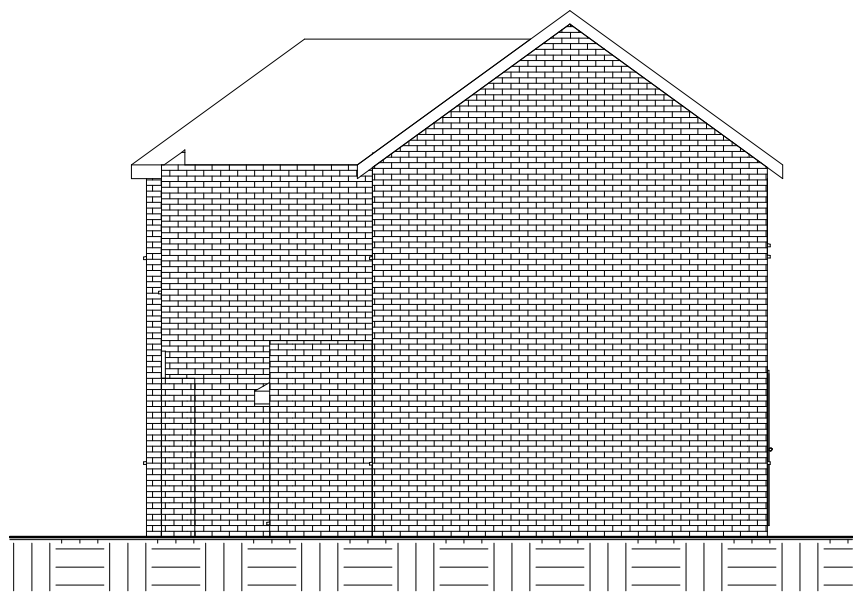
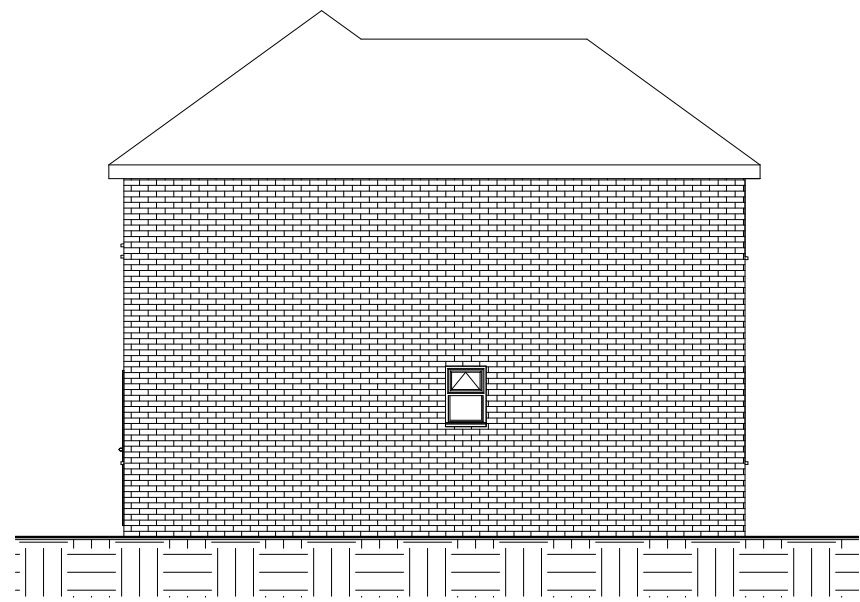




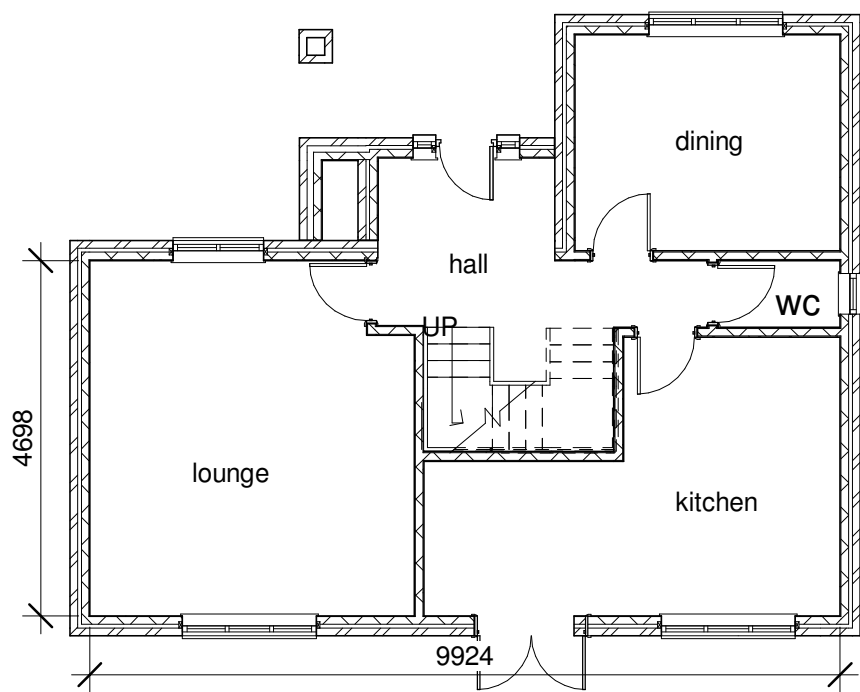
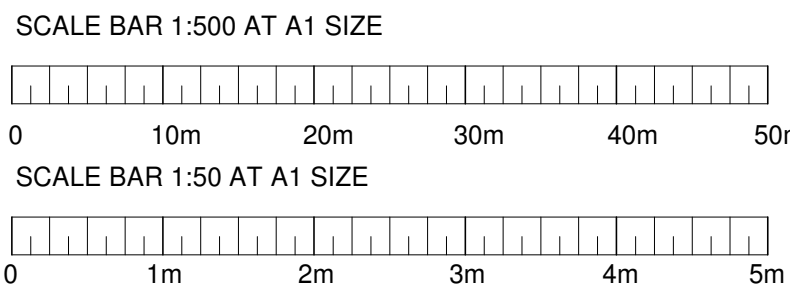
1 Existing Rear Elevation  
1 : 100



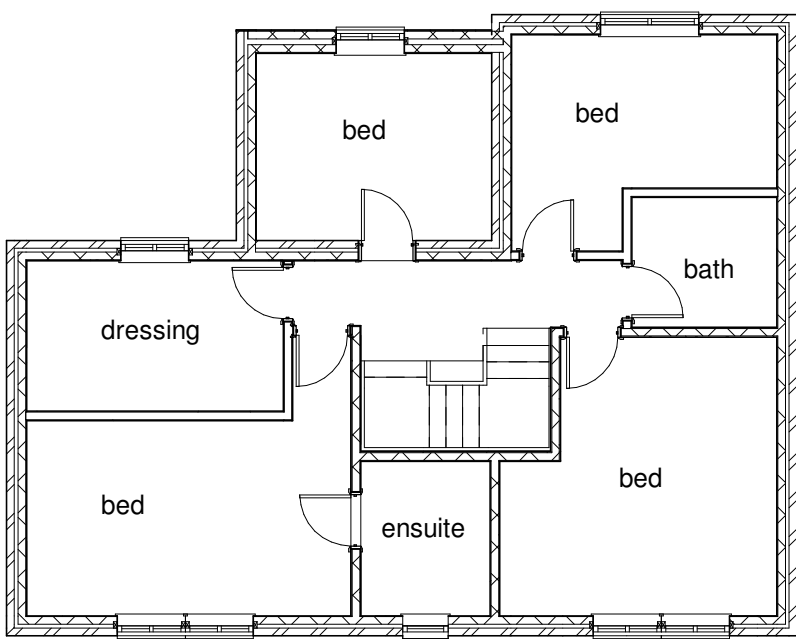
2 Existing Side Elevation  
1 : 100



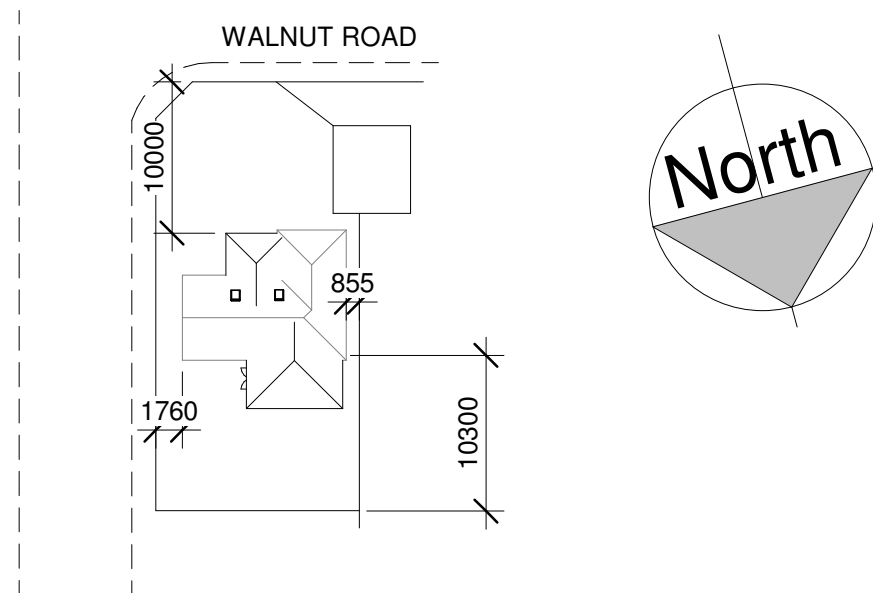
3 Existing Side Elevation 2  
1 : 100



4 Existing Ground Floor Plan  
1 : 100



5 Existing First Floor Plan  
1 : 100



6 Site Plan  
1 : 500

Building Development Service  
Architectural Design

Simon Webb  
Architectural Technician

9 Southwell Close  
Grantham, NG31 8PL

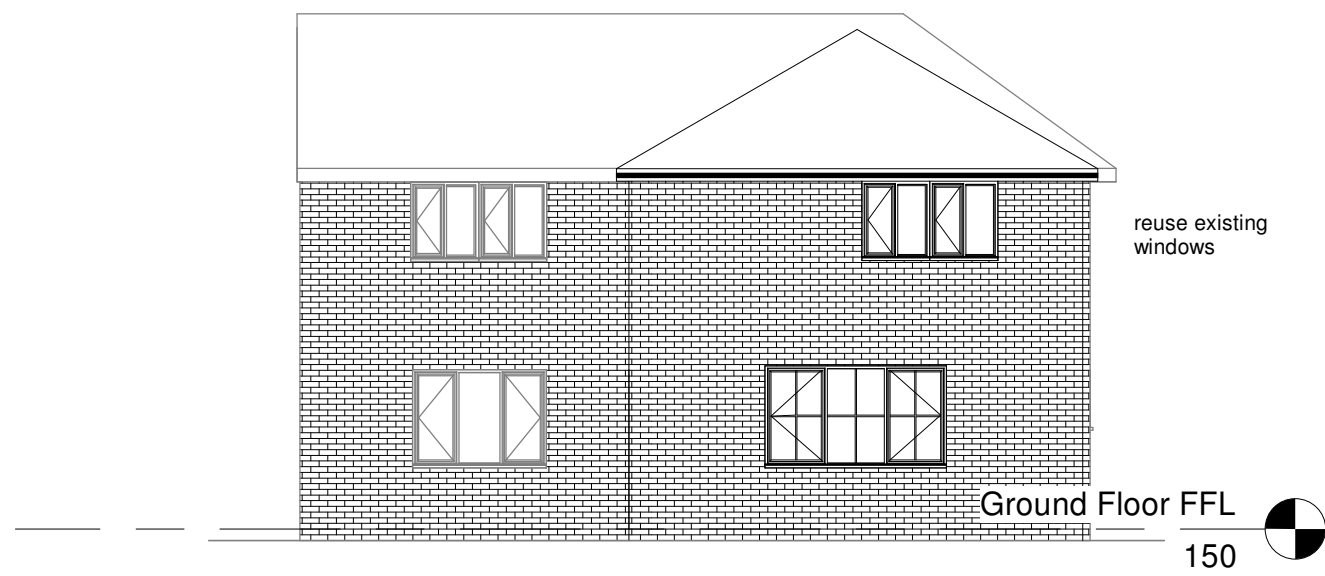
07971056302  
simonwebb1967@hotmail.co.uk

Client  
**Andrew Cole**

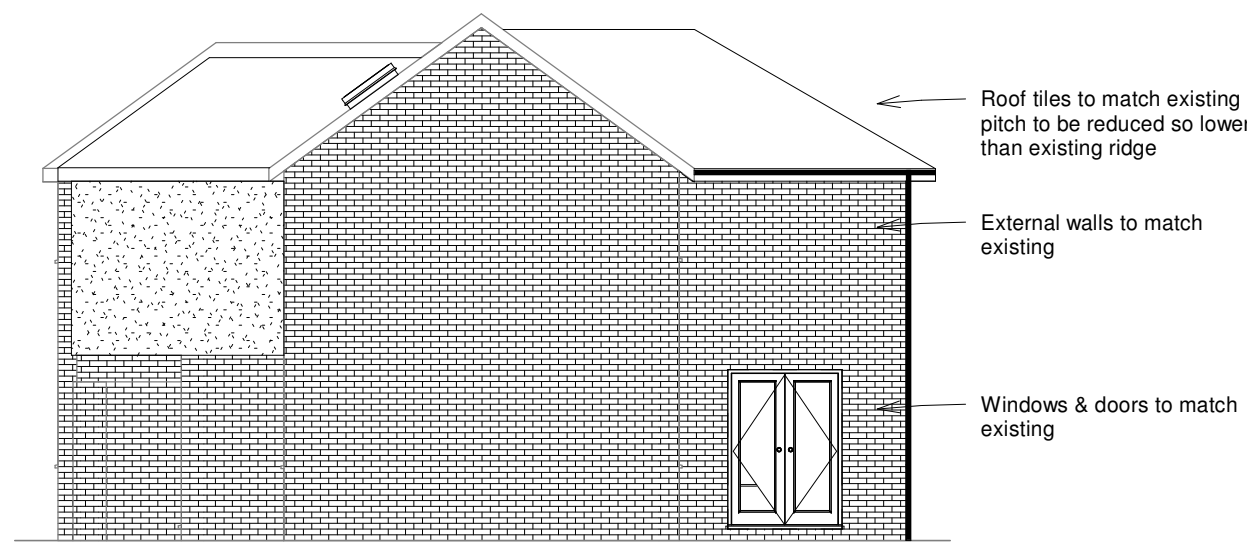
Project Address  
**2 Walnut Road  
Bottesford  
NG13 0AY**

Project  
**Two storey rear extension**

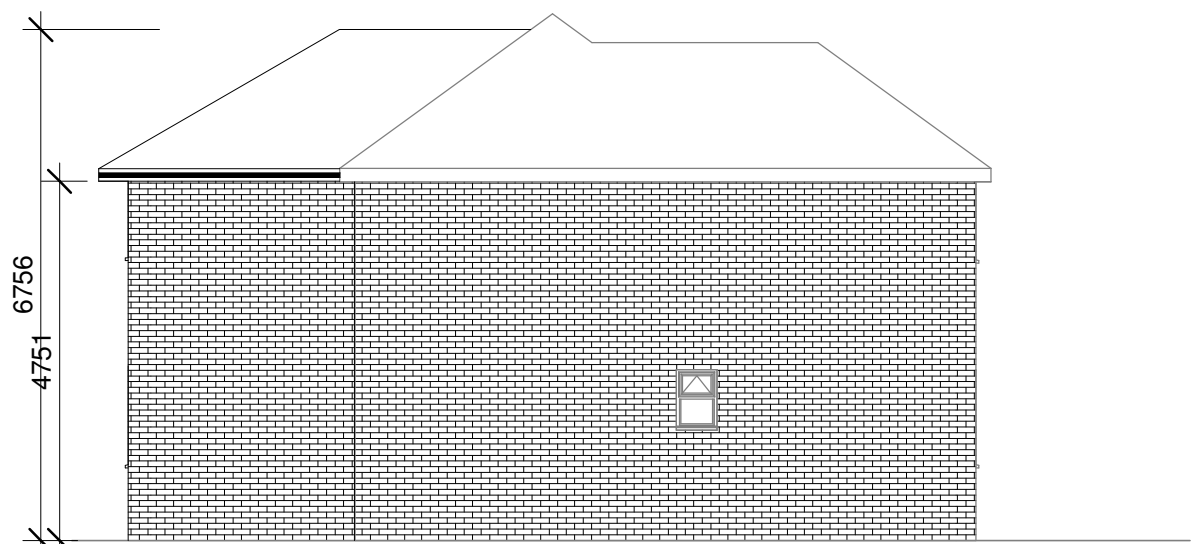
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Scale <b>As indicated</b>	Date <b>09/03/21</b>	Drawn By <b>SRW</b>
Drg No. <b>21.022PL01-1</b>		



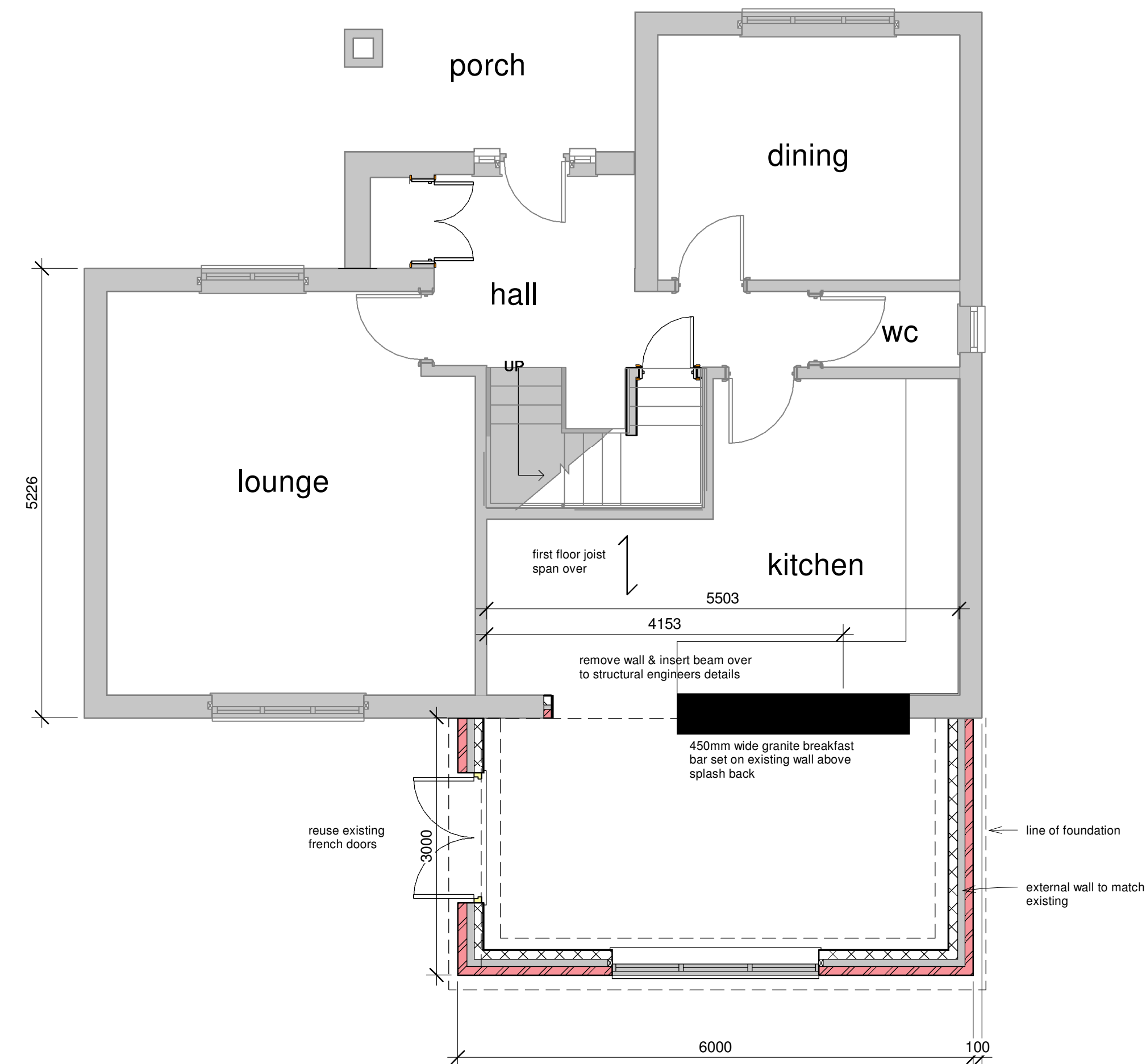
2 Proposed Rear Elevation  
1 : 100



3 Proposed Side Elevation  
1 : 100



4 Proposed Side Elevation 2  
1 : 100



5 Proposed Ground Floor Plan  
1 : 50

FOUNDATIONS – foundations to be 450mm x 775mm deep 1:2:4 mix concrete with bottom level min. 1m below lowest adjacent ground level. Exact level to be agreed on site with building inspector in order to suit site conditions. When building in shrinkable clay subsoil near to existing trees and hedgerows, foundation depth and protection to be designed in accordance with NHBC standards chapter 4.2. Where foundation depths exceed 1.5m deep suspended ground floors are to be used. Any new foundations to be taken down to below the invert depth of all adjacent drains.

EXTERNAL FACING BRICK WALLS - New external walls to be of cavity construction using external skin facing brickwork to match existing and internal skin of 100mm blockwork having thermal conductivity (K value) of 0.15W/m2K or better (i.e. Topblock, Toplite Standard, Thermalite Shield, Calcon standard). Cavity to be 85mm wide fully filled with 85mm Knauf Crown Dritherm slab or similar insulation batts, having a thermal conductivity of 0.033 or better, to terminate 225mm below DPC. Stainless steel wall ties to be used staggered at 900mm horizontal centres and 450mm vertical centres. Wall ties in every course at reveals, 150mm from reveal. Thermabate cavity closers or similarto achieve 0.45 m2K/w thermal resistance to be used at all window and door jambs and cills. Brickwork only below dpc and cavity to be filled to ground level with lean mix concrete sloping away from floor. Lintels to be as shown with min. 150mm end bearing. Any new lintels to external walls to be insulated. Bituminous felt dpc to be fixed min. 150mm above ground level lapped with dpm. Overall construction to achieve a 'U' value of 0.28 W/m2K when dry lined finished. DPC to be to BS743, lapped and tucked with a min 100mm onto the existing dpc.

WINDOWS/EXTERNAL DOORS - Double glazed UPVC/timber frames fitted with draught seals and lockable handles to client's choice. (see ventilation notes also). Double glazed units to include Pilkington 'K' Low E glass to inner pane, a min. 24mm air gap giving a minimum U value of 1.6 W/m2K. All windows and doors to over-lap cavity insulation by 30mm.

STEEL BEAMS - Any new steels beams to be half hour fire protected either by intumescent paint or encasing in 2 layers plasterboard and skim with staggered joints. Contractor to ensure that steel beams are not supported on chimney breast/slab. Where required, steel beams to be packed clear of existing joists to allow for beam deflection.

LINTELS – To be insulated galvanized steel with minimum 150mm end bearings all in accordance with manufacturers detailed instructions. IG or similar.

ROOF: Roof to be formed of rafters fixed to 47 x 100 SC3 treated S.W. wall plate bedded in mortar to new walls. Plate to be fixed with 1200 x 30 x 5mm galvanised steel restraint straps to walling at 1.5 max. centres. Ceiling joists to be provided as shown fixed to rafters. Ceiling joists and rafters to be strapped to external wall where parallel at 1.5m max. centres with 1200 x 30 x 5mm galvanised steel restraint straps, ensuring straps fixed to first three timbers min. 47 x 100mm noggins to be fixed below straps for support. Rafters to be covered by Dupont 'Tyvek' breather membrane installed to manufacturer's instructions prior to fixing battens. Any multiple timbers to be bolted. Provide heavy duty eaves carrier to protect breathable roof sarking membrane where exposed to UV light.

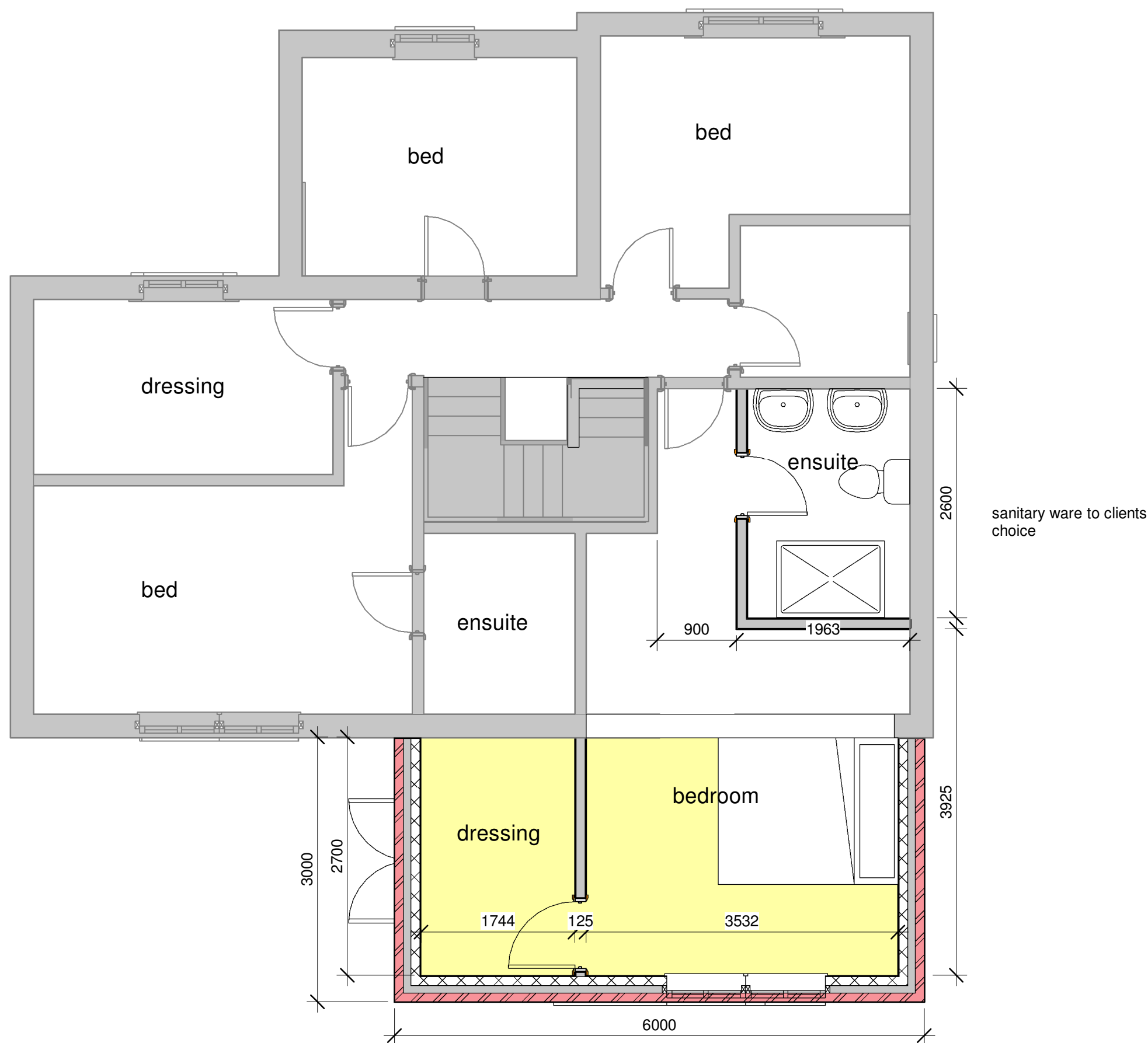
GLAZING - Glazing in critical locations (i.e. between floor level and 800mm above in windows, internal walls and partitions and floor level and 1500mm above in door or side panel within 300mm of the door) shall be either of small panes or toughened/laminated as defined in BS6206. If small panes used, these to have max. width of 250mm and an area not exceeding 0.5 sq. metres measured between fixings. Annealed glass in small panes to be min. 6mm thick. Otherwise glass to be Class C where not exceeding 900mm wide and Class B where 900mm wide or over.

ELECTRICAL WORK/PART P - all to relevant Codes of Practice, all electrical work required to meet part P (Electrical Safety) will be designed, installed, inspected and tested by competent person registered with an electrical Competent Person Scheme authorised by the ODPM. Upon completion the installer will issue a BS7671 certificate to the householder and Building Control and a copy of the Competent Person certificate to the householder. The Competent Person Scheme will issue a certificate by e-mail to Building Control within 30 days.

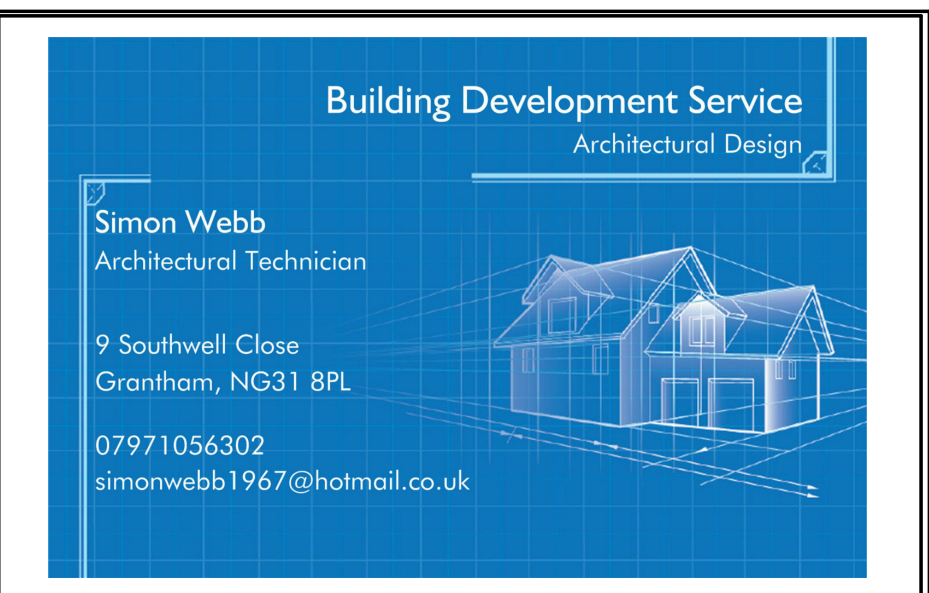
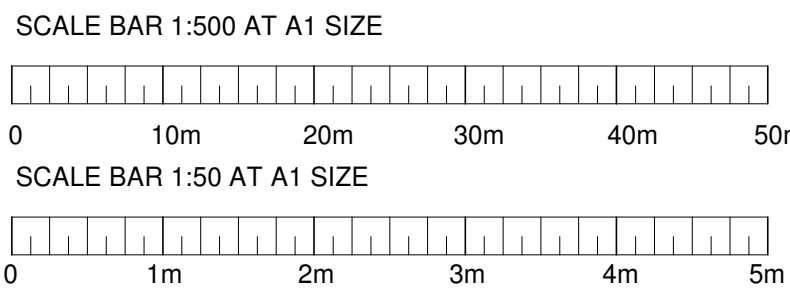
LIGHTING – Provide low energy light fittings (fixed lights or lighting fittings) that number not less than 3 per 4 of all light fittings in the main dwelling spaces of those areas(excluding infrequently accessed spaces). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens. Any new external lights to either be low energy fittings or have a remote sensor to operate them.

BUILDING REGULATIONS - All works to comply with Building Regulations and relevant codes of practice and to the complete satisfaction of the Local Authority and Building Control official on site.

SMOKE DETECTION - self-contained smoke alarms and heat detectors to be positioned where shown 'SA' & 'HD' on plans. These to be permanently wired to a separately fused circuit on the distribution board and be fixed at least 300mm from any wall or light fitting. Where more than one alarm is installed, they should be interconnected so that detection of smoke by one unit operates the alarm signal in all of them.



1 Proposed First Floor Plan  
1 : 50



Client

Andrew Cole

Project Address

2 Walnut Road  
Bottesford  
NG13 0AY

Project

Two storey rear extension

Drawing

Title

Proposed Plan & Elevations

Scale

As indicated

Date

09/03/21

Drawn By

SRW

Drg No.

21.022PL01-2