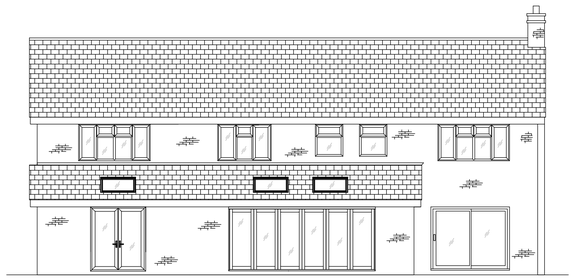
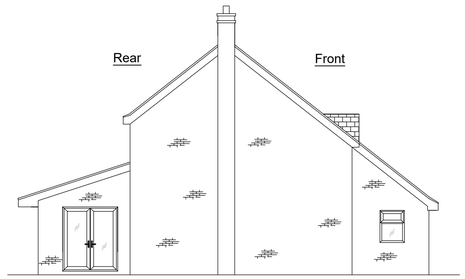
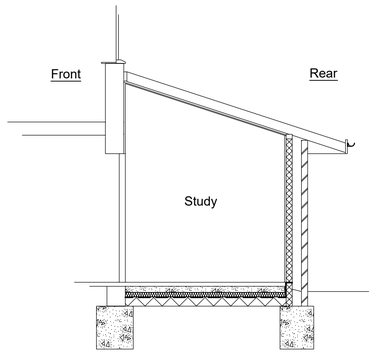


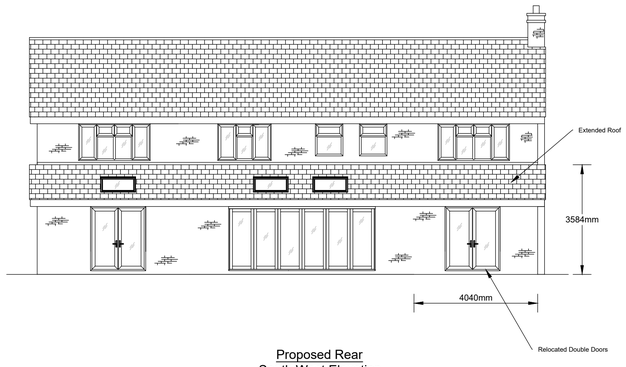
Existing Rear
South West Elevation
Scale 1:100



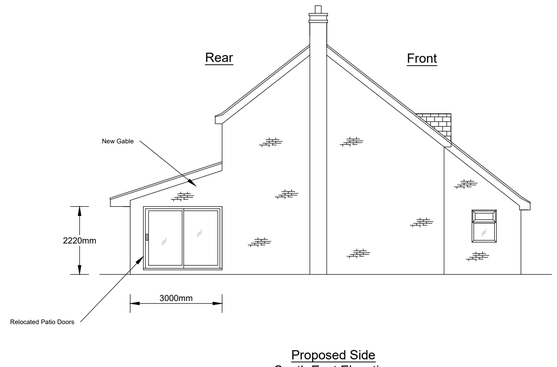
Existing Side
South East Elevation
Scale 1:100



Section on X- X
Scale 1:50



Proposed Rear
South West Elevation
Scale 1:100



Proposed Side
South East Elevation
Scale 1:100

A. Walls, Floor and Foundations

–Trench-fill concrete foundations, 600 mm wide, minimum one metre deep or to existing foundation depth, onto solid ground to local authority approval. If any trees are close enough that will affect the ground conditions, the foundation should be deep enough not to be affected by ground movement. To avoid confusion on depth of foundations and ground conditions a trial hole and soil test should be done prior to works on site.
–Lean fill-mix in the cavity up to 225mm below the damp proof course (D.P.C.).
–The floor is to have a 65mm screed onto 100mm concrete floor slab, insulation in 'L' below, 1200 gauge damp proof membrane taken up and tucked into damp proof course, onto 150mm of compacted sand blinded hardcore on vegetation free subsoil.
–The outer wall is to be built of 100mm facing bricks to match existing building, 150mm Dritherm 32 to cavity with the inner wall to be 100 mm Thermal blocks. Ensure that cavities are kept clean of mortar snots and other debris.
–Profile bond, strongholds or screwties to all new wall junctions, tooth bond where the new wall is flush with the existing
–Plaster board on dabs with continuous ribbon of adhesive to all edges and openings and 5mm skim to all inner block wall surfaces.
–Stainless steel wall ties between cavity walls 750mm spacing horizontally, 450mm vertically and 225mm at reveal openings.
–I.G. lintel, L1/S 100 over all openings 150 mm end bearing with cavity trays over and weep holes at 450 mm C.T.S.

A. Structure, Roof

–The rafter and ceiling joists on the mono-pitched roof are to be 150 x 50mm at 400mm centres. The rafters are to be doubled up each side of an opening greater than 400mm centres
–Fascia board and soffit to all roof edges to match existing.
–Use lead flashing where the roof meets the brickwork, 150mm upstand onto the brickwork and 300mm onto the roof.
–The wall plate is to be 100 x 75mm timber, tied to the wall with 30 x 5mm galvanized steel ties at 1800mm C.T.S.
–The upper wall plate is to be fixed to the wall with resin anchors at 600mm centre with the rafters fixed to the plate on joist hangers.
–The roof angle is to match existing of approximately 15^{0}.
–Tie the gable end to the roof structure at verge and ceiling level with 30 x 5mm galvanized steel anchors to span three joists with timber packers between joists at 1800mm centre's.
–A vapour permeable breather membrane over the rafters with 10mm drape with carrier at eaves if needed with slating battens over.
–Concrete roof tiles to match existing, fixed to B.S 5534. Every tile to be fixed and mortar should not be used as sole fixing.
–A vapour control layer at the sloping ceiling level or foil backed plasterboards; all penetrations through the ceiling into the roof space are to be sealed with flexible sealant.

B. Fire Safety, Means of Escape

–Mains interlinked smoke alarms with battery backup installed in accordance with BS 5839-6:2019, EN 14604. The smoke alarms should be sited so that there is a smoke alarm in the circulation space within 7.5 metres of the door to every habitable room and are ceiling mounted. Radio link alarm for the second alarm is acceptable. One alarm on the ground floor as a minimum, one on both floors is more acceptable.
–If any roof windows are to be fitted they should be constructed to class 1 fire resistance, either timber or steel and not plastic.
–All internal surfaces and penetrations are to be fireproofed to class 1, e.g.12.5mm Plasterboard and skim

C. Site Preparation and Resistance to Contaminants and Moisture

–The floor is to be protected from damp by installing a 1200 gauge damp proof membrane within the floor construction and tucked up into the wall damp proof course; a separating layer of 1200 DPM between P.I.R. insulation and the concrete.
–Blue bricks on outer wall and a felt damp proof course on the inner wall to form the damp proof course (D.P.C.).
–Ground level to be a minimum of 150 mm below D.P.C.
–Radon gas area, full protection is required unless a full geological report shows otherwise. Radon gas is radioactive, has no taste, no smell, no colour, you can't see it you can't feel it. It causes cancer and it collects under floor slabs. To prevent ingress into the house extend the damp proof membrane over the cavities ensuring any moisture in the cavity drains to the external wall.

F. Means of Ventilation

–Trickle vents in windows approx 1.7m above floor level in all habitable rooms of not less than $8000mm^{2}$.
–Natural ventilation in all habitable rooms of minimum $^{1}/_{20}$ of total floor area to be provided by opening windows.

H. Drainage and Waste Disposal

–Soil and vent pipe should terminate at least 900mm above any opening to the building and three metres from it and be fitted with a cage, which does not restrict airflow. Insulate within any boxed in area.
–115mm wide guttering and 68mm rain water pipe into existing storm drain with permission of local water authority.
–Any connection to drains to be made obliquely in the direction of flow.

J. Combustion Appliances and Fuel Storage Systems

–If the boiler is to be replaced and moved, use an approved gas safe registered contractor with an installation and commissioning certificate supplied on completion of installation. The SUDBEK rating of the boiler is to be band 'A'. The position of the boiler is to be to Building Regulations Part J and to be approved by LBC officer.
–Heating system extended into new area with thermostatic radiator valves.

K. Protection from Falling, Collision and Impact

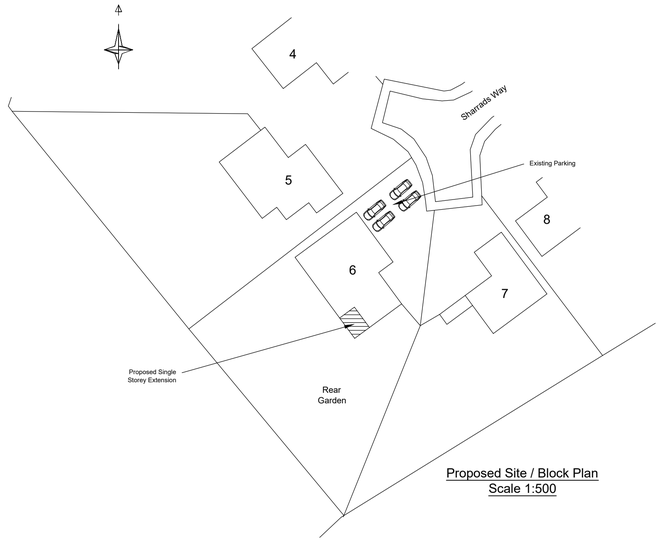
–Glazing below 800mm high from floor in windows and partitions and below 1500mm in doors and side panels to be toughened or laminated to BS EN 12600 section 4 and BS 6206 clause 5.3. Glazing, if broke on impact, break in a way, which is un-likely to cause injury; or resist impact without breaking; or be shielded or protected from impact.

L. Conservation of Fuel and Power (Insulation)

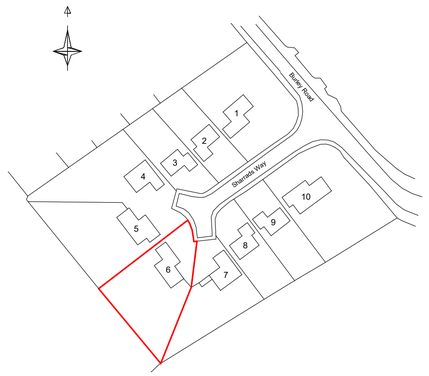
–Sloping ceiling to be insulated with 100mm Kingspan K107 friction fit between rafters with 50mm air gap over and 50mm of Kingspan K107 to the underside of the rafters (to avoid cold bridging) and plasterboard and skim to give 0.15 'U' value, or use 62.5mm insulated plasterboard.
–The outer wall is to be built of 100mm facing bricks to match existing building, 140mm Dritherm 32 to cavity with the inner wall to be 100 mm Thermal blocks, if Aircrete blocks are used 150mm Dritherm 32 is to be used. Plasterboard on dabs with continuous ribbon of adhesive to all edges and openings and 5mm plaster skim to give 0.18 'U' value.
–Cavity and sill closures to all cavity closures around doors, windows etc.
–100mm Kingspan K103 under floor slab with 25mm thick turned up at edges to give 0.18 'U' value.
–PVC_{U} frame windows and doors to match existing style, Low 'E' double-glazing to give a minimum 'U' value of 1.4 $W/m^{2}K$. Window frame to cloak cavity by 30mm to avoid cold to transfer onto inner surface and in turn reduce condensation. All windows to be fitted with easy clean hinges to allow for cleaning from inside where possible.
–All fixed lighting is to be fitted with low energy lamps, e.g. fluorescent, compact fluorescent or LED's.

P. Electrical Safety

–The electrical work in an extension that is 'Notifiable' is, the installation of a new circuit, the replacement of a new consumer unit, work in a special location within a bathroom area highlighted in Part 'P' and installations to the exterior of the dwelling.
–When extending or altering an electrical installation, only the new work must meet current standards and 'Part P' compliant. A completion certificate is to be supplied to the local authority building control on completion of all 'Notifiable' work.



Proposed Site / Block Plan
Scale 1:500



Location Plan
Scale 1:1250
Licence No. 100053151

–All works within boundary line.

–Scale as indicated on individual views.
–Dimensions should be checked on site prior to works commencing on site and subject to site conditions and existing wall thicknesses. Any discrepancies to be reported
–Total extended floor area is $9.6m^{2}$
–All inaccessible glazing and fascia boards/guttering to be cleaned by an accredited person or contractor
–Comply with the HSE Construction regulations.
–It is illegal to build over or within 3 metres of a public sewer without first obtaining formal approval from the local water authority via a 'Build Over Agreement' before work starts on site. It is the responsibility of the site owner to ensure approval of the 'build over agreement' before work starts on site. It is advisable to contact the local water authority prior to work on site to check if there are sewers present which are not apparent on the site.
–It is the site owners responsibility that Planning permission, Building regulation approval and build over agreement is gained prior to work on site and communicated with the contractor if applicable.
–The site is on level ground.
–If in doubt ask!!!
–Under the Construction (Design & Management) Regulations 2015, which came into effect on 6^{th} April 2015 domestic clients, their designers and contractors are required to comply with the regulations. The regulation requires that someone takes responsibility for the safety of works on site. Until the appointment is made the client holds the legal responsibility and liability. For help download a 'CDM 2015 What a client need to do' information sheet from the HSE web site. The limit of Taylor's Drawings liability is the preparation of the plan and ceases with the submitting of the planning application and / or Building regulations application. Taylor's Drawings do not have any involvement with the construction phase or works to completion.

Proposed single storey rear extension to dwelling for:-
Mr & Mrs S Carr
6 Sharrads Way, Langham, LE15 7JY

Drawing No. A1-14-11-2023 Sheet 2 of 2

Robin Taylor 07941 247792
Email:- taylorrobin56@gmail.com