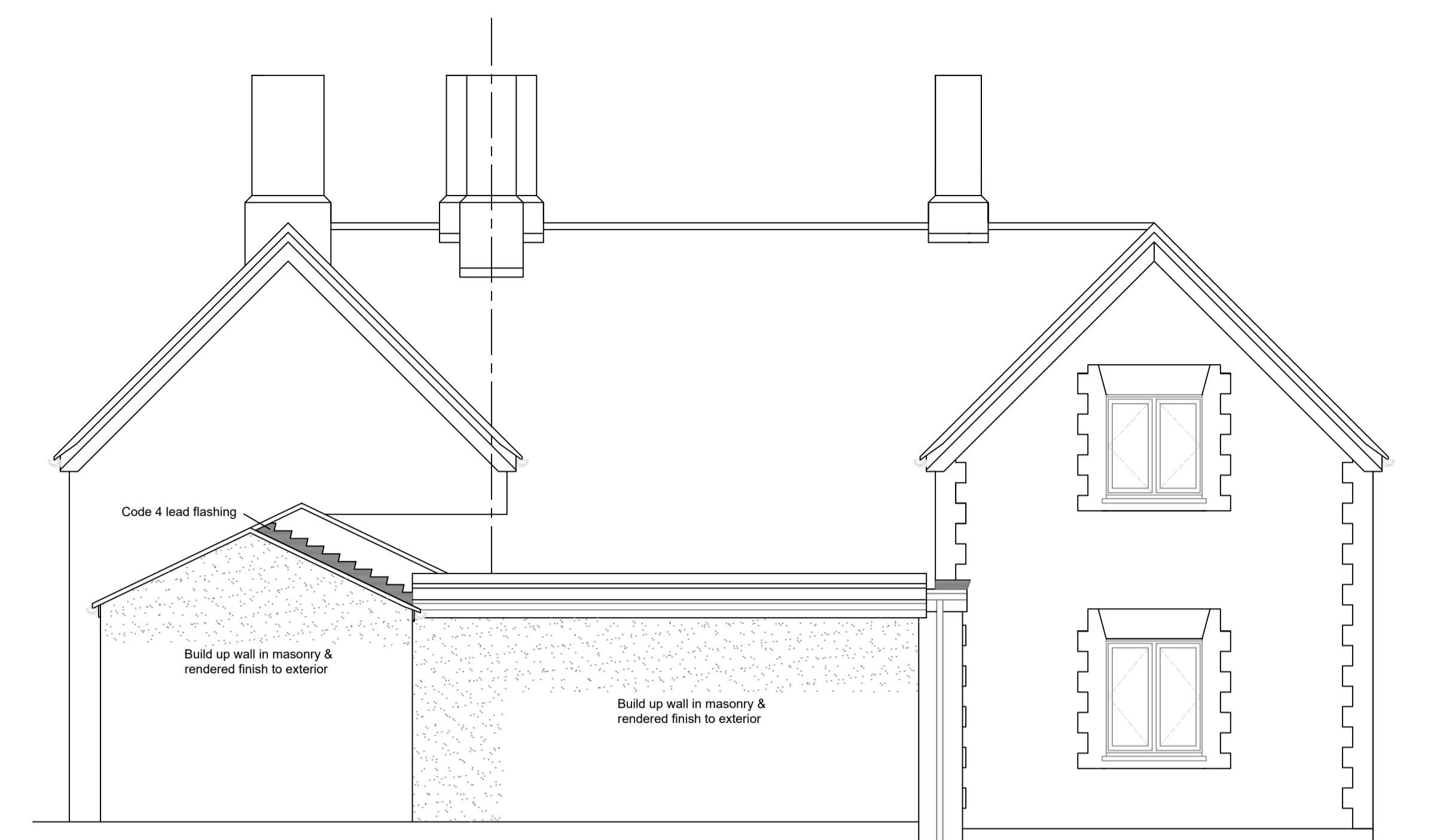
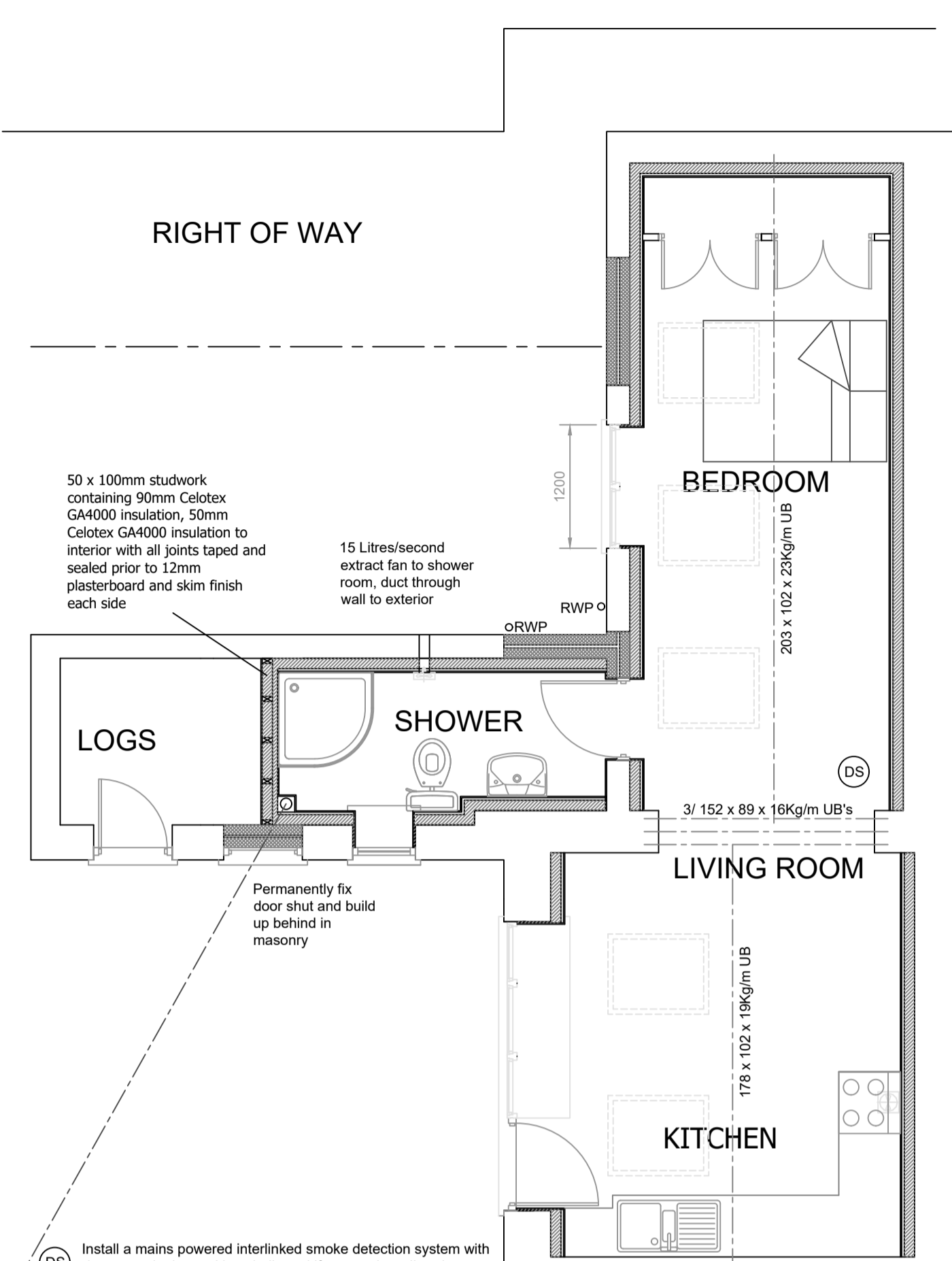
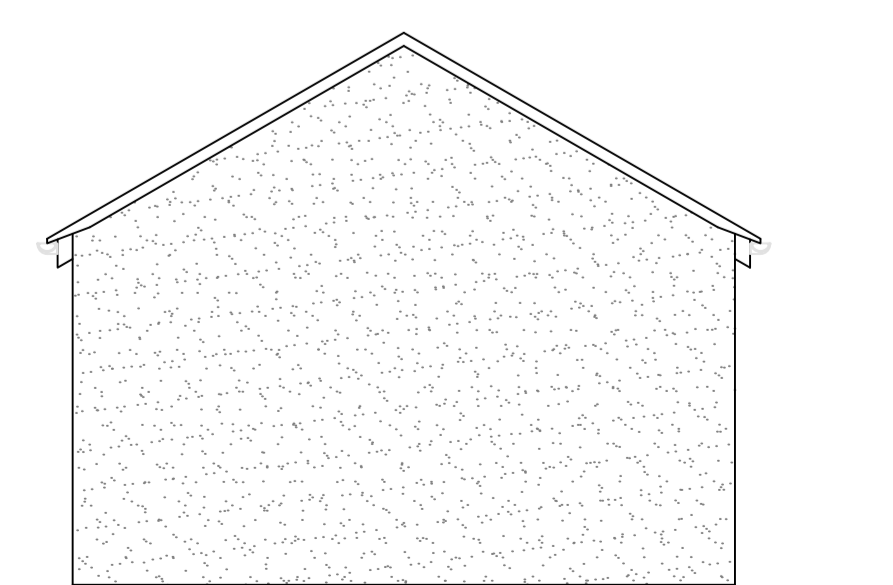
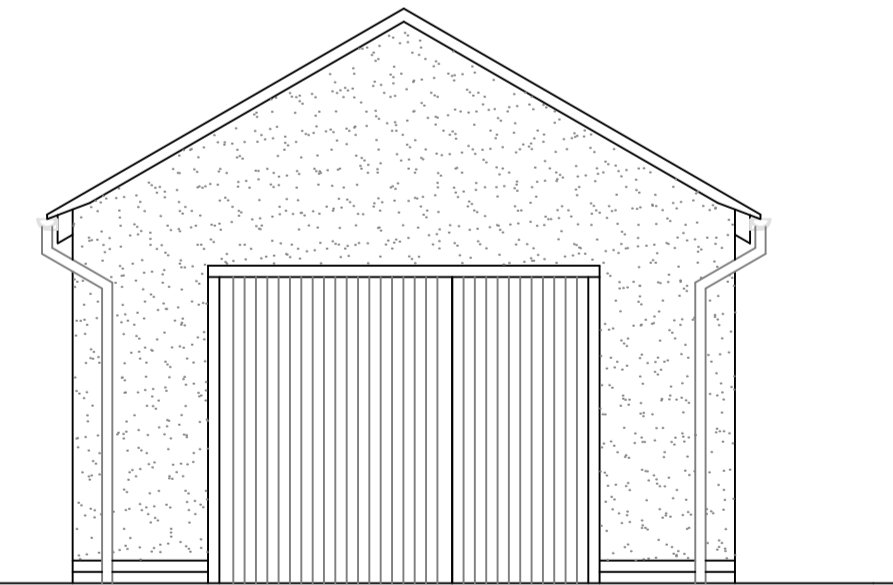
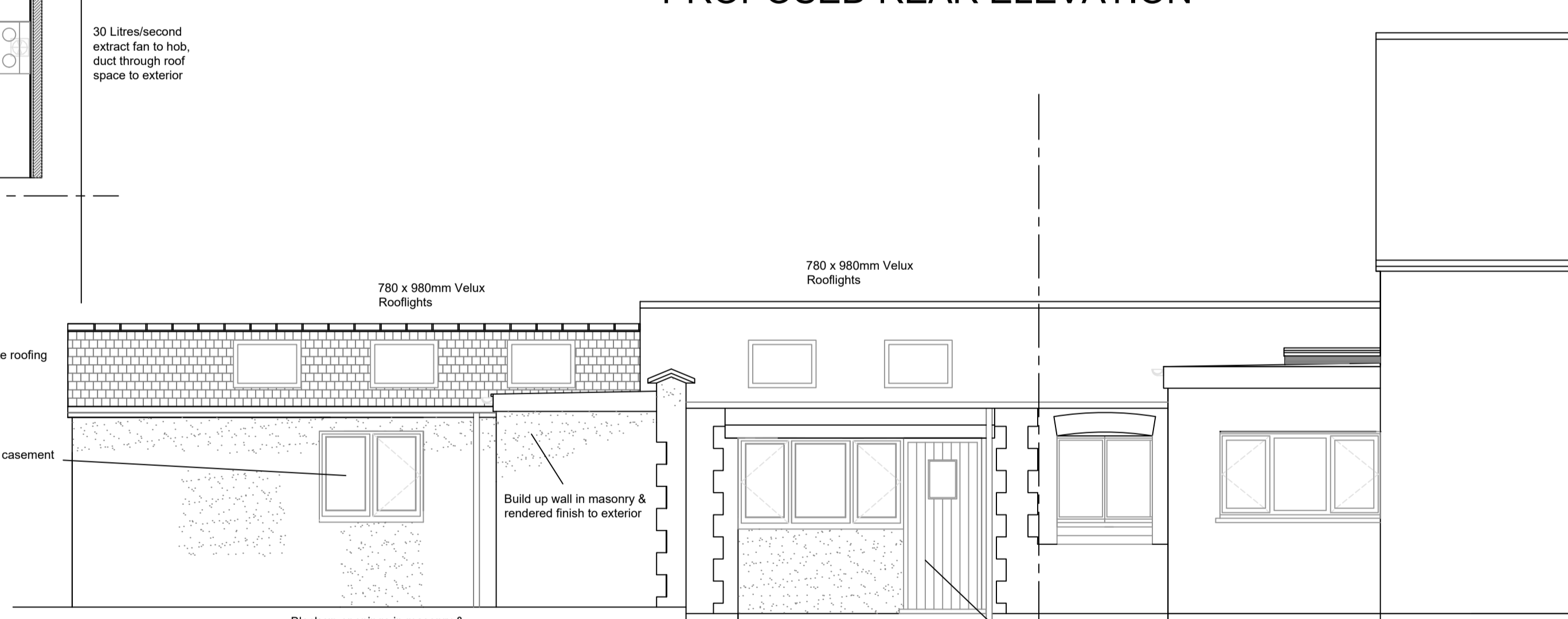


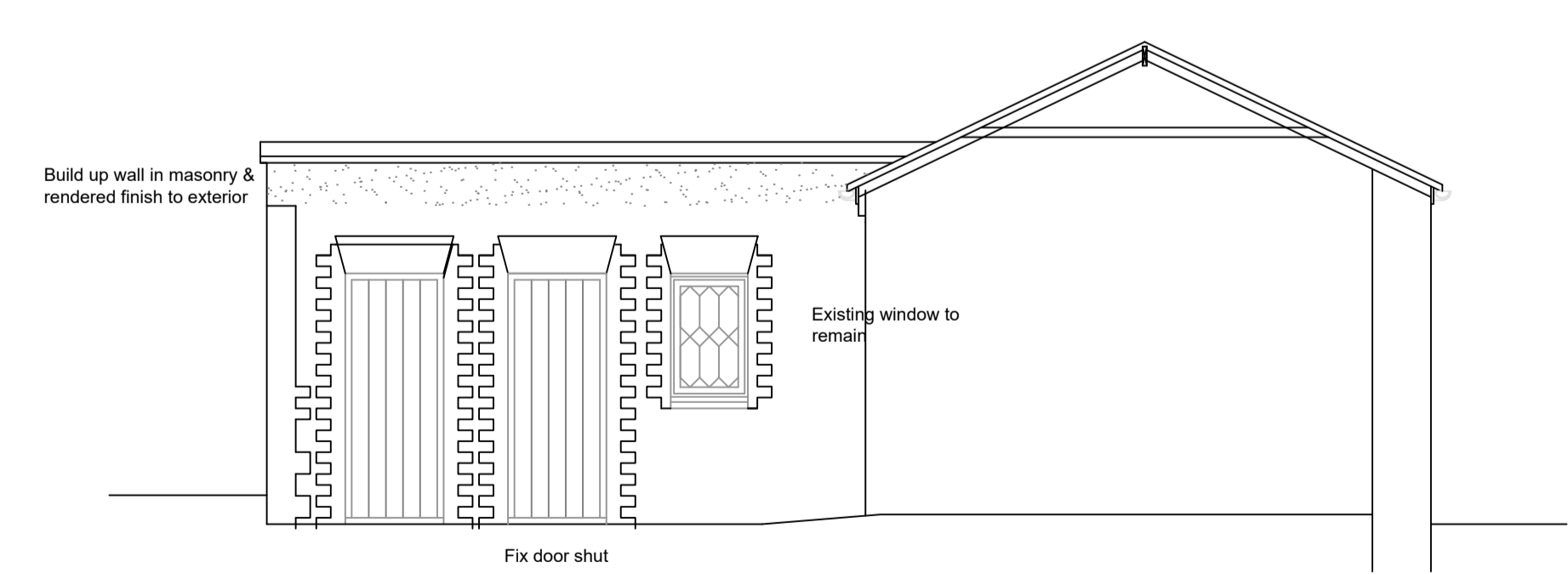
SCALE BAR (1:50)



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION (OUTBUILDING)

SCALE BAR (1:50)

Foundations:
New foundations to be excavated to a depth of not less than 1m and min 450mm wide. Place gen 3 concrete to fill trench to approx 225mm below ground level, levelled to receive masonry. Ensure trench bottoms are firm and clear before placing concrete. Any drains passing through sub-structure to be surrounded with fibreglass and cast into concrete.

Ground Floor:
Where new to be in 100mm gen 4 concrete floor slab on sand blinded well compacted hardcore fill. All vegetable matter to be removed before commencing floor construction.
In locations that require insulation then 300 micron polythene damp proof membrane laid over existing or new floor with battens & counter battens containing two layers of 50mm Celotex GA 400 insulation to make up floor level. 125 micron polythene vapour control layer & 20mm flooring grade chipboard decking.
Ground floor U value is not to exceed 0.18 W/mk.

Walls:
100mm lightweight concrete blockwork with a cement sand render finish to external leaf inner leaf to be in 100mm Thermaflex shield or Celcon Solar blockwork, provide cavity ties at not less than 750mm horizontal and 450mm vertical centres and double up at reveals.
Mortar used for brick and block laying shall be class 4.
Dry line interior as shown on the plans.
In any event wall U value is not to exceed 0.18 W/mk.
Lintels are to be Cathic or similar, and are to have 150mm end bearing at least and are to have internal insulation.

Windows:
New windows and doors are to be in painted softwood to the profiles shown on the drawing. Windows are to provide 5% of the floor area of the rooms ventilated in opening lights and are to provide 8000 sq.mm in background ventilation via slotted vents to heads of frames.
All windows and doors shall be double glazed containing a 16mm Argon filled gap, glazing 4mm Clifflite to exterior and K Glass A to inner pane and shall provide a max U value of 1.4 W/mk, all windows and doors are to be fitted with draft seals.
All glazing in doors, lights adjacent to doors and glazing within 800mm of ground or floor levels shall be toughened.

Pitched roof:
Roof to be finished with natural slates, slates to be fixed to 25 x 38mm treated softwood battens on TYVECK vapour permeable underfelt on 50 x 150mm C.16 rafters, ceiling joists in 50 x 150mm C.16 all at 400mm centres.
Ceilings generally to be in 12mm plasterboard and skim.
Flat ceilings to receive 300mm fibreglass insulation (150mm laid between ceiling joists and 150mm over, sloping ceilings insulated with Celotex as shown to achieve a max U value of 0.15 W/mk.
Lateral restraint to gables to be provided by 30 x 5mm galvanised steel straps at rafter and ceiling joist level, built into walls at 2m centres and carried over 3 joists at least.

Drains:
All new drainage to be in 110mm dia. UPVC pipework laid to regular falls and to be bedded and surrounded with pea gravel.
Baths, sinks, showers etc. to have 40mm dia waste, basins to have 40mm dia waste all with deep seal traps.
W.C. to have 100mm waste taken to boxed in stub stack with air admittance valve 1m above floor level or to vented soil pipe terminated with a cage or venting tile 900mm above any ventilation opening into the building.

Services:
Provide lighting points and switching to new internal spaces.
New rooms which will have the most use are to be fitted with light fittings which will only accept lamps having a luminous efficiency exceeding 40 lumens per circuit watt.
Provide socket outlets to suit and to clients requirements.
All electrical installation to comply with current IEE recommendations.
All electrical work is to be designed, installed, inspected and tested by a person competent to do so.
Provide and install new suitably sized and located radiators to the new internal spaces.
New radiators provided are to have thermostatic valves.

The Contractor is to provide commissioning certificates for electrical and heating & ventilating installations to the Building Control Authority upon completion of the project.

Air Leakage:
The building is to be constructed in a manner to minimize air leakage into the structure or to the exterior. All joints between components i.e. walls/floors, walls/ceilings, walls/external frames are to receive mastic sealant or expanding foam filler.

Finishes:
Are to be as directed by the Client but generally skirting's, architrave, window boards etc. are to receive K.P.S. 2&1 and walls, ceilings etc. to receive 2 coat emulsion.

Party Wall Act:
Written notice shall be given to any Neighbour under the terms of the above Act 28 days prior to any excavation being carried out adjacent to the boundary (in this case any excavation within 3m of the boundary)

No part of the work is to overhang the boundary (unless previously agreed with the Neighbour) and boundary positions are to be established before commencing any work.

CHECK ALL DIMENSIONS, LEVELS, SETTING OUT ETC. PRIOR TO STARTING WORK. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER BEFORE CONTINUING WORK TO FIGURED DIMENSIONS ONLY. -IF IN DOUBT ASK!

PROPOSED ALTERATIONS TO OUTBUILDINGS & DETACHED GARAGE

18 SYWELL VILLAGE
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NN6 0BQ

FOR : MALCOLM WARD

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SCALE 1:50 (When printed at A1) DRAWING NUMBER: 23/036/02

PROPOSED FLOOR PLANS AND ELEVATIONS DATE: Nov 2023