

Foundations:
600 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 110mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks. Provide visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions.

En Suite Plumbing:
WC to have 100mm connection to SVP. shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed in to new soil pipe.

External Walls traditional:
100mm to 150mm coursed stone outer skin to match the existing. 100mm cavity with cavity wall batts - 100mm thermalite block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air. Extractor to have minimum 15mins over run.

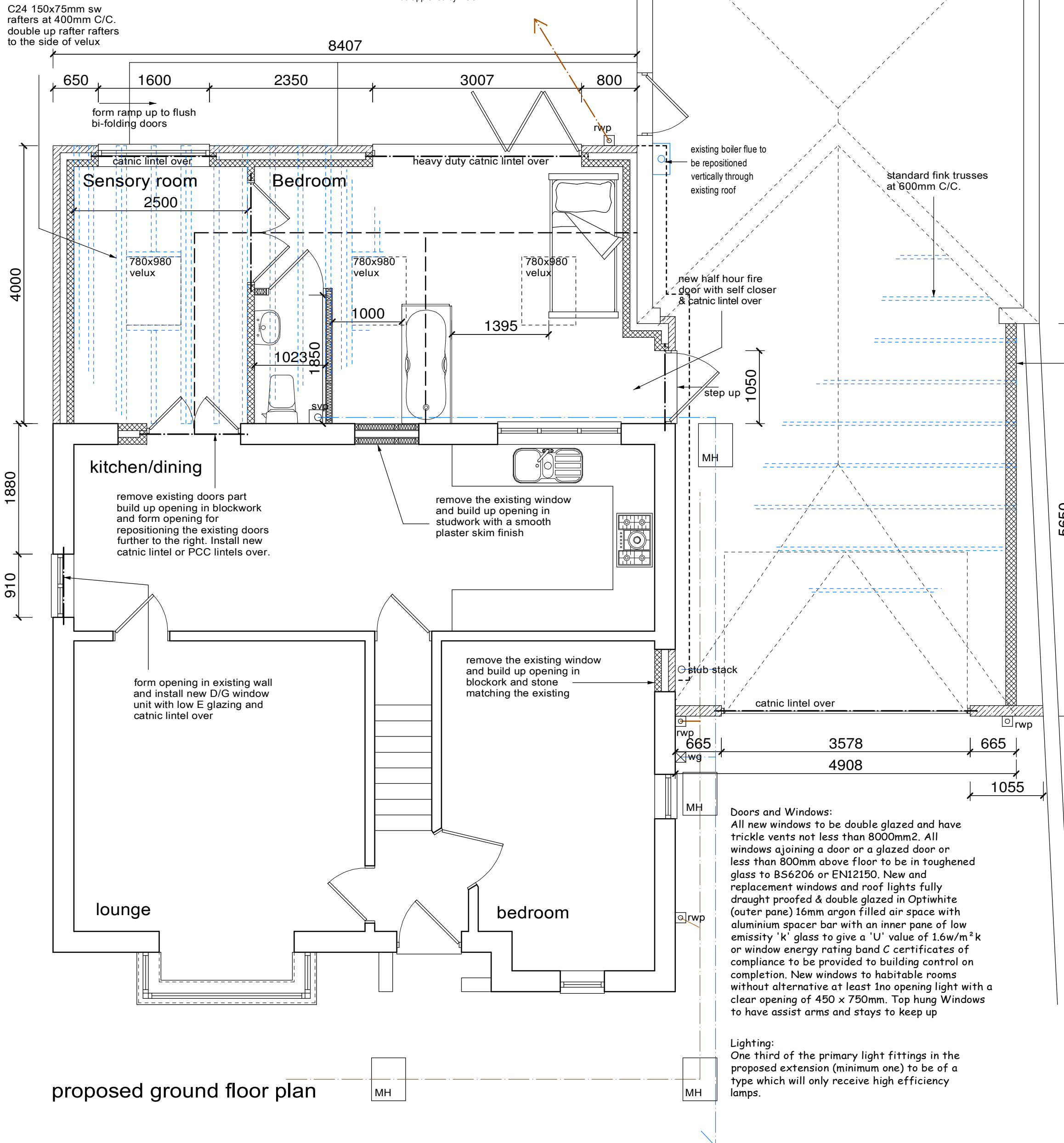


proposed rear elevation

proposed front elevation

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e.foul to foul, sw to sw.

connect surface water to soakaway if possible. If not investigate drainage once excavated and report back. Keep separate system if existing is separate and new drainage must be approved by BCO.

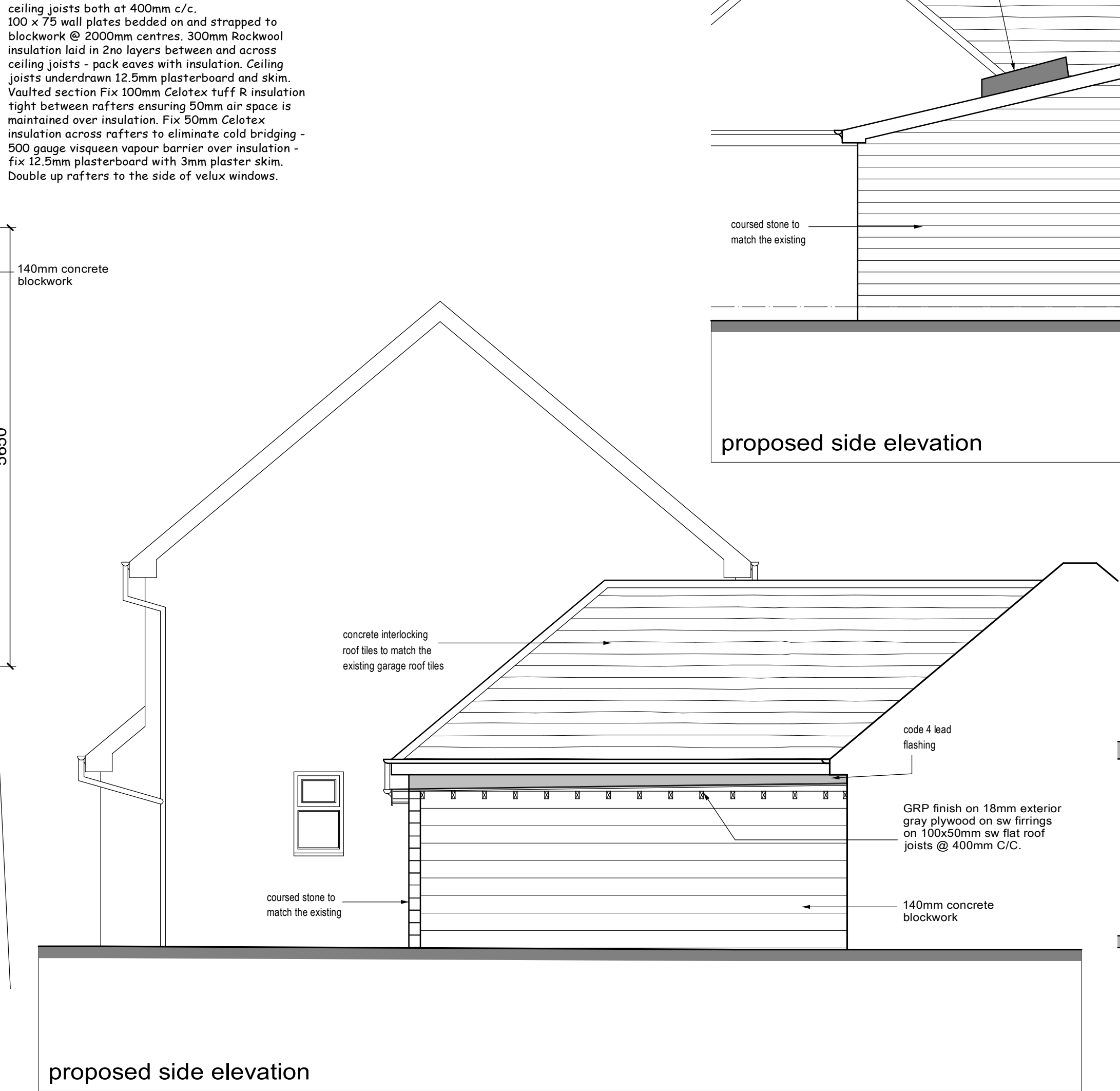


proposed ground floor plan

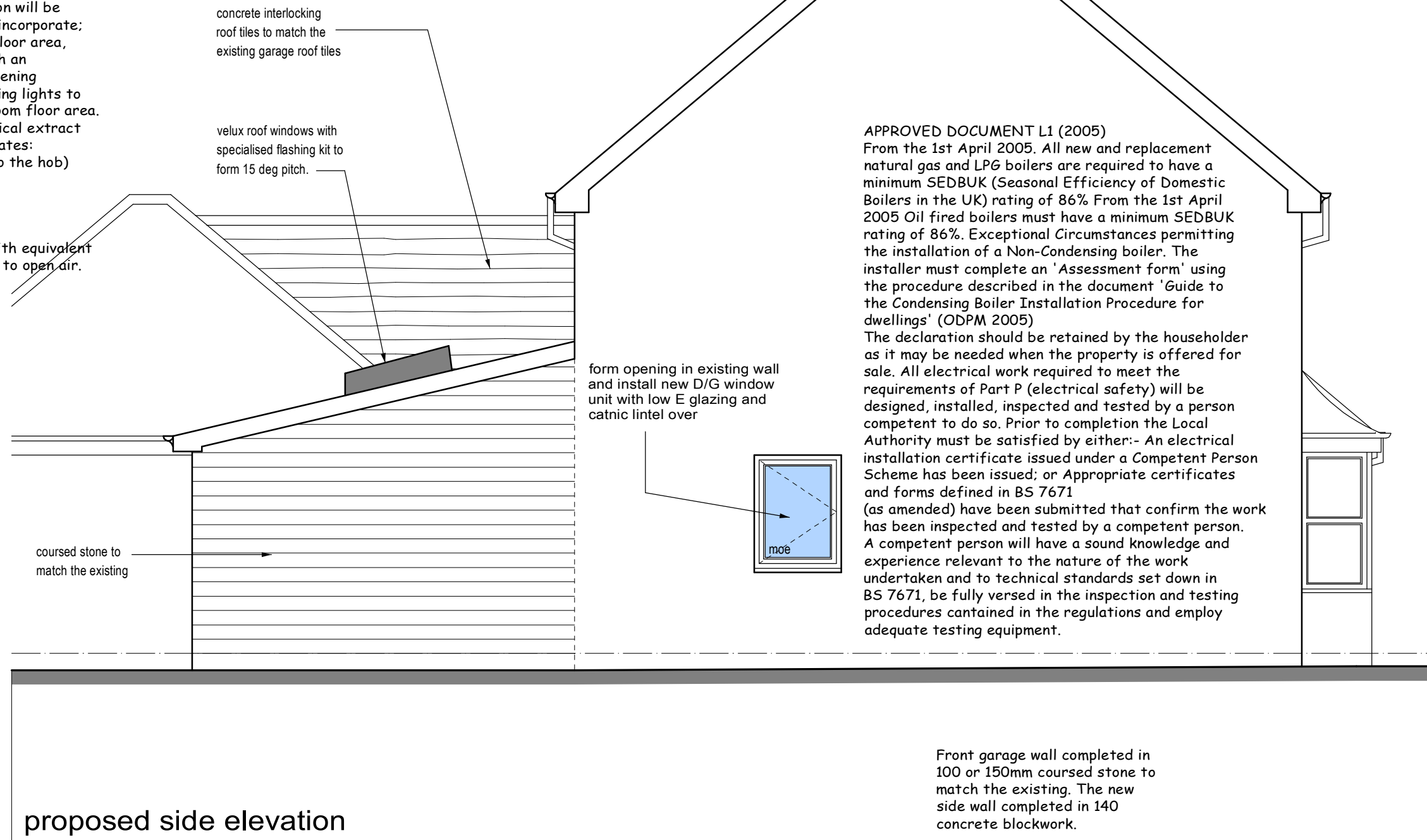
Partitions: Partitions formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

Roof Construction rear extension:
Roof tiles to suit 12.5 deg pitch on sw tanalised battens on Du Pont Tyvek breathable roof membrane (ensure breathable felt system is installed & vented in strict accordance with manufacturers recommendations) on sw C24 150x75mm sw rafters and C16 100x50mm sw ceiling joists both at 400mm c/c. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim. Vaulted section Fix 100mm Celotex tuft R insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 50mm Celotex insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard with 3mm plaster skim. Double up rafters to the side of velux windows.

Ventilation:
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Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air.



proposed side elevation

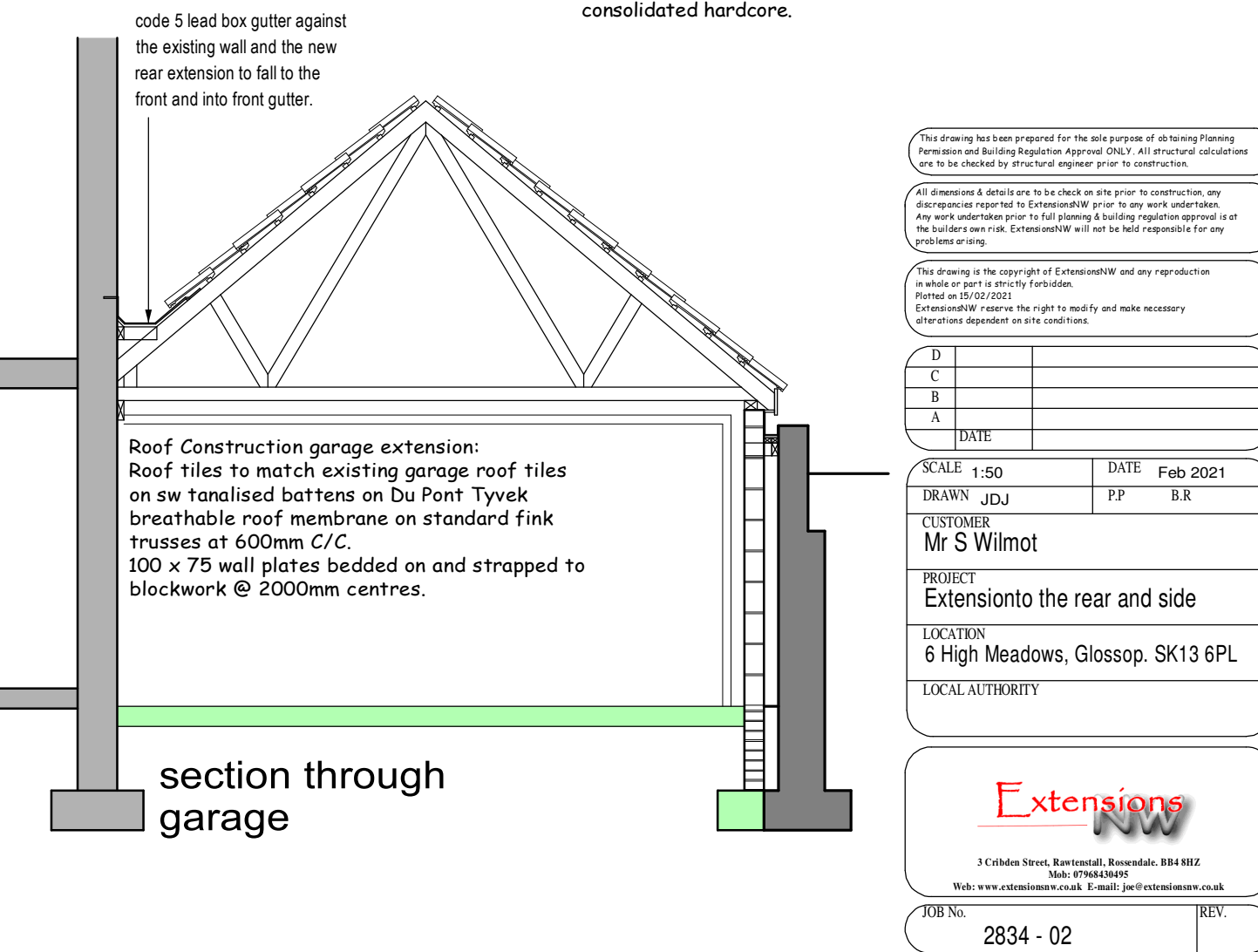


proposed side elevation

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm 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 technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Front garage wall completed in 100 or 150mm coursed stone to match the existing. The new side wall completed in 140 concrete blockwork.

Garage Slab:
150mm thick concrete slab thickened to 350mm at garage threshold on 1200g DPM on sand blinding on 150mm consolidated hardcore.



section through garage

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations approval ONLY. All structural calculations are to be obtained by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to Extensions prior to any work commencing. Any work undertaken prior to full planning & building regulations approval is at the builder's own risk. Extensions will not be held responsible for any accidents arising.

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B
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DATE

SCALE 1:50

DRAWN JDL

CUSTOMER

PROJECT

LOCATION

LOCAL AUTHORITY

Mr S Wilmot

Extension to the rear and side

6 High Meadows, Glossop, SK13 6PL

LOCAL AUTHORITY

2834 - 02