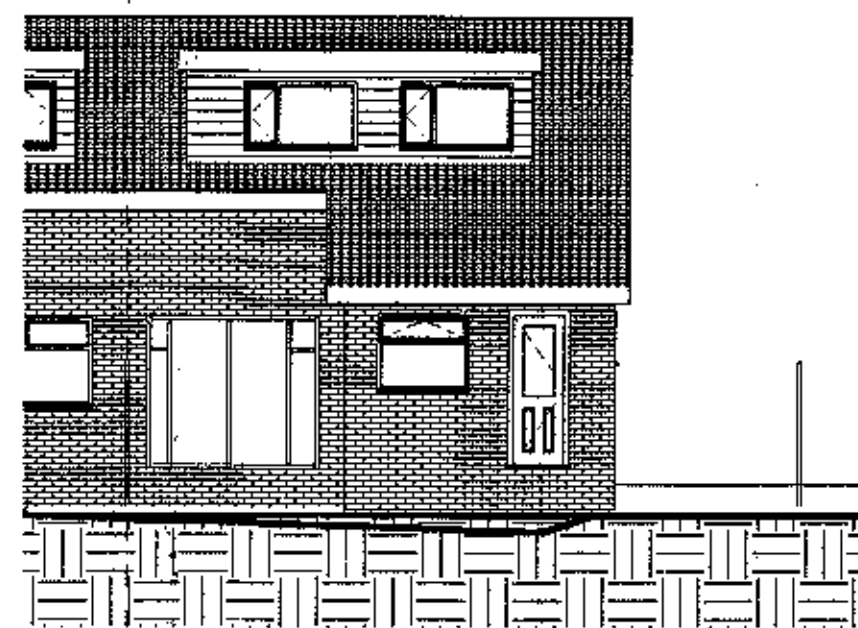
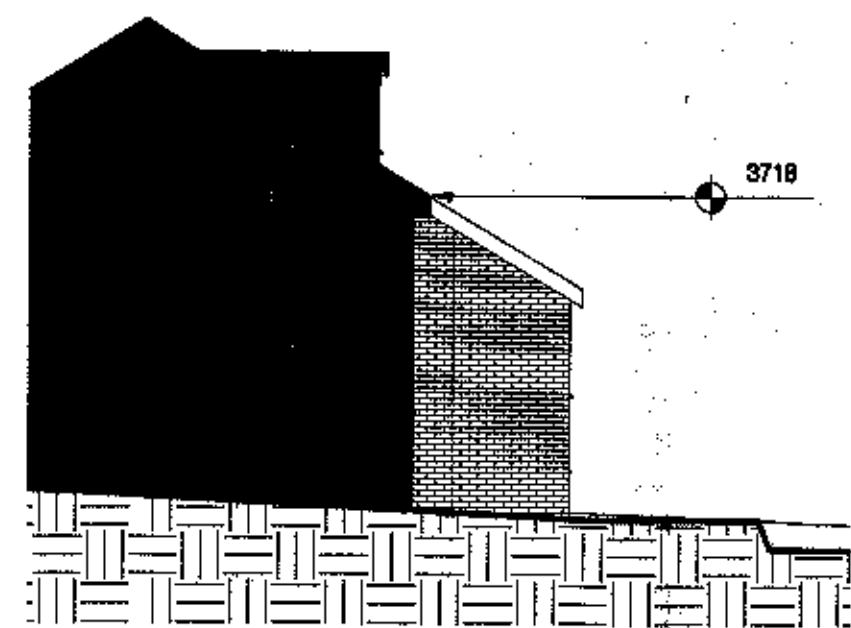


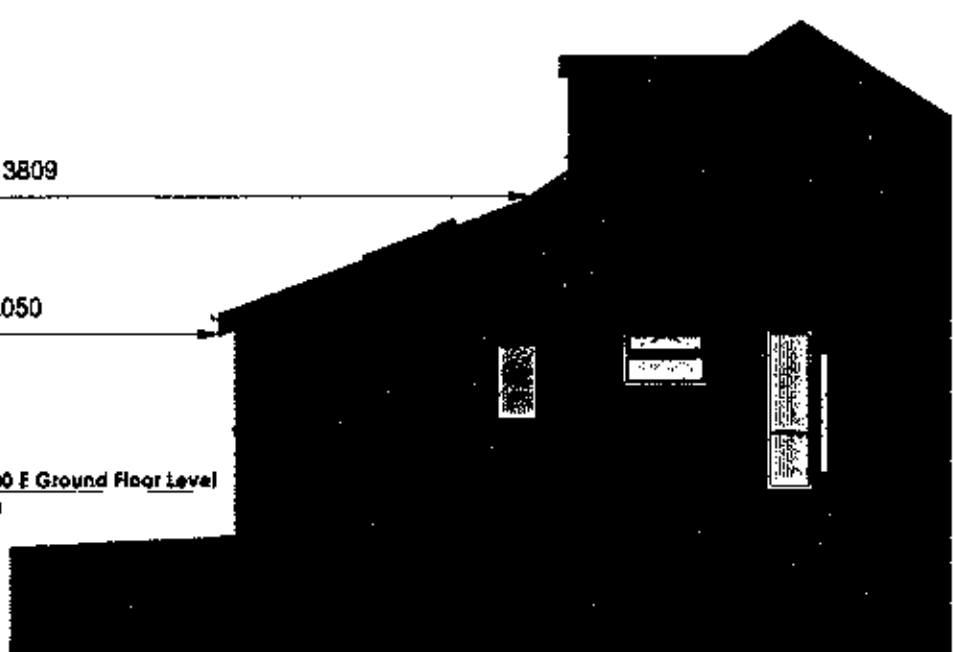
E1 Existing East Elevation
1:100 198-P



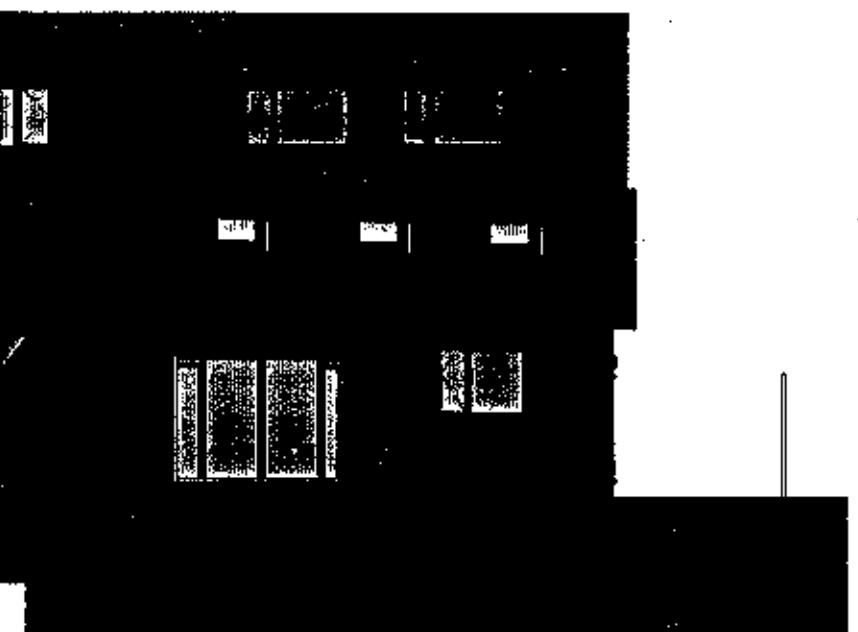
E2 Existing South Elevation
1:100 198-P



E3 Existing West Elevation
1:100 198-P



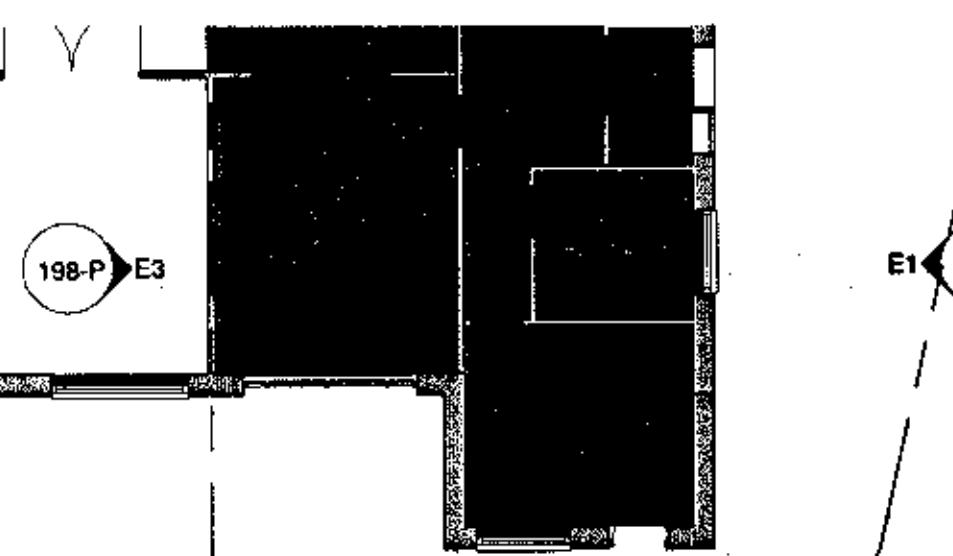
P1 Proposed East Elevation
1:100 198-P



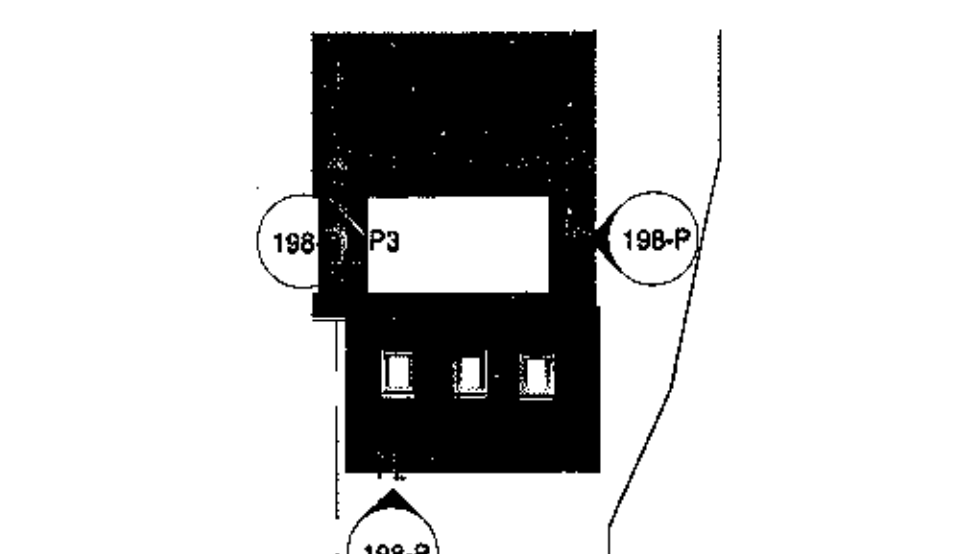
P2 Proposed South Elevation
1:100 198-P



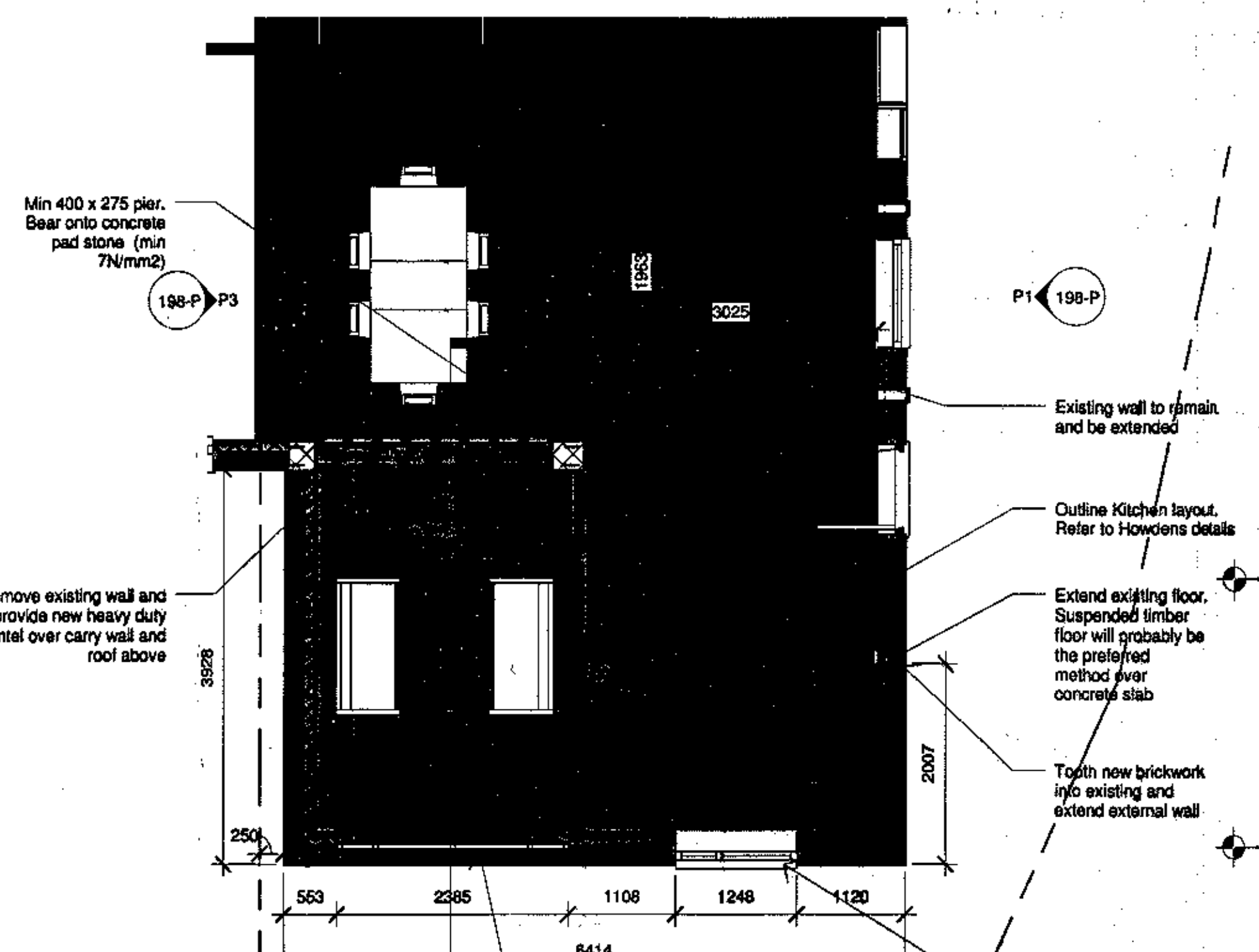
P3 Proposed West Elevation
1:100 198-P



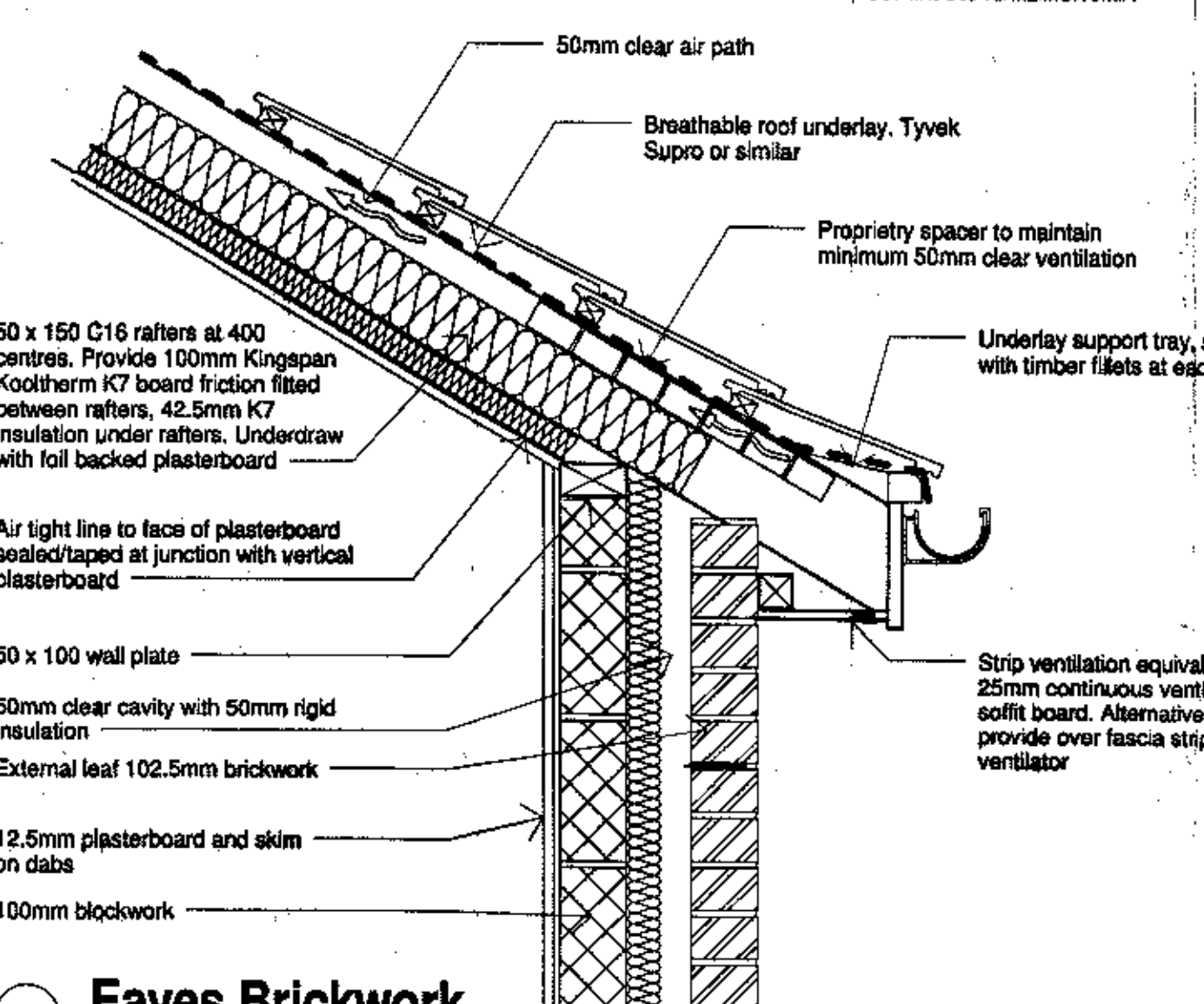
1 Existing Ground Floor Plan
1:100 198-P



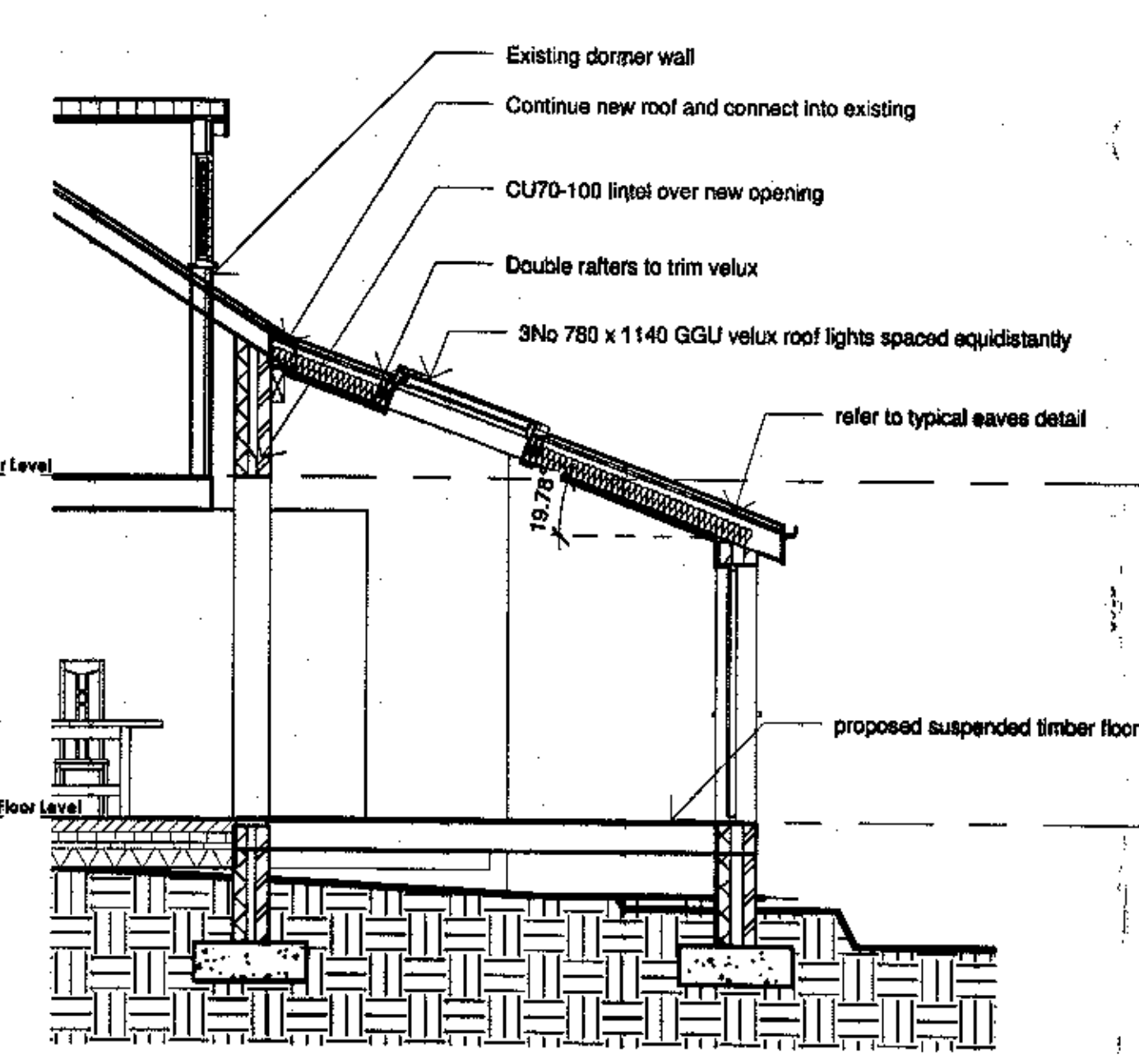
2 Proposed Site Plan
1:200 198-P



3 Proposed Ground Floor Plan
1:50 198-P



4a Eaves Brickwork
1:10



4 Section 1
1:50 198-P

INTERNAL WALLS - 48 x 50mm CLS TIMBER STUDDING WITH 12.5mm GYPROC WALLBOARD 10' OR GYPROC SOUNDLOC PLASTERBOARD AND 50mm FINISH TO EACH SIDE. REFER TO LAYOUT TO CONFIRM SOUND INSULATION. USE MOISTURE RESISTANT PLASTERBOARD WITHIN BATHROOM AND EN SUITE AREAS.

DOORS/WINDOWS - NEW WINDOWS TO BE DOUBLE GLAZED SEALED UNITS IN UPVC FRAMES WITH MIN 20mm ARGON FILLED AIR GAP (U0.01) AND THE INNER PANE SHOULD HAVE A LOW-E COATING WITH THERMAL BREAKS/DRAUGHT SEALS. IN ALL CASES WINDOWS TO MEET U VALUE OF 1.5W/M2K. MASTIC SEAL TO ALL EXTERNAL FRAMES TO ALL SIDES OF BRICKWORK/BLCKWORK AND TO UNDERSIDE OF WINDOW BOARDS AFTER BRICKWORK. GUN APPLIED MASTIC POINTING TO 8.5.454 FOR EXTERNAL SEAL. DOORS TO ACHIEVE MIN U VALUE OF 2.0 W/M2K AND ROOF LIGHTS MIN U VALUE OF 1.8 W/M2K. ANY GLAZING WITHIN THE DOORS AND 300mm TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1000mm ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 500mm OF FLOOR TO BE SAFETY GLASS.

SAFE BREAKAGE OF GLASS TO AD N1. ANY GLAZING WITHIN THE DOORS AND 300mm TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1000mm ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 500mm OF FLOOR TO BE SAFETY GLASS.

TRADITIONAL ROOF CONSTRUCTION INSULATION (TO PROVIDE A MIN U-VALUE OF 0.14 W/M2K):
NEW ROOF TILES TO MATCH EXISTING LAID IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. ON 38 x 25mm TREATED BATTENS ON BBA CERTIFIED TYVEK SUPRO ROOFING MEMBRANE LAID OVER RAFTERS WITH A 10mm DRAPE AND A 150mm OVERLAP BETWEEN SHEETS. TILES TO BE SUITABLE FOR A 19.5 DEGREE PITCH. ALL LIPS AND PENETRATIONS TO BE SEALED WITH SEALING TAPE.
PROVIDE INTEGRAL FLY SCREENS AT THE WALL AND VALLEY CONNECTIONS, ABUTMENTS AND RIDGE VENTILATION TO BE AT LEAST EQUIVALENT TO A 5mm CONTINUOUS VENTILATION STRIP.
PROVIDE ROOF VENTS TO EAVES TO GIVE VENTILATION TO 25mm CONTINUOUS STRIP.
WALLPLATE TO BE STRAPPED DOWN AT EAVES LEVEL WITH 35 x 5 x 1000mm GALVANIZED MS STRAPS AT 1500mm CENTRES. PLUGGED AND SCREWED TO INNER LEAF OF WALL.
EACH RAFTER TO BE FIRED TO WALL PLATE WITH DRILLING ANCHOR WALLPLATE TO BE STRAPPED DOWN TO EAVES LEVEL AT 1200mm CENTRES WITH 35x5x5 GALVANIZED. RAFTERS TO BE FIRED TO WALL PLATE AND SEPARATING WALLS AT MAX 2000mm CENTRES WITH SS STRAPS. STRAPS TO BE FIRED TO SOLID NOGGINGS OVER THREE RAFTERS AND A MINIMUM OF FOUR FIXINGS. ALTERNATIVELY A GABLE LADDER TYPE CONSTRUCTION CAN BE USED.

FASCIAE AND SOFFITS TO MATCH EXISTING. PROVIDE PROPRIETARY OVER FASCIA VENTS AT EAVES TO GIVE EQUIVALENT TO AT LEAST A 25mm CONTINUOUS VENTILATION STRIP.

GENERAL - IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ENSURE THAT THE WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH & SAFETY AT WORK ACT 1974, COSHH REGULATIONS 2004 AND WHERE APPLICABLE THE REQUIREMENTS OF THE CDM REGULATIONS 2007.

PRIOR TO START OF WORK THE CONTRACTOR MUST BE AWARE OF ANY CONDITIONS IMPOSED BY THE PLANNING AND BUILDING DEPARTMENT AND SHALL NOTIFY BUILDING CONTROL AT LEAST 48 HOURS BEFORE STARTING WORK AND AT EACH WORK STAGE AS SPECIFIED IN THE ACCEPTANCE.

WE RECOMMEND THAT A GROUND INVESTIGATION BE UNDERTAKEN TO ASCERTAIN THE EXACT GROUND CONDITIONS AND CONFIRM THAT THE FOUNDATIONS PROPOSED ARE ACCEPTABLE. EXTRA COST THAT MAY BE REQUIRED TO DESIGN AND INSTALL AN ALTERNATIVE FOUNDATION SOLUTION, FROM THAT SHOWN IN THE PLANS, TO BE BORNE BY THE CLIENT.

WE RECOMMEND THAT A FULL SERVICE SEARCH AND CAT SCAN OF THE SITE BE UNDERTAKEN PRIOR TO STARTING WORK. CONTRACTOR TO BE AWARE OF ANY SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS AND TO PROVIDE PROTECTION/OVERSEEN AS REQUIRED. THE PLAN DRAWINGS IS FOR LOCAL AUTHORITY APPROVAL ONLY AND IS NOT A WARNING DRAWING. NO RESPONSIBILITY IS ACCEPTED FOR THE LOCAL AUTHORITY DECISION. ALL DRAWINGS ARE PURELY FOR ILLUSTRATION. NO ERROR OR OMISSION WILL ENTITLE ANY PARTIES TO COMPENSATION. NO DIMENSIONS TO BE SCALED FROM THE PLAN. INTERNAL DIMENSIONS ARE TYPICALLY TO INTERNAL FINISHES.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR FABRICATING ANY COMPONENT.

DRAWING TO BE READ IN CONJUNCTION WITH ANY WORKING DRAWINGS AND ANY RELEVANT DETAIL. ENGINEERS DETAILS AND CALCULATIONS.

DRAINAGE POSITIONS SHOWN ARE INDICATIVE BASED ON A VISUAL SURVEY. CONTRACTOR TO ALLOW A CONTINGENCY FOR UNFORESEEN WORK AND UNDERTAKE A FULL SURVEY TO CONFIRM MANHOLE POSITIONS, RUNS AND INVERTS.

MOISTURE CONTENT OF TIMBER SHOULD NOT EXCEED 20% AND IS TO BE KILN DRIED.

STRIP FOUNDATIONS - FOUNDATIONS HAVE BEEN DESIGNED FOR NORMAL GROUND CONDITIONS. FOUNDATIONS TO SUIT THE ACTUAL GROUND CONDITIONS AT THE SITE OF WORKS AND TYPE OF EXISTING FOUNDATIONS PRESENT. FOUNDATIONS TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

FOUNDATIONS TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. PROVIDE A MINIMUM 500mm BY 500mm DEEP GRADE 12 G/21 CONCRETE STRIP. FOUNDATIONS TO HAVE A MINIMUM COVER OF 600mm FROM THE TOP OF THE FOUNDATION TO THE GROUND LEVEL.

WALLS BELOW DPC TO BE 300mm WIDE APPROVED FOUNDATION GRADE FRENCH BLOCK MINIMUM 700x102 OR SULPHATE RESISTANT BRICKS COMPLYING WITH BS 3921. WEAK MIX CAVITY FILL UP TO 225mm BELOW DPC PLAYED TO WEEDHOLES IN EXTERNAL LEAF. MINIMUM 3 COURSES OF CONTRAST FROST RESISTANT BRICKWORK UP TO DPC LEVEL.

AT LOCATIONS WHERE DRAINS PASS ADJACENT TO NEW FOUNDATIONS, THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT LEVEL OF THE DRAIN. STEPS IN FOUNDATION LEVEL SHOULD NOT EXCEED ITS THICKNESS AND SHOULD OVERLAP BY TWICE ITS THICKNESS.

DPC/DPM - POLYMER DPC SET AT LEAST 150mm ABOVE GROUND LEVEL. 1200 GAUGE (300 MICRON) VISQUEEN DPM TO FLOOR SLAB LAID UNDER INSULATION TO OVERLAP WITH WALL DPC AND LAPPED BY AT LEAST 100mm. DAMPCORE VERTICAL DPC TO BE PROVIDED AT INTERFACE WITH NEW AND EXISTING WALLS WHEN WALL ARE NOT TOUCHED IN.

CAVITY TRAYS & FLASHING - 450mm WIDE D.P.C. CUT TO SUIT 150mm OVERLAPS AS CAVITY TRAYS TO ROOF/WALL ABUTMENTS. CODE 4 LEAD TO ROOF VALLEYS ON 19mm PLYWOOD VALLEY BOARDS. AT ALL ABUTMENTS USE CODE 4 LEAD FLASHINGS WITH MIN 150mm UPSTAND BEDDED BELOW CATNIC OR SIMILAR CAVITY TRAYS AND DRESSED DOWN A MINIMUM OF 150mm OVER ROOF TILES. WEEDHOLES AT MAX 900mm CENTRES AT LOWEST LEVELS OF TRAYS OR LINTEL TRAYS.

FIRE - IMPERFECTIONS WHERE PIPES ETC. FIT THROUGH WALLS SHOULD BE PROTECTED WITH A PROPRIETARY SLEEVE OR FIRE STOPPED WITH AN APPROVED FIRE RETARDANT MATERIAL. WALLS TO BE FIRE STOPPED IN ACCORDANCE WITH AD B.

AN AUTOMATIC LINKED SMOKE DETECTION AND ALARM SYSTEM BASED ON MAINS SMOKE ALARMS WITH BATTERY BACK UP TO BE INSTALLED. MINIMUM TWO SELF CONTAINED SMOKE ALARMS TO BE INSTALLED TO EACH STOREY TO BE SITUATED IN THE CIRCULATION SPACE WITHIN 7.5m OF THE DOOR TO EVERY HABITABLE ROOM. CEILING MOUNTED SMOKE ALARMS TO BE MIN. 300mm FROM WALL AND LIGHT FITTINGS. IN LOCATIONS AS DENOTED.

ALL STRUCTURAL STEELWORK TO BE CLAD IN TWO LAYERS OF GYPROC FREELINE PLASTERBOARD TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE.

ESCAPE WINDOWS TO BE PROVIDED TO THE STOREYS ABOVE GROUND FLOOR IN EACH NEW HABITABLE ROOM. PROVIDE A MINIMUM UNOBSTRUCTED OPENABLE AREA AT LEAST EQUIVALENT TO 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100mm ABOVE THE FINISHED FLOOR LEVEL. WITHIN A SLOPING ROOF THE BOTTOM OF WINDOW TO BE WITHIN 1700mm OF THE EAVES.

UTILITIES - ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO AND REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME. ON COMPLETION THE COMPETENT PERSON SHALL PROVIDE A SIGNED BUILDING CERTIFICATE. A FULLY COMPLETED BS7671 ELECTRICAL INSTALLATION CERTIFICATE. AT LEAST 75% OF ALL NEW OR REPLACEMENT LIGHTING SHOULD BE LOW ENERGY LIGHT FITTINGS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER AND TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY BY LAWS.

IF NEW GAS FIRED BOILERS ARE PROPOSED THEY MUST ACHIEVE A MINIMUM SEDBUK 2009 THERMAL EFFICIENCY RATINGS OF AT LEAST 90%. INSTALLATION AND/OR ANY MODIFICATIONS TO EXISTING GAS SYSTEMS TO BE CARRIED OUT BY A CORGI REGISTERED INSTALLER.

EXACT POSITIONS OF UTILITY POINTS TO BE CONFIRMED BY THE CLIENT. ALL SWITCHES AND SOCKET OUTLETS ARE TO BE INSTALLED AS PER AD M DIAGRAM 29. ANY NEW RADIATORS ARE TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.

VENTILATION - HABITABLE ROOMS OPENING LIGHTS TO BE A MINIMUM 1/20TH OF THE FLOOR AREA PLUS MIN. 800mm2 OF BACKGROUND VENTILATION (IE. TRICKLE VENTS AND AIR BRICKS).

NON-HABITABLE ROOMS I.E. KITCHEN, UTILITY ROOM, BATHROOM TO HAVE OPENING WINDOW (NO MINIMUM SIZE) PLUS A MINIMUM OF 400mm2 OF BACKGROUND VENTILATION.

KITCHEN AREAS TO HAVE MECHANICAL VENTILATION RATED AT A MINIMUM OF 60 L/S OR 30 L/S IF AN INTEGRAL COOKER HOOD IS USED. UTILITY ROOMS TO HAVE A MINIMUM MECHANICAL VENTILATION OF 30 L/S AND BATHROOMS/EN SUITE TO HAVE 15 L/S.

EXTRACTOR FANS TO ALL ROOMS WITHOUT WINDOWS TO BE OPERATED BY LIGHT SWITCH AND TO HAVE A 15-MINUTE OVER-RUN.

SANITARY FITTINGS - ALL FITTINGS TO HAVE 75mm DEEP ANTI-VAC TRAPS. WASTE PIPE TO WHB TO BE 32mm. BATH/SHOWER TO BE 40mm DIAMETER AND W.C. SOIL STACKS TO BE 100mm. COMBINED WASTE PIPES TO BATH OR SHOWER AND BASIN TO BE 50mm DIAMETER WASTE PIPES.

100mm DIAMETER UPVC 3.1. PIPE TO 8.5.341.4 OUTLET 100mm MIN. ABOVE ANY WINDOW OPENINGS. ALL INTERNAL SVPS TO BE ENCASED IN 25mm UNFACED INSULATION AND 2 LAYERS OF PLASTERBOARD. ALL WASTE TO COMPLY WITH CP-304.

LEAN TO ROOF (0.14 W/M2K) - ABUTMENT AND EAVES VENTILATION TO BE EQUIVALENT TO A 5mm CONTINUOUS STRIP WITH INTEGRAL FLY SCREENS. A WALLPLATE TO BE STRAPPED DOWN AT EAVES LEVEL WITH 35 x 5 x 1000mm GALVANIZED MS STRAPS AT 1500mm CENTRES. PLUGGED AND SCREWED TO INNER LEAF OF WALL.

EACH RAFTER TO BE FIRED TO WALL PLATE WITH A FRAMING ANCHOR. RAFTERS TO BE STRAPPED AT GABLE AND SEPARATING WALLS AT MAX 2000mm CENTRES WITH SS STRAPS. STRAPS TO BE FIRED TO SOLID NOGGINGS OVER THREE RAFTERS AND A MINIMUM OF FOUR FIXINGS. ALTERNATIVELY A GABLE LADDER TYPE CONSTRUCTION CAN BE USED.

MARLEY PLAIN TILE ON 50 x 25 BATTENS ON TYVEK SUPRO BREATHABLE MEMBRANE WITH A 10mm DRAPE. PROVIDE MIN 20mm VENTILATION GAP THEN 100mm CELOTEX GAA100 BETWEEN RAFTERS AND 50mm CELOTEX FLAKO UNDER RAFTERS. UNDER DRAW WITH FOIL BACKED PLASTERBOARD AND SKIM. PROVIDE 50 x 125 C16 RAFTERS AT 400 CENTRES. RAFTER TO BE DOUBLED UP TO TRIM VELUX OPENINGS.

SUSPENDED TIMBER GROUND FLOOR - FLOOR (TO PROVIDE A MIN U-VALUE OF 0.25 W/M2K). TOP SOIL TO BE CLEARED. PROVIDE 150mm SAND BLINDED HARDCORE AND 75mm COVERSITE CONCRETE (MIN ST2 OR GEN1) LAID TO FALL TO EXTERNAL WALL ON 1200 GAUGE DPM THAT OVERLAPS WITH THE CAVITY DPC TO CREATE BASIC RADON PROTECTION. MINIMUM CLEAR VENTILATED AIR SPACE UNDER THE FLOOR TO BE 150mm. PROVIDE 22 x 75 GRILLED AIR BRICKS AND PROPRIETARY TELESCOPIC VENTS AT MAX 2.0m CENTRES. JOISTS TO BE SUPPORTED OFF HEAVY DUTY GALVANIZED JOIST HANGERS OR FIRED OFF A WALL PLATE THE SAME SIZE AS THE SPECIFIED JOIST. WALL PLATE TO BE RESIN BOLTED INTO EXISTING WALL AT MAX 600mm CENTRES USING 16mm DIA HIGH TENSILE BOLTS. PROVIDE 18mm FLOORING GRADE TYPE PS MOISTURE RESISTANT (V318) TO CHIPBOARD DECK LAD ONTO 50 x 200 C24 JOISTS AT 400 C/C. SOLID OR HERRINGBONE STRUTTING AT MID SPAN OF JOISTS. 30 x 5 GALVANIZED MS STRAPS TO BE FIRED ACROSS 3NO JOISTS AT MAX 1800mm CENTRES WITH 50 x 100 BLOCKING NOGGINGS FIRED ACROSS 3NO JOISTS WHEN PARALLEL TO EXTERNAL WALL. 80mm KINGSPAN TW70 ZERO ODP INSULATION BETWEEN RAFTERS SUPPORTED WITH BATTENS. PROVIDE 20mm VERTICAL PERIMETER EDGE INSULATION TO MINIMISE THERMAL BRIDGING.

DRAINAGE AND RAINWATER PROVISIONS - 115mm SQUARE GUTTERS INTO 70mm SQUARE UPVC DOWNPIPES (ACTUAL SHAPE AND COLOUR TO MATCH EXISTING) INTO HEPPWORTH ACCESS GULLIES AND 100mm HEPPWORTH SUPASLEEVE DRAINAGE.

ALL NEW DRAINAGE PROVISIONS TO BE LAID TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

EXISTING UNDERGROUND DRAINAGE TO BE IDENTIFIED BY THE CONTRACTOR AND SUITABLE CONNECTIONS MADE TO THEM AS REQUIRED. SEPARATE SYSTEMS OF DRAINAGE TO BE PROVIDED WHERE A COMBINED SYSTEM IS NOT USED.

PROVIDE 100mm HEPPWORTH SUPASLEEVE LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ACCESS POINTS TO BE PROVIDED AT CHANGES OF DIRECTION AND BENDS. FOUL DRAINAGE TO BE LAID AT MINIMUM SELF CLEANING GRADIENTS AS DESCRIBED BY AD H. TYPICALLY AT A MINIMUM DRAINAGE GRADIENT OF 1 IN 40.

WHERE DRAINS PASS THROUGH EXTERNAL WALLS THEY ARE TO BE SUPPORTED WITH A BRIDGING LINTEL AND HAVE A CLEARANCE OF 50mm AROUND THE PIPE. VOIDS SURROUNDING THE PIPE TO BE FILLED WITH A RIGID MATERIAL TO PREVENT ENTRY OF FIL AND VERMIN.

EXTERNAL WALLS - EXTERNAL WALL CONSTRUCTION TO PROVIDE MIN U-VALUE OF 0.25 W/M2K. 102.5 EXTERNAL LEAF BRICKWORK TO MATCH EXISTING WITH 50mm CLEAR CAVITY AND 50 KINGSPAN THERMALWALL TW90 INSULATION PARTIAL FILL CAVITY SLABS. 100mm THERMALITE BLOCK TO INNER LEAF. INTERNAL FINISH TO BE 12.5mm GYPSUM WALLBOARD TO ON CONTINUOUS DABS WITH SKIN FINISH. BBA APPROVED SS WALL TIES TO BE PROVIDED AT MINIMUM 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY. STAGGERED WITH ADDITIONAL TIES TO REVEALS AT 225mm VERTICAL CENTRES. PROVIDE DAMPCORE VERTICAL DPC AT INTERFACE WITH NEW AND EXISTING WALLS. CREATE CONTINUOUS CAVITY. EXTERNAL WALLS TO BE TIGHTENED UP.

Title	PROPOSED REAR EXTENSION	Drawing No	198-P 1	Rev	A
EXISTING AND PROPOSED PLANS					
novensus					