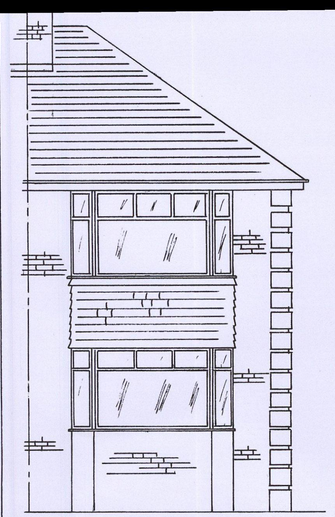
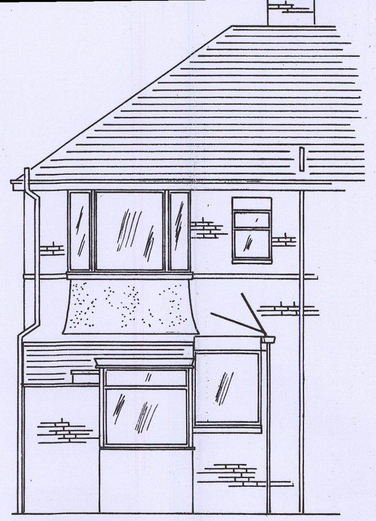


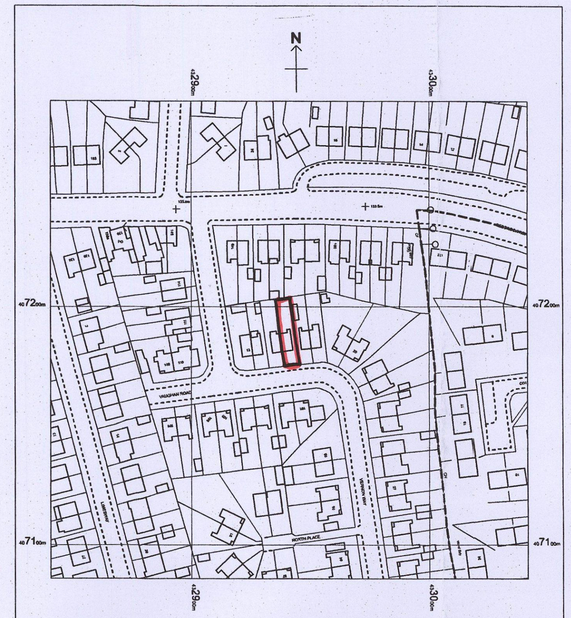
EXISTING FRONT ELEVATION



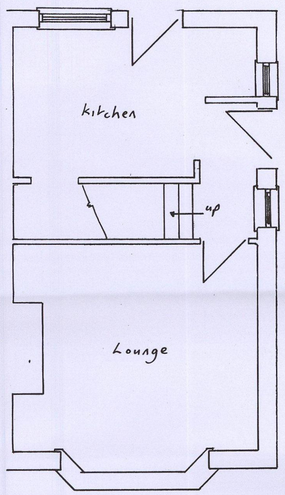
EXISTING SIDE ELEVATION
FACING NUMBER 17



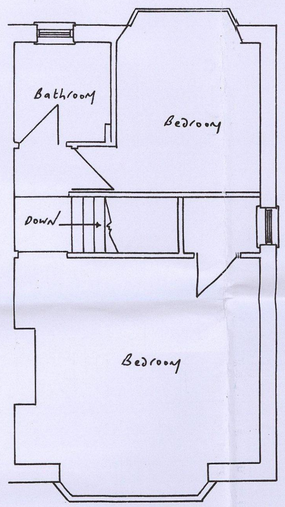
EXISTING REAR ELEVATION



LOCATION PLAN 1:1250



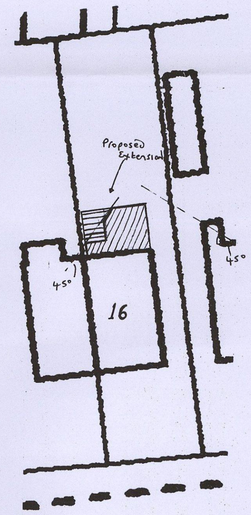
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ

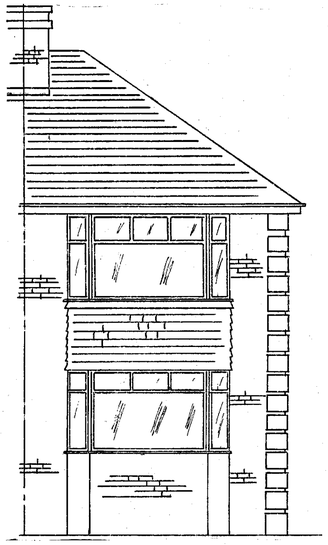
- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed. If the work is to be carried out on a building notice then 48 hours notice should be given to building control before starting work. Builder or client must **check with agent that there are no outstanding issues before starting work.**
- **The client must inform the agent at least two weeks before starting the building work to check that a building control application has been submitted.**
  It is the builder's responsibility to arrange for the inspection visits at the key stages of the work so that a completion certificate can be issued to the client. 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 patios which may need moving. Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is always recommended that a trial hole be dug to determine the existing ground condition (including garage floors where these are intended to be built off) to assess suitability to carry additional load and to ensure the new foundation is compatible with the existing one, this will enable any design work to proceed to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special foundation is requested by the building inspector.**
- **DO NOT SCALE FROM DRAWING** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and manufacture of specialist items like trusses, steelwork, staircases and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) check any queries with the agent before proceeding further.
- Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
- Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler take additional outlets. All work should comply with current industry regulations.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the District Surveyor should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition.
  Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
- Any **Structural Calculations** to prove foundations, retaining walls, roof members, steel beams and general stability are to be to the satisfaction of the Local Authority 14 days should be allowed for checking such calculations. **The builder or client must check with the agent that any structural calculations have been submitted and approved before ordering any steelwork or proceeding with structural alterations.**



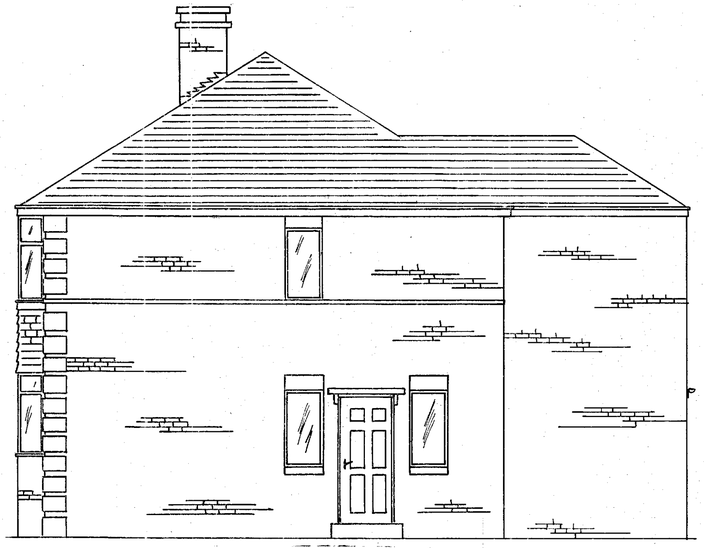
SITE PLAN 1:200

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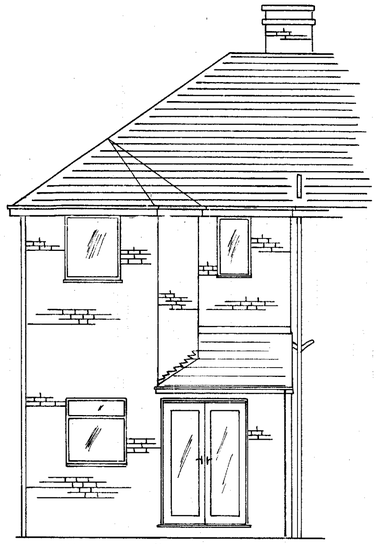
PROPOSED TWO STOREY REAR EXTENSION
FOR:
MR D SHIPP
16 VERNON WAY GAWBER S75 2NL
DRAWING 1 OF 2
EXISTING ELEVATIONS AND FLOOR PLANS
SCALE 1:50 DATE OCTOBER 2013
PP 02957724



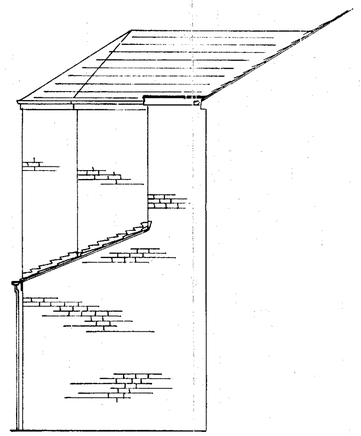
PROPOSED FRONT ELEVATION
UNCHANGED



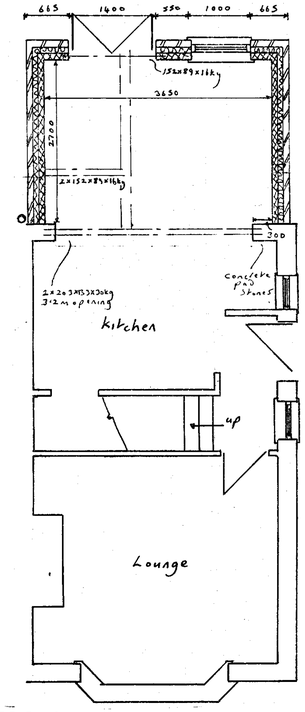
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FACING NUMBER 17



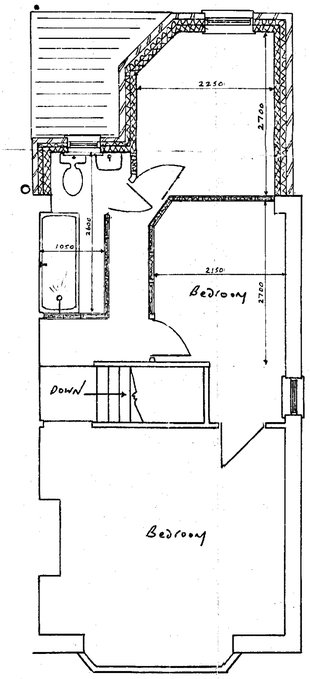
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
FACING NUMBER 15



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type/ground conditions and to determine the suitability to carry additional loading so that any design work can proceed if required during the early stages of the application process, building control records may also assist with local area records, e.g. shallow mining etc. Builder should initially allow for 900mm minimum dig for new foundations and the possibility of under-pinning for existing foundations.

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 brickwork to match existing style with 100mm fully insulated cavity with Dritherm 32 or 34. 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. 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 at junction with existing walls. 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 are suitable for below ground use.

STRUCTURAL CHANGES

All structural work is to be to structural engineer's details 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 by the Local Authority and builder should check with agent. Therefore kitchen designs should not proceed until nib sizes have been determined. All steelwork is to receive ½ hour fire protection. 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.
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 to single storey element using 150mm x 50mm rafters which should be doubled up to sides of velux windows if appropriate. Use 125mm x 50mm rafters and ceiling joists for first floor element with 200mm x 38mm hip boards and dragon ties to corners with code 5 lead valley work.
Fix noggins between rafters at gable end to hold straps to retain brickwork verge, strap to be fixed to noggin and turned down cavity. Use 100mm insulation between the rafters with a further 52.5mm insulated plasterboard across the rafters in situations of a sloping ceiling and 270mm mineral wool laid in 2 layers in opposite directions. Use 100mm x 75mm wall plates bedded on cement;sand mortar on inner leaf blockwork and strapped at 1.8m centres with 1m long x 30mm x 5mm galvanised straps plugged and screwed to blockwork. Cover roofs with Tyvek or similar breathable felt draped between rafters with 38mm x 25mm tanalised battens and tiles/slate to match existing fitted to manufacturer's instructions for pitch (25 degrees approximately for lower roof) and exposure conditions.

WINDOWS, DOORS AND VENTILATION

All windows and doors are to be of UPVC material. Areas of windows shown are to meet customer's specifications the total area of openings 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 (2.0 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 1/20th 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, 120mm insulation board with off-cuts to the perimeter and a concrete floor slab finish with A142 mesh to enable final floor finish to be level with existing.
Alternatively (subject to builder preference and inspectors approval depending on ground levels and ability to achieve ventilated sub-floor) use a timber suspended floor using 150mm x 50mm joists at 450mm centres with mid-span strutting and 120mm suspended insulation and airgrates as ventilation 225mm x 150mm at 1.8m centres.

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 75% of all new light fittings as energy efficient light fittings capable of only receiving low emergy bulbs.

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 extract fans and kitchen areas to have 60 litre extract fan or 30 litres if over a cooker.

STOOTHING WALLS

Ensure joists are doubled up under positions of any stoothing walls where running parallel and in all trimming situations i.e. stairs and around any chimneys (allow 50mm clearance).
Walls to be 75mm x 50mm timber framing with min 25mm sound deadening insulation and double 12.5mm plasterboard and skim both sides.

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.

DRAINAGE

Existing system appears to be combined, upon further inspection if separate system is found then this should be maintained records may show water authority adopted drains due to age of property building control will advise and any water authority conditions should be complied with. 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. Suggested connections are shown, system to be investigated on site and all runs and final connections to be agreed with building inspector. Use 100mm upvc gutters and 75mm fall pipe. Any new underground drainage is to be 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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PROPOSED TWO STOREY REAR EXTENSION
FOR:
MR D SHIPP
16 VERNON WAY GAWBER S75 2NL
DRAWING 2 OF 2
PROPOSED ELEVATIONS AND FLOOR PLANS
SCALE 1:50 DATE OCTOBER 2013

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