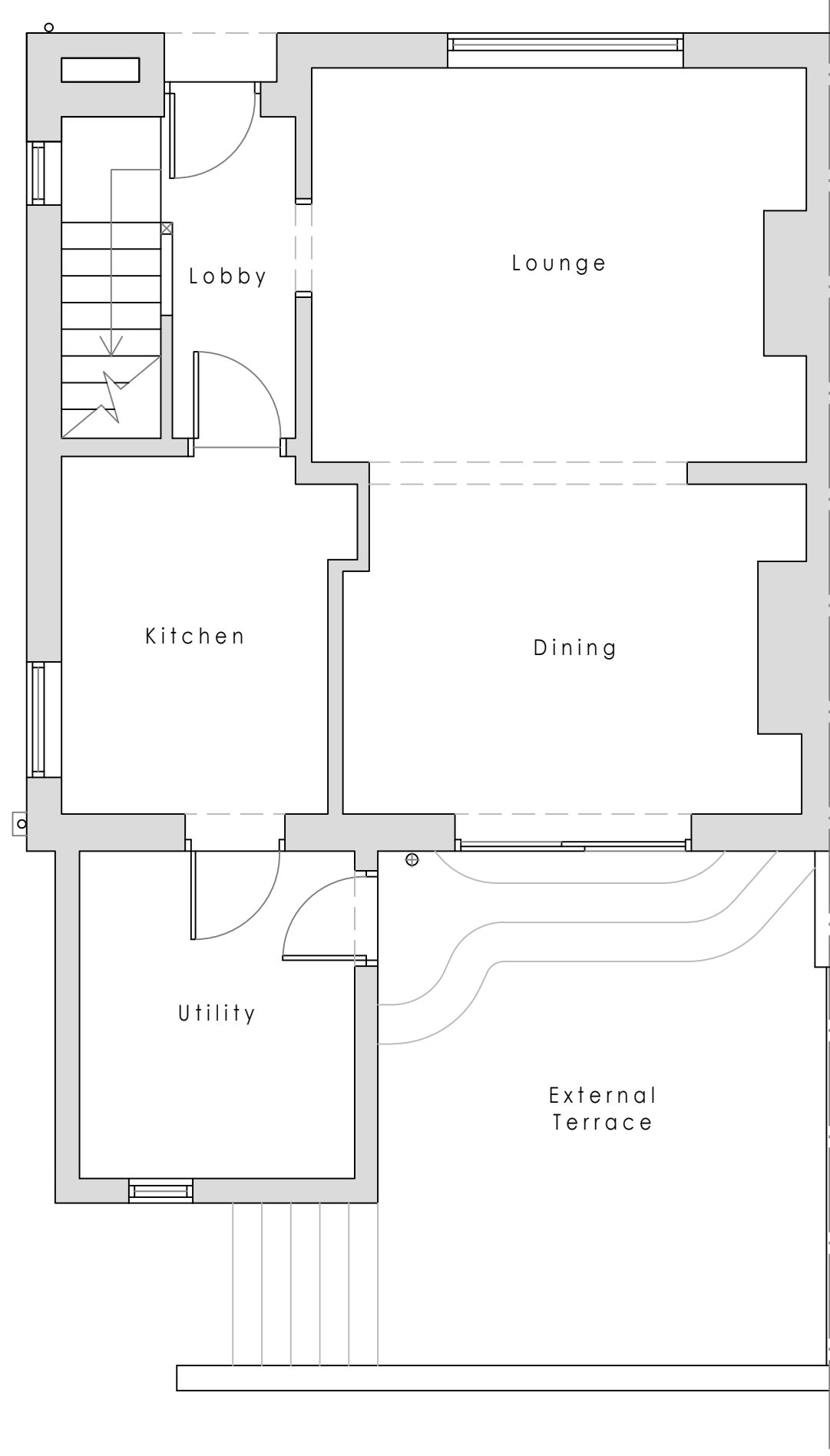
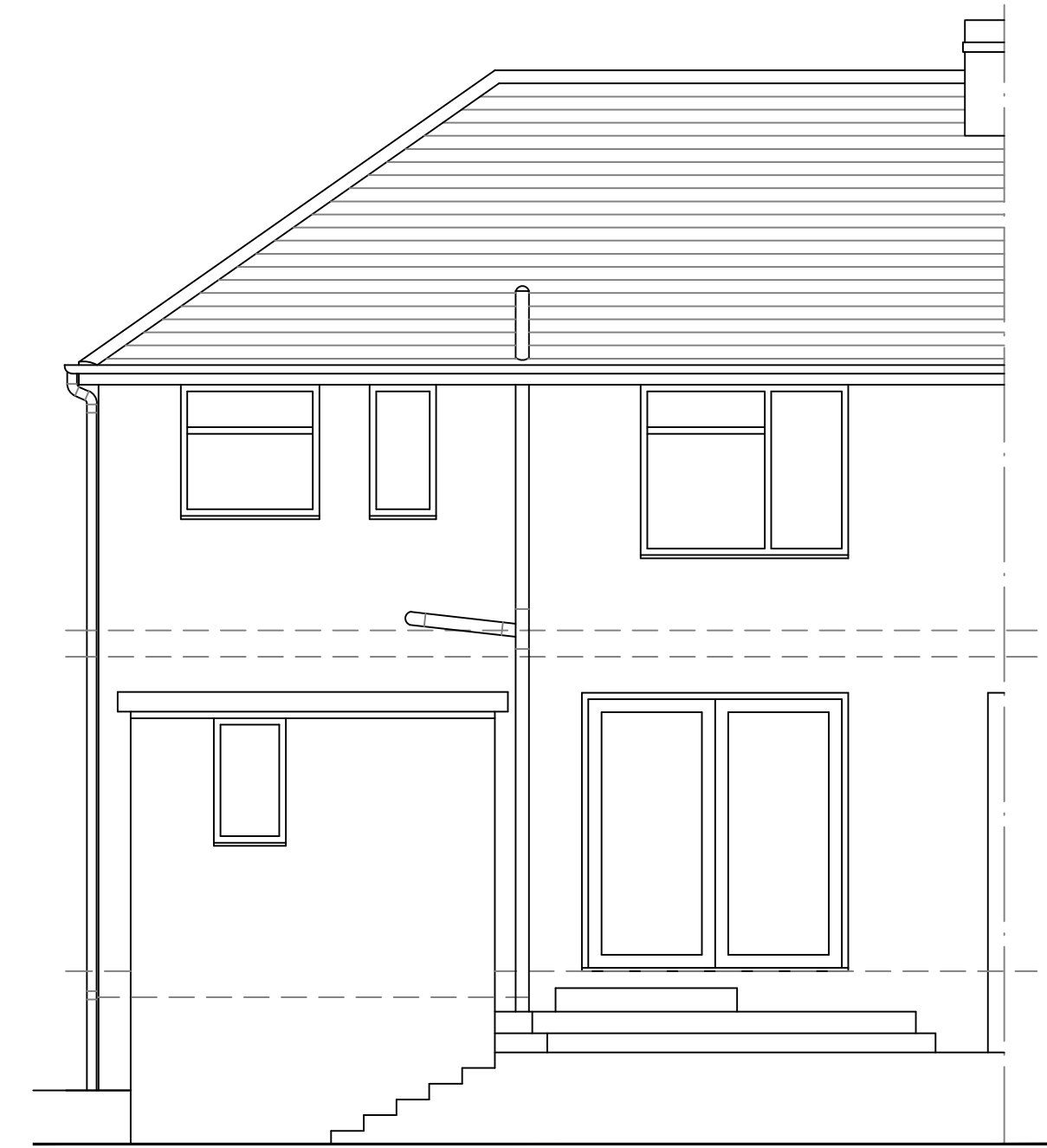
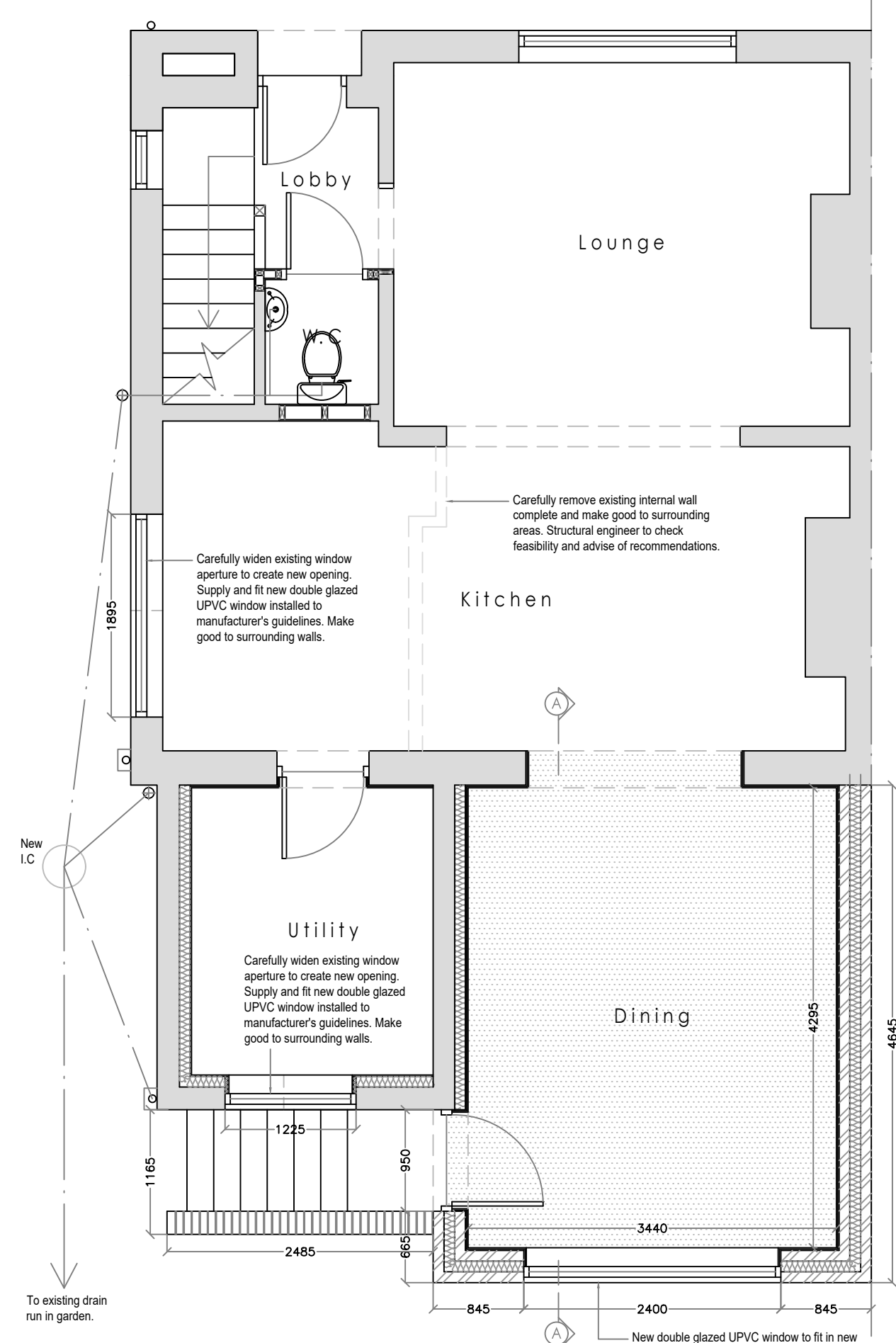


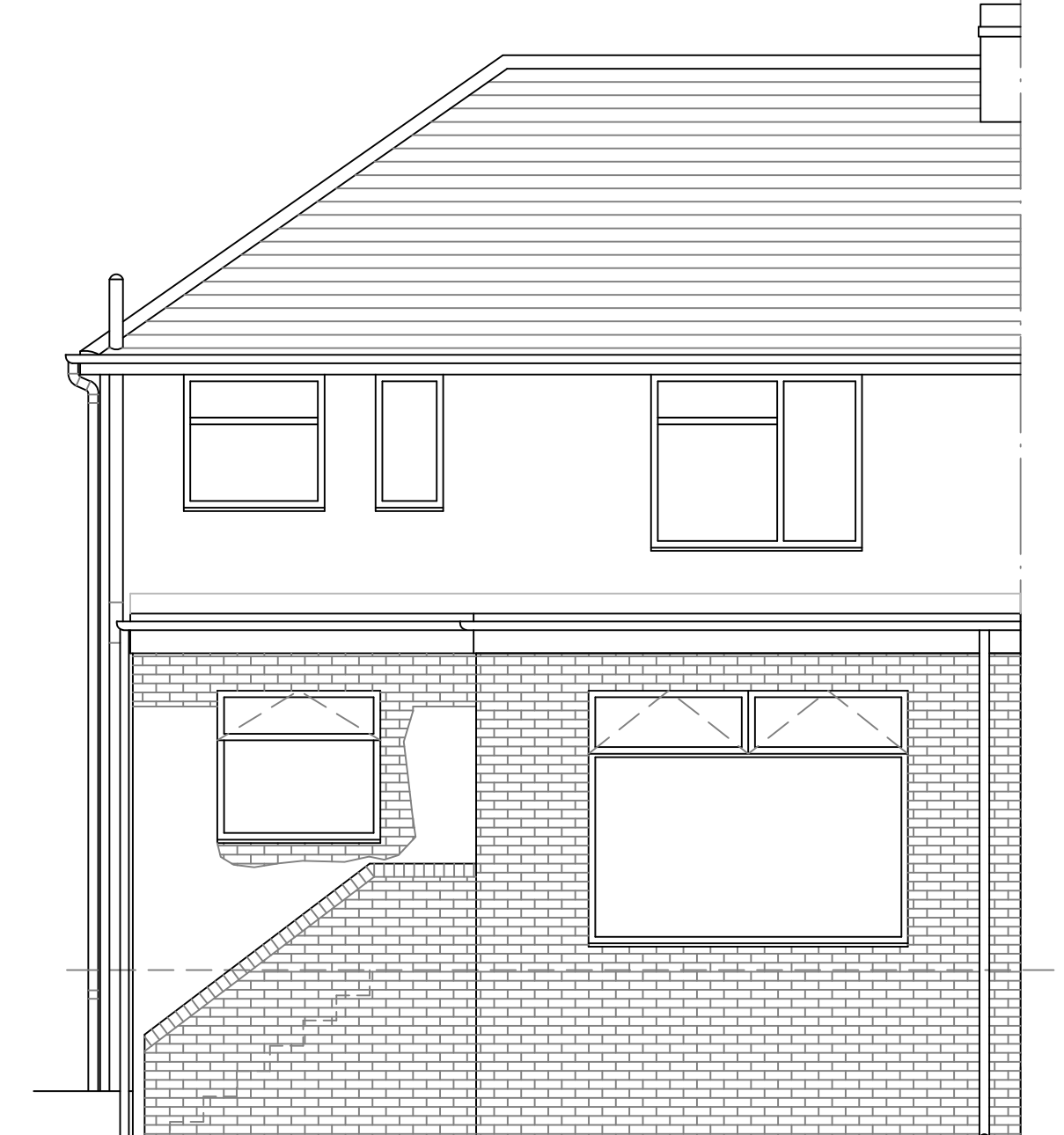
EXISTING GROUND FLOOR PLAN



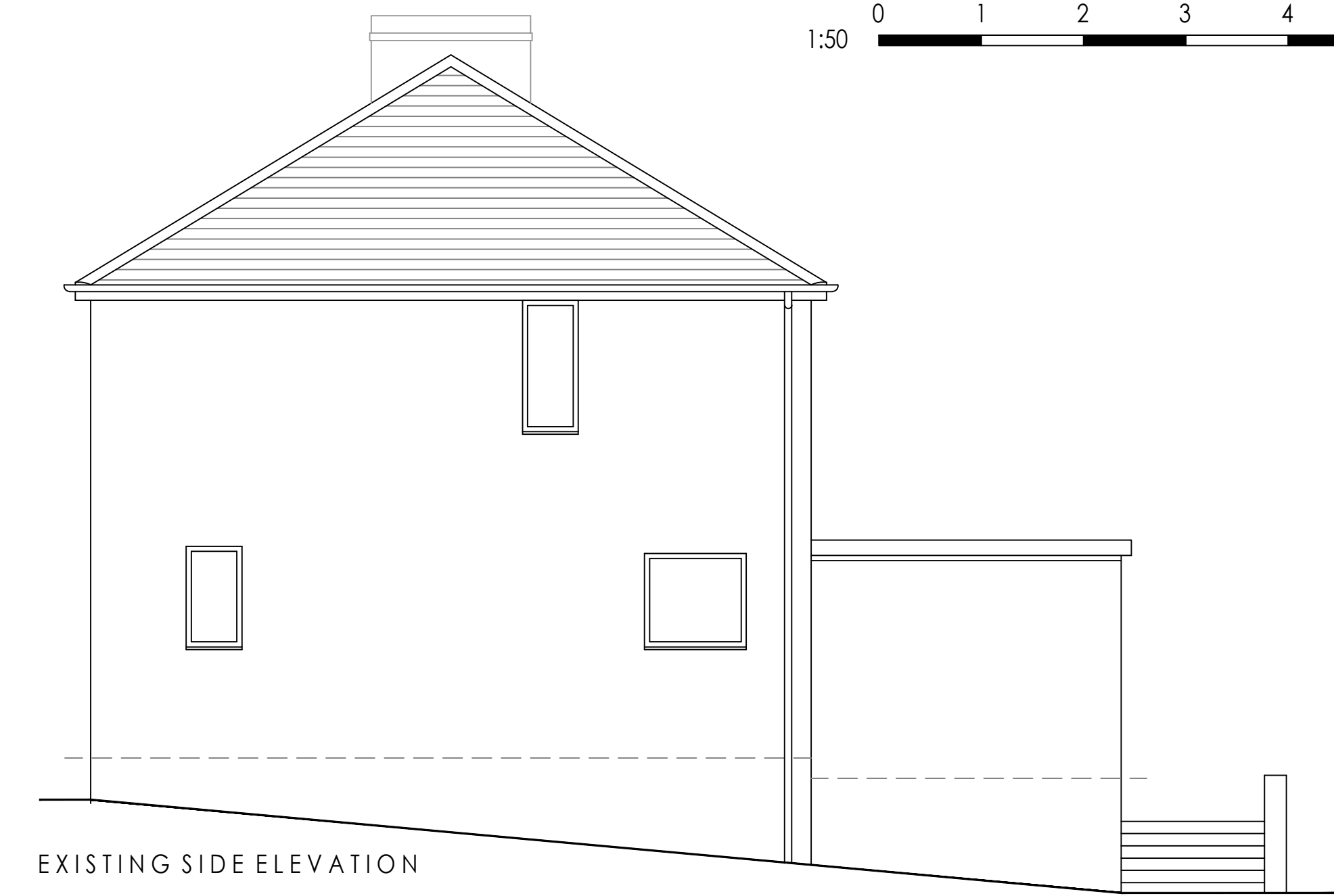
PROPOSED GROUND FLOOR PLAN



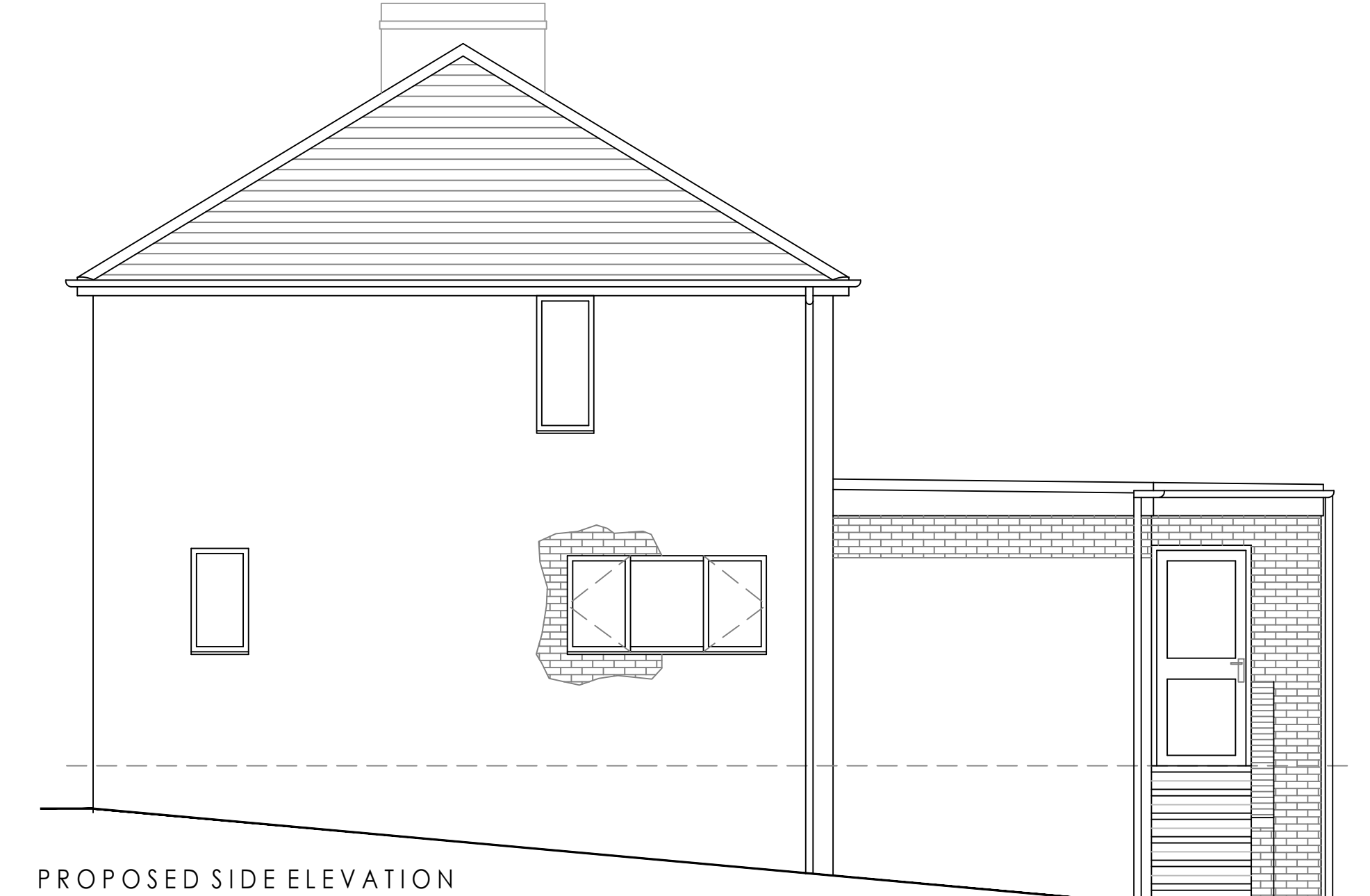
EXISTING REAR ELEVATION



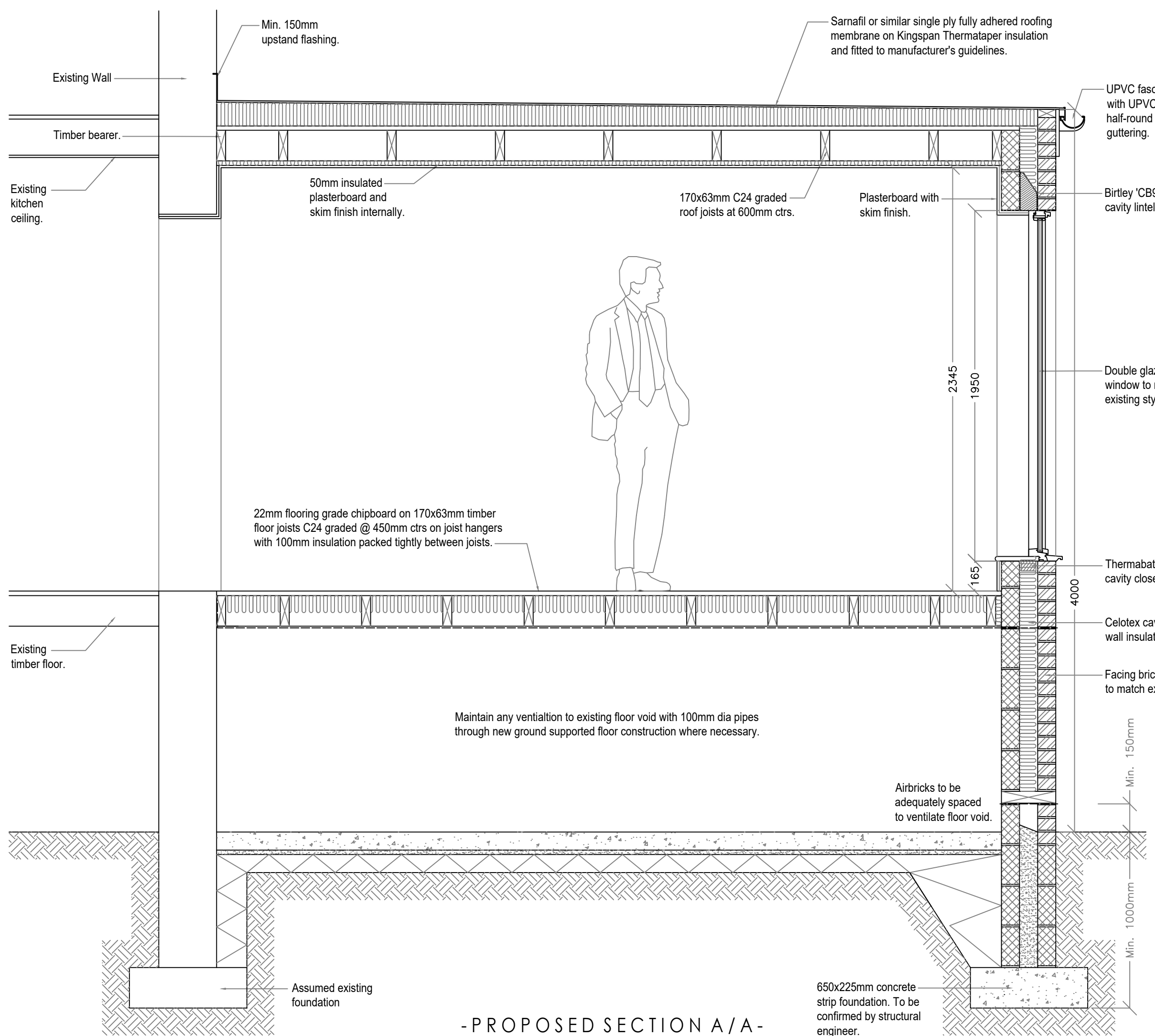
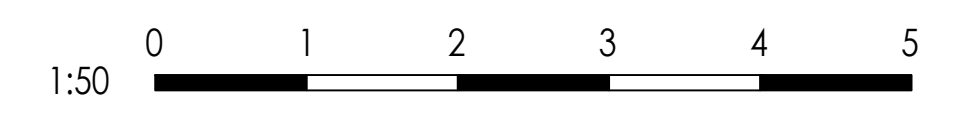
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



- PROPOSED SECTION A/A -

EXTERNAL WALLS
All toothed and bonded into existing walls to consist facing brickwork to match existing outer leaf built in 1:1.6 cement:lime:sand mortar, 100mm cavity with 90mm Celotex Thermaclan 21 insulation held in place with retaining clips, ensure 10mm residual cavity clean of mortar droppings, finished with 13mm 2 coat plasterboard and skim internally. Inner and outer leaves of cavity to be tied together with stainless steel wall ties at 750mm centres horizontally and 450mm vertically staggered and at 300mm centres vertically at and within 225mm of all openings. Below D.p.c. level to be either class B engineering brickwork or Celston Standard blockwork built in 1:3 cement:sand mortar. Cavities to be filled with lean mix concrete from top of foundation to not less than 225mm below dpc level. Cavities around window and door openings to be closed using 'Thermabate' insulated cavity closer. Walls to include pitch polymer dpc min 150mm above ground level. Cavity wall insulation to be taken min 150mm below level of floor insulation.

TIMBER GROUND FLOOR
22mm flooring grade chipboard fixed through vapour barrier to 170x63mm C24 graded s.w. joists at 450mm centres fixed to bearer on walls and secured to wall plate on brickwork sleeper wall built off concrete slab. Ensure min 125mm gap between underside of insulation and oversite concrete with 2000g polythene damp proof membrane with lapped and taped joints and linked all round with wall dpcs. 100mm 'Kingspan Kooltherm K3 Floorboard' cut to fit tightly between floor joists directly under vapour barrier and supported on battens nailed to sides of joists/100mm wide wbp plywood fixed to underside of joists. Floor to be ventilated using 215x65mm air bricks fitted in external leaf at 1000mm centres and ducted across cavity and inner leaf to underfloor. Ensure adequate ventilation to existing house floor voids. Install perimeter insulation board between wall and last joist with min R-value of 0.75m²/KW

FLAT ROOF EXTENSION
Roof to consist of 'Sarna' single ply roofing membrane fully adhered to 150mm 'Kingspan Thermapaper' insulation board on metal lined vapour barrier wrapped around edges fully enclosing insulation on 22mm wbp plywood on 170x63mm roof joists C24 graded at 600mm centres plasterboard and skim to underside. At abutment of house walls membrane taken up wall min 150mm on board recommended by Sarna over tiling fill with metal flashing taken over with min 100mm overlap. Flashing taken into bwk joint min 30mm under either window sill or continuous 'Cavity trays' type E Cavitytray.

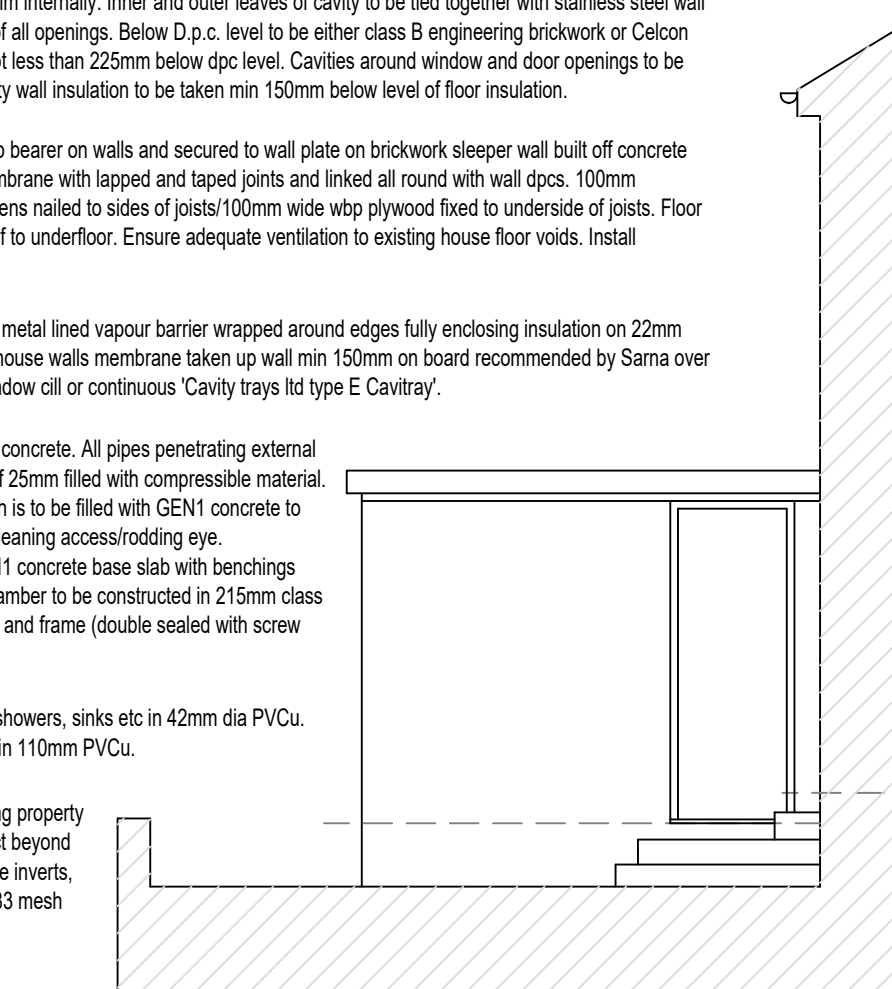
DRAINAGE (below ground)
100mm 'Supersteeve' drainage laid with min 1:40 fall. Any drainage passing under building to be encased in 150mm GEN1 concrete. All pipes penetrating external walls to be below ground level but above foundation level with pre-cast concrete lintel above opening with settlement gap of 25mm filled with compressible material. Where drainage passes within 1m of any foundation and the drain trench is below the level of the foundation then the trench is to be filled with GEN1 concrete to the underside of the foundation level with expansion joints NE 9m centres. All gullies to be back inlet trapped pattern with cleaning access/rodding eye. Manholes/Inspection Chambers up to 900mm depth may be PVCu preformed type otherwise construct with 150mm th GEN1 concrete base slab with benchings formed in 1:2 cement:sand mortar to 1:12 gradients into appropriate channels, benches and connection bends. Walls of chamber to be constructed in 215mm class B engineering brickwork built in English Garden Wall bond. 150mm RC35 concrete cover slab with medium duty m.s. cover and frame (double sealed with screw down cover to internal situations). All to be tested to satisfaction of LA Surveyor on completion.

DRAINAGE (above ground)
100mm PVCu half round guttering taken into 75mm PVCu downpipe or equivalent to match existing taken to BITG. Baths, showers, sinks etc in 42mm dia PVCu. Wash hand basins in 32mm dia PVCu. All discharging from fittings via 75mm deep seal traps. W.C., soil and vent systems in 110mm PVCu.

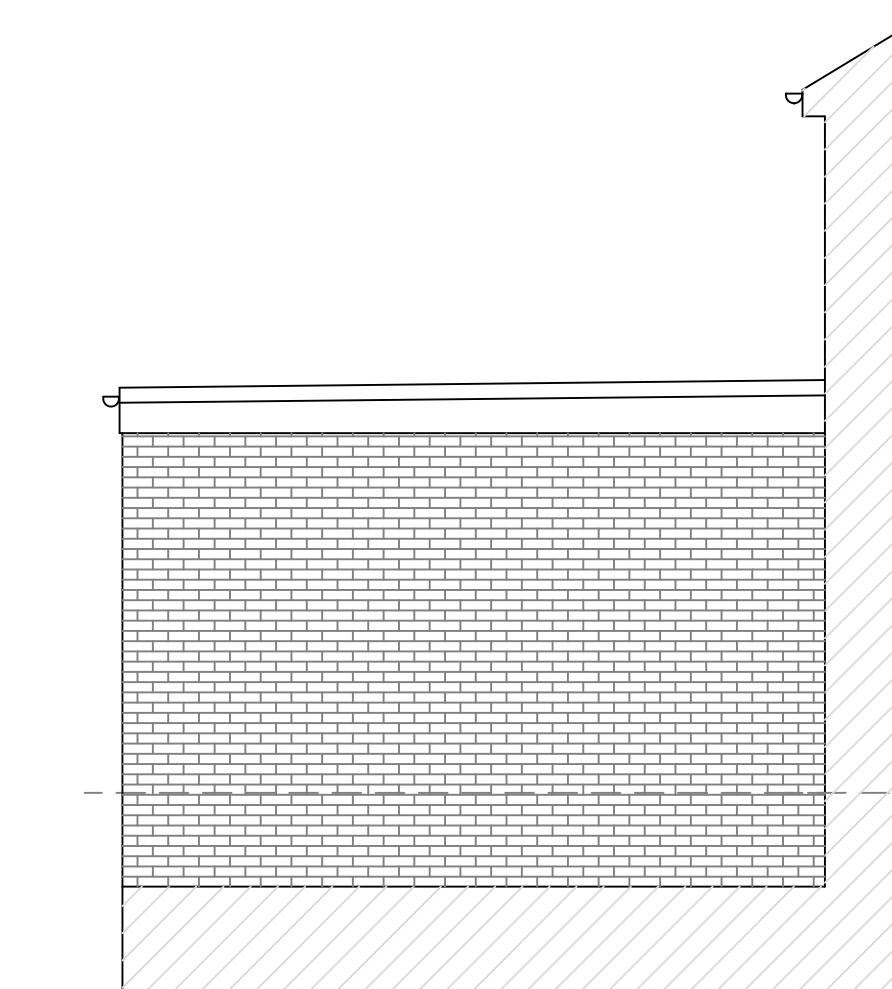
FOUNDATIONS
New foundations to be sized and designed by structural engineer as construction details. Foundations alongside neighboring property boundary to be 600x600mm trench fill foundation where proposal is alongside boundary with no part of foundation to project beyond boundary. Trench min 100mm below ground level (in conjunction with the water board), or below level of adjacent drainage inverts, whichever is the lowest (lower as necessary if foundation is affected by any adjacent trees or route protection). Include G283 mesh reinforcement min 50mm from bottom of foundation as necessary.

DECORATIONS AND FINISHES REQUIREMENTS
The contractor will include for all external timbers to be knotted, primed and stopped prior to receiving two undercoats and one coat of hard gloss paint. The contractor will include for all the internal timbers to be knotted, primed and stopped prior to receiving one undercoat and one coat of hard gloss paint. Walls and ceiling surfaces shall be primed to receive two coats of emulsion painting. The contractor must allow for all making good to disturbed areas affected by the works. All the above specifications are indicative and should be used for tender purposes only. Client agreement and detailed requirements must be obtained thereafter.

HARDWARE IRONMONGERY FURNITURE ITEMS
For tender quotation purposes the contractor will include for the following door hardware:
INTERNAL DOORS: mortice tubular latch complete with set of anodised aluminium lever latch hardware. 1 pair 100mm standard built hinges.
EXTERNAL DOORS: As per door manufacturers standard.
All hardware ironmongery and furniture items indicated on the drawings and specifications are indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.



EXISTING SIDE ELEVATION 2



PROPOSED SIDE ELEVATION 2

DOOR FRAMES ARCHITRAVES SKIRTINGS ETC
For tender quotation purposes the internal door frames will be in the form of a lining with a section of approx. 100mmx38mm with 15mm door stops. Skirting boards comprising 125mmx19mm softwood sections. Architraves comprising of 75mmx19mm softwood section. All the above specifications are indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.

LINTELS
Unless otherwise specified, lintels to be 'Birley' CB90 cavity tray galvanised steel lintels with min 150mm end bearing and half hour fire protection to backs and soffits provided by plaster finish where exposed. Specialist steel work to be designed and calculated by Structural Engineer.

GENERAL			
Electrical installation, earthing and bonding to be strictly in accordance with latest edition of I.E.E. regulations. Proposed electrical installation to be carried out by an electrical Contractor who is a member of an authorised 'Competent Person Self-Certification Scheme'. Contractor to supply all installation test certificates and notifications for approvals to Northern Electric. Number and location of power and lighting points to be to Clients spec with all light fittings other than in Stores and Cupboards to be energy efficient fittings. Install new/extended existing central heating/hot water system to Clients spec with any new appliances to have an efficiency not less than that recommended in the 'TIMSA Domestic Heating Compliance Guide' and any balanced flues to be min 800mm from any window or door opening. All gas installations to be carried out by 'Gas Safe' registered installers.			
All new pipes, ducts and vessels to be insulated to standards not less than those set out in the 'TIMSA Domestic Heating Compliance Guide'.			
All timbers used to pressure impregnated with preservative. Sealant around all new frames internally and externally.			
New first floor windows to habitable rooms to be escape windows and should have an unobstructed openable area that is at least 0.33m ² and be at least 450mm high and 450mm wide with the bottom of the openable area min 800mm and not more than 1100mm above the floor level. All windows to have double glazed sealed units to BS 6206. Glazing to windows and rooflights to be ' Pilkington K' low E glass to provide 'U' value of 1.8W/m ² /K or better. External doors more than 50% glazed to have 'U' value of 2.2W/m ² /K or better. External doors less than 50% glazed to have 'U' value of 3.0W/m ² /K or better. Any glazing below 800mm from floor level and within 300mm of any door opening to be laminated safety glass.			
Rev.	By	Date	Description
A	PAW	09/11/23	Revised in line with Planning comments.
Client		Mr Josh Clarke.	Date Sept 2023
Site Address 81 Windermer Road, Chesterfield, S418DT.			
Drawing Existing and Proposed Plans, Elevations and Section.			
Scales 150 & 120 @ A1			
Drawing Number		04	Revision A