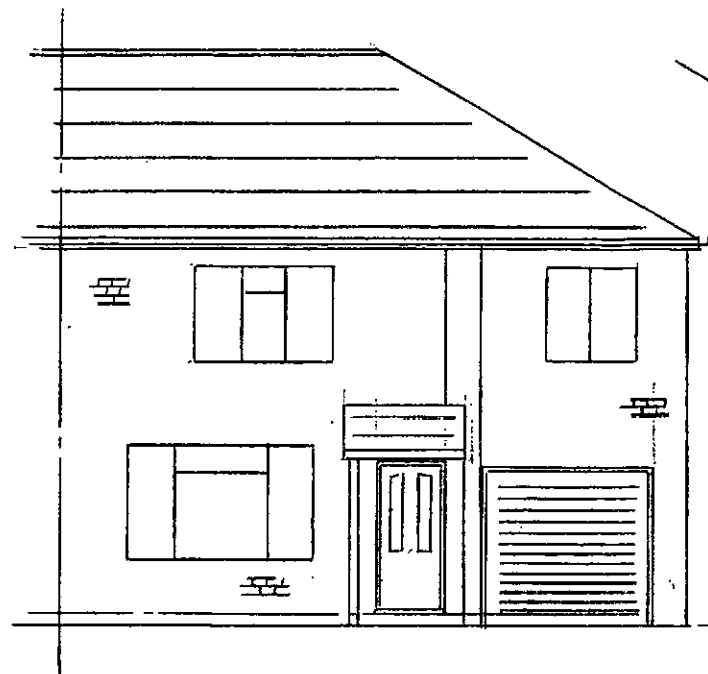
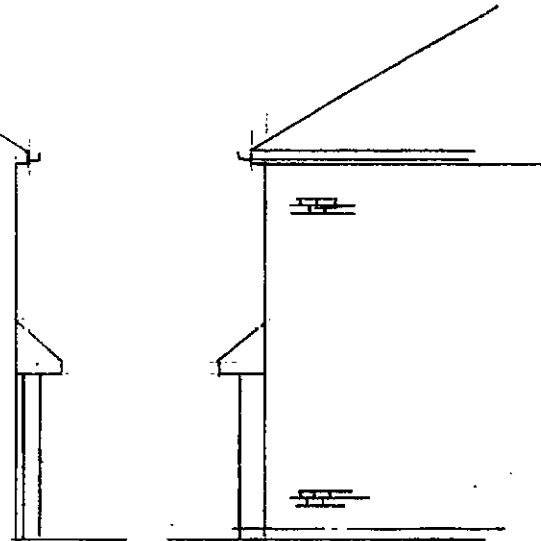
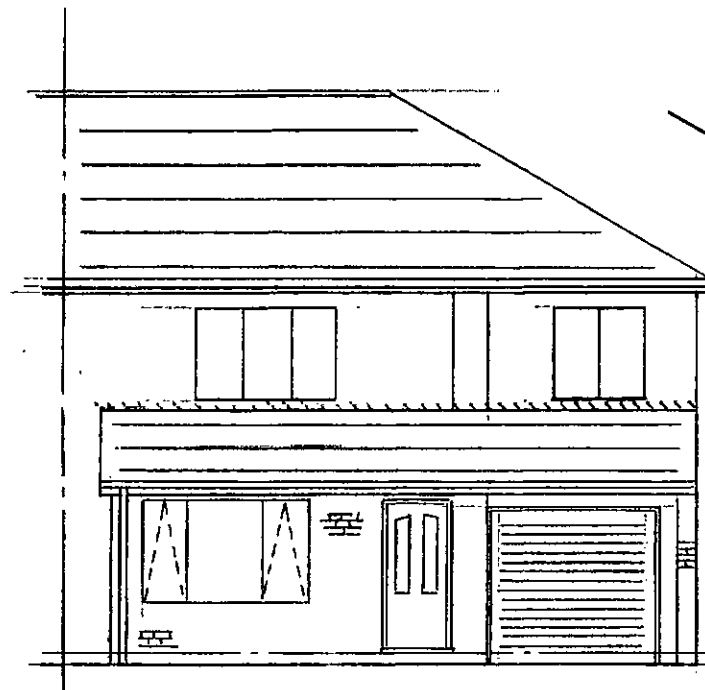




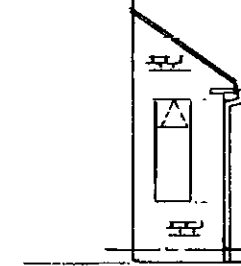
EXISTING FRONT ELEVATION



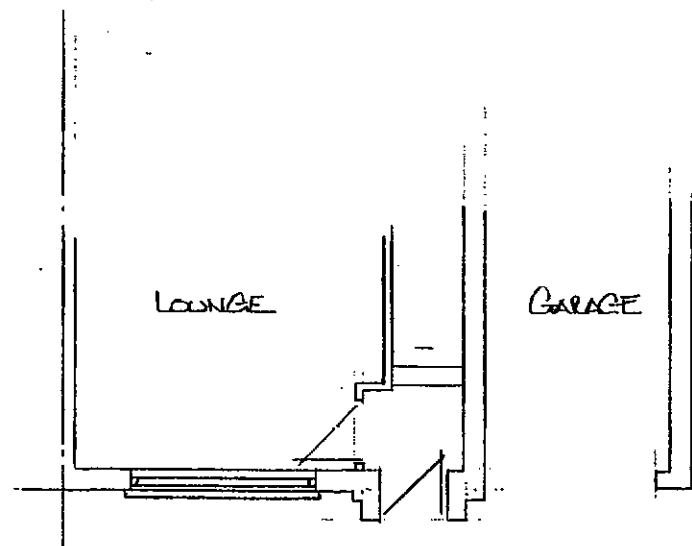
EXISTING SIDE ELEVATION
FROM N° 25



PROPOSED FRONT ELEVATION

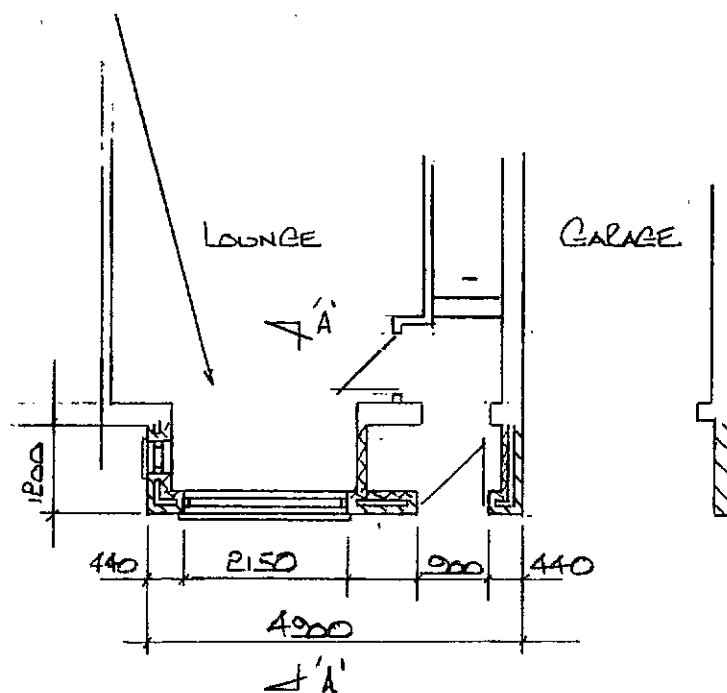


PROPOSED SIDE ELEVATION
FROM N° 25

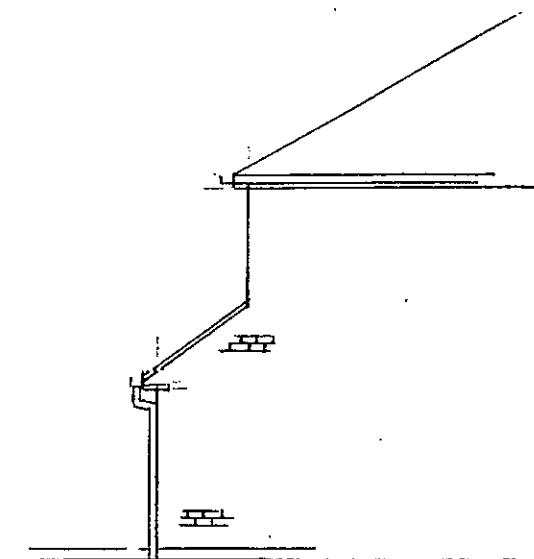


EXISTING PART FRONT GROUND FLOOR PLAN

TAKE DOWN EXISTING CANNY INCLUDING BUNK
PERS AT FRONT, AND TAKE OUT EXISTING
WINDOW AND BUNK BELOW TO FORM OPENING.
SITE CHECK TO BE MADE OF EXISTING
UNTEL TO MAKE SURE SUITABLE, REPLACE
IF READ.

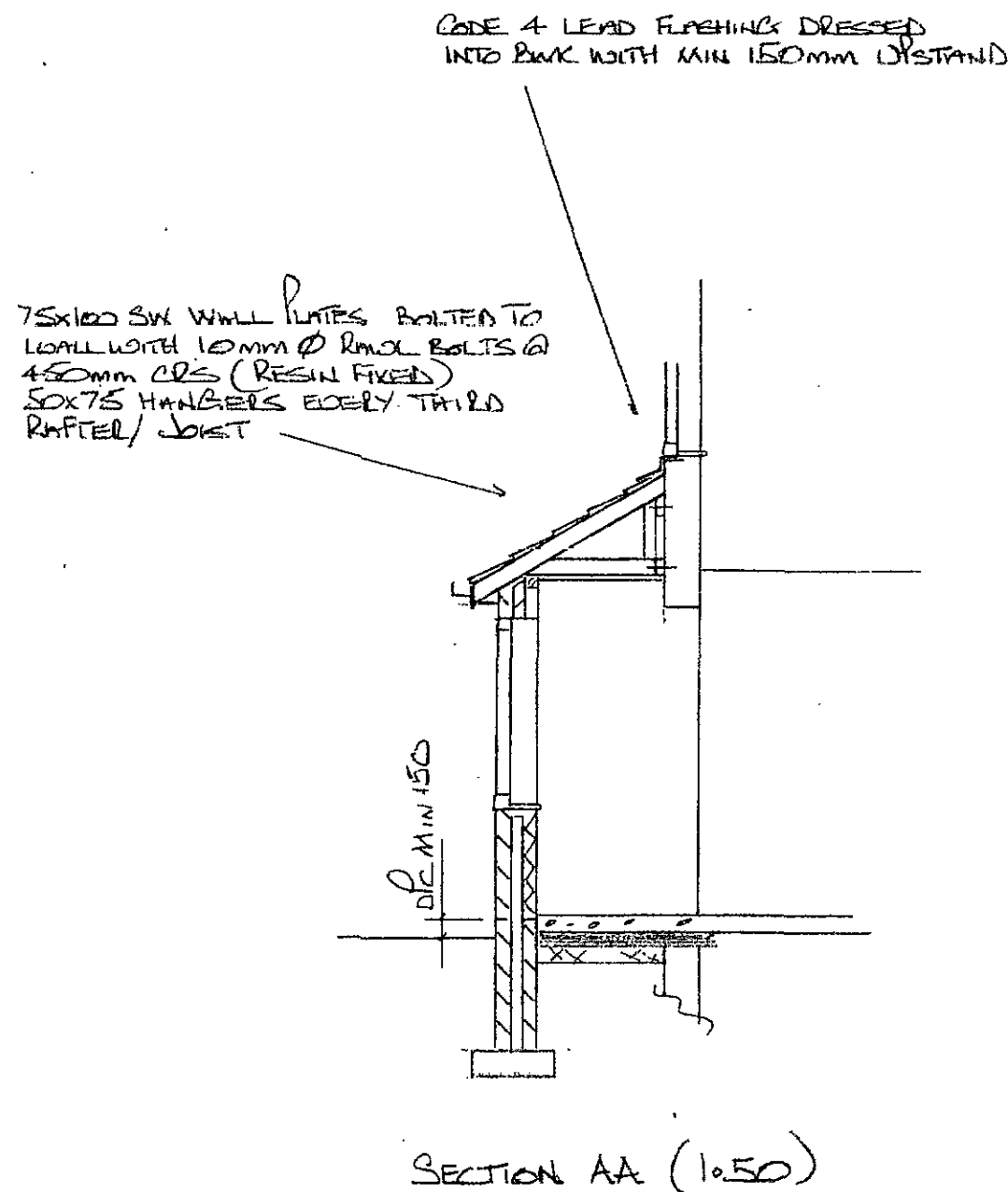


PROPOSED PART FRONT GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION
FROM N° 21

PROPOSED FRONT GROUND FLOOR
EXTENSION TO 23, CHAPEL STREET,
BOLTON UPON DEARNE.



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.

An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidance.

Roof construction- (front) Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ approx 30 degs (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on 47x100 C16 rafters @ 400crs, 47x100 C16 joists @ 400crs seated on and fixed / birdmouthed to 75x100 sw wall plate. Rafters and joists to be anchored to walls with 1000x30x5 gms straps taken down bwk min 6 courses, anchors to span 3 rafters/joists @ max 1500crs, solid noggins where straps are used, min 300mm fibreglass quilt, 100mm between joists and 200mm @ 90degs underdrawn with 12.5mm plasterboard and skim.

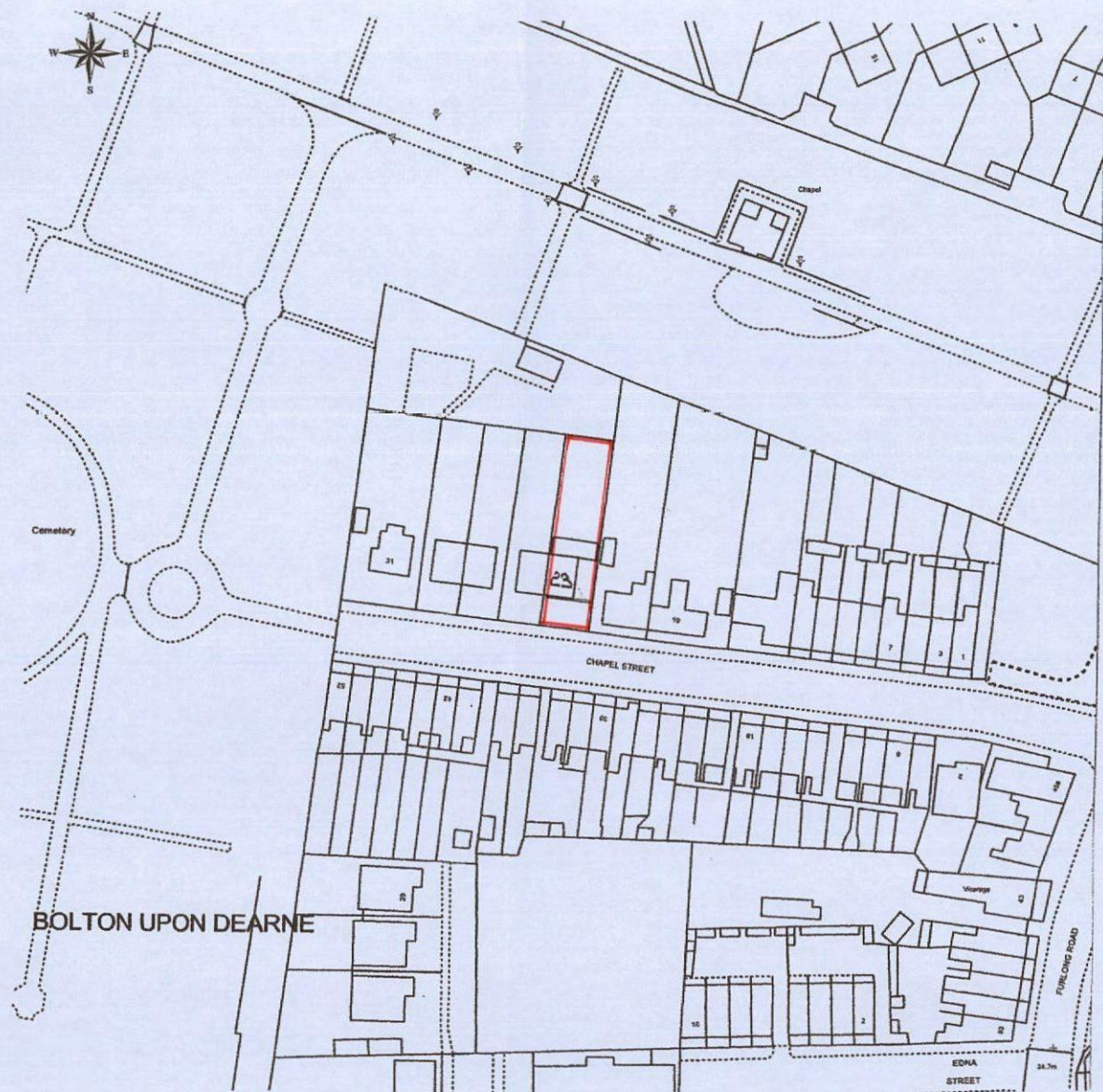
Wall construction- 102.5mm facing bwk to match and be consistent with existing, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete 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.

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.

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



LOCATION PLAN (1:1250)

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.

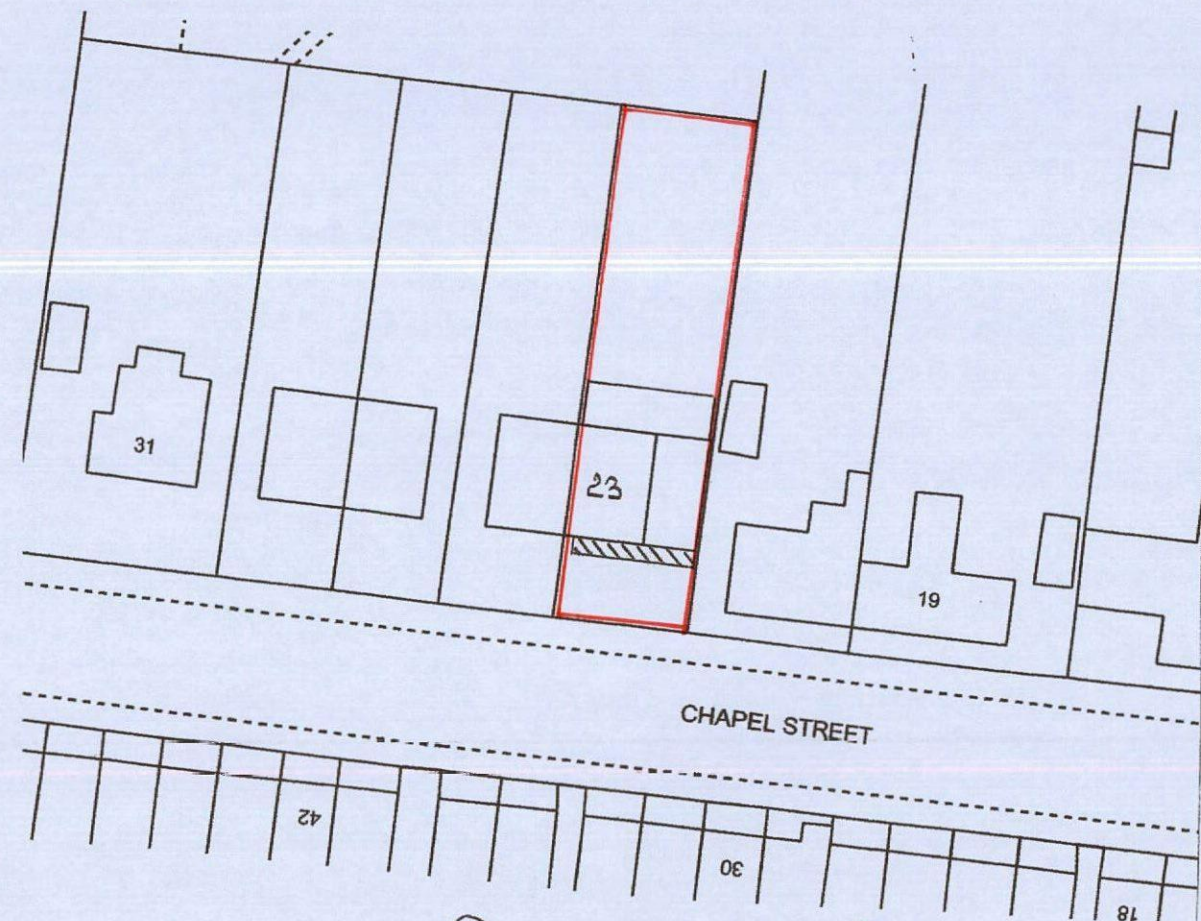
Lintels- Catnic or similarly approved and to have min 150mm end bearing (size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finish to achieve min 30 minutes FR.

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.

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

Surface water- New guttering, fascias and soffits to match and consistent with existing, 65mm dia Rwp's 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 or 1:50 unless stated otherwise.



SITE PLAN (1:500)