

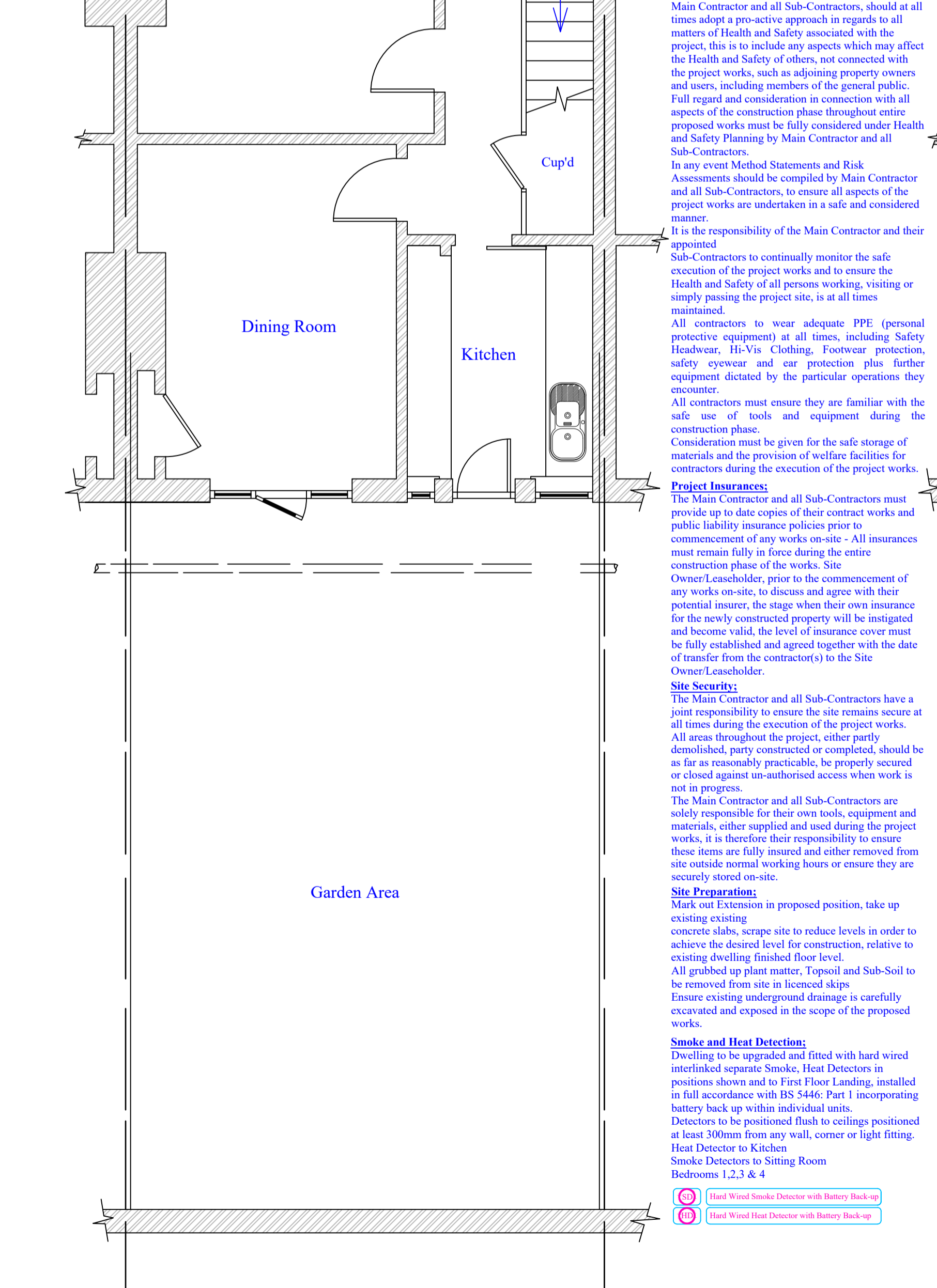
General Project Considerations:
 Main Contractor and all Sub-Contractors are to fully assess the existing site conditions and arrangements, prior to any work commencing on-site, this assessment is to be made in consideration of the proposal plans and specifications herein. All contractors must fully familiarise themselves with all aspects of the proposed project works and highlight any areas where they may require further clarification of construction methods or intended design, any areas of contention should immediately be reported to Yeoman Architecture for further consideration and clarification. All works throughout the project must fully accord with the project plans and construction specifications, whilst being executed to a good standard and in a workmanlike manner. Main Contractor or relevant sub-contractor to notify the Building Control Inspector at the commencement of the project works and thereafter at various stages of the works as required. Final inspection to be undertaken at practical completion by the Building Control Inspector, any outstanding issues or rectification works must be undertaken to the Building Control Officers satisfaction. Certificate of Completion of the works to be issued by Building Control at practical completion of the works and passed to the client for safe retention.

Health & Safety:
 Main Contractor and all Sub-Contractors, should at all times adopt a pro-active approach in regards to all matters of Health and Safety associated with the project, this is to include any aspects which may affect the Health and Safety of others, not connected with the project works, such as adjoining property owners and users, including members of the general public. Full regard and consideration in connection with all aspects of the construction phase throughout entire proposed works must be fully considered under Health and Safety Planning by Main Contractor and all Sub-Contractors. In any event Method Statements and Risk Assessments should be compiled by Main Contractor and all Sub-Contractors, to ensure all aspects of the project works are undertaken in a safe and considered manner. It is the responsibility of the Main Contractor and their appointed Sub-Contractors to continually monitor the safe execution of the project works and to ensure the Health and Safety of all persons working, visiting or simply passing the project site, at all times maintained. All contractors to wear adequate PPE (personal protective equipment) at all times, including Safety Headwear, Hi-Vis Clothing, Footwear protection, safety eyewear and ear protection plus further equipment dictated by the particular operations they encounter. All contractors must ensure they are familiar with the safe use of tools and equipment during the construction phase. Consideration must be given for the safe storage of materials and the provision of welfare facilities for contractors during the execution of the project works. All areas throughout the project, either partly demolished, partly constructed or completed, should be as far as reasonably practicable, be properly secured or closed against un-authorised access when work is not in progress. The Main Contractor and all Sub-Contractors are solely responsible for their own tools, equipment and materials, either supplied and used during the project works, it is therefore their responsibility to ensure these items are fully insured and either removed from site outside normal working hours or ensure they are securely stored on-site.

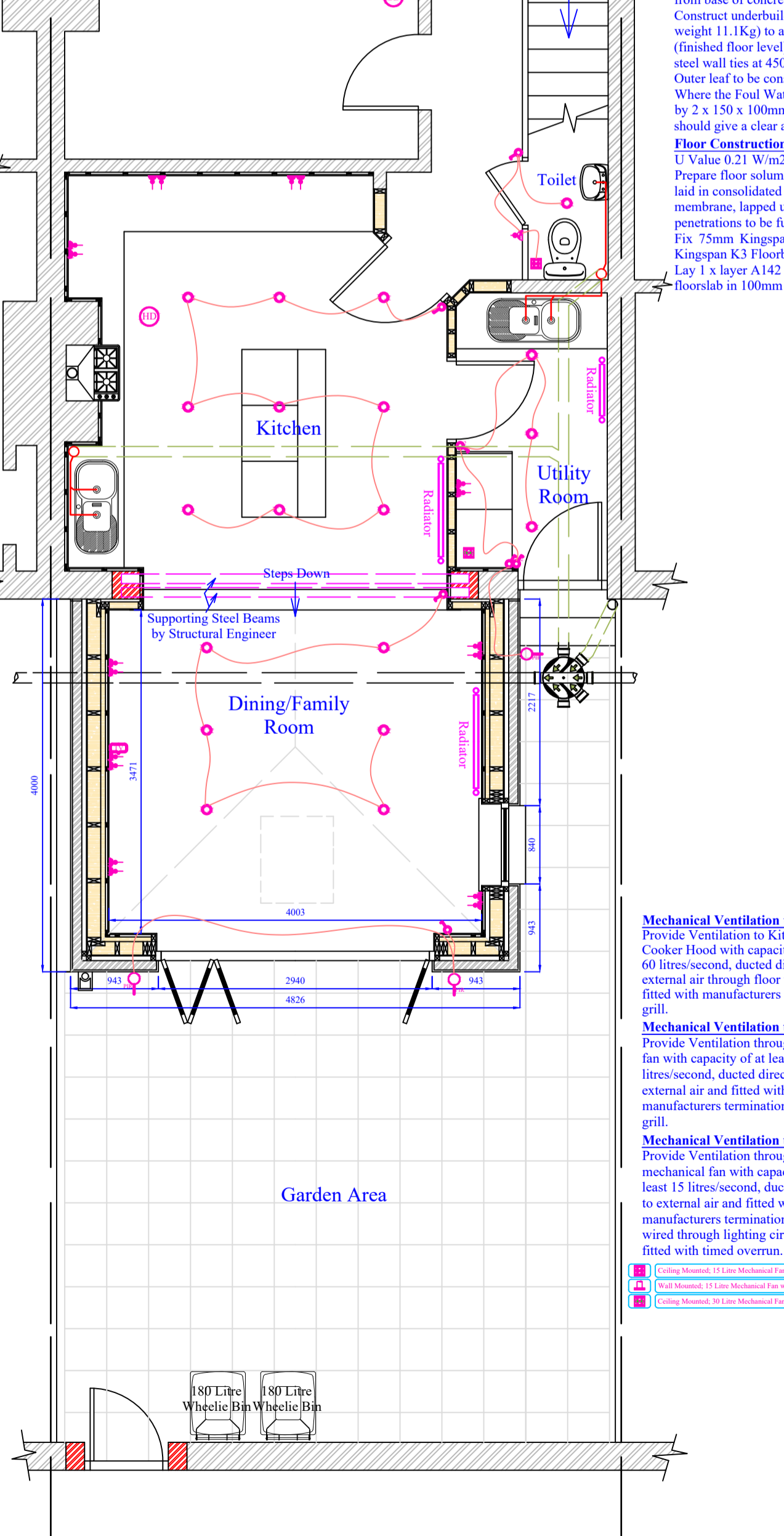
Site Preparation:
 Mark out Extension in proposed position, take up existing existing concrete slabs, scrape site to reduce levels in order to achieve the desired level for construction, relative to existing dwelling finished floor level. All grubbed up plant matter, Topsoil and Sub-Soil to be removed from site in licensed skips. Ensure existing underground drainage is carefully excavated and exposed in the scope of the proposed works.

Smoke and Heat Detection:
 Dwelling to be upgraded and fitted with hard wired interlinked separate Smoke, Heat Detectors in positions shown and to First Floor Landing, installed in full accordance with BS 5446: Part 1 incorporating battery back up within individual units. Detectors to be positioned flush to ceilings positioned at least 300mm from any wall, corner or light fitting. Heat Detector to Kitchen. Smoke Detectors to Sitting Room. Bedrooms 1,2,3 & 4.

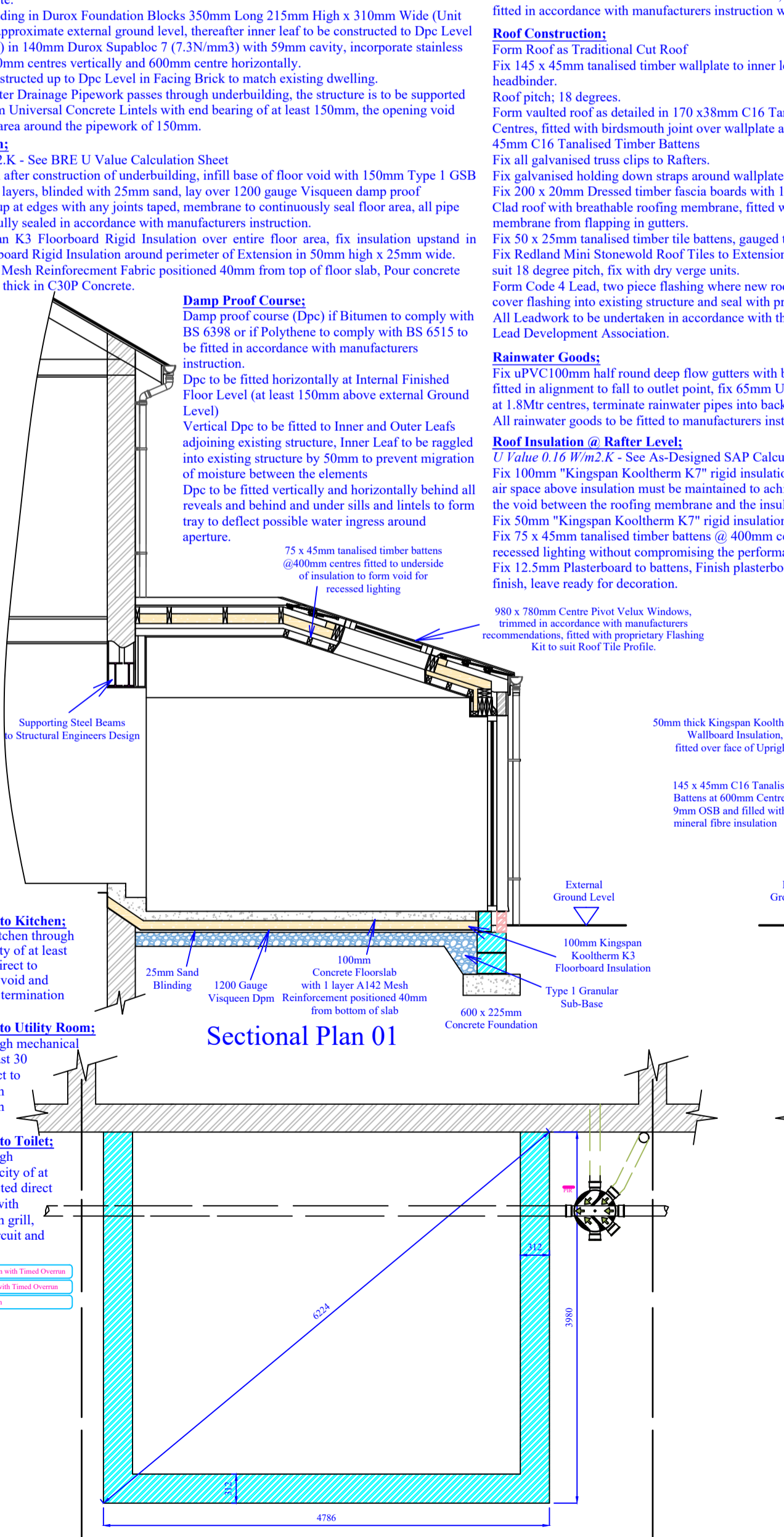
Site Security:
 The Main Contractor and all Sub-Contractors have a joint responsibility to ensure the site remains secure at all times during the execution of the project works. All areas throughout the project, either partly demolished, partly constructed or completed, should be as far as reasonably practicable, be properly secured or closed against un-authorised access when work is not in progress. The Main Contractor and all Sub-Contractors are solely responsible for their own tools, equipment and materials, either supplied and used during the project works, it is therefore their responsibility to ensure these items are fully insured and either removed from site outside normal working hours or ensure they are securely stored on-site.



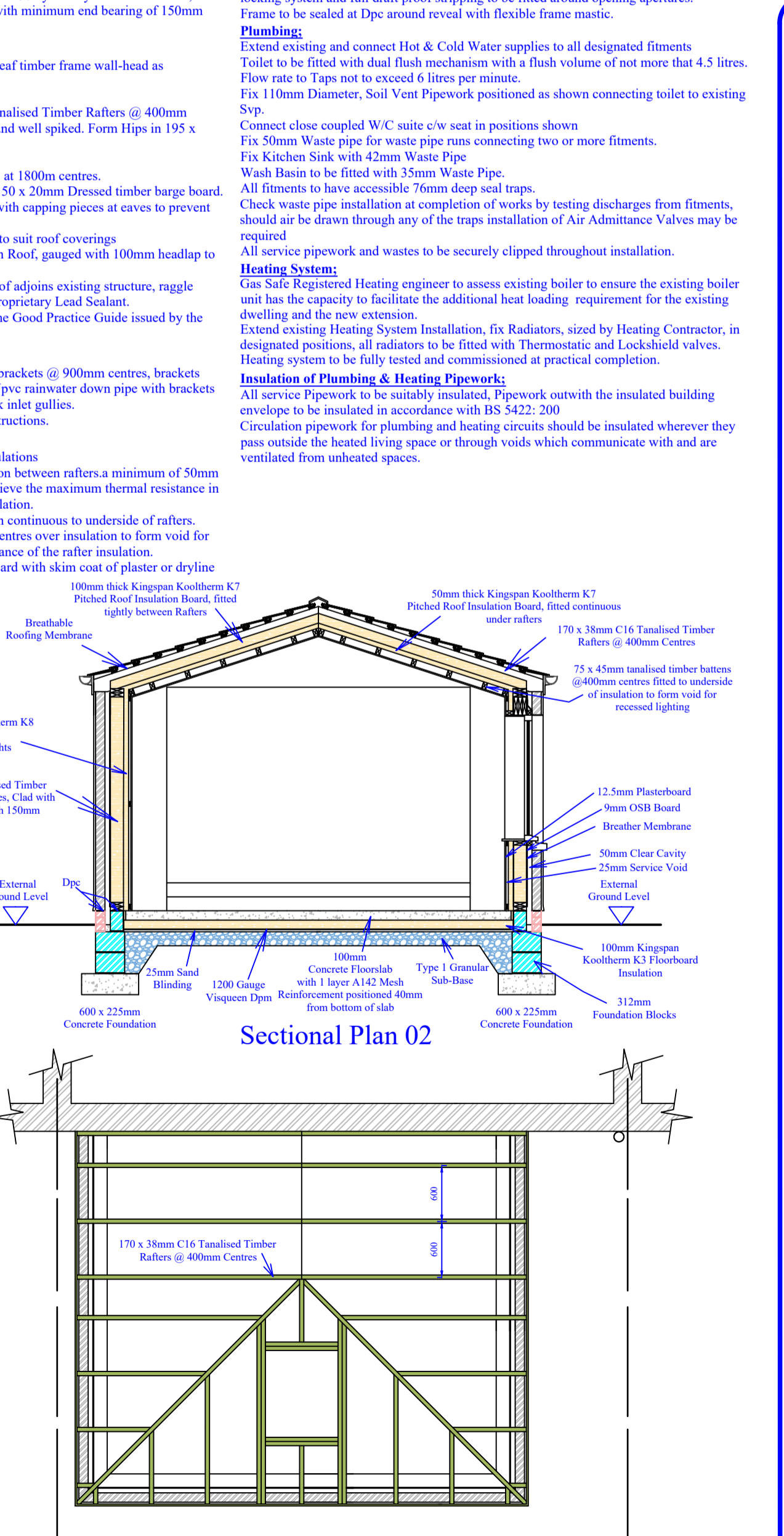
Ground Floor Layout As Existing



Ground Floor Layout As Proposed



Foundation Plan



Roof Plan

Air Infiltration:
 During the construction phase, all contractors must employ good construction practice in respect of restricting Air Infiltration into the completed construction project, therefore consideration must be given to ensure any gaps, junctions or voids are fully sealed at all stages of the construction phase, these areas should be fully sealed with either Mastic, Expanding Foam, Silicone Sealant or Mortar, in each situation the sealant material selected must be suitable for purpose. Specific Areas where all contractors should ensure Air Infiltration is eliminated are as follows:
 i) Gaps between Mortar Joints and joints in timber frame panels
 ii) Seal between the interface of the floor & wall junctions
 iii) Seal all penetrations through the building envelope
 iv) Seal all expansion joints
 v) Seal around window and door frames at interface between frames and masonry
 vi) Door thresholds to be bedded on flexible mastic
 vii) Tape all joints and penetrations of vapour barriers (if fitted)
 viii) Ensure building insulation envelope is continuous throughout the structure
 The above list is not exhaustive, therefore full consideration should be given during the construction phase to ensure all reasonable measures have been undertaken to eliminate potential Air Infiltration.

Foundations and Underbuildings:
 Foundations to be excavated to the prescribed depth and width, however it is critical that all excavations are taken to good bearing strata and to the satisfaction of the Local Building Control Officer who may inspect the excavations prior to pouring the concrete foundations. Should the ground conditions be deemed unfavorable, the situation should immediately be reported to Yeoman Architecture who will duly inspect the ground conditions and seek an acceptable and agreed solution with the nominated Structural Engineer and the Building Control Surveyor. Foundation width to be 600mm for Double Leaf Construction. Excavated foundation trenches to afford 450mm minimum cover over concrete foundations to ensure foundations are protected from frost. Generally Foundation depth to be 750mm in clay soils or to good bearing strata. Cast concrete foundations for Double Leaf Construction @ 600mm wide x 225mm deep in Ready Mixed quality assured Concrete to grade RC30 concrete with 1 layer of A142 mesh reinforcement located 50mm from base of concrete. Construct underbuilding in Durox Foundation Blocks 350mm Long 215mm High x 310mm Wide (Unit weight 11.1Kg) to approximate external ground level, therefore inner leaf to be constructed to Dpe Level (finished floor level) in 140mm Durox Supabloc 7 (7.3mm) with 59mm cavity, incorporate stainless steel wall ties at 450mm centres vertically and 600mm centre horizontally. Outer leaf to be constructed up to Dpe Level in Facing Brick to match existing dwelling. Where the Foul Water Drainage Pipework passes through underbuilding, the structure is to be supported by 2 x 150 x 100mm Universal Concrete Lintels with end bearing of at least 150mm, the opening void must give a clear area around the pipework of 150mm.

Floor Construction:
 U Value 0.21 W/m2.K - See BRE U Value Calculation Sheet
 Prepare floor solium after construction of underbuilding, infill base of floor void with 150mm Type 1 GSB laid in consolidated layers, blinded with 25mm sand, lay over 1200 gauge Visqueen damp proof membrane, lapped up at edges with any joints taped, membrane to continuously seal floor area, all pipe penetrations to be fully sealed in accordance with manufacturers instruction. Fix 75mm Kingspan K3 Floorboard Rigid Insulation over entire floor area, fix insulation upstand in Kingspan K3 Floorboard Rigid Insulation around perimeter of Extension in 50mm high x 25mm wide. Lay 1 x 1 layer A142 Mesh Reinforcement Fabric positioned 40mm from top of floor slab, Pour concrete floorslab in 100mm thick in C30P Concrete.

Damp Proof Course:
 Damp proof course (Dpc) if Bitumen to comply with BS 6398 or if Polythene to comply with BS 6515 to be fitted in accordance with manufacturers instruction. Dpc to be fitted horizontally at Internal Finished Floor Level (at least 150mm above external Ground Level). Vertical Dpc to be fitted to Inner and Outer Leafs adjoining existing structure, Inner Leaf to be ragged into existing structure by 50mm to prevent migration of moisture between the elements. Dpc to be fitted vertically and horizontally behind all reveals and behind and under sills and lintels to form tray to deflect possible water ingress around the aperture.

Roof Construction:
 U Value 0.16 W/m2.K - See As-Designed SAP Calculations
 Construct external structure in 2No Leafs, Outer Leaf in 100mm Concrete Blockwork with 20mm render. Form 50mm clear Cavity, Inner Leaf Timber Frame to be formed in 145 x 45mm C16 Tanalised Timber Battens, generally at 600mm centres, clad externally with 9mm OSB Board with Tyvek or similar breather membrane fitted to outer face, 50 x 50mm Tanalised Timber Firestops to be fitted at external corners, horizontally at floor levels and around window/door apertures. Timber frame to be fabricated in easily handled panels on timber wallplate with continuous headbinder. Window openings to be formed with double cripple studs to all apertures, inner leaf timber lintels to be formed with 3No x 195 x 45 C16 timber battens with 200 x 10mm mid steel plate bolted between battens at 300mm centres staggered top and bottom. Lintel to be fixed on edge. Outer Leaf to be formed with Timber Frame Lintels, TF50 by Birtley Lintels or similar, fitted in accordance with manufacturers instruction with minimum end bearing of 150mm.

Roof Insulation @ Rafters Level:
 U Value 0.16 W/m2.K - See As-Designed SAP Calculations
 Fix 100mm "Kingspan Kooltherm K7" rigid insulation between rafters a minimum of 50mm air space above insulation must be maintained to achieve the maximum thermal resistance in the void between the roofing membrane and the insulation. Fix 50mm "Kingspan Kooltherm K7" rigid insulation continuous to underside of rafters. Fix 75 x 45mm tanalised timber battens @ 400mm centres over insulation to form void for recessed lighting without compromising the performance of the rafter insulation. Fix 12.5mm Plasterboard to battens, Finish plasterboard with skim coat of plaster or dryline finish, leave ready for decoration.

Mechanical Ventilation to Kitchen:
 Provide Ventilation to Kitchen through Cooker Hood with capacity of at least 60 litres/second, ducted direct to external air through floor void and fitted with manufacturers termination grill.

Mechanical Ventilation to Utility Room:
 Provide Ventilation through mechanical fan with capacity of at least 30 litres/second, ducted direct to external air through floor void and fitted with manufacturers termination grill.

Mechanical Ventilation to Toilet:
 Provide Ventilation through mechanical fan with capacity of at least 15 litres/second, ducted direct to external air and fitted with manufacturers termination grill, wired through lighting circuit and fitted with timed overrun.

External Structure:
 U Value 0.16 W/m2.K - See As-Designed SAP Calculations
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Timber Partitions and Framing:
 Frame of existing structure with 75 x 45mm tanalised timber framing @ 400mm centres, standing 30mm off existing walling, fix mesh to rear of framing to retain insulation, fill void with mineral fibre insulation and clad with 12.5mm Duplex Plasterboard. Timber partitions to be formed in 75 x 45mm tanalised timber framing at 400mm centres with base and header rail with mid-row of dowsing, framing fully insulated with mineral fibre insulation, clad both sides with 12.5mm Plasterboard. All plasterboards to be finished with plaster skin or drywall finish with sealer coat.

Joinery Finishes:
 Fix Internal Doors in redwood frames together with timber stops and required ironmongery as detailed and in positions shown (Style and design to be selected by client). Fix redwood or MDF moulded skirtings and facings throughout Extension. Fix Kitchen and Utility Units to client design.

Bi-Fold Doors:
 Bi-Fold Doors to be designed and installed to resist forced entry by using doorsets manufactured to meet recognised product standards and defined component performance for Door and Window Units and "Secured by Design" (ACPO 2009). Critical Areas of Glazing defined as below 800mm in standard glazed elements and below 1500mm in Doors and Glazed Side Panels plus 300mm either side of Openable Doors. Safe Breakage of Glazing is defined in BS EN 12600 section 4 and BS 6202 clause 5.3 Glazing is suitable for critical locations if it complies with Class 3 of BS EN 12600 or Class C of BS 6006 for windows or if installed in a door and/or side screen Class 2 of BS EN 12600 or Class B of BS 6206. Bi-Fold Doors to be double-glazed with Low E glass to give a U value of 1.40 W/m2K or better. Toughened safety glass to all windows and doors in areas defined as critical areas. Bi-Fold Doors to be fitted with trickle ventilators to frame head with an opening area of 8,000 mm2. Bi-Fold Doors to be fitted with integrated neoprene draft seals or brushes. All fittings to have accessible 76mm deep seal traps. Flow rate to Traps not to exceed 6 litres per minute. Fix 110mm Diameter, Soil Vent Pipework positioned as shown connecting toilet to existing Svp. Connect close coupled W/C suite c/w seat in positions shown. Fix 50mm Waste pipe for waste pipe runs connecting two or more fittings. Fix Kitchen Sink with 42mm Waste Pipe. Wash Basin to be fitted with 35mm Waste Pipe. All fittings to have accessible 76mm deep seal traps. Check waste pipe installation at completion of works by testing discharges from fittings, should air be drawn through any of the traps installation of Air Admittance Valves may be required. All service pipework and wastes to be securely clipped throughout installation.

Heating System:
 Gas Safe Registered Heating engineer to assess existing boiler to ensure the existing boiler unit has the capacity to facilitate the additional heat loading requirement for the existing dwelling and the new extension. Extend existing Heating System Installation, fix Radiators, sized by Heating Contractor, in designated positions, all radiators to be fitted with Thermostatic and Lockshield valves. Heating system to be fully tested and commissioned at practical completion.

Insulation of Plumbing & Heating Pipework:
 All service pipework to be suitably insulated. Pipework, outwith the insulated building envelope to be insulated in accordance with BS 5422: 200. Circulation pipework for plumbing and heating circuits should be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces.

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ALL DIMENSIONS MUST BE CHECKED ON-SITE AND NOT SCALED FROM THIS DRAWING. ANY DISCREPANCIES MUST BE REPORTED TO YEOMAN ARCHITECTURE LIMITED. Whilst every effort has been made to ensure the accuracy of this plan and specifications, Contractors should make their own full assessment of the site conditions thereon, always prior to commencement of works on-site.

No.	Revision / Amendment List:	Date:

YEOMAN ARCHITECTURE LIMITED
 is a Registered Professional Practice with the Chartered Institute of Architectural Technologists

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Mr Simon Laidlaw & Ms Megan Bradley

Project Address: 11 Commercial Road Spittal Berwick Upon Tweed Northumberland TD15 1RQ

Project: Proposed Single Storey Rear Extension & Attic Conversion

Sheet Title: Ground Floor Layout and Elevation Plan

Scale: 1:100 & 1:50 @ A1 Size

Date: 3rd January 2021

Designed by: James Cromarty

Drawing No: A102
 Plan Ref: SL/201/20