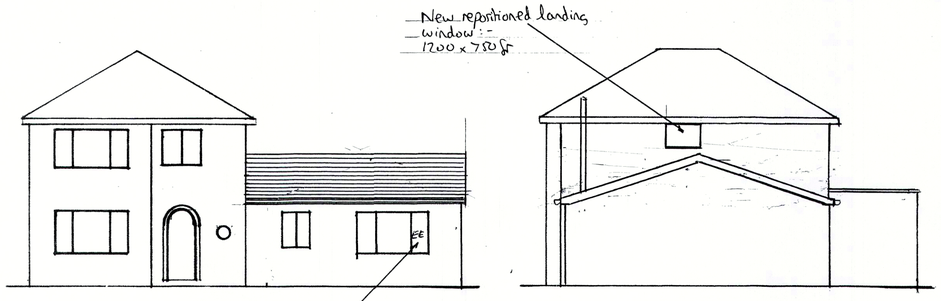
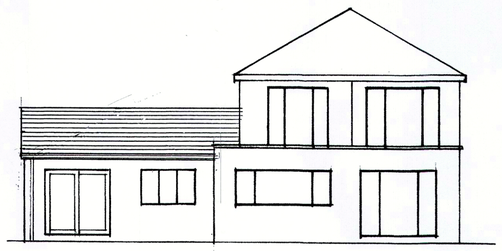
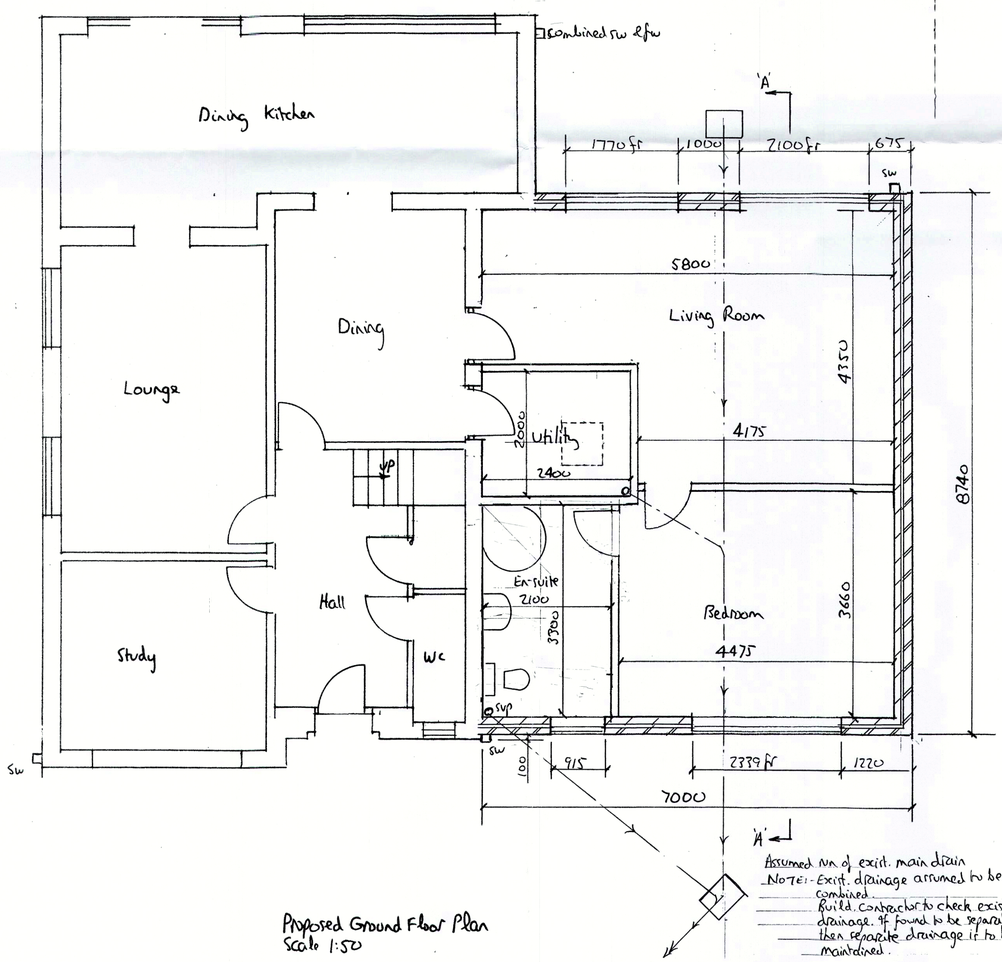


Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

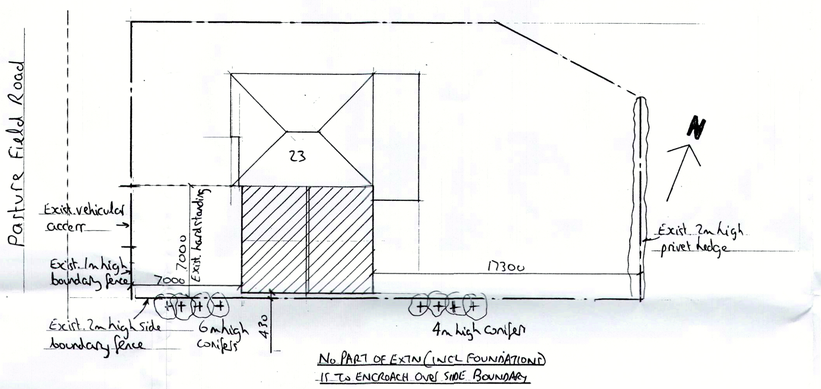


Proposed Rear Elevation
Scale 1:100



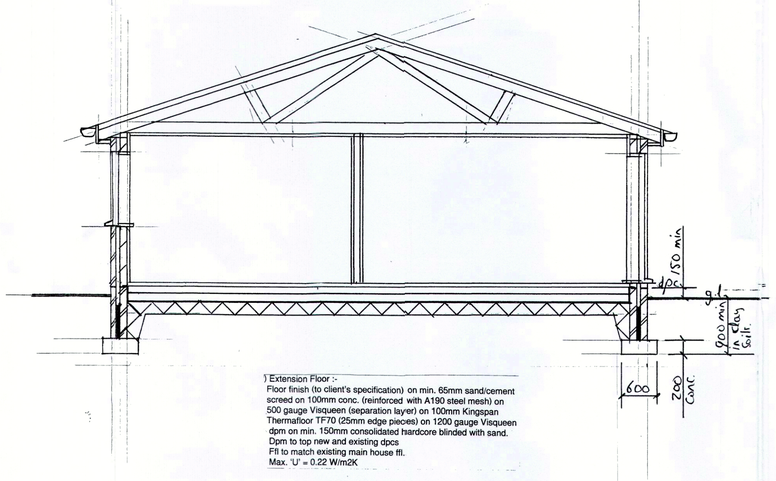
Proposed Ground Floor Plan
Scale 1:50

Assumed NN of exist. main drain
NOTE:- Exist. drainage assumed to be combined.
Build. Contractor to check exist. drainage. If found to be separate, then separate drainage if to be maintained.



NO PART OF EXTN (INCL FOUNDATIONS) IS TO ENCROACH OVER SIDE BOUNDARY

Block/Roof Plan Scale 1:200



Extension Floor :-
Floor finish (to client's specification) on min. 65mm sand/cement screed on 100mm conc. (reinforced with A190 steel mesh) on 500 gauge Visqueen (separation layer) on 100mm Kingspan Thermafloor TF70 (25mm edge pieces) on 1200 gauge Visqueen dpm on min. 150mm consolidated hardcore blinded with sand.
Dpm to top new and existing dpcs
Ffl to match existing main house ffl.
Max. 'U' = 0.22 W/m2K

Section 'A-A'

17) New Cavity Wall :-
102mm brick (to match existing) outer leaf, 85mm Crown Dri-Therm Full Fill Cavity Slab 32 (installed in accordance with BBA Cert. No. 95/3212) and 100mm Thermalite Shield block inner leaf dry lined with 12.5mm p/board (plus plaster skim) on plaster dabs.
Max. 'U' = 0.28W/m2K.
Stainless steel wall ties to BS1243) are to be laid at intervals not exceed. 450mm vert. (300mm within 225mm from the sides of all openings) & 750mm horiz.
Insulated dpc to cavity closers.
Brickwork only below dpc.
New brickwork/blockwork to be securely bonded to existing.
Cavity to be continuous.
Conc. cavity fill below g.l. (min. 225mm below dpc).
Catnic Cougar lintels (unless otherwise specified) over all openings in new cavity wall.
Lintels to have min. 150mm end bearing.
18) Internal Walls :-
100mm x 50mm studding at 400mm ctrs with 12.5mm p/board (moisture resistant to wet areas) plus plaster skim both sides.
Space between studding to be partially infilled with 50mm mineral wool (min. 10 kg/m3) sound insulation.
19) Ext'n Floor :-
Floor finish (to client's specification) on min. 65mm sand/cement screed on 100mm conc. (reinforced with A193 steel mesh) on 500 gauge Visqueen (separation Layer) on 100mm Kingspan Thermafloor TF70 (25mm perimeter edge pieces) on1200 gauge Visqueen (dpm) on min. 150mm consolidated hardcore blinded with sand.
Dpm to top new & existing dpcs.
Ffl to match existing.
Max. 'U' = 0.22W/m2K.
20) Ext'n Roor :-
Roof Covering :-
Marley Modern conc. interlocking tiles on 38mm x 25mm on battens on Kingspan Nilvent (or similar) breathable membrane (installed in accordance with the manufacturer's recommendations & standard fitting instructions).
Min. roof pitch = 18 Degrees.
Min. 100mm tile head lap
Roof tiles are to be installed in strict accordance with the manufacturer's standard fitting instructions.
Structure :-
Specialist manufactured trussed rafters (manufactured to BS 5268) @ 600mm ctrs.
Trussed rafters to be braced to BS 5268 using 100mm x 25mm diagonals & longitudinals.
Trussed rafter details & calculations are to be submitted to the Approved building Inspector (by Build. Contractor) for approval prior to the commencement of work.
100mm 50mm wallplate set in mortar & anchored down using 30mm x 2.5mm galvanized straps
Ceiling ties to be u/drawn with 12.5mm p/board plus plaster skim.
Insulation :-
150mm thick insulation quilt to be laid both between & across c.j. to give 300mm overall thickness.
Max. 'U' =0.16 W/m2

21) Provide mains operated smoke alarms.
Smoke alarms are to be interlinked and to have battery back up.
Smoke alarms to conform to BS 5446.
22) Existing heating & hot water system(s) to be checked out by Heating Engineer re suitability to be extended into the extension.
All gas work to be carried out by a Gas Safe Approved installer.
New radiators are to be fitted with TRVs.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

2) Only plans bearing The Building Regulations Approved stamp are to be used for actual construction purposes.
3) New foundations are to be taken down to the invert level of any drain within 1metre and are to be laid on suitable bearing strata to the satisfaction of the Building Inspector on site.
Any drains running under the extension are to be adequately protected and rodding access provided.
Any drains passing through brickwork are to be protected by R. C. lintels.
4) New foundations to be taken down below water extraction level of any tree/hedgerow that may have an effect on the proposed extension and are to be laid on suitable bearing strata to the satisfaction of the Building Inspector on site.
5) Existing structure (incl. foundations) is to be opened up for inspection by the Building Inspector on site re suitability to take additional/redistributed loadings.
6) New steelwork (incl. end bearings, connections & found'n detail) is to be to Struct. Eng's design & detail.
7) New steelwork is to be clad in 2 layers (staggered joints) of 12.5mm p/board plus plaster skim to give 1/2 hr f.r.
8) All electrical work & wiring will be designed, installed, inspected & tested in accordance with the requirements of BS7671, IEE latest edition wiring guide and the Build. Regs Part P (electrical safety) by a competent person (competent means a member of O.D.P.M. Electrical Competent Persons scheme)
AND
The competent person is to send to the Local Authority/Approved Inspector a 'self certification' certificate within 30 days of electrical works completion.
The client must receive both a copy of the self certification certificate and the BS7671 Electrical Installation certificate.
9) All new glazing in critical locations (as defined in Approved Document 'K') is to be safety glass to BS6206.
10) Room Vent'n :-
Window opening lights (incl. external doors) to be min.1/20th floor area. Frames to incorporate min. 8000mm2 trickle vents.
Provide mechanical extractor fans to give the following extraction rates :-
(i) Kitchen :- Min. 60 litres/sec (30 litres/sec if incorporated within a cooker hood).
(i) En-suite :- Min. 15litres/sec.
(III) Utility :- Min. 30 litres/sec with 15 minute over run operated via light switch.
Fans to exhaust to external air.
11) Rainwater Goods :-
115mm high capacity gutters & 68mm dia. rwps.
12) All window frames, roof windows & external doors are to be double glazed (min. 18mm argon gas filled cavity & low E glazing to give max. 'U' = 1.6W/m2K (windows), 1.4W/m2K (roof windows) & 1.8W/m2K (doors).
13) Fixed Internal Lighting :-
Provide low energy light fittings throughout.
Lamps to have a luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens.
14) Any gas heating works to be carried out by a Gas Safe Registered Engineer.
15) New Wastes :-
40mm dia. PVCu waste pipe & 75mm deep seal anti - siphon trap to Kitchen sink. Waste pipe to discharge below grating level & above water level of existing F.W. gully.
110 dia PVCu waste pipe to wc connected to existing svp.
40 dia PVCu waste pipe & 75 deep seal trap to shower.
32 dia PVCu waste pipe & 75 deep seal anti siphon trap to whb.
Shower & whb waste pipes to be connected to svp min 200mm below wc connection.

	Date	Revisions
B	07/01/2019	Change of roof design. Ref.
A	3/12/2018	Revised re client instruction 27/11/2018 M.B

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16) New Drainage :-
100mm dia. vitrified clay rest bend(s), gullies, I.Cs & pipes with Supersleeve joints connected to respective existing F.W. & S.W. drains.
New drains to be laid with a min. 1 in 40 fall.
I.Cs located within driveway/vehicle hardstanding are to be fitted with lightwheel load covers.
NOTE :- Existing F.W. & S.W. drain runs are only assumed and are to be checked out on site (by contractor) prior to the commencement of work.
All drainage work is to be to the satisfaction of the Building Inspector on site.

PLANNING AND BUILDING CONTROL
20 FEB 2019

Client

Job Title
Proposed Ground Floor Side Extension

23 Pasture Field Road
Peel Hall

Drawing Title

Scale 1:50 & 1:100

Date September 2018 **Drawn by** M. Barratt

M. & L.A. BARRATT Tel. No. 01625 527967

Drg No. 18/0902/02 **Rev.** B

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594 x 841mm A1