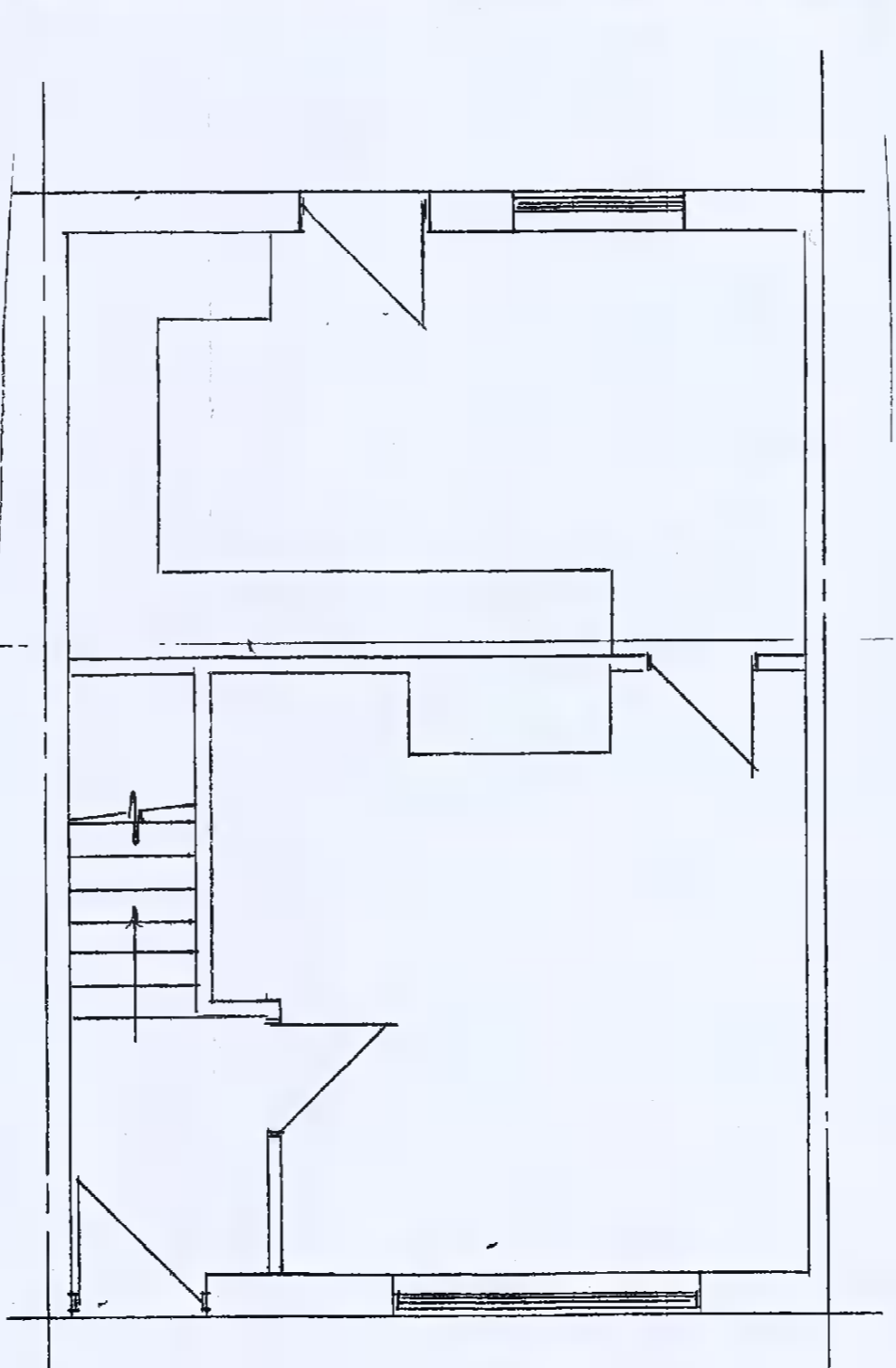




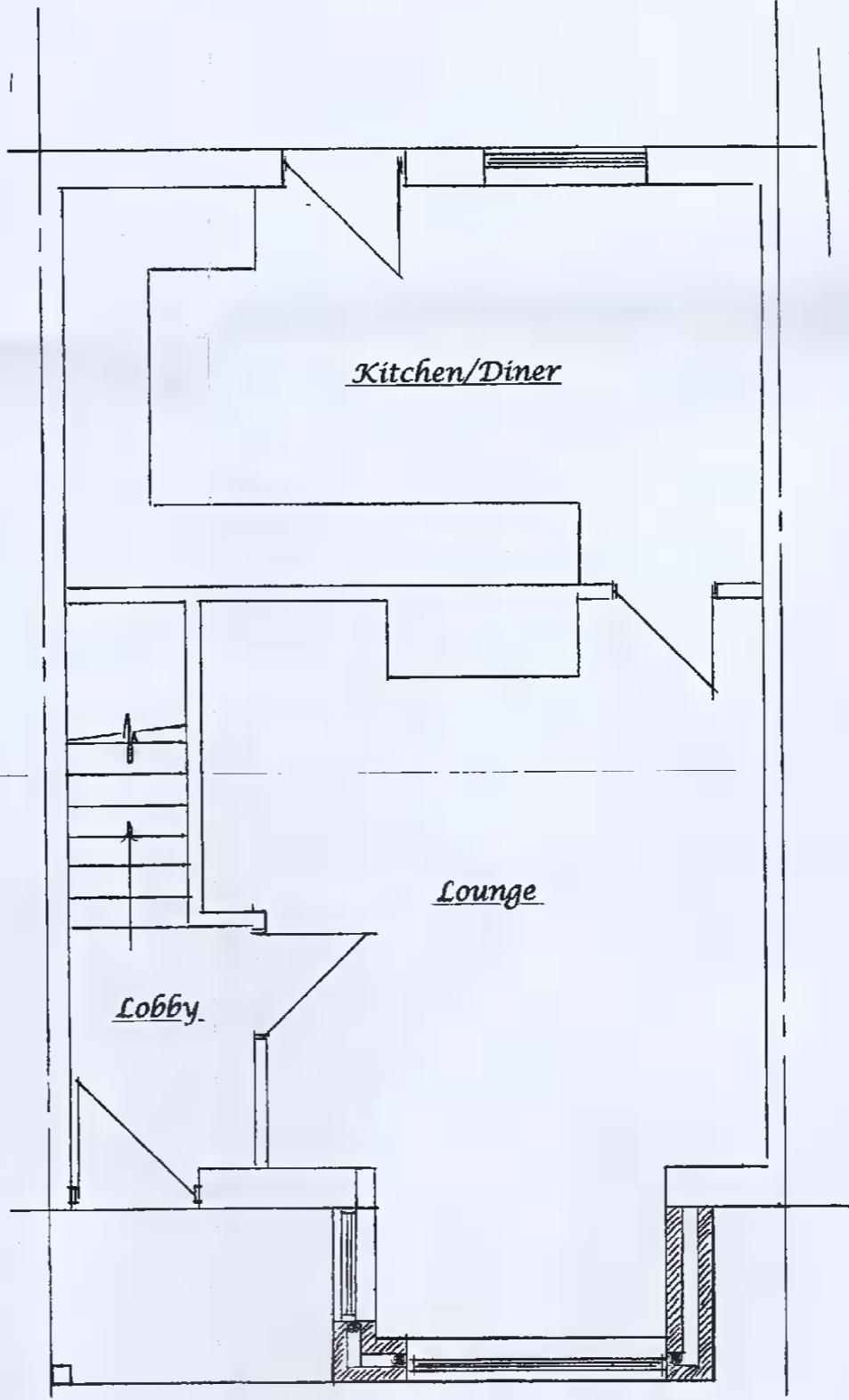
EXISTING FRONT ELEVATION



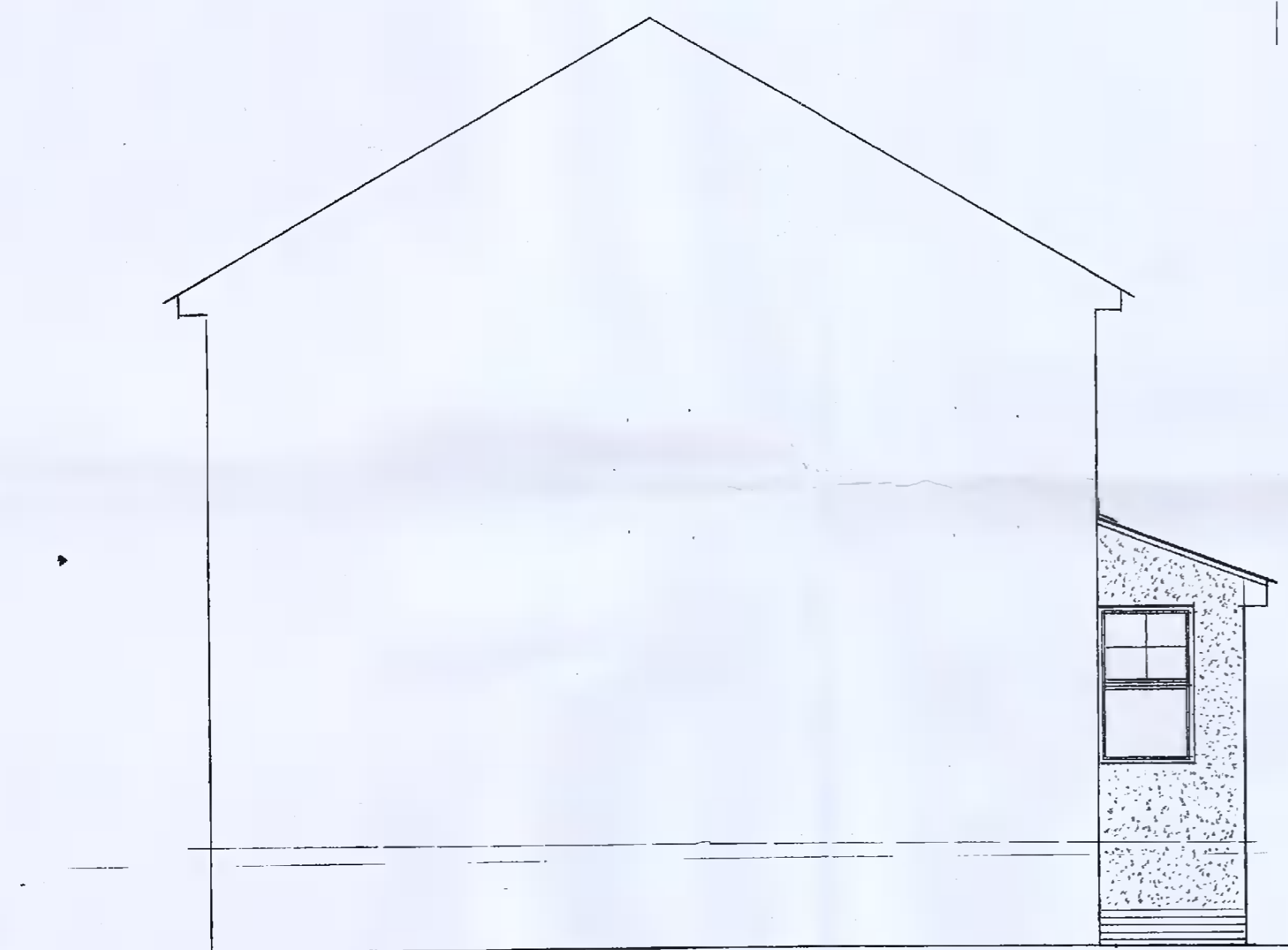
PROPOSED FRONT ELEVATION



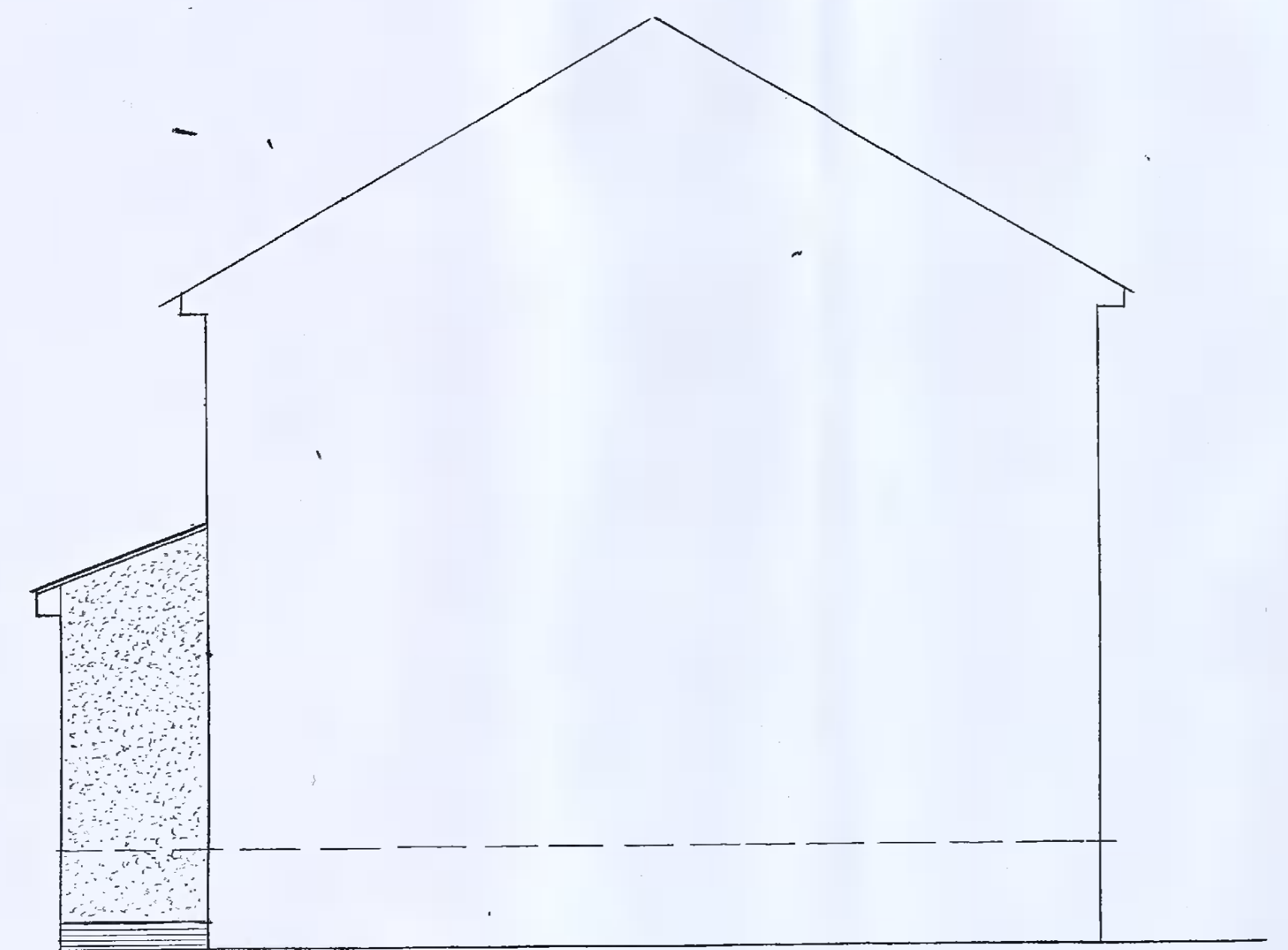
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



PROPOSED SIDE ELEVATION



PROPOSED END ELEVATION

THE PARTY WALL, etc. ACT 1996
When undertaking any work that involves any of the following work:

- A new building astride the boundaries between properties
- Work which directly affects an existing party wall by extending, underpinning, re-building, 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 a 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 their own risk assessment of the project
- Arrangements to visit the site must be made through the client
- All health & safety provisions, including erected scaffolding, are to comply with BS1139:2 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, handgloves & eye protection are worn when cutting or drilling. Facemasks when dealing with fibreglass based insulation materials or any other hazardous materials are to worn

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 48°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 give off 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 EN300 & bear CE2+ markings to show that the product has been tested to EN13986
- Internal & external doors to client's choice & design. Insulate all heating & 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 3m 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. Units 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 detectors) 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 & carries 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 hour fire resisting & self-closing. Provide a minimum step down of 100mm into the garage or level access with garage floor laid to fall to outer door
- The door is to have antismoke strips & cold smoke seals & hung on a pair & half of hinges
- All work to gas burning appliances is to be carried out by a Gas Safe registered installer & will be certified & tested upon completion of the work
- The existing foundations, walls & lintels are to be checked for suitability before work commences
- All structural timbers to be treated in accordance with BS 8417:2003 Preservation of Timber - Recommendations
- All timbers unless stated are to be C16 grade
- Floor boarding in areas of water spillage are to be moisture resistant with the identification showing
- To enable the location with metal detectors or similar devices, all plastic pipes installed in or behind walls must be wrapped in metallic tape
- All work under construction must be protected overnight & during adverse weather conditions in accordance with BS 5628 Part 3 1985

NOTE
This drawing is to be read in conjunction with the Structural Engineers calculations
This drawing is for Building Regulation & Planning purposes only & does not constitute a contract between the client & the builder
No work is to commence until the structural calculations have been submitted to the Local Authority & approved
Do not scale from the drawing all structural members & materials are to be measured on site prior to ordering
Written dimensions take precedence to scaled
All construction is to be in accordance with "Robust Construction Details for Dwellings & Similar Buildings"
The client is to ensure that all insurance companies, interested in the property, are kept fully informed, of all building work during & upon completion

ROOF traditional lean to insulation at ceiling level.
Slates or tiles to match existing on
25 x 50mm sw tile battens
The battens are to conform to BS 5534 2003
Tyvek or similar breather underlay to BS 5534, Part 1 2003
125 x 50 mm sw rafters at 450mm c/c bordsmouthed over the wallplate
225 x 50mm sw hip rafters
100 x 50 mm sw wall plate, Rawbolted to the wall
200 x 50 mm sw ceiling joists at 450mm c/c
100mm mineral wool insulation between & 200mm laid across the top of the joists, ensuring that the insulation is continuous with the wall insulation to avoid cold bridging
12.5 mm plasterboard & skim
19mm sw or PVC-u fascia, 12.5 mm exterior ply or PVC-u soffit
100mm hr gutters, 63mm dia rvs
Provide Redland or similar veris at eaves equivalent to a 25mm gap & vent tiles, equivalent to a 5mm gap at all abutments
150mm code 4 lead flashing & stepped dpc at all abutments
Where the roof abuts less than 150mm under a window flash lead 37mm under the sill & port up with mastic
Roofing to be in accordance with BS 5534 part 1 2003 & BS 8000 Part 6 1990
Access hatch to be insulated
U value 0.19W/m2K

LINTELS
Lintels are to be Birtley CB 90 HD(ok for 100mm cavity) or similar at ground floor level. Lintels are to have 150mm end bearing & be rendered to give 12 hr fire resistance. All lintels to external walls are to be insulated & have the ends closed with dpc

RENDERED UPPER & FACING LOWER WALL
The outer leaves of lower & upper sections of the walls to be, Lower section up to dado line.
100mm facing bricks to match existing
Upper section to be,
100mm concrete block rendered with 2 coats of sand/cement
First coat type two, 8mm thick 14 mrx
Second type three, 8mm thick 14 mrx
Finished with roughcast to match existing
The rendering is to be to BS EN 13914-1 2005
100mm cavity filled 60mm Celotex CW4000 PIR insulation 40mm Low-E cavity
100mm Thermaflex shield block inner leaf
8mm plaster skim, 12.5mm plasterboard and 25mm Celotex PL1025 PIR insulation (offering 0.022 U-value) plus 15mm minimum plaster dabs cavity
Insulation is to be taken to the top of the cavity & to extend 150mm below the top of the floor insulation to minimise air leakage
Close cavities at the jamba with insulated cavity closer with a minimum thermal resistance of 0.45m2K/W the insulation core of the closer to be no less than 25mm thick
Horizontal dpc 150mm above gl

GROUND FLOOR suspended timber
15mm t & g Weyroc (15 Kg/m²) or sw flooring on,
150 x 47mm sw joists @ 450mm c/c on 100mm honey combed sleeper walls at 2m c/c built off the overste concrete thickened up to 150mm
Provide 150mm Kingspan Kooltherm K3, insulation between joists supported on 50 x 35mm sw battens nailed to the side of the joists
The floor joists are to be supported on just hangers to the external walls
100mm overste concrete on 100mm hardcore
Overste concrete is to be level or above adjacent gl 150mm gap from top of overste to underside of the floor
Provide 225mm x 150mm air bricks ducted through the cavity with a stepped dpc over @ 100m c/c
Maintain ventilation to existing timber floor
If the existing floor is concrete a 1200g Vysqueen dpm is to be laid under the over site concrete
U value 0.19W/m2K

FOUNDATIONS (subject to ground conditions)
Minimum depth 900mm from the lowest ground level
Foundations to BS 8004 1988
600 x 300mm concrete reinforced with C28 mesh 40mm from bottom
600 x 400mm offset foundations to boundary reinforced with two layers of C28 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 external 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 mrx 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/m²) 40mm from the top & bottom

NOTE
Unsuitable load bearing strata will necessitate a separate structural design

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)

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 175mm above floor level
Windows to habitable rooms are to have 10000mm² vents
Windows to other rooms are to have 4000mm² 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/m2K
To prevent air leakage the window frame is to overlap the lintel insulation 30mm provide a flexible mastic sealant between the window frame, sill 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 6206 1981
Laminated glass is to be installed in the following locations -
• All windows within 900 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

PROPOSED FRONT BAY EXTENSION
At 37 SPRINGSIDE, SACRISTON
FOR Mr and Mrs HUBBLE
SCALE 1;50