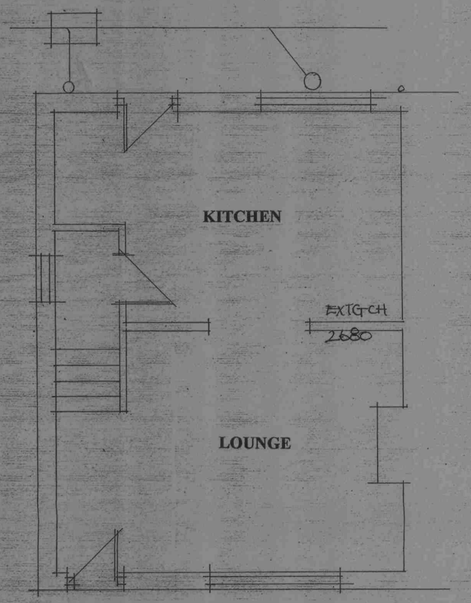
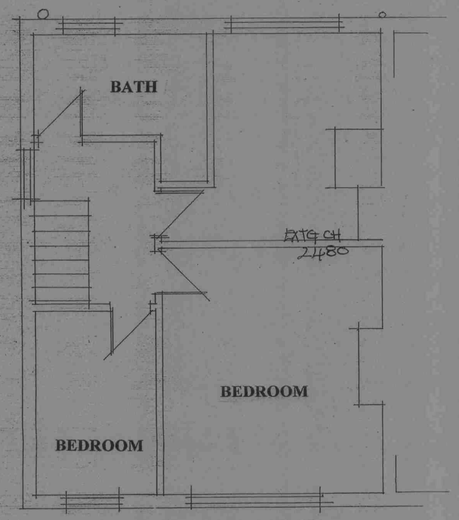
1:1250


COBCAR AVENUE
HOWSE STREET
STRAFFORD AVENUE
OAKENROYD CROFT
Path (um)

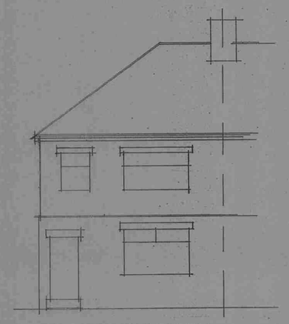
PROPOSED TWO STOREY REAR EXTENSION AT 56 STRAFFORD AVENUE ELSECAR



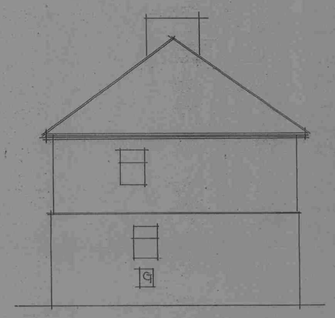
EXISTING GROUND FLOOR



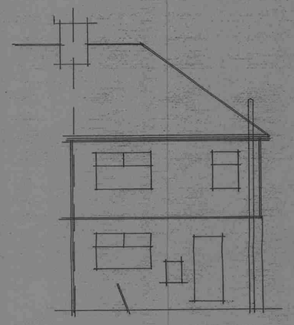
EXISTING FIRST FLOOR



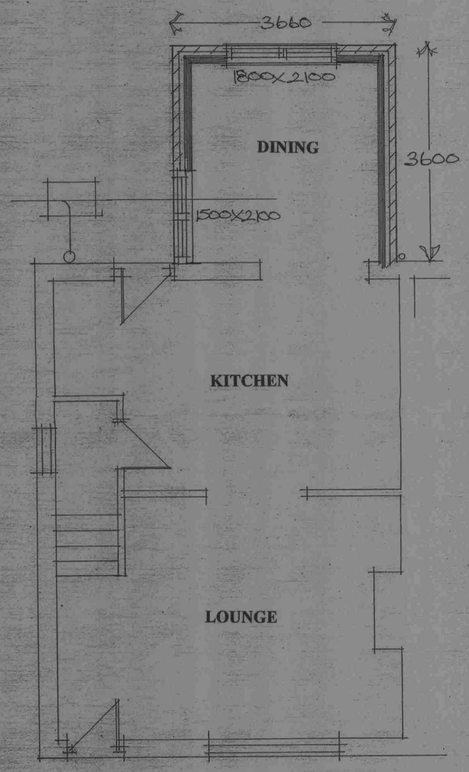
EXISTING FRONT



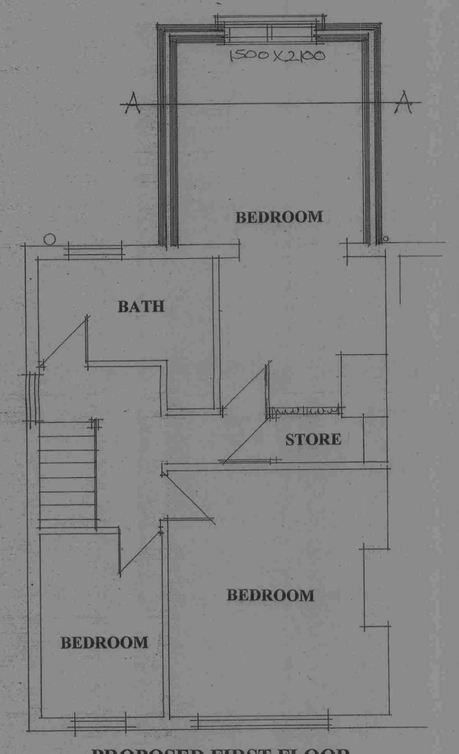
EXISTING SIDE



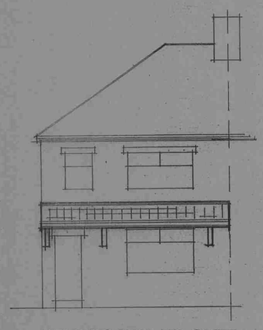
EXISTING REAR



PROPOSED GROUND FLOOR



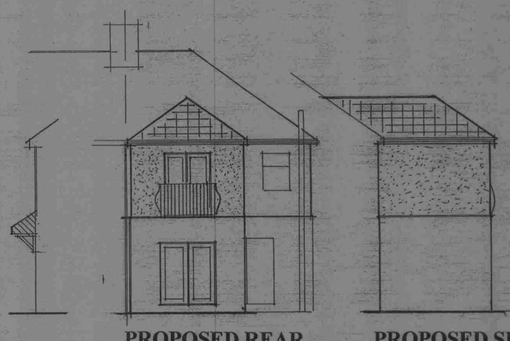
PROPOSED FIRST FLOOR



PROPOSED FRONT

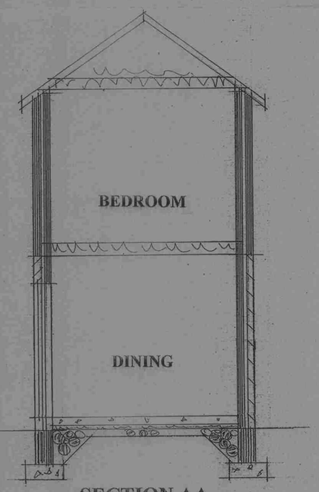


PROPOSED SIDE



PROPOSED REAR

PROPOSED SIDE



SECTION AA

SCALE 1:50 1:100

CMR
28 MA

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level.

Ground Floor 100mm concrete trowelled smooth on 1200g DPC on 50mm of sand blinding 75mm kingspan and at least 100mm of compacted stone. Where instructed to do so by the Building Control Officer a Radon barrier is to be installed comprising 1200g DPM that covers the whole foot print of the extension bridging the cavity with tray DPC over. All joints taped.

First Floor 18mm T & G chipboard type 2 or 3 for wet areas on 50mm x 200mm joists to accommodate 100mm of rockwool for sound insulation underdrawn with 12.5mm plasterboard 5mm skim. 1 row of full depth strutting 50mm wide mid span. Double joist under parallel partitions. Ensure floor is laid level with the existing determined through the rear opening. Access ground and first floor under the existing lintols .

Walls 100mm brickwork to match the existing 85mm cavity fully filled with rockwool batts 100mm thermalite blockwork wall above tile creasing comprising two leaves of blockwork as described 85 mm cavity fully filled with rockwool batts sand and cement waterproof render finish 12.5mm thick applied in two coats. 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agre'ment certificate for wider cavity. 2000g DPC to each masonary leaf at least 150mm above ground level and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. Internal partitions to comprise 12.5mm plasterboard 5mm skim either side of a 50mm x 100m stud partition insulated between with 100mm fibreglass.

Roof Concrete interlocking tiles to match existing suitable for pitch and laid in accordance with manufacturers instruction on 50mm x 25mm tile battens and 1 layer of Tyvek fully breathable felt. Roof trusses fixed to a 100mm x 50mm wall plate with truss clips at 600mm centres and bracing in accordance with BS5268 part 3. 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings soakers tray DPC to all abutments 150mm lead up stands. Rain water to discharge to and in order of priority A) water course B) soakaway 1m³ in capacity 5m from any building C) existing on site system through trapped gullies all to the complete satisfaction of the District Building Surveyor. Fibreglass vallies on plywood layboard. Roof trusses to be manufactured to dimensions taken by supplier on site and not from plan. Truss manufacturer to make provision and supply a girder truss to span across the wall plate line of the altered bedroom to support the existing and proposed roofs. Alternatively construct a traditional roof comprising 25mmx150mm ridge board 50mmx125mm rafters triangulated to 50mmx200mm ceiling joists all at 400mm centers triangulate rafters on hipped end by securing 50mmx50mm timbers to each rafter foot and back across 3 ceiling joists 50mmx 200mm hip rafters 50mmx100mm dragon ties 25mmx225mm lay and valley boards Front canopy to be tiled as above on 50mm x 100mm spars at 400mm centres supported on a 75mm x 225mm trimmer spanning across gallows brackets bolted to the masonary code 4 lead flashing to abutment

Windows UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.8wm²k. Opening lights to be 1/20th of the floor area and 8000mm ² trickle vents to all rooms. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor.Juliet balcony guarding at 1100mm above floor level vertical spindles at 100mm centres bolted to the masonary. Install mechanical extract fan in kitchen discharging to external air at a rate of 60 l/sec .

Drains . All wastes to be 38mm diameter with 75mm deep seal anti vacumn traps. No connection on S&VP within 200mm below WC connection. S&VP to terminate through lead slate with a cage 900mm above any opening light within 3m. All drains to be 100mm osma plastic bed and surround in pea gravel discharging to existing manhole down cover. Rain water to connect back into existing system through trapped gullies. 100mm half round gutter 63mm down pipes. All drains to be lintolled over where walls cross rocker pipes either side of wall 50mm movement space flexibly sealed.

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps secured over 3 structural timbers at right angles to the walls and 50mm wide full depth strutting. Straps to commence 600mm from the apex over the first uncut block and at 1.8m centres thereafter to floor ceilings and verges.

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 shall issue a certificate in accordance with BS 7671 on completion. Provide a mains wired smoke detection and alarm system with battery backup to ceiling of ground and first floor landing.

. Any new boiler to be class A with minimum sedbuk of 86%.Provide one energy light fitting to the bedroom extension

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 Corgi registered installer or other suitable qualified 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 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.**

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.

If 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.