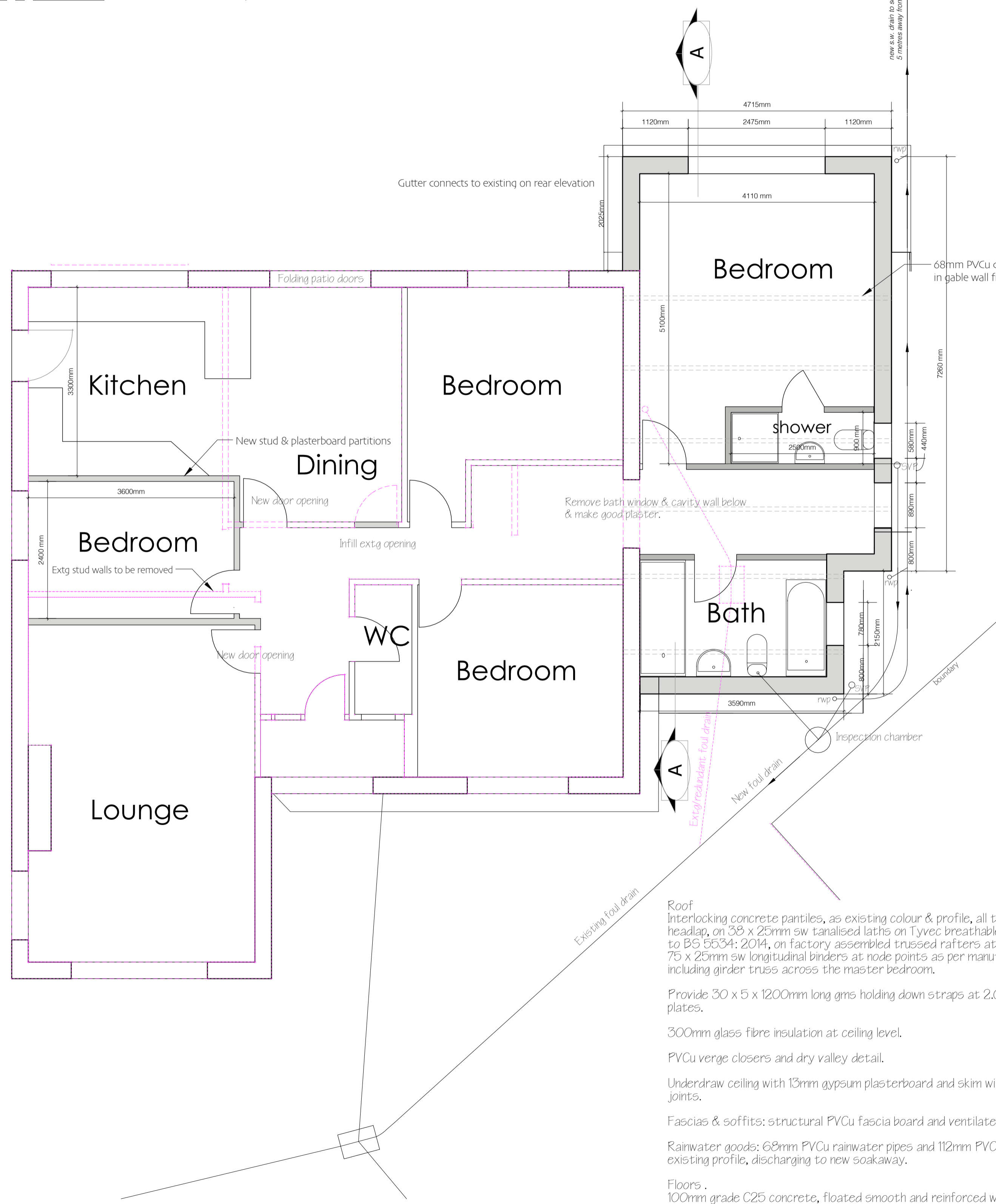


North elevation proposed

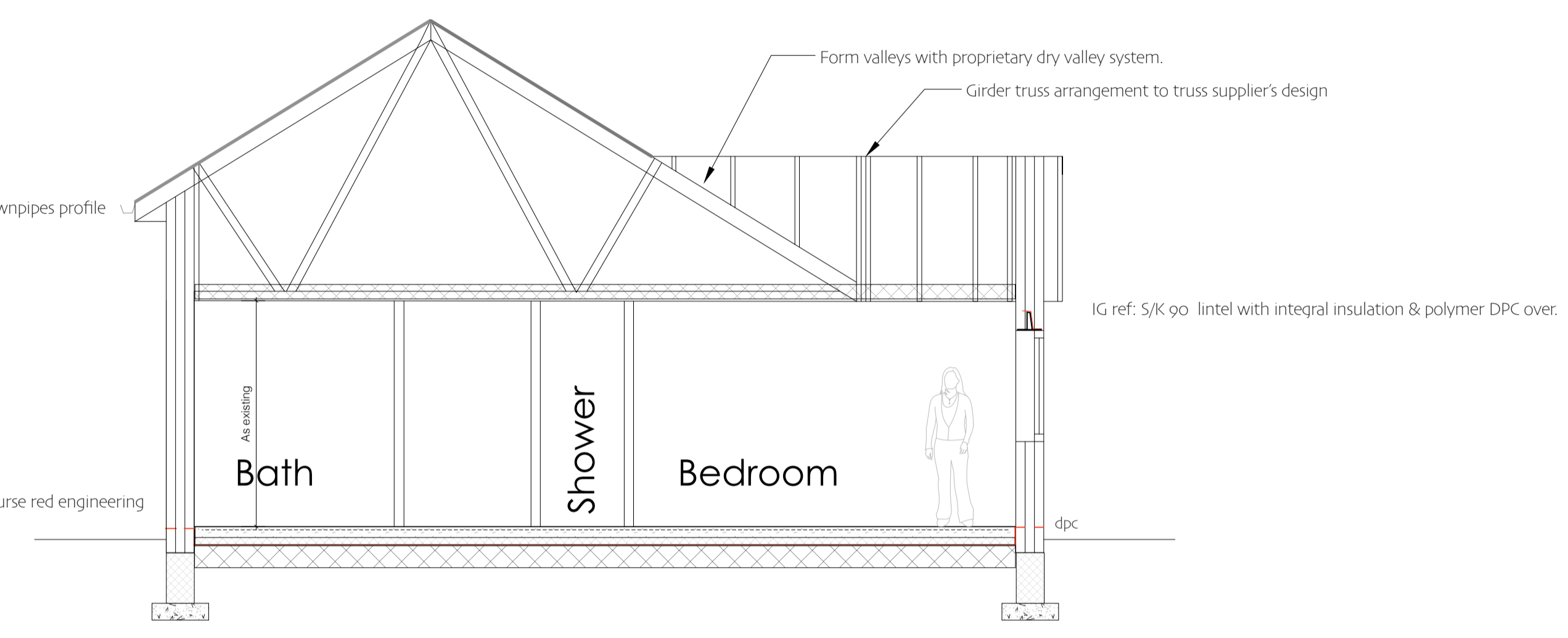
Front elevation proposed

Rear elevation proposed

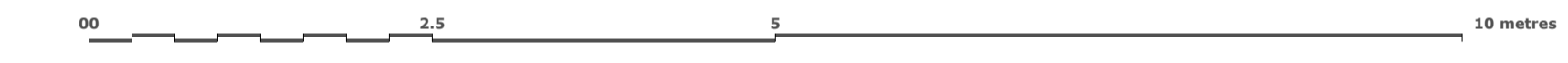
South side elevation proposed



Ground Floor Plan as proposed



Section AA



Alterations
Carefully remove existing internal walls as shown & cavity wall for new opening into extension.

Foundations
Expose existing foundations for inspection by Building Control Officer (BCO). New strip footings type C20 concrete, 600 x 225mm at 900mm depth, subject to inspection on site by building control officer. Extend footings below the level of any tree roots encountered during excavation. Footing walls 7 N/mm² concrete blockwork cavity construction to 150mm below ground level. Fill cavity with weak mix concrete to ground level. Alternatively use 7 N/mm² concrete trenchblocks. Build to 150mm above ground level in engineering brickwork & provide polymer damp proof course.

Drainage
New drains to comprise 110mm PVCu pipework connecting to existing foul drain at the front. Provide 450mm diam. access point where shown and 110mm diam. roddable PVCu soil & vent pipes.

40mm diam. PVCu waste pipework and 75mm deep seal traps to kitchen sink/wash basins. Bath & shower rooms wastes bossed into SVPs. Kitchen waste discharging to existing gully.

Stop off drains to be made redundant. Should there be any active drains routed under the new extension, they should be surrounded with 200mm concrete.

External Walls
100mm clay facing brick to client (and planning authority) approval, 100mm cavity fully filled with Dritherm 37 glass fibre insulation, 100mm Thermalite Shield or similar concrete block inner leaf (density no more than 600kg/m³). 13mm plasterboard and skim finish fixed using the dot and dab method. Maximum U-value 0.28 W/ sqM deg C.

Stainless steel wall ties at 450mm & 750mm vertical and horizontal spacings, and at 300mm intervals to reveals of openings. Stainless steel crocodile ties to both masonry leaves at junctions with existing structure forming 10mm vertical movement joint finished with 10mm wide polysulphide mastic bead applied onto a suitable backing strip.

Close cavities at openings with proprietary Thermabate or similar cavity closers.

Lintels to new window openings - type IG ref: S/K 90 standard load lintels with integral insulation, 150mm min end bearing. PVC concealed perpend weepholes at 700mm max centres & polymer DPC over.

Internal walls
To be formed with timber/metal stud and 13mm plasterboard and skim.

Windows & Doors
White PVCu windows, Kommerling 70mm wide profiles (or similar agreed with client), with tonus pattern profiles & internal glazing beads, hermetically sealed low E glazing units to BS 6262, comprising friction hinges and locking handles., providing max U-value of 1.6W/m²K. Frames to incorporate trickle ventilators with min. opening area of 8,000mm² to each room. Mastic seal to perimeters with neatly-struck polysulphide bead 10mm wide max.

Safety glazing: glazing to any 'critical areas' (below 800mm from floor) to be safety glazed with 6.4mm laminated safety glass to both panes.

Services
Extend existing heating, plumbing and electrical services into new extension. Installation of the new heating to be carried out by a Gas Safe approved plumbing or heating contractor. Hot water supply to bath must be contain a thermostatic device to limit temperature to 48 deg C.

Provide mechanical extract ventilation to bathroom & shower room giving 15 air Litres per second, discharging through flank wall via ceiling grille and ducting in roof space.

All electrical installations to be undertaken under the auspices of an electrical self-certification scheme authorised by the Secretary of State and where the person or organization carrying out the electrical work is a competent person under such a scheme. All new wiring PVC insulated copper to double socket outlets, LED recessed ceiling lights, wall-mounted light switches, 2 x external lighting points, all as pre-agreed with client.

10 March 2022: amendments for planning

Cooke & Co
Chartered Building Surveyors

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Project:
PROPOSED EXTENSION AT 14 LONDESBOROUGH ROAD, CRANSWICK, DRIFFIELD YO25 9PL FOR JASON & LISA HUMPHREY

PROPOSED PLANS, ELEVATIONS, SECTION

Scale: 1: 100, 1:50 Date: 10 March 2022 Drwg Ref: 22_14548B