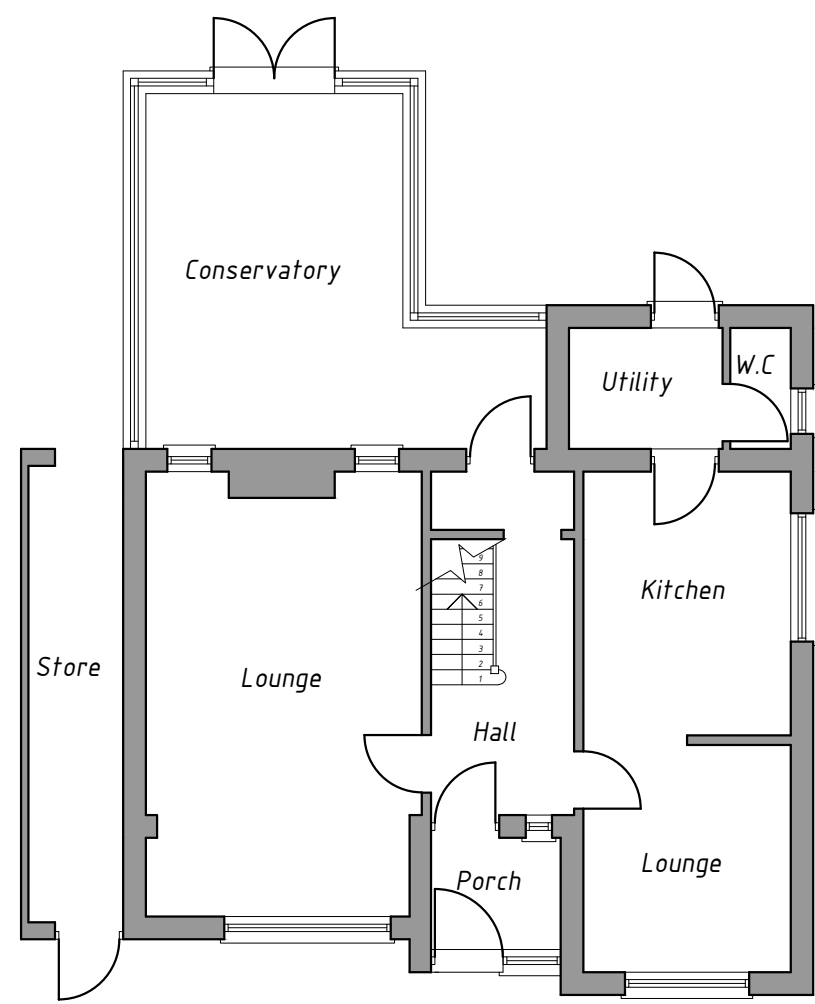
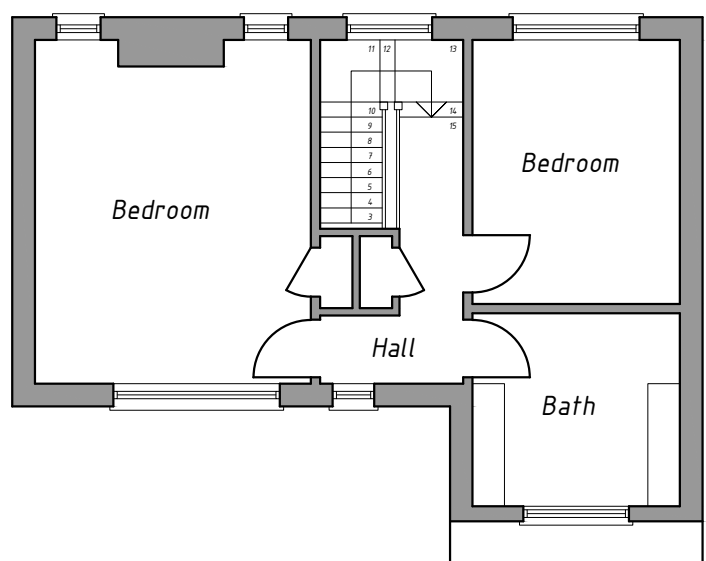
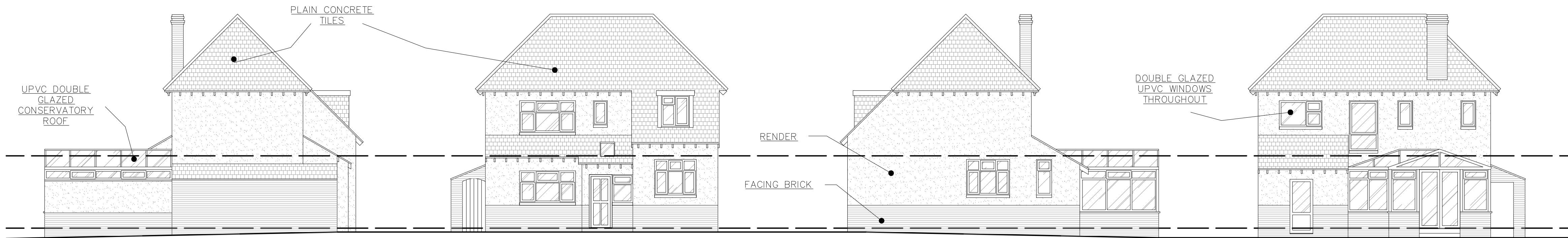




EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



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

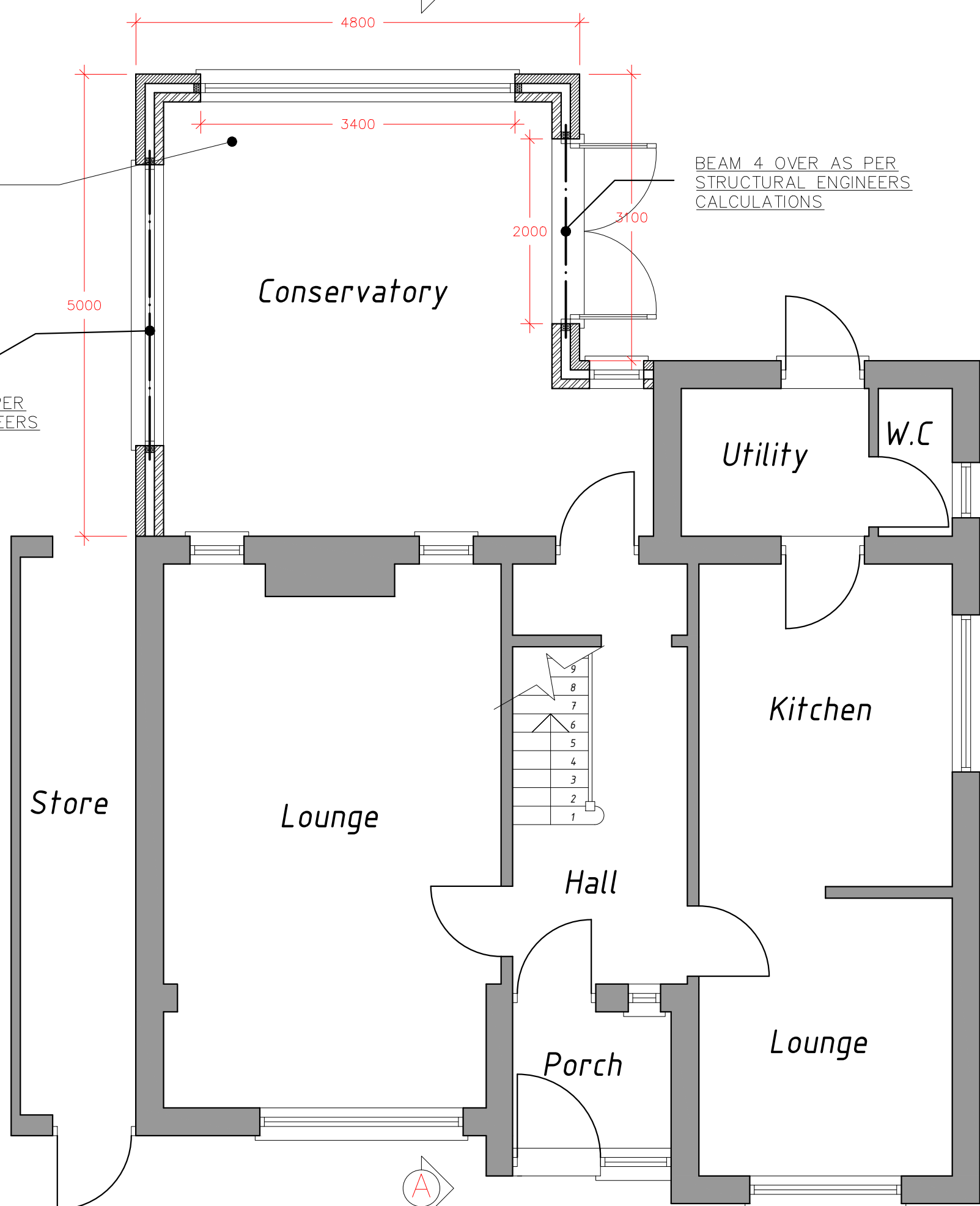
PROPOSED SIDE ELEVATION
SCALE 1:100@A1

PROPOSED REAR ELEVATION
SCALE 1:100@A1

NEW VELUX SUN TUNNEL
OVER TO BE INSTALLED AS
PER MANUFACTURERS
SPECIFICATION

BEAM 3 OVER AS PER
STRUCTURAL ENGINEERS
CALCULATIONS

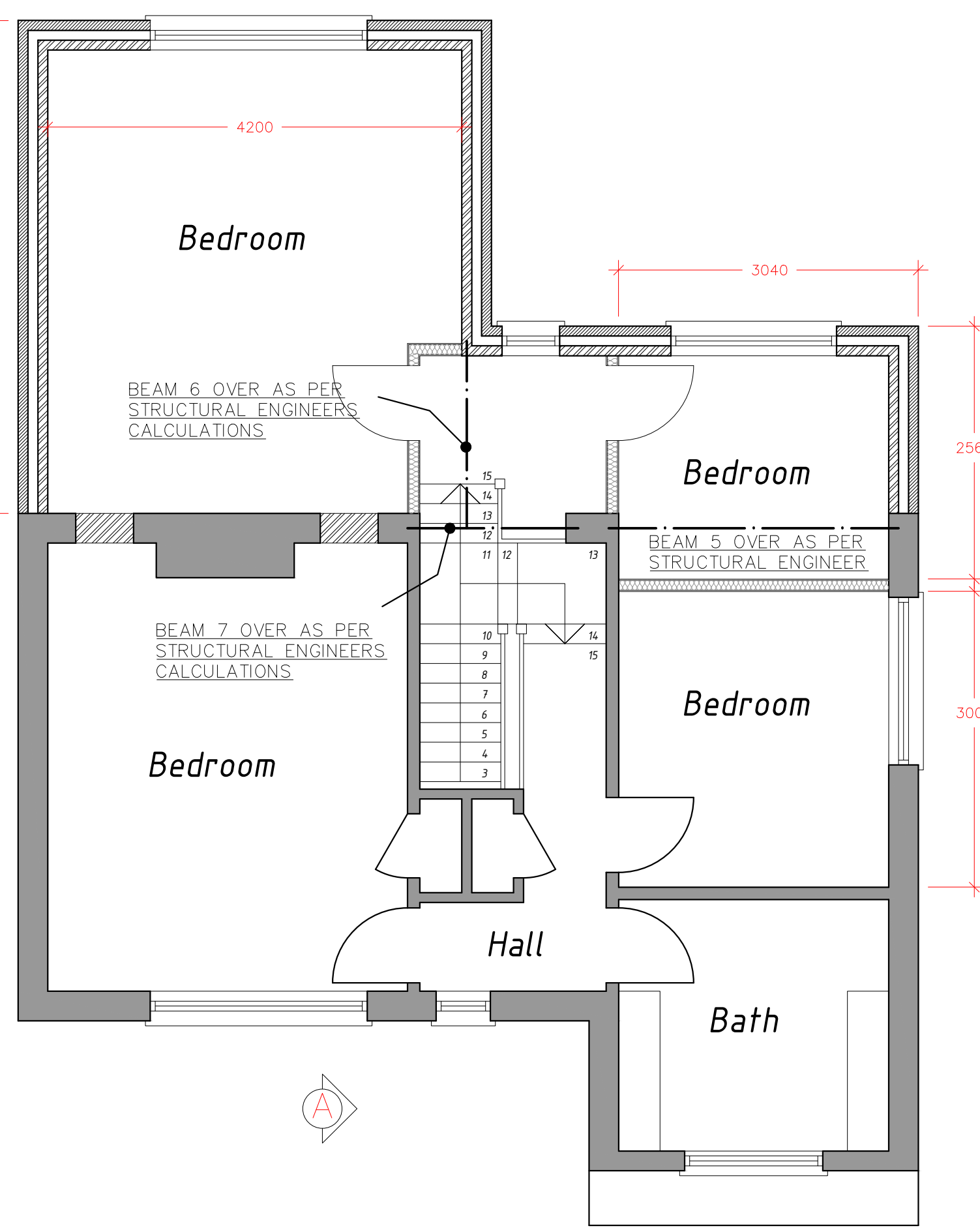
BEAM 4 OVER AS PER
STRUCTURAL ENGINEERS
CALCULATIONS



PROPOSED GROUND FLOOR PLAN
SCALE 1:50@A1

BEAM 6 OVER AS PER
STRUCTURAL ENGINEERS
CALCULATIONS

BEAM 7 OVER AS PER
STRUCTURAL ENGINEERS
CALCULATIONS



PROPOSED FIRST FLOOR PLAN
SCALE 1:50@A1

CONSTRUCTION NOTES

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 CAVYCLOSER.

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 100MM BELOW GROUND
LEVEL IF IN CLAY OR 150MM 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
TYNEX SUPRO
47X150MM C24 GRADE RAFTERS
WITH 225X25MM 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 PER
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 LANNING WITH A BATTERY
BACK UP TO 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 OF MIN 1:40. 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.

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 on the drawings

3. Where two or more drawings illustrate the same element,
the larger scale drawing shall prevail

4. Later drawings shall take precedence over earlier design
drawings and shall prevail

5. Elements that are subject to detailed design by others
are shown as indicated and shall not be taken as
representative of the final design. Any changes to the
design shall be provided on the drawings

6. All works are to be carried out to the satisfaction of
Building Control and in accordance with current Building
Regulations

15A KNOX ROAD, HAYANT
POY NP

EXISTING AND PROPOSED DRAWINGS

DATE: 05/19 DRAWING NUMBER: KNO_01 D
SCALE: 1:100@A1
PLANNING