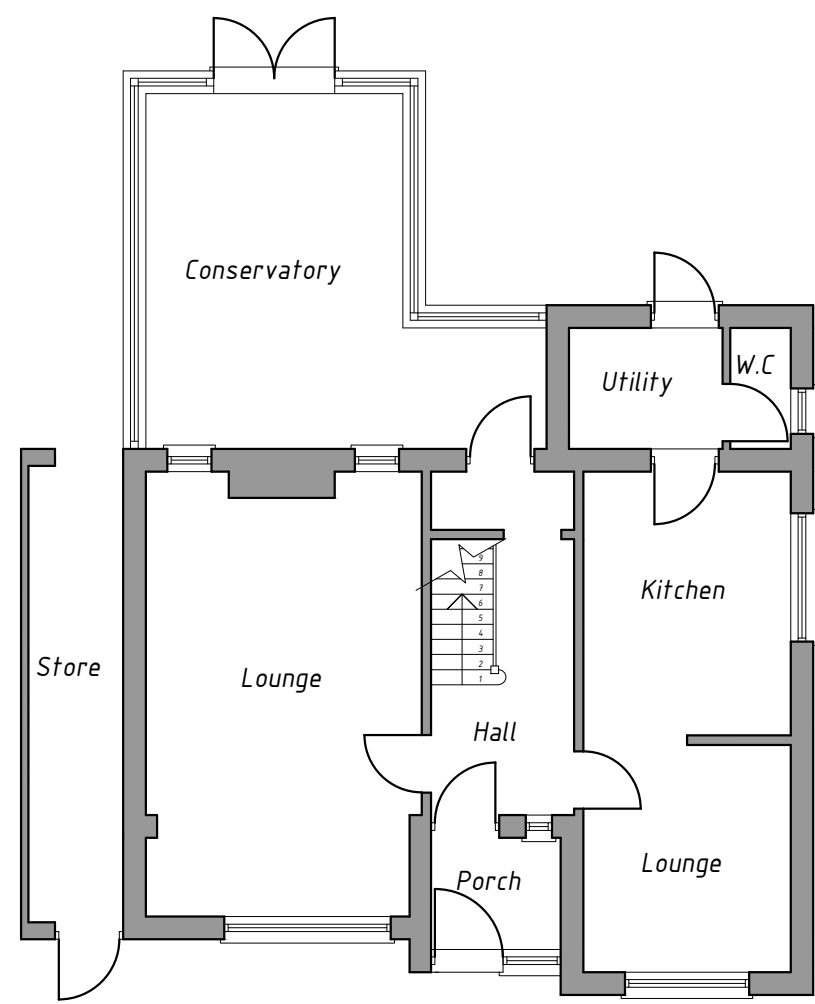
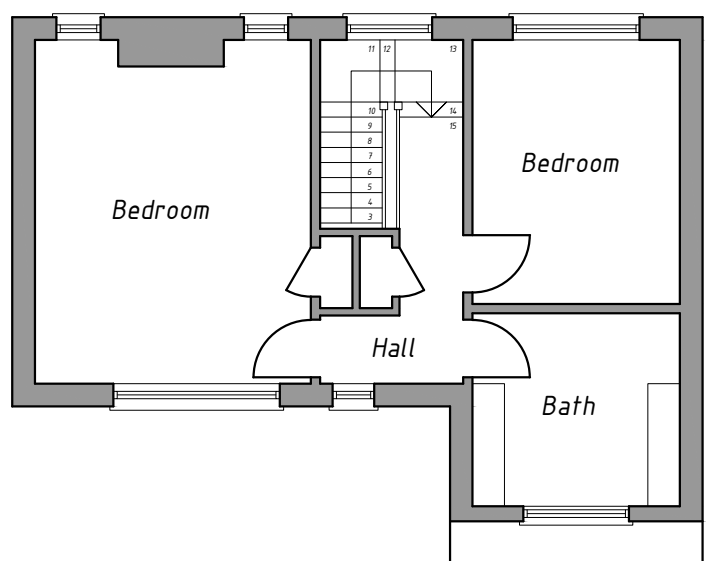
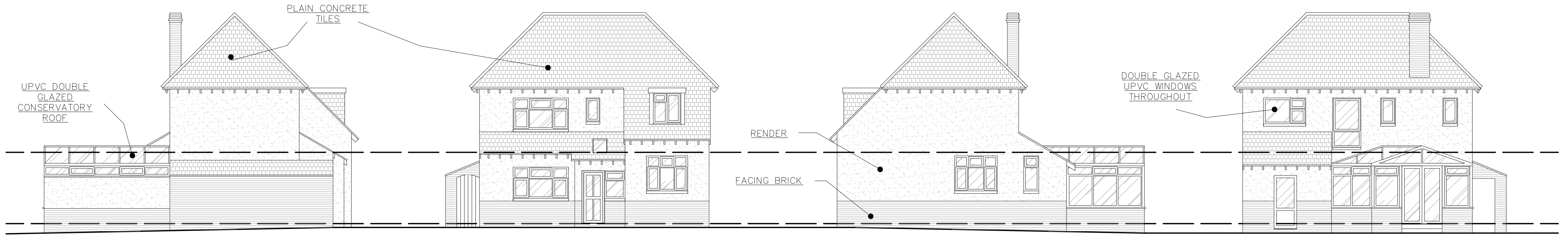




EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



EXISTING SIDE ELEVATION
SCALE 1:100@A1

EXISTING FRONT ELEVATION
SCALE 1:100@A1

EXISTING SIDE ELEVATION
SCALE 1:100@A1

EXISTING REAR ELEVATION
SCALE 1:100@A1

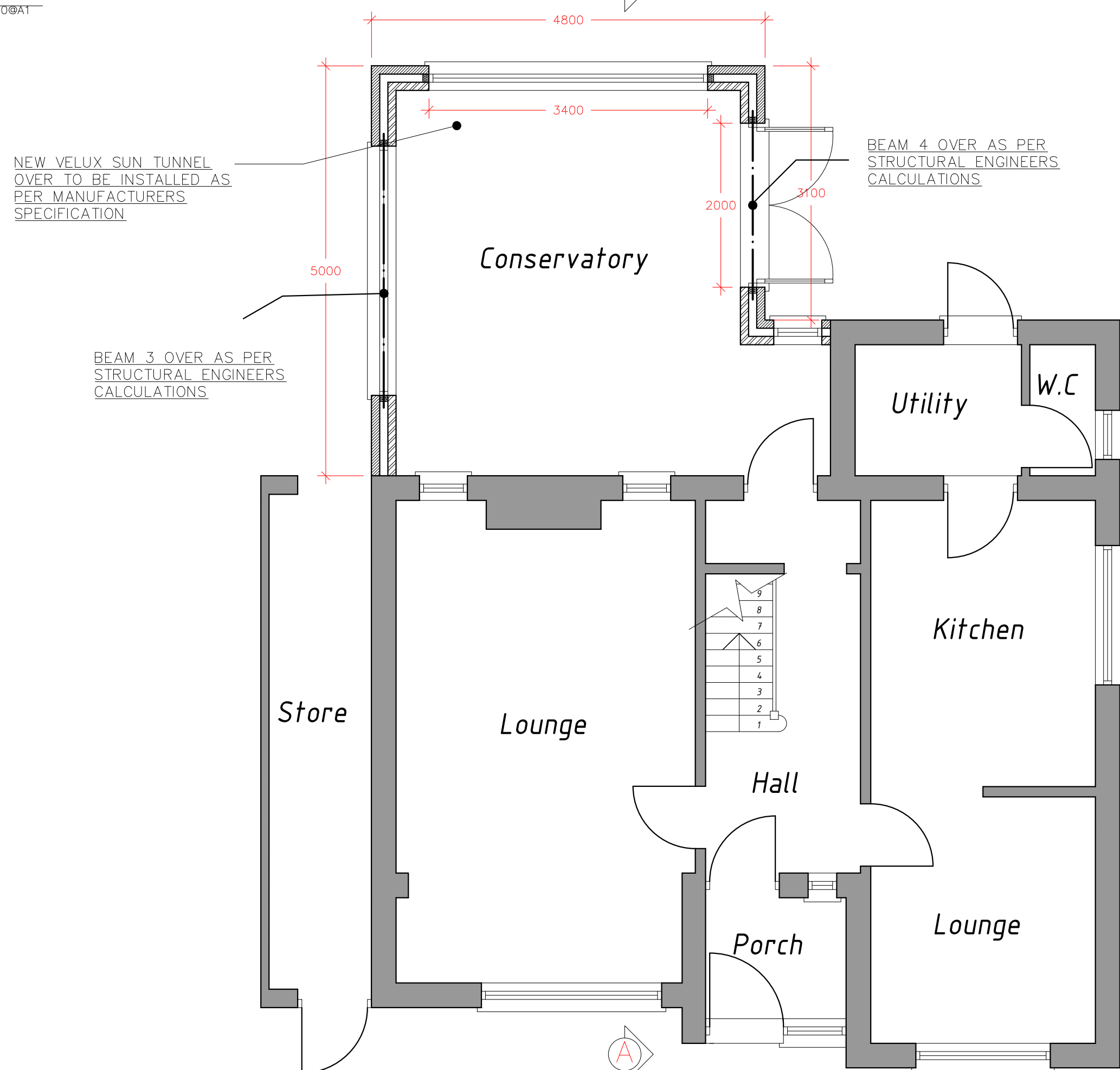


PROPOSED SIDE ELEVATION
SCALE 1:100@A1

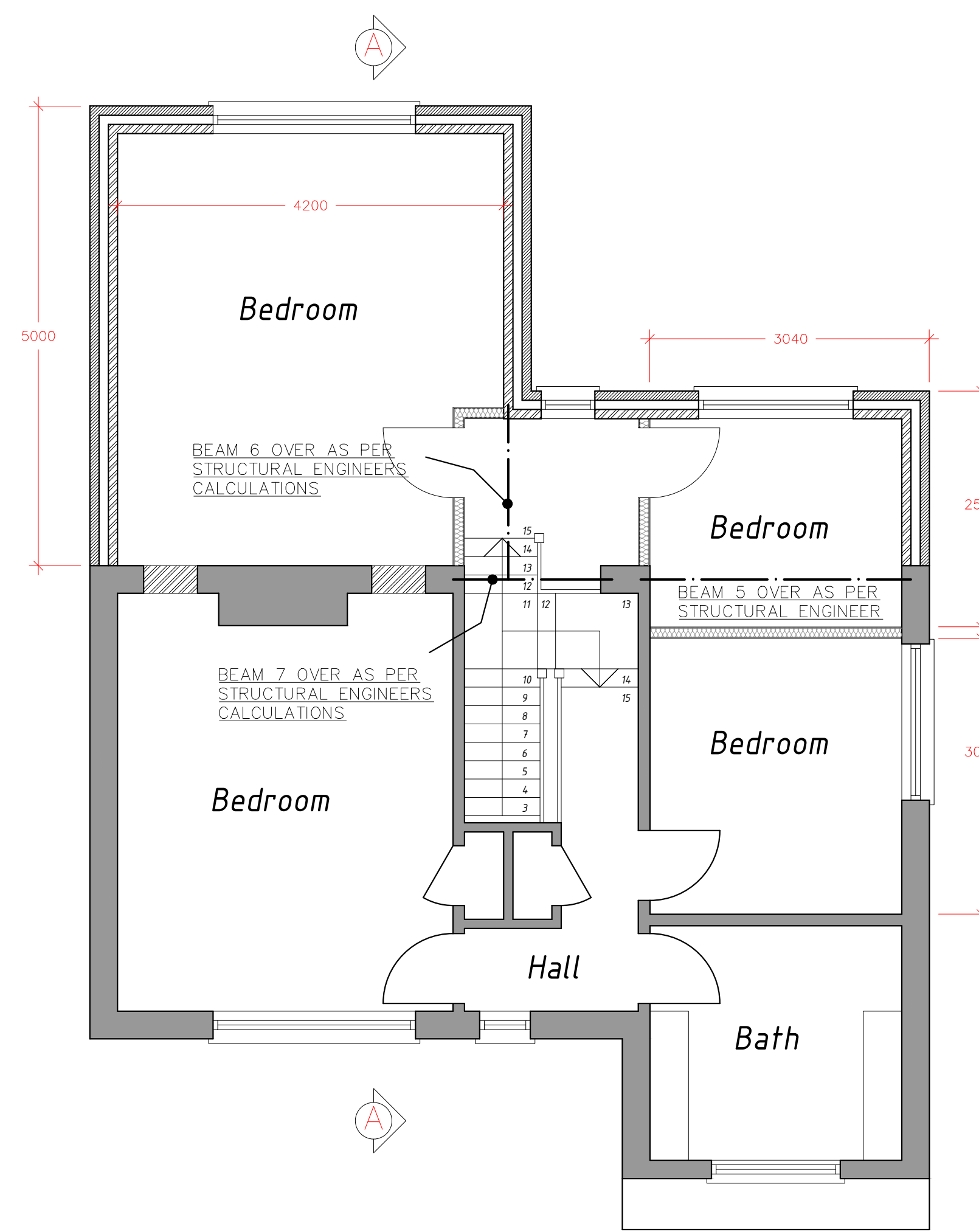
PROPOSED FRONT ELEVATION
SCALE 1:100@A1

PROPOSED SIDE ELEVATION
SCALE 1:100@A1

PROPOSED REAR ELEVATION
SCALE 1:100@A1



PROPOSED GROUND FLOOR PLAN
SCALE 1:50@A1



PROPOSED FIRST FLOOR PLAN
SCALE 1:50@A1

CONSTRUCTION NOTES:

1. All dimensions to be checked on site by those undertaking the work.
 2. Where reference is given to a written specification that has not been provided, the client shall provide the relevant specification.
 3. Where two or more drawings illustrate the same element, the client shall provide the relevant specification.
 4. Later drawings shall not be used to design the building without the client's approval.
 5. Elements that are subject to detailed design by others are shown in dashed lines and shall be subject to the client's approval.
 6. All work shall be carried out in accordance with the Building Regulations and in accordance with current British Standards.
- CAVITY MASONRY WALL U-VALUE 0.28W/M²K
13MM RENDER TO MATCH EXISTING
100MM CELCON SOLAR BLOCK 3.5N
85MM CAVITY WITH
85MM ROCKWOOL DRITHERM CAVITY BATTS,
100MM CELCON SOLAR BLOCK 3.5N,
13MM RENDER AND SET
- SUB FLOOR TO BE VENTILATED BY MEANS OF AIR BRICKS SLEEVED THROUGH CAVITY WALL AT 2M CENTRES
- STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY, 450MM VERTICALLY, 225MM VERTICALLY AT ALL OPENINGS.
- ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR REVEALS BY MEANS OF INCORPORATING CAVITY TRAYS LTD TYPE H CAVICLOSER.
- ALL EXISTING CAVITIES TO BE MAINTAINED WHERE NEW CONSTRUCTION MEETS EXISTING
- 600X225MM CONCRETE FOUNDATIONS TO ALL CAVITY WALLS, DEPTH TO SUIT LOCAL GROUND CONDITIONS (MINIMUM 1200MM BELOW GROUND LEVEL IF IN CLAY OR 1500MM BELOW INVERT LEVEL OF DRAIN IF LOWER).
- PITCH ROOF CONSTRUCTION - MAIN ROOF (U-VALUE OF 0.18W/M²K)
PLAIN CONCRETE TILE TO MATCH EXISTING
38X25MM TREATED SOFTWOOD BATTENS
TYVEK SUPRO
47X150MM C24 GRADE RAFTERS
WITH 225X24MM ROOF BEAM
47X200MM C24 GRADE CEILING JOISTS WITH 200MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS AND
100MM ROCKWOOL QUILT INSULATION ABOVE 12.5MM PLASTERBOARD AND GCM
- ROOF JOISTS TO BE STRAPPED TO EXTERNAL WALLS WITH 30X50MM GALVANISED MILD STEEL STRAPS AT MINIMUM 2M CENTRES
- WINDOWS/DOOR TO REACH MIN U-VALUE OF 1.60W/M²K
- NEW DOUBLE GLAZED UPVC DOORS AND WINDOWS FITTED WITH TRICKLE VENTS AND LOW-E GLAZING TO HAVE PROPRIETARY CATNIC UNTOL OVER TO SUIT CAVITY CONSTRUCTION. ALL GLAZING TO DOORS TO BE SAFETY GLAZING WHICH COMPLIES WITH BS6206 1981
- ALL NEW WINDOWS AT FIRST FLOOR TO BE UNOBSTRUCTED AND HAVE MINIMUM CLEAR OPENING OF 0.33M² AND AT LEAST 450MM WIDE AND 450MM HIGH
- ALL STEELS AS PER STRUCTURAL ENGINEERS CALCULATIONS. ALL STEELS TO ACHIEVE MINIMUM 30 MINUTES FIRE RESISTANCE
- CONCRETE FLOOR U-VALUE OF 0.22W/M²K
MIN 65MM SAND/CEMENT SCREED
VAPOUR CONTROL LAYER
80MM CELOTEX GA4000 RIGID FOIL-FACED FOAM BOARD PIR
100MM CONCRETE
1200 GAUGE DPM
50MM SAND BUILDING
MIN 150MM HARDCORE
- NEW STUD PARTITIONS TO BE INSTALLED TO IN 50X100MM TIMBER STUDS FIXED TO FLOOR AND HEADER PLATE WITH 100MM ISOVER APR 1200 BETWEEN
- NEW MAINS OPERATED SMOKE DETECTOR TO BE INSTALLED TO EACH LANDING WITH A BATTERY BACK UP TO A 'A' GRADE D CATEGORY LD3 STANDARD IN ACCORDANCE WITH BS 5839-6:2013

- NEW SEPARATING FLOOR CONSTRUCTION TO BE 18MM TAG CABER FLOORING OVER 47X200MM C24 GRADE JOISTS HUNG FROM PROPOSED STEEL AT 400MM CENTRES WITH HERRINGBONE STRUTTING AT MID SPAN AND TED INTO THE EXISTING EXTERNAL WALL STRUCTURE WITH 100MM ISOVER APR 1200 ACOUSTIC INSULATION BETWEEN THE JOISTS, PLASTERBOARD AND SKIM FINISH TO CEILING BELOW
- EXISTING WINDOW OPENINGS TO BE BLOCKED UP IN CONSTRUCTION TO MATCH EXISTING EXTERNAL WALL
- ALL NEW DRAINAGE TO BE HEPPWORTH PLASTIDRAIN (OR EQUIVALENT) PVC-U LAID TO FALL AT 1:100 TO ALL DRAINAGE TO BE BEDDED ON AND SURROUNDED IN 100MM PE4 SHINGLE.
- NEW RWP TO DISCHARGE TO NEW SOAKAWAY MINIMUM 1M3 AND LOCATED AT LEAST 5M AWAY FROM THE BUILDING
- ANY DRAINAGE THAT PASSES THROUGH CAVITY WALLS TO BE SLEEVED AND PROPRIETARY CONCRETE UNITS FITTED TO EACH LEAF OF THE CAVITY WALL. REFER TO SKETCH DETAIL PROVIDED
- ANY EXISTING DRAINS THAT WILL BE UNDER THE REAR EXTENSION TO BE EXPOSED TO ASCERTAIN ITS CONDITION. IF FOUND TO BE DEFECTIVE THE SECTION WILL BE REPLACED.
- DRAINAGE DETAILS (INCLUDING SURFACE WATER) TO BE AGREED ON SITE WITH THE BUILDING CONTROL SURVEYOR WHEN EXISTING LINES ARE EXPOSED
- SUITABILITY OF EXISTING HEATING SYSTEM TO BE CONFIRMED BY HEATING ENGINEER. SHOULD IT BE REQUIRED - EXISTING SYSTEM TO BE MODIFIED TO COVER THE EXTENSION. RADIATOR SIZES TO BE SIZED BY HEATING ENGINEER AND ALL FITTED WITH TRVS. ALL PIPES INSULATED IN ACCORDANCE WITH APPROVED DOCUMENT L. RADIATOR LOCATIONS TO BE AGREED WITH CUSTOMER PRIOR TO WORKS COMMENCING.
- ELECTRICAL INSTALLATIONS BS7671:2008 AS AMENDED OR AN EQUIVALENT STANDARD. THE ELECTRICAL INSTALLATIONS SHOULD BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. ALL WORKS TO COMPLY WITH PART P OF THE BUILDING REGULATIONS AND WITH ANY OTHER RELEVANT PART OF THE BUILDING REGULATIONS. ALL CERTIFICATION TO BE PROVIDED BY A PERSON COMPETENT TO DO SO. WILL BE REQUIRED UPON COMPLETION.
- 75% OF LOW ENERGY LIGHT FITTINGS WITH AN EFFICACY EXCEEDING 45 LUMENS PER CIRCUIT WAIT TO BE FITTED IN THE NEW WORKS.
- PARTY WALL ACT 1996 - AS THE BUILDING WORKS WILL BE WITHIN 3 METRES FROM THE BOUNDARY, TWO MONTHS NOTICE IN WRITING TO BE GIVEN TO THE ADJOINING OWNERS / OCCUPIERS AND WRITTEN CONFIRMATION TO BE RECEIVED PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.

15A KNOX ROAD, HAYANT POY NP			
EXISTING AND PROPOSED DRAWINGS			
DATE	08/19	DRAWING NUMBER	REVISION
SCALE	1:100@A1	KNO_01	C
PLANNING			