

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.

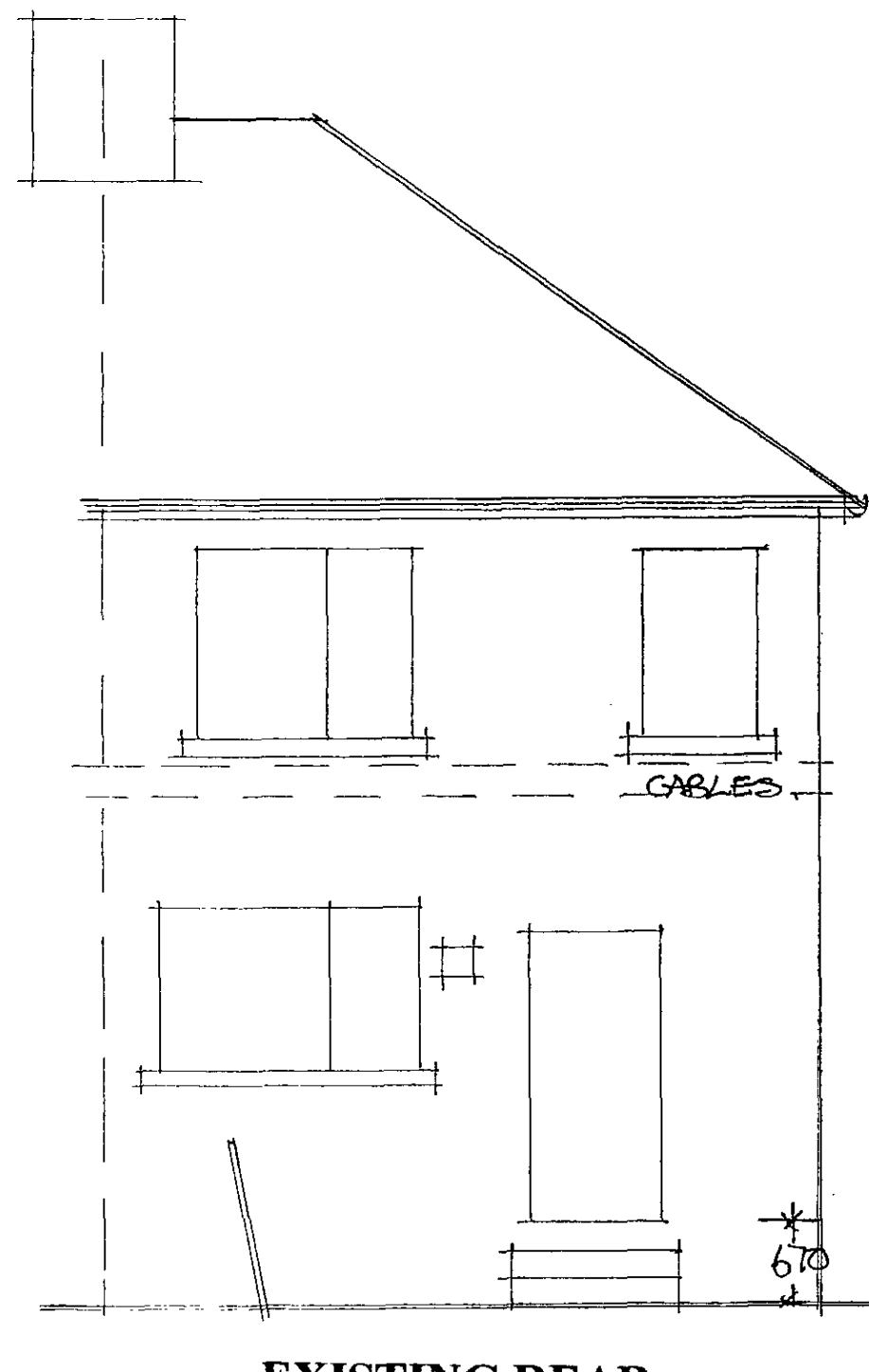
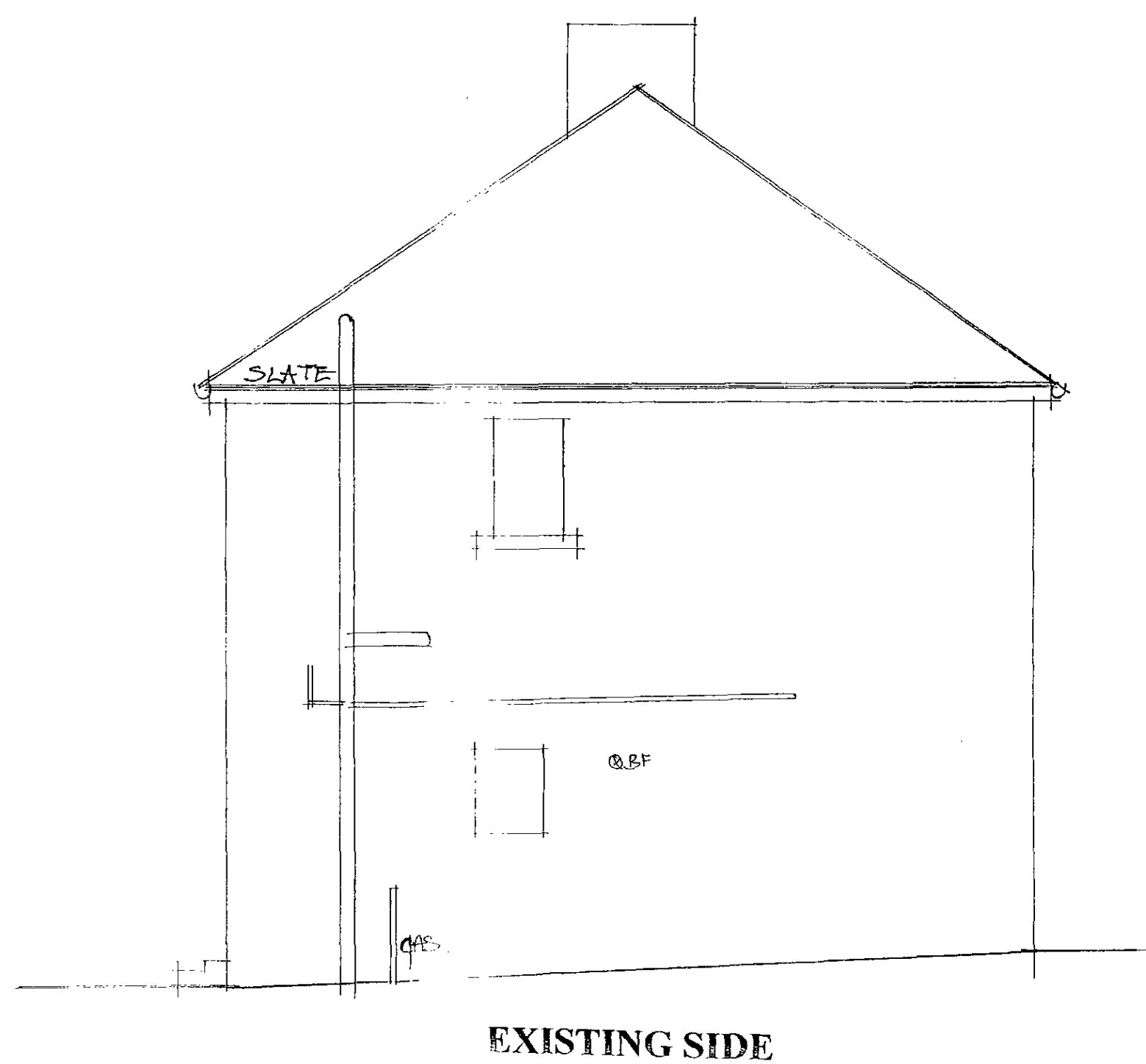
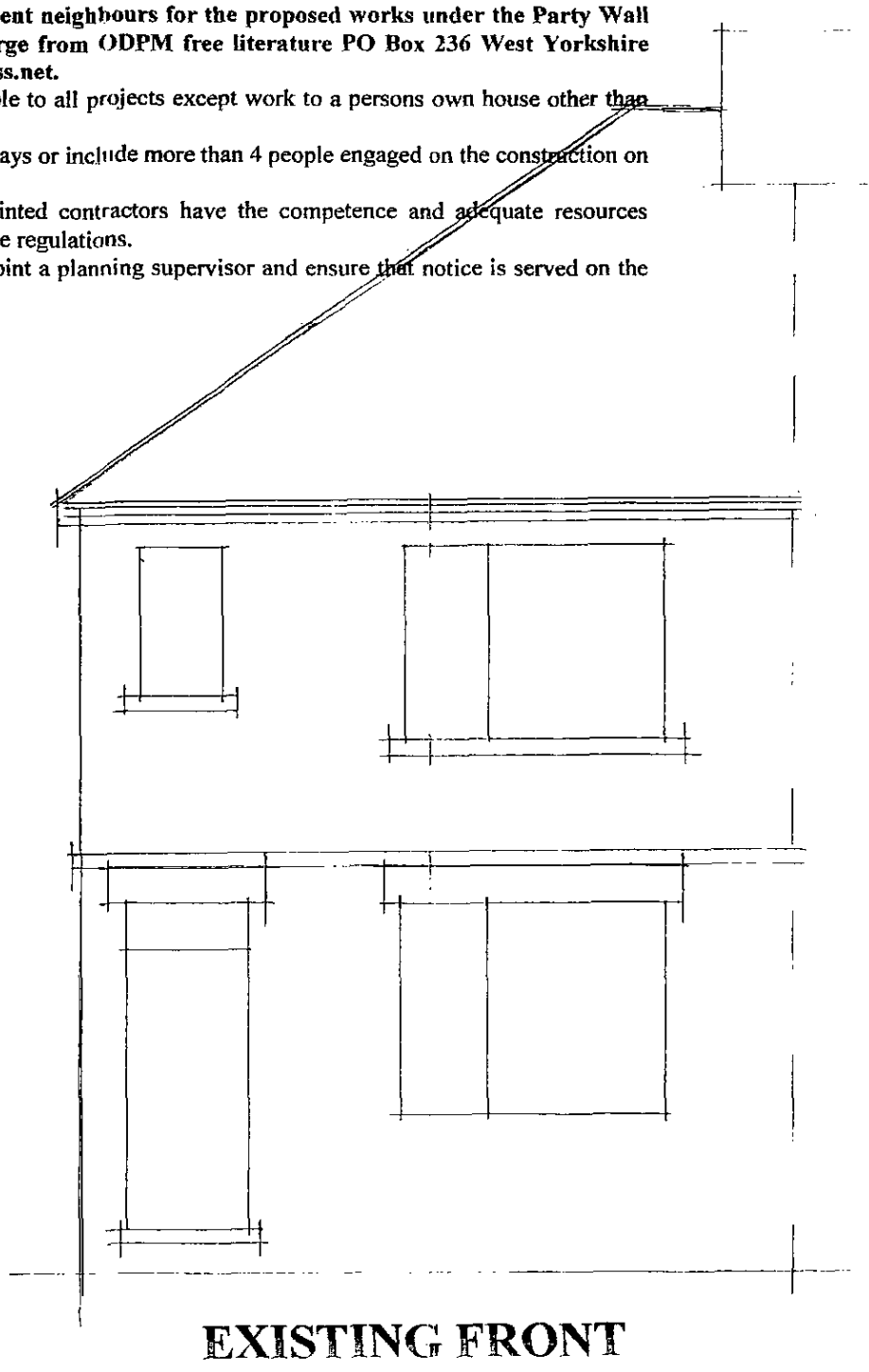
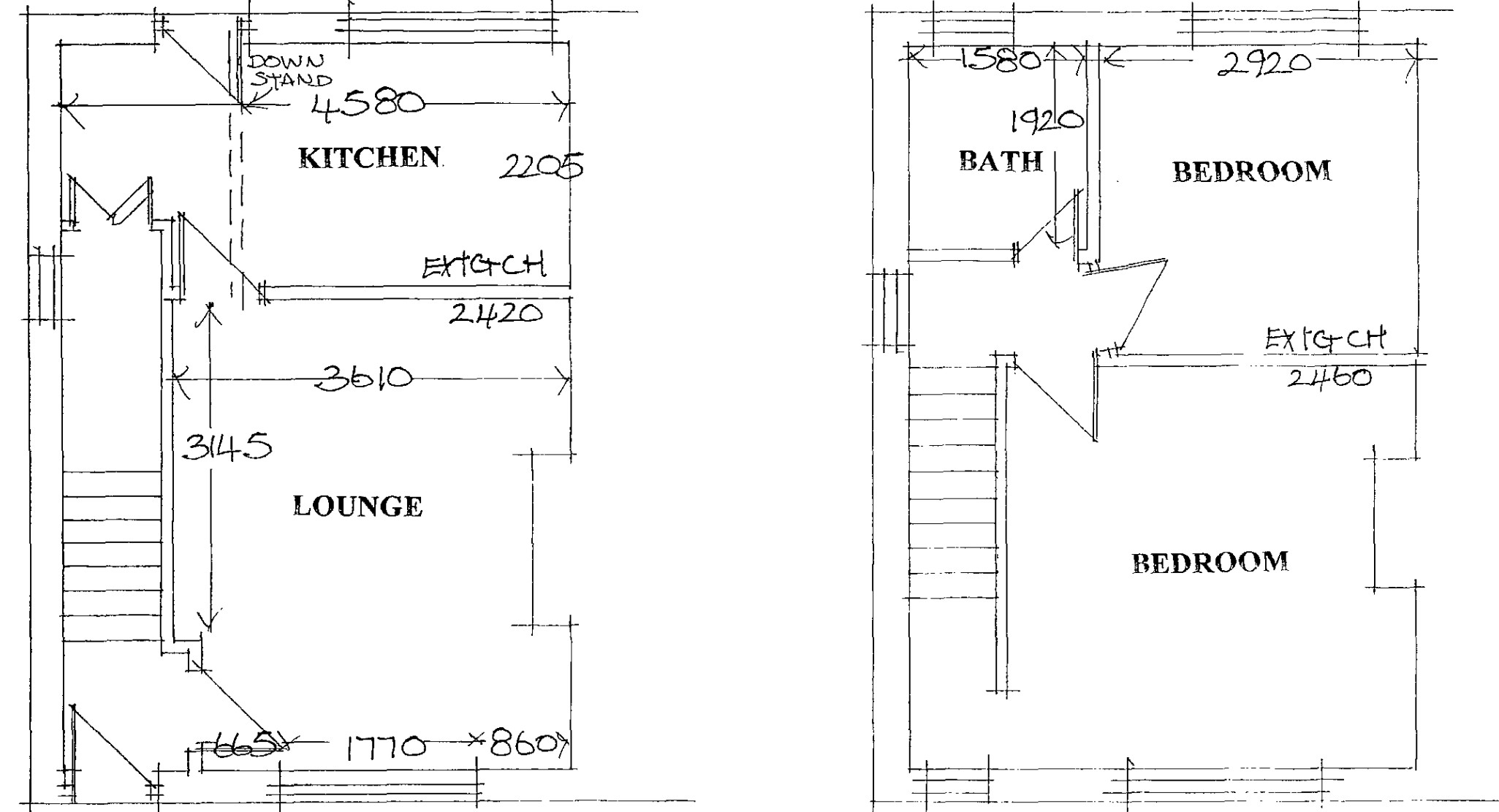
These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations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

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 7NR. Telephone 0870 122-6236. Email odpm@twotens.prem.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.



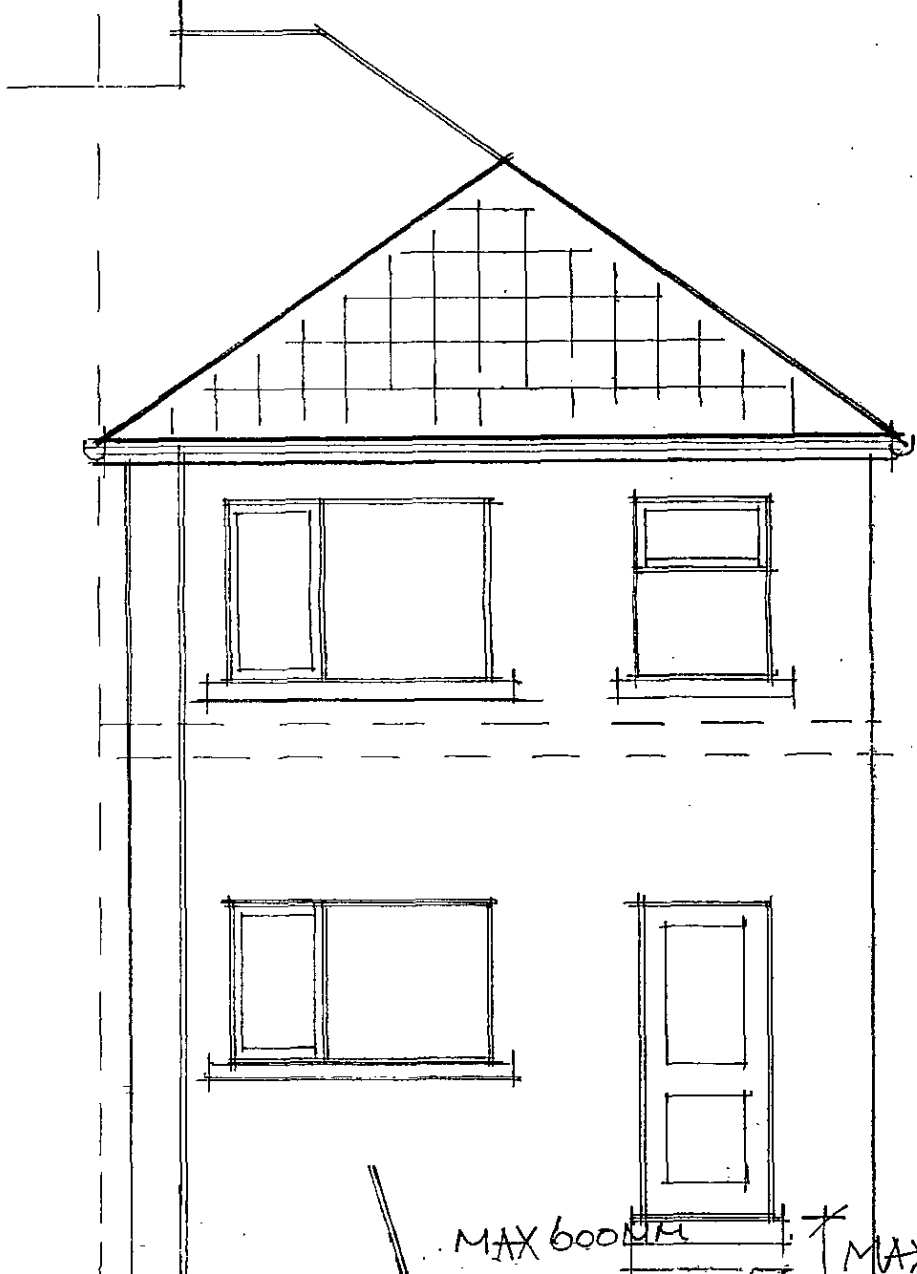
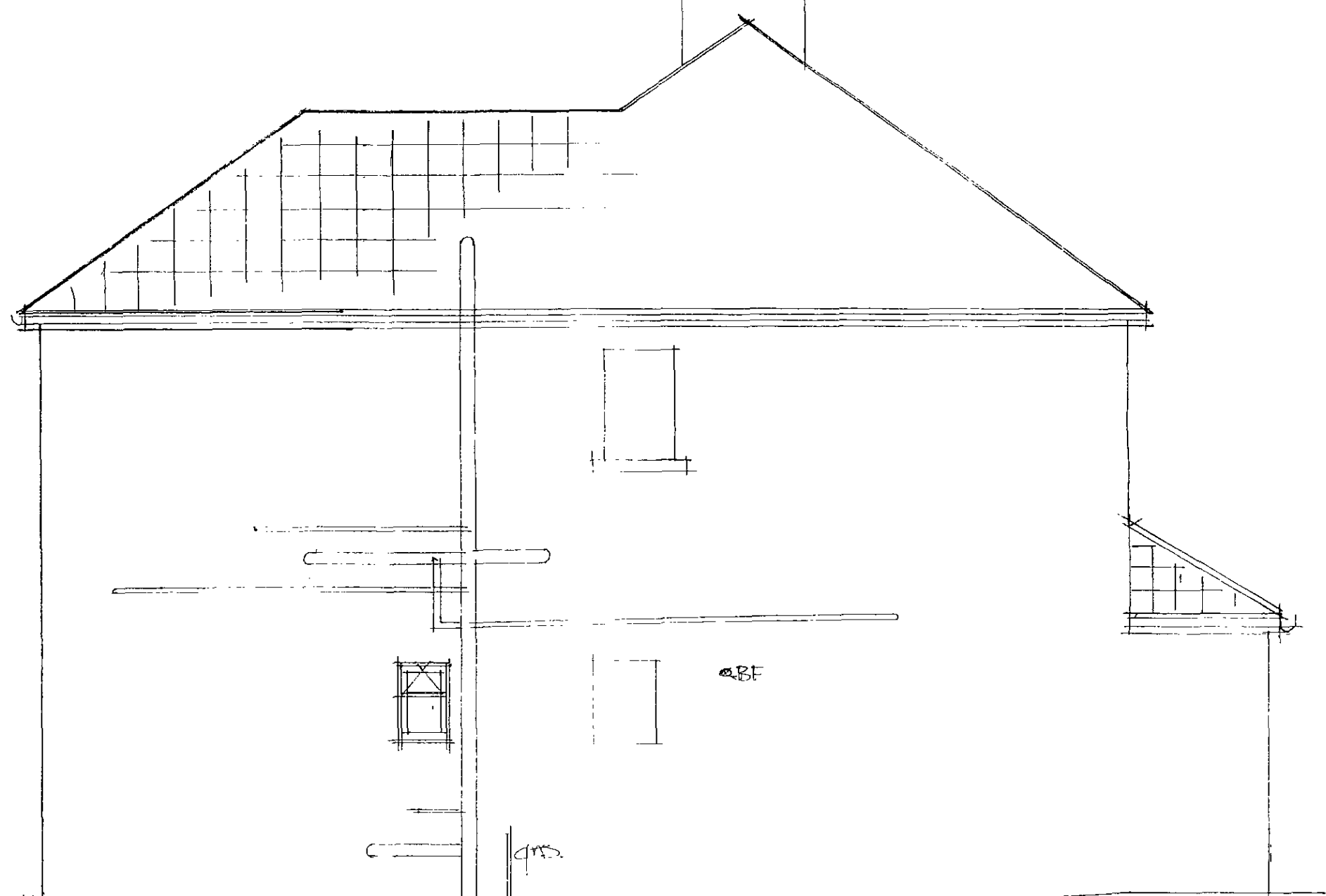
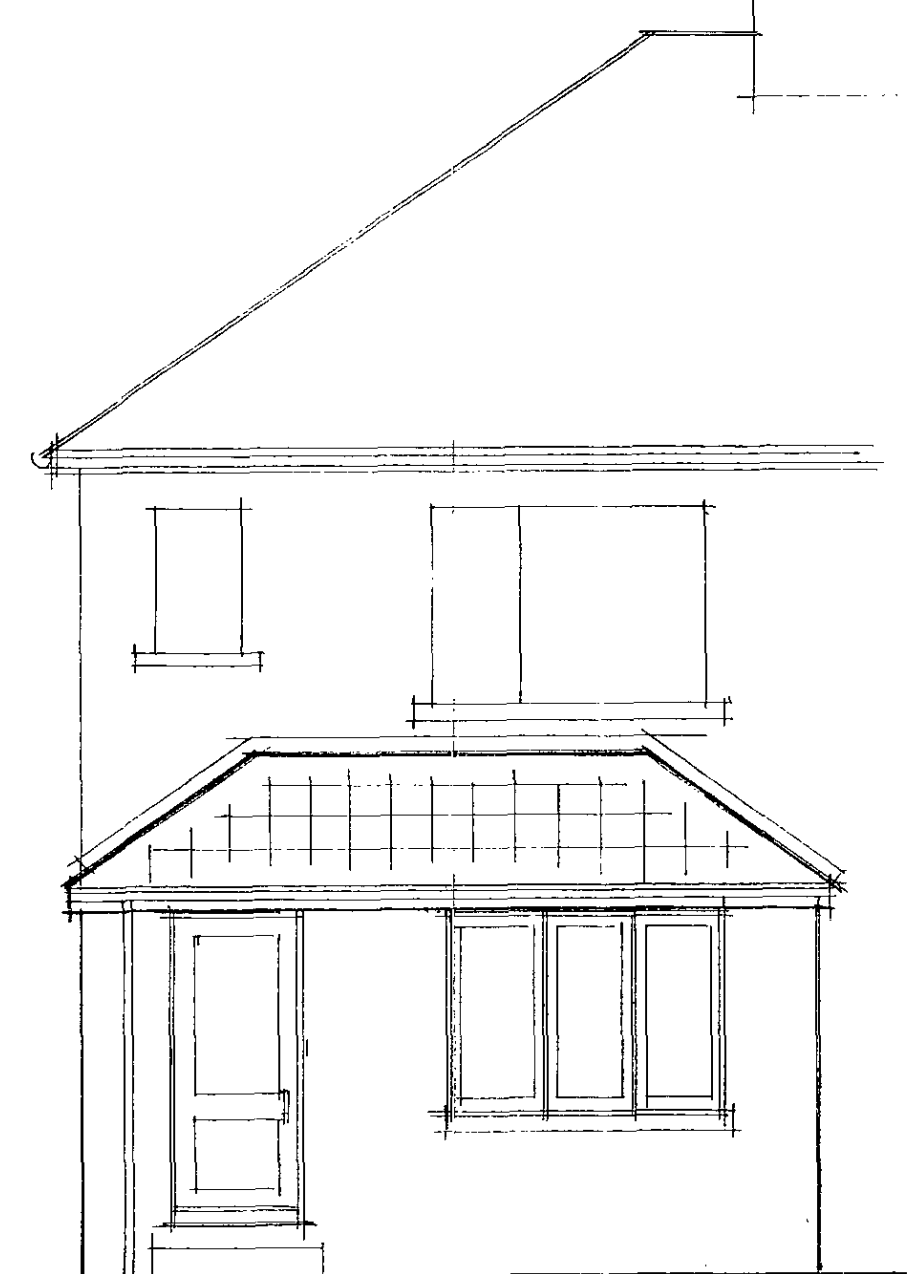
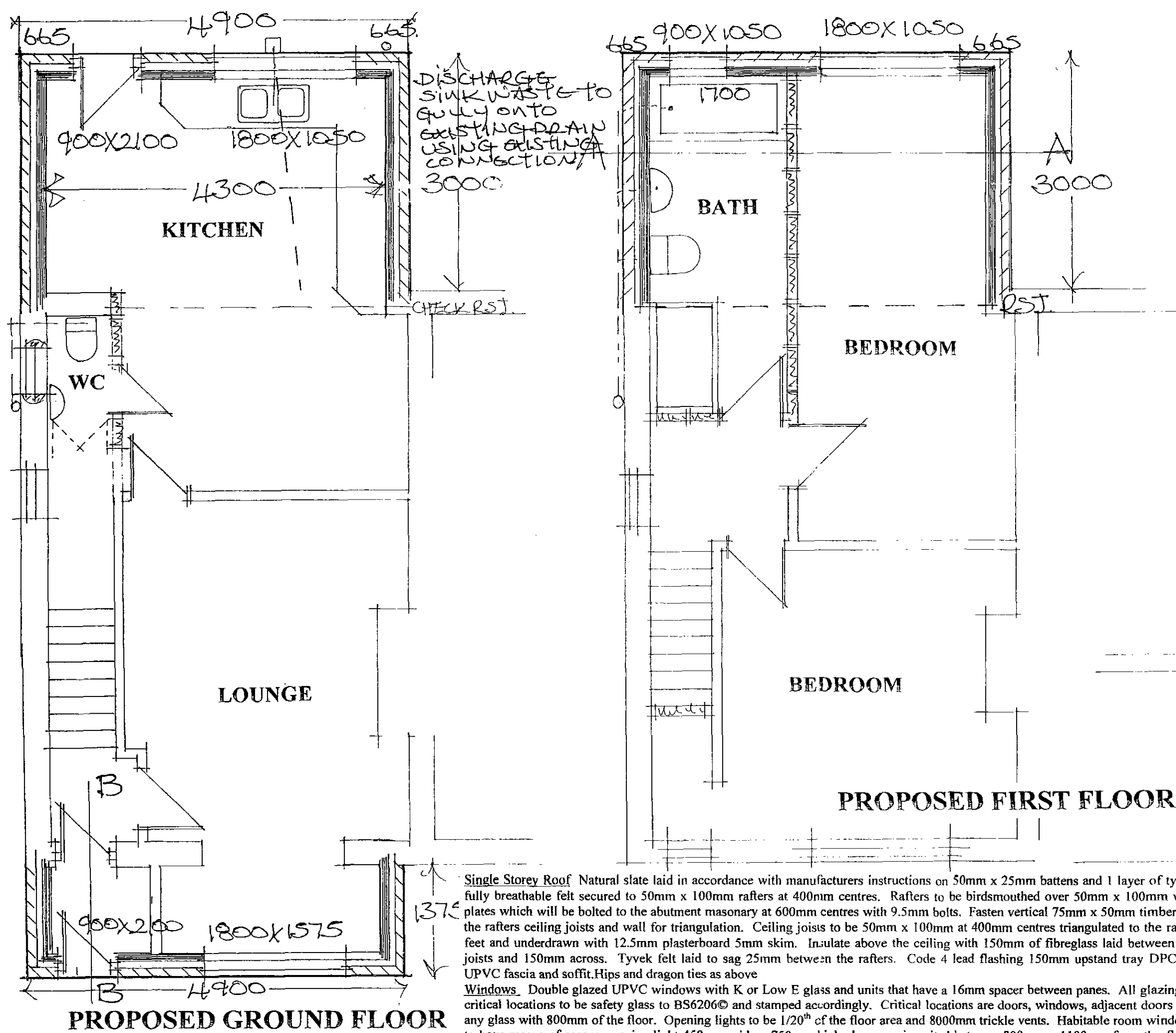
EXISTING GROUND FLOOR

EXISTING FIRST FLOOR

EXISTING FRONT

EXISTING SIDE

EXISTING REAR



PROPOSED FRONT

PROPOSED SIDE

PROPOSED REAR

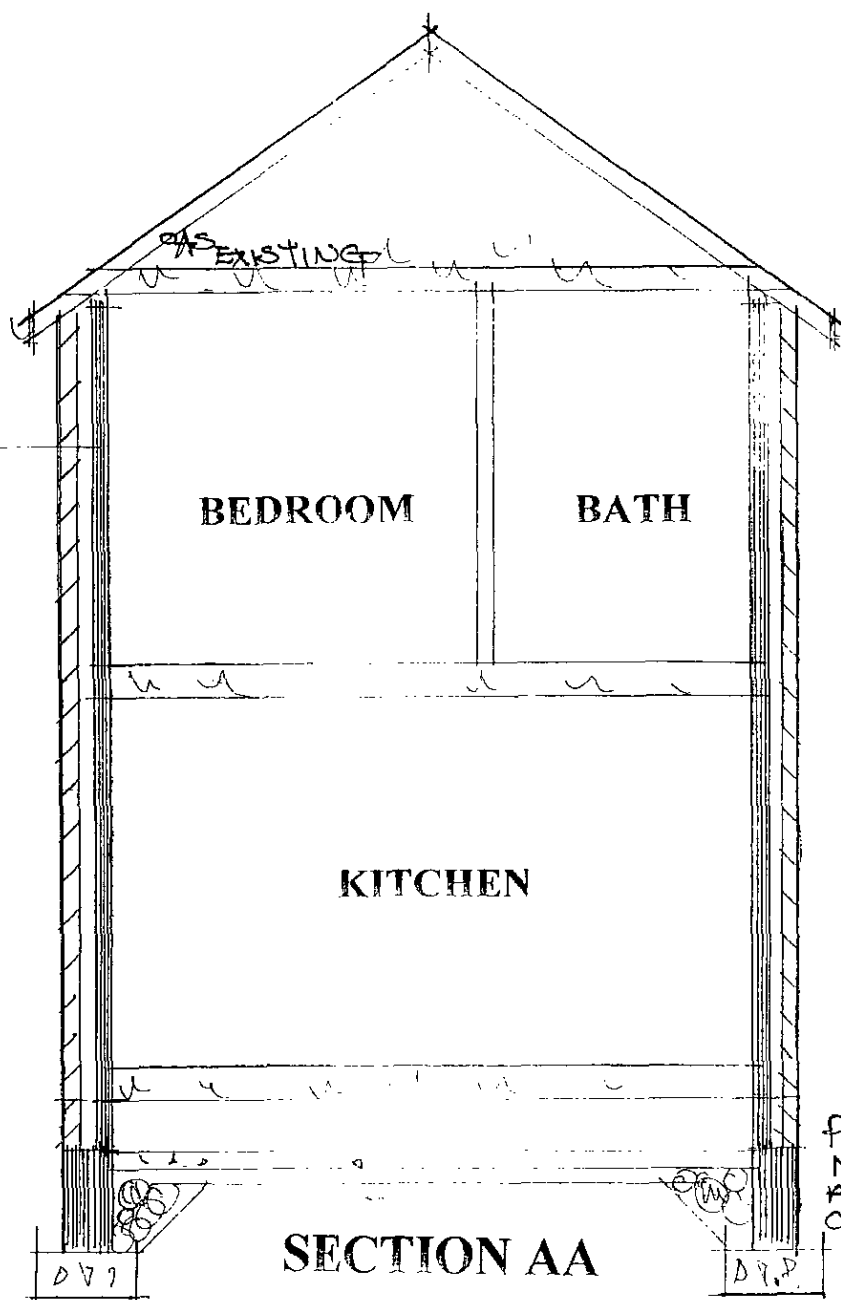
Single Storey Roof: Natural slate laid in accordance with manufacturers instructions on 50mm x 25mm battens and 1 layer of tyvek fully breathable felt secured to 50mm x 100mm rafters at 400mm centres. Rafters to be birdsmouthed over 50mm x 100mm wall plates which will be bolted to the abutment masonry at 600mm centres with 9.5mm bolts. Fasten vertical 75mm x 50mm timbers to the rafters ceiling joists and wall for triangulation. Ceiling joists to be 50mm x 100mm at 400mm centres triangulated to the rafter feet and underdrawn with 12.5mm plasterboard 5mm skim. Insulate above the ceiling with 150mm of fibreglass laid between the joists and 150mm across. Tyvek felt laid to sag 25mm between the rafters. Code 4 lead flashing 150mm upstand tray DPC to UPVC fascia and soffit. Hips and dragon ties as above.

Windows: Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes. 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 120° of the floor area and 800mm trickle vents. Habitable room windows to have means of escape opening light 450mm wide x 750mm high clear opening sited between 800mm x 1100mm from the floor. Provide mechanical extract to kitchen, bathroom and WC discharging at a rate of 60 l/sec and 15 l/sec to external air. Bathroom and WC fan to be operated on light switch 15 minute over run 10mm gap under door.

Drains: 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 900mm above any opening light within 3m and terminate with a cage. 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. Discharge all new wastes to existing stack.

Alterations: All structural steelwork to be in accordance with engineers details and a conditional approval is requested in this respect. Encase steelwork to have full half hour fire resistance comprising 2 layers 12.5mm plasterboard 5mm skim 1.6m wire binding at 100mm pitch. Builder to investigate downstand in existing kitchen ceiling and provide support across new opening between existing and proposed if the downstand is a structural element supported above the opening. Install new wc cubicle window under ig lintol make good plaster finish. Bedroom / landing walls to be reset to accommodate landing and access to rear bedroom. All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust. Provide an energy efficient luminaire to the bedroom. All electrical work is to be in accordance with part P of the Building Regulations. The install shall be designed, installed and tested by a competent person being a member of the competent persons scheme and shall issue a completion certificate in accordance with BS 7671. Consult with electricity utility supplier with regard to the main cables fastened to the rear of the property and provision for resetting to the proposed wall.

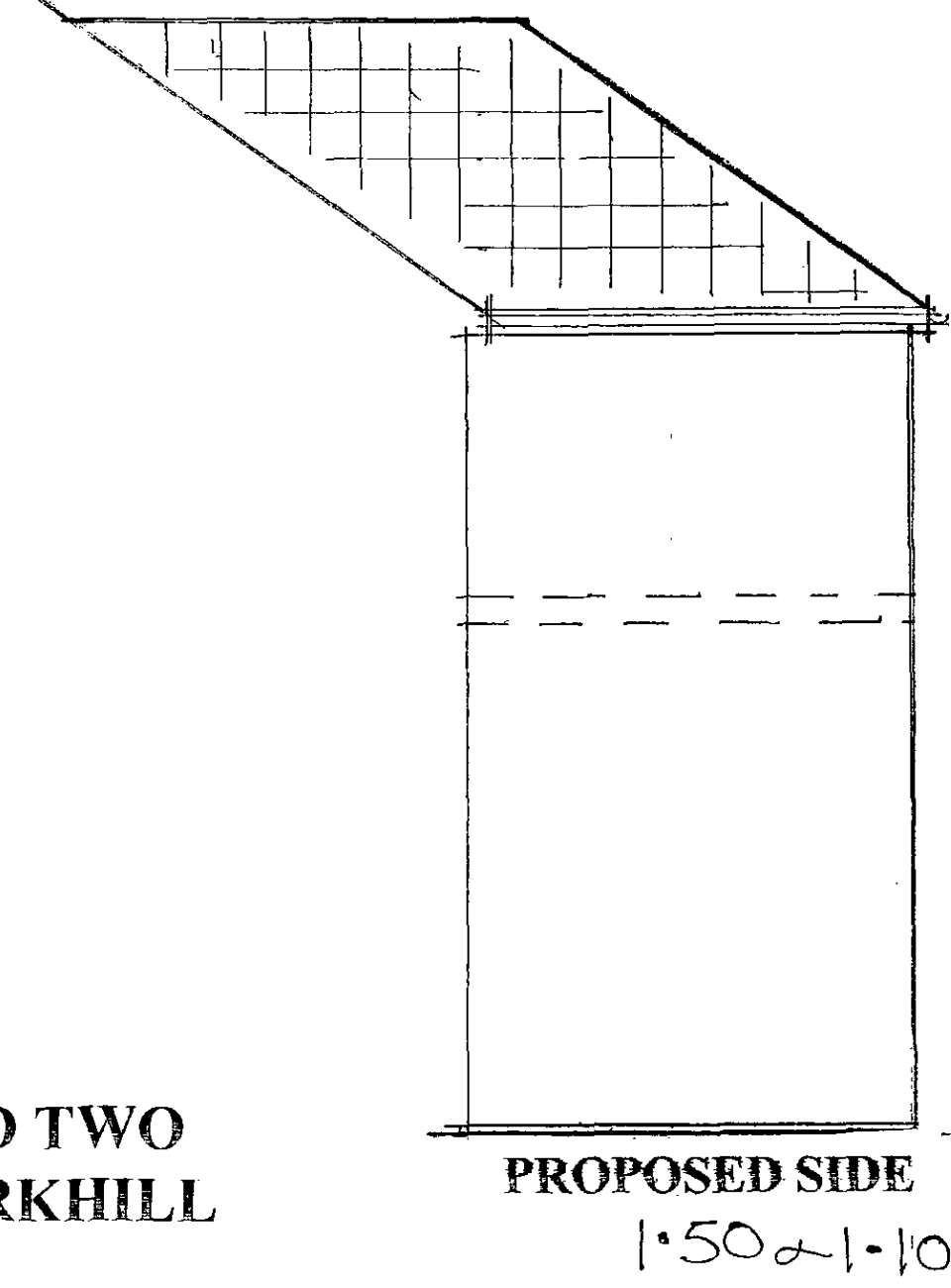
SECTION BB



SECTION AA

PROVIDE GAS MEMBRANE ACROSS FOOTPRINT OF EXTENSION

PROPOSED LOUNGE EXTENSION AND TWO STOREY REAR EXTENSION AT 13 PARKHILL ROAD WOMBWELL



PROPOSED SIDE

1.50 x 1.100