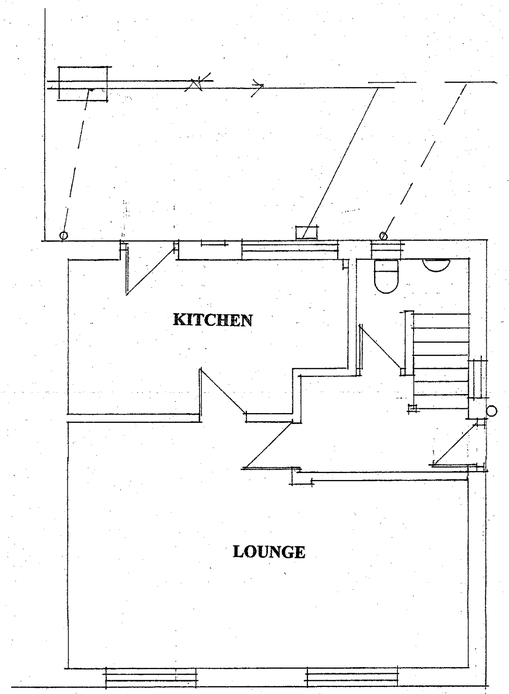
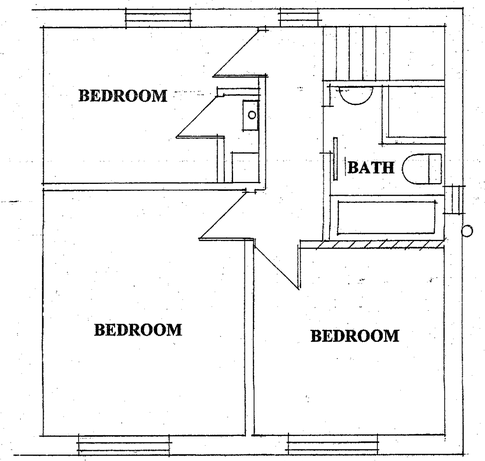
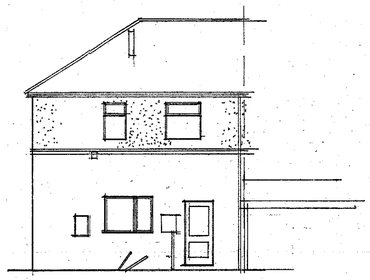
SCALE 1:50 1:100



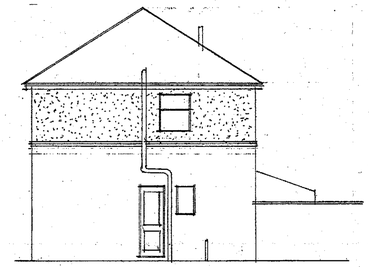
EXISTING GROUND FLOOR



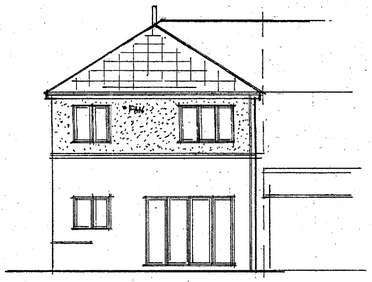
EXISTING FIRST FLOOR



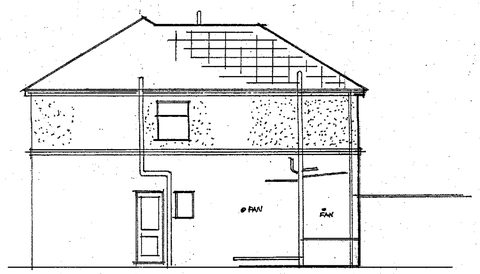
EXISTING REAR



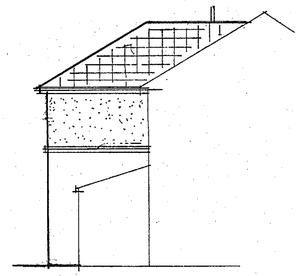
EXISTING SIDE



PROPOSED REAR



PROPOSED SIDE



PROPOSED SIDE

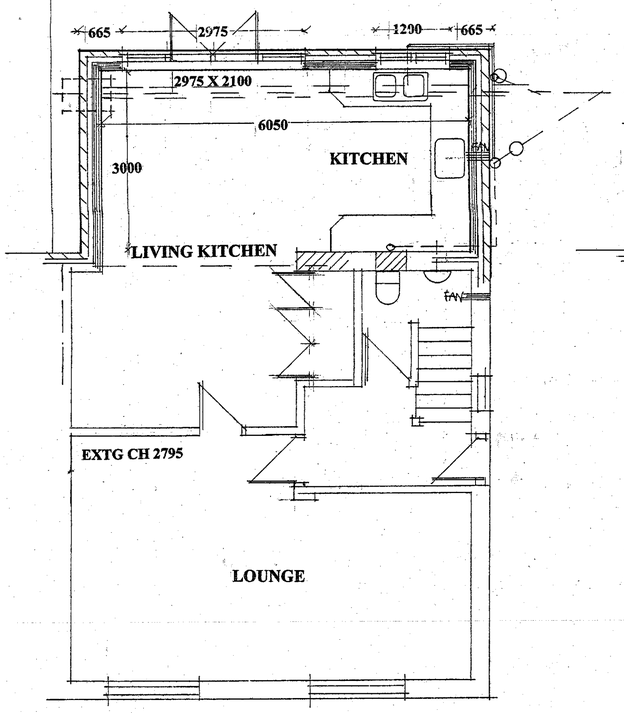
All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust.75% of all new light fittings are to be energy efficient All electrical work is to be in accordance with part P of the Building Regulations and the current edition of the IEE regulations with level of provision agreed with client prior to commencement. . The installation shall be designed installed and tested by a competent person being a member of the competant persons scheme and shall issue a completion certificate in accordance with BS 7671. Install structural steelwork and padstones on supporting structure in accordance with engineers details to support the existing and proposed structure as shown on the plans. All steel work shall have half hour fire resistance by encasement with 2 layers of 12.5mm plasterboard 5mm skim

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.

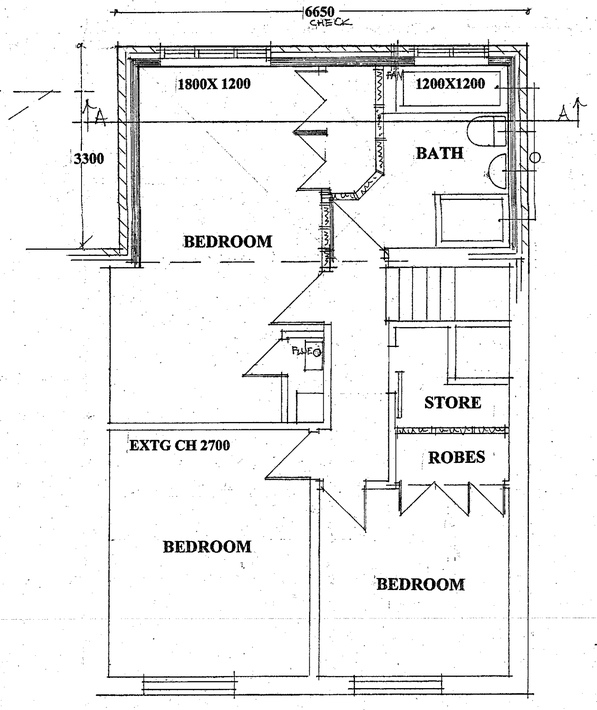
These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all 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.

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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

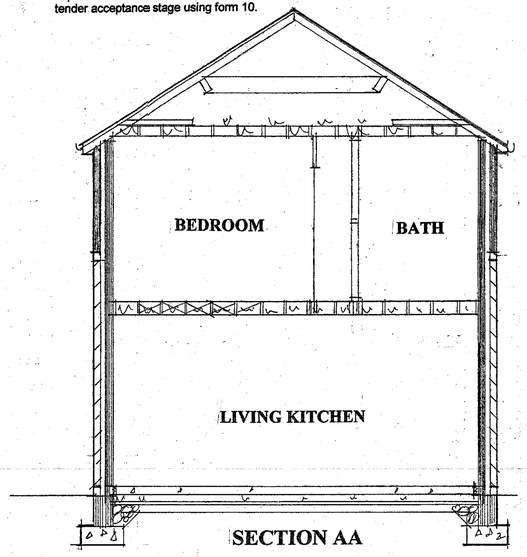
PROPOSED TWO STOREY REAR EXTENSION AT 27 BLEAK AVENUE SHAFTON

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.



SECTION AA

All existing foundations and lintols affected by proposal shall be exposed by 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.

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains and tree roots all in accordance with NHBC guidance.There is a drain running along the rear of the property with an inspection chamber approx 600mm deep to invert. Foundations to be taken to invert level within 1m at right angles. And to invert where parallel within 1m. Full cavity wall width 7 Newton block to ground level. Brickwork to match existing to dpc level and thereafter Any eccentric foundation to be 750mm wide minimum 400mm thick reinforced with 2 layers of a193 mesh 50mm cover to all faces All to the complete satisfaction of the District Building Surveyor.

Walls 100mm brickwork to match existing 100mm cavity fully filled with rockwool batts. 100mm plasmor stranlite blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls. which will be 0.28wm²c or warmer IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonary leaf at least 150mm above ground level and to heads cills and jambs of all openings. Cavity to extend 225mm past DPC. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. Internal walls to be 50mm x 75mm stud partitions fully insulated between with fibreglass quilt for sound insulation and clad either side with 12.5mm plasterboard 5mm skim Expansion joints in blockwork 6m centres and brickwork at 12mcrs. All feature brick, string / dentil courses/ soldiers / cills to be replicated as existing. Outside leaf of cavity wall above the string course is to be rendered and finished to match the existing in colour and texture. 12.5mm sand and cement water proof render applied in 2 coats with blockwork joints raked to key render.

Solid Ground Floor 100mm concrete trowelled smooth and level with the existing floor on 100mm of kingspan insulation with 25mm of perimeter upstand insulation to prevent cold bridging on 1200g dpm lapped onto the inner leaf dpc on 50mm of sand blinding and at least 100mm of compacted limestone. Any existing underfloor vents are to be ducted through from the outside under the floor in pipes equivalent in diameter to the amount of free area provided or are to be compensated for on other elevations. Builder to discuss provision of radon barrier with the Inspector and on his instruction continue the DPM across the cavity and protect over with a tray dpc and weep holes

First Floor 18mm tongue and groove chipboard type 2 or 3 for wet areas on 50mm x 175 mm joists at 400mm centres insulated between with 100mm of fibreglass for sound insulation and underdrawn with 12.5mm plasterboard 5mm skim. One row of 50mm wide full depth strutting mid span. Double joist under all parallel partitions. Floor to be laid level with existing determined through new bedroom opening. Access extension at first floor under structural steelwork to support the existing wall plate in accordance with engineers details minimum 100mm end bearing make good all plaster finishes

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 600mm from the apex over the first uncut block to floors ceilings and verges. 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

Hipped Roof Tile to match the existing roof laid in accordance with manufacturers instructions on Tyvek fully breathable felt allowed to sag 25mm between the rafters on 50mm x 100 mm rafters at 400mm centres birds mouthed over 100mm x 50mm wall plates and triangulated to 50mm x 175 mm ceiling joists at 400mm centres secured onto the existing and proposed wall plates 75mm x 225mm purlins mid span supported onto the hip rafters and above the line of the existing external wall on 100mm x 100mm timber props 50mm x 200 mm hip rafters 50mm x 100mm dragon ties 225 mm x 25 mm lay and valley boards code 4 lead vallies soakers and aprons. Lay the proposed roof over the existing rafters upvc fascia and soffit. Insulate over the 12.5mm plasterboard 5mm skim ceiling with 150mm fibreglass between the joists and 150mm across. Where the rafters are at right angles to the ceiling joists fasten 50mm x 50mm timbers to each rafter foot and back across 3 ceiling joists for triangulation

Windows Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between Argon filled panes minimum u value to be 1.6wm²c. All glazing in critical locations to be safety glass to BS6206B 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 6000mm trickle vents. Provide mechanical extract to kitchen new bathroom and existing ground floor wc discharging at a rate of 30 l/sec cooker hood or 60 l/sec elsewhere and 15l/sec bathroom amd 6 l/sec to external air respectively. Bathroom fan to be operated on light switch with 15 minute run on and 15mm undercut to door

Drains Subject to agreement with the water authority and any H4 consultation requirements it is proposed to remove the existing inspection chamber and connection from the existing down pipe that discharges into it and the half channel. Pipe the drainage in full pipe through the extension and discharge the new soil and vent pipe to it through an access chamber. Discharge the new sanitary appliances and kitchen waste to the new soil stack and through a 225 mm diameter access chamber maximum 600mm deep at the foot of the stack in order that it can connect onto the main run by way of a junction not chamber. The existing ground floor wc can also discharge onto the new soil and vent pipe with sink waste bossed on with branch pipe behind the kitchen units or boxed in the wc above floor level. 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. No connection S & VP within 200mm of WC connection. S & VP to extend 900mm above any opening light within 3m and terminate with a cage. S & VP to discharge to existing FW system. All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. All gutters to be minimum 100mm half round or as existing 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. Builder to check the fall of the gutter from the adjoining house and allow for additional rainwater down pipes where necessary. Soakaway design dependant upon ground conditions min 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 Provide a mains wired smoke detection and alarm system with smoke detectors on the ceiling of the hallway and landing all interconnected wired on the lighting circuit battery backup

Provide structural steelwork in accordance with engineers details to access the new extension at ground and first floor. Create a wardrobe from space within the existing bathroom now to be used as a store by removing the masonary wall between front bedroom and bathroom under monks R6 concrete lintol to support the roof timbers. Seal the existing wc window opening and plaster finish. Form a *cupboard store in the existing kitchen recess as clients instruction* The existing boiler is within a cupboard in the rear bedroom and the flue discharges vertically to external air. A gas safe engineer shall confirm whether the flue can be extended up to external air or advise as to resiting of appliance and flue for compliant discharge all in accordance wit current regulations and manufacturers instructions and in accordance with table to diagram 34 of Approved Document J of the Building regulations. Flue to discharge through covering via lead sleeve Any existing services and cables shall be resited on the outside and around the proposed extension in accordance with service providers instruction

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.