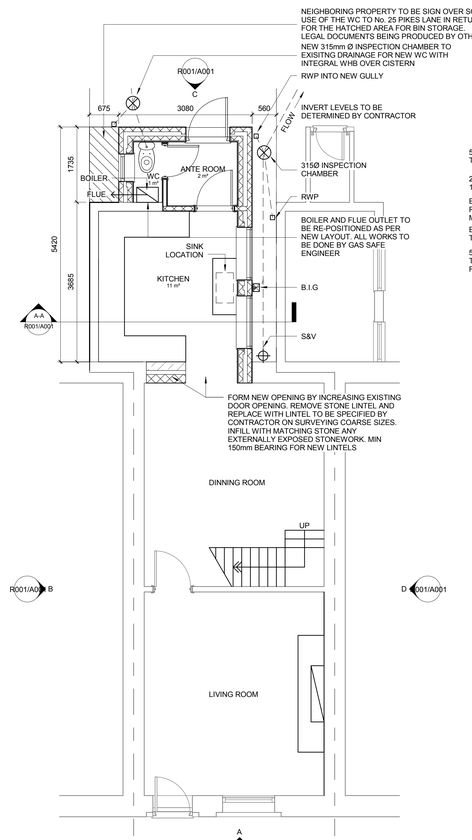
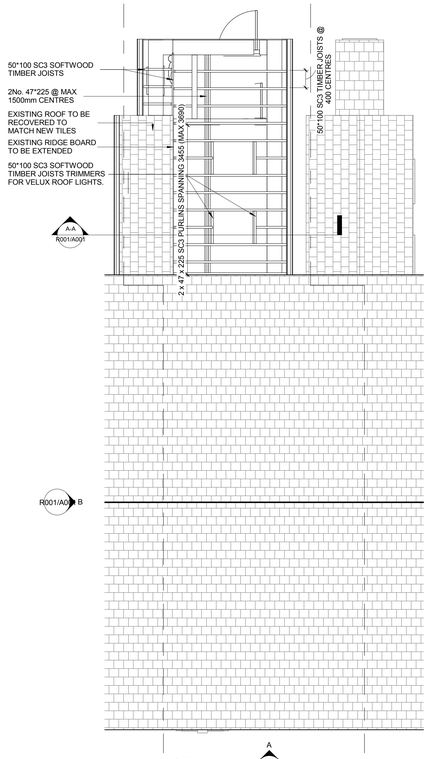
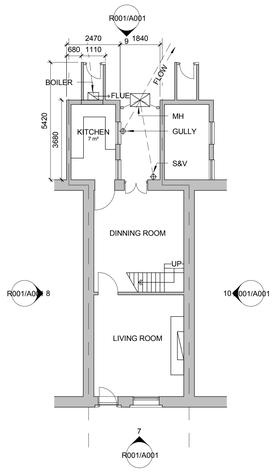


Proposed GF Plan
1 : 50

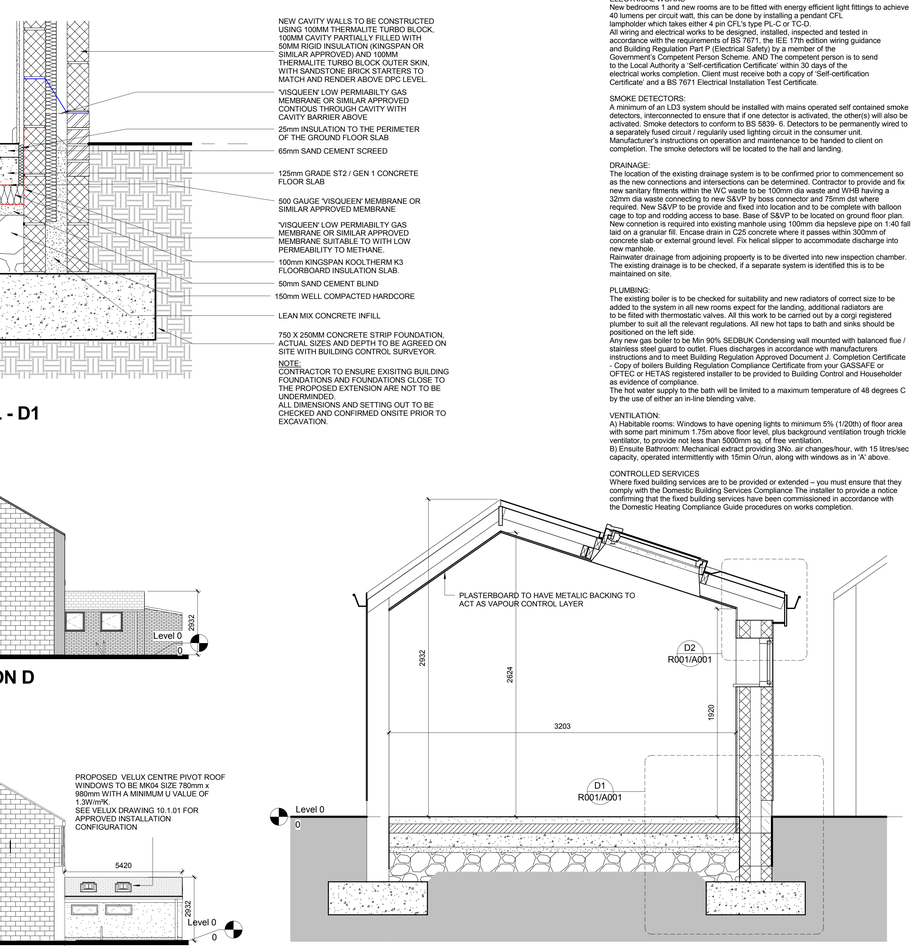


Proposed Roof Plan
1 : 50

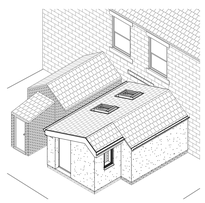


Existing GF Plan
1 : 100

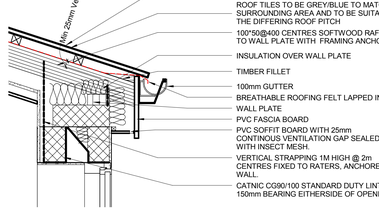
Location Plan
1:1250



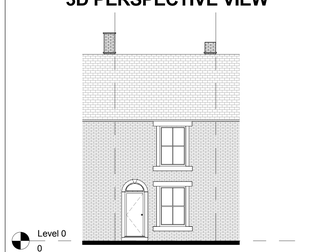
PROPOSED DETAIL - D1
1 : 10



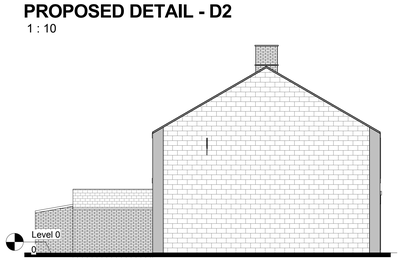
3D PERSPECTIVE VIEW



PROPOSED DETAIL - D2
1 : 10



EXISTING ELEVATION A
1 : 100

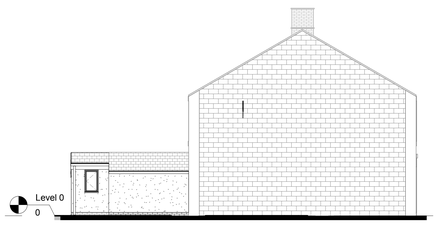


EXISTING ELEVATION B
1 : 100

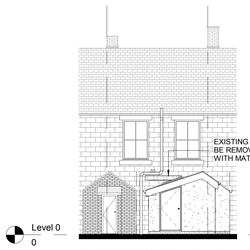
EXISTING ELEVATION C
1 : 100

EXISTING ELEVATION D
1 : 100

PROPOSED ELEVATION A
1 : 100



PROPOSED ELEVATION B
1 : 100



PROPOSED ELEVATION C
1 : 100

PROPOSED ELEVATION D
1 : 100

Section A-A
1 : 20

FOUNDATIONS
Foundations to be concrete strip foundations minimum 600mm wide by 200mm deep taken down to a minimum depth of 760mm below finished ground level and to a depth to prevent damage by tree roots – actual depth to be agreed on site with Building Control when site ground conditions are determined. Foundations to be taken down to the invert level of any drains passing within 1 metre. RC lintels to be provided over drains passing through walls.
All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads.

GROUND BEARING SOLID CONCRETE FLOOR
Topsoil and vegetable matter to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. A 300um (1200g) continuous polythene DPM/radon barrier is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPC's in walls. Floor & external perimeter edges of floor slab to be insulated with Kingspan Kooltherm K7 or other approved with K value of 0.020, under a minimum 100mm thick ST2, or Gen1 concrete floor slab with a trowel smooth surface with 25mm up stands to the external walls with a 65mm sand cement screed. A 500g polythene separating layer is to be installed between the concrete slab and insulation if using a foil faced polyurethane/PIR type insulation board.

EXTERNAL WALLS
New cavity walls to be constructed using 100mm external block leaf (100mm stone from GF to Start of Render level), 100mm cavity partially filled with 50mm rigid insulation (Kingspan or similar approved) and100mm thermalite turbo block, Stainless steel double triangle wall / vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres – staggered across wall elevation. 225mm max vertical centres at reveals. Ties to have min 50 embedment in each leaf.
Insert vertical d.p.c. around all new door and window openings. Lay bitumen based horizontal d.p.c. in all walls at minimum 150mm above ground level. All new brickwork to be bonded to existing and cavities to be maintained – alternatively use proprietary bolted starter anchor system together with inserted insulated V.d.p.c. All to be fixed strictly in accordance with the manufacturers instructions.
Cavity is to be closed with Insulated cavity closer at all reveals (frames to be located as per manufacturers instructions).
Where sections of supporting walls are to be removed the contractor is to assess and install a suitable lintel dependant on opeing size.
Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or I.G etc – lintel type to be suitable for loading configuration and spans. Install d.p.c cavity tray over with stop ends and weep holes at max 900mm c/s – min 2 per cavity tray.
Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance.
New external walls (0.28 W/m2k minimum 'U' value required) Internally finished with plaster skim finish.
Walls below ground level to be filled with concrete cavity filling to 225mm below lowest dpc level. Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging.

WALLS (INTERNAL)
Non structural partition walls to be formed using British Gypsum 70mm metal / SW studs at max 400crs clad each side with nom. 12.5mm plasterboard infilled 10kg/m3 quilt.
Partitions between bathroom/WCs and Habitable rooms to also incorporate a 70mm min mineral wool acoustic quilt. All existing masonry walls to lower ground floor to be finished with 12.5mm tapered edge plasterboard on dabs, all plasterboard partitions to have joints fully taped and skimmed. 1 No. 100mm 7kn solid concrete block wall to be erected between kitchen and WC to be load bearing with foundationt to match new foundations.

DOORS & WINDOWS
New and replacement windows and roof lights – fully draught-proofed and double-glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of Low emissity 'K' glass to give a Uvalue = 1.6W/m2.K (or Window energy rating – Band C - certificates of compliance to be provided to Building Control on completion).New and replacement Glazed Doors (more than 50% glazed) – fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm argon filled gap to give a Uvalue = 1.8W/m2.K - certificates of compliance to be provided to Building Control on completion).New and replacement Doors (less than 50% glazed and solid doors) – fully draught-proofed and double-glazed with 16mm argon filled gap to give a U-value = 1.8W/m2.K (certificates of compliance to be provided to Building Control on completion).
Windows and doors to be glazed in toughened or laminated safety glass to the following locations: a) glass below 800mm above floor level; b) to doors and side panels adjacent doors within 300mm of doors edges.
All habitable rooms to have opening lights fitted with escape hinges / catches giving a clear minimum 0.33m2 open free area, with no dimension less than 450mm x 450mm. Cill heights to first floors or where drops of more than 600mm exist, to be 800mm minimum and not more than 1100mm above floor level.
Where top hung openers are specified windows to have suitable stays provided to keep window open in escape situation.
Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approved manufacture - min 150mm end bearing.

ELECTRICAL WORKS
New bedrooms 1 and new rooms are to be fitted with energy efficient light fittings to achieve 40 lumens per circuit watt, this can be done by installing a pendant CFL lampholder which takes either 4 pin CFL's type PL-C or TC-D.
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the Government's Competent Person Scheme. AND The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.

SMOKE DETECTORS:
A minimum of an LD3 system should be installed with mains operated self contained smoke detectors, interconnected to ensure that if one detector is activated, the other(s) will also be activated. Smoke detectors to conform to BS 5839- 6. Detectors to be permanently wired to a separately fused circuit / regularly used lighting circuit in the consumer unit. Manufacturer's instructions on operation and maintenance to be handed to client on completion. The smoke detectors will be located to the hall and landing.

DRAINAGE:
The location of the existing drainage system is to be confirmed prior to commencement so as the new connections and intersections can be determined. Contractor to provide and fix new sanitary fitments within the WC waste to be 100mm dia waste and WHB having a 32mm dia waste connecting to new S&VP by boss connector and 75mm dst where required. New S&VP to be provide and fixed into location and to be complete with balloon cage to top and rodding access to base. Base of S&VP to be located on ground floor plan. New connetion is required into existing manhole using 100mm dia hepsleve pipe on 1:40 fall laid on a granular fill. Encase drain in C25 concrete where it passes within 300mm of concrete slab or external ground level. Fix helical slipper to accommodate discharge into new manhole.
Rainwater drainage from adjoining propoerty is to be diverted into new inspection chamber. The existing drainage is to be checked, if a separate system is identified this is to be maintained on site.

PLUMBING:
The existing boiler is to be checked for suitability and new radiators of correct size to be added to the system in all new rooms expect for the landing, additional radiators are to be fitted with thermostatic valves. All this work to be carried out by a corgi registered plumber to suit all the relevant regulations. All new hot taps to bath and sinks should be positioned on the left side.
Any new gas boiler to be Min 90% SEDBUK Condensing wall mounted with balanced flue / stainless steel guard to outlet. Flues discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J. Completion Certificate - Copy of boilers Building Regulation Compliance Certificate from your GASSAFE or OFTEC or HETAS registered installer to be provided to Building Control and Householder as evidence of compliance.
The hot water supply to the bath will be limited to a maximum temperature of 48 degrees C by the use of either an in-line blending valve.

VENTILATION:
A) Habitable rooms: Windows to have opening lights to minimum 5% (1/20th) of floor area with some part minimum 1.75m above floor level, plus background ventilation trough trickle ventilator, to provide not less than 5000mm sq. of free ventilation.
B) Ensuite Bathroom: Mechanical extract providing 3No. air changes/hour, with 15 litres/sec capacity, operated intermittently with 15min O/run, along with windows as in 'A' above.

CONTROLLED SERVICES
Where fixed building services are to be provided or extended – you must ensure that they comply with the Domestic Building Services Compliance The installer to provide a notice confirming that the fixed building services have been commissioned in accordance with the Domestic Heating Compliance Guide procedures on works completion.

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SCALE BAR 1:100

No.	Description	Date
B2	DIMENSIONS AND ANNOTATIONS ADDED	06.10.2014
B1	Issued for Planning and Building Control	01.10.2014

MR & MRS ROBINSHAW EXTENSION

25 PIKE'S LANE, GLOSSOP, SK13 8EA

EXISTING & PROPOSED PLANS, ELEVATIONS SECTIONS & DETAILS

Project number	R001
Date	01/10/2014
Drawn by	D.OWEN
Checked by	D.OWEN
	R001/A001
Scale	@ A0 As indicated