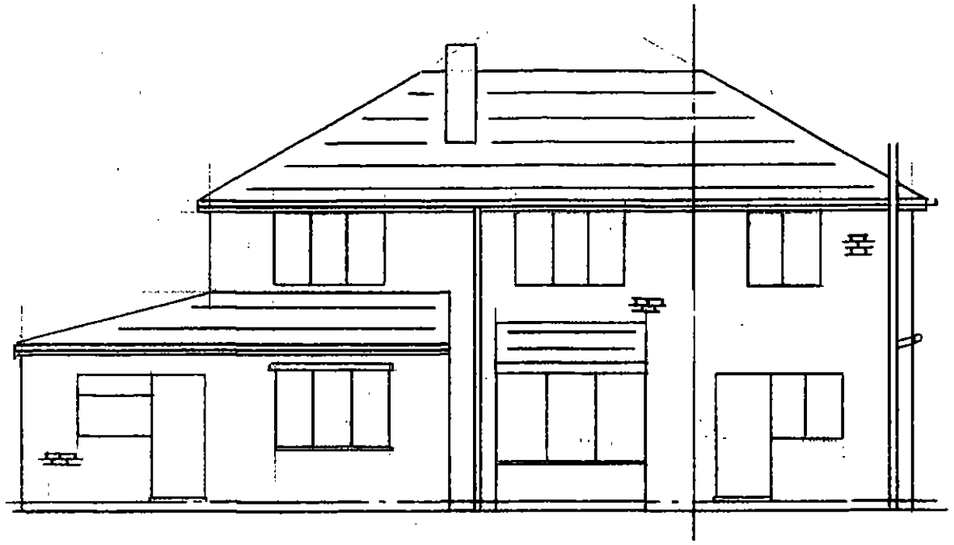
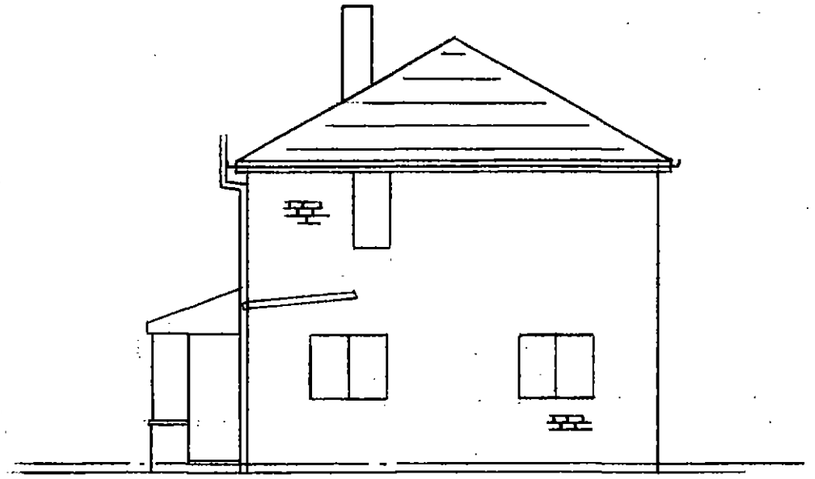
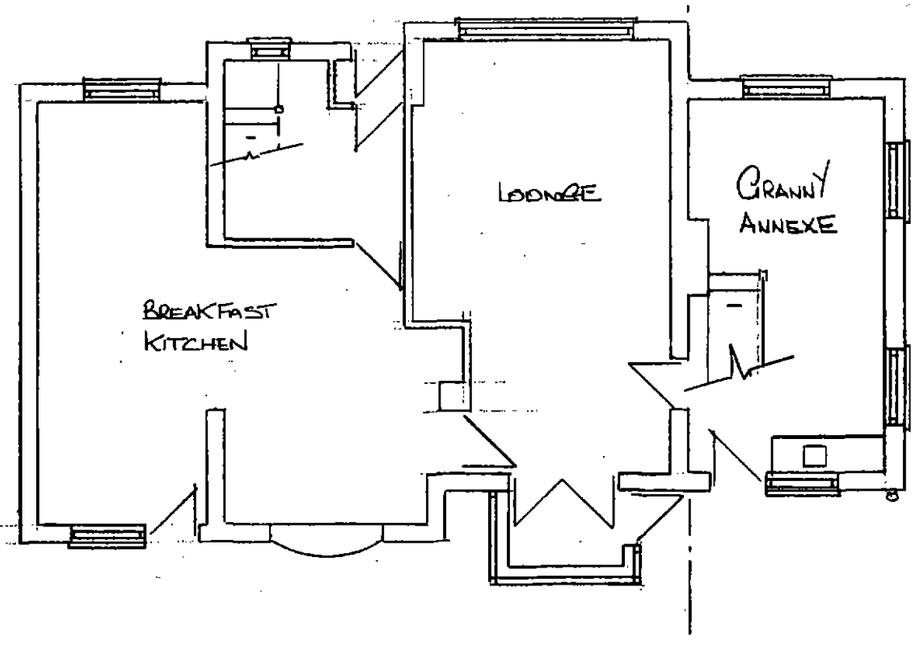


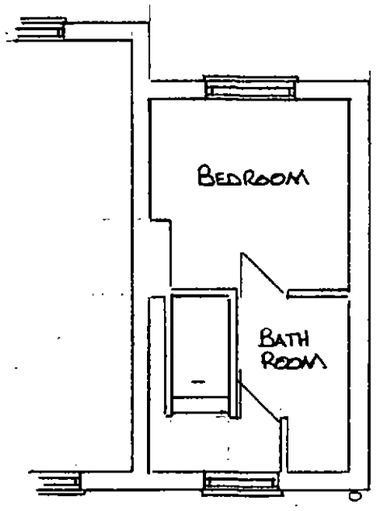
EXISTING REAR ELEVATION



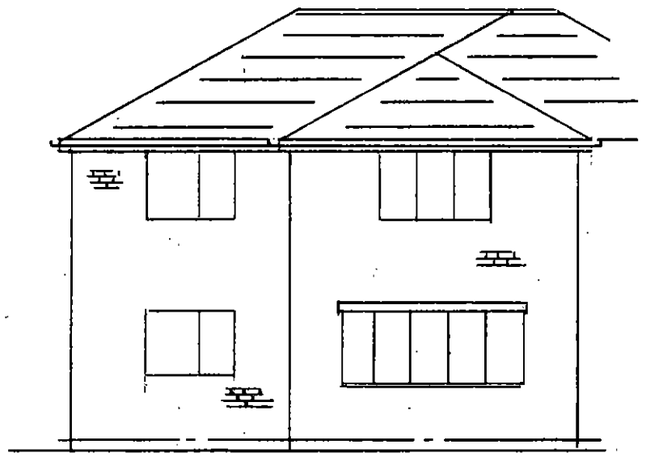
EXISTING GABLE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING PART FIRST FLOOR PLAN

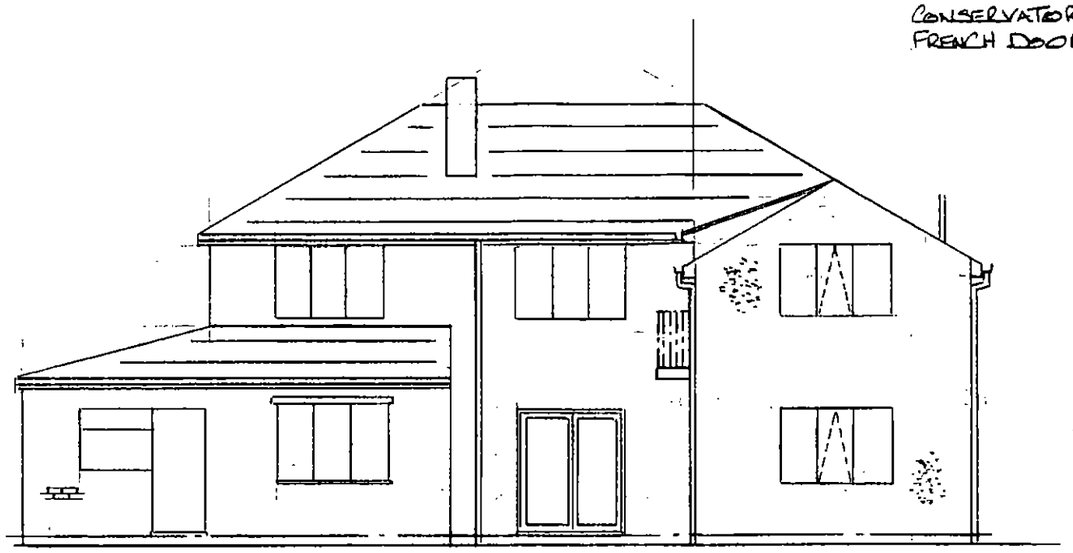


EXISTING PART FRONT ELEVATION

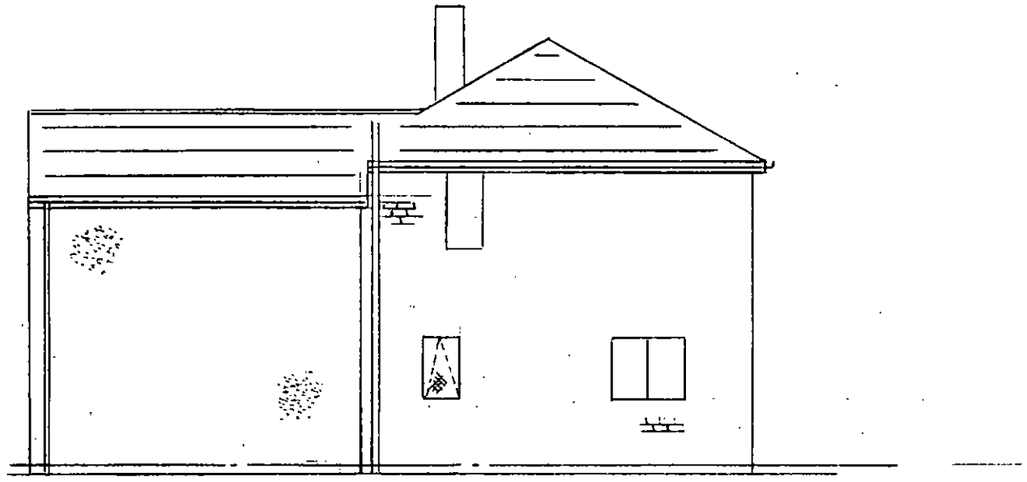
PROPOSED REAR TWO STOREY EXTENSION TO 'GRANNY ANNEXE' DOVE COTE FARM, WESTFIELD LANE, BARNBURGH.

1:100

TAKE DOWN EXISTING REAR CONSERVATORY / PORCH. REPLACE FRENCH DOORS IF REQUIRED



PROPOSED REAR ELEVATION



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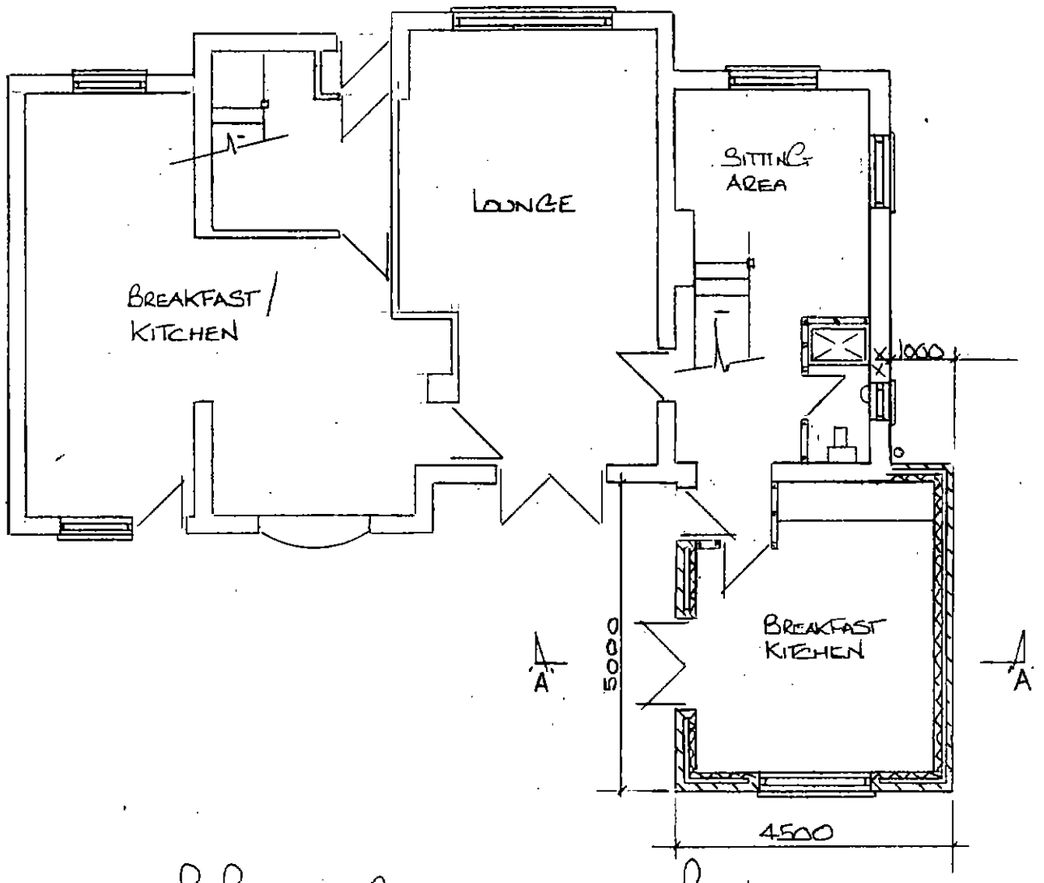
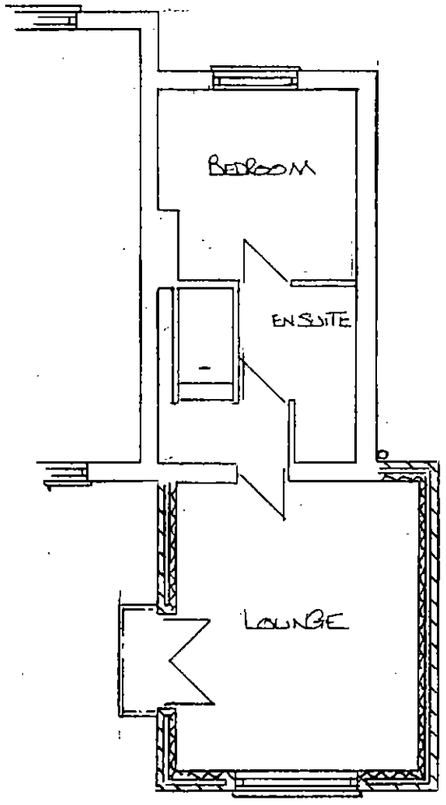
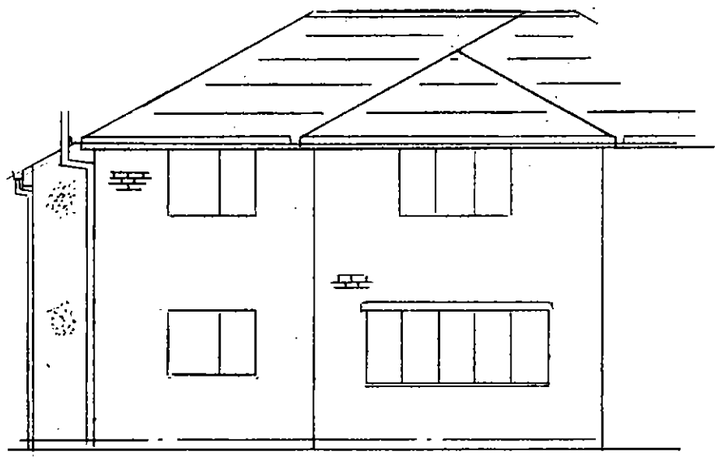


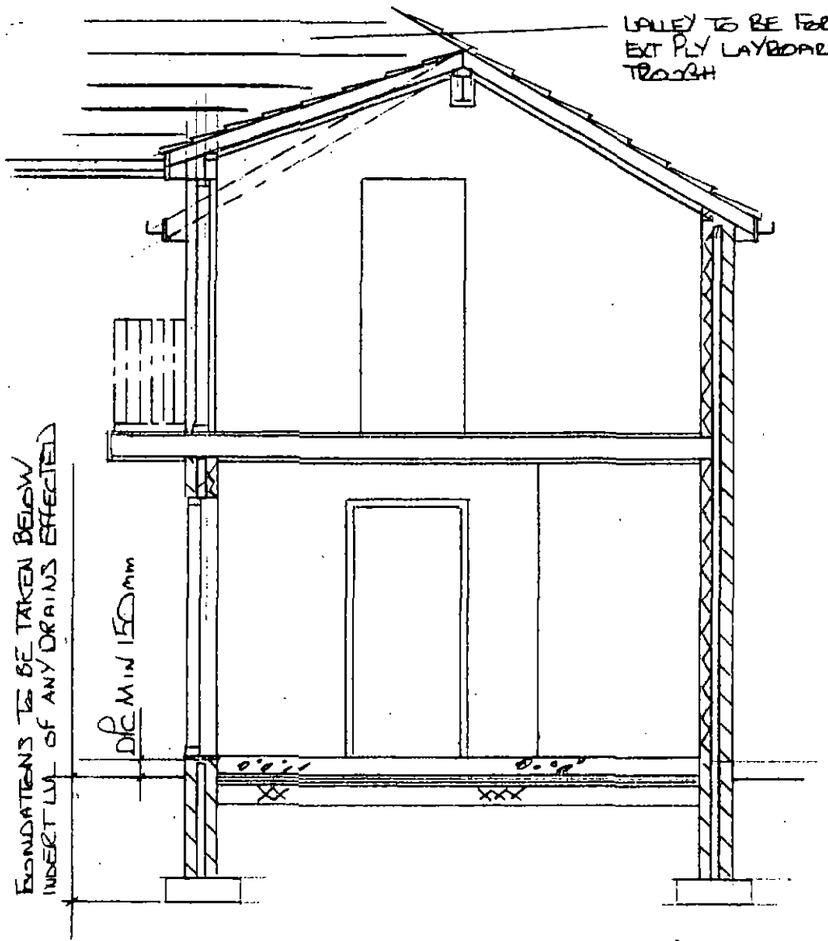
PROPOSED GROUND FLOOR PLAN



PROPOSED PART FIRST FLOOR PLAN



PROPOSED PART FRONT ELEVATION



SECTION AA (1:50)

PROPOSED REAR SIDE ELEVATION

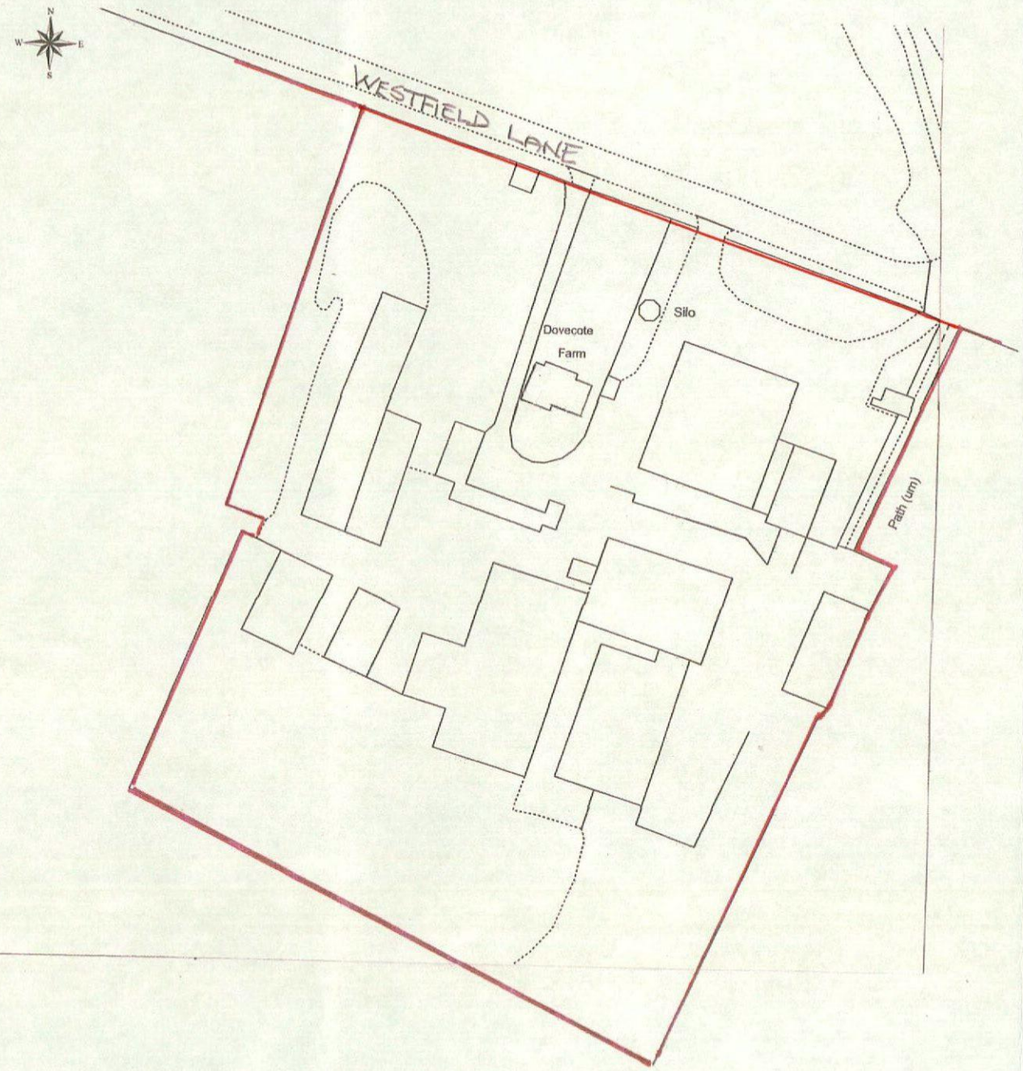
All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.
Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor.
Party wall act- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including:
Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
Support of a beam.
Insertion of a DPC through a wall.
Raising a wall or cutting off projections.
Demolition and rebuilding.
Underpinning.
Insertion of lead flashing.
Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but it is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.
An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidence.

Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel(if required), subject to building inspectors approval.
all foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.

Wall construction- External walls to be finished with 20mm two coat sand/cement render with waterproof additive on 100mm thermalite blockwork, 100mm cavity filled with 100mm Crown dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dab to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl, or use concrete foundation blocks, S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All bwk and blockwork to be suitably bonded to existing (toothed every other brick or use fir fix profiles.) All cavities to be continuous and min external returns to be 665mm.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean , dry hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction to achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, floor lvl to be consistent with existing.



LOCATION PLAN (1:1250)

First floor construction-50mm x 195mm C16 grade joists @ 400crs boarded with22mm floor quality boards, strutting @ centre span, every third joist to be tied down bwk min 6 courses with 30x5 gms straps and to end walls across min 3 joists, noggins between where straps are used, underdrawn with 12.5mm plasterboard with 6mm skim finish. Insulate between joists with 100mm wool insulation. Floor lvl to be consistent with existing.

Roof construction- Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ approx 30degs (to be checked by builder prior to ordering) on 25x50mm treated sw batterns @ pitch to suit tiles on TYVEK or similar breathable roofing membrane. 47x150mm C16 grade rafters @400mm crs (to be doubled up either side of velux windows.) seated on 50x100mm sw timber bolted to U/B @ ridge (see calculations re steelwork and padstones.) and fixed / birdmouthed to 75x100mm sw wall plate. Rafters to be anchored to walls with 1000x30x5mm gms straps taken down 6 courses of brickwork, anchors to span 3 rafters @ max 1500crs, solid noggins where straps are used. 'OPEN' ceiling to have additional skin of 12mm ply screwed to U/S of rafter to act as a GUSSETT. Insulate between rafters with 100mm Kingspan TP10, fix Kingspan TW56 to U/S of rafter with skim finish. (Insulation to be fixed in accordance with manufacturers instructions.)
Note: If minimum roof pitch for tile type cannot be achieved, allow for fitting onduline bitumen impregnated corrugate board over rafters prior to fitting tile battens over. This will allow driving rain that penetrates through the tiles to be taken to gutter. If onduline board is fitted, 25mm wide continuous strip ventilator is required at the soffit of the eaves and redland dry fix abutment ventilator at ridge level with 10mm continuous ventilator provided.

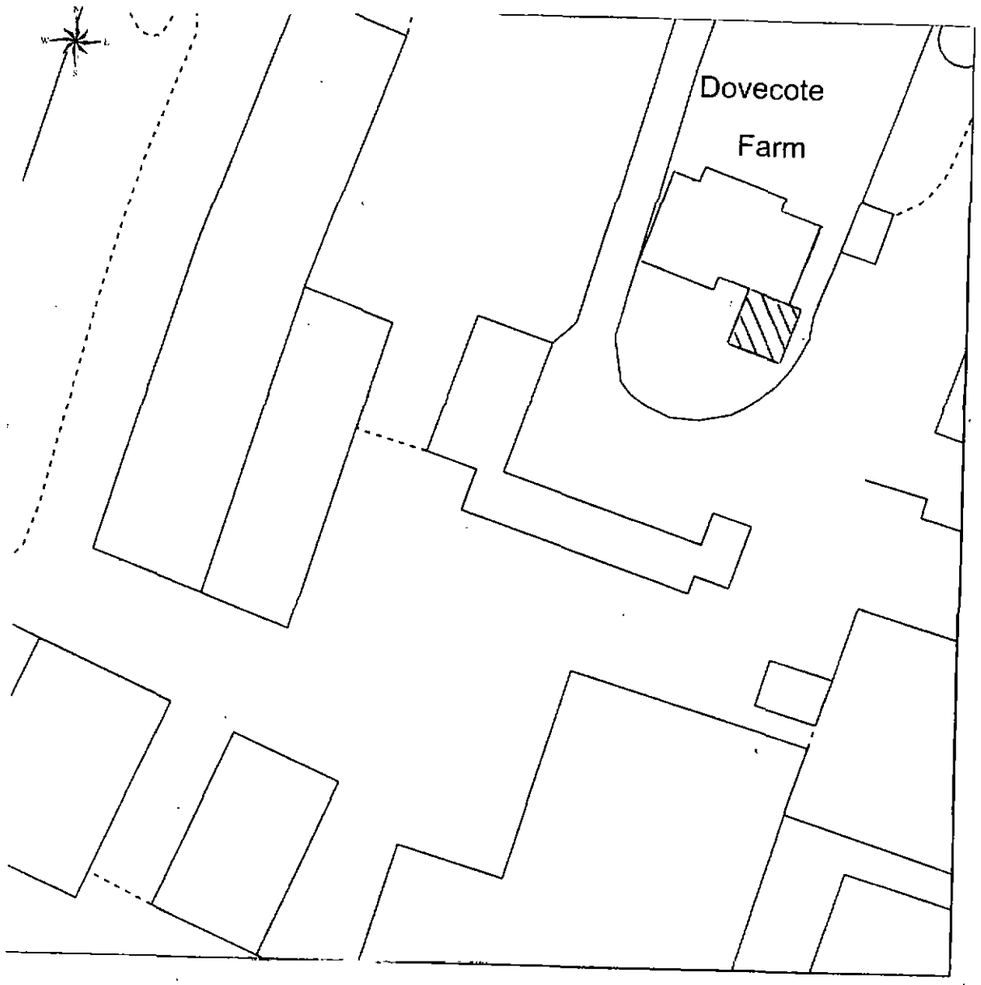
Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.

Internal Walls (load bearing).- to be 100mm thk 600kg blockwork with 12.5mm plasterboard and skim on plaster dot and dab with skim finish.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams.

Windows- All windows to be double glazed upvc or aluminum construction to match existing. Glazing to have either a whole U value of 1.6 w/m2k or an energy rating of C or better and to have opening lights
equal to 5% of the floor area and incorporate trickle vents with min 8000mm2 to habitable rooms and 4000mm2 to other rooms. All glazing to be in accordance with BS 6206 1981 and to be marked accordingly ie toughened or laminated glazing to any windows with cills below 800mm from floor lvl to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500 mm from floor lvl.
Fire escape windows to be 0.33m2(450 x 750) and be min 800mm max 1100mm from fl lvl to underside of clear unobstructed opening.



SITE PLAN (1:500)

Mechanical ventilation- Kitchen to have extractor fan with min 60lit/s extraction or 30lit/s if fitted to cooker hood, and WC/bathroom to have extractor fan with min 15lit/s extraction with 3 air changes/hr with minimum 15 min over run facility operated by light switch.

Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Fire Door- Doors marked as FD30S on plan to be FD30 fire door with intumescent strips with integral smoke seal to sides and head of door frame and to have self closing devise. Ensure correct ironmongery is fitted to suit FD30 and that intumescent strips are not painted over.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671.
Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m2 or 1 in 4 fixed light fittings.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-syphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.

Drainage- All underground drainage to be hepsleeve pipe or similar with push-fit polypropylene flexible couplings, drains to be laid to minimum fall of 1:40 and connected into main drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drains to be surround with 150mm concrete with 13mm compressible board movement joints @ 5m crs. Drains with more than 300mm to be surrounded with 100mm granular fill. Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintels to be provided where drains pass through external walls to form opening to provide 50mm clearance all round. Opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.
Any new inspection chambers to be constructed in class B engineering bwk on a 150mm concrete base, fitted with a durable cover and frame. Alternatively use pre-formed Hepworth chamber, these not to exceed 1000mm invert depth, used in strict accordance with all manufactures instructions and recommendations.
Note. Drainage indicated, runs, directions etc, to be confirmed on site at the commencement of the project with the building inspector.

Surface water- New guttering, facias and soffits to match and consistent with existing, 65mm dia Rwps to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1.100 or1.50 unless stated otherwise.