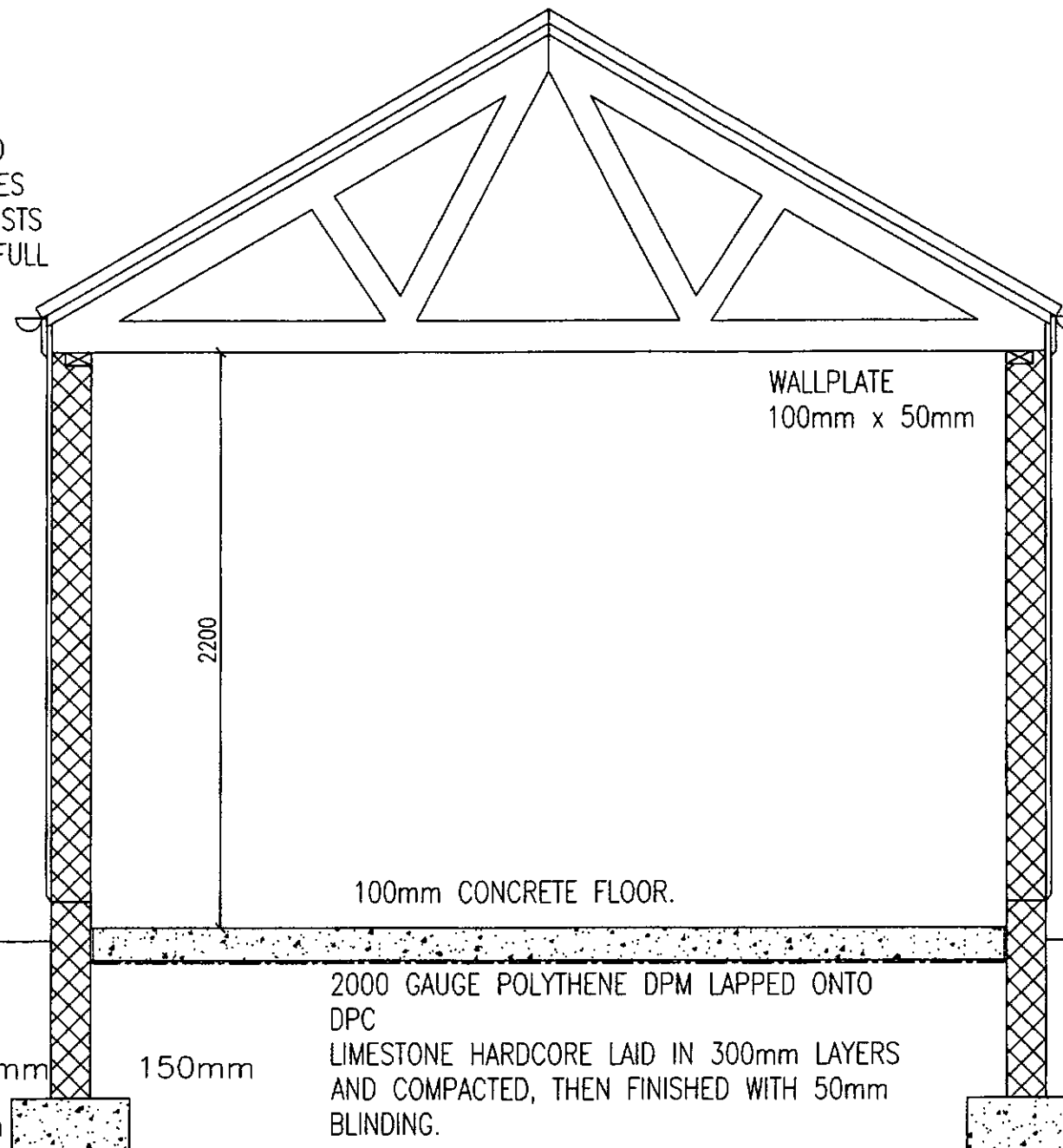
100mm PVC GUTTER TO DISCHARGE INTO 75mm DOWNPIPE.

150mm BLOCKWORK WITH RENDER FINISH TO MATCH EXISTING.

D.P.C 150mm MINIMUM ABOVE GROUND LEVEL LINKED INTO EXISTING.

SECOND ENGINEERING BRICKS TO FOUNDATIONS OR FOUNDATION BLOCKS FOUNDATIONS TO BE A MINIMUM OF 600mm DEEP MEASURED FROM TOP OF GROUND LEVEL TO TOP OF FOUNDATIONS

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID STRATA AND BELOW ANY NEAR BY DRAIN INVERT.
CONCRETE WITH A142 REINFORCING MESH TO BOTTOM THIRD.
REINFORCEMENT TO HAVE 50mm MINIMUM COVERING.



PROPOSED ROOF TRUSSES @ 600MM CRS SUPPLIED BY AN APPROVED MANUFACTURE STRUCTURAL CALCULATIONS PROVIDED BY THE MANUFACTURE TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL PRIOR TO WORK COMMENCING.
ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 900mm GALVANIZED ANCHORS.
ROOF MEMBRANE TO BE TYVEK INSTALLED INACCORDANCE WITH MANUFACTURER LITERATURE.
38mm X 50mm SLATE BATTENS.
PROVIDE ROOF SLATES TO MATCH EXISTING WITH A MINIMUM PITCH OF 30 DEGREES. HEAD LAP TO SLATES TO MATCH MINIMUM PITCH.

Scale 1-25
Dwg 005-13

WHERE GROUND LEVEL IS HIGHER THAN FLOOR LEVEL PROVIDE TANKING LAPPED ONTO D.P.M AND DOUBLE TAPED. TANKING TAKEN UP TO HIGHER LEVEL D.P.C AND LAPPED ONTO D.P.C. PROVIDE PROTECTION TO UNDERGROUND TANKING WITH 100mm FOUNDATION BLOCK OR BRICK SKIN IN FRONT OF TANKING.

SECTION A — A

PROPOSED ROOF TRUSSES @ 600MM CRS SUPPLIED BY AN APPROVED MANUFACTURE STRUCTURAL CALCULATIONS PROVIDED BY THE MANUFACTURE TO BE GIVEN TO BUILDING CONTROL FOR APPROVAL PRIOR TO WORK COMMENCING.
ANCHOR STRAPS EVERY ALTERNATE RAFTER @ 30mm X 6mm X 900mm GALVANIZED ANCHORS.
PROVIDE 200mm MINERAL FIBRE BETWEEN CEILING TIES LAID ONTO TYVEK VAPOUR BARRIER AND 200mm MINERAL FIBRE ACROSS CEILING TIES.
CEILING FINISHED WITH 12.5mm PLASTERBOARD SCRIMMED & SKIMMED
ROOF MEMBRANE TO BE TYVEK INSTALLED IN ACCORDANCE WITH MANUFACTURER LITERATURE.
38mm X 50mm SLATE BATTENS.
PROVIDE ROOF SLATES TO MATCH EXISTING WITH A MINIMUM PITCH OF 30 DEGREES. HEAD LAP TO SLATES TO MATCH MINIMUM PITCH.

ANCHOR TIES AT 900mm CRS FIXED PARALLEL AND AT RIGHT ANGLES. TIES AT RIGHT ANGLES TO SPAN 3RD JOISTS AND TO HAVE NOGGIN'S UNDER TO FULL CONSTRUCTIONAL DEPTH.

100mm PVC GUTTER TO DISCHARGE INTO 75mm DOWNPIPE.

100mm BLOCKWORK RENDER FINISHED.
100mm CAVITY FILLED WITH DRITHERM.
100mm MEDIUM DENSE BLOCKWORK.

TIE WIRES STAINLESS STEEL
750mm HORIZONTALLY
450mm VERTICALLY
EVERY COURSE OF BLOCKWORK AT REVEALS

D.P.C 150mm MINIMUM ABOVE GROUND LEVEL LINKED INTO EXISTING.

SECOND ENGINEERING BRICKS TO FOUNDATIONS OR FOUNDATION BLOCKS FOUNDATIONS TO BE A MINIMUM OF 700mm DEEP MEASURED FROM TOP OF GROUND LEVEL TO TOP OF FOUNDATIONS

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID STRATA AND BELOW ANY NEAR BY DRAIN INVERT.
CONCRETE WITH A142 REINFORCING MESH TO BOTTOM THIRD.
REINFORCEMENT TO HAVE 50mm MINIMUM COVERING.

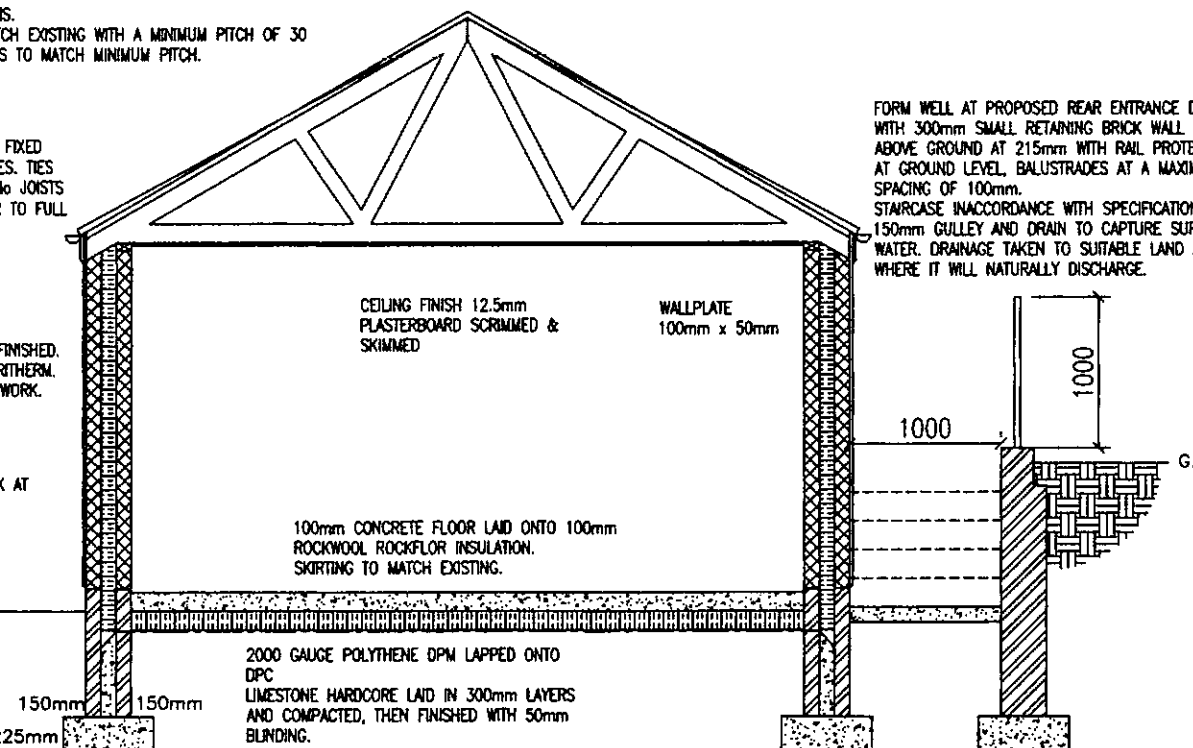
CEILING FINISH 12.5mm PLASTERBOARD SCRIMMED & SKIMMED

WALLPLATE 100mm x 50mm

100mm CONCRETE FLOOR LAID ONTO 100mm ROCKWOOL ROCKFLOK INSULATION. SKIRTING TO MATCH EXISTING.

2000 GAUGE POLYTHENE DPM LAPPED ONTO DPC
LIMESTONE HARDWARE LAID IN 300mm LAYERS AND COMPACTED, THEN FINISHED WITH 50mm BLINDING.

FORM WELL AT PROPOSED REAR ENTRANCE DOOR WITH 300mm SMALL RETAINING BRICK WALL FINISH ABOVE GROUND AT 215mm WITH RAIL PROTECTION AT GROUND LEVEL. BALUSTRADES AT A MAXIMUM SPACING OF 100mm.
STAIRCASE IN ACCORDANCE WITH SPECIFICATION.
150mm GULLEY AND DRAIN TO CAPTURE SURFACE WATER. DRAINAGE TAKEN TO SUITABLE LAND AREA WHERE IT WILL NATURALLY DISCHARGE.



Scale 1-50
Dwg 006-13

SECTION B - B

WHERE GROUND LEVEL IS HIGHER THAN FLOOR LEVEL PROVIDE TANKING (I.E. RW SHEETSEAL 226 INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION AND DESIGN AND LINKED TO D.P.M AND DOUBLE TAPED AS MANUFACTURES RECOMMENDATIONS) LAPPED ONTO D.P.M AND DOUBLE TAPED. TANKING TAKEN UP TO HIGHER LEVEL D.P.C AND LAPPED ONTO D.P.C. PROVIDE PROTECTION TO UNDERGROUND TANKING WITH 100mm FOUNDATION BLOCK OR BRICK SKIN IN FRONT OF TANKING.

BALCONY TO HAVE GUARDING TO CLIENTS REQUIREMENTS AT A MINIMUM HEIGHT OF 1100mm AND IF BALUSTRADES ARE USED A MAXIMUM SPACING OF 100mm

175mm x 75mm ROOF JOISTS @ 400mm CRS WITH FIRRINGS ABOVE TO PROVIDE SLIGHT FALL TO BALCONY, 19mm EXTERNAL PLYWOOD WITH ROCKWOOL ROCKFLO INSULATION OR SIMILAR TO ACCEPT FOOT TRAFFIC, FILL BETWEEN JOISTS WITH MINERAL FIBRE. PROVIDE 3 LAYERS HIGH TENSILE FELT FINISH WITH STONE SLATE TILES OR SIMILAR TO CLIENT'S REQUIREMENT

ANCHOR TIES AT 900mm CRS FIXED PARALLEL AND AT RIGHT ANGLES. TIES AT RIGHT ANGLES TO SPAN 3 No JOISTS AND TO HAVE NOGGINS UNDER TO FULL CONSTRUCTIONAL DEPTH.

100mm PVC GUTTER TO DISCHARGE INTO 75mm DOWNPIPE.

150mm STONE OUTER SKIN TO MATCH EXISTING.
100mm CAVITY FILLED WITH DRITHERM.
100mm MEDIUM DENSE BLOCKWORK.

TIE WIRES STAINLESS STEEL
750mm HORIZONTALLY
450mm VERTICALLY
EVERY COURSE OF BLOCKWORK AT REVEALS

D.P.C 150mm MINIMUM ABOVE GROUND LEVEL LINKED INTO EXISTING.

G.L

SECOND ENGINEERING BRICKS TO FOUNDATIONS OR FOUNDATION BLOCKS

FOUNDATIONS TO BE A MINIMUM OF 700mm DEEP MEASURED FROM TOP OF GROUND LEVEL TO TOP OF FOUNDATIONS

CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID STRATA AND BELOW ANY NEAR BY DRAIN INVERT.
CONCRETE WITH A142 REINFORCING MESH TO BOTTOM THIRD.
REINFORCEMENT TO HAVE 50mm MINIMUM COVERING.

CEILING FINISH 12.5mm PLASTERBOARD SCRIMMED & SKIMMED

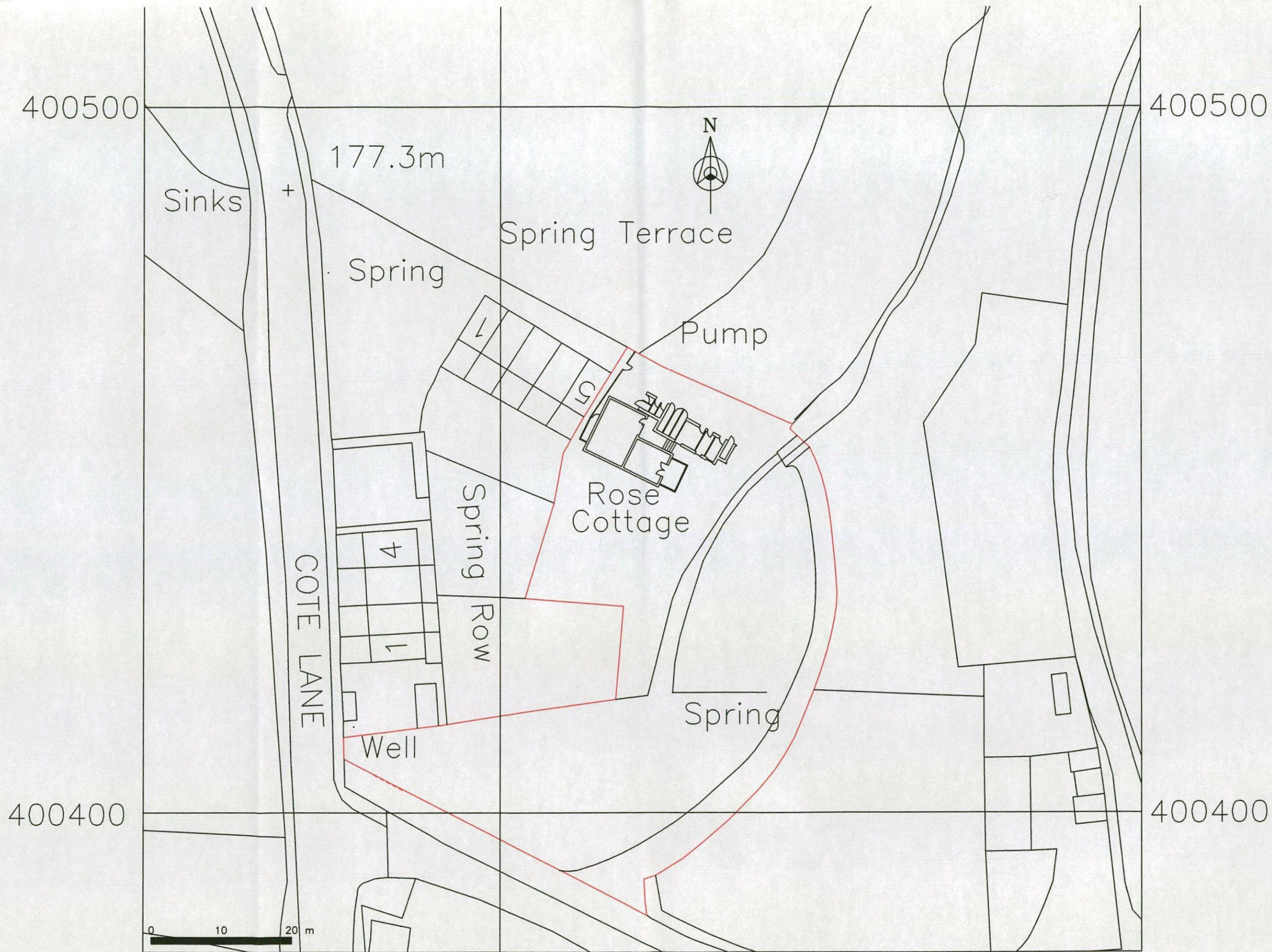
WALLPLATE 100mm x 50mm

100mm CONCRETE FLOOR LAID ONTO 100mm ROCKWOOL ROCKFLO INSULATION. SKIRTING TO MATCH EXISTING.

2000 GAUGE POLYTHENE DPM LAPPED ONTO DPC
LIMESTONE HARDCORE LAID IN 300mm LAYERS AND COMPACTED, THEN FINISHED WITH 50mm BLINDING.

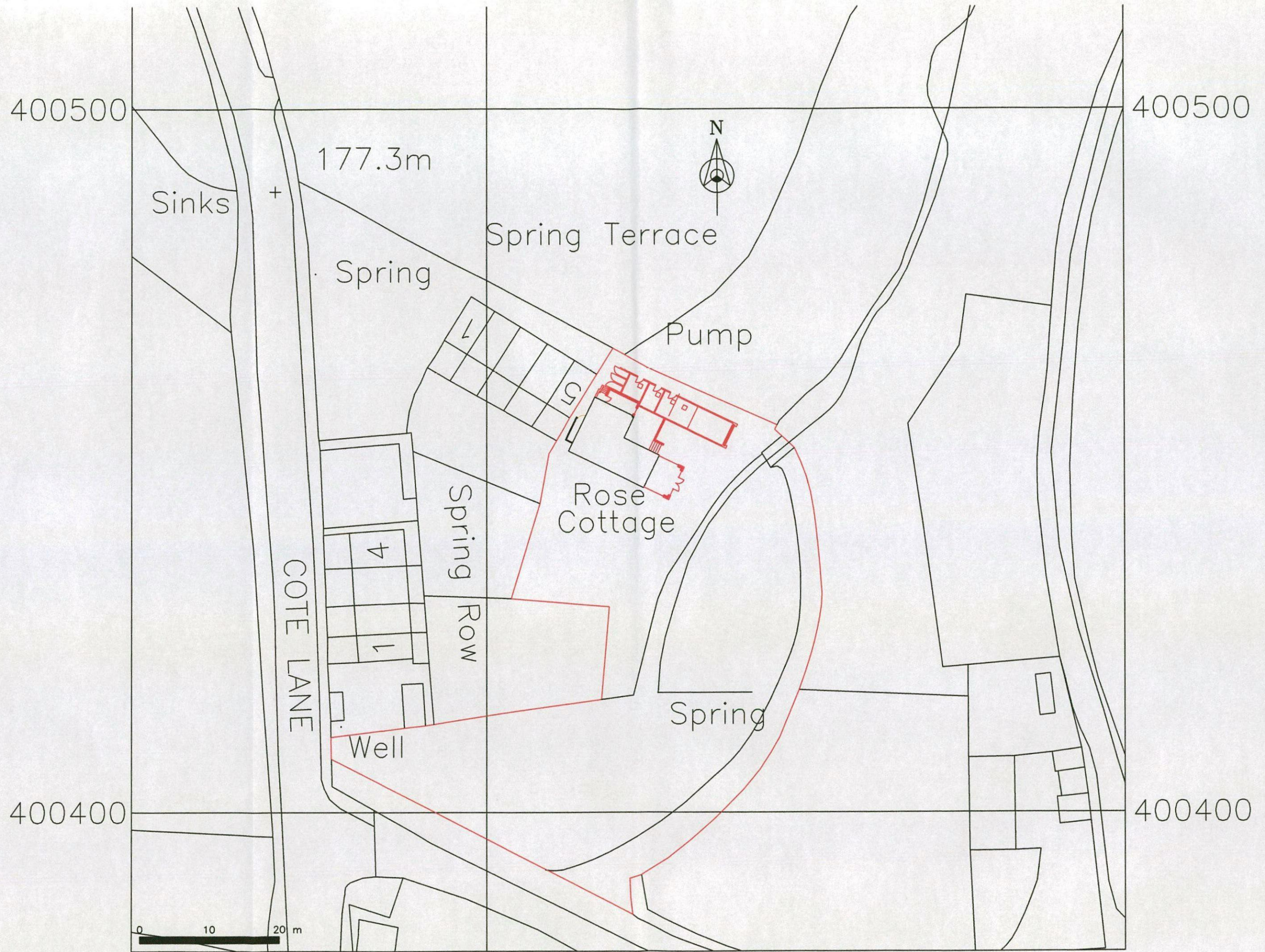
Scale 1-25
Dwg 007-13

SECTION C — C



EXISTING SITE PLAN

Scale 1-500



429; PROPOSED SITE PLAN Scale 1-500

SPECIFICATIONS

(SPEC REF: 001/13) REVISION 00

ROSE COTTAGE, COTE LANE, THURGOLAND

FOUNDATIONS

1. Prior to carrying out full excavation the builder to expose part existing foundations to ascertain type of foundation used i.e. raft, strip, pile etc if different from design contact designer to amended documentation and inform Building Control prior to any further work commencing.
2. Builder must ensure building is square any deviations or discrepancy designer to be notified prior to any work commencing.
3. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
4. Excavation to be taken down to solid strata and below any close by drain inverts. Foundations taken down 700mm minimum from ground level to top of foundations. Note excavation and foundation design given on local knowledge or information available contractor to allow for investigation of strata on exposure to determine excavation levels with Building Control. Any unknowns which are identified on excavation i.e. wells, voids, cellars, drainage, water tables etc then advice to be acquired from Building Control / Designer prior to continuing.
5. Foundation formed from 1-2-4 concrete mix, 200mm deep toe at wall construction with reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.
6. Foundation formed from 1-2-4 concrete mix, 225mm deep x 600mm wide with a minimum dig of 900mm in clay. Reinforcement A142 to bottom third of foundations include 50mm minimum cover to reinforcement.

PARTY WALL ACT

7. The basis of the act is to notify your neighbours of any work associated with the party wall or proposed development. Work that may affect your neighbours boundaries or buildings when the proposed is within 3 to 6 metres of their property i.e. where excavations may be deeper than the neighbours property foundations. You must inform adjoining owner or owners by serving a notice. Please refer to the Party Wall Act for detailed explanation. If the proposed development is within predetermine distances indicated above and will affect the full length of the neighbour's property then the builder must determine the neighbour's foundation depth to ensure the proposed foundations level will not undermine and may cause collapse of the neighbour's property. If a strip foundation has been identified this will have to be carried in small sectional stages in accordance with Building Control or a raft foundation to be employed with extended toe at the wall perimeter this alternate structure to be approved by Building Control prior to any work commencing.
8. The Party Wall Act 1996 will apply if you intend to carry out building work which involves: work on an existing wall shared with another property, Building on the boundary with a neighbouring property, Excavation near a neighbouring building. If the proposed work falls within the scope of the Act you must serve the statutory notice on the adjoining owner. At least 2 months' notice must be given for works to an existing party wall; and 1 month's notice for a planned new wall or for excavation within the specified distance. For most works you should be able to reach an agreement with the adjoining owners and they may give their consent to service a counter notice on you within 14 days. If this is not done a dispute is regarded as having arisen. Further information and guidance on the Act is available from:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>.

WALL CONSTRUCTION

9. Brickwork to foundations to be 100mm second engineering bricks, weak concrete fill to cavity below ground level, cavity filled to be finished 225mm minimum below DPC.
10. Utility Room 300mm cavity wall comprising of 100mm block outer skin render finish to match existing, 100mm cavity filled with Dritherm insulation, 100mm medium dense block to inner skin. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
11. Sun Lounge 350mm cavity wall comprising of 150mm stonework to match existing, 100mm cavity filled with Dritherm insulation, 100mm medium dense block to inner skin. Insulation to be taken right up to the window then stopped by Thermabate reveal closers. Wall cavity, floor and roof insulation to be continuous.
12. Outbuilding stores 150mm blockwork with render finish.
13. Provide weak concrete fill to cavity below ground level; ensure there is a clear gap of 225mm between top of cavity fill and DPC.
14. All piers to be a minimum of 450mm wide in accordance with diagram 15 of approved document A. If less then structural calculations to be provided.
15. Wall ties to be stainless steel in accordance with BS 1243, D 140 or BS EN 845-1 and to be fixed at: 750mm crs horizontally, 450mm vertically, every course of blockwork at reveals.
16. D.P.C 150mm minimum above ground level and to lapped onto existing d.p.c. D.P.C to internal walls to be linked to DPM in floor constructions.
17. D.P.M to reveals and cills.
18. Proposed wall construction to be bonded to existing, brickwork toothed every alternate course. Blockwork bonded 1in / 1out. Cavity to be made continuous. Or the Builder may use proprietary profiles if approved by Building Control.
19. Lintels to small window and door openings us Catnic or IG lintels to manufactures specifications with insulation between metal void and an end bearing of 150mm minimum.

20.

ROOF CONSTRUCTION

21. Wallplate 100mmx50mm.
22. Roof construction as section A - A, B - B and C - C.
23. Roof trusses in accordance with manufacturers calculations and design. Structural calculations to be submitted 28 days prior to work commencing, approval by Building Control prior to any work commencing. Roof trusses at 600mm crs. Provide 200mm Mineral Fibre insulation between ceiling ties laid onto Tyvek air leakage/vapour barrier and 200mm across ceiling ties. Roof insulation to be continuous with wall Insulation, ensuring a 50mm air gap is maintain.
24. Valley gutters to be constructed from 100mm x 50mm bearers, 19mm external plywood and finished with Code 5 lead, expansion joints every 1.5 metre crs.
25. Roof bracing to B S 5268 part 3, bracing between node points. Mechanical ties/clamps to wallplates and trusses.
26. Anchor ties to be 30mm x 5mm x 1000mm, to trusses/rafters at 1200mm crs fixed parallel and at right angles spanning 3 no trusses/rafters. Ties at right angles to have noggins to full constructional depth. Anchor ties to be fitted up verge at 1200mm crs.

27. Roof membrane to be Tyvek Supro installed in accordance with manufacturers instructions. Tyvek should be allowed to drape slightly for drainage beneath tile battens, where insulation is fitted tight under roof membrane then counter battens to be installed in accordance manufacturers instructions.
28. Fascia board and soffit to match existing design and profile. Fascia to be 19mm external plywood or white UPVC (or colour to match).
29. Tile battens at 38mm x 25mm to traditional roofs and 38mm x 50mm to truss roofs.
30. Slates to match existing with a minimum pitch of 30 degrees (ensure end lap suits pitch).

FLOOR CONSTRUCTION

31. Floor construction as section A - A, B- B and C - C.
32. Tongue and groove boarding to floor or floor grade chipboard. To clients requirements.
33. Skirting to match existing.
34. Concrete floors 125mm thick with 125mm floor Rockwool Rockflor insulation turn up at perimeter to avoid cold bridging. Limestone hardcore under floors in 300mm layers then consolidate, 50mm blinding to top of hardcore, lay 2000 gauge polythene as DPM to act as Radon Barrier. Polythene to link across cavity and to have a DPC tray above. All joints must be double taped.

DRAINAGE

35. New drainage to be 100mm flexible type bedded and surrounded in pea gravel. Drainage to be laid 1 in 40 minimum falls.
36. Soil & vent pipe to terminate 900mm above any open light and should be fitted with a basket. Alternate method is to provide an AAV to be discussed and approved with Building Control on site. Provide rodding access to any new soil and vent pipe.
37. S&VP and other internal wastes to be box in with 30mm Maxiboard for sound insulation.
38. Any existing drainage under proposed construction should be exposed and renewed. Bedded and surrounded in 150mm pea gravel.
39. Surface water to be taken to existing surface water drainage or to a soakaway. Soakaway to be 1 cubic metre filled with self-draining materials and to be 5 metres from any building. Soakaway to be below any drain inverts. Percolation test to be carried out and approved by Building Control.
40. 100mm PVC gutter to match existing to discharge into 75mm downpipe. Downpipe to discharge into a trapped gulley.
41. Any drainage less than 600mm below ground level to have concrete over.
42. Drainage pipe runs to be protected through walls by lintel offset 50mm minimum from pipe edge. Compressible filler to be installed into gaps to prevent ingress of vermin.
43. Waste to sink and washer. All traps to be deep sealed.

HEATING & VENTILATION

44. Existing heating system to be extended into proposed. Contractor to check extra demands and advises client if an uprated boiler is required.
45. New heating pipework to be insulated to part L.
46. All new radiators to be fitted with T.R. V's.
47. Mechanical extract to Kitchen and Utility room to have 60 litres per second air change.

FINISHES

48. Internal wall finishes: 2 coat Carlite Browning or Carlite Bonding, 1 coat Carlite Finish.
49. Angle bead to external corners.
50. Ceiling finishes 12.5mm plasterboard scrimmed and skimmed.

JOINERY

51. Windows to a U-value of 1.6 W/m²K or WER Band C.
52. Provide trickle ventilation to all windows giving 10,000 mm square minimum with all vents fitted with anti vermin mesh.
53. Joinery work, ironmongery, type of windows, type of doors, colours, finishes, etc to clients specification.
54. Staircase to comply with the following criteria: Maximum rise 220mm, minimum going 220mm with a maximum pitch of 42 degrees. Note relationship between dimensions should be twice rise plus going to be between 550mm and 700mm. Minimum headroom 2000mm from pitch line. Handrails to be between 900mm and 1000mm measured to the top of the handrail from the pitch line or landing.
55. Any glazing below 800mm in windows and upto 1500mm in doors and side panels to have safety glazing to BS6206.

ELECTRICAL INSTALLATION

56. All electrical work to current IEE regulations and in accordance with the client's requirements. . All fixed electrical installations should be suitably design, installed, inspected, tested and certified by an approved Electrical Contractor. Certificate to be handed to Building Control for their approval and records in accordance with part P of the Building Regulation. An electrical installation certificate under a competent person scheme or an electrical installation certificate signed by a person competent to do so.
57. Energy efficient lighting to be used throughout proposed development using low energy fittings and tubes.

STRUCTURAL

58. All steel beams to have 19mm thick plasterboard with 1.22mm (18swg) wire binding at 100mm pitch, 300mm crs and finish with 16mm plaster.
59. No part of proposed development to encroach over boundary.
- 60.

HEALTH & SAFETY

61. Health and safety issues must be assessed prior to commencement on site. Risk assessment and method statements to be laid down to provide safe systems of work.
62. Contractor to assess any Asbestos base products and carry out risk assessments so that safe systems of work are in place to provide management plans/action plans so that employees, subcontractors and any other person are risk free.
- 63.

FIRE PRECAUTION

64. All service penetrations through garage ceiling to have proprietary intumescent collars to maintain 30 minute Compartmentation to floor. Also perimeter of garage ceiling to be sealed at wall abutment with intumescent.
65. A permanent wired interlinked smoke detection system to BS 5446 to be installed in the proposed development wired direct from the distribution board. Check with the client if any existing rooms require covering.
- 66.

GENERAL

67. All site measurements must be verified on site. Drawings should not be scaled and drawing dimensions are approximate guidelines. Any queries please seek advice from the client or their agent.
68. The Building Contractor to take particular care to ensure the building is airtight. All walls to be sealed and correctly pointed, any element passing through the wall to be sealed around with a flexible fire proof gap filler, windows to be correctly fitted and fully mastic sealed, all windows to have a rubber draught gasket to resist air flow, timber ground floors to have Tyvek vapour barrier control continuous covering prior to board finish.