

Notes

All dimensions and materials to be checked on site by the main contractor

Demolition & Materials for Re-Use

- 1a. Prior to demolition the extent and rebuilding to be agreed on site with Building Control Officers
- 1b. Excavate externally to reduce finished ground level.
- 1c. Clean up and prepare surfaces for taking new work and making good.
- 1d. Care to be taken when excavating around mains cables, water pipe and drain.

Foundations & Hardstanding

- 2a. Strip foundations 1:2:4 concrete mix 600x150mm deep 750mm below ground level or below the invert of any drain within one metre of excavation unless otherwise stated. Depth to be determined by the Building Control Officer on site.
- 2b. Concrete mix to C30.

Walls.

- 3a. External walls to be stone to match existing with timber frame internally.
- 3b. D.P.C. around all new openings to be Hyload or Damcor incorporating insulation.
- 3c. Cement mortar mix for the stone to be 1:1:6
- 3d. Stainless steel wall ties to be 5No./M2. in cavity wall to suit 25mm Sure Cav fixed to the timber frame.
- 3e. 200mm stonework on 25mm thick SureCav with SS ties on vapour barrier on 18mm USB boarding glue and screwed to 100mmx50mm timber frame with 12.5mm USB boarding internally to take 38x19mm soft wood support for 12.5mm plasterboard and skim.

D.P.C.'s

- 4a. D.P.C. to be a minimum of 150 mm above ground level and 150mm above cavity fill.
- 4b. D.P.C. around all new openings to incorporate insulation
- 4c. DPM to be 1200g visqueen to be taken across the cavity to protect against radon seepage
- 4d. Lead flashing to code 4 to roof valley gutters.

Structural.

- 5a. Truss to be constructed of 175x75mm s/w beams.
- 5b. Timber frame of 100x50mm studding @ 400mm cnts with 18mm USB boarding externally and 12.5mm internally. All joints be glued and screwed. 2No 100x50mm strips to both top and bottom. Where the frame is extra load bearing the vertical timbers to be increased to carry the extra load.
- 5c. The timber framing to incorporate 70mm of Kingspan or similar.

Partitions. N/A

Floors.

- 7a. Floor to be level with existing floor.
- 7b. Engineered timber floor on 100mm insulation on 1200g Visqueen on 100mm concrete slab on 1200g Visqueen on sand 50mm blinding on compacted hardcore.

Ceilings.

- 8a. 9.5mm foil backed plasterboard and skim fixed to ceiling joists/rafter at 400mm cnts. with 30mm galv. clout nails at 150mm cnts.

Roofing.

- 9a. Slates to match existing or similar approved fixed to manufacturer's instructions on 50x25mm treated soft wood battens on breathable sarking felt on 175 x 50mm rafters at 400mm cnts with 110 mm Kingspan insulation between and 40 mm Kingspan insulation below
- 9b. Fix breathable sarking felt over with a minimum lap of 150mm. Fix new treated 50x25mm s/w battens with 45mm galv. clout nails. Re-fix blue slate to battens with suitable lap.
- 9c. Velux roof light to be fitted in accordance with manufacturers instructions and to have 2No. trimmers at the sides, head and bottom
- 9d. Velux roof lights GGU pivot 804 1 No with suitable flashing for 27 degree pitch
- 9e. Bird mouth fixings in rafters to wall plates.

Straps.

- 10a. Galvanised mild steel restraint straps to be fitted from wallplate to wall at 2000mm cnts. fixed in the cavity.

Insulation.

- 11a. Kingspan 70 mm Kooltherm K8 or similar for cavity insulation timber frame or similar.
- 11b. 110mm Kingspan insulation between and 40mm below rafters leaving an air gap above

Below Ground Drainage.

- 12a. All below ground drainage to B.S. EN 295 for clay pipes and B.S. 4660 and B.S. 5481 for pvc pipes
- 12b. All below ground drains to be 100mm dia. at a fall of not less than 1/40. Drains to be encased in 140mm of pea shingle.
- 12c. Where drain passes under new wall of foundation, the wall to have lintel incorporated over drain.
- 12d. Rodding eye at end of run to be at 40 degree to drain and encased in concrete.

Above Ground Drainage. N/A

Rainwater Drainage.

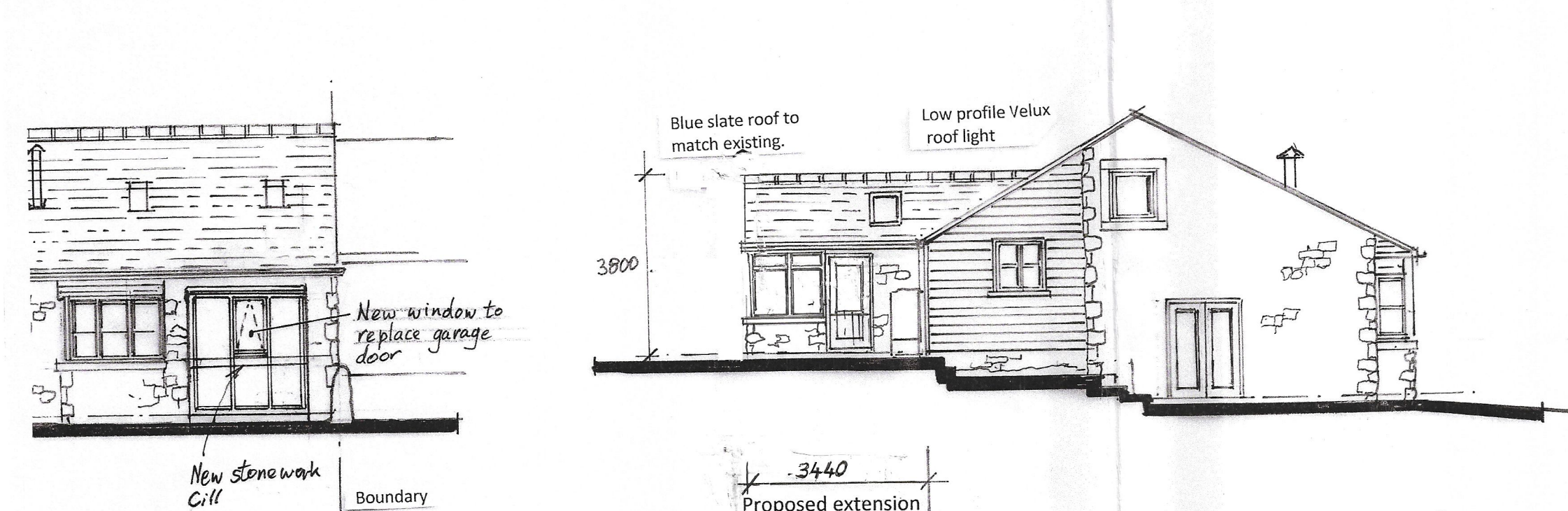
- 14a. Rainwater p.v.c. fittings to B.S. 4576
- 14b. 100mm half round p.v.c gutter coloured black, fixed to fascia board at 750mm cnts connected to existing with a fall of 1:60 to existing outlet.
- 14c. 64 mm dia. p.v.c down pipe fixed to wall at 1600mm cnts. max. discharging to gully via spitter.

C. Bldgs Regs amendments 18/4/2025

B Notes & detail for Building Reg 27/3/25

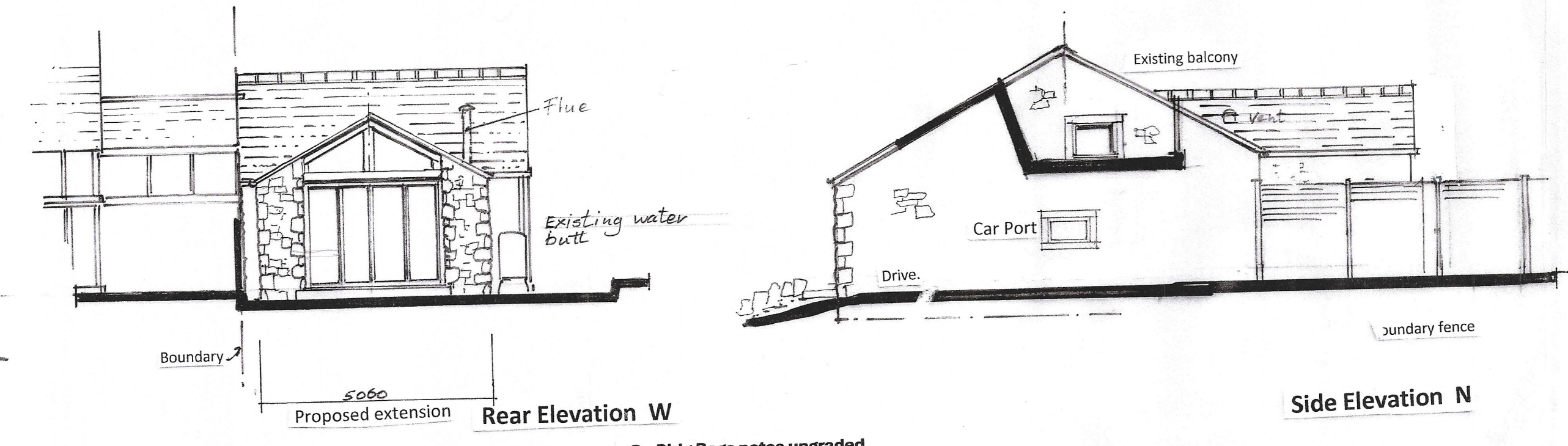
A Drawing upgraded 4-4m 19/2/24

project	Proposed extension and modifications to Valley Cottage, Back Lane, Grindleton,		
client	Jeff Marshall		
title	Scheme Drawing	drg. no.	JTM / 30c
scale	1:100 1:50	drn.	SW date 19/2/24



Front Elevation E

Side Elevation S



Rear Elevation W

Side Elevation N

- 1 to roof space at eaves formed by soffit vents
- 1 around lantern light achieved by holes through the the neutral axis
- 1 of W.C. through new roof via new vent.

- 5.
- 5s to be uPVC to match existing
- ndows to a habitable room have permanent ventilation of nm.
- ndows to be double glazed 4mm clear E glass and 16 ace filled with Argon gas
- trips to be incorporated in all new windows and door.
- ng doors by specialist colour upvc to be chosen by the

- 4d glass to all doors and to a height of 800 mm above

- ating.

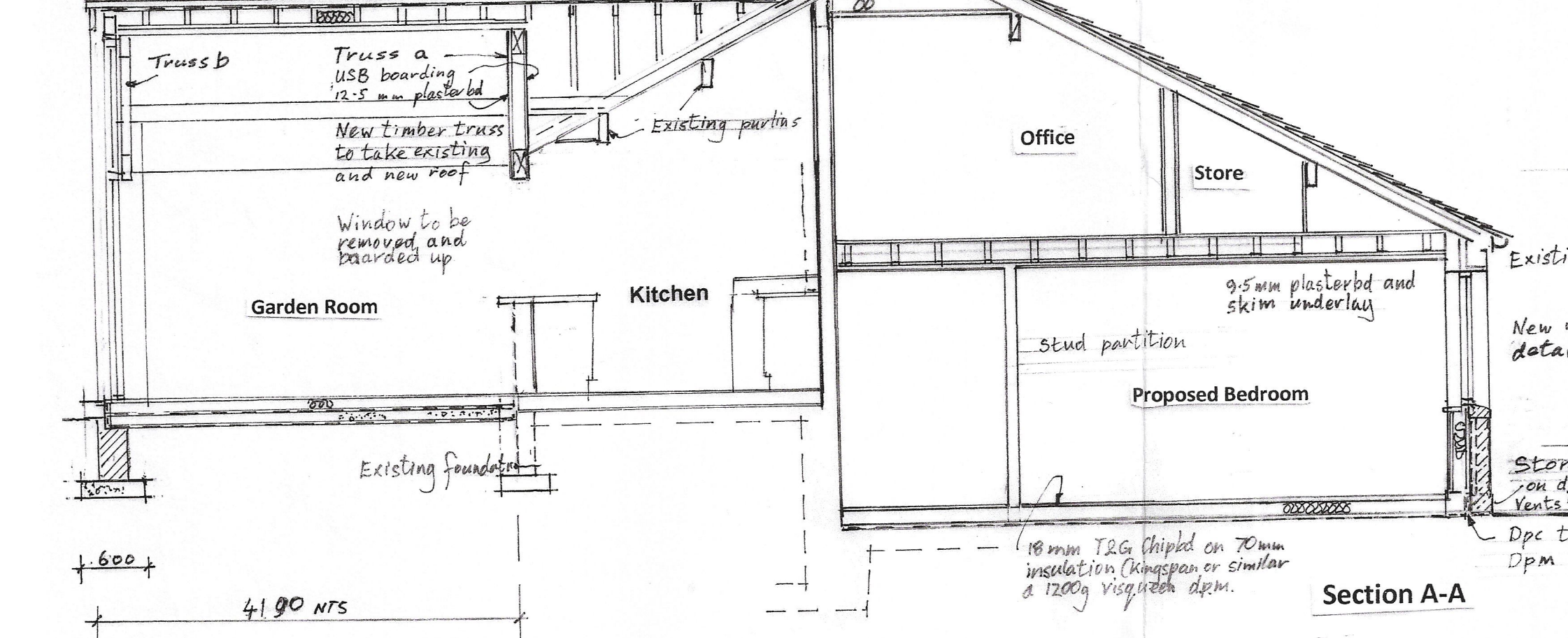
- eating system to be extended to the extension.

- cs to comply with the IEE. Regulations. Part P.
- sockets to be 250mm above the floor.
- to be 2.5mm to ring main and 1.0 mm for lighting Cooker

- i in ceiling to have adequate ventilation enabling heat to
- Installation to comply with the current regulations
- cal fittings to be a minimum of 900 mm from any sink or
- water
- outbuildings and garage to be armoured and 4mm in duct below g.l.
- re lighting with more than 5 No. fitting to have 1.5 mm

- ical work in dwellings falls within the scope of Building
- Part P. This requires all electrical work to be carried
- by a qualified electrical contractor registered under the
- ent Persons Scheme" or installed by a person who will
- test and installation certificate and provide the necessary
- ation for the Local Authority. The work must comply with
- lations and BS 7671.
- mal cable work comes under Part P of the building
- ns. The electrician should be a member of NICEIC,
- LECSA or BRE

- abricated steel lintel
- er window steel detail
- r timber truss



Section A-A

- 8a. 9.5mm plasterboard and skim fixed to 38 x 19mm soft wood battens at 400 cnts fixed to existing ceiling.

- 11a. 70mm of Celotex insulation to floor.
- 11b. 50mm of foam insulation above ceiling incorporating quilt between joists.
- 11c. Existing external walls to be dry-lined with composite panel of 25mm insulation on 12.5mm plasterboard and to be skimmed.

- 13a. Saniflow to drain to existing higher level foul drain for W.C. and wash hand basin.

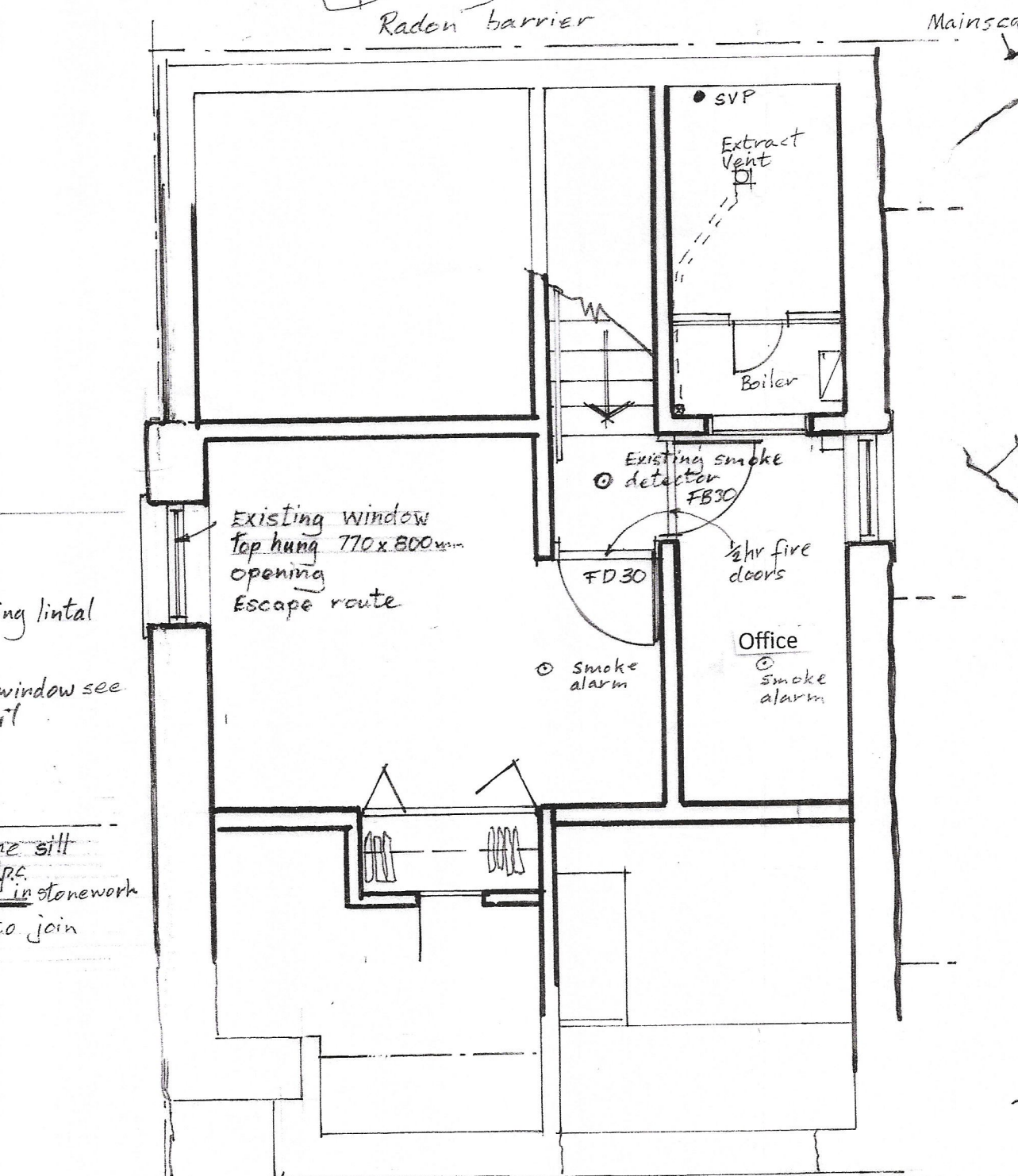
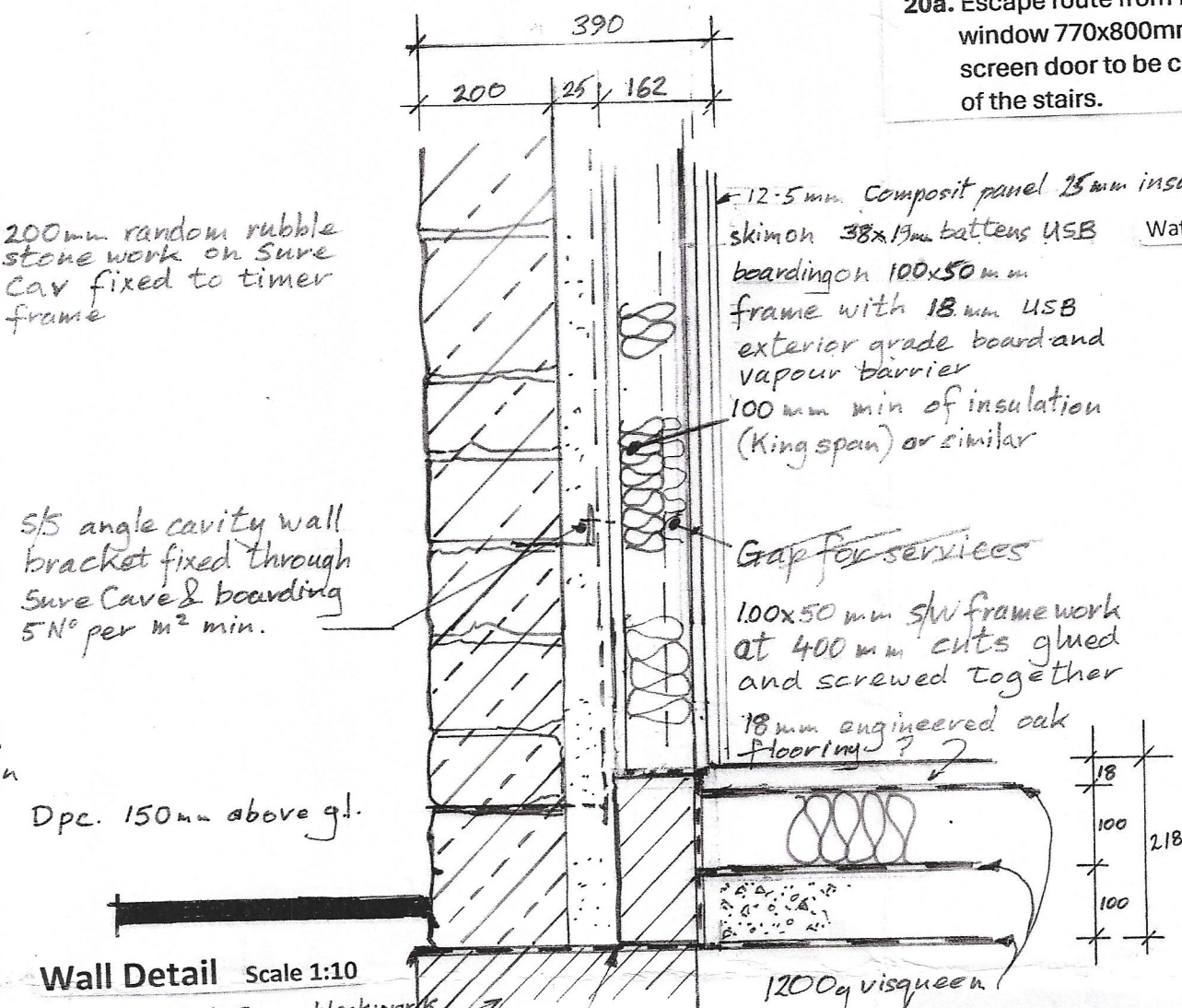
- 15a. Extract ventilation from WC to be vented externally via existing bathroom cupboard.

- 16a. Window to fit in the existing opening of the garage door onto stone sill.

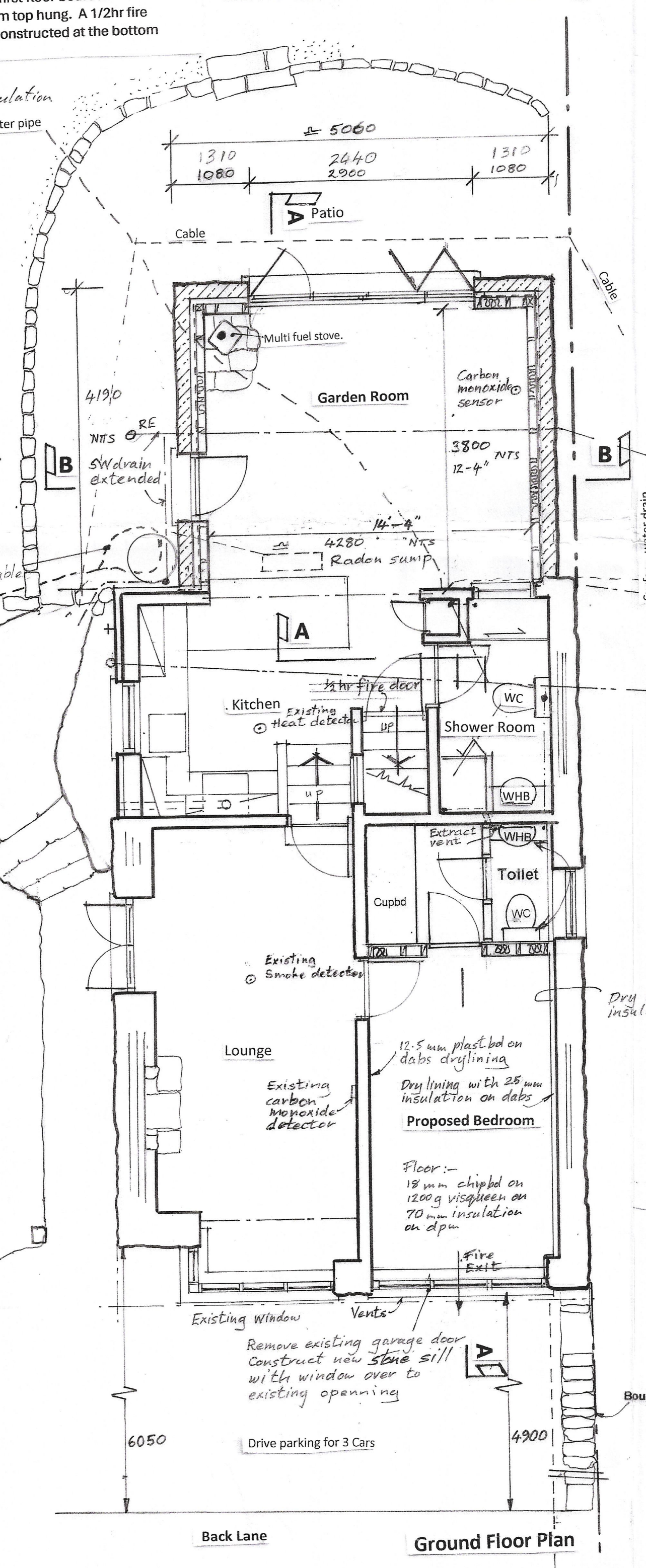
- 1200g visqueen to be taken across the cavity to
- against radon seepage
- meet dpc below new window.

- mm at 400mm cnts. with sound insulation between
- plasterboard and skim.

- 8G chipboard on 70mm Celotex insulation on 1200g
- on existing concrete slab.



First Floor Plan



Ground Floor Plan