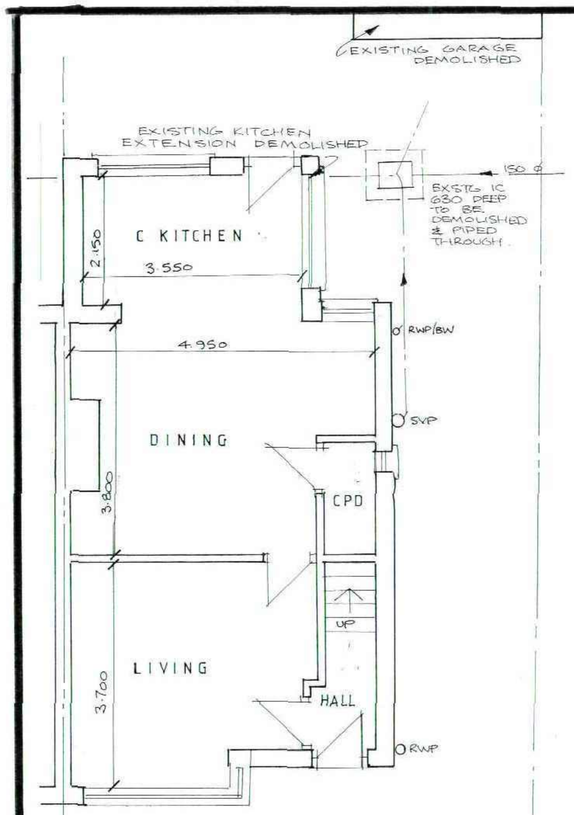
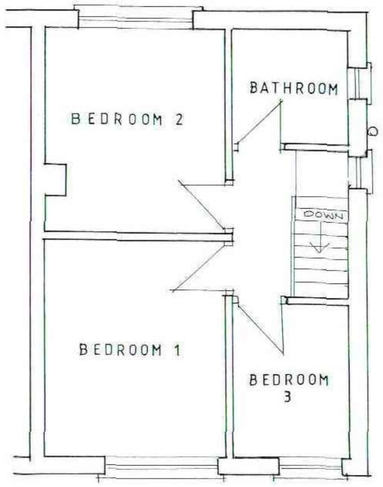
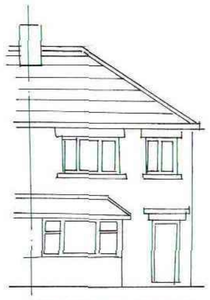


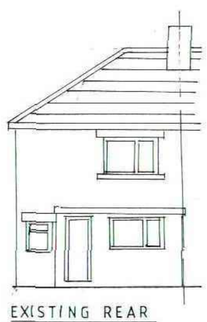
EXISTING GROUND



EXISTING FIRST



EXISTING FRONT



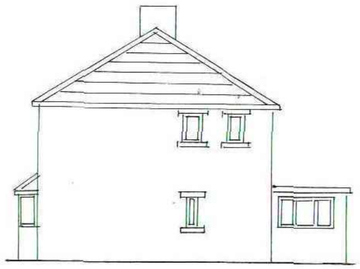
EXISTING REAR



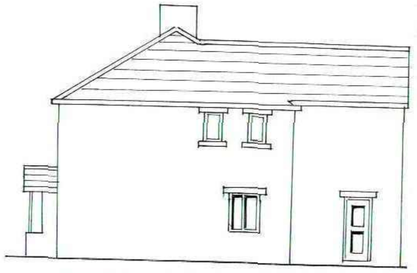
PROPOSED FRONT



PROPOSED REAR



EXISTING SIDE

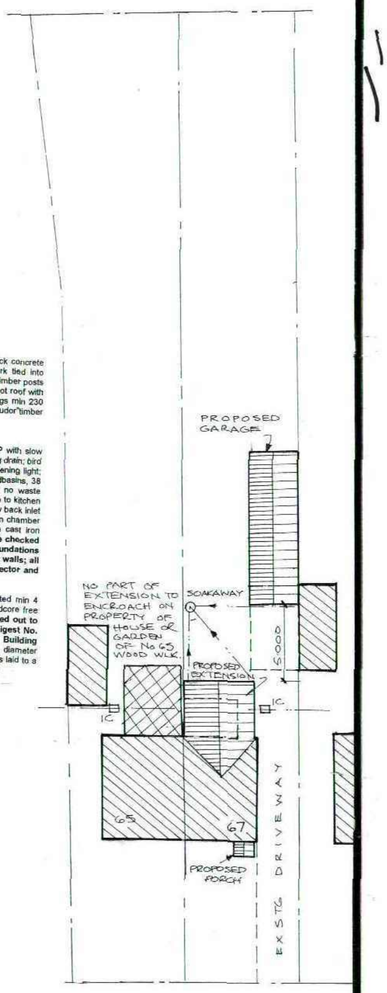


PROPOSED SIDE

PORCH to be constructed inn 225 brickwork of 225 thick concrete slab to satisfaction of local Building Inspector; brickwork tied into existing house wall with roof supported on 100 diameter timber posts built into dwarf walls; rafters and roof coverings as off-shot roof with Code 4 stepped lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; mock "Tudor"timber detailing to gable of porch roof

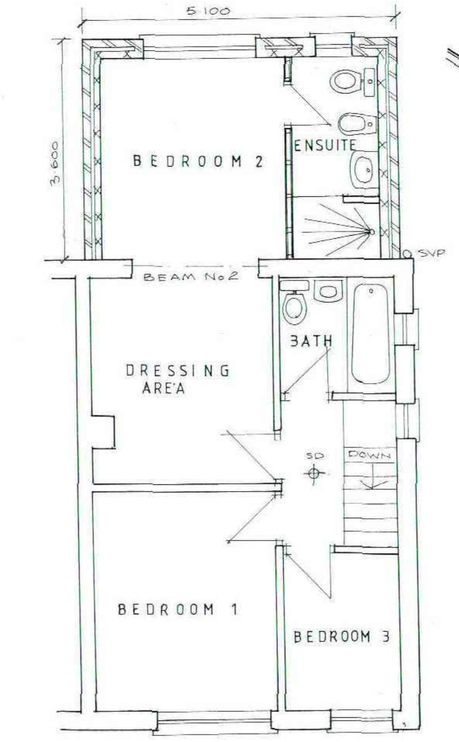
DRAINAGE:
Bathroom and ensuite to discharge to new 100 dia SVP with slow radius rest bend to *new drain connection to new IC existing drain*; bird proof grating to top discharging min 1.000 above any opening light; 75 deep seal trap to all appliances with 32 waste to handbasins, 38 waste to baths and showers and 100 waste to WCs; no waste connected to SVP within 200 of WC connection; 38 waste to kitchen sinkclipped to new floor joists at 1 in 40 discharging to new back inlet gully; new 800 x 900 precast concrete sectional inspection chamber surrounded in 150 concrete on 225 concrete base with cast iron cover and frame; **sewer passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintol to support walls; all work to drains to satisfaction of Local Building Inspector and Yorkshire Water**

Rainwater gullys to discharge to 2 cu.m soakaway situated min 4 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to prove suitability of ground to requirements of BRE Digest No. 365 (Soakaway Design) to satisfaction of Local Building Inspector;** All new drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in *40 foul and 1 in 100 surface water*

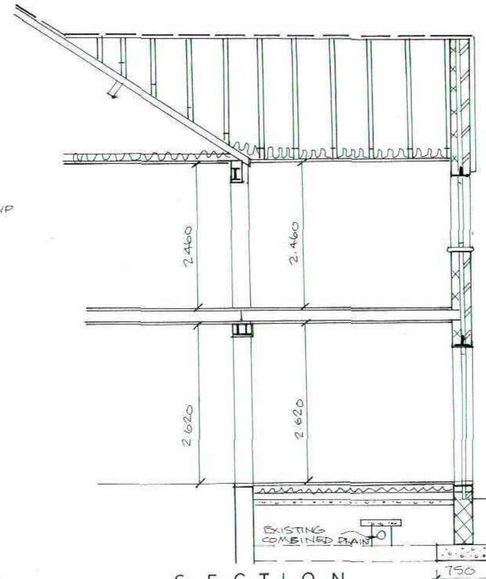


WOOD WALK

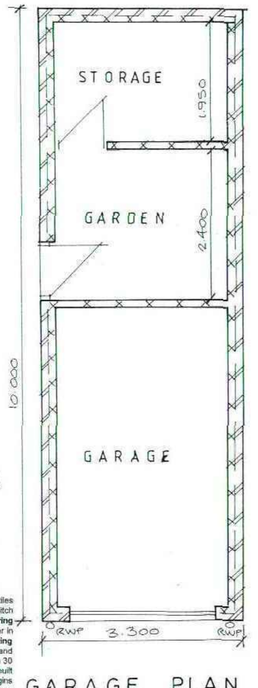
SITE PLAN 1:200



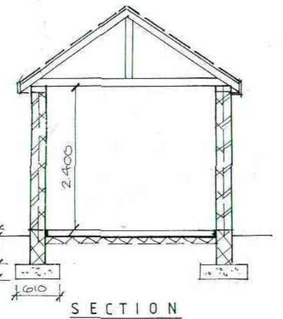
PROPOSED FIRST



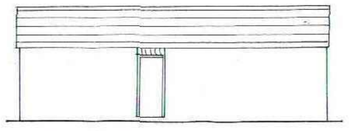
SECTION



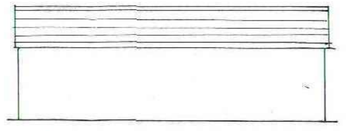
GARAGE PLAN



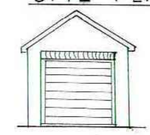
SECTION



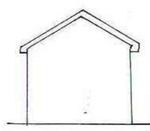
SIDE (to garden)



SIDE

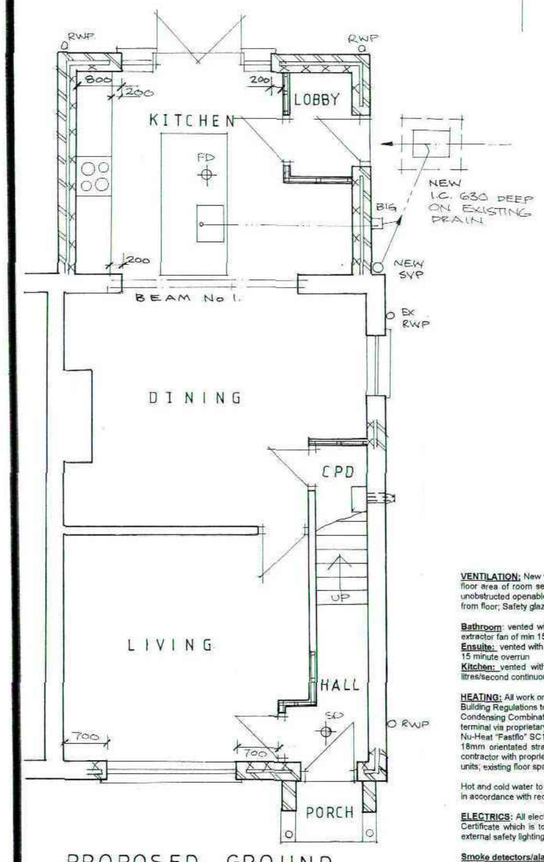


FRONT



REAR

RECEIVED
CORPORATE MAIL ROOM
29 JAN 2013
Received as
ORIGINAL COPY



PROPOSED GROUND

VENTILATION: New windows to be 16mm Argon filled double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; Escape windows to new first floor bedroom to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide, minimum with bottom of openable area max 1100mm from floor; Safety glazing to BS6206 to French doors and any glazing between finished floor level and 1500 in doors

Bathroom: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec intermittent extraction rate and 8 litres/second continuous extraction rate
Ensuite: vented with mechanical extractor fan of min 15 litres/sec capacity capable of 3 air changes per hour and intermittent operation with 15 minute overrun
Kitchen: vented with mechanical extractor fan incorporated in cooker hood of min 30 litres/sec intermittent extraction rate and 13 litres/second continuous extraction rate

HEATING: All work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector
Condensing Combination gas fired boiler fixed to external wall in under stair storage cupboard; boiler to discharge to external balanced flue terminal via proprietary co-axial flue system provided by boiler manufacturer; all work in accordance with manufacturer's specifications
Nu-Heat "Fastflo" SC14 or equivalent underfloor heating tubes and heat transfer plates laid on sub deck of 25 T&G chipboard between 135 x 18mm orientated strand board boards (OSB); underfloor heating tubes laid in accordance with manufacturer's instructions by specialist contractor with proprietary edge insulation strip fixed between external wall and screed; no heating tubes to be positioned under fixed kitchen units; existing floor space insulated as new floor space as detailed above; 25 hardwood floor boards laid on OSB

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; internal lights to bathroom, kitchen, living room and bedrooms 1 and 3 and external safety lighting to have energy efficient fittings

Smoke detectors/alarms: Smoke detectors/alarms and heat detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that all sirens sound if one detector triggered; 3 hour battery backup to detectors

ROOF: Redland Rosemary tiles in Red on 38 x 25 tiling battens on untearable felt; verge and eaves tiles twice clipped (reuse existing tiles removed from rear roof on one side of new roof); proprietary manufacture "Fink" style trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985 **(builder to check existing roof pitch before ordering trusses to confirm pitch)**; trusses to have min 122 x 47mm ceiling, rafter and internal chords and 197 x 47mm bottom chord; all timber in trusses to be TR 26 grade timber to BS EN 519; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site**: 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge and ceiling ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5mm galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; 12mm continuous air gap between external wall and fascia; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; 112 x 63mm square section gutters at a minimum fall of 1 in 100 and to discharge to 38mm square section downpipes

FRONT OFFSHOOT ROOF: tiles, battens, felt, wallplate, rainwater goods; ceiling and insulation all as main roof above; 100 x 38mm rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate and on 150 x 75 timber bearer secured to existing house wall; 225 overlap in felt to existing roof adjacent to No. 65 Wood Walk; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in: 75 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end

CAVITY WALLS: 112.5 thick external leaf in facing bricks to match existing house; 100 cavity and 100 Celcon 3.6N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50 Kingspan TW50 cavity board insulation fixed to block side of cavity using double drip type retaining discclip installed drip downward (U value of 0.27W/m².K.); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; artificial sandstone lintels and cills to openings; brickwork and blockwork bonded to existing walls using proprietary bonding wall tie starter strips fixed to existing house walls; IG Lt/HD 110 WOL type lintels to with min 150 end bearing; wall below ground level to be in 3.6N/sq.mm trench blocks; Cathic Cougar CG70/100 open back lintels to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; **Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector**

Stud partition: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work; joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 170 x 47 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ptg boarding on 170 x 47 joists in Class SC3 timber at 450 centres built in to loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish to living area ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre, floor joists doubled up under studs

GARAGE

ROOF: Rosemary type concrete tiles in Red 38 x 25mm tiling battens on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to have min 97 x 47mm ceiling, rafter and internal chords and 147 x 47mm bottom chord; all timber in trusses to be TR 26 grade timber to BS EN 519; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site**; 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge and ceiling ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5mm galvanised mild steel anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 trusses on each top and bottom chord member; 112 x 63mm square section gutters at a minimum fall of 1 in 100 and to discharge to 38mm square section downpipes

WALLS: 230 thick solid wall to consist of 112.5 thick external leaf in brickwork in colour to match existing house and 100mm thickness of 3.6 N/sq.mm hollow concrete blockwork to inner leaf; walls to have proprietary wall ties 750 horizontally, 450 vertically, and 225 vertically at openings or to be built using American Common Bond to tie leaves together; wall below ground level to be in 7N/sq.mm longue and groove trench blocks; Catnic CN71A lintels personal door and Catnic CN81B to garage door with min 150 end bearing; brick soldier course over openings; **Walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector upon inspection of ground conditions**

Internal block wall: 100mm thickness of 7N/sq.mm loadbearing blockwork built off 450 x 150 concrete foundations with dpc tied into external wall dpc's

FLOOR: 150 compacted thickness of selected hardcore and 100 structural concrete; dpm tucked into wall dpc

STEEL BEAMS: Beam No.1 to be 2 No. 152 x 89 x 16 kg/m UBs; Beam No.2 to be 152 x 89 x 16 kg/m UB; all beams to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; Beams No.1 to be bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

PROPOSED EXTENSIONS and DETACHED GARAGE at No.67 WOOD WALK, WOMBWELL

SCALES 1/50TH AND 1/100TH