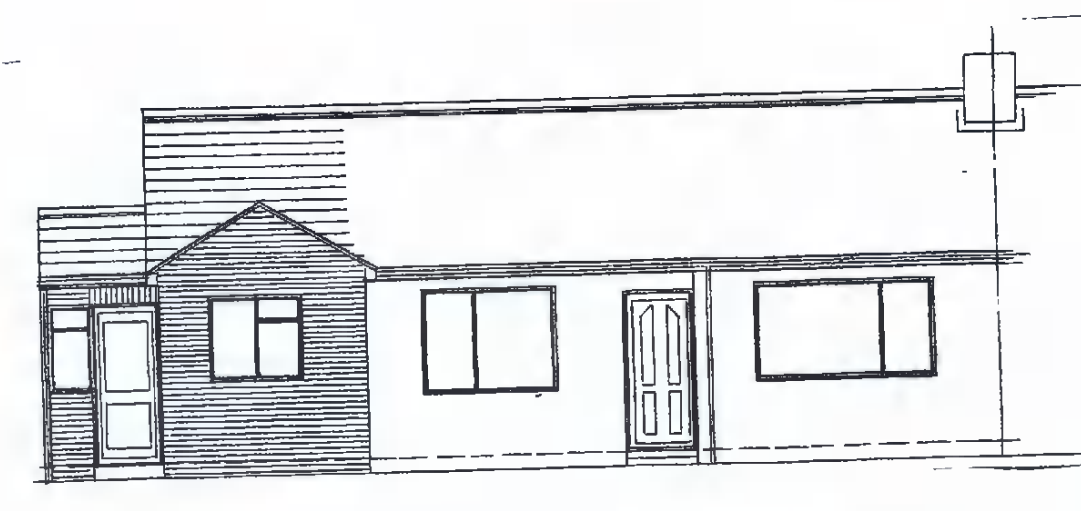




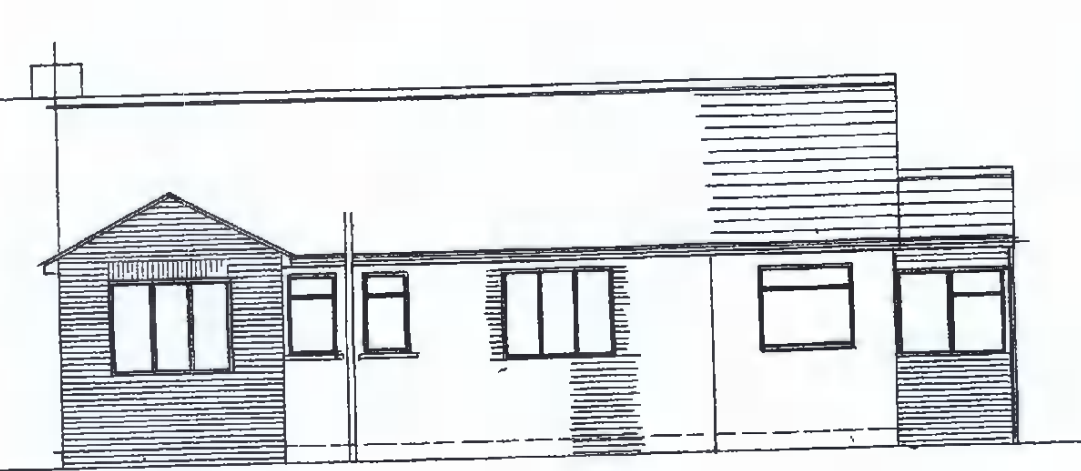
EXISTING FRONT ELEVATION



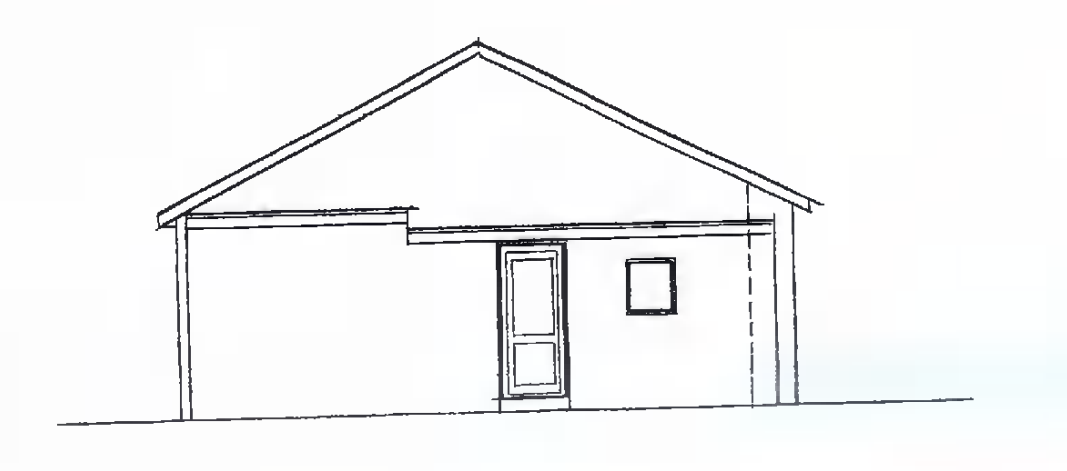
PROPOSED FRONT ELEVATION



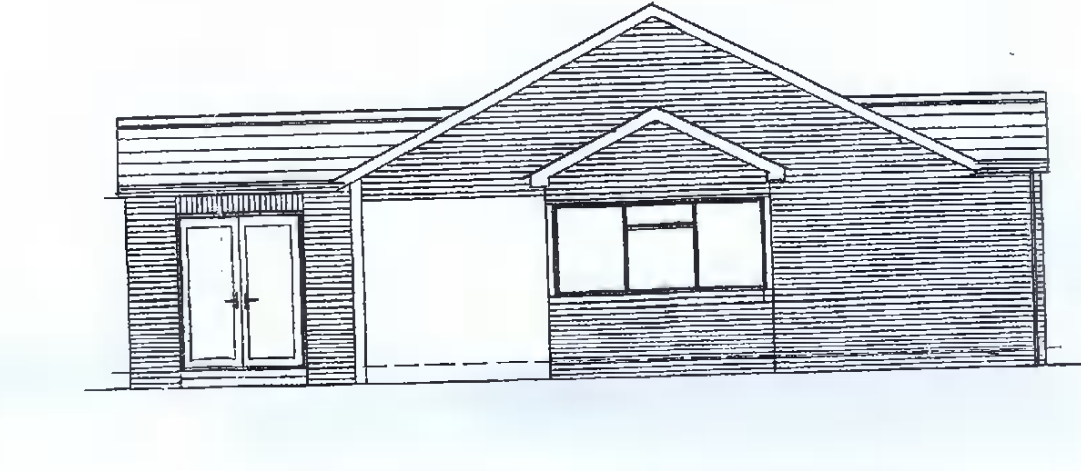
EXISTING REAR ELEVATION



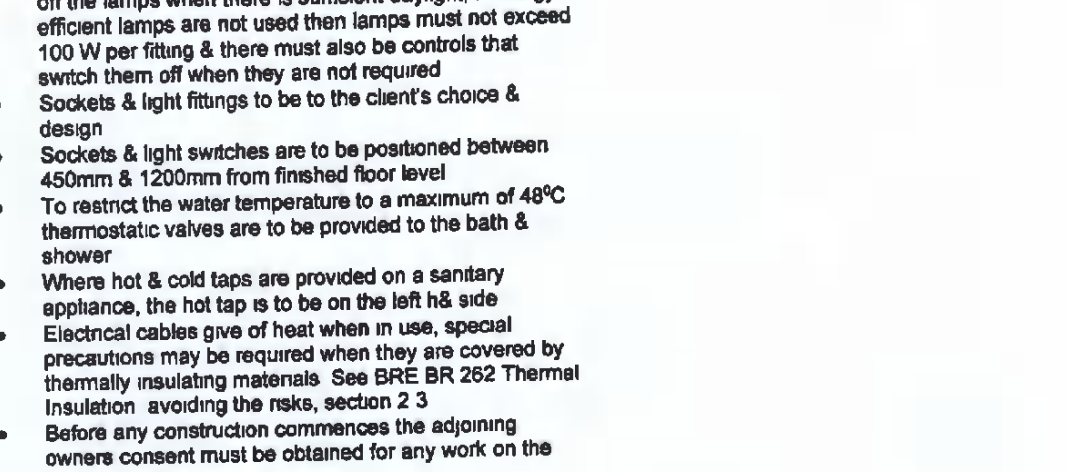
PROPOSED REAR ELEVATION



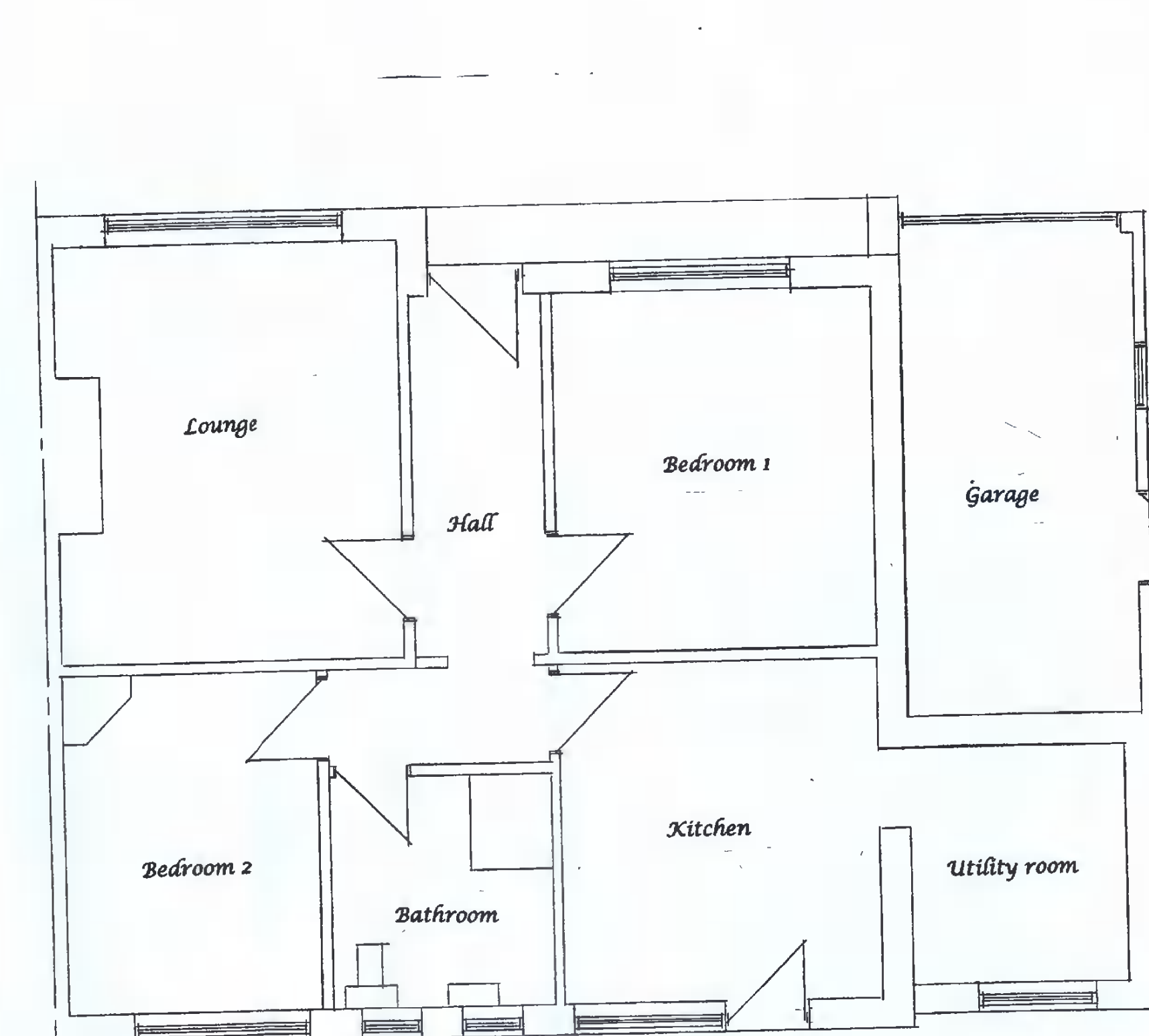
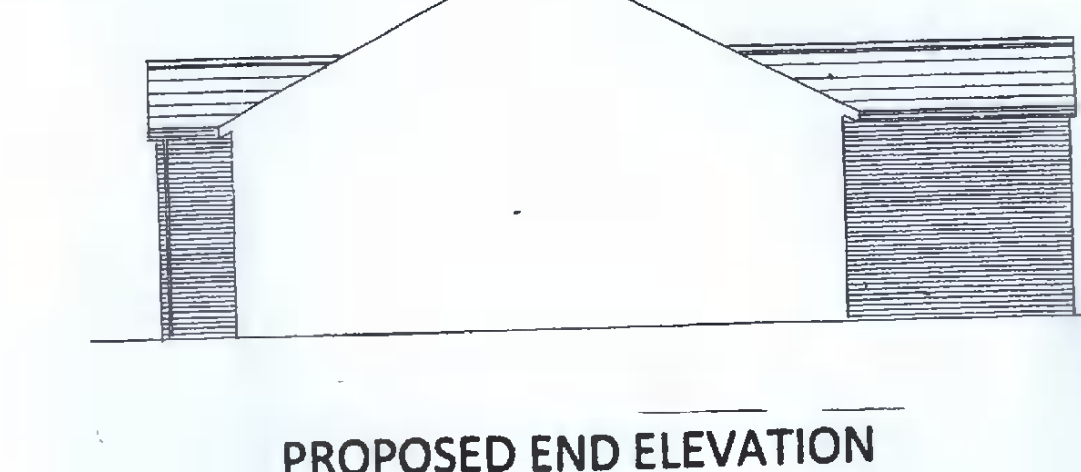
EXISTING SIDE ELEVATION



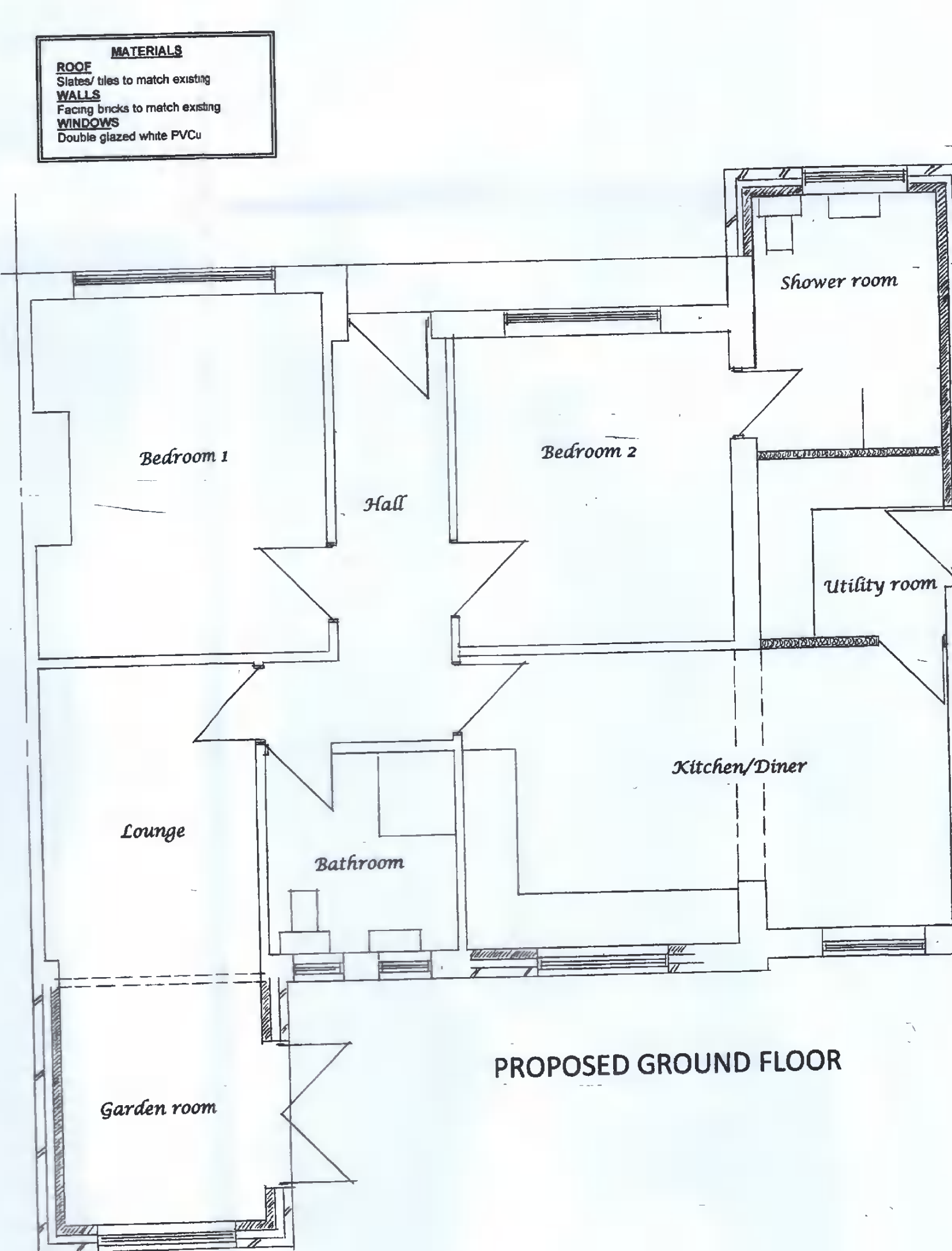
PROPOSED SIDE ELEVATION



PROPOSED END ELEVATION



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

MATERIALS	
ROOF	Slates/tiles to match existing
WALLS	Facing bricks to match existing
WINDOWS	Double glazed white PVCu

- GENERAL:**
- All electrical work is to be designed, installed, inspected & tested by a competent person to do so. All electrical work should be installed & tested in accordance with BS7671 & Approved Document P.
  - 75% of fixed lighting in the proposed extension (or replacement lighting in the existing dwelling) is to be of energy efficient lamps (output > 400 lm & efficacy > 45 lm/W).
  - Any fixed external lighting must have controls that switch off the lamps when there is sufficient daylight, if energy efficient lamps are not used then lamps must not exceed 100 W per fitting & there must also be controls that switch them off when they are not required.
  - Sockets & light fittings to be to the client's choice & design.
  - Sockets & light switches are to be positioned between 450mm & 1200mm from finished floor level.
  - To restrict the water temperature to a maximum of 49°C thermostatic valves are to be provided to the bath & shower.
  - Where hot & cold taps are provided on a sanitary appliance, the hot tap is to be on the left hand side.
  - Electrical cables are of heat when in use, special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262 Thermal insulation avoiding the risks, section 2.3.
  - Before any construction commences the adjoining owners consent must be obtained for any work on the boundary.
  - Kitchen fittings & layout to be to clients choice & design.
  - Architraves & skirtings to clients choice & design. If possible, the builder is to ensure that architraves are full width at all openings.
  - All interior finishes are to be to the client's choice & design.
  - Where structural panels are to be used, the panels, including OSB boards, are to be manufactured to EN3000 & bear CE2+ markings to show that the product has been tested to EN13996.
  - Internal & external doors to client's choice & design.
  - Internal & external doors to be insulated & hot water pipes under the floor.
  - Any new radiators are to be fitted with thermostatic valves to control the room temperature.
  - Refuse collection to be maintained.
  - Provide mains operated interlinked smoke detectors to BS 5839 2004 Part 6 2004 Grade D Category LD3 standard, on all floors, within 2m of a bedroom & 7.5m to any other rooms. The detectors are to be wired to a separately fused circuit & distribution board. The detectors are to be ceiling mounted at least 300mm from walls & light fittings. Lintels designed for wall mounting may be used if they are fixed above the level of all doors & are fixed in accordance with the manufacturer's instructions. The sensors in predominantly flat ceilings are to be between 25 & 600mm below the ceiling, (25-150mm in the case of heat detector) sensors should not be fitted adjacent to heaters or air conditioning outlets. The smoke detectors are to have battery backup.
  - ⊗ Indicates the position of the smoke detectors.
  - NOTE it is suggested that consideration is given to installing the smoke detectors in all rooms with heat detectors in the Kitchen Utility & garage.
  - A Carbon monoxide (CO) detectors must be installed in all rooms containing a solid fuel-heating appliance. The alarms are to comply to BS EN 50291 & carry a British or European approved mark such as a Kitemark.
  - Consideration should be given to installing a CO detector in any room which contains any heating appliance.
  - The door between the garage & the dwelling is to be half fire resisting & self-closing. Provide a minimum step down of 100mm into the garage or level access with garage floor laid to fall to outside.
  - The door is to have intumescent strips & cold smoke seals & hung on a pair & half of hinges.
  - All work to gas burning appliances is to be carried out by

**FOUNDATIONS (subject to ground conditions)**  
 Minimum depth 900mm from the lowest ground level.  
 Foundations to BS 8004 1986  
 600 x 300mm concrete reinforced with C283 mesh 40mm from bottom.  
 600 x 400mm offset foundations to boundary reinforced with two layers of C283 mesh 40mm from top & bottom.  
 Where drains are adjacent to the foundations the bottom of the foundation should be level or below the invert of the drain.  
 Foundations to internal walls to be 600 x 300mm.  
 The minimum overlap of the stepped foundations is to be twice the height of step, or thickness of foundation, or 300mm, whichever is greater.  
 For trench fill foundations, minimum overlap is to be twice height of the step, or 1 metre, whichever is greater.  
 Concrete for the foundations to be GEN 3 mix to BS 5328 20 mm aggregate.  
 75 mm slump for strip foundations.  
 125mm slump for trench fill.  
 If the foundations are within an area of mine workings the foundations should be reinforced with A193 mesh (3.02 kg/m<sup>2</sup>) 40mm from the top & bottom.  
**NOTE**  
 Unsuitable load bearing strata will necessitate a separate structural design.

**WINDOWS & DOORS**  
 The windows to each room should provide adequate purge ventilation.  
 For a window, that opens 30° or more the area of the opening part of the window should be at least 1/20th of the room's floor area. For a window that opens between 15° and 30° the area of the opening part of the window should be at least 1/10th of the room's floor area. Windows that open less than 15° are not suitable for purge ventilation.  
 The opening light is to be at least 1.75m above floor level.  
 Windows to habitable rooms are to have 1000mm<sup>2</sup> vents.  
 Windows to other rooms are to have 4000mm<sup>2</sup> vents.  
 All windows & doors are to be double-glazed (16mm gap) with Pilkington K glass, be fully draught proofed, have an energy rating of C or better or a max U value of 1.4W/m<sup>2</sup>K.  
 To prevent air leakage the window frame is to overlap the lintel insulation 30mm provide a flexible mastic sealant between the window frame, call board & the internal plaster finish.  
 Windows to sanitary accommodation are to be glazed in obscure glass.  
 All glazing in doors, windows is to be in accordance with BS 6262 & BS 6208 1981.  
 Laminated glass is to be installed in the following locations -  
 • All windows within 800 mm of floor level.  
 • 300mm either side of a door opening i.e. in a side screen up to a height of 1.5m above floor level.  
 • In a glazed door up to a height of 1.5m.  
 • All such areas of glass to be permanently marked with the relevant British Standard.  
 All windows above ground floor level are to be escape windows with an unobstructed openable area of at least 0.33m<sup>2</sup> & at least 450mm high x 450mm wide (the route of escape through the window can be at an angle instead of straight through). The bottom of the openable area should be not more than 1.1m above floor level.  
 The window is to be min 800mm & max 1100mm from floor level.  
 Where an inner room is formed, provide an escape window with an unobstructed openable area of at least 0.33m<sup>2</sup> & at least 450mm high x 450mm wide (the route of escape through the window can be at an angle instead of straight through). The bottom of the openable area should be not more than 1.1m above floor level.  
 The window is to be min 800mm & max 1100mm from floor level.

**PATIO DOORS**  
 The bi-folding patio doors are to achieve a U value of 1.4W/m<sup>2</sup>K or better, the windows are to be double-glazed (16mm gap or better) with Pilkington K glass & be fully draught proofed.

**DRAINS**  
 The existing drains under the proposed extension are to be renewed.  
 Grab up any redundant drains.  
 All new drains to be 100mm dia PVC-U to BS EN 1404-1-1998 surrounded in 150 mm pea gravel & laid at a self-cleaning fall of 1:40.  
 Any drains under the building to be encased in 150mm concrete engineering bricks on 150mm concrete base. Manholes deeper than 1m are to have metal step irons or fixed ladders.  
 Preformed plastic manholes conforming to BS EN 13598-1 or 2 or equivalent independent approval. Maximum depth 3.0m.  
 Manholes inside the building are to have sealed screw down covers.  
 Where the drains pass through walls the foundations are to be stepped under & the brickwork supported over with precast concrete lintels. The void is to be filled with compressible filler & provided with a vermin screen.  
 All gullies are to be back inlet & trapped.  
 Where sewer drains branch provide rodding access gullies.  
 Provide adequate protection to both the existing & new/alterated foul & surface water drains.  
 The builder is to ensure that the drains are connected into the correct system.

**MECHANICAL EXTRACTS**  
 Provide mechanical extracts direct to open air in the following rooms -  
 Bathrooms 15 litres / sec  
 Bathrooms without windows 15 litres / sec  
 The extract fan is to be connected to the light switch & have a 15mins overrun, provide 100mm gap under the door for ventilation.  
 WCs separate from bathroom 6 litres / sec  
 Kitchens 30 litres / sec adjacent to the hob or 60 litres / sec elsewhere.  
 Utility room 30 litres/sec  
 Where the sanitary accommodation is internal provide a 10mm gap under the door.  
 In any room without windows the extract fan is to have a 15mins overrun.  
 All extract ducts are to be fitted with condensation traps & wrapped in 25mm Kingspan Kooltherm Duct insulation, or similar when passing through unheated areas or voids.  
 Extract fans are not to discharge over the boundary.

**ENERGY EFFICIENT LIGHTING**  
 Provide fixed low energy efficient light fittings not less than three per four fittings, (excluding infrequently accessed spaces such as cupboards & wardrobes).  
 Low energy light fittings are to have lamps with a luminous efficacy greater than 45 lamp lumens per circuit watt & a total output greater than 400 lamp lumens.  
 Light fittings whose supplied power is less than 5 circuit watts are excluded from the overall count of the total no of light fittings.  
 All new internal lighting is expected to incorporate lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Localised controls to allow for separate control of lighting in each space or zone is also required, (alternatively automatic controls acceptable).

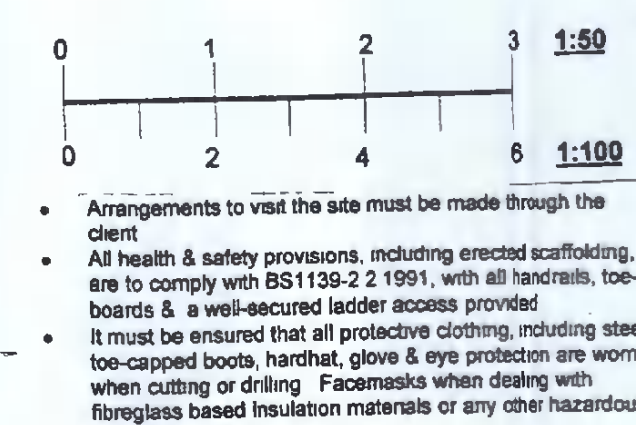
**WASTES**  
 40mm dia to Bath, Shower & sink unit.  
 32mm dia to WH & toilet.  
 50mm dia combined wastes.  
 All fittings to have 75mm deep seal traps.  
 Svp is to be 100mm dia & terminate 900mm above any window head & be fitted with a wire cage.

**STUD WALLS**  
 75 x 50mm steel or metal studs @ 600mm c/c with 25mm Rockwool Acoustic slab between (min) 15mm plasterboard & skim both sides. Double joists under stud partitions at first floor level.  
 R<sub>s</sub> 40dB.

**THE PARTY WALLS ARE ACT 1999**  
 When undertaking any work that involves any of the following work -  
 • A new building straddling the boundaries between properties.  
 • Work which directly affects an existing party wall by extending, underpinning, rebuilding, repairing or reducing, or cutting into it.  
 • Excavating or constructing foundations for a new building within three metres of a neighbouring owners building if the work will go deeper than the neighbour's foundations.  
 • Excavating or constructing foundations for a new building within six metres of a neighbouring owner's building where the work will cut a line drawn at 45° from the bottom of the neighbour's foundations.  
 The adjoining neighbours must be given written notice, which should include all particulars, plans if necessary & the proposed starting date. For work on an existing party wall at least two months notice must be given or one month for a planned new wall or for excavations within the specified distance.

**COMPLIANCE WITH CONSTRUCTION**  
 There are no particular processes or construction methods that produce unusual risks to health & safety during construction or in subsequent maintenance works. All usual precautions are to be taken to protect the workforce & the building occupants.  
 All materials & products are to be used in accordance with the manufacturer's instructions, British Standards, Codes of Practice & good building practice.  
 Where the works are subject to Local Authority interest, say by way of a grant the contractor is to make himself aware of any requirements.  
 The contractor is to inform the Health & Safety Executive should any of the works falls within their interest.  
 The contractor is advised to visit the site so as to become thoroughly acquainted with the scope & extent of works, to satisfy themselves as to accessibility of the site & to make arrangements to visit the site must be made through the client.  
 All health & safety provisions, including erected scaffolding, are to comply with BS 1192-2 1991, with all handrails, toe-boards & a well-secured ladder access provided.  
 It must be ensured that all protective clothing, including steel toe-capped boots, handhat, gloves & eye protection are worn when cutting or drilling. Facemasks when dealing with fibreglass based insulation materials or any other hazardous materials are to worn.

**GROUND FLOOR INSULATION UNDER SLAB**  
 100mm concrete on 50kg Vaqueen separating layer 100mm Kingspan K5 floorboard similar insulation with a strip of boarding placed vertically around the perimeter of the floor to prevent cold bridging 1200g Vaqueen 50mm sand bedding 100mm hardcore Dpc & 60m to link Maintain ventilation to existing timber floor with 100mm dia pipes, encased in 100mm concrete, laid under the hardwoods into the existing floor void. 225 x 150mm arnbucts ducted into the pipes U value 0.18W/m<sup>2</sup>K.



PROPOSED FRONT, REAR AND SIDE EXTENSIONS at 37 RABY ROAD  
 NEWTON HALL for  
 Mr. RONALD GUARNACCIO  
 SCALE 1:50; 1:100