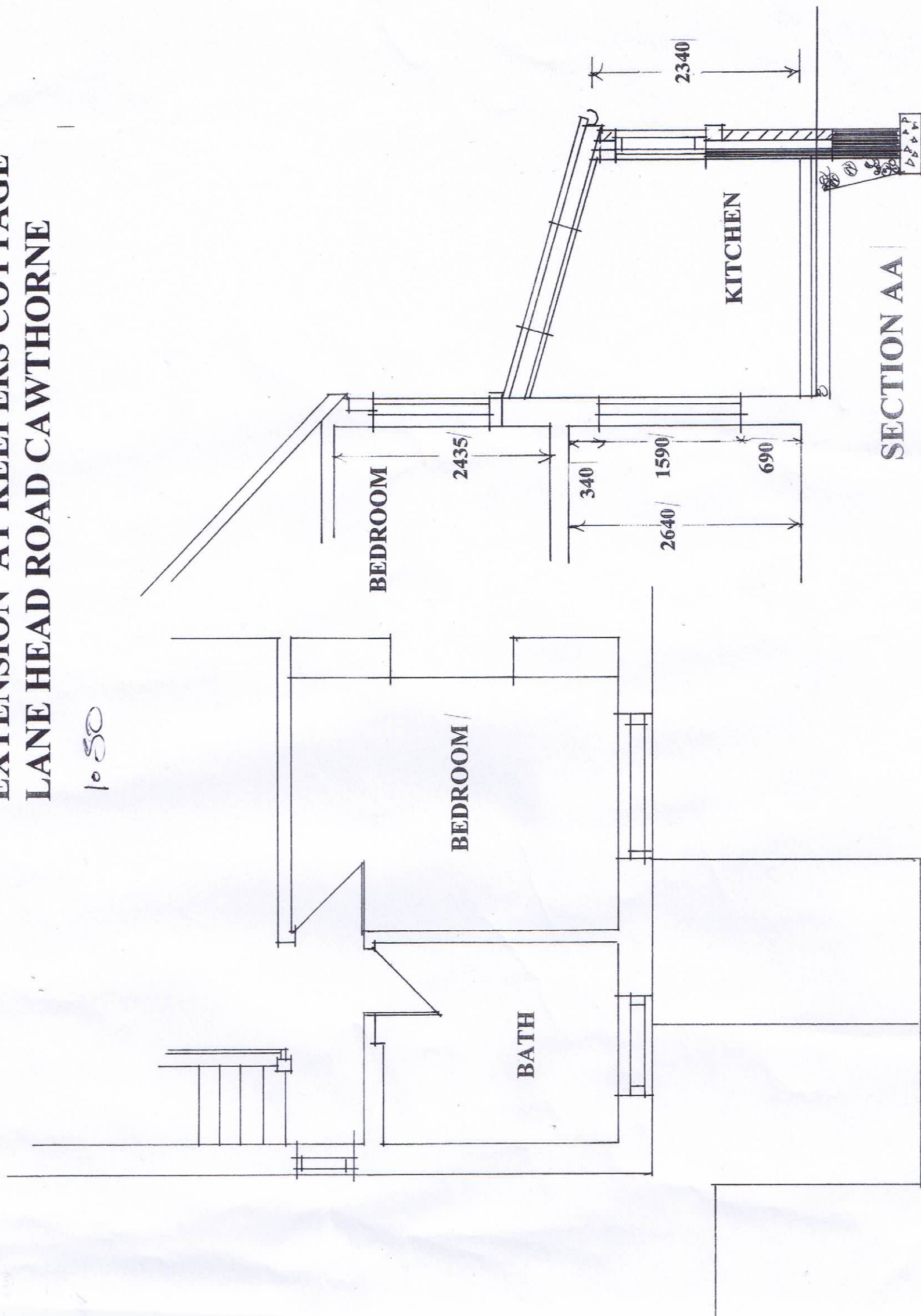


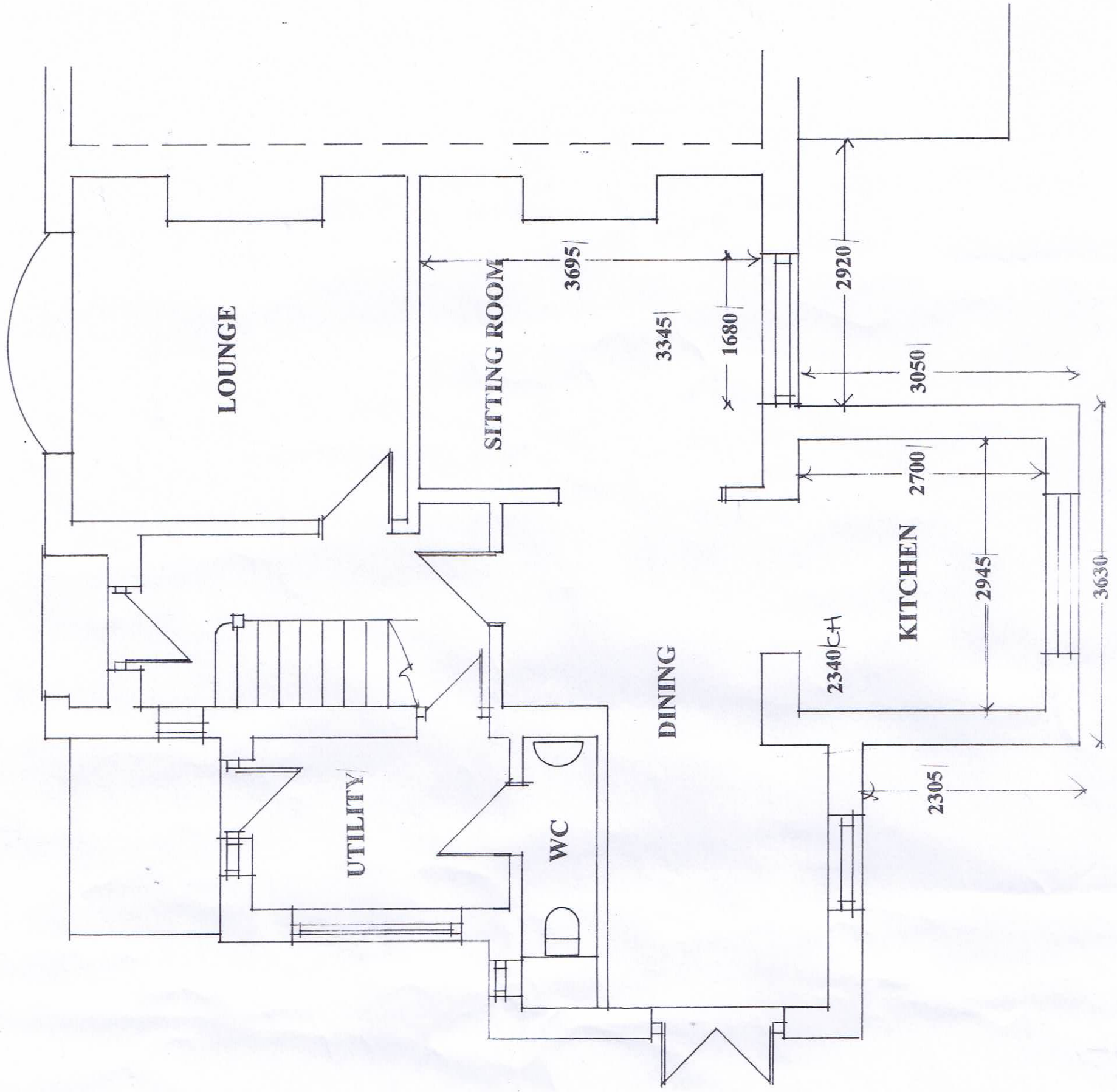
**PROPOSED SINGLE STOREY REAR
EXTENSION AT KEEPERS COTTAGE
LANE HEAD ROAD CAWTHORNE**

1050



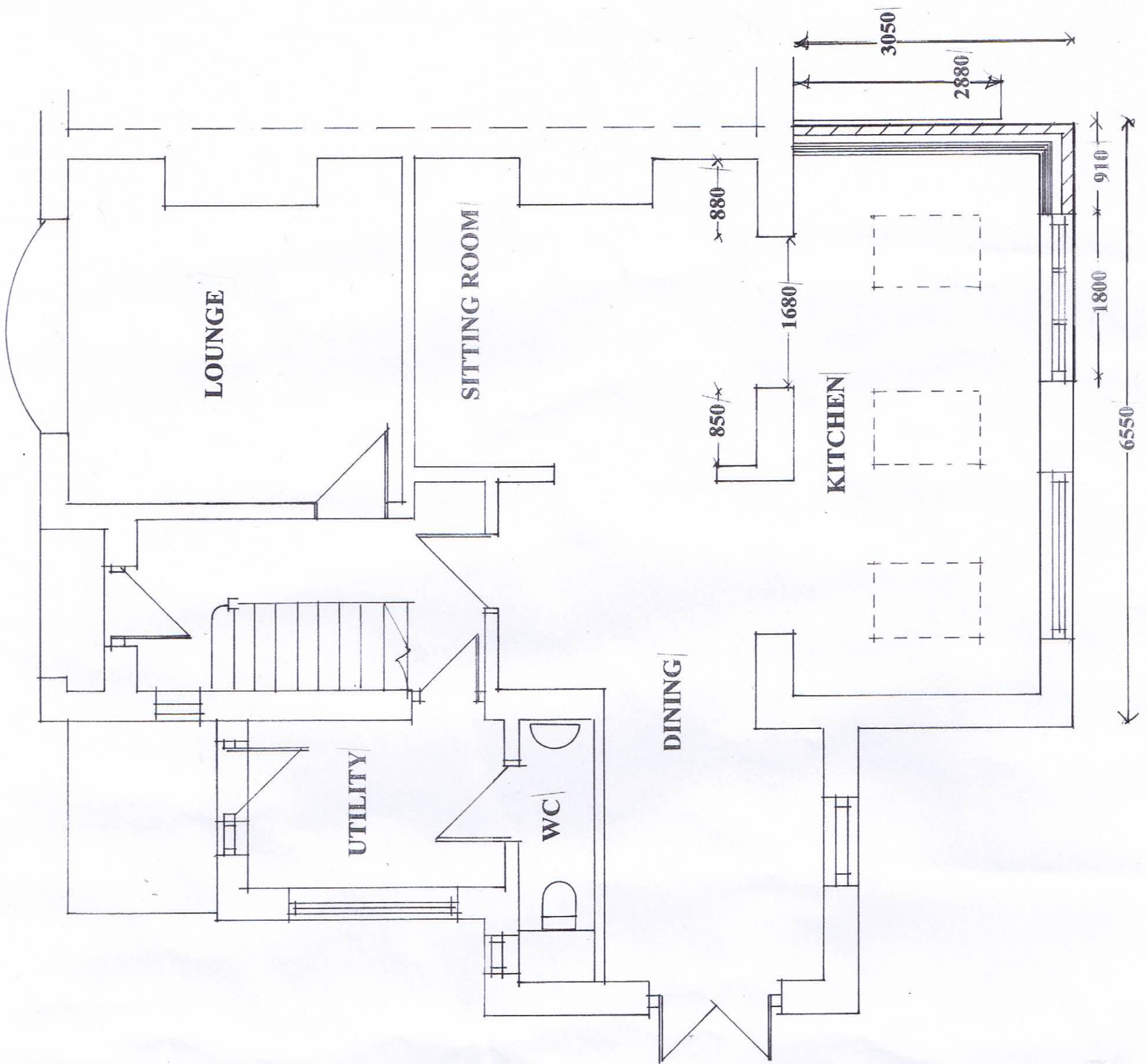
FIRST FLOOR

SCALE 1:50 1:100



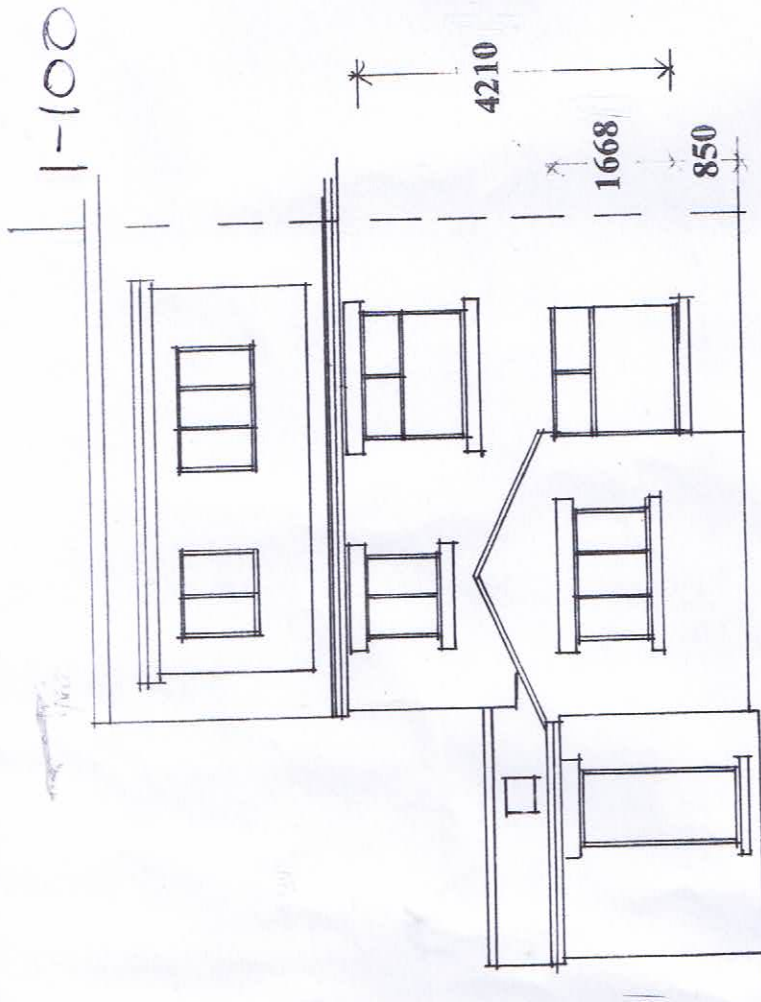
EXISTING GROUND FLOOR

1050



PROPOSED GROUND FLOOR

2310



EXISTING REAR

It is proposed to construct a single storey rear extension with access between existing and proposed under the sitting room window lintol all at **Keepers Cottage Lane Head Road Cawthorne**. All existing foundations and lintols affected by proposal shall be exposed by the developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site. No part of the work to encroach over the boundary legal boundaries to be confirmed by client prior to commencement of work on site. All work to be carried out without affecting any adjoining property. All feature heads and cills are to match the existing

Foundations it is assumed that ground conditions are suitable for standard strip. Should the builder client and Building Control Officer agree specialist foundations are necessary a structural engineer shall be appointed by the client/ builder and all design recommendations carried out in conjunction with the Building Control Officers approval. Standard 1:2:4 concrete strip foundation 600mm wide x minimum 225mm thick mass filling may be preferable reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be minimum 900mm deep in clay below the invert level and any drains within 1m taken beyond the influence of any drains and tree roots and taken to the bottom of the existing strip footing if found to be a strip foundation whichever is deepest and all in accordance with NHBC guidance. The builder shall carry out his own investigation as to the line and level of all drainage to satisfy himself that the details shown on plan are correct and agree with the client any works found necessary as a result of the uncovered drainage position to enable the extension work to proceed. Foundations to be taken to invert level within 1m and at right angles and where parallel within 1m. Full cavity wall width 7 Newton block to ground level. Stonework to match existing to dpc level and thereafter Any eccentric foundation to be 750mm wide minimum 450mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. When necessary new foundation concrete to be taken at least to the underside of any adjacent foundation. New foundation adjacent the existing to be concreted in alternate 1m sections tied together with 4 12.5mm x 450mm long reinforcing bars between each section All to the complete satisfaction of the District Building Surveyor.

PROPOSED REAR

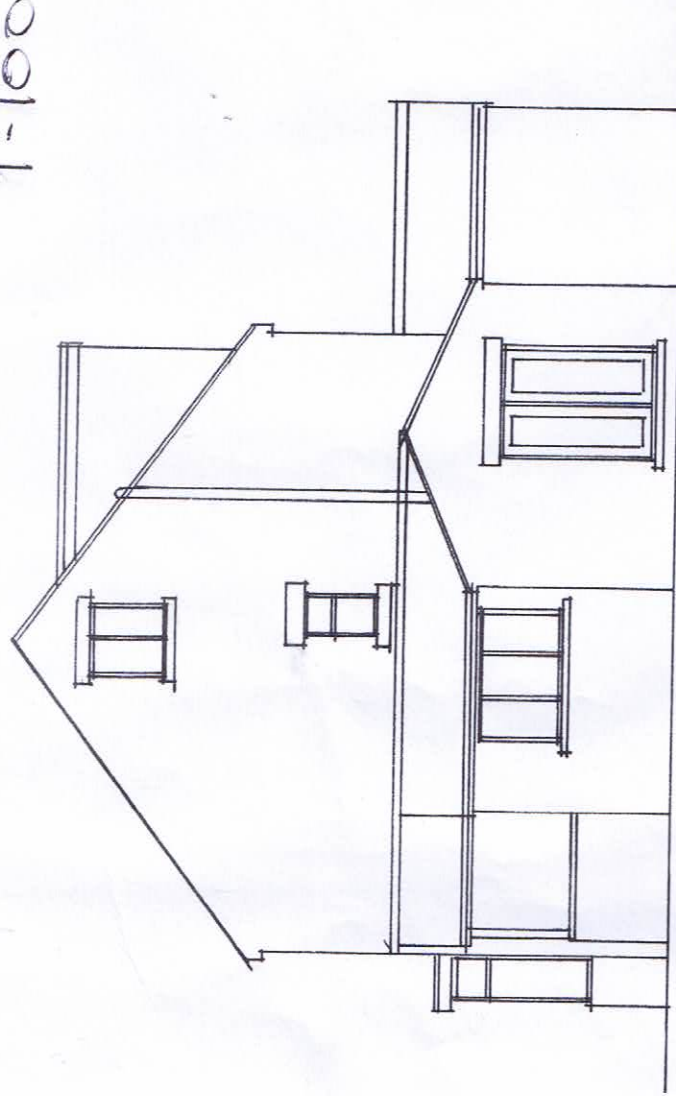
Walls stonework to match existing and reused from side and rear wall 100mm cavity fully filled with Rockwool Batts 100mm Plasmor Stranlite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. 2000g dpc to each masonry leaf minimum 150mm above outside ground level with the inner dpc lapped with the dpm when a solid floor is included and to heads cills and jambs of all openings. Cavity to extend 225mm past DPC Reveals to have same u value as walls which will be 0.28w/m²c or warmer closed with a Thermabate or similar closer IGHD insulated lintols to all window openings with 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats or 12.5mm plasterboard 5mm skim dry lining all board edges sealed. Expansion joints in blockwork 6m centres and stonework at 12m centres including de bonded ties. Outer leaf of side wall adjacent boundary and when covered by neighbours extension to be in 7 newton blockwork

Ground Floor Solid proposed covering to be confirmed with client and laid level with the existing on 100mm concrete trowelled smooth and level with a steel float on a 500g vapour barrier on 100mm of kingspan floor insulation with 25mm perimeter upstands 1200g dpm lapped with the dpc on 50mm of sand blinding and at least 150mm of compacted stone. Any existing air grates affected by the proposal are to be compensated for on other elevations or ducted through to the subfloor from an airgrate in the external wall with liner tray dpc over

Timber floor 18mm tongue and groove chipboard type 2 or 3 for wet areas glued and screwed 10mm perimeter gap to wall all fixed in accordance with manufacturers instructions on 50mm x 125mm joists at 400mm centres spanning front to back. All joists sat on 2000g dpc and ends wrapped into the existing wall 150mm air space from top of oversite concrete to bottom of joist ventilate subfloor with 215mm x 150mm air grates liners tray dpc over commencing 450mm from each corner and at 1800mm centres thereafter. 100mm oversite concrete laid at or above ground level on at least 150mm compacted hardcore any existing underfloor vents in any location to be ducted so as to be unaffected by the extensions. Insulate between the joists with 100mm kingspan floor insulation supported on battens fixed to the sides of the joists

Discuss with BCO at excavation stage the provision of a Radon barrier and install in accordance with Building Control Officers instructions utilising a 1200g DPM to completely bridge the cavity with tray dpc over and weep holes at 600mm centres to discharge any cavity water to outside.

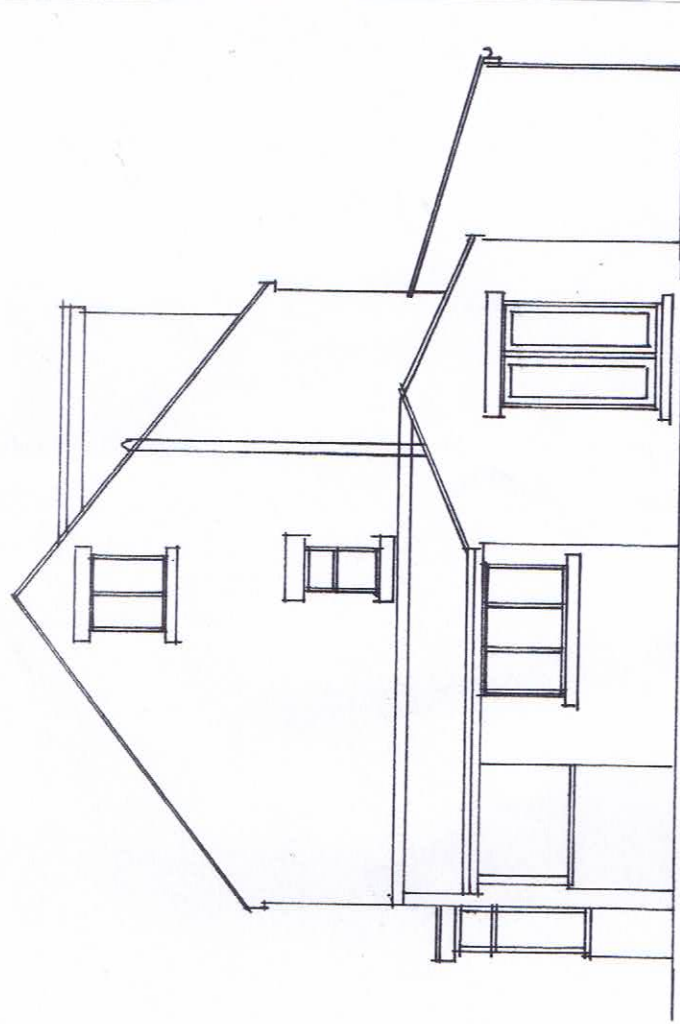
1-100



EXISTING SIDE

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing over the blockwork at right angles to the wall. Secure the wall plate down the blockwork using 30mm x 5mm x 1200mm long galvanized mild steel straps at least 2 to each section of wall between and adjacent the windows

Lean to Roof Any cables and services attached to the rear elevation are to be considered in accordance and provided as to specific requirements in relation to proposal and carry out recommendations accordingly. Note that one of the factors that will determine a minimum roof pitch of 15 degrees is the installation of velux roof lights which are not approved in roof pitches lower than 15 degrees. Redland Regent smooth face tile 100mm head lap can be laid at 12.5° in accordance with manufacturers instructions and Sandtoft 20/20 at 15 degrees in accordance with the manufacturers technical details rain water from main roof not to discharge on lower roof but separately to existing system, tiles on 25mm x 50mm tile battens and 1 layer of fully breathable felt such as Tyvek Nil vent or Permo Forte. All tiles and verges to be mechanically fixed 50mm x 150 mm rafters at 400mm centres double rafter and trimmer adjacent each velux rafter birds mouthed over a 100mm x 50mm wall plate secured down the masonry with 30mm x 5mm x 600mm long galvanized mild steel straps Rafter supported onto a 50mm x 150mm wall plate at abutment level which is to be bolted into the masonry at 600mm centres with 9.5mm bolts Insulate sloping ceilings with 125mm thick "Kingspan K7" insulation board between rafters and Underdraw with K18 Kingspan Kooltherm dry lining board. K18 plasterboard acting as vapour barrier. (K18 insulated dry lining board comprises 12.5mm plasterboard with 25mm thick bonded insulation board attached) 3 mm plaster skim finish. The contractor shall be responsible for the inclusion of all Vapour Barriers as advised by British Standard 5250 and insulant manufacturers details as appropriate Code 4 lead flashings and soakers tray DPC to all abutments with felt turned from under the battens to be trapped behind the 150mm lead up stands Upvc fascia and soffits. Lead coated in Patination oil. Dry verge to eaves. **Alternatively and subject to clients approval should the roof pitch be shallower than the chosen tile or rooflight dictates secure 12.5mm plywood across the rafters applying 2 layers of bonded felt and counter batten with slate lath along the length of the rafters to over felt and tile batten note that the rooflights would then be installed at 15 degrees with the felt bonded around the on site constructed perimeter upstand. Rain water from the main roof should not discharge onto the lower tile and should be taken separately to final discharge. Where the roof covering includes bonded felt ensure a 25mm eaves vent and fly screen with a 50mm air space over the insulation and proprietary abutment vent such as that manufactured by Glidevale or Marley to ventilate the roof. Ensure the bonded felt turns up the abutment vent and is flashed over with code 4 lead. 150mm Minimum upstand.**



PROPOSED SIDE

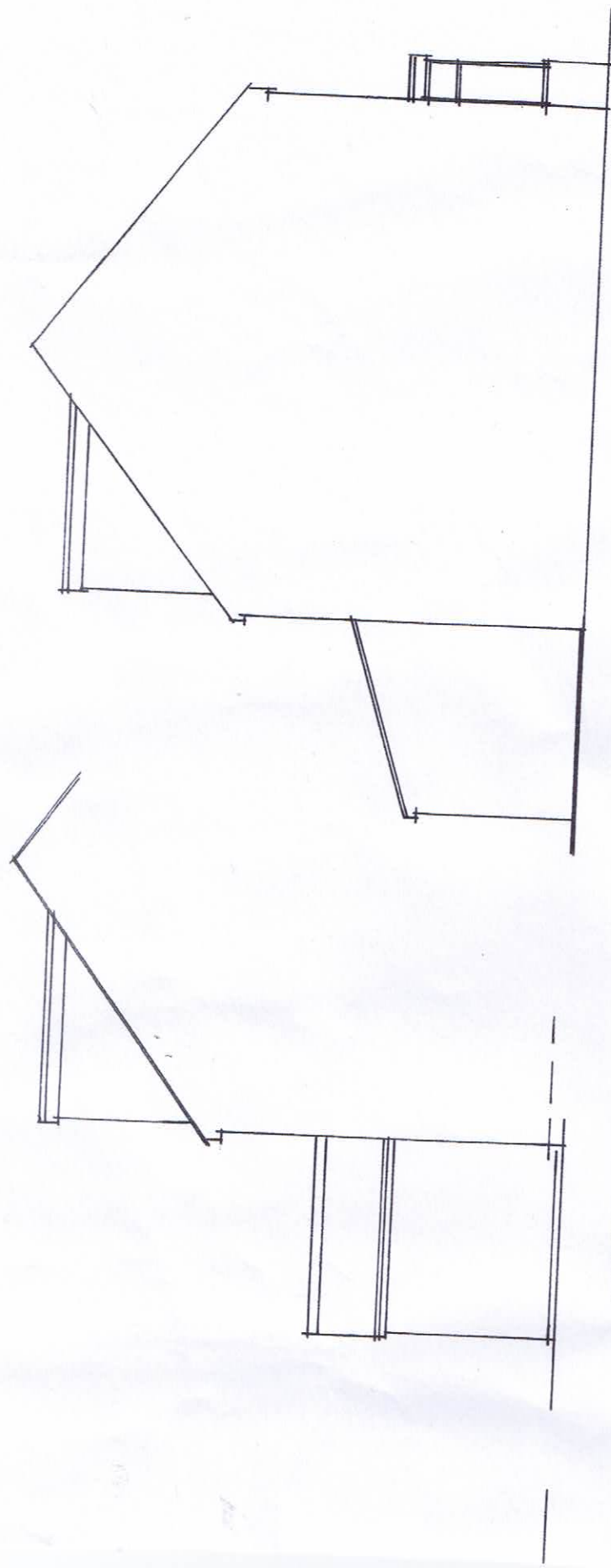
Windows / Doors Double glazed UPVC or aluminium Bi fold window or similar doors with K or Low E glass argon filled units that have a 16mm spacer between panes minimum u value to be 1.6w/m²°C. A glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20 of the floor area and 800mm trickle vents.

Drains builder to confirm line of drainage in order for work to proceed as shown and report back to client for instruction if found to be otherwise. Any drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All gutters to match existing minimum 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) soak away subject to percolation test B) existing on site system. All to the satisfaction of the District Building Surveyor. Soakaway design dependant upon ground conditions minimum 1m³ in capacity below the inlet filled with broken rubble and protected from ingress of fines with 1200g polythene laid under the topsoil above the rubble.

Alterations weather proof and secure the existing extension as affected by the proposal in order to carefully remove the complete kitchen gable roof and continue the new vaulted extension roof across the whole offshot. Remove the wall between existing kitchen and extension outer leaf first in order to reuse the stone in the extension wall. Proposed wall thickness to match the existing dry lined as appropriate to avoid a step in the wall, final wall plate height to be determined on site to ensure a minimum roof pitch of 15 degrees. Remove the existing dining room window and wall all under the existing lintol to access the extension make good all plaster finishes ensure that the floors are level and that the dpm laps across the top of the wall at floor level. On removal of the existing roof tile determine support in order to build above the existing kitchen side wall in matching stonework and cavity wall to form a gable end code 4 leadflashings soakers aprons and upstands to all abutments

These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act The builder must carry suitable insurances for the works prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all times Where parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction] 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.

1-100



EXISTING SIDE

PROPOSED SIDE

All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. All construction to be robust. 100% of all new light fittings are to be energy efficient. All electrical work is to be in accordance with part P of the Building Regulations. 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 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 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 adjoining/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. Email odpm@twoten.press.net.