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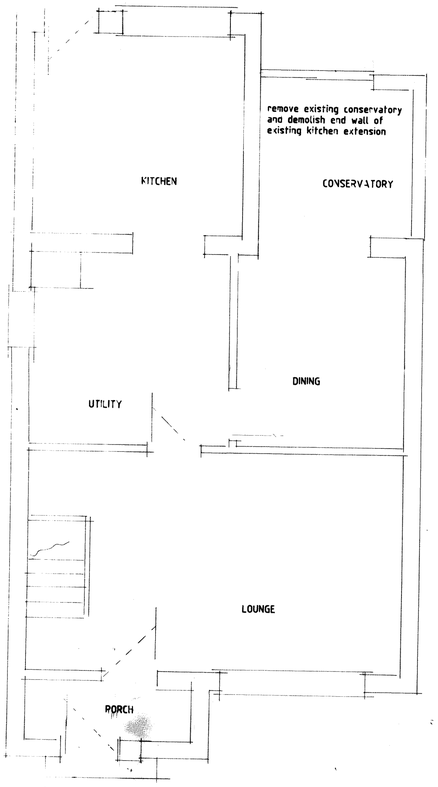
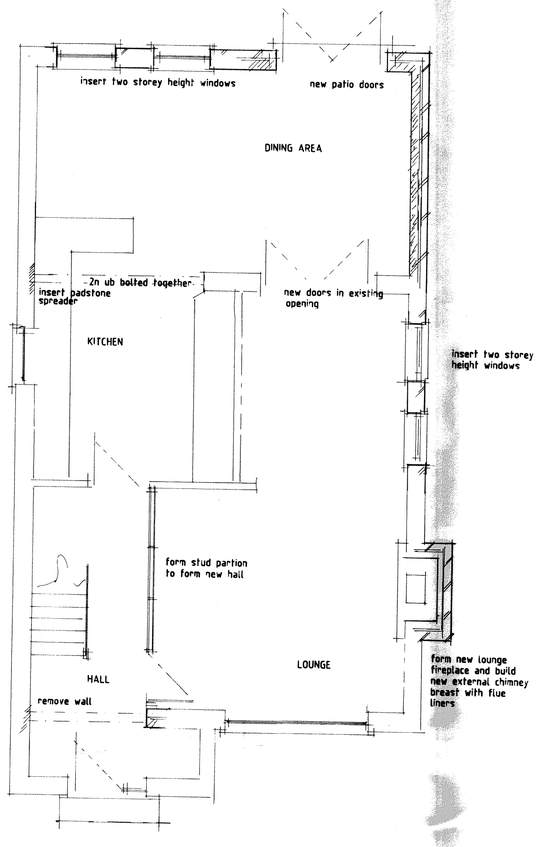
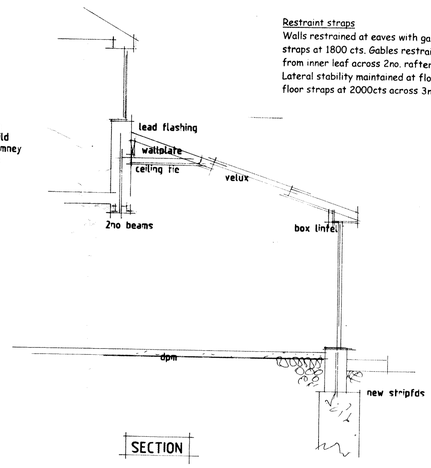
28 MAR 2013



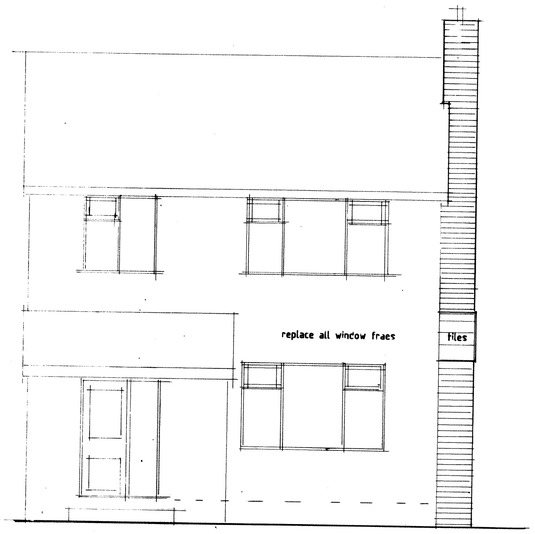

EXISTING FLOOR PLAN



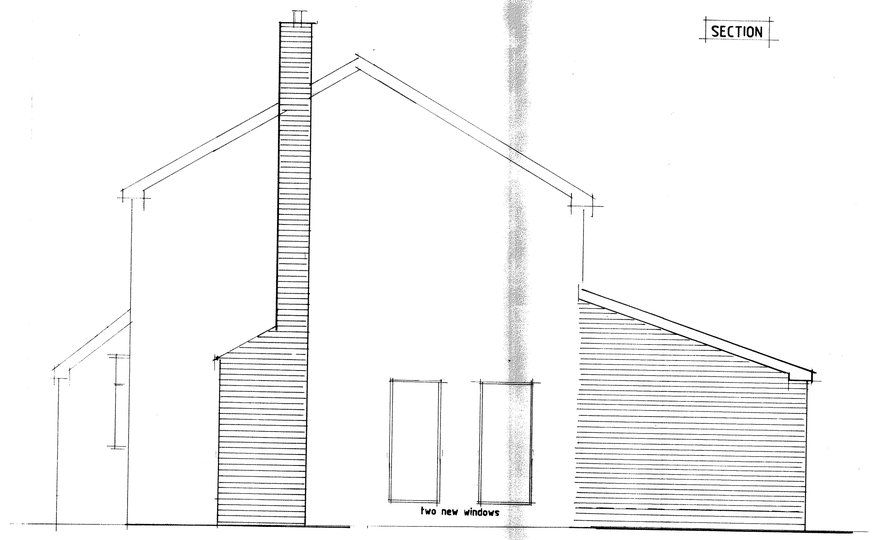

PROPOSED GROUND FLOOR PLAN



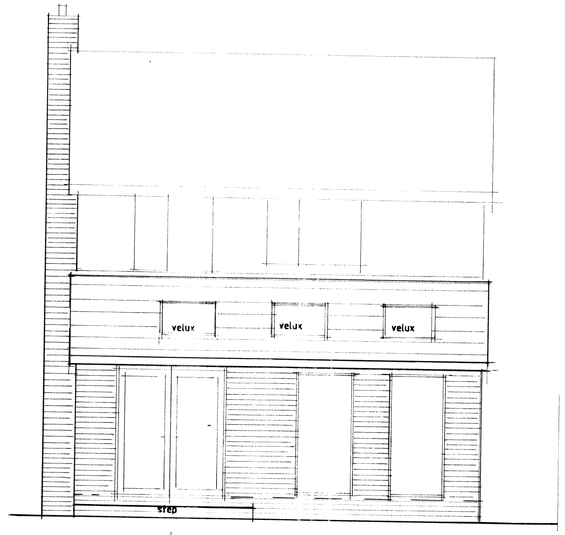

SECTION



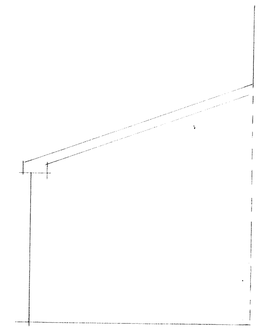

PROPOSED FRONT ELEVATION




PROPOSED GABLE ELEVATION




PROPOSED REAR ELEVATION



SIDE ELEVATION no change

Foundations
To be concrete strip foundations 600x200mm 750 below ground level min. subject to local authority inspection all in accordance with A1&A2. Where drains are present excavation to be taken to invert level with bridging lintels agreed with local Authority inspector.

Ground floor
All vegetable soil removed and site prepared with 150 mattress of crushed MOT stone compacted in layers. Sand blinding with 1200g visqueen dpm lapped onto dpc. Provide 100mm floormate rigid board insulation Concrete slab 100mm thick and screed to floor level with sand/cement or ashphalt finish

External wall
External facing re constituted stone masonry to match existing with fully filled cavity using 100mm rockwool wall bats. Inner leaf of thermal blockwork. Walls tied using stainless steel wall ties at 750 horizontal and 450 vertical cts increased at reveals. Provide thermabate insulated cavity closures at all external openings including vertical dpc to jambs of windows and doors. Provide horizontal dpc 150 above ground level and lapped to dpm Cavities closed at eaves.

Lintels
Provide catnic or similar combined galvanised insulated steel lintels to all openings. Maintain 150 min. bearing

Flashings and valley gutters
All leadwork to be on code 4 lead. Flashings and cavity trays to be incorporated at abutments.

Pitched roof
Traditional roof construction of Marley tiles to match existing at a pitch as noted on battens on breathable tyvek membrane on 150x50 rafters as noted at 400 cts. Tiles clipped at perimeter eaves and verge and every 4th course Rafters to be fixed rigidly at the house wall onto wallplate to resist roof spread and also to sit on wallplates strapped to wall. Steel purlin fitted midspan with wallplate fixed to top flange and rafters birdsmouthed.

Restraint straps
Walls restrained at eaves with galvanised steel wallplate straps at 1800 cts. Gables restrained with 2000mm straps from inner leaf across 2no. rafters with noggins full depth Lateral stability maintained at floor level with galvanised floor straps at 2000cts across 3no joists

Building fabric ventilation
To be achieved using continuous eaves vents of 15mm and vents at top of roof using dry ridge system. Fit vent baffles between rafters at eaves to maintain 50mm clear vent over insulation.
Insulation
External envelope insulated to achieve standards required in Pt L.
Roof insulation to be in plane of roof.Use kingspan board insulation 100mm between rafters and plasterboard ceiling below. All insulated elements to be constructed and ventilated in accordance with robust standard details.

Gutters fascias soffits & bargeboards
100mm upvc gutter fixed to fascias and discharging into 75mm rainwater pipes as noted. Fix to exterior quality treated timber fascias with ply soffits

Drainage
100mm dia pipes laid to 1:40 falls bedded on pea gravel with rodding access and inspection chambers as noted. Drains through walls protected with lintels and where necessary encased in concrete under building as agreed with local authority building control
Sanitation
Above ground drainage in upvc with 110dia soil pipes and 40mm waste pipes all fitted with 75mm traps.

Glazing
Windows to be upvc frames fitted with double glazed units with 20mm gap argon filled and coated with low e coating. Trickle vents included in frames
Windows in critical locations in doors and adjacent to doors and below 600mm to be fitted with toughened safety glass

Internal ventilation
All rooms to have opening vents with trickle strip vents. Kitchens to have mechanical extract of 60l/sec or cookerhood to external air.

Studwork partitions
12.5mm plasterboard on 100x50 timber studs on sole plate with headplate fixed to ceiling. Ceilings finished with plasterboard and skim.

Electrical Installation
Electrical installation to be Part P compliant. All electrical work required to meet the requirements f part p(electrical safety) will be designed installed inspected and tested by a person competent to do so. Prior to completion the local authority building control must be satisfied that either:-
An electrical installation certificate issued under the competent persons scheme has been issued, or
Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and utilise adequate testing equipment
Smoke Alarms
Provide and fit mains wired smoke alarms to each floor level as noted. These should have battery back up and be interlinked.
Carbon Monoxide alarms
Provide and fit mains wired carbon monoxide alarms to room with gas boiler.

Gas Installations
All work required to meet the standards of the gas safety regulations should be undertaken by a competent gas engineer registered with the GAS SAFE institute of gas installers. All installations must be commissioned and tested prior to use.
The heating system must be powered by a condensing boiler with a sedbuk efficiency rating of 87%

Lighting
Provide 30% of the primary light fittings with fittings which will only take high efficacy lamps

Exit windows
Windows for escape and rescue purpose must be provided to all first floor rooms as indicated on plan. The window must be fully opening using appropriate ironmongery with safety devices incorporated. The opening should be 0.3m2 being a minimum of 450mm in any direction typically in size of 850x500

Steel beams and supports
Steel beam sizes noted on plans. Steel beams to have a minimum end bearing of 150mm Padstones of 150mm thick concrete for the area of the support are to be provided. Spreader beams used as noted. Any beams in pairs to be bolted together with 12mm dia bolts at 600 cts.and fitted with spacers. The steel beams are to be treated with anti rust paint and protected with cavity trays over. The steel must be provided with 30mins fire protection by surrounding in two layers of fireline plasterboard or proprietary FR board

General notes
These drawing are for the purpose of obtaining the statutory approvals of building regulation consent and planning permission where necessary.
All work thereafter is undertaken in accordance with the agreements and contracts negotiated between client and contractors.
All work must be carried out in accordance with the relevant building regulations and British Standards. The drawing is to scale but written dimensions must be checked by contractor on site prior to commencement and any discrepancies to be notified to the relevant bodies

All statutory site inspections as notified by building control in the inspection framework issued by the local authority on approval of plans must be arranged by the contractor prior to covering any work.

All foundation and drainage specifications are provisional subject to the assessment of ground conditions and the confirmation of all drainage runs.

The existing drainage system to be investigated by contractor prior to work commencing to determine the location of any public sewers and to establish the existence of any separate or combined systems.

PROPOSED SINGLE STOREY REAR EXTENSION AND NEW CHIMNEY BREAST TO GABLE
73 NEWSHAW LANE HADFIELD SK13 2AR
SCALE 1/50
DRW.02