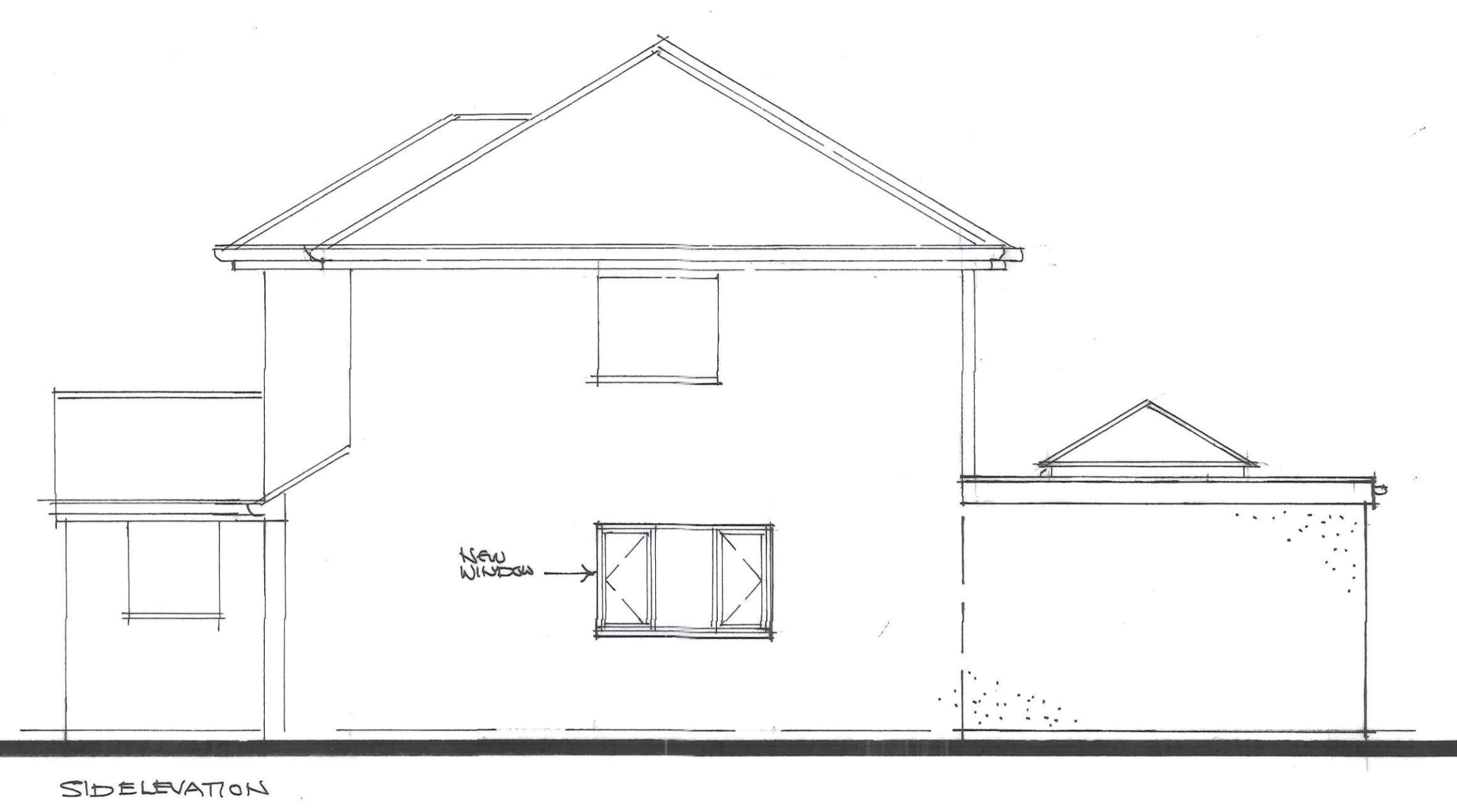
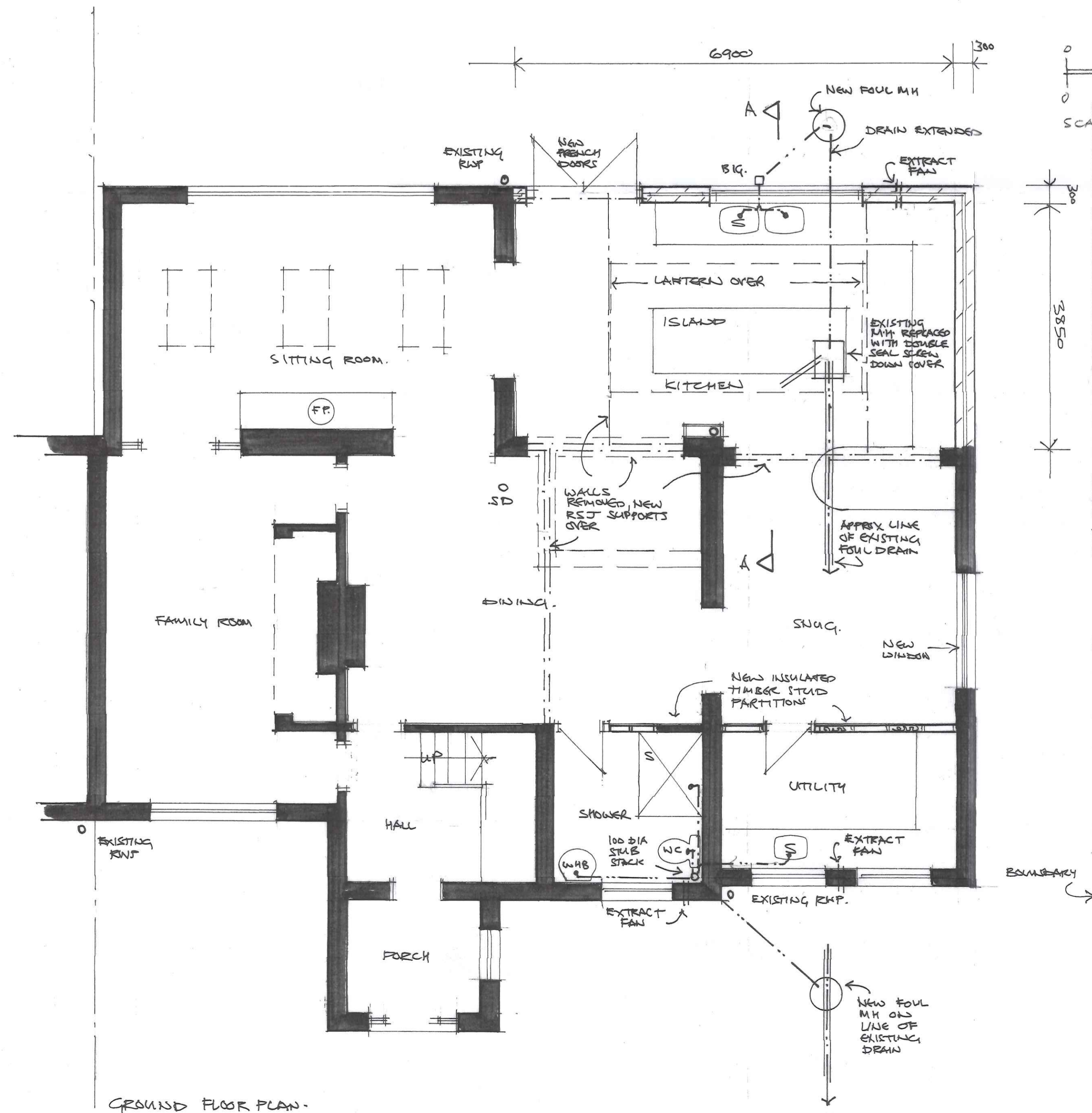


REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

CONSTRUCTION NOTES

Work comprises erection of new ground floor extension with associated alterations and general refurbishment. Materials to be salvaged where possible and reused. Contractors pricing the work will be expected to visit the site before preparation of a quotation to satisfy themselves as to the extent and nature of the works and inform the Architect or client of any discrepancies.

ROOF:
New flat roof formed with joists at 400 c/c and firings laid to fall as shown and supported with steel joists to engineers details, with min. 120 thick "Kooltherm" (warm roof) polyurethane insulation laminate laid over joists and finished with EPDM rubber membrane or similar 2.5mm thick supplied and fixed to specialist contractors details with heat welded joints and flashings, all to BS 476.3:2004. Max. U value to be 0.13w/smK. Detail at eaves to be ex. 25 fascia and soffit to match existing. 100x75 wall plate strapped to walls at 1.800 c/c as required.

WALLS:
External walls to be smooth render finish to match existing on concrete block external skin, 100 clear cavity & 100 lightweight Aircrete concrete block inner skin to B.S. 6073. Cavity insulation 100 mm thick Rockwool "Drithern" or other similar approved insulation (Max. U value to be 0.28w/smK) & CP 121, skins tied together with Galvic type 25 or similar s/s cavity ties with insulation retaining clips at 600 c/c horizontally & 450 c/c vertically, staggered at alternate rows, achieving a density of 2.47 ties/s.m. Ties at 300 c/c to jamb & other openings. Finish internally to extension to be 12.5mm thick lightweight plasterboard on dabs. Brickwork below DPC to be class "B" with 1:12 concrete cavity infill to 150 below ground level where strip foundations used. Cavities closed throughout with "Alrefix coldbreak 400" thermal type closers or other approved to all openings. Limits over openings to be "IG or Carnic" approved galv. steel insulated combined types CG 90/100 or as shown on drawings, with min. 150 bearings (200 over 3.00m), to B.S. 2980 & B.S. 9977. Curtain battens provided on suitable fixings as necessary. Weep holes provided at 1.00 c/c with at least two per opening. DPC to be "Hyload" or similar to B.S. 743 installed to CP 102 & CP 121, min. 150 above GL, and to all vertical & horizontal openings. Windows to be SW/PVC approved type casements and sliding doors to match existing, all to be double glazed clear & obscure as required, with low "E" glass giving U value of 1.6 average and all external windows and doors weatherstripped and fitted with trickle vents to habitable rooms min. 8000 sq. mm. Non habitable rooms to have trickle vents equal to 4000mm sq. Ventilating openings to be min. 1/20th floor area. Glazing to B.S. 6206:1981 - below 1.5m in doors and sidelights and below 800mm from floors in windows elsewhere to be toughened or laminated glass.

FOUNDATIONS:
C25P mix concrete generally to B.S. 5328 in 750x600 trench fill to min. depth of 1.00m below GL to all external and spine walls, verified to Building Inspectors and Engineers details and requirements. Cavities left open at bottom where trench fill used. Drains passing through foundations provided with RC bridging lintel & 90 sand filled gap, masked with rigid sheet to prevent vermin entry, Class B brickwork one course below ground up to DPC. Foundations in close proximity to trees and hedges to be in accordance with NHBC Chap. 4.2.

FLOORS:
Ground floor to be C25P mix, 100 concrete slab on min. 80 "Celotex" insulation or similar turned up at edges giving max U value of 0.22w/smK, on 1200 gauge "Visqueen" DP membrane above and below insulation on min. 150 sand bladed hardcore in max. 150 layers, in accordance with CP 102 and finished with 50 screed (C25P mix). DPC's to be overlapped with DPM to form continuous membrane. Support steels to be solidly grouted up within walls and all mortar joints filled.

DRAINAGE:
Hepworth superslave pipes or similar to B.S. 65 laid on and surrounded with 150 granular material to gradients & to soakaways as shown and installed to CP 301 and to Building Inspectors requirements. Foundations adjacent to drains taken down below invert levels. Manholes where required to be "Omega" or similar PVC circular type 600 dia. inspection chambers installed and backfilled to manufacturers instructions. Gutters to be 100 dia HB pattern PVC to B.S. 4376 laid to fall 1:60 to 63 dia RWP's discharging to storm drains or soakaways min. 5.00m from buildings and formed with 1.00 cube hardcore covered 300 thick topsoil on polythene sheet. NOTE: All drain runs to be traced and exposed as necessary prior to drainage works being carried out and diverted as required with disused runs sealed. All drainage work shown is provisional only and final runs, gradients and sizes to be agreed with Building Inspector prior to work commencing. New storm drains to be run to soakaways constructed in accordance with BRE digest 356 in preference to use of existing storm drains. All drains tested and approved to Building Inspectors requirements before backfilling.

SERVICES:
Electrical wiring to IEE regs, using PVC sheathed cables protected with galv. channelling as necessary. Fittings to be Crabtree or similar approved. Electrical work carried out to comply with part P and designed, installed, inspected, tested and certificate issued by qualified electrician to BS 7671, fixed internal & external lighting to be 75% low energy fittings and comply with DBSC Guide 2010 Table 40.

HEATING AND LIGHTING:
Existing heating extended with radiators sited to heating engineer's specification and detail and fitted with all necessary thermostatic controls all to BS 5864. All pipework insulated.

FIRE PROTECTION:
All exposed steelwork covered 12.5 mm Finline plasterboard & plaster skim to give half hour fire protection.

EXTERNAL WORKS:
Existing path/patio area relaid and extended as necessary to suit new extension and garden to be made good as necessary all as required by client, site left clean and tidy at completion.

GENERAL NOTE:
Main Contractor should allow for attendance, profit and all builders work in connection with the above works. Contractors shall be deemed to have visited the site before tendering and to have satisfied themselves regarding local conditions, nature and accessibility of the site, nature and extent of the operations, storage for materials, position of all relevant services and drains etc. Contractors are to include in their tender price for everything necessary to complete the whole of the works. The drawings and specification are complimentary and are to be read together. Any discrepancies between them or any points not clear to the Contractor are to be referred to the Architect only before the submission of tenders. All work to be carried out to a high standard. Contractors must provide satisfactory evidence of a Health & Safety file and all necessary precautions appertaining to the Construction, Design & Management Regulations 1994, during the construction programme where applicable. Contractors should note the requirements of the Party Wall Act 1996 and consult with adjoining property owners where required. Contractors to provide proof of Public Liability insurance to minimum £5,000,000.00.

WDC PLANNING
Ref
Officer
16 MAY 2022
SCANNED
CC OR PD MA
PRE GEN DIS

Revision	Date	Verify all dimensions and levels on site. Do not scale. This drawing is copyright.
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Client:
Mr & MRS ROWLAND
Project:
PROPOSED ALTERATIONS
TO
ASHWOOD COTTAGE
HARBURY LANE
LEAMINGTON SPA
CV33 9GA

Scale: 1 : 50
Date: April 22
Drawn:
Drawing no.: 1914 | Ref.: 579

Malcolm J Peters Architect
Chapel Cottage, 79 Banbury Road
Storrington-upon-Avon, Warwickshire CV37 7HW
Telephone: (07971) 280099
Email: MJPetersArchitect@gmail.com