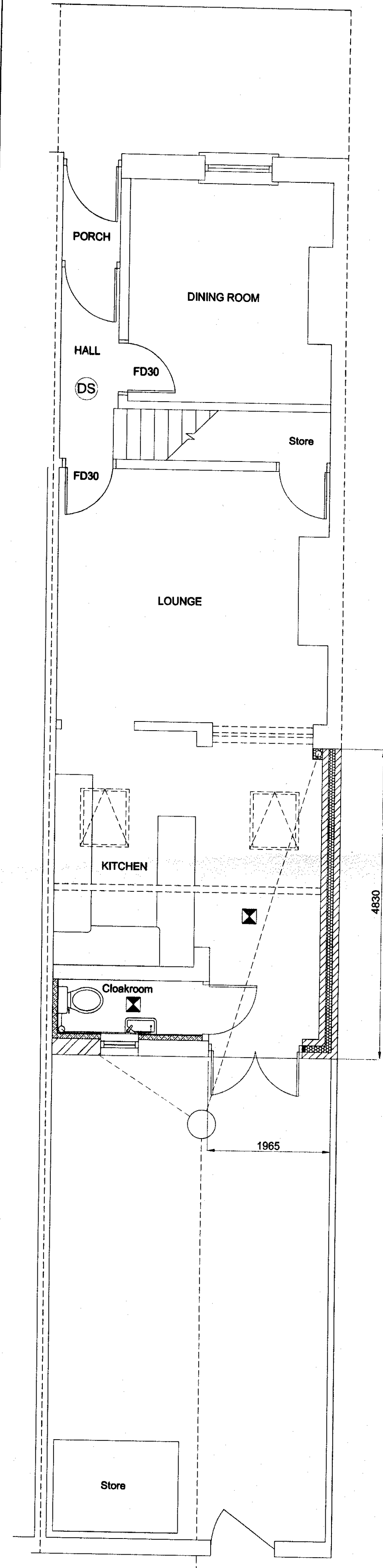
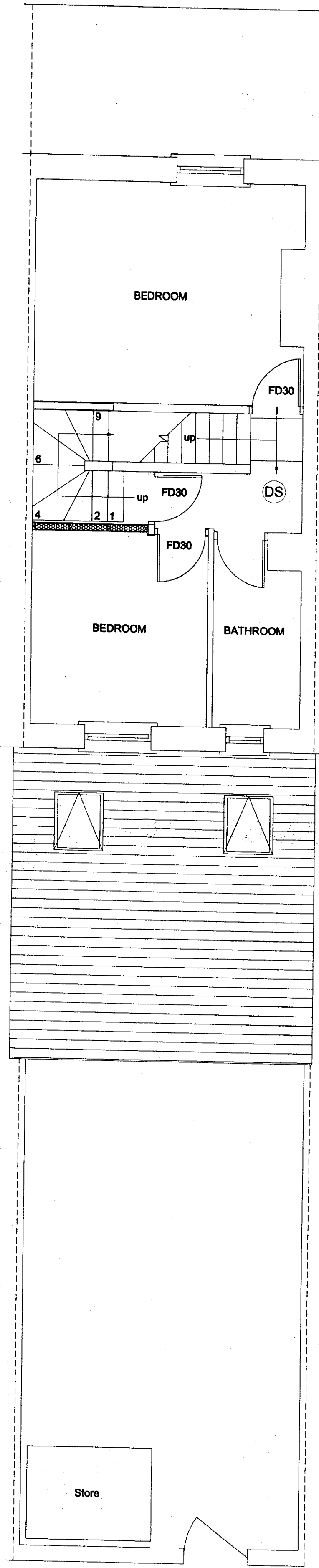


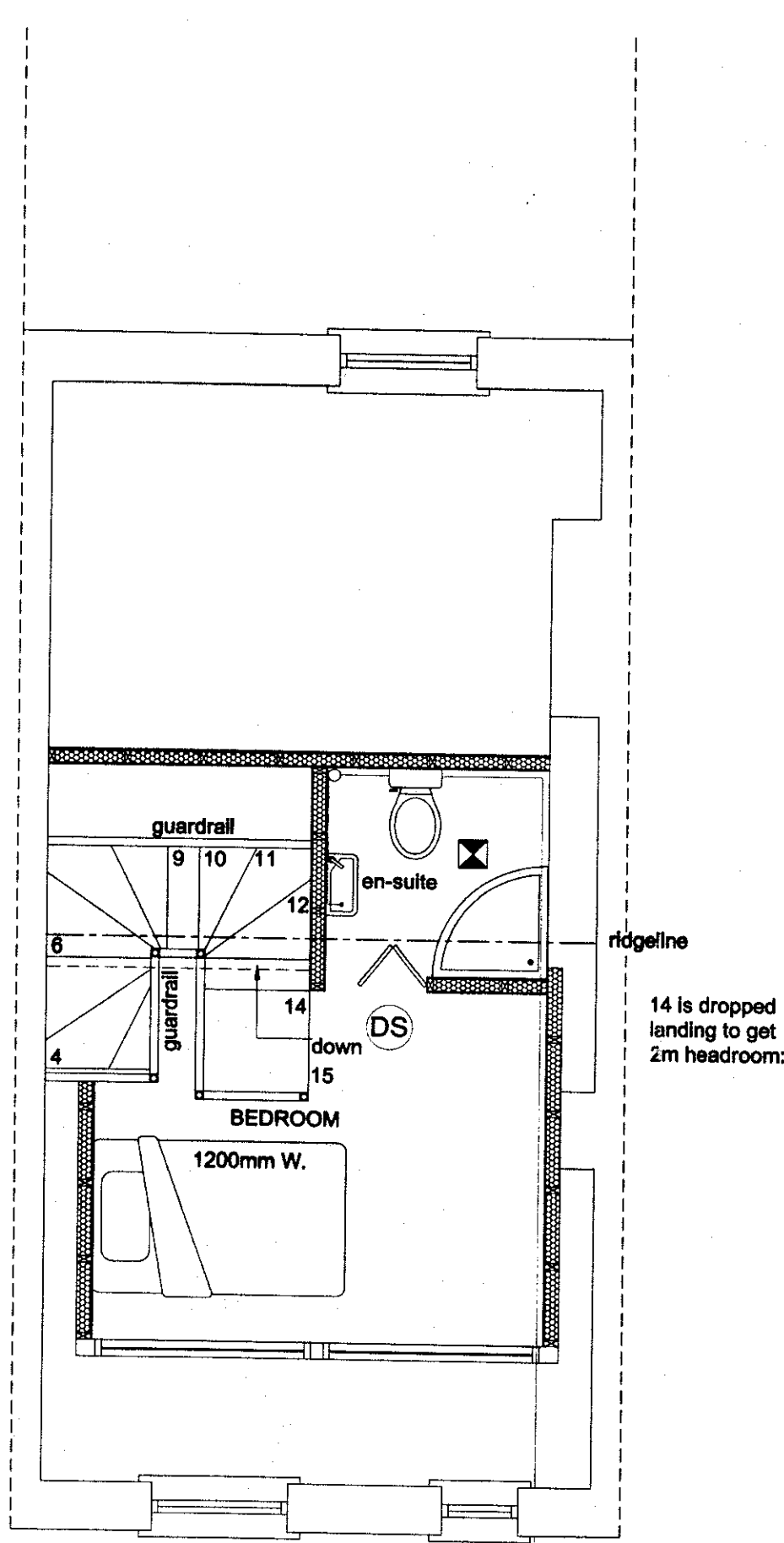
ALL DIMENSIONS IN MILLIMETRES:



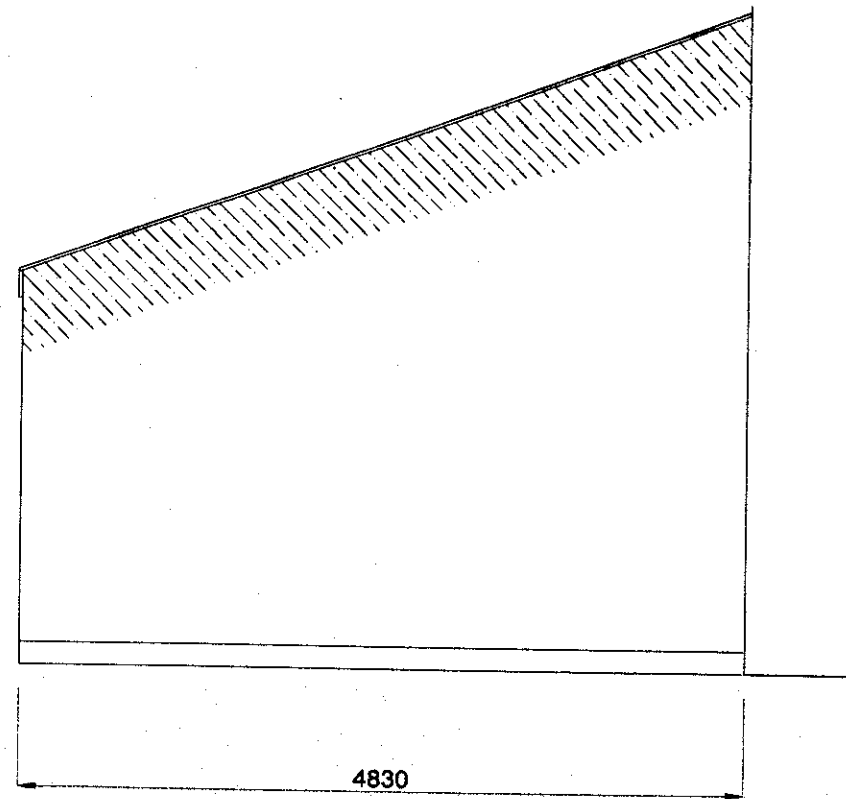
PROPOSED GROUND FLOOR PLAN



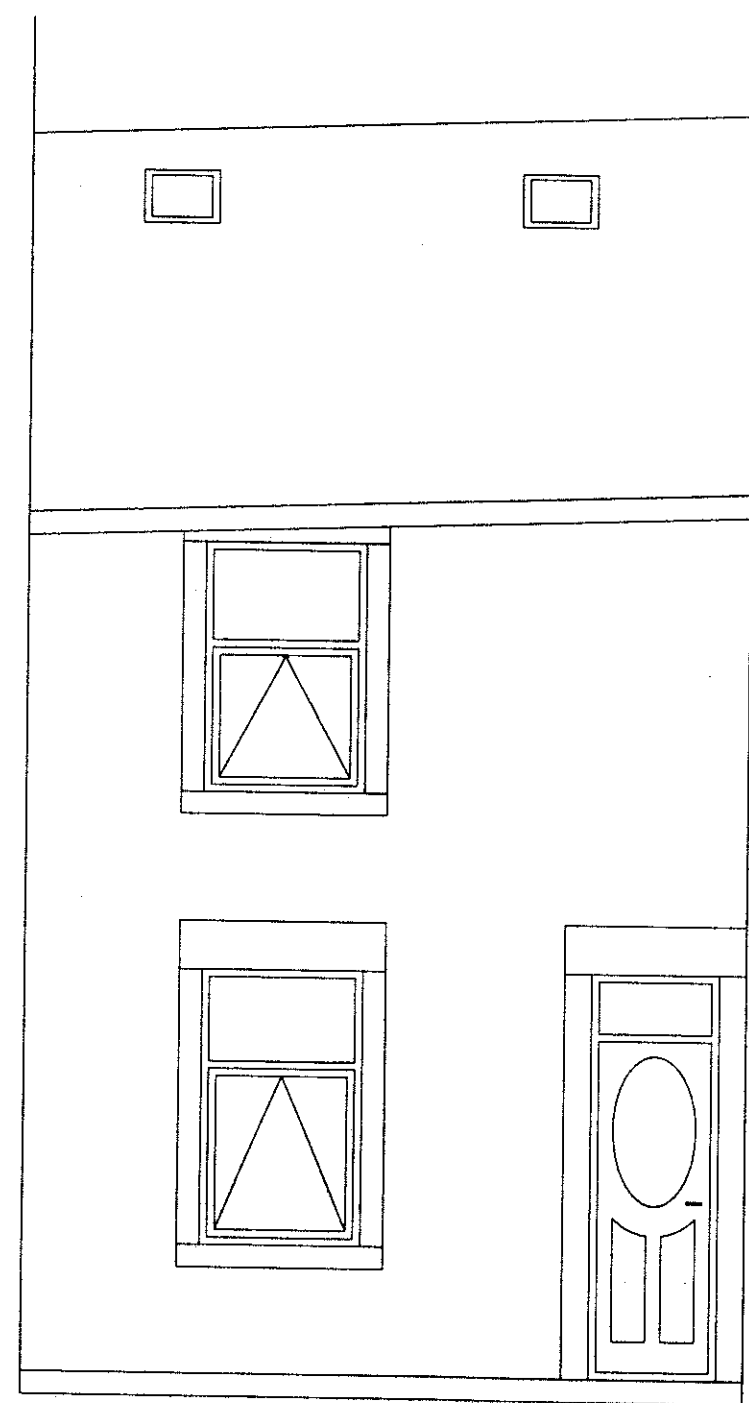
PROPOSED FIRST FLOOR PLAN



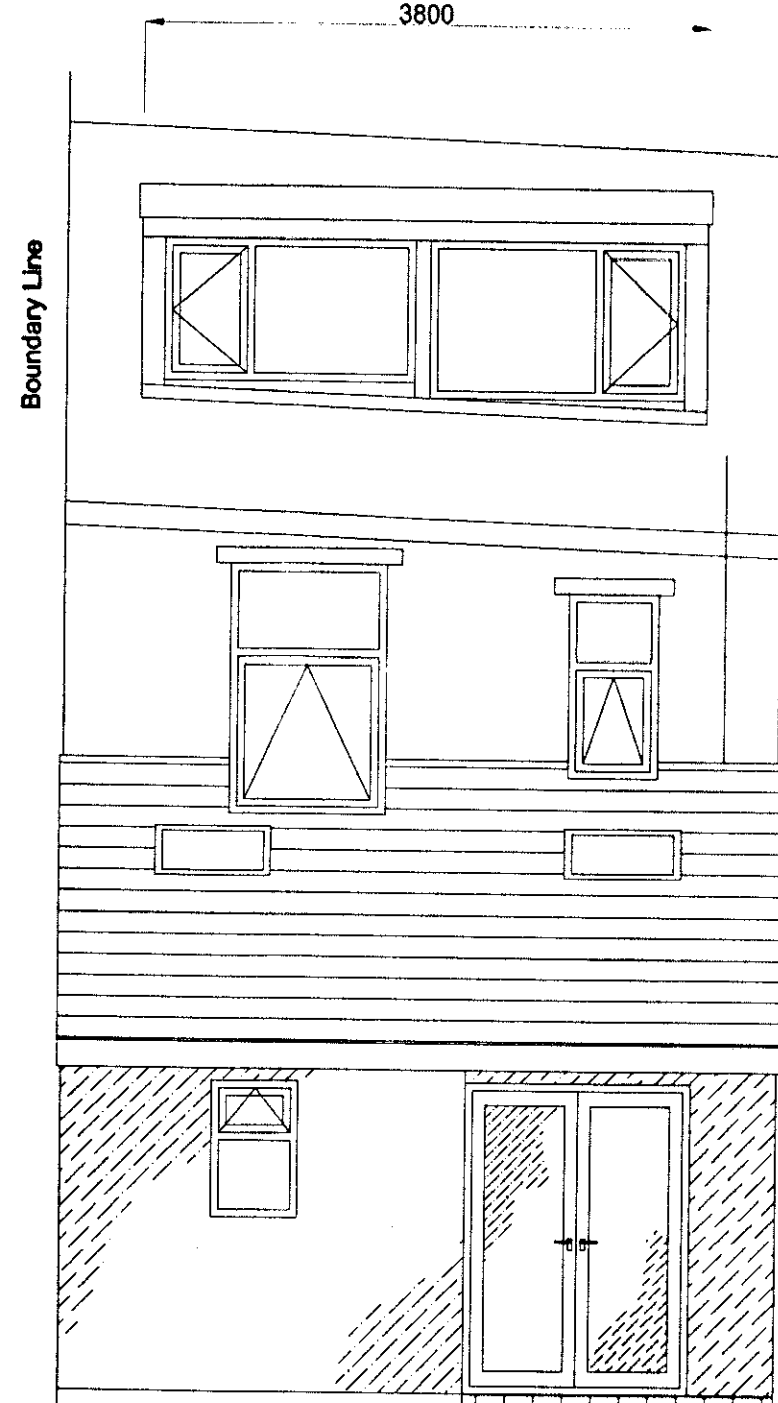
PROPOSED LOFT ROOM PLAN



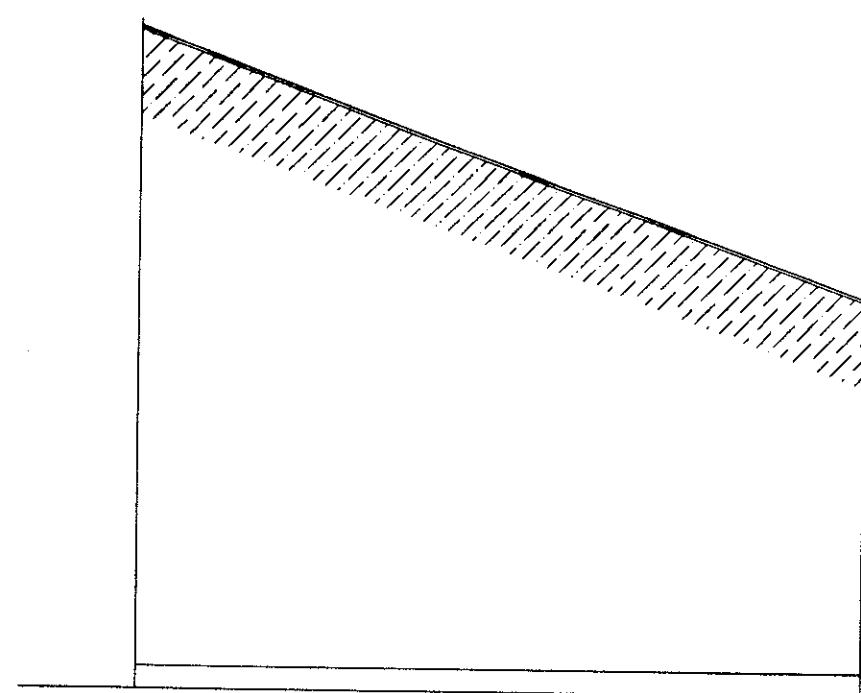
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED OPPOSITE SIDE ELEVATION

FOUNDATIONS:
New foundations to be 600 x 200mm concrete strip type to cavity walls on suitable sub-strata to satisfaction of Local Authority Building Control Officer; to be minimum 1000mm down or 150mm below invert level of any nearby drains, whichever is the greater. Any drains beneath proposed extension to be encased in 150mm concrete walls to bridge drains using reinforced concrete lintole to be min 50mm above drain.

WALLS:
To be 300mm cavity type: 100mm outer leaf 7Newton block with painted cement/sand render finish; 100mm cavity filled with 'D1 Them 37' or similar insulation batts to give required 'U' value: 100mm inner leaf 'Thermatec Shield' backbearing blocks or similar: 12mm plasterboard secured to blockwork using dot and dab adhesive with plaster finish. Stainless Steel wall ties at 450mm vertical, 750mm horizontal and 300mm at returns insulated vertical d.p.c. to all external reveals using 'Darnoc' or 'Thermatec' insulated cavity closers. All new cavities to link into existing and brickwork to be bonded to existing.

REAR EXTENSION ROOF:
Roof to be approved matching Grey Natural Slate at 18 degree pitch on Easy slide bedding system on 50 x 25mm timber battens on one layer 'Tyvek' or similar breathable felt to be draped between rafters on counter battens: on 200 x 50 C16 rafters at 450mm centres: battenmouthed onto new 100 x 50mm wallplates with 12.5mm plaster board and plaster skim finish: insulation to be 150mm Kingspan or similar set between rafters:
Wall plates fixed to walls at 1800mm centres, using 30 x 5mm mild steel lateral restraint anchors fitted at 2000mm centres maximum at roof eaves levels fixed to and turned down 100mm to existing walls. Soffits and fascias to match existing: Top section of rafters to be secured to 150 x 50mm timber wall plate secured to rear wall using min M10 rebarbolts at max 600mm offset centres with rafters suitably battenmouthed onto it and fitted with vertical twist ties.

LINTELS:
All new lintels unless otherwise stated are to be Catnic type CGE or similar with 150mm endbearing and half hour fire protection using one layer 12mm 'Fibretek' plasterboard with plaster skim finish.
All brickwork above lintels and beams to be fitted with felt or similar cavity trays. All existing lintels to be checked on site by Local Authority Building Control Officer. ALL structural elements to have min 30 minutes fire protection using one layer 15mm 'Fibretek' boarding with plaster skim finish.

WINDOWS:
All new windows to be p.v.c.u. double glazed to clients requirements with minimum Argon filled air space in sealed units of 20mm.
To be low emissivity 'K' glass to give required 'U' value of 1.8W/m².K or an energy rating of Band 'C' from supplier.
Glazing to be maximum 25 % floor area. Draught proof striping fitted to open windows. Rapid ventilation to be provided by opening lights min 5% floor area.

VENTILATION:
Ventilation to be achieved by fitting new Expelair GX66 wall mounted fans, or ceiling mounted fans where wall space is restricted:
Kitchens to have 30L/sec extract capacity if adjacent to hob or 60L/sec elsewhere:
Utility rooms to have 30L/sec extract capacity:
Bathrooms to have 15 L/sec extract capacity: W.C.'s to have 6L/sec extract capacity:
All to be discharged to open air and fitted with automatic back draught shutters.
Fans fitted in windowless accommodation to be linked into light switch and to be fitted with minimum 15 minute overrun facility with 10mm gap at foot of door to room:
Background ventilation to be supplied by min 8000 square mm, trickle vents fitted in window heads.

RAINWATER GOODS/DRAINS:
100mm pvc guttering to 85mm downspouts, then to discharge into existing (assumed combined) drainage system via 100mm Hepesleeve or similar drains laid 1:40 with flexible joints on granular fill with 100mm fill around pipework up to top of drain, capped with selective fill in accordance with table 9 part H1. New inspection chambers to be constructed on site from 225 engineering brick on concrete base, to be suitably channelled and haunched. Galvanised steel air tight cover and frame. Existing drains located on site by contractor. All new back inlet gullies to have rodding access:
Existing soil vent pipe to discharge minimum 900mm above any opening lights and terminate in wire cage.

HEATING SYSTEM:
Existing heating system to be extended to include additional radiators in new extension to clients requirements:
If new boiler to be installed it should be SEDBUK 'A' rated:
Installation engineer to be Gas Safe registered and to include for fitting thermostatically controlled radiator valves.

PIPE LAGGING:
Any heating pipework outside the heated envelope of the building to be suitably lagged to prevent heat loss and freezing.

GLAZING:
All glazing in critical areas to be toughened glass to B.S. 6206: 1981 and approved doc.N.1.

ELECTRICAL SYSTEM:
Extensions to existing electrics to comply with new Part 'P' Approved Document.
To be designed, installed, tested and certified on completion to BS 7671 by a person competent to do so.
At least 75% of light fittings to have energy saving bulbs fitted:

STUD WALLS:
New stud walls to be 100 x 50 timber studs at max 600mm centres with rockwool insulation between one layer 12.5mm plasterboard either side with plaster skim finish.

SMOKE ALARMS:
Existing Fire Warning System to be checked that it is mains operated interlinked with battery back up to comply with current edition of B.S.5839:part 6:

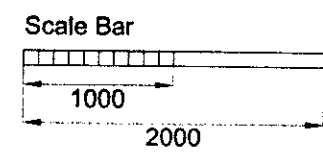
WASTES:
Minor fittings to drain via 50mm dia p.v.c. piping and be fitted with 75mm minimum deep seal traps. To drain to new s.v.p. in cloakroom fitted with air admittance valves.

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Any proposed changes or deviations from approved plans required by client or builder to be sanctioned by all relevant Local Authority departments and engineers before carrying on.

All specifications and designs are to be checked and approved by the Local Authority Planning and Building Control Departments PRIOR to commencement of any works.
It is the contractor/applicants responsibility for rectifying anything that has been carried out prior to any approvals being granted. Contractor to site check all dimensions and levels before starting work. Exact boundary positions to be identified prior to construction work starting. Building contractor to ensure that no persons or materials encroach over any boundaries without written consent of the adjoining land/property owners.

Revision A for Planning Feb 2013.



BOUNDARY WALL ACT 1996:
It is the responsibility of the applicant to notify the adjoining property owners of their intention to build on, or within 3 metres of the boundary line under the above Legislation. This should take the form of a written notice, details of which can be found at the O.D.P.M. website, or from the Local Authority Development Control Department.

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Plan Number SN/02A/12 Date Nov 2012 Scale 1:50 @ A1

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