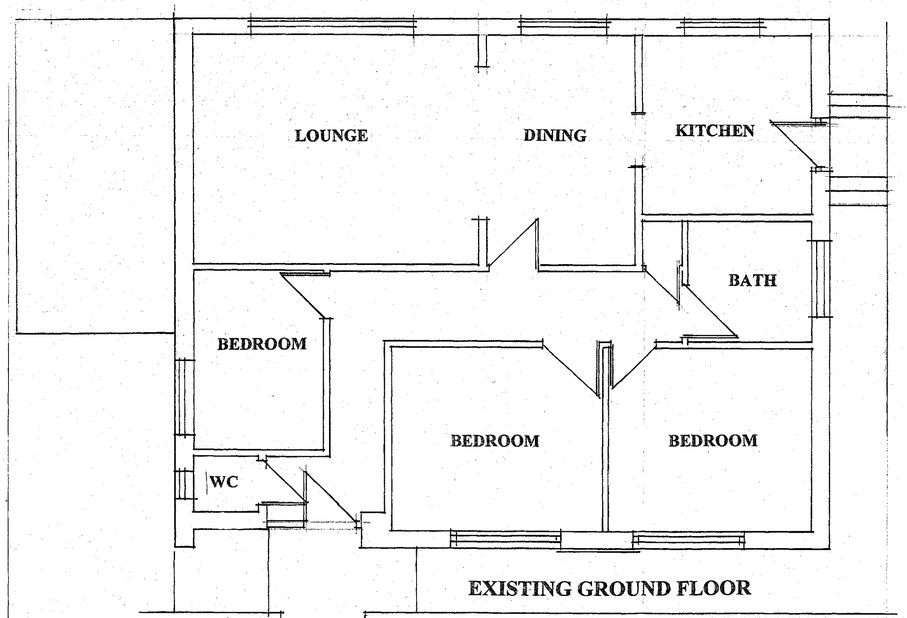
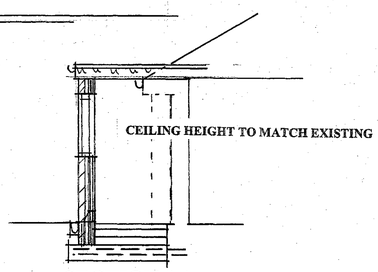
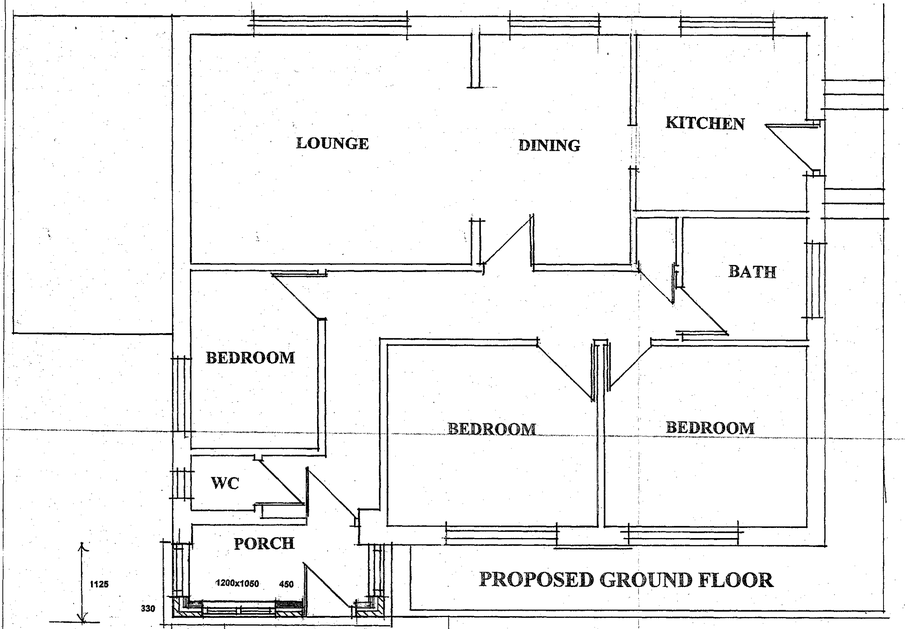


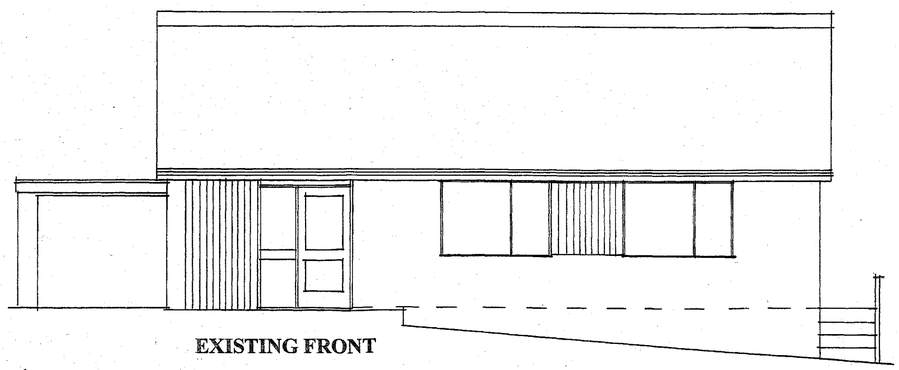
EXISTING GROUND FLOOR



SECTION AA



PROPOSED GROUND FLOOR



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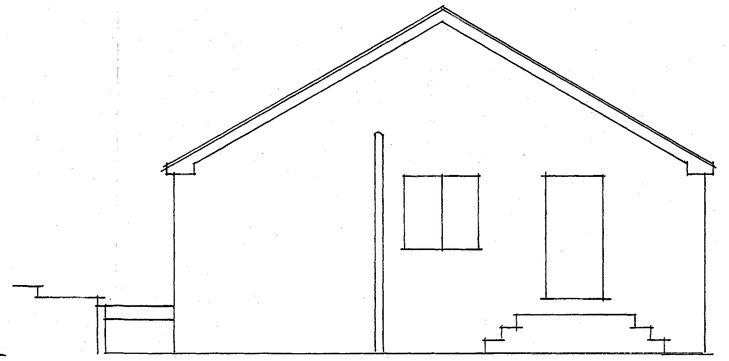

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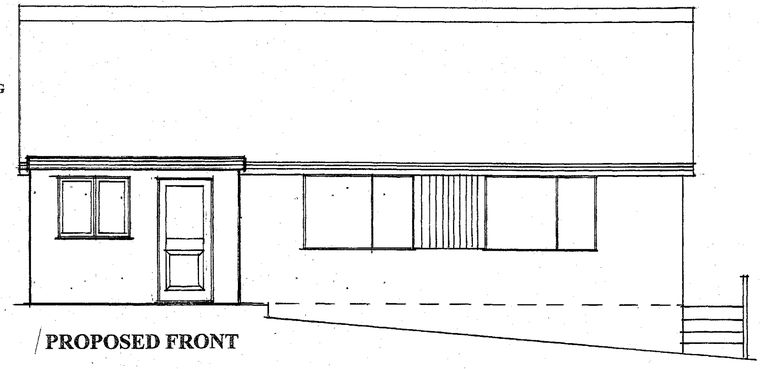
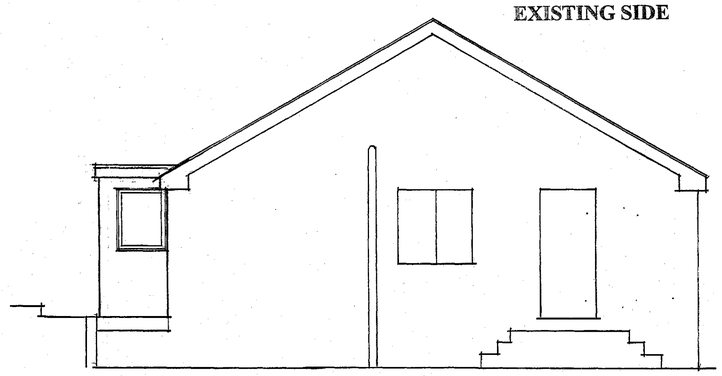
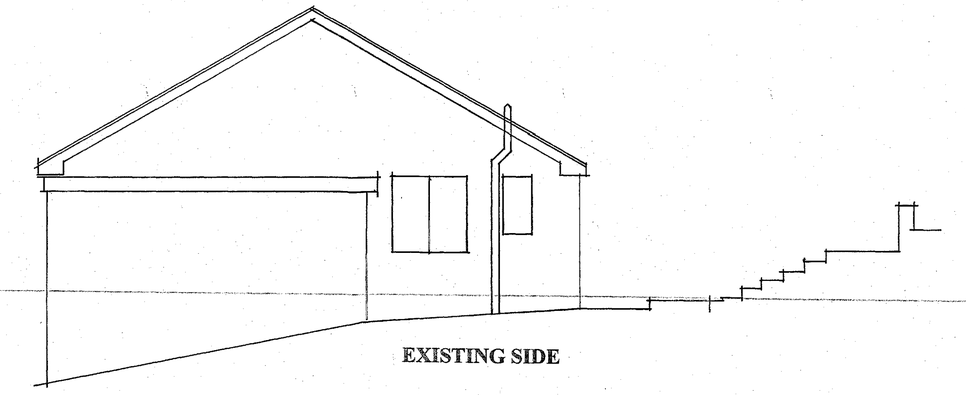


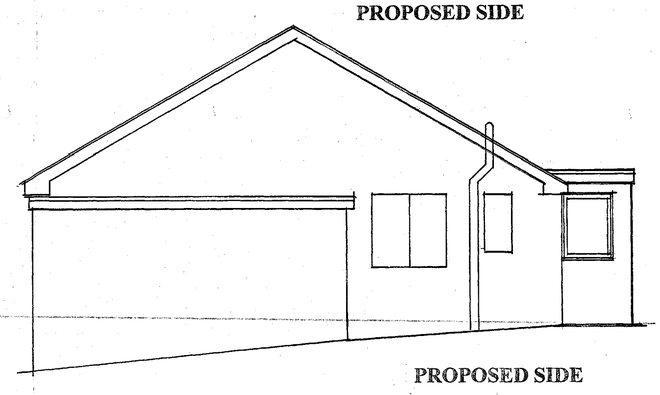
PROPOSED FRONT



PROPOSED SIDE



EXISTING SIDE



PROPOSED SIDE

At the request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his complete satisfaction or altered to be so. It is proposed to construct an extension to form a front porch at 19 Saxon Crescent Worsbrough

All boundaries and final dimensions are to be agreed with client on site prior to commencement of work. Builder to allow for removal and disposal of any existing structure and material to execute the works and making good. All external ground works including perimeter ACO channelling around the extension are to be agreed with the client and builder prior to commencement of work on site

It is proposed that finished floor level in the porch will be at the same level as the existing dwelling to be determined on site across the existing door threshold

Strip foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 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. Underside of proposed foundation to be at least level with the bottom of the adjacent existing foundation. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Cavity to continue 150mm past lowest dpc. Solid floor to comprise floor finish as clients instruction on 100mm concrete trowelled smooth and level with a steel float on 75mm kingspan insulation 25mm perimeter upstands on 1200g dpm lapped to the dpc on 50mm of sand blinding and minimum 100mm compacted limestone. Ensure dpm turns up cavity face of first block onto bed joint

Alternative Raft foundation raft foundation to finish at a level below the existing dwelling floor to accommodate floor finish as clients instruction on 65mm sand and cement screed with 25mm perimeter insulation upstands on 100mm Kingspan insulation on 1200g Dpm lapped onto 2000g DPC. Turn the dpm up the cavity face of the blockwork onto the first bed joint with 2000g dpc tray back to connect with the external leaf DPC. 200mm thick concrete raft reinforced with 2 layers of A193 mesh spaced top and bottom 50mm cover to all faces Raft to be sat on 1200g dpm on 50mm sand blinding and at least 150mm of compacted stone. Toe of raft to be taken below the invert level of any drains within 1m and to accommodate any sloping levels. Ensure that any enclosed underfloor airgrates are ducted through to external air or compensated for on other elevations Raft foundation to be tied into the existing structure with 12mm resin bonded dowel bars at 450mm centres. Formation level of raft to be onto suitable loadbearing ground

Walls 100mm artificial reconstituted stone external leaf to match existing 50mm cavity fully filled with rockwool batts 100mm Plasmor Stranlite blockwork 12.5mm plasterboard dry lining 5mm skim 5 stainless steel wall ties 5m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U.value as walls. 2000g DPC to each masonary leaf at least 150mm above ground level and under each masonary leaf on the top of the raft 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.

Ensure the cavity extends 150mm past lowest dpc

Flat roof covering to be in accordance with clients instruction eg fibre glass by specialist installer or 3 layers of built up felt utilizing 3G felt base layer partially bonded with vertical up stands and outlets as described on Kingspan Therma Roof TR31 incorporating a 6mm WBP plywood upper surface and a foil underside 60mm thick insulation with a further 100mm kingspan insulation between the joists to the underside of the covering all on firrings to fall at least 1:80 no part of the firring to be less than 50mm in depth or width on 50mm x 125mm joists at 400mm centres,spanning front to back all underdrawn with 12.5mm plasterboard 5mm skim vertical upstands and outlets as described.. Code 4 lead flashings tray dpc to all abutments. Turn the felt covering 450mm up the existing rafters on a layboard and replace the tiles Secure every third flat roof joist down the wall over the lintol end bearing and along the lintol over the openings using 30mm x 5mm x 1200mm long galvanized mild steel straps where appropriate.

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.

Windows UPVC double glazed windows and doorsto match the existing with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.6wm²k. 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. All construction shall be robust.

Drains Any drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonary flexibly sealed with rocker pipes. Rain water to discharge to existing on site system. Rain water goods to connect together at different levels with a section of down pipe to match the existing

All new light fittings shall only be capable of taking energy efficient light bulbs max 45lumens/watt

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.

These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act The builder must carry suitable insurances for the works prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily compiete these works in a safe and competent manner at all timesWhere parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction] 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.

PROPOSED PORCH AT 19 SAXON CRESCENT WORSBROUGH