

1:500 ↑ N

Gawper



101250 ↑ N



Gawber

The Site

TREELANDS

ROWAN DRIVE

INTAKE LANE

WHARFEDALE ROAD

WHARFEDALE ROAD

DOWNES

WHARFEDALE ROAD

6000

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.

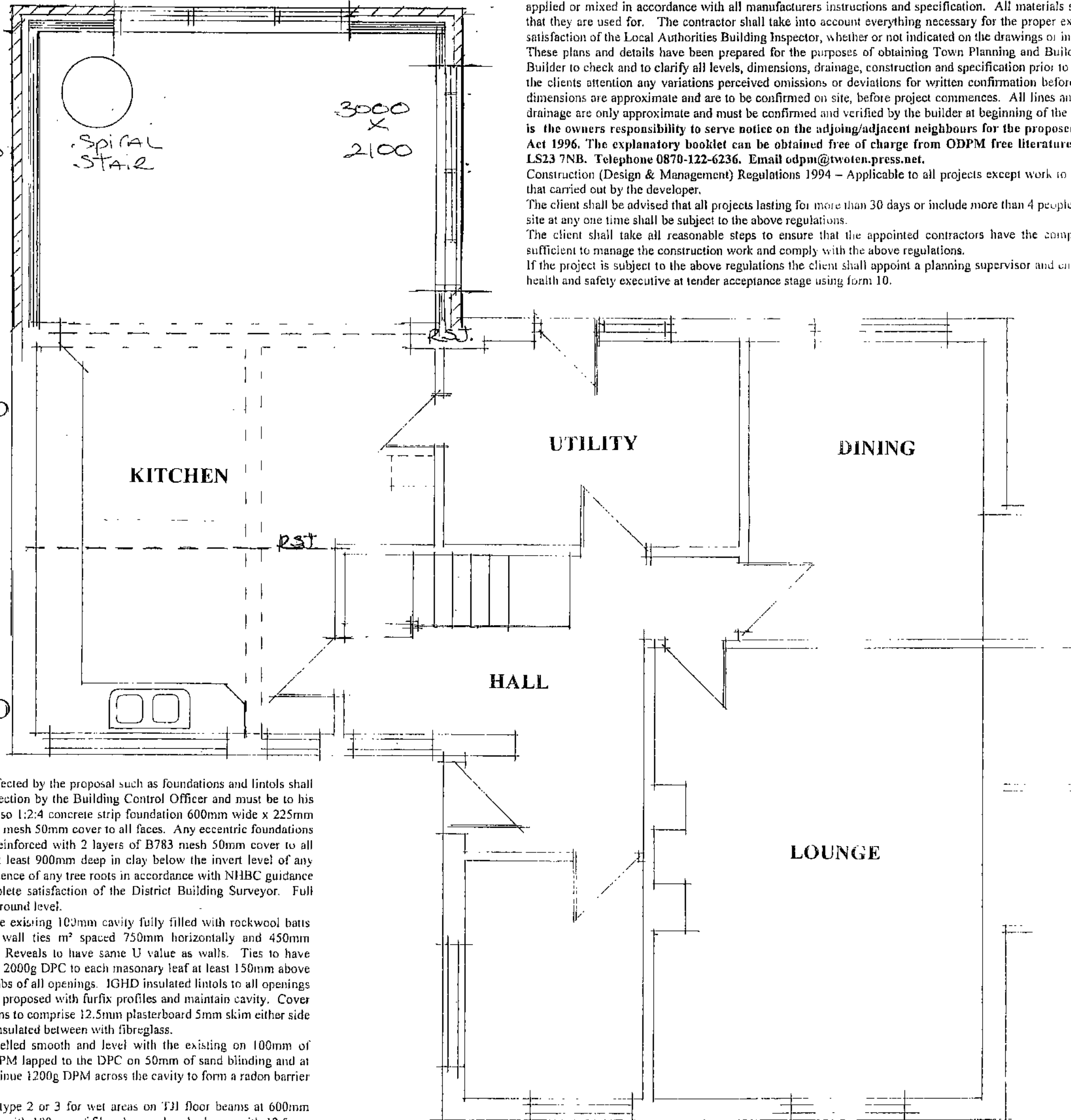
These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations 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 adjoining/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@wroten.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.

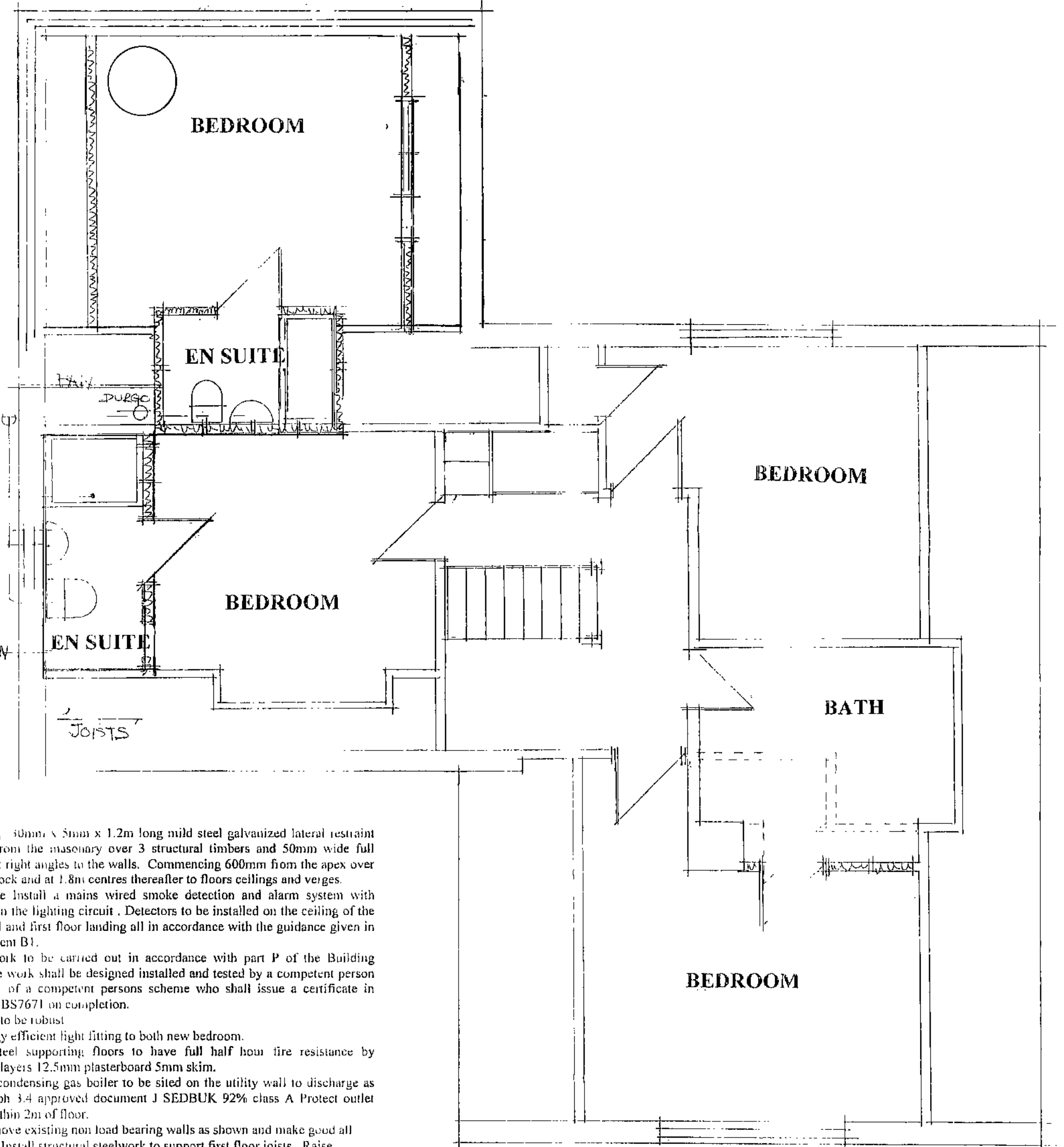
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.

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.

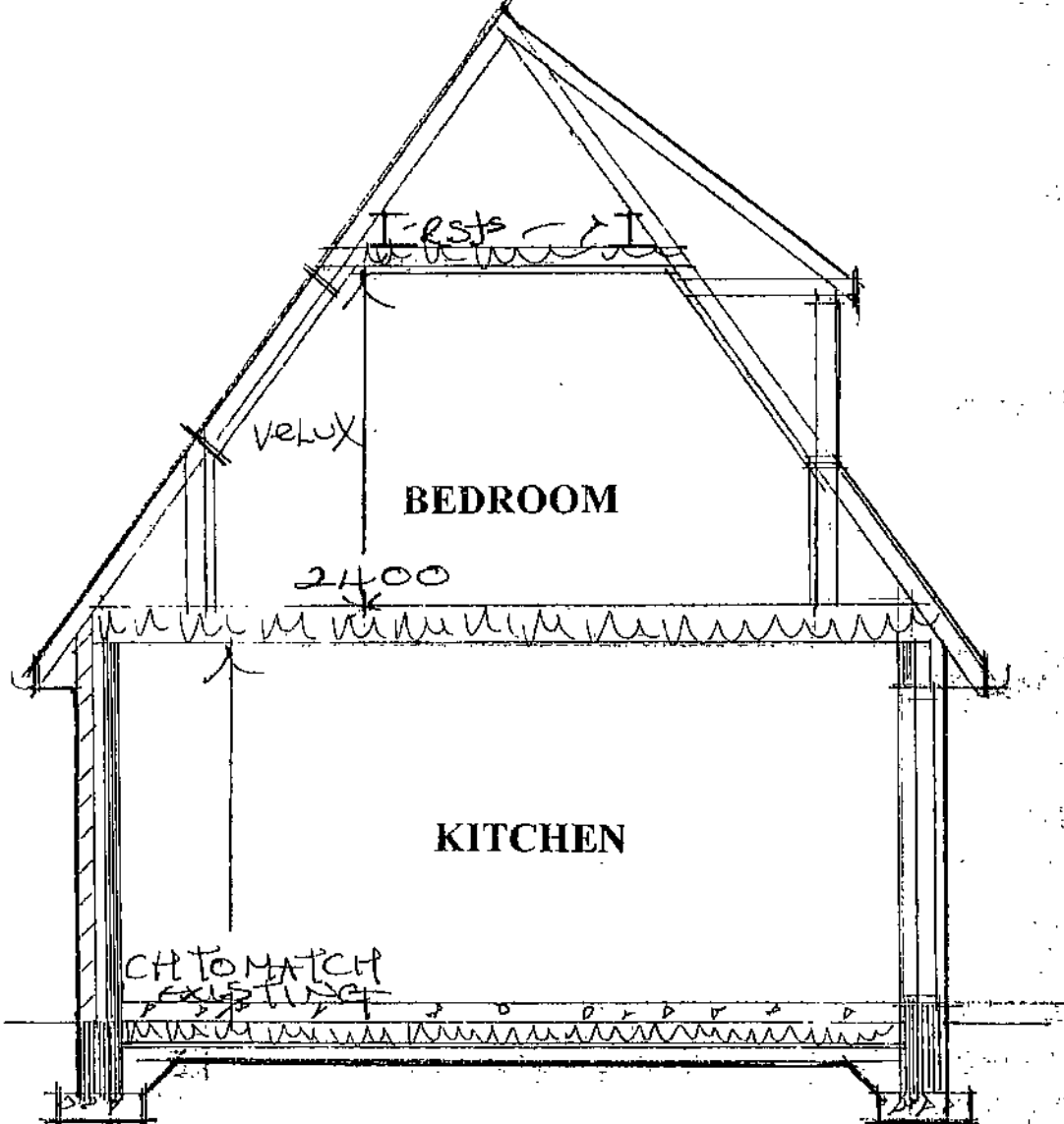
If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SECTION AA

Foundations All existing structure affected by the proposal such as foundations and lintols shall be exposed by the developer for inspection by the Building Control Officer and must be to his complete satisfaction or altered to be so 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A192 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.

Walls 100mm brickwork to match the existing 100mm cavity fully filled with rockwool batts 100mm blockwork 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 agreement certificate for wider cavity. 2000g DPC to each masonry 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. Cover joint with down pipe. Internal partitions to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm stud partition fully insulated between with fibreglass.

Ground Floor 100mm concrete trowelled smooth and level with the existing on 100mm of Kingspan floor insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Continue 1200g DPM across the cavity to form a radon barrier and protect with tray DPC over.

First Floor 22mm T & G chipboard type 2 or 3 for wet areas on 171 floor beams at 600mm centres. Joists to be insulated between with 100mm of fibreglass and underdrained with 12.5mm plasterboard 5mm skim. 1 row of 50mm wide full depth strutting mid span to all joists. Double joist under all parallel partitions.

Stair To be manufactured to actual measurements taken on site but to comply with the following criteria. Maximum rise 220mm minimum going 220mm 2 x R + G = 550mm to 700mm. Maximum pitch 42°. Minimum head room above pitch line to be 2m. Provide handrail 900mm above the pitch line and landing with vertical spindle guarding at 100mm centres.

Windows Double glazed UPVC windows with K or Low E glass units that have a 16mm spacer between panes and a u value of 1.8. 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 800mm trickle vents. Juliet balcony guarding to be 1100mm above the floor with vertical spindle guarding at 100mm centres. Provide mechanical extract to kitchen and en suites discharging at a rate of 60 l/sec and 15 l/sec to external air. En suite fan to be operated on light switch 15 minute over run 10mm gap under door.

Drains Position to be located by builder on site and agreed with Building Control Officer. All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacuum traps. No connection S & VP within 200mm of WC connection. S & VP to extend 500mm above any opening light within 3m and terminate with a cage. S & VP to discharge to manhole on existing FW system comprising 150mm concrete base and 225mm brickwork or osma plastic chamber max 450 diameter 1.0m deep. All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. All gutters to be 100mm half round 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.

Roof The covering to match existing laid in accordance with manufacturers instructions and suitable for pitch on 50mm x 25mm battens on 1 layer of Tyvek fully breathable felt. 50mm x 150mm rafters at 400mm centres secured to a 25mm x 150mm ridge and birdsnatched over the proposed 100mm x 50mm wall plates all triangulated to the proposed floor joists. Bolt 50mm x 100mm wall plates to the top of the structural steel purlins as shown to support the rafters. 225mm x 25mm lay and valley boards code 4 lead flashing soakers and aprons upstands and valleys. Insulate the roof slopes horizontal ceilings and all dwarf stud walls with 100mm of Kingspan between the timbers and 25mm across the timbers room face. 12.5mm plasterboard 5mm skim internal finish. 50mm x 100mm dwarf stud walls finished in 12.5mm plasterboard 5mm skim room face. 50mm x 150mm ceiling joists triangulating each pair of rafters.

Dormers Covering as main roof on 50mm x 125mm rafters triangulated to 50mm x 150mm ceiling joists all at 400mm centres. 100mm x 100mm corner posts 100mm x 175mm head above window. Triple rafter under dormer cheeks and trimmer 50mm x 100mm framework to dormer cheek insulated with Kingspan as above. Clad dormers with Upvc boarding on 50mm x 25mm battens on unwatered sarking felt stapled to 9.5mm WBP plywood screwed to the studs. Finish internally with 12.5mm plasterboard 5mm skim on a vapour barrier stapled to the studs.

Lateral Restraint 30mm x 50mm x 1.2m long mild steel galvanized lateral restraint straps secured from the masonry over 3 structural timbers and 50mm wide full depth strutting at right angles to the walls. Commencing 600mm from the apex over the first uncut block and at 1.8m centres thereafter to floors ceilings and verges. Means of escape install a mains wired smoke detection and alarm system with battery backup on the lighting circuit. Detectors to be installed on the ceiling of the ground floor hall and first floor landing all in accordance with the guidance given in approved document B1.

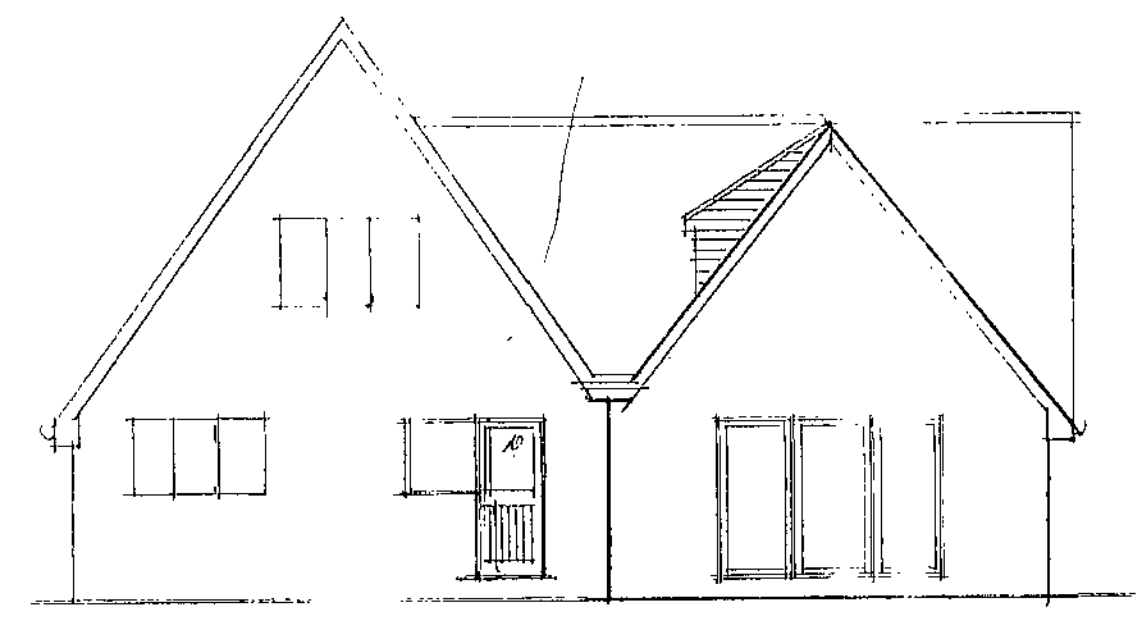
All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed installed and tested by a competent person being a member of a competent persons scheme who shall issue a certificate in accordance with BS7671 on completion.

All construction to be robust. Provide an energy efficient light fitting to both new bedroom.

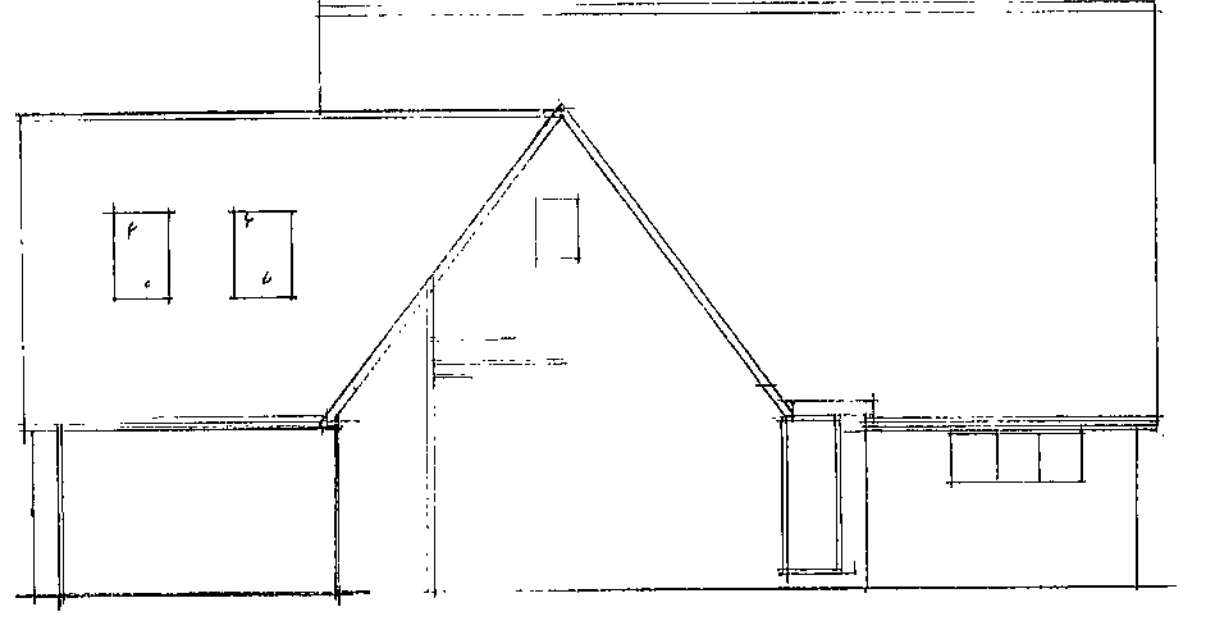
All structural steel supporting floors to have full half hour fire resistance by encasement in 2 layers 12.5mm plasterboard 5mm skim.

Balanced flued condensing gas boiler to be sited on the utility wall to discharge as table to paragraph 3.4 approved document J SEDBUK 92% class A Protect outlet with a cage if within 2m of floor.

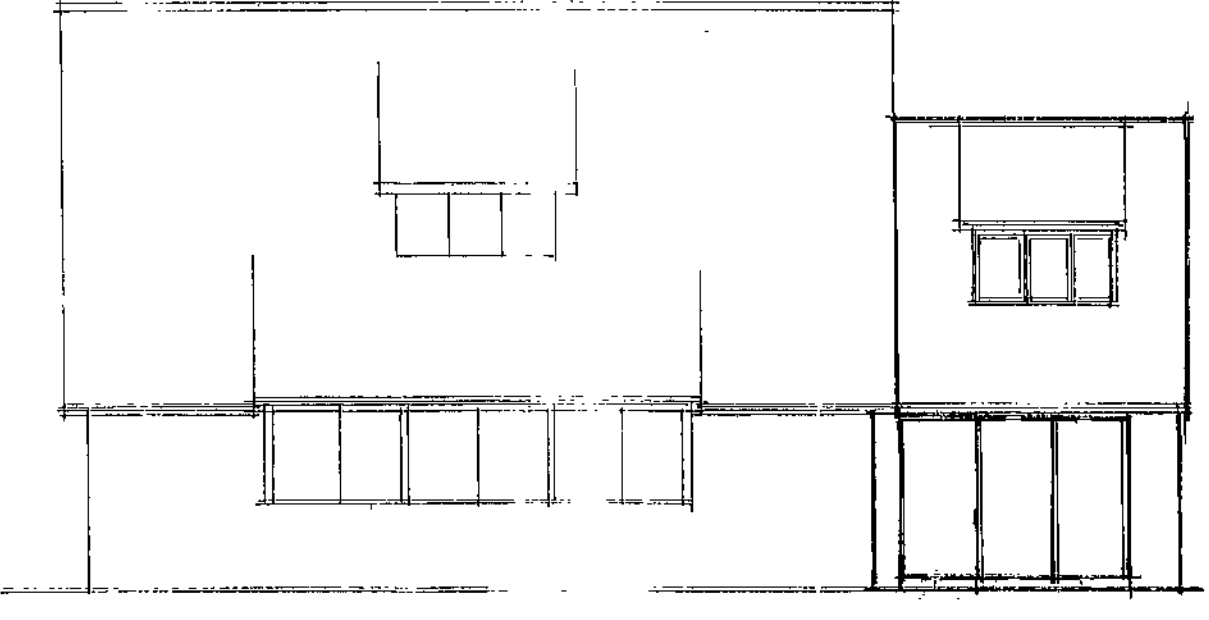
Alterations Remove existing non load bearing walls as shown and make good all plaster finishes. Install structural steelwork to support first floor joists. Raise existing floor level from garage to be level with utility and extension in construction as described above. Install new kitchen window under garage door opening lintol and infill masonry in cavity construction and on a foundation as described above. Existing gable wall to be insulated to achieve a U value of 0.3 to include cavity fill injection and internal dry lining 5mm skim finish on 25mm Kingspan wall board. Remove existing ground floor WC and basin and seal drains.



PROPOSED REAR

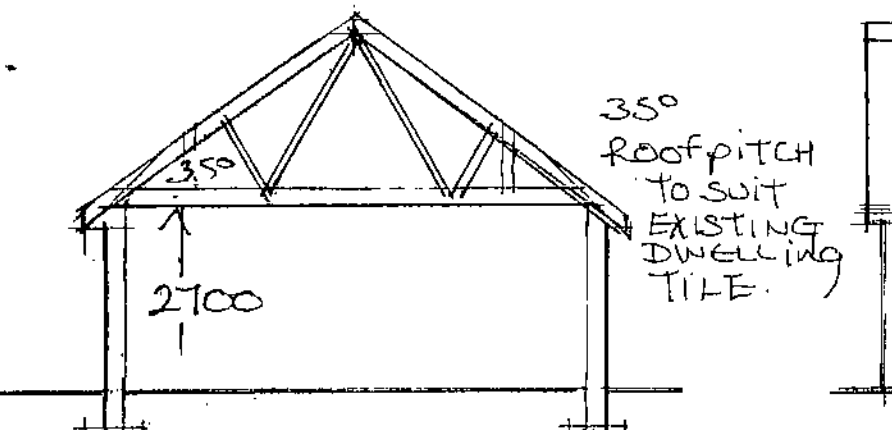


PROPOSED SIDE

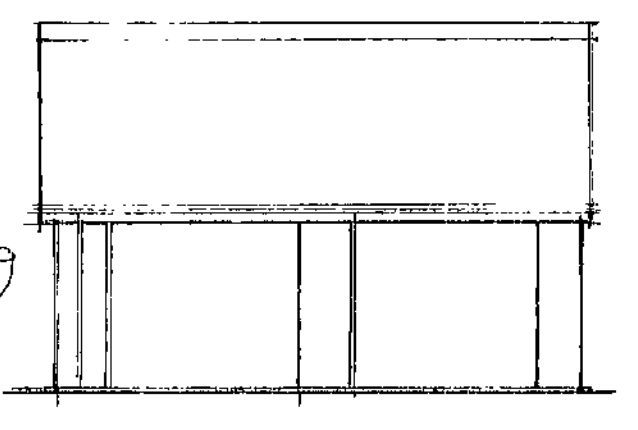


PROPOSED SIDE

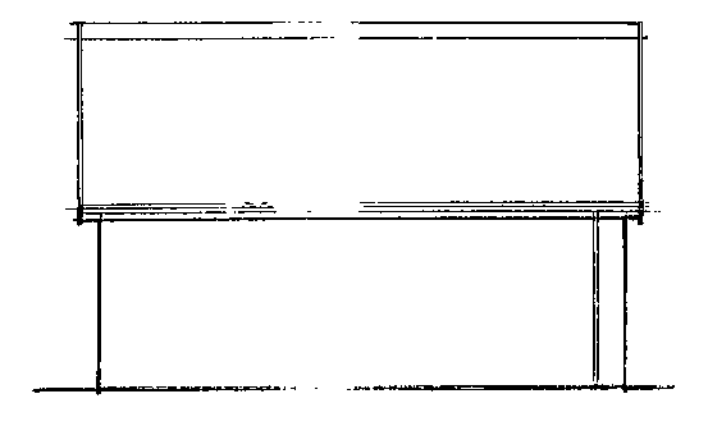
PROPOSED TWO STOREY REAR EXTENSION AND DETACHED GARAGE AT 31 INTAKE LANE GAWBER



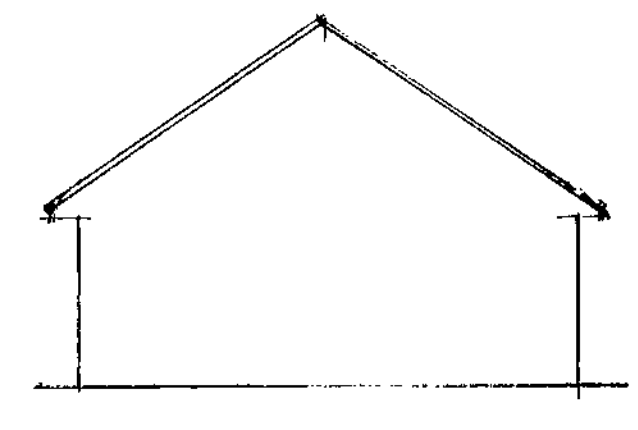
SECTION AA



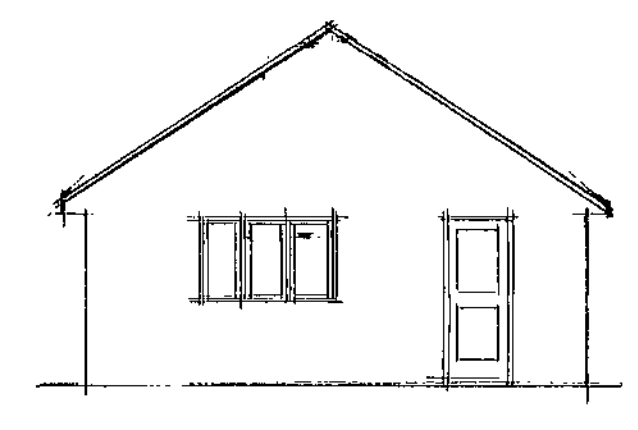
PROPOSED FRONT



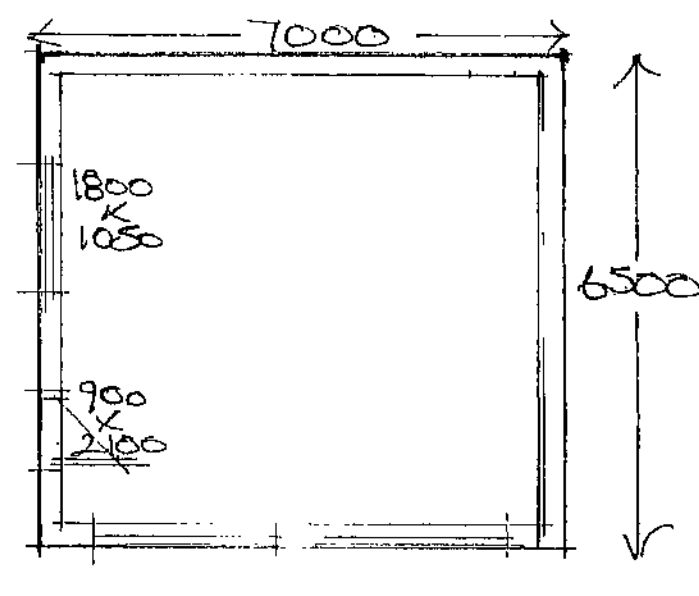
PROPOSED REAR



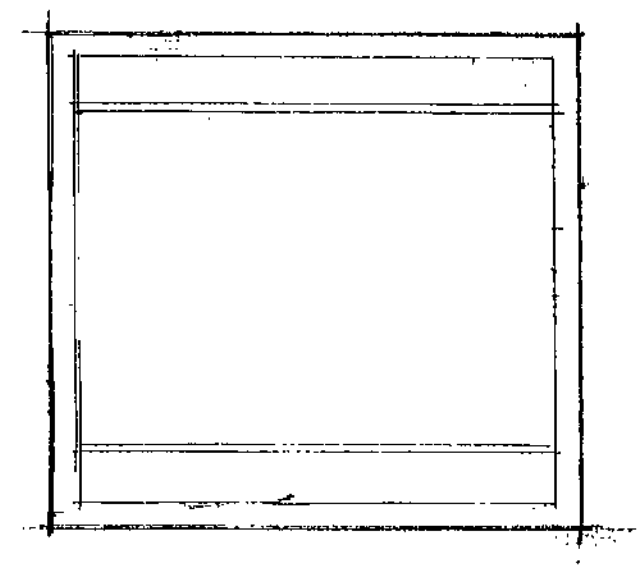
PROPOSED SIDE



PROPOSED SIDE



PROPOSED GROUND FLOOR



PROPOSED GROUND FLOOR