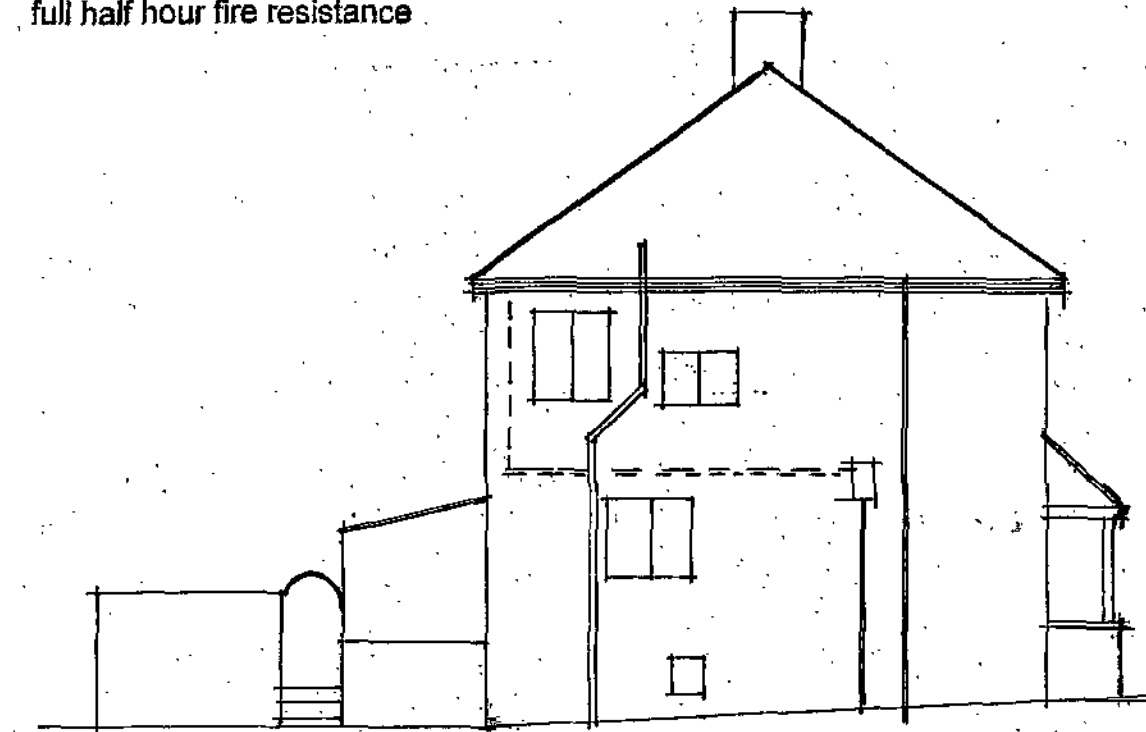
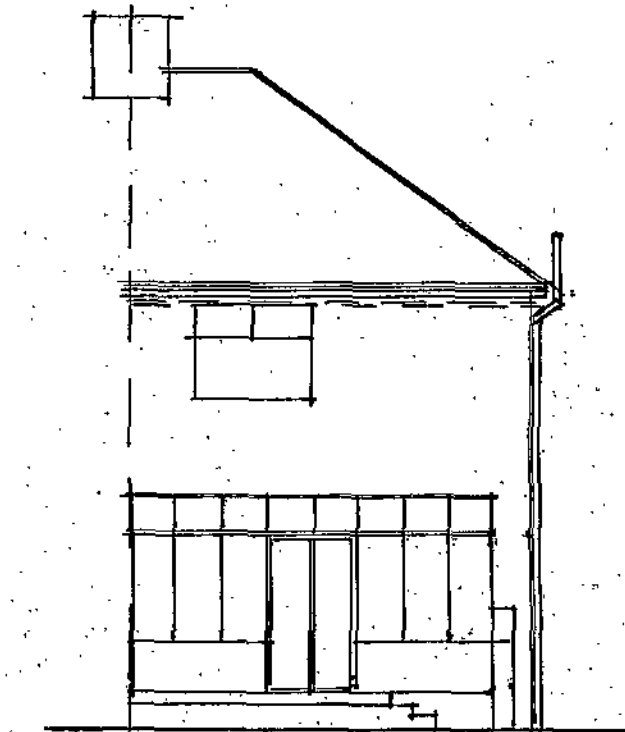


Drains All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonry flexibly sealed with rocker pipes. Underground drainage to be 100mm Osma plastic pipe bed and surround in pea gravel to falls of 1:80. Any existing redundant drains to be sealed with concrete. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) water course C) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site. Client to ensure that the falls on the gutter across the pair of semis are not interrupted by the intersection of the extension roof and if they are to provide an additional down pipe discharging as above and that space is allowed within the curtilage of 25 Ewden road to fit the pipe down the wall to discharge within the curtilage of 25.

Alterations Form an access corridor to the bedroom in stud partition and an opening under a monks R8 concrete lintol 100mm end bearing make good the window opening and plaster finish remove the outer leaf enclosed by the extension at first floor and clean the cavity face to receive the plaster finish. Mains electric cables to be re routed in accordance with supplier and client discussion. Provide structural steel to support the first floor extension 2x 203mm x 133mm universal beams on 100mm wide 900mm long x 215mm deep concrete padstones steel to have full half hour fire resistance.



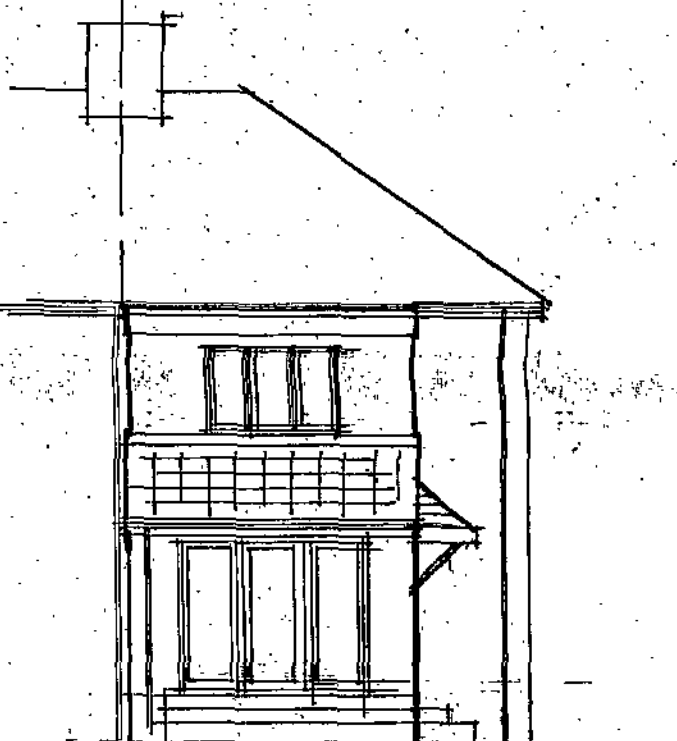
EXISTING SIDE



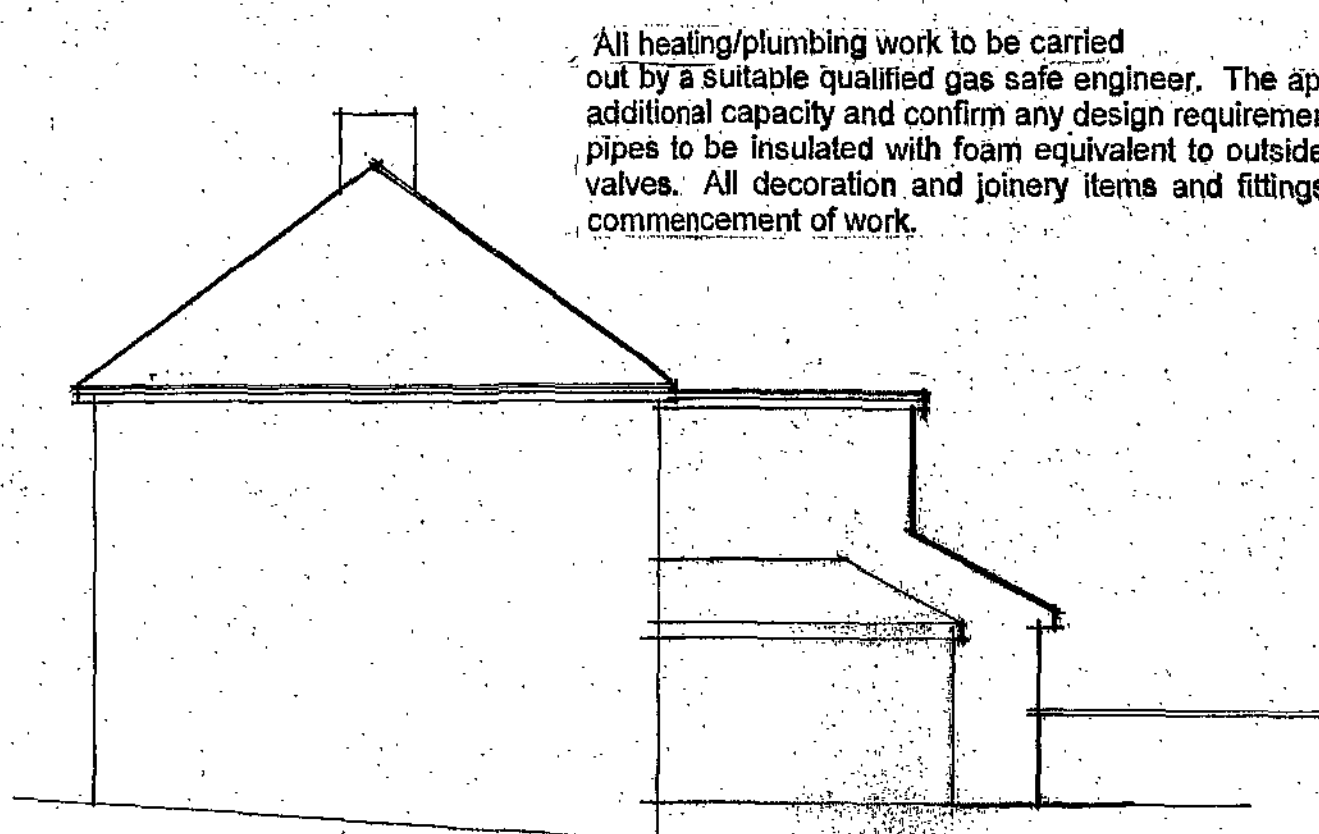
EXISTING REAR



PROPOSED SIDE



PROPOSED REAR



PROPOSED SIDE

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 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@twoten.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.

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 a two storey rear extension to form a family room with bedroom over. Builder to allow for removal and disposal of any existing structure to execute the works and making good. **Foundations** 1:2.4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A163 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 with 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC in order to ensure render does not continue past DPC. All boundaries and final dimensions are to be agreed with client on site prior to commencement of work.

Ground Floor 18mm tongue and groove chipboard type 2 or 3 for wet areas laid level with the existing floor on 50mm x 200mm floor joists at 400mm centres insulated between with 100mm of Kingspan. Ensure a 150mm air space from bottom of joist and top of oversite concrete. Joist ends to be wrapped in 2000g DPC into existing wall. 100mm oversite concrete laid at or above ground level on at least 100mm of compacted stone. Ventilate sub floor with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter. Double joists under all parallel partitions. 50mm wide full depth strutting mid span to floor.

First floor 18mm tongue and groove chipboard type 2 or 3 for wet areas laid to step down from the existing floor level 200mm on 50mm x 200mm floor joists at 400mm centres insulated between with 100mm of fibreglass 10 kg density underdraw with 12.5 mm plasterboard 5 mm skim 50mm wide full depth strutting mid span to floor.

Walls 100mm brickwork external leaf to match existing 100mm cavity fully filled with rockwool batts 100mm plasmor stralite 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 furix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. U value of external wall to kitchen living extension to be 0.26w/m²°C or warmer. All internal stud partition walls to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm framework fully insulated between with fibreglass for sound insulation.

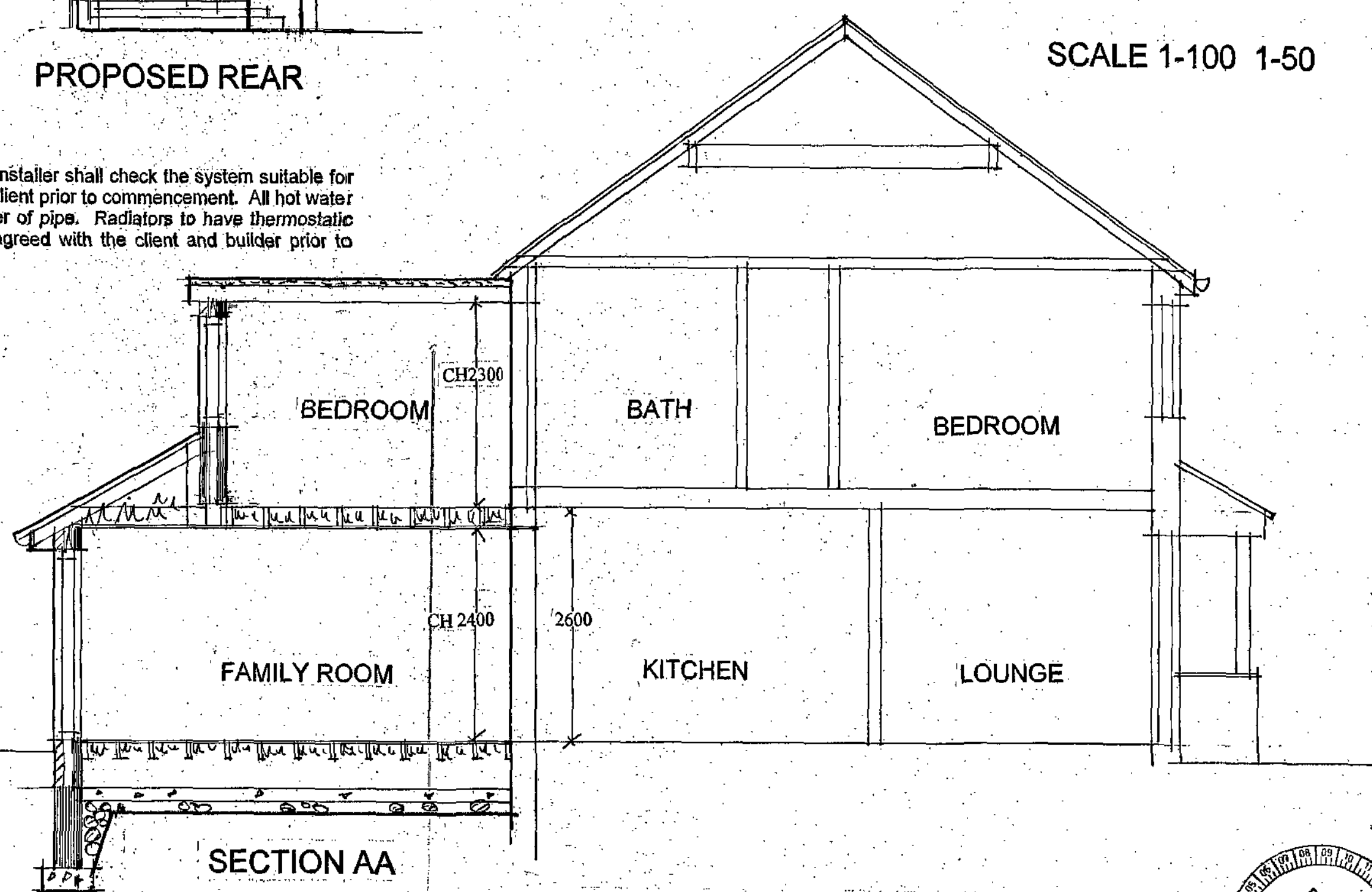
Flat roof to comprise Kingspan Therma Roof TR31 incorporating a 6mm WBP plywood upper surface and a foil underside. Kingspan Therma Roof TR31 50mm thick with a further 100mm between the joists covering to be 12.5mm limestone chippings bed in bitumen on 3 layer built up felt roofing utilizing 3G felt base layer partially bonded all in accordance with Kingspan instructions on firings to fall 1:80 and 50mm x 175mm flat roof joists at 400mm centres under drawn with 12.5mm plasterboard 5mm skim. lap felt covering on a 12.5mm plywood layboard 400 mm up the roof slope. Every third flat roof joist to be strapped down the blockwork with 800mm long 30mm x 5 mm mild steel galvanized straps.

Lean to Roof Concrete interlocking tile suitable for pitch. Redland Regent smooth face 100mm head lap at 15° laid in accordance with manufactures instruction on 25mm x 50mm tile battens and 1 layer of Tyvek breathable felt. Should the roof pitch be shallower than the chosen tile allows fasten Onduline sheets over the rafters first fixed in accordance with manufactures details to prevent penetration of water and tile as above. 50mm x 100 mm ceiling joists triangulated to 50mm x 100mm rafters at 400mm centres birdsmouthed over a 50mm x 100mm wall plate secured to the top of the blockwork and over a 50mm x 150mm wall plate at abutment level bolted to the masonry at 600mm centres with 9.5mm bolts. Double up rafters either side of any velux roof lights. 150mm insulation laid between the ceiling joists 150mm across. 12.5mm plasterboard 5mm skim ceiling. Code 4 lead soakers valleys aprons and flashings tray DPC to all abutments.

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 800mm from the apex over the first uncut block to floors ceilings and verges.

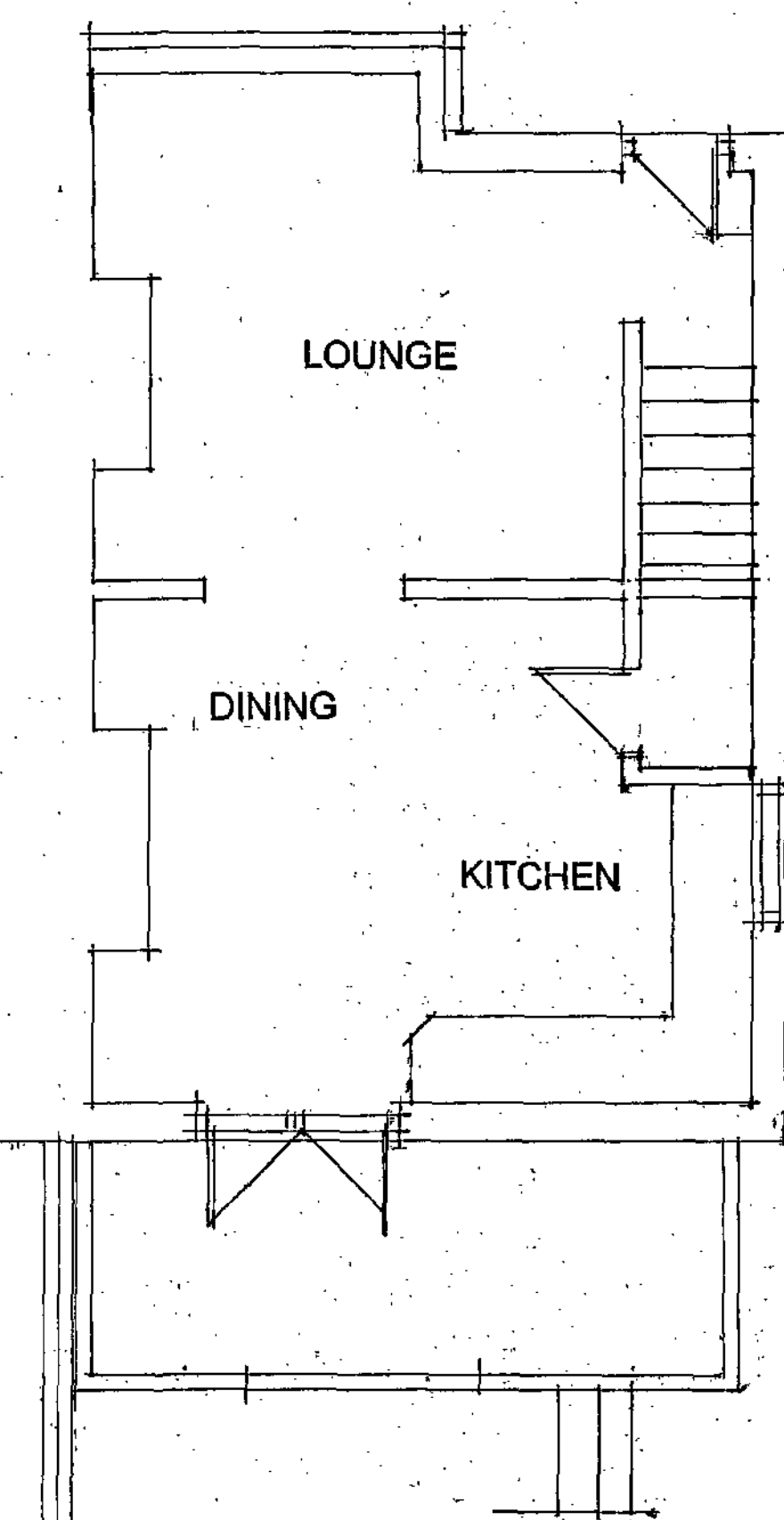
These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all 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.

SCALE 1-100 1-50

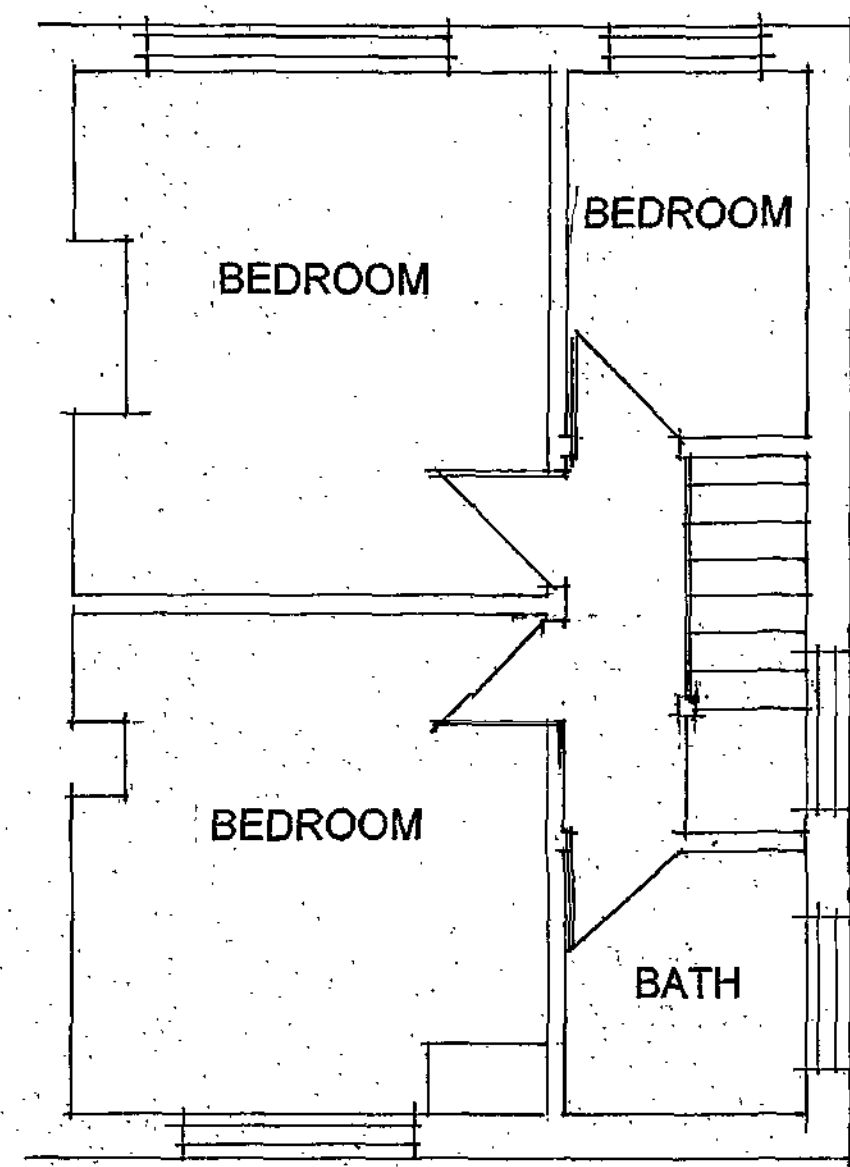


SECTION AA

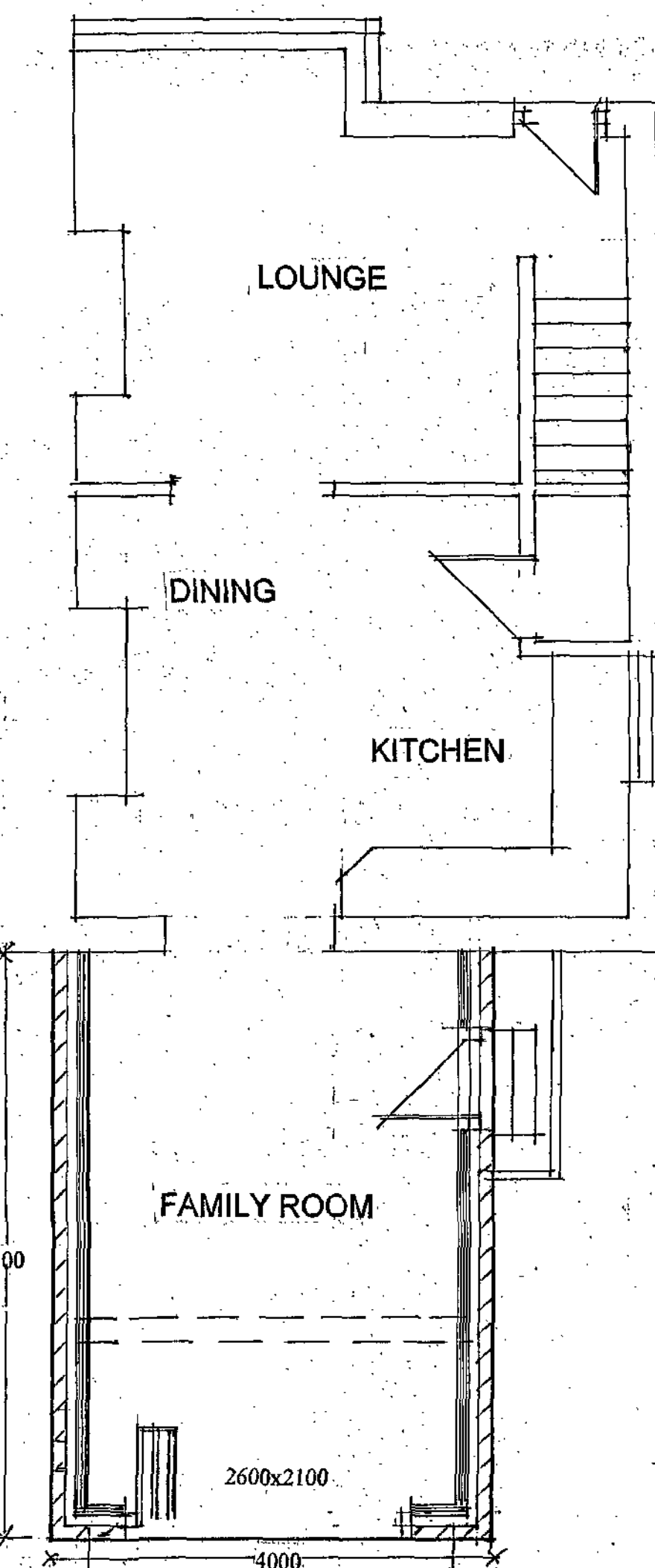
PROPOSED TWO STOREY REAR
EXTENSION AT 25 EWDEN ROAD
WOMBWELL



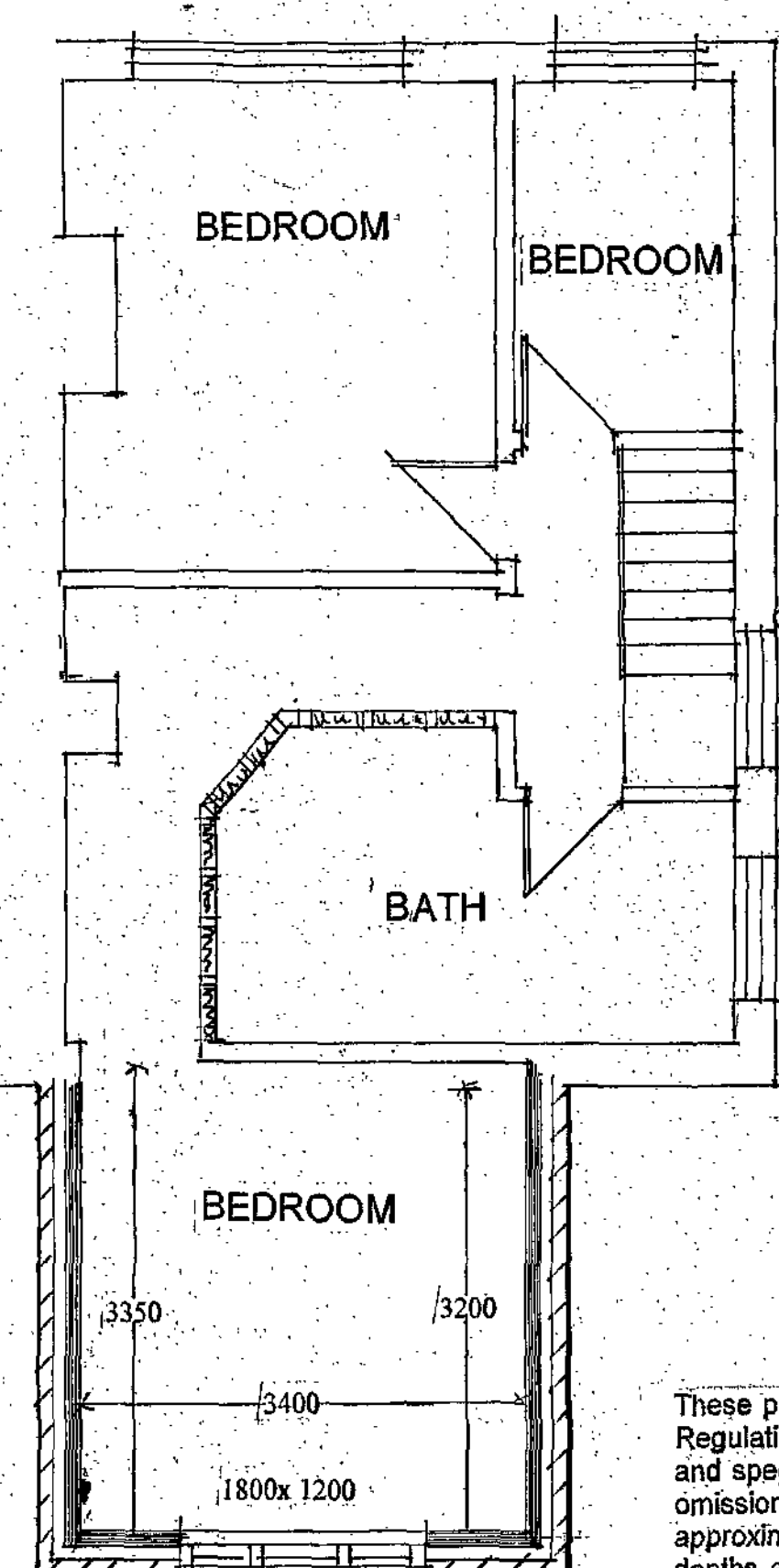
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Windows UPVC class A double glazed windows and doors with units that have K or Low E glass and at least a 16mm spacer between panes argon filled to give a u value of 1.6w/m²K. Opening lights to be 1/20th of the floor area and 8000mm² trickle vents to all rooms. 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. Opening lights providing a clear 450mm wide 750mm high sited between 800mm and 1100mm from the floor to bedroom window. 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. A mains wired smoke detection and alarm system shall be installed in the dwelling with the detectors sited on the ceiling of the ground floor hall first and second floor landing interconnected and wired on the lighting circuit back to the distribution board. All construction shall be robust. All doors to have 10mm undercut.