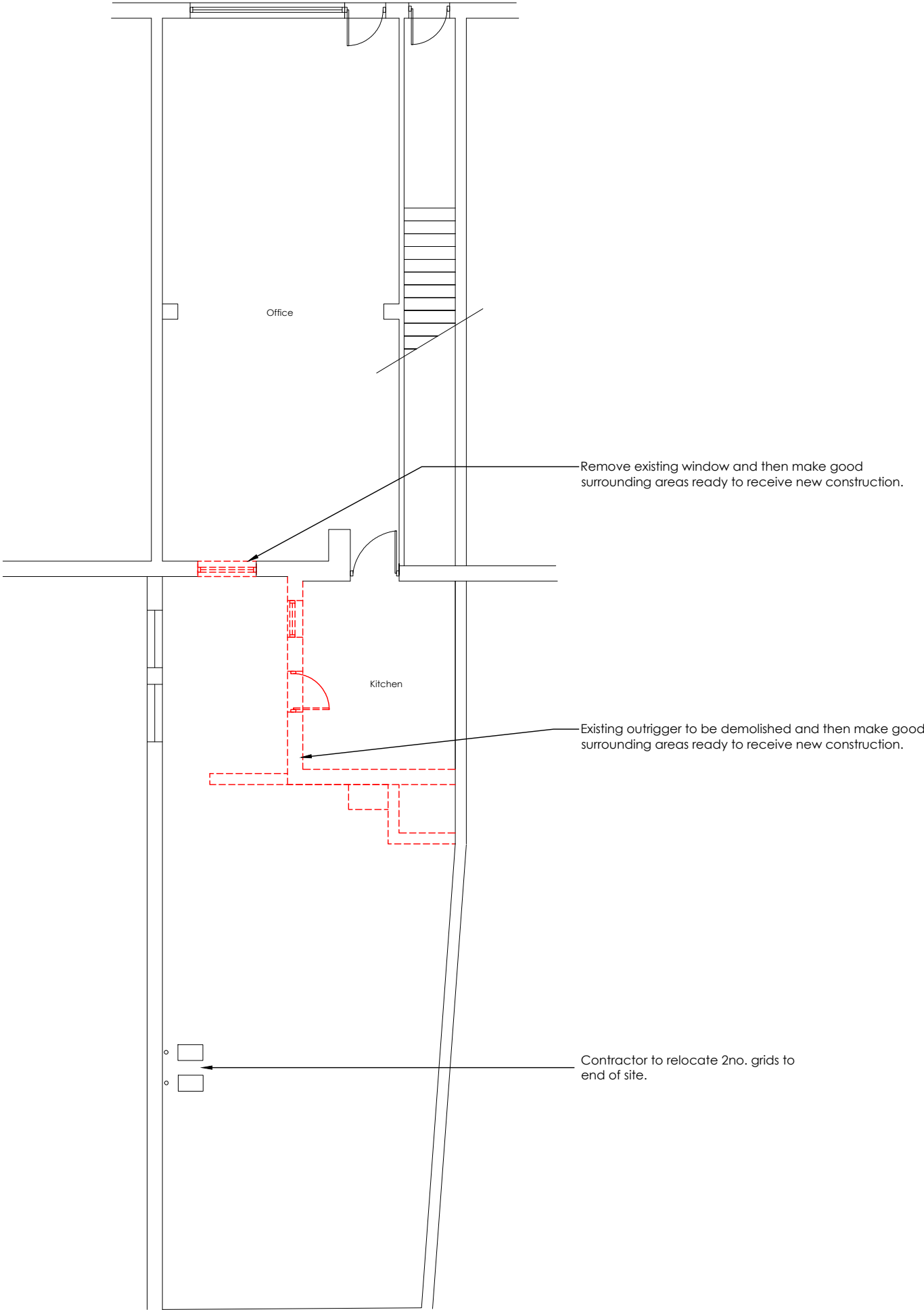
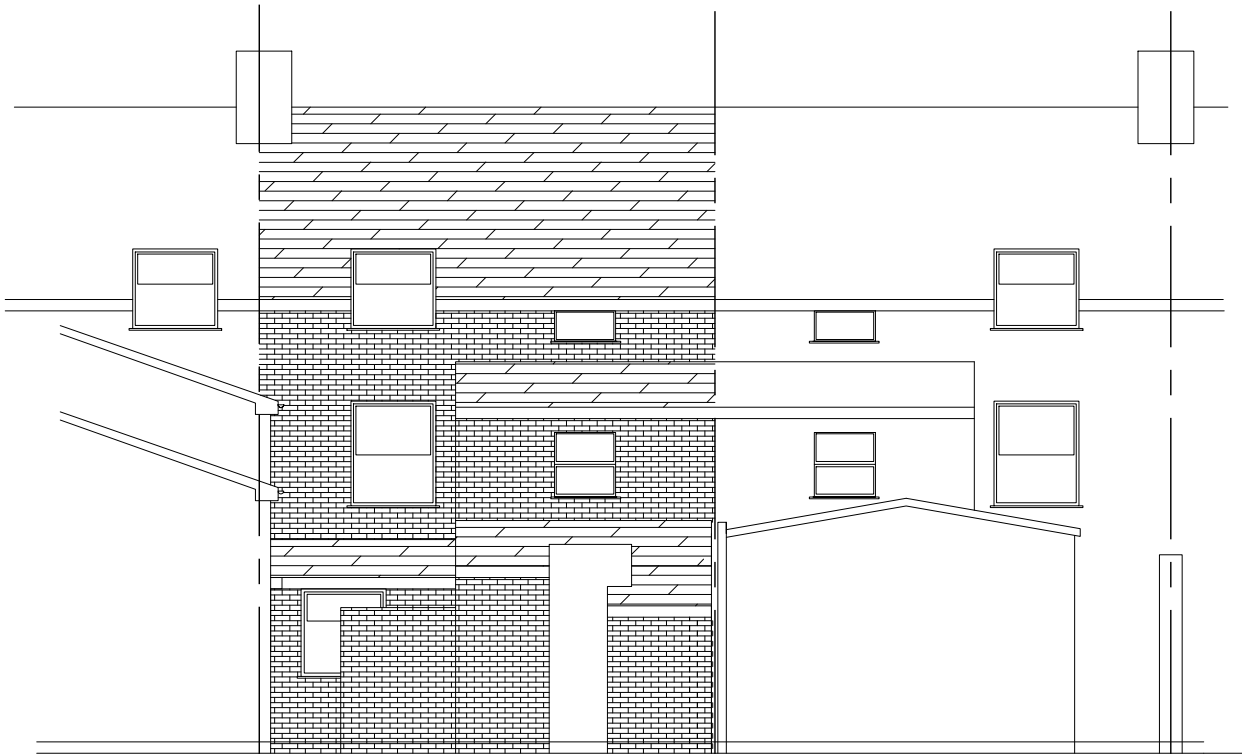


Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)

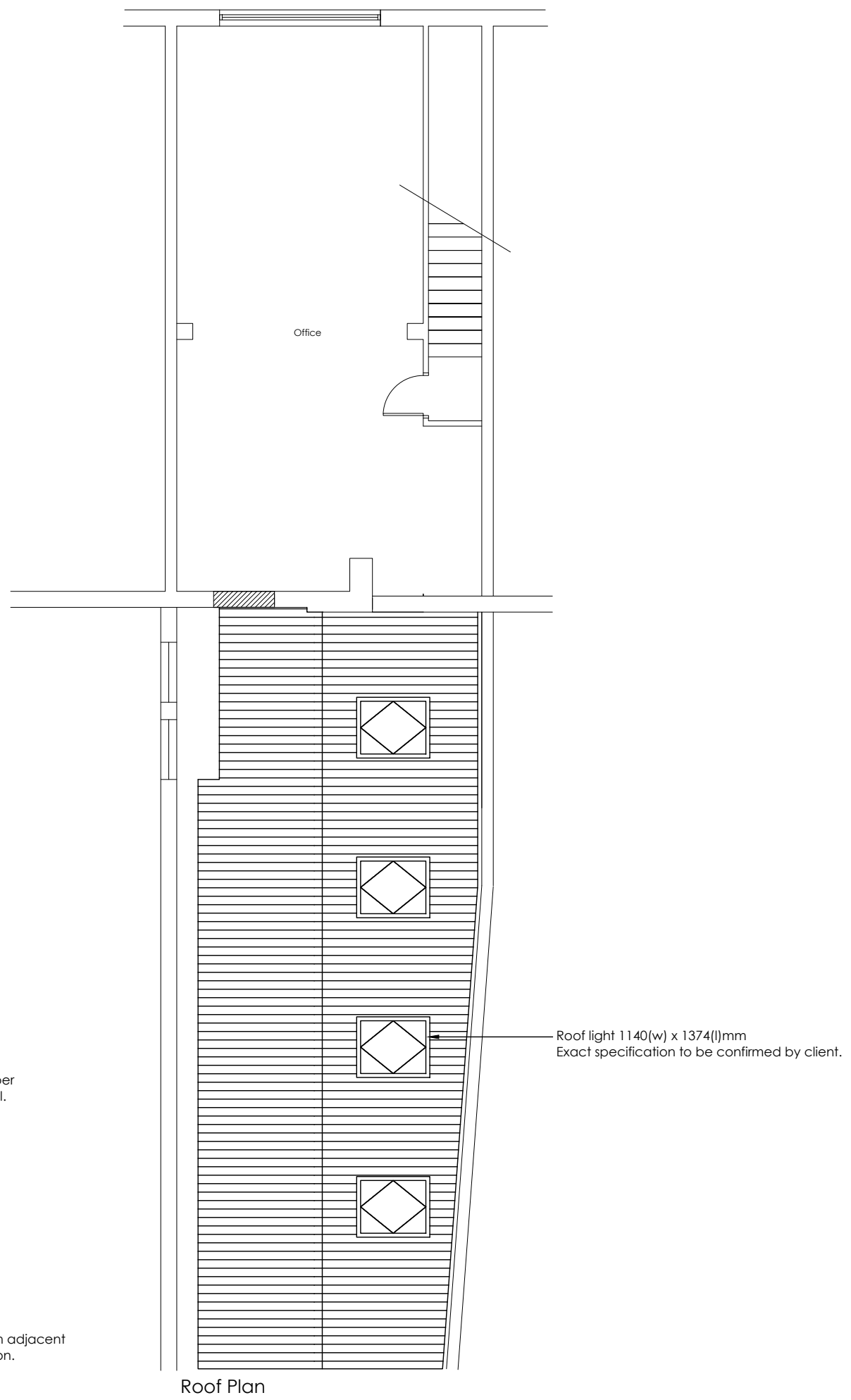
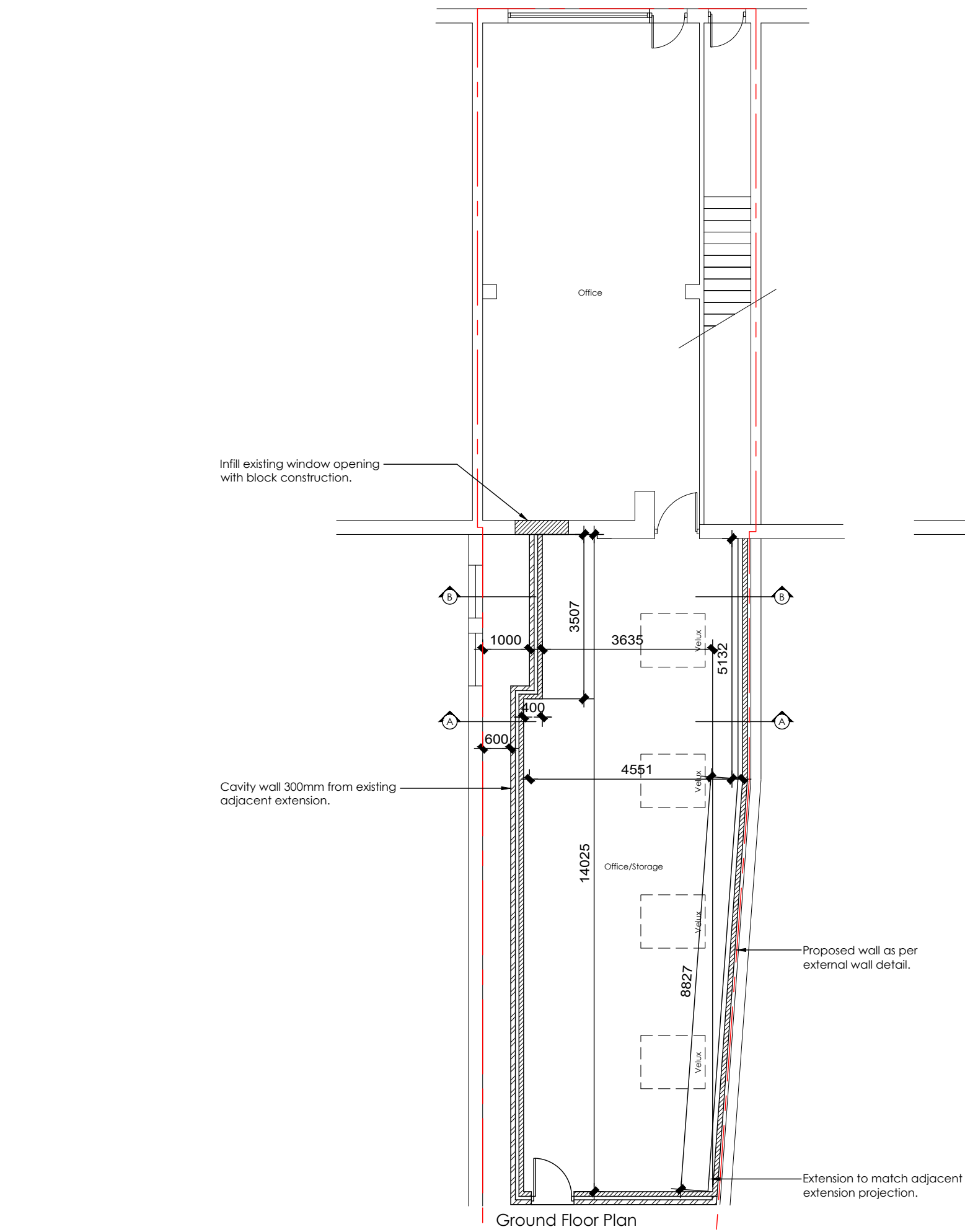




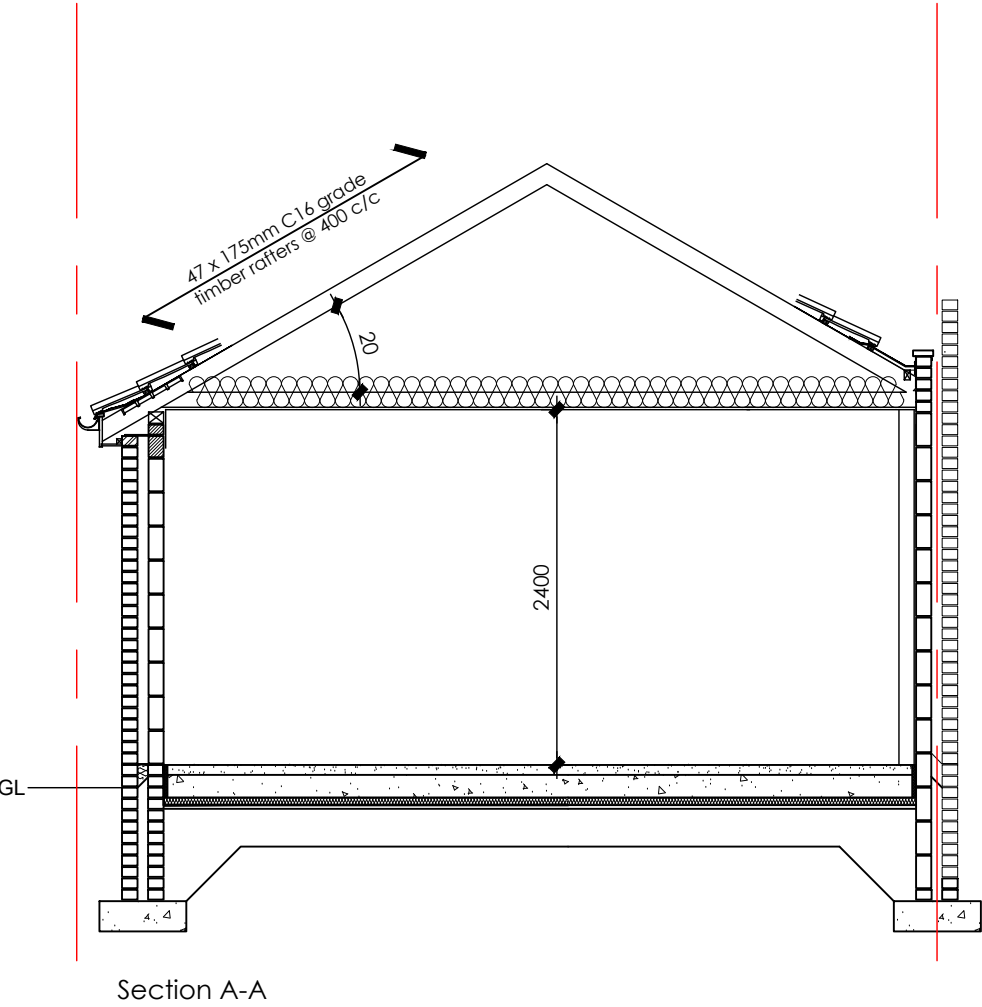
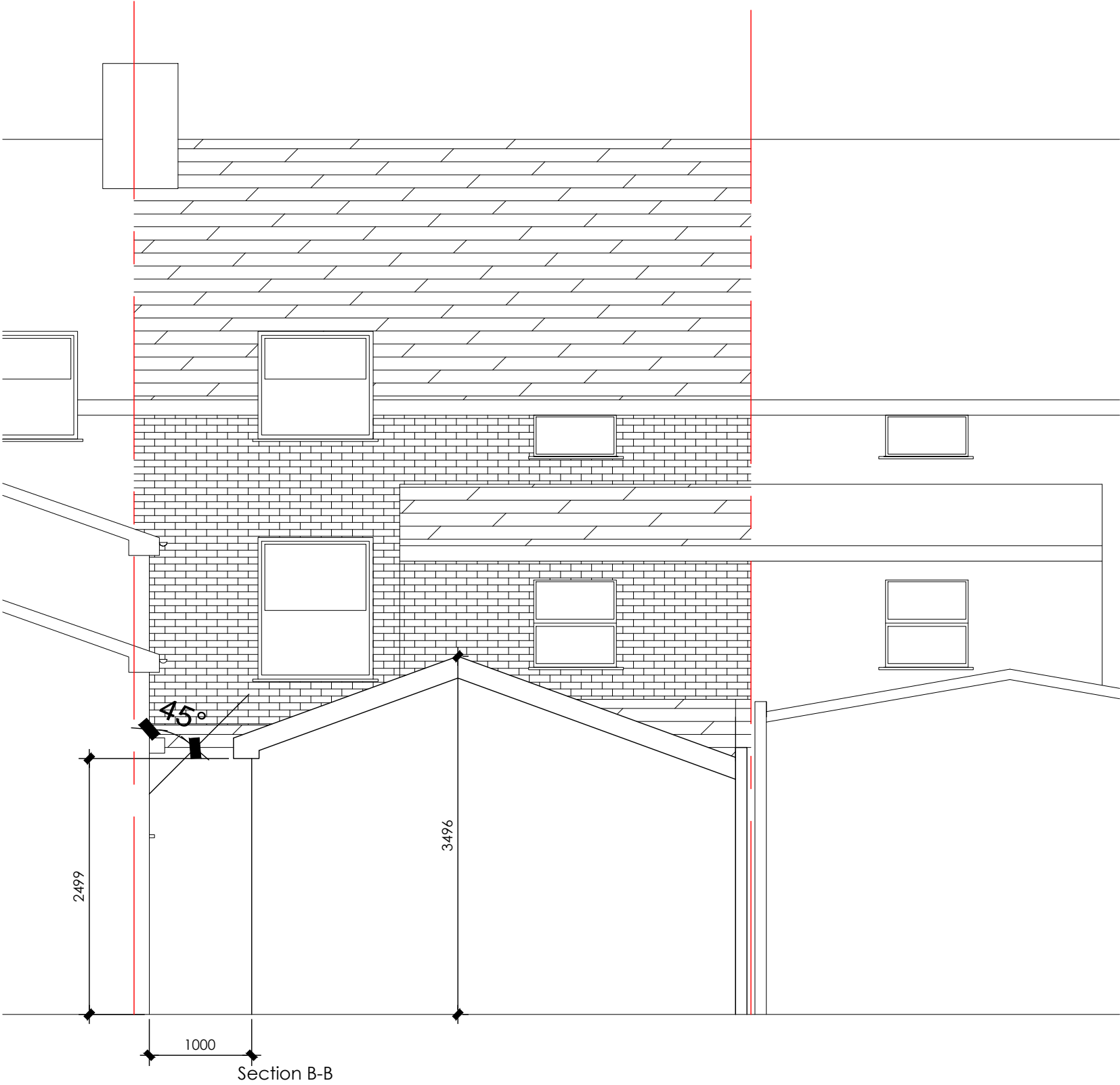
Rear Elevation

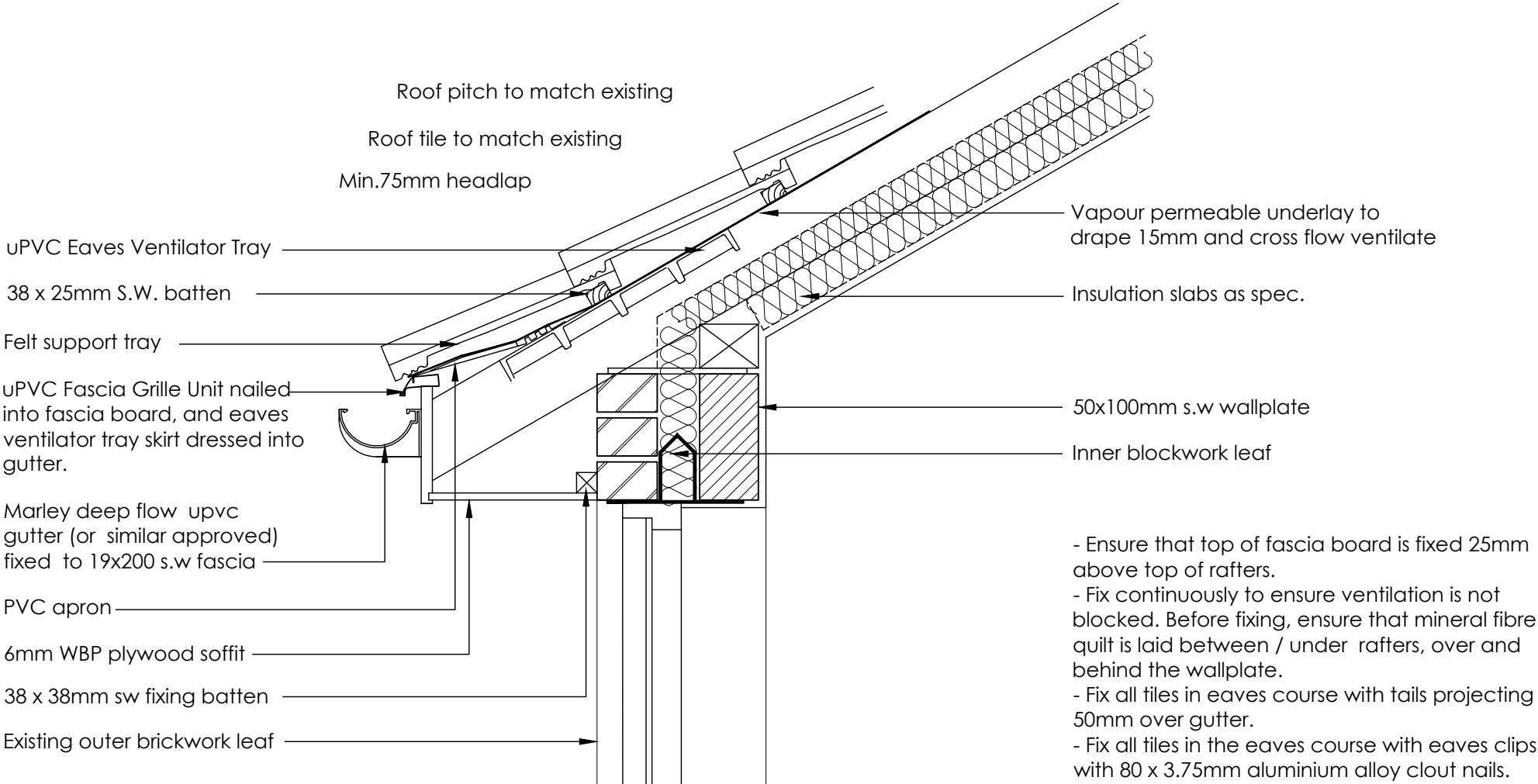


Side Elevation

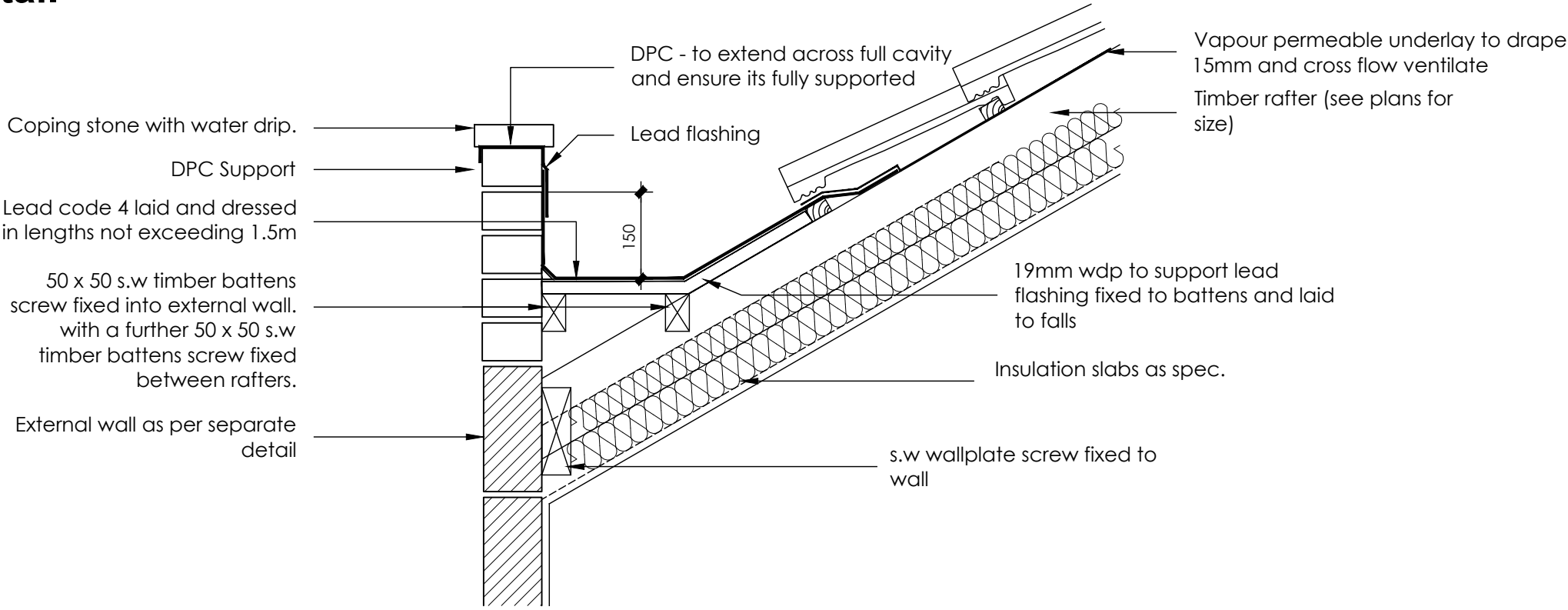




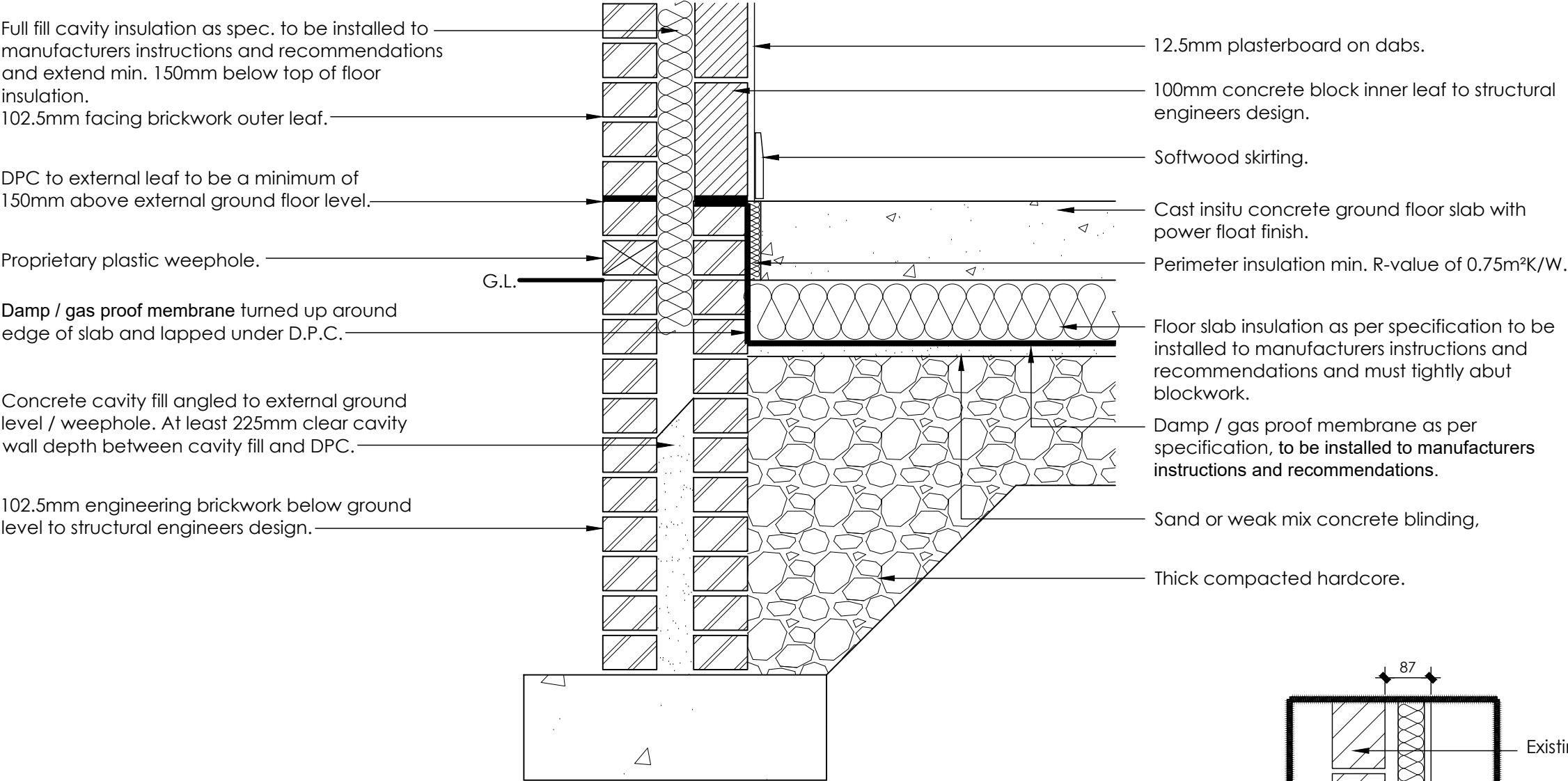




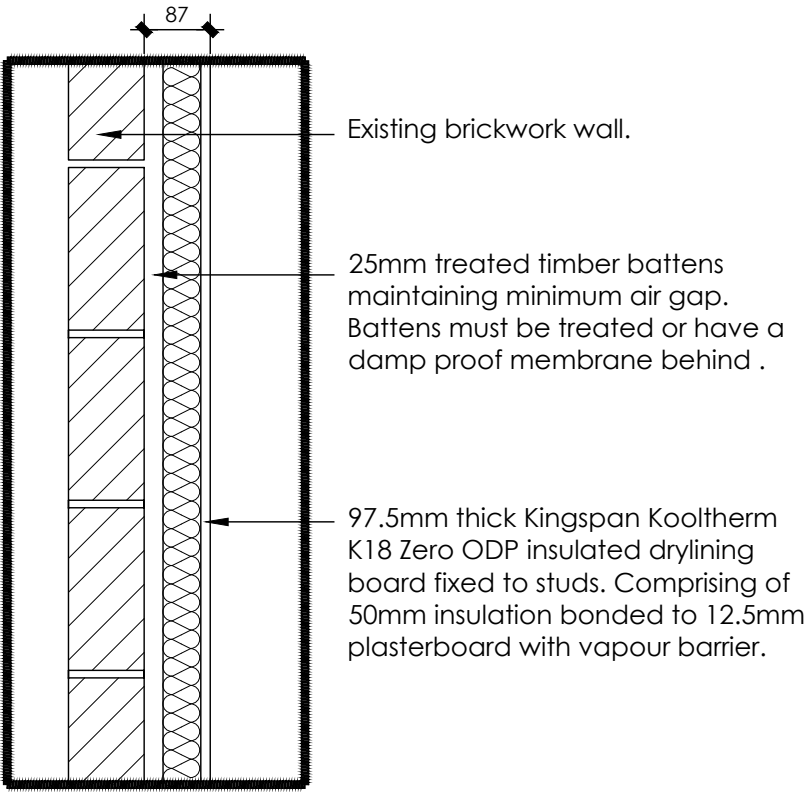
Proposed Eaves Detail



Proposed Lead Valley Detail + Coping detail



Proposed External Wall / Ground Floor Detail (Solid Concrete)
(Detail to be constructed in accordance with
'Acredited Construction Details' published by BRE)



Proposed External wall

GENERAL NOTES

CLIENT
Client must have received written approval from both the local authority, planning and building control departments before instruction or commencement of any building works on the relevant site. Client to obtain written permission from all relevant bodies for any encroachment / boundary issues whatsoever. Kitchens, bathrooms and utility layouts on these drawings are indicative only and it is the responsibility of the client to instruct a specialist supplier to design and supply products from actual site dimensions and in line with client requirements.

CONTRACTOR
These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. However, should the contractor choose to use these drawings at their own risk as a guide during the building construction then the following must be followed as a minimum: Contractor to visit site prior to commencement of work and check all aspects of the existing property including drainage systems, proposed build, dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site.It is the contractors responsibility to discuss and agree with building control any construction details / methods arising on site which are not covered on these drawings. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the building control whether or not indicated on the drawings. All workmanship, materials and construction to comply with Building Regulations, British Standards, Codes of Practice requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. Sample of external materials to be submitted to local authority for approval prior to use. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structural stability to the satisfaction of the building control officer.

CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015
P4B Architecture Ltd has not been appointed to produce construction phase design drawings, however, please be aware that if the project proceeds to construction phase the client will be required to comply with the requirements of the construction design management regulations 2015. Please visit HSE website for further information or contact a construction health and safety advisor.

SITE WORKS BELOW GROUND
No information available at time of design for below ground services and other hazards within the site boundary. Therefore all works below ground must comply with 'Safe Working Practices HSG47'. For works below ground outside of the site boundary the contractor must contact the relevant mains supplier for further information prior to site commencement.

FOUNDATIONS (Dwelling Extension)
Existing foundations to be exposed by contractor and approved by building control officer if additional load is to be imposed. New strip foundations to be a minimum of 300mm thickness and 600mm wide, but not to be less than 150mm projection from either side of supported wall). Provide 750 mm minimum cover to foundations. Foundations to be taken down to level below invert of any adjacent drainage. Foundations to suit conditions to the satisfaction of the Local Authority. Alternative foundations to specialist details.

WALLS BELOW DPC
"Approved" foundation grade block work/common brick below ground level. Lean mix cavity fill up to 225mm below d.p.c. 4 courses min facing brick below d.p.c. to outer leaf of external walls.

D.P.C.
Horizontal d.p.c.'s to b.s. 743 to walls positioned 150mm min above finished ground level. Thermate or (similar approved) insulated vertical d.p.c. / cavity closer to all window and door jambs.

GROUND FLOOR - SOLID CONCRETE (Dwelling Extension)
Float finished 150mm thick insitu concrete slab reinforced with1/2 layers of A393 mesh fabric generally in bottom of slab, but in top and bottom over internal walls, on 85mm Knauf Polyfoam Floorboard insulation slab on 1200 gauge visqueen dpm on 25mm sand blinding on min. 150mm consolidated hardcore. Dpm taken up edge of slab and lapped under dpc. Min. 25mm insulation upstand to edge of slab to prevent cold bridging. Combined construction is to achieve a minimum 0.22w/m2 deg C 'U' value. Alternative floor to specialist detail. Where extended ventilation is required to an existing suspended timber ground floor use Cavibrick Rectangular to Round Convertor sleeve by Cavity Tray or similar. Connect from existing cavity wall vent via 100mm Dia Upvc pipe within depth of consolidated hardcore to an additional vent within new cavity wall.

EXTERNAL WALLS - Brick / Block (Dwelling Extension)
275mm overall thickness, outer leaf "Approved" facing brick, 75mm cavity with 75mm Knauf Crown DriTherm 32 full-fill cavity insulation slab and 100mm Thermalite Turbo Aircrete load bearing concrete block with thermal conductivity 0.15 W/mK, Density 600 kg/m³. All blockwork walls spanning in excess of 6m in length must have a vertical expansion joint to allow for movement. Internal finish to be drylined with 12.5mm plasterboard on 15mm dabs. The overall combined wall construction must achieve a minimum 'U' value of 0.28 W/m2/deg C max. All new wall constructions to be bonded into existing, leaving a continuous clear cavity.

PARTY WALLS
275mm overall thickness, 75mm min cavity, 2 No. 100mm leaves of "Approved" Celcon Standard party wall blocks (minimum density 600-800kg/m3). 8mm thick cement render with scratch finish applied to block, with 12.5mm plasterboard on dabs drylined. Party wall taken up to underside of roof tiles and fire stopped.

WEEPHOLES
Provide proprietary plastic weep vents at approximately 450mm centres to brick course immediately above all external openings and lean to roofs with cavity trays and with a minimum of two weep holes per opening.

CAVITY WALL TIES
Catnic BW2/200 (Type 2 classification) stainless steel wire wall ties for 75mm cavity to BS 5628. Tie size 3.3 x 200mm designed for use up to 3 storeys and up to 15m. BW2 ties to be installed at a minimum density of 2.47 ties per square metre (450 mm vertical and 750 mm horizontal spacing). Ties may be positioned centrally or offset in the cavity provided that they are embedded a minimum of 50 mm in both leaves. Additional ties at 300mm centres vertically adjacent to openings.

CAVITY CLOSER
Cavity Trays 75mm wide Type 'V' Contract Closer to used at all openings within external walls.

LINTELS
To be insulated combined steel 'IG Lintels' as follows:-
- Lintels over openings in 275mm cavity external walls to be 'L1/S75'.
- Lintels over openings in 100mm masonry internal walls to be 'BOX75/100/140'
- Lintels over openings in 102mm masonry external walls to be 'L10'
- Lintels over garage door openings in 215mm external walls to be 'L9'.
All lintels to have minimum end load bearing as specified by manufacturer or 150mm min. All lintels to be encased to give min half hour fire resistance. Provide cavity tray above all lintels within external walls. Provide pre-cast concrete lintels over service ducts passing through foundation walls. Provide secondary s.w. batten. Brickwork not to overhang lintel by more than 25mm. Openings within internal studwork walls to form part of the walls primary frame to manufacturers instructions and recommendations.

DOORS - General
Proprietary external stained / painted softwood or UPVC entrance doors with Integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame / wall junctions. External Doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 920 x 2093mm structural opening to achieve a 775mm minimum clear opening width. Proprietary external garage door, size to be Premdor (or similar approved) 2134 x 2134mm door size and 2268 x 2204mm frame size. Proprietary internal doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 922 x 2036mm structural opening to achieve a 775mm minimum clear opening width (corridor width not less than 1050mm wide). All doors must comply with Part M of the building regulations.

VENTILATION
Habitable rooms or sanitary accommodation (without mechanical extract) to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators (or similar approved method) located to top frame of windows to habitable rooms and 4000mm2 to other. Manually operated mechanical extraction to be provided within utility rooms and kitchens adjacent to hob at achieve 30 litre / second, or 60 litre / second elsewhere. To all bathrooms provide a mechanical extract capable of extracting at a rate of 15 litre / second with fifteen minutes overrun, controlled automatically or manually. Continuous roof ventilation provided by Klober Permo Forte Vapour permeable underlay maintaining a 15mm drape / cross flow ventilation gap. Cross flow ventilation maintained over roof insulation with 'Glidevale' RV601 rafter ventilator or similar and approved.

INTERNAL WALLS - Blockwork
100mm wide "Approved" load bearing, high insulating, concrete blockwork (minimum mass 120kg/m2) finished with 13mm lightweight plaster or drylined with 12.5mm plasterboard on dabs to give half hour fire resistance.

PITCHED ROOF CONSTRUCTION (insulation at ceiling level)
TRADITIONAL TIMBER CONSTRUCTION (Dwelling Extension)
"Approved" Interlocking concrete roof tiles on 50 x 25mm tanalised sw battens on Klober Permo Forte Vapour permeable on sw rafters (timber section size indicated on drawing) at min 600mm cts to be designed, constructed, fixed and braced in accordance with b.s. 5268 pt3 1985, including water tank stillage. 100 x 75mm sw wall plate strapped to wall at eaves at max 1800cts, using 30 x 5mm galvanised ms straps. 75 x 50mm sw blocking noggins under straps.
4 no. 1000 x 30 x 5mm galvanised mild steel straps securing roof at each gable at ceiling and rafter level across minimum three rafters. Hipped roof areas formed with infill timbers of SC16 grade to manufacturers design and details. Dragon tie fixed from timber hip to timber angle tie fixed across wall plates at foot of hip. Valleys formed with 175 x 32 mm valley layboard. Fibreglass valley trough. Form 700 x 500mm roof access hatch using 100 x 50mm sw trimmers. Provide 38 x 38mm plasterboard edge support if necessary at roof perimeter. Ceiling joists to be under drawn with foil-backed 12.5mm thick plasterboard ceiling. Celotex GA4000 50mm (in 2 layers of 100 + 50mm rolls) laid between and over joists to give min u value of 0.16w/m2 degree c. 6mm external quality plywood soffit on 38 x 38mm sw framing to eaves and verges. Provide lead flashings and cavity tray to all wall and roof abutments. The roof construction to be designed by roof truss manufacturer and calculations submitted to the relevant L.A. for approval prior to manufacture.

FLASHINGS
Provide Code 4 stepped lead flashings, with stepped cavity trays at all roof / wall abutments. All lead flashings to have a minimum of 150mm upstand at abutments.

DRAINAGE - RAINWATER

Provide 100mm dia. half round, deep flow black upvc gutters, with 68mm dia. rainwater pipes discharging into new trapped gulley with rodding access, connected to 100mm diameter clay pipe laid to a minimum fall of 1 in 80, and to connect into existing system. To be approved on site with Building Inspector.
125mm H.R. mm UPVC gutters laid to fall of 1 in 600 to outlet with 68mm dia. UPVC rainwater pipes.

DRAINAGE - GENERAL

All new drainage to route and connect into existing drainage runs and to be approved on site with Building Inspector. All below ground drain pipes should have minimum of 150mm cover below slab level and be encased in 100mm minimum of concrete. All drains passing under buildings to be tested and approved by building inspector and bridged over (see lintel spec.) where passing through walls. All existing drainage lines shown on drawings are assumed and must be checked / verified on site by contractor prior to commencement of works / new drainage construction.

ELECTRICAL INSTALLATIONS

All switches and socket outlets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm and 1200mm from finished floor level. In the areas affected by building work, provide fixed energy efficient light fittings that number not less than the greater of: one per 25m2 of dwelling floor area (excluding garages) or, 1 per 4 fixed light fittings. External lighting to be fitted with a lamp capacity not exceeding 150 Watts per fitting with light and motion sensors. All electrical work must be designed, installed, inspected and tested by a competent professional to comply with I.E.E regulations, Part P of the building regulations and Electrical Safety, Quality and Continuity Regulations 2005. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Prior to completion the local authority must be satisfied that either:-
An electrical installation certificate issued under a competent person scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained within the building regulations and employ adequate testing equipment.

BOILER

Gas or Oil Boiler = Condensing, SEDBUK Rating Band A or B (90% or higher), Council "Approved", wall mounted, gas fired, room sealed combi appliance, with balanced flue fitted with durable, non combustible guard, controlled by full zone control with weather compensation. Provide high level gas and power points where applicable. Flue to be positioned min 300mm from any opening.

HEATING SYSTEM INSTALLATIONS

All installations to be carried out by a 'Corgi' registered professional to comply with Part J of the building regulations. All fittings to comply with British Standards. Heating and hot water services should be installed in accordance with NDHCV Guide. All new space and hot water heating systems to have full zone control, thermostats, timers and thermostatic radiator valves fitted in accordance with manufacturers instructions and recommendations. 'Corgi' registered professional to fit all relevant notice tags and issue all relevant certificates on completion of works.

FLUES

Any new heating appliance to be installed by a Corgi registered professional checking the following:-
- Prior inspection and approval of flue with J4 notice.
- Heating appliance specification approved for acceptable use with flue.
- Flue flow and spillage test executed and submitted.

GAS FIRES - FLUE BLOCKS

Dunbrik Mini Clearflow gas flue block system. Gas fires suitable for "pre-cast flues" to be fitted with a domestic gas fire rating of up to 7kW heat input and minimum efficiency of 63%. The gas flue blocks are to be built into and bonded with the inner leaf blockwork of the outer wall. The flue outlet to be through a twin-wall flue pipe in the roof space to a ridge vent. The gas flue blocks with tongue and socket detail to be used which provides a tight concrete-to-concrete internal joint and an external compressive seal using Dunbrik 1581 silicone sealant, allowing approximately 7 joints per cartridge. The bonding nib has a 10mm cut-out to assist coursing with the adjacent blockwork. The concrete flue blocks must comply with British Standards BS1289 Part 1. The flue way to be rectangular 185mm by 90mm giving a flue cross sectional area of 16,650 sq. mm. At least three 2M straight gas flue blocks to be used above the gather block before any 3ME lateral offset blocks. Offsets should be used as high in the flue run as possible. Blakbord insulation panel to be inserted in reduced with cavity to external wall to prevent cold bridging and damp penetration.

SERVICES (Dwelling Extension + New Build)

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector". Any meters being relocated to new position must be executed by a registered specialist subcontractor.

STEELWORK

All to structural engineers design, details and Laid / supported on 2 no. Course deep concrete padstones. To be encased in Fireline board with all joints staggered and taped to achieve 1 hour fire resistance, all to manufacturers instructions and recommendations.

STRUCTURAL ENGINEER

All calculations provided to be based on full survey carried out by structural engineer.