

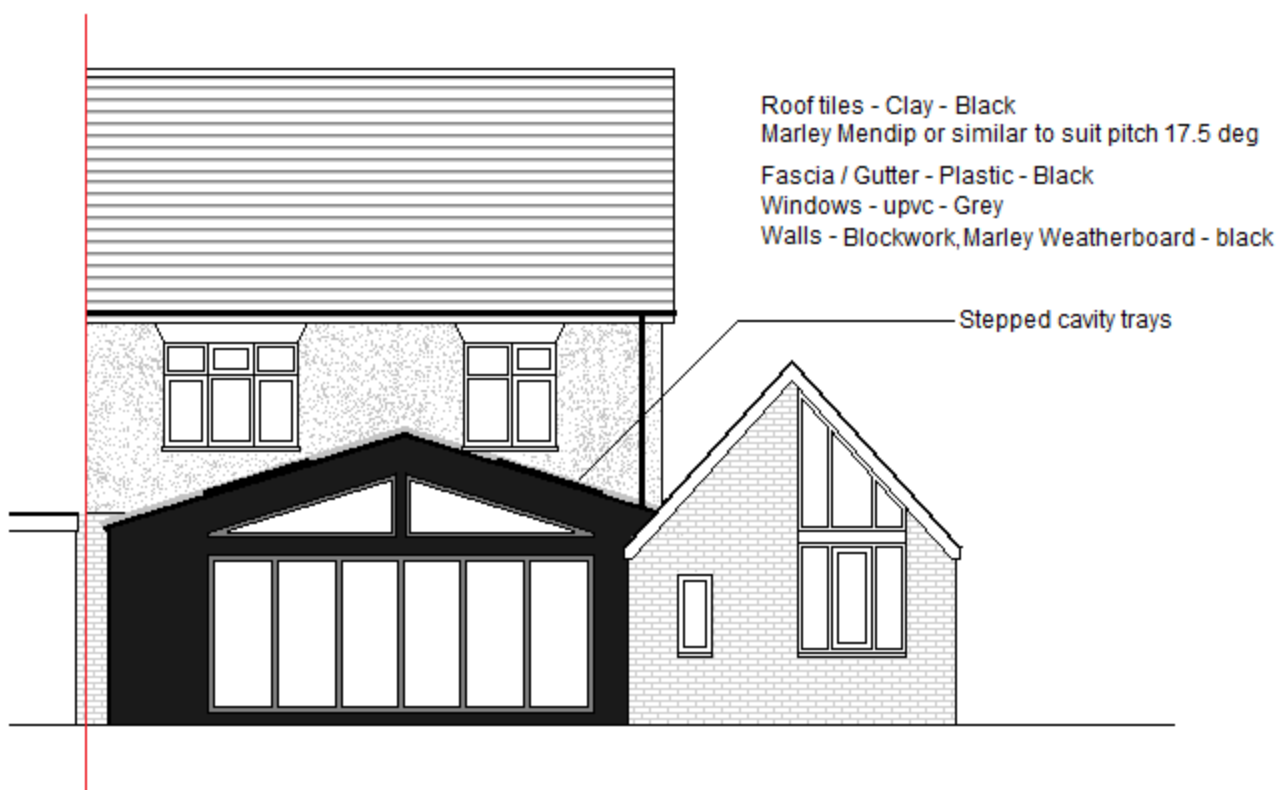
Existing Rear Elevation North East



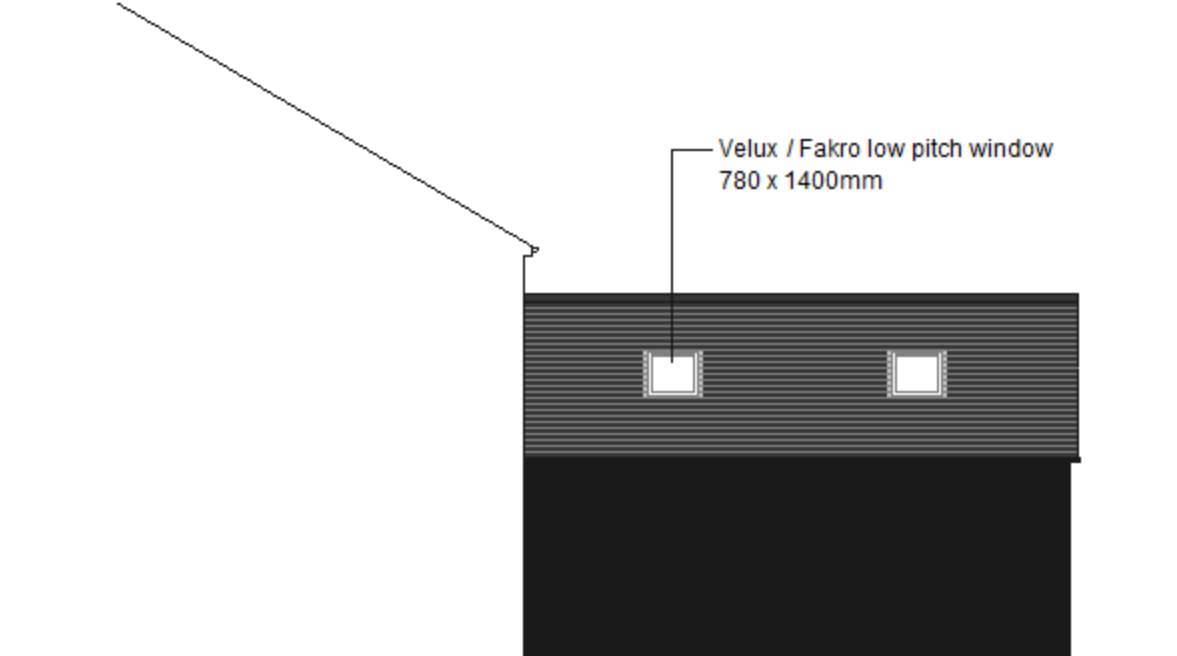
Existing Side Elevation South East



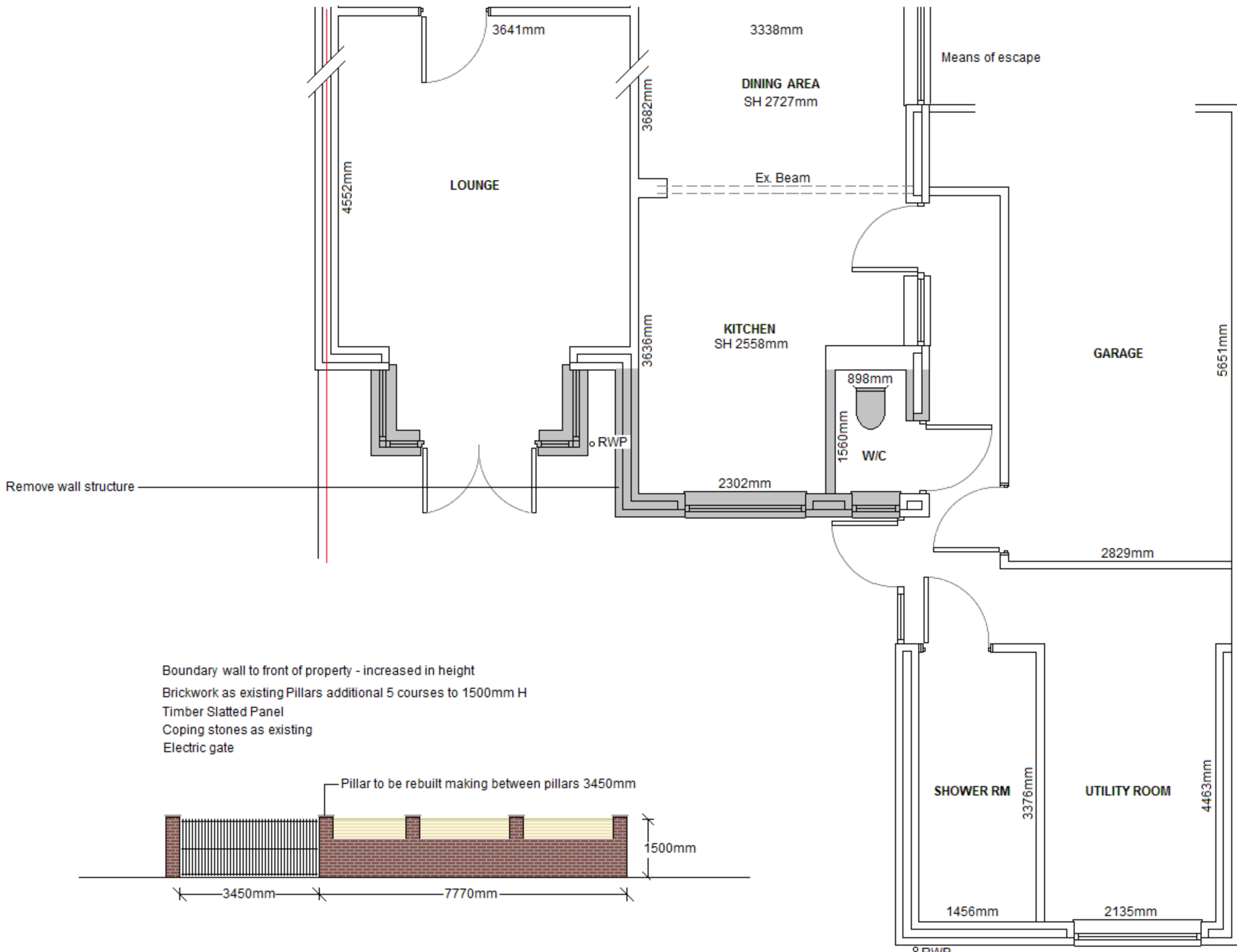
Proposed Rear Elevation South East



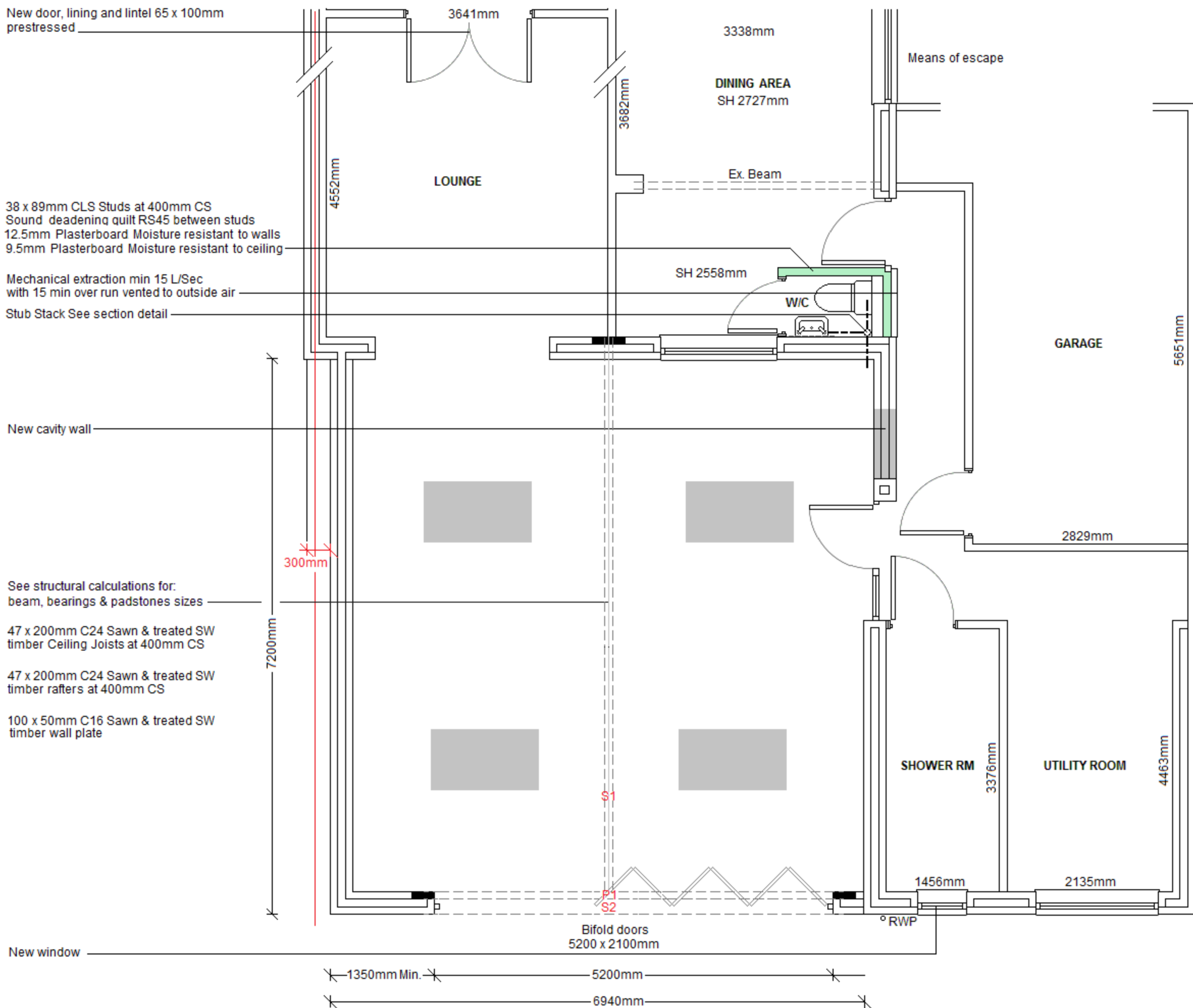
Proposed Side Elevation South East



Existing Ground Floor Plan



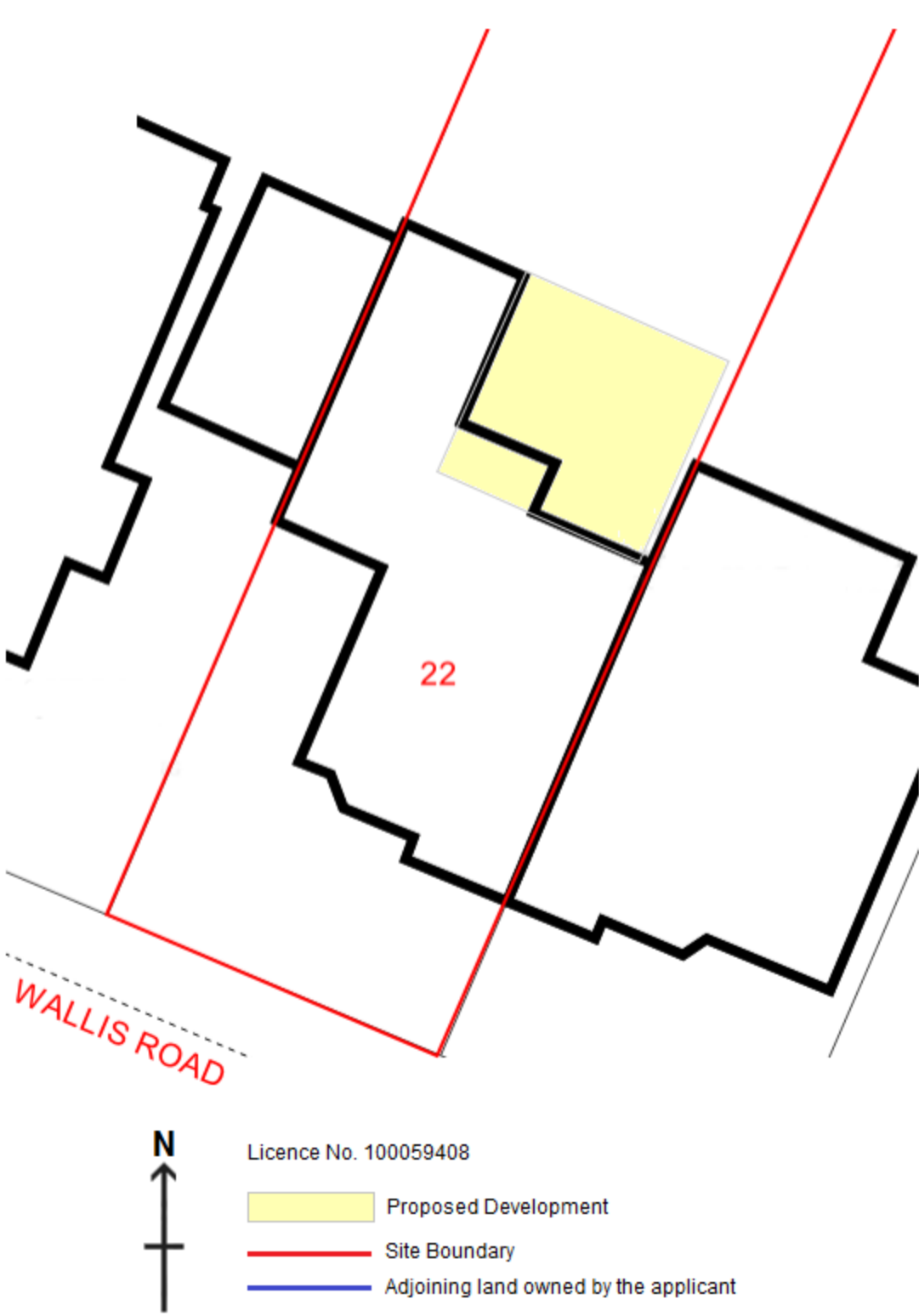
Proposed Ground Floor Plan



Location Plan



Block Plan



Site Notes:

A full and complete schedule of the works must be agreed by the builder with the client. All materials where optional finish choice to be proposed to the client for their approval.

Agree with client on extent of painting / decorating / tiling / any floor coverings and internal doors.

Agree with client on power sockets, lighting and radiator locations.

Client/contractor must provide building information as soon as is practicable to every designer & contractor on the project.

Consumer unit and boiler to be checked for suitability.

Builder to confirm where applicable price for fit only of new kitchen / utility / WC and any ancillary items supplied by the client.

Builder to allow for plywood and plasterboard boxing to all above ground waste and water pipes.

Foundations, substructure walls are subject to variation depending on site conditions determined by Building control Authority on site and therefore may incur additional cost.

The builder is to confirm to Steve Jayne the direction of existing joist and any structure load bearing onto a third party in part or in full without written authority from the email address below. Do not scale, all measurements should be checked on site.

Any inaccuracies found on this drawing are to be reported by email to the address below.

A full and complete schedule of the works should be agreed by the builder with the client.

Demolish structures as indicated in grey on this drawing, ensure stability of upper structure during demolition / construction.

See structural calculations and any sectional drawings / specification.

The Work should only be undertaken by persons with sufficient knowledge, experience & adequate insurance cover, covering all parties for this type of work. The builder is to ensure the stability, weathertightness and prevention of damage to the structure and its surroundings at all times. Workmanship to be in accordance with all current codes of practice, approved Planning requirements & current Building Regulations. www.legislation.gov.uk/uklsi/2023/911/regulation/6/

Materials and components all to comply with current British Standards. Where specific material specification is detailed on drawings no substitutes are to be used. The builder is to provide suitable methods in relation to materials: quality control, unloading & handling, storage, protection & use. The builder to allow for all lead-in times with suppliers for delivery of materials and inform the client on any delays. All instructions to installations / applications of manufactured material systems are to be adhered to ensuring any supplier guarantees, warranties and specification requirements are complied with, guarantees / warranties are to be passed onto the client within the hand over documentation.

Underground Services, the builder is to locate all services being built over and or next and obtain the necessary build over agreement from the service provider prior to any excavations on site. The build over agreement should be applied for in sufficient time as not to cause delays to the project.

Foul Drainage installed as new connected to existing 100mm laid at minimum 1:40 underground bedded and surrounded in 150mm 10mm pea shingle. Install new 250mm inspection chambers for invert levels up to 2M, at change of directions if greater than 30 deg & at max. 22M run. All new drainage to comply with BS8301 and to be agreed with Building Control Authority on site.

Rainwater Drainage, down-pipes into existing underground rainwater drainage system connected by 100mm pipes laid as for four drains.

Concrete Strip Foundations to walls indicated on plan generally 600mm wide to new external walls and 450mm wide to internal walls & should be set out centrally beneath the wall. foundations excavations to be a minimum 1M below ground level in clay subsoil and to be taken to depths in accordance with part A of the building regulations in shrinkable soils in relation to an existing or previously removed trees. Foundations in relation to existing drains to be taken 150mm below invert level where within 3M. Ensure all foundation trenches are free from debris and water, Mass fill concrete in one continuous pour at a depth to suit site conditions determined by Building Control Authority on site.

Walls where drainage pass through will require prestressed concrete lintel generally 100mm (to suit wall thickness) x 65mm with a min. bearing of 100mm and 50mm clearance of drain, mask each side of opening with rigid sheet protection (fiber cement board) to prevent vermin entry.

Ground floor see section drawing for construction. Concrete screed and insulation thickness may be increased to level new & existing floors, thickness must not be decreased below that specified in the U-Values. The builder to take all reasonable steps to ensure finish floor levels are equal during construction.

Brick & Blockwork to be fully toothed and bonded into existing walls with continuous cavities where possible. Blockwork at window and door openings to be returned to the outer leaf creating reveals, to have vertical and horizontal insulated DPC where internal skin butts up to external skin. Cavity widths in external walls are to be maintained and kept clear. All brick & blockwork tolerances are to be within + or - 8mm over 5M, and precisely create openings to accept doors and windows.

Mortar Mixes are to be accurately gauged to suit the strength of material to which it is being bonded to & ensuring consistency of colour. All bricks are to be adequality mixed to ensure a consistent blend.

Cavity Wall Ties and insulation retaining clips ensure they are specific to the application, to suit cavity width and install as specified by the manufacturer.

Insulation to be as specified on drawings & installed as specified by the manufacturer to include precise cutting and butting together to avoid any gaps, ensuring insulation is flat to internal skin and foil taping of all joints.

Lintels to be insulated, to have 150mm min bearing or 100mm if below 1200mm span, to suit cavity width & opening span as specified by the manufacturer. Lintels above internal doors in blockwork walls are to be a prestressed concrete lintel generally 100mm (to suit wall thickness) x 65mm, bearing as above, all lintels to be specified and installed as directed by the manufacturer.

Windows, External Doors, frames and glazing to be specified, manufactured and installed to meet the current building regulations. Building control to certify all new & replacement elements if not provided by a Fensa approved installer, the builder to provide certification to the client. Manufactured to structural opening size allowing for a 5mm expansion gap. Windows to habitable rooms to provide a means of escape, having clear unobstructed openings equal to 0.33m² & 450 x 750mm in any direction sited with bottom of opening between 800mm min & 1100mm max above floor level. Restrictors to be fitted where required to prevent risk of fall with override functionality where required for means of escape. Trickle vents 8000mm² to all habitable rooms 4000mm² to all other rooms. The openings should have a typical area of at least 1/20th of the floor area of the room served, unless it is a bathroom which can be any openable size. All new glazing, in doors and windows within 300mm of doors or within 800mm high of internal floor to be safety glazing all as Part K of the Building Regulations. All doors used as means of escape should be fitted with a thumb turn internally so no key is required to unlock the door.

Cavity Trays with weep vents & stopped ends installed to above GL DPC, above openings and to any buttressing roof / wall all as indicated on drawings. installed as specified by the manufacturer.

Leadwork to be in accordance with the Lead Sheet Association guidelines.

Studwork to consist of sole plate, noggins & head plate with studs at 600mm CS caution should be taken when fixing sole plate as not to penetrate DPM on GF. Stud walls running parallel to joists to be built off double joists on timber suspended floors.

Sound Insulation deadening quilt min density of 10kg/m² between studs where required to reduce sound transmission, 12.5mm plasterboard to walls, 9.5mm to ceilings, moisture resistant to all wet areas or as detailed by British Gypsum's The White Book, 2mm plaster finish.

Plasterwork to be allowed to thoroughly dry out and surface imperfections filled and brought back to smooth finish, single diluted (mist) coat of emulsion prior to top coat(s) or agree finish with client.

Doors Internally and linings as indicated on plan as FD30 are to be fire rated to 30min any glazing within stairwells where fire doors are indicated to be fire rated wired or pyroshield clear safety glass.

Electrical Work will be designed, installed & notified by a person registered on a Part P certification scheme or the builder will notify Building Control seeking their approval. 1 per four fixed light fittings to be energy efficient LED lighting to be installed having a luminous efficacy greater than 40 lumens per circuit watt. Extract ventilation where applicable to ensuite and bathrooms rated at 15 l/sec with 15min overrun function & ducted to external air. kitchen with cooker hood rated 30 l/sec or if no extractor hood is provided 60 l/sec. Fully insulate any duct passing through roof void.

Water Supply where applicable: Connected to mains supply in approved manner and to be checked by local Water Authority.

Gas Supply where applicable: Connected to mains supply in approved manner installed by qualified persons registered as meeting the current standards of gas regulations & works to be checked by local Gas Board.

Central Heating System hot water supply where applicable to be installed in accordance with specialist design and specification to meet the use requirements of the development. installed by qualified persons registered as meeting the current standards of gas regulations. Extended heating systems radiators to be fitted with thermostatic valves.