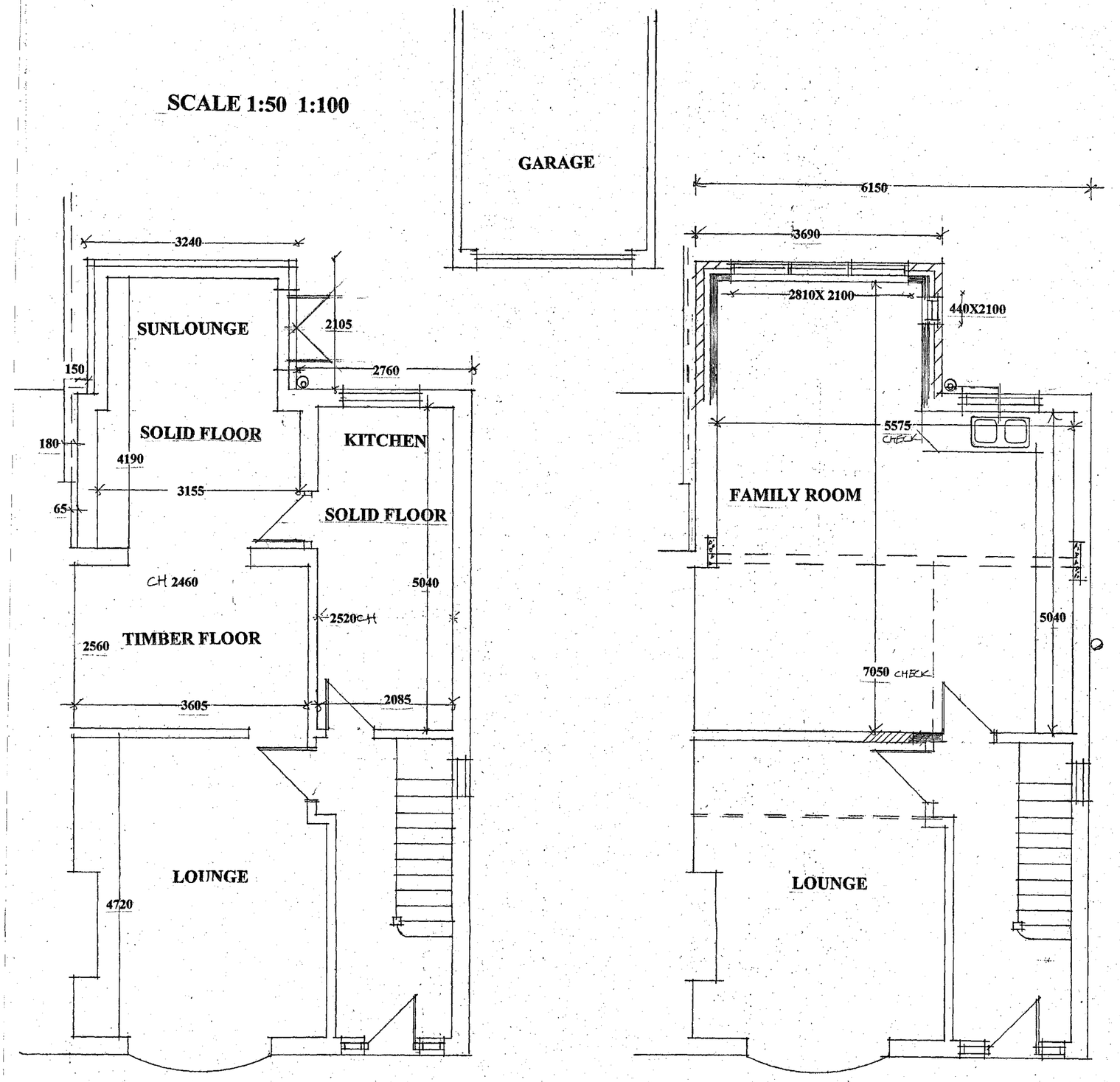
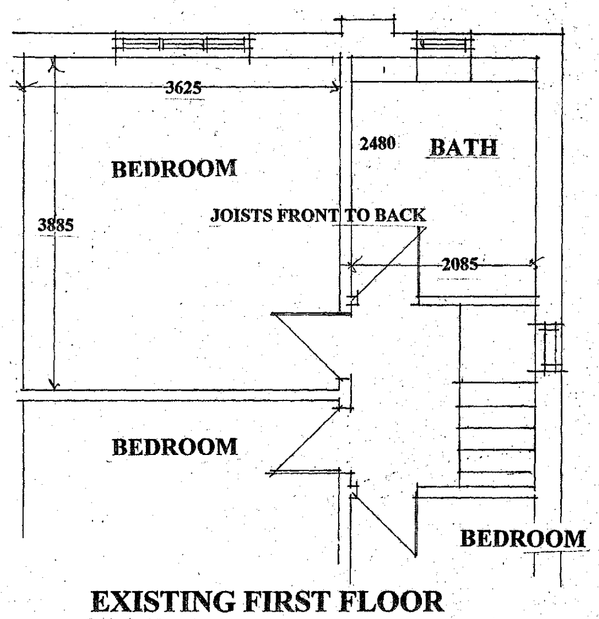
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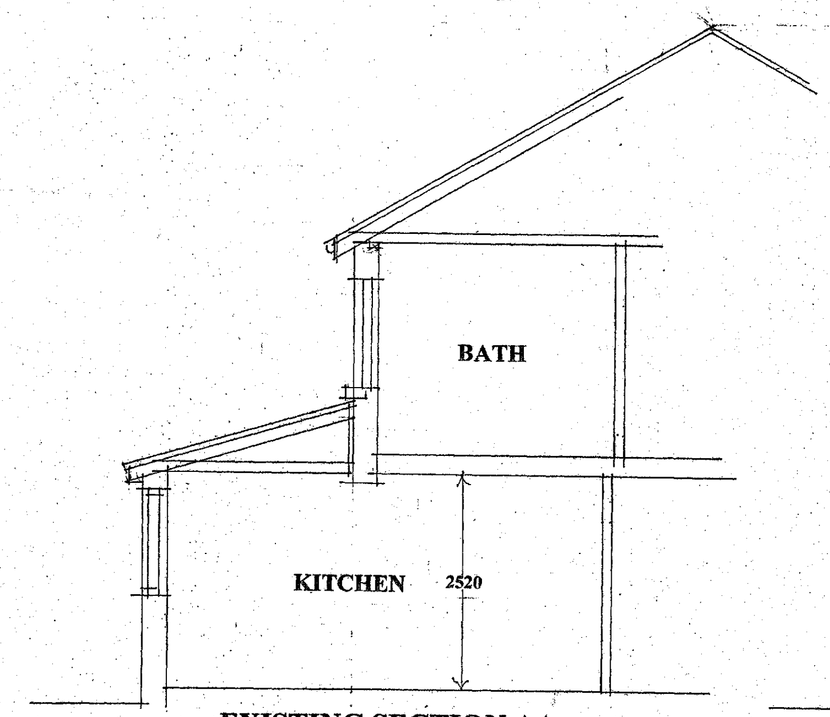


EXISTING GROUND FLOOR

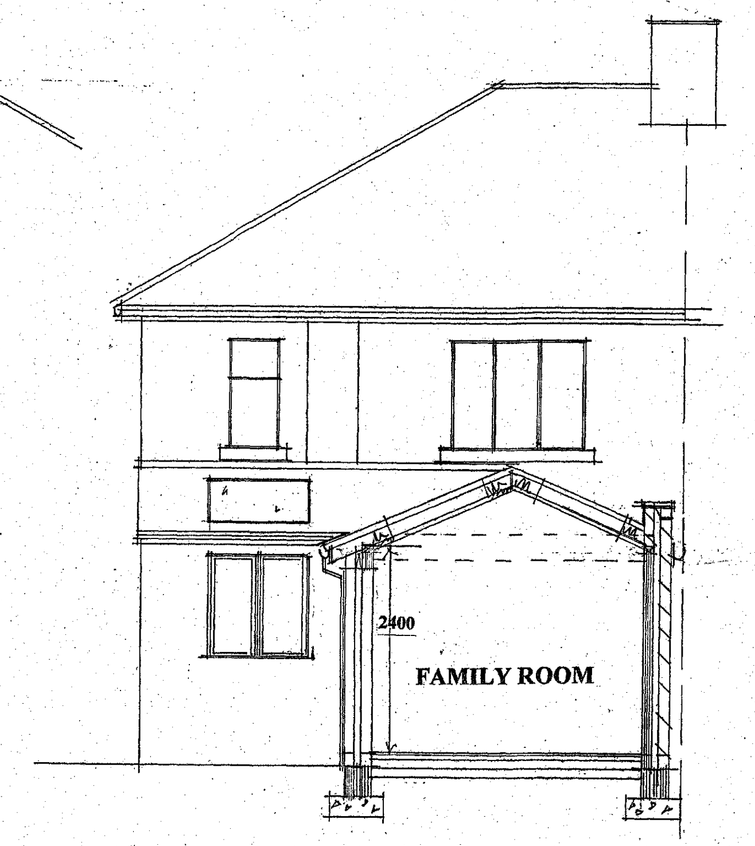
PROPOSED GROUND FLOOR



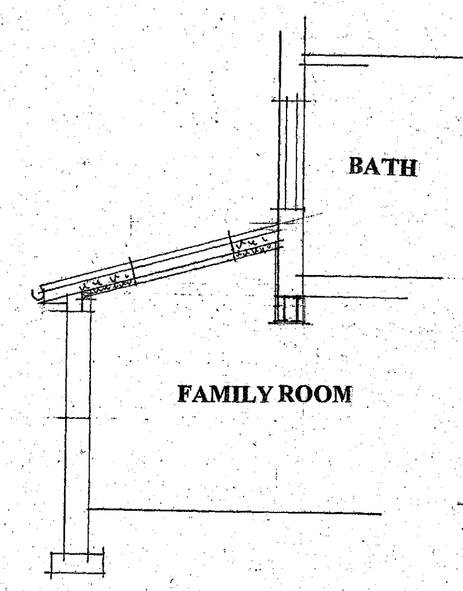
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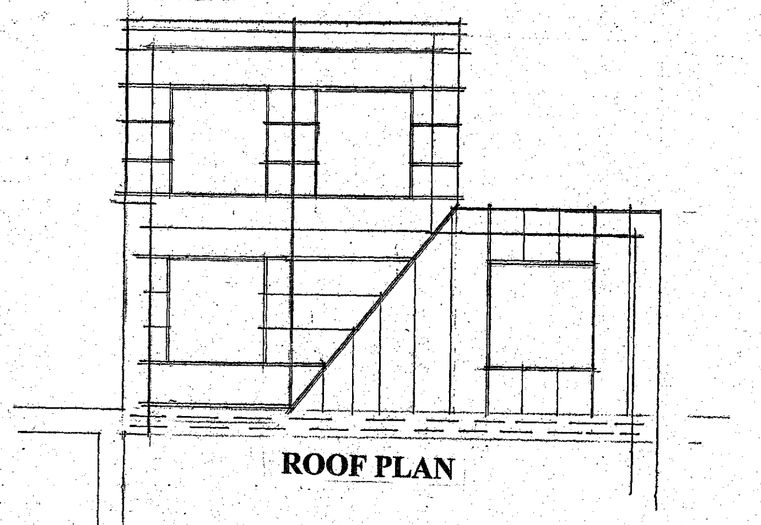
EXISTING SECTION AA



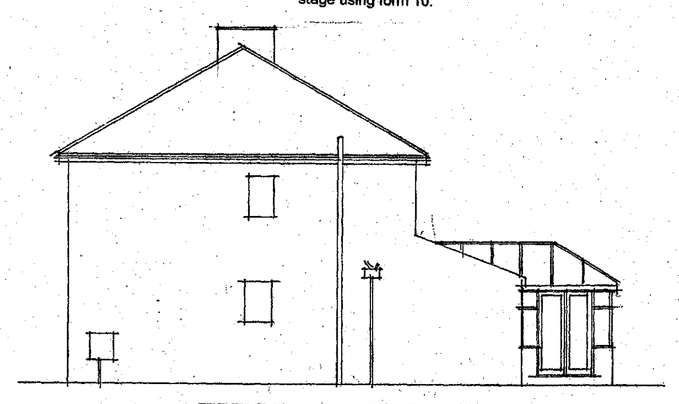
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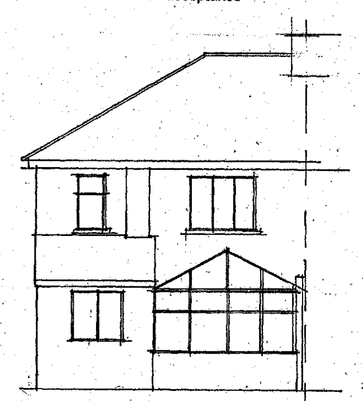
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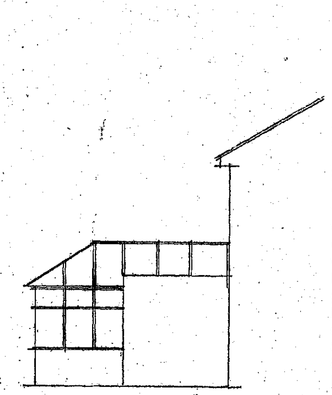
ROOF PLAN



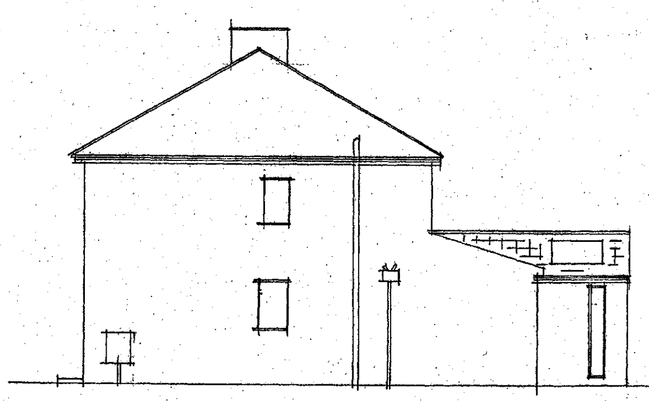
EXISTING SIDE



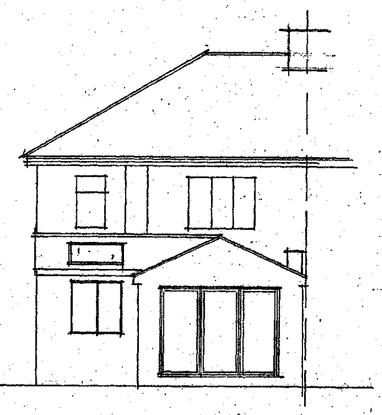
EXISTING REAR



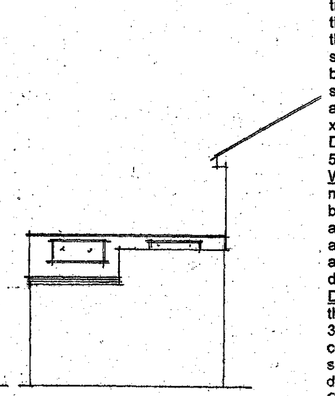
EXISTING SIDE



PROPOSED SIDE



PROPOSED REAR



PROPOSED SIDE

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.

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 legal boundaries and final dimensions are to be confirmed by the client prior to commencement of work Existing conservatory structure to be taken down and disposed of in accordance with clients wishes.

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 minimum 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains all in accordance with NHBC guidance. Full cavity wall width 7 Newton block to ground level.

Walls 100mm brickwork to match existing 100mm cavity fully filled with rockwool batts. 100mm blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls and closed using a thermabate cavity closer U value of walls to be 0.28w/m²C 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. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the concrete oversite to bridge the cavity with tray DPC over. 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. All external wall masonary to match existing in design and detail.

Floor The existing dining room floor is suspended timber above a void. Remove the existing boards and joists and fill with compacted limestone in 150mm layers to accommodate a new floor that will continue throughout the extension and into the existing dining room and kitchen that will become part of the same living kitchen space . Floor to comprise tiled or engineered wood finish as confirmed by client on 65 mm sand and cement screed over a 500g membrane on an underfloor heating system as clients instruction on 100mm of kingspan floor insulation with 25mm perimeter upstands 100mm concrete and at least 150mm of compacted stone. Provide through ventilation to any remaining sub floor by ducting to the outside from air grates equivalent in free ventilation area to those lost liners tray DPC over

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.

Roof Remove the existing kitchen of shot roof covering and ceiling joists to leave the spars as a vaulted roof, determine there position and size suitable to remain or remove and renew as part of the complete roof. Use 2x50mm x 175mm valley rafters bolted together to support the intersection. Continue the cavity wall up to form a parapet adjacent the neighbours extension and terminate with concrete copings secured above a tray dpc that prevents water from entering the cavity provide weep holes in the outside leaf of masonary directly above the tray at 600mm centres. Form a secret gutter in lead behind the parapet that laps 450mm up the roof on a layboard and turns on top of the inner leaf parapet to protect the tray dpc. Turn the lead onto the tiles to discharge water into the eaves gutter Concrete interlocking tile suitable for pitch laid in accordance with manufactures instruction on 25mm x 50mm tile battens and 1 layer of Tyvek fully breathable felt. 50mm x 125mm rafters at 400mm centres secured to the 100mm x 50mm wall plates insulate between the rafters with 100mm kingspan and the fix another 40mm underneath throughout. 12. 5 mm plasterboard 5mm skim 25mm x150mm ridge 25mm x 225mm lay and valley boards Code 4 lead flashing and vallies tray DPC to all abutments.. Upvc fascia and soffits Secure the wall plates down the inner leaf with 5mm x 30mm a 1200mm long galvanized mild steel lateral restraint straps at 900mm centres

Windows Class A double glazed UPVC windows with K or Low E glass and units that have a minimum 16mm spacer between panes and a U value of 1.6. All 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 1/20th of the floor area and 8000mm trickle vents. Velux windows to be installed as manufacturers details and at a minimum pitch of 15 degrees. Builder to agree with client specification of windows and doors prior to commencement of work

Drains Any 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. Resite the existing gulley in the internal corner abutment Any underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. 100mm half round gutter 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.

Alterations Take down the existing conservatory walls windows and roof to replace with an extension in traditional construction Rebuild in the position shown on plan and construct a vaulted roof to continue over the kitchen. Support the existing structure to install structural steelwork in accordance with engineers details across the rear of the existing dwelling at ground floor and between dining and kitchen Enlarge the opening between existing and proposed and encase all steelwork with 12.5 mm plasterboard 5mm skim to achieve full half hour fire resistance make good plaster finishes 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 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.

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PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS AT 15 TEMPEST AVENUE DARFIELD