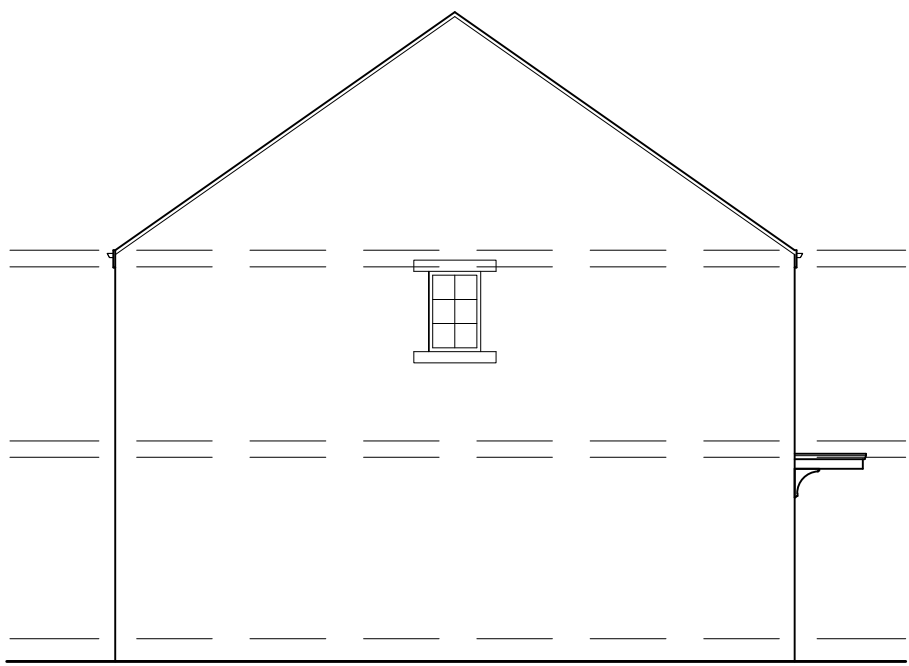




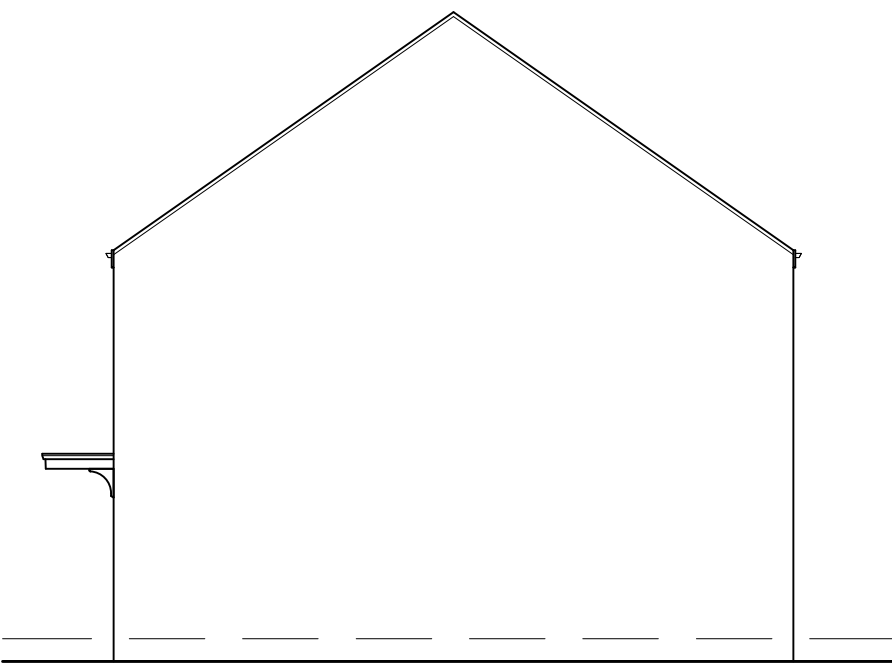
Front Elevation (SHOWING BOTH DWELLINGS)
scale 1:100



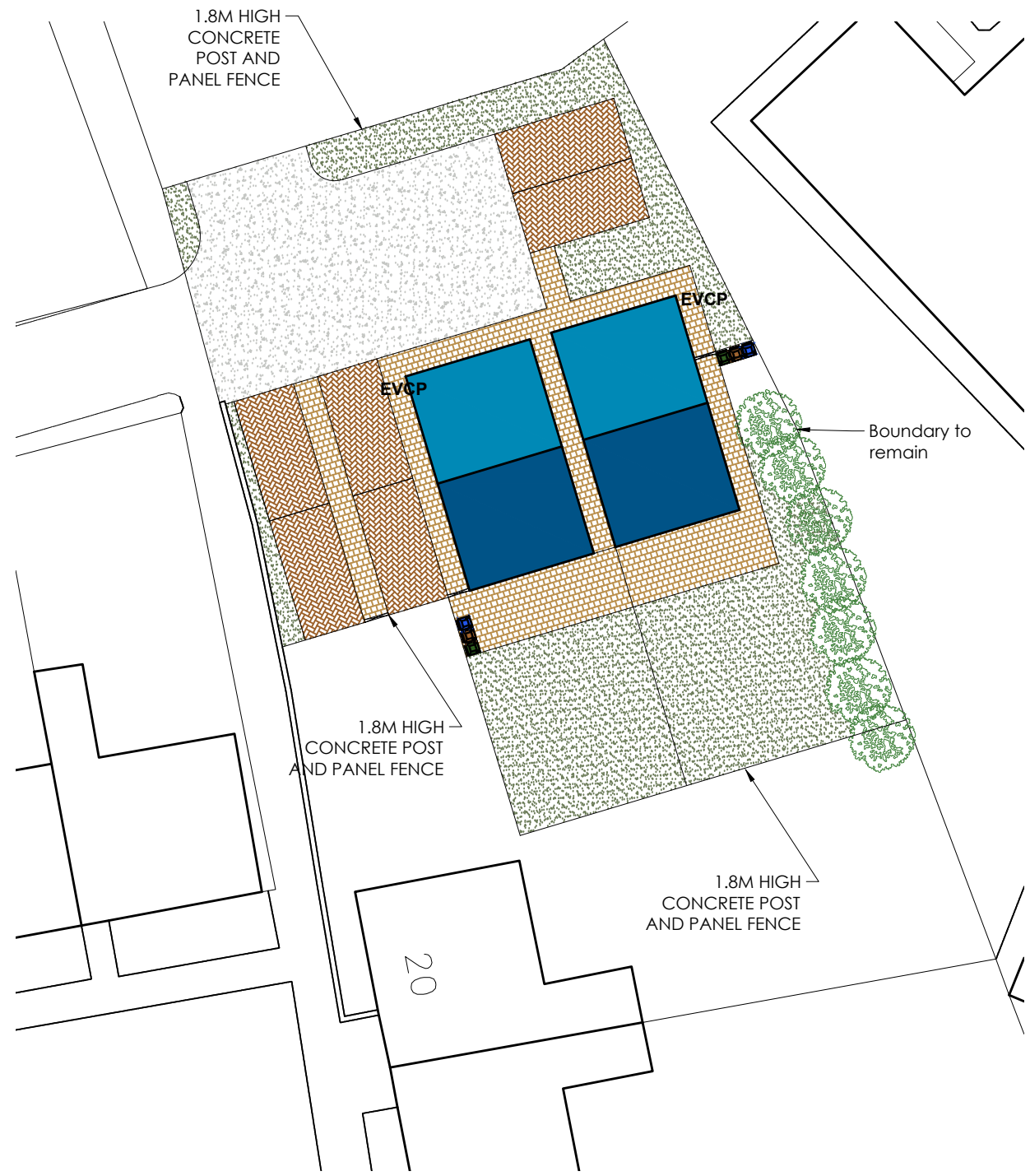
Rear Elevation
scale 1:100



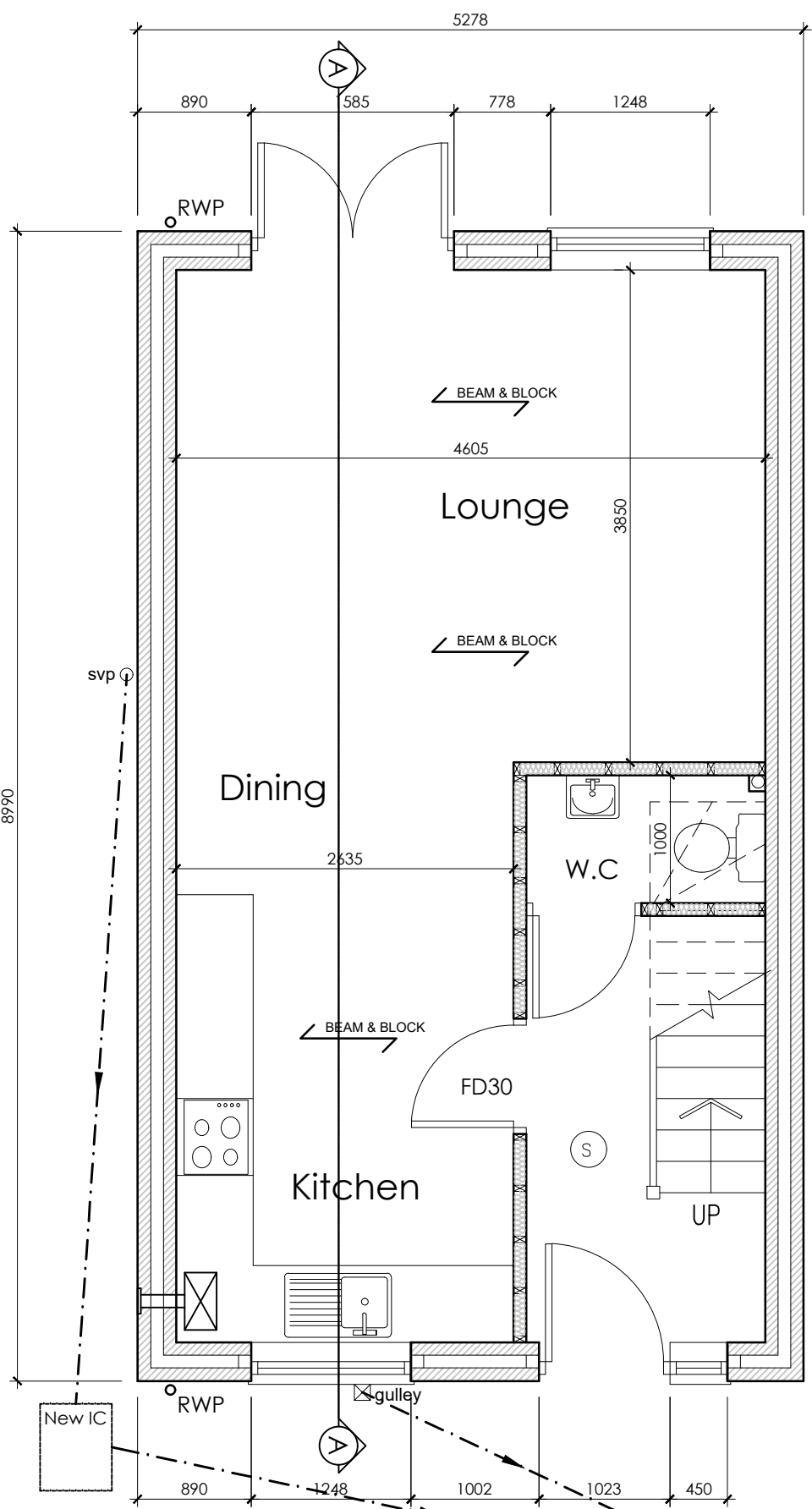
Side Elevation
scale 1:100



Side Elevation
scale 1:100

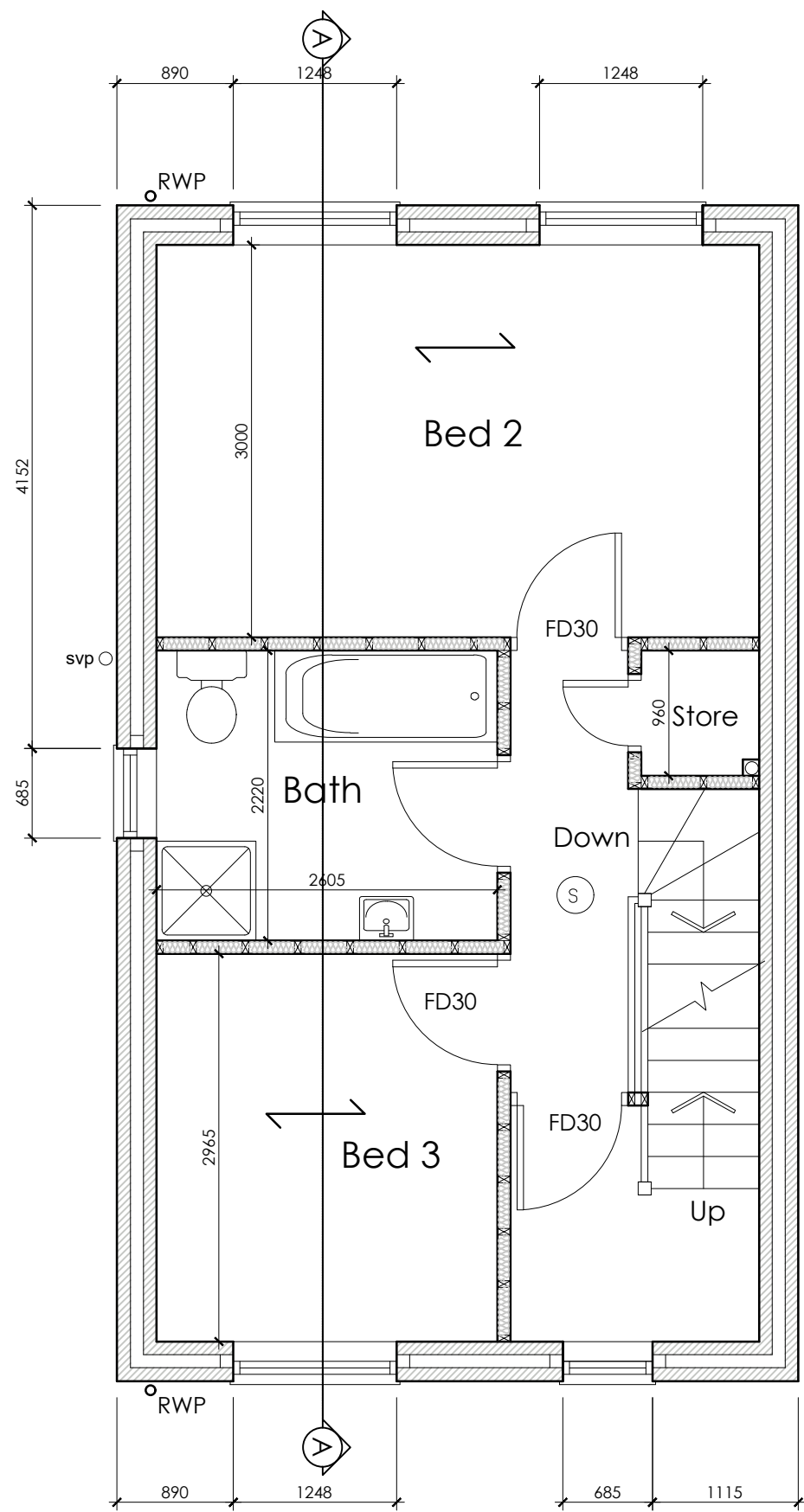


Site Plan
scale 1:250

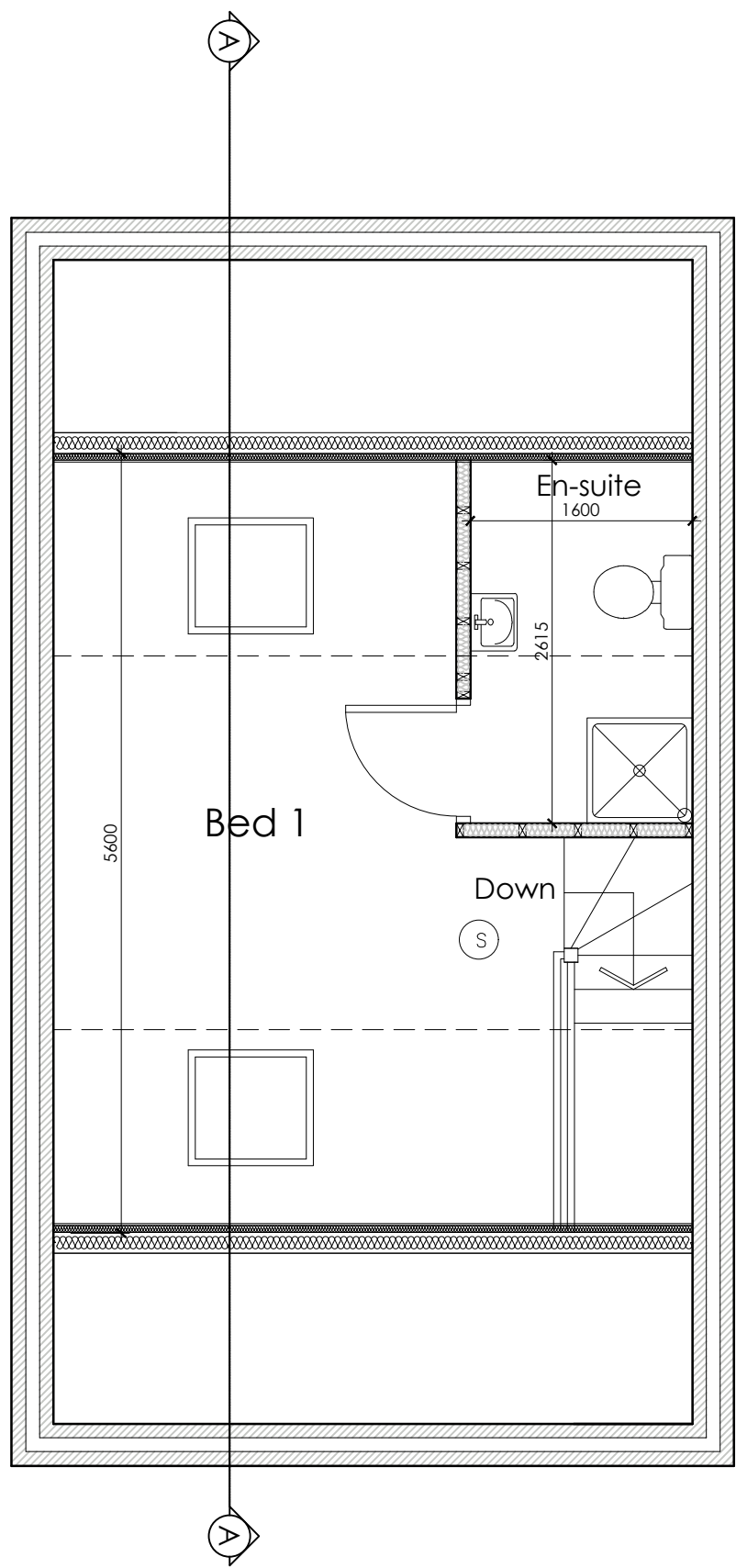


PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE, THE LINE AND LEVEL OF EXISTING DRAINAGE SYSTEMS IS TO BE ESTABLISHED AND CHECKS CARRIED OUT TO:
i) CONFIRM INVERT LEVELS ETC OF EXISTING RUNS,
ii) ENSURE PROPOSED CONNECTIONS TO THE EXISTING SYSTEM ARE ACHIEVABLE.
ALL NEW BELOW GROUND PIPES TO HAVE MIN 100MM PE SHINGLE BED/SURROUND & BE LAID AT MIN 1:40 FALLS.

Ground Floor Plan
scale 1:50



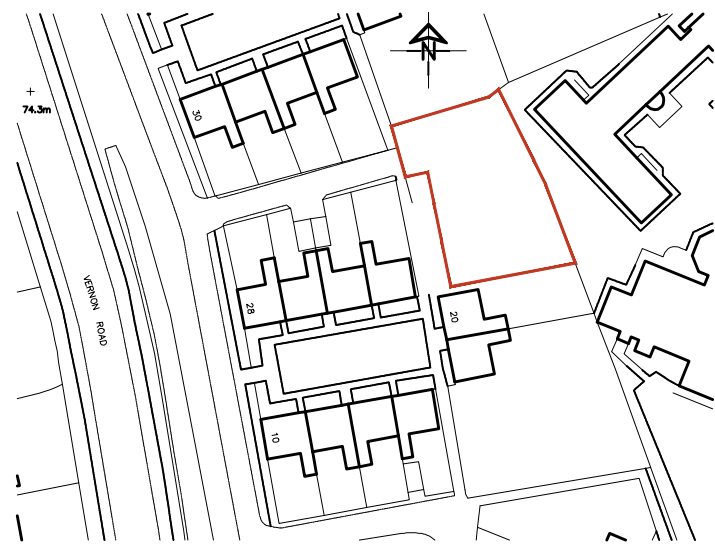
First Floor Plan
scale 1:50



MATERIALS

RENDER - OFF WHITE
GREY INTERLOCKING TILES
UPVC WINDOWS

Second Floor Plan
scale 1:50



Location Plan
scale 1:1250

A: STRUCTURE
FOR STRUCTURAL ELEMENTS AND CONNECTION DETAILS PLEASE REFER TO STRUCTURAL ENGINEERS CALCULATIONS AND DESIGN DETAILS.

ALL FOUNDATIONS TO BE A MINIMUM OF 450MM WIDE AND TO A DEPTH OF 1000MM MINIMUM BELOW OUTSIDE GROUND LEVEL, (UNLESS OTHERWISE SPECIFIED) AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

B: FIRE SAFETY
SMOKE ALARMS SHOULD BE INSTALLED IN ALL CIRCULATION SPACES (WHERE A HOUSE IS EXTENDED) IN ACCORDANCE WITH BS 5839-6:2004. ALL SMOKE/HEAT ALARMS SHOULD BE INTERLINKED, MAINS SUPPLIED & HAVE A STANDBY/BATTERY POWER SUPPLY.

ELEMENTS OF STRUCTURE WHICH ARE LOAD-BEARING SHOULD HAVE A MINIMUM FIRE RESISTANCE OF 30MINS, SEPARATING (OR PARTY) WALLS/FLOORS SHOULD BE CONSTRUCTED TO HAVE A MINIMUM FIRE RESISTANCE OF 60MINS.

F: VENTILATION
ALL VENTILATION SHOULD BE DESIGNED IN ACCORDANCE WITH THE SYSTEMS SUGGESTED WITHIN APPROVED DOCUMENT F.

BACKGROUND VENTILATION:
- MINIMUM INTERMITTENT EXTRACT VENTILATION RATES SHOULD BE PROVIDED AS FOLLOWS - KITCHENS > 30L/S (ADJACENT TO A HOB) OR 60L/S (ELSEWHERE), UTILITY ROOM > 30L/S, BATHROOM > 15L/S, SANITARY ACCOMMODATION (WC) > 6L/S.
TRICKLE VENTS TO BE PROVIDED TO ALL NEW WINDOWS AT THE FOLLOWING RATES - HABITABLE ROOMS > 5000MM², NON-HABITABLE ROOMS > 2500MM².

H: DRAINAGE & WASTE DISPOSAL
WHERE PIPES ARE LAID LESS THAN 1000MM BELOW FORMATION LEVEL, OR LESS THAN 900MM IN FIELDS & GARDENS, PROTECTION SHOULD BE PROVIDED.
RIGID PIPES OF 100MM DIA, WITH LESS THAN 300MM COVER, OR 150MM DIA, PIPES OR GREATER WITH LESS THAN 600MM COVER SHOULD BE SURROUNDED IN 150MM OF CONCRETE WITH JOINTS AT MAX 500MM CRS.
FLEXIBLE PIPES WITH LESS THAN 600MM COVER, NOT UNDER A ROAD, SHOULD BE PROTECTED WITH A LAYER OF CONCRETE PAVING SLABS WITH A 75MM LAYER OF GRANULAR MATERIAL BETWEEN PIPE AND SLAB OR BE SURROUNDED IN 150MM OF CONCRETE.

ALL SANITARY PIPEWORK ABOVE GROUND LEVEL SHOULD COMPLY WITH BS 5572. WASTE PIPES AND UNPLASTICISED PVC TO BS 2871 PART 1, WC 100MM DIA GALT-GLAZED CLAYWARE, SOIL CONNECTION TO MANHOLE OR SVP.
SVPs TO BE ENCASED WITH TIMBER STUDWORK FRAME AND 12.5MM PLASTERBOARD, AND, WHERE PASSING THROUGH A HABITABLE ROOM, SHOULD BE WRAPPED IN SOUND-REDUCING QUILT.

GUTTERS SHOULD BE LAID TO FALLS, TOWARDS THE NEAREST RAINWATER DOWNPIPE OUTLET. SUCH AN OUTLET SHOULD DISCHARGE INTO A DRAIN OR GULLY, BUT MAY ALSO DISCHARGE ONTO ANOTHER SURFACE IF IT IS SUITABLY DRAINED THEREAFTER. IF SURFACE WATER IS TO BE DISCHARGED INTO A SOAKAWAY, THIS SHOULD BE SITUATED A MINIMUM OF 5M AWAY FROM ANY BUILDING.

PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE, THE LINE AND LEVEL OF EXISTING DRAINAGE SYSTEMS IS TO BE ESTABLISHED AND CHECKS CARRIED OUT TO ENSURE: i) THE PROPOSED EXTENSION WORKS ARE NOT IN CONFLICT WITH EXISTING RUNS; AND ii) PROPOSED CONNECTIONS TO THE EXISTING SYSTEM ARE ACHIEVABLE.

K: PROTECTION FROM FALLING
PRIVATE, DOMESTIC STAIRCASES SHOULD BE DESIGNED AS FOLLOWS - MAXIMUM RISE AND MINIMUM GOING OF 220MM AS LONG AS THE PITCH OF THE STAIR DOES NOT EXCEED 42°. A MINIMUM OF 2M HEADROOM SHOULD BE PROVIDED FROM THE PITCH LINE OF THE STAIR.

HANDRAILS ON FLIGHTS SHOULD BE BETWEEN 900-1000MM WHEN MEASURED FROM THE PITCH LINE OF THE STAIR TO THE TOP OF THE HANDRAIL. GUARDING ON ANY FLIGHTS AND LANDINGS SHOULD BE CONSTRUCTED SO THAT A 100MM SPHERE CANNOT PASS THROUGH ANY OPENINGS IN IT.

L1- CONSERVATION OF FUEL & POWER
NEW LIGHT FITTINGS WITHIN THE DWELLING SHOULD BE PROVIDED WITH A MINIMUM OF 3 DEDICATED LOW ENERGY LIGHT FITTING OUT OF EVERY 4 NEW (75%).
LOW ENERGY LIGHT FITTINGS SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

ALL NEW THERMAL ELEMENTS ON EXISTING DWELLINGS SHOULD BE DESIGNED TO THE FOLLOWING MINIMUM U-VALUES:
WALLS 0.28 W/M²K.
PITCHED ROOF (INSULATION AT CEILING LEVEL) 0.16 W/M²K.
PITCHED ROOF (INSULATION AT RAFTER LEVEL) 0.18 W/M²K.
FLAT ROOF (OR ROOF WITH INTEGRAL INSULATION) 0.18 W/M²K.
FLOORS 0.22 W/M²K.

ALL NEW GLAZING IN WINDOWS/DOORS ETC SHOULD BE SEALED DOUBLE GLAZED UNITS WITH A MIN 6MM AIR GAP, TO GIVE A MINIMUM U-VALUE OF 1.6 W/M²K OR BETTER.

N: GLAZING - SAFETY IN RELATION TO IMPACT
ALL GLAZING BELOW 800MM FROM FFL, ANY GLAZING TO DOORS, AND ANY GLAZING WITHIN 300MM ADJACENT TO DOORS (EG, SIDE PANELS) MUST BE SAFETY GLASS. ALL FIRST AND SECOND FLOOR WINDOWS WITH ANY PART OPENING WITHIN 800MM ABOVE FFL MUST BE FITTED WITH OPENING RESTRICTORS TO LIMIT OPENING TO A MAXIMUM OF 100MM (UNLESS THE WINDOW IS TO BE USED FOR EGRESS - IN ACCORDANCE WITH APPROVED DOCUMENT B OF THE BUILDING REGULATIONS).

P: ELECTRICAL SAFETY IN DWELLINGS
ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7471, ON COMPLETION OF THE WORKS, THE INSTALLERS ELECTRICAL INSTALLATION CERTIFICATE SHOULD BE FORWARDED TO THE LOCAL AUTHORITY.

REGULATION 7: MATERIALS & WORKMANSHIP
ANY BUILDING WORK WHICH IS SUBJECT TO THE REQUIREMENTS IMPOSED BY SCHEDULE 1 OF THE BUILDING REGULATIONS SHOULD, IN ACCORDANCE WITH REGULATION 7, BE CARRIED OUT WITH PROPER MATERIALS AND IN A WORKMANLIKE MANNER.

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CLIENTS SPECIFICATION/EMPLOYERS REQUIREMENTS AND STRUCTURAL ENGINEERS DESIGN DETAILS.

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