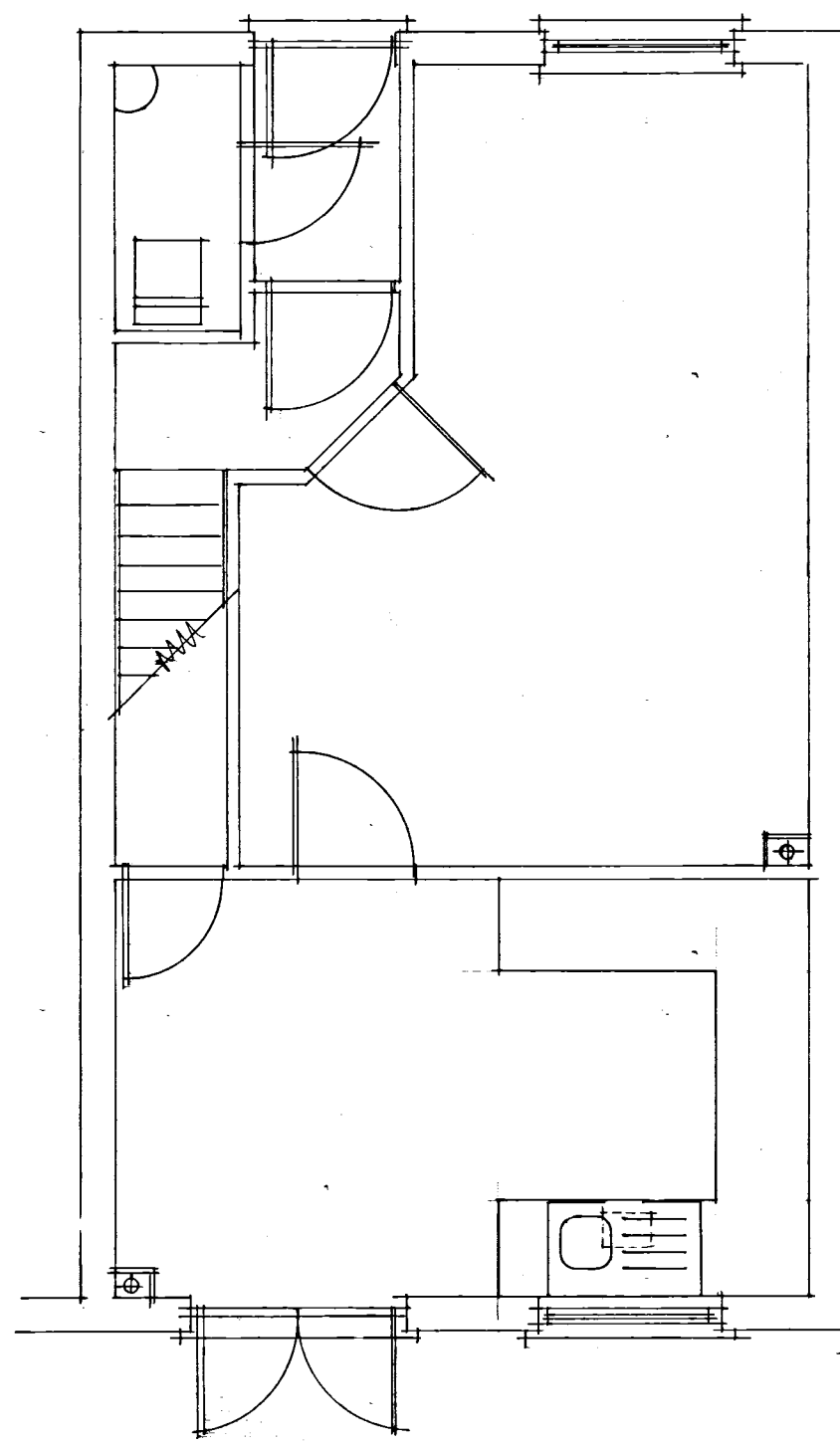
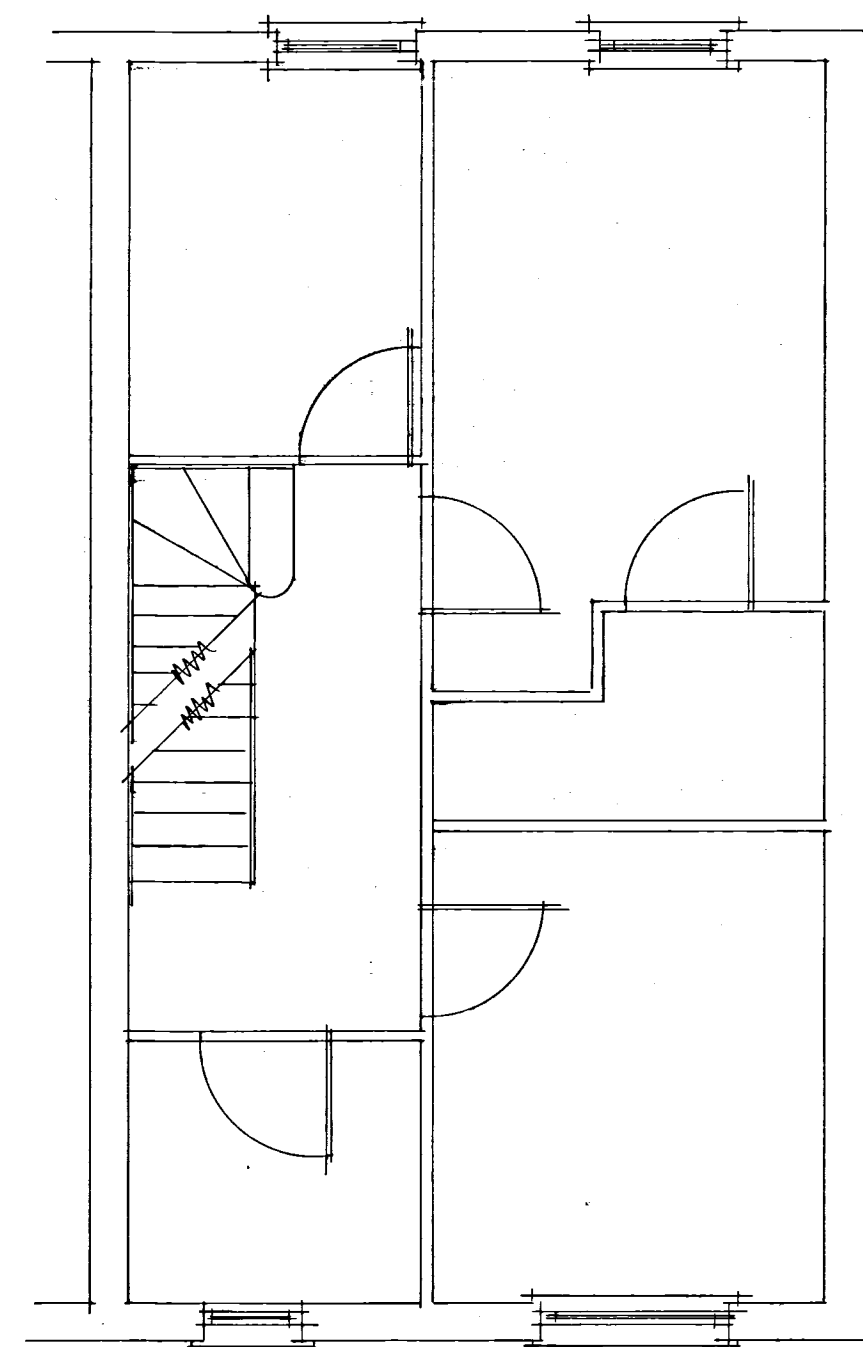
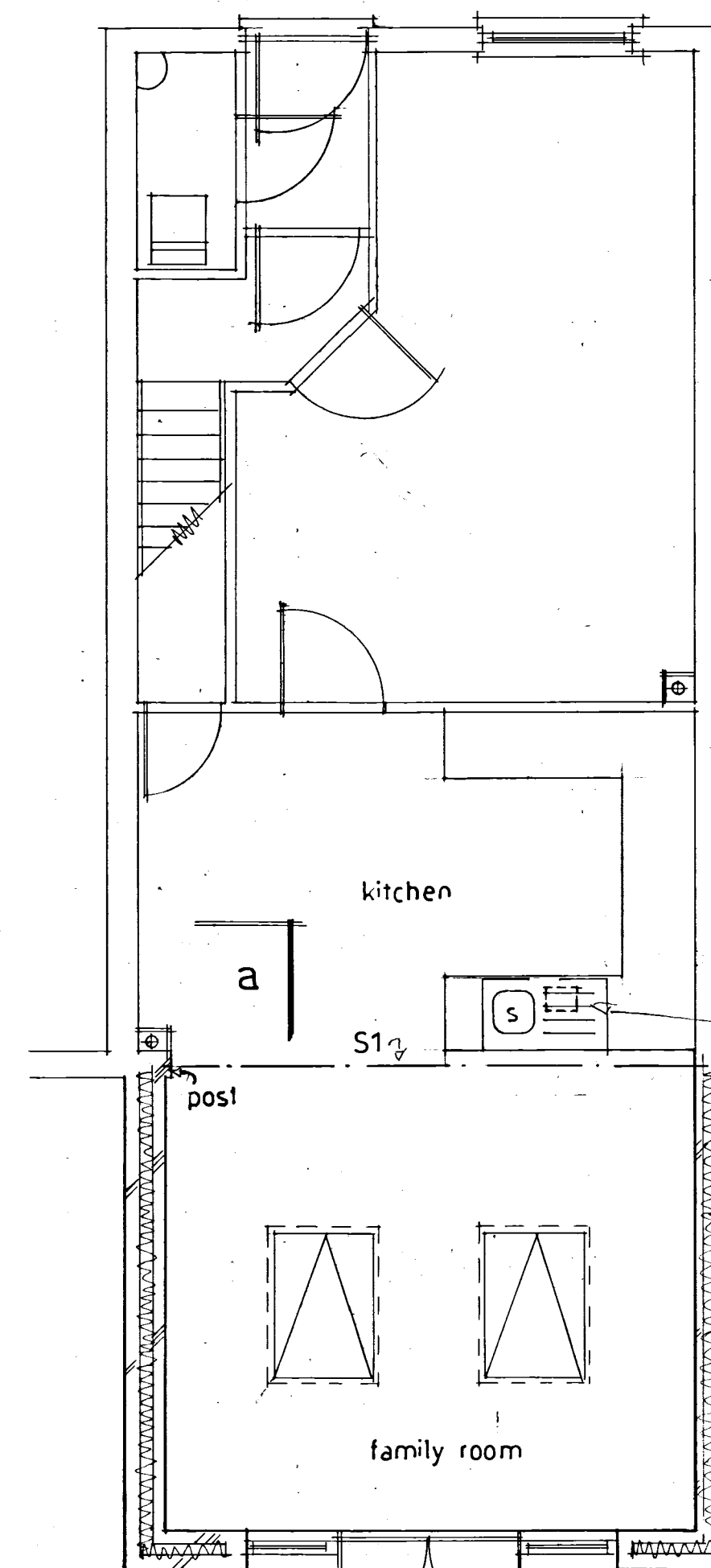




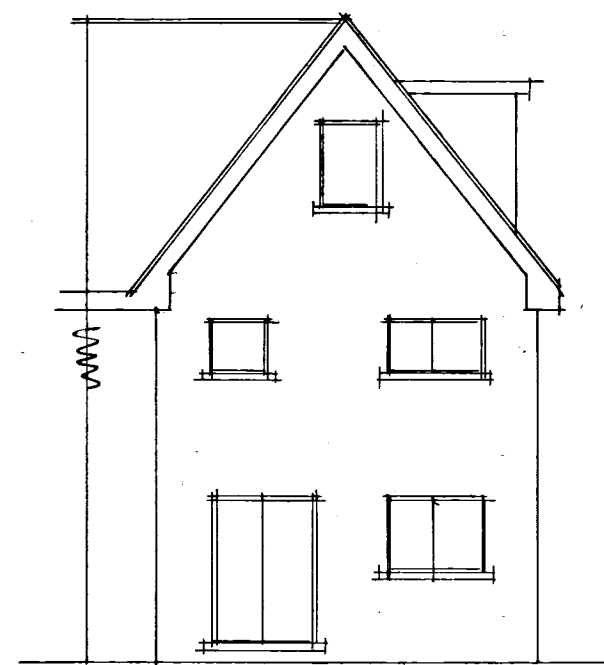
existing ground floor



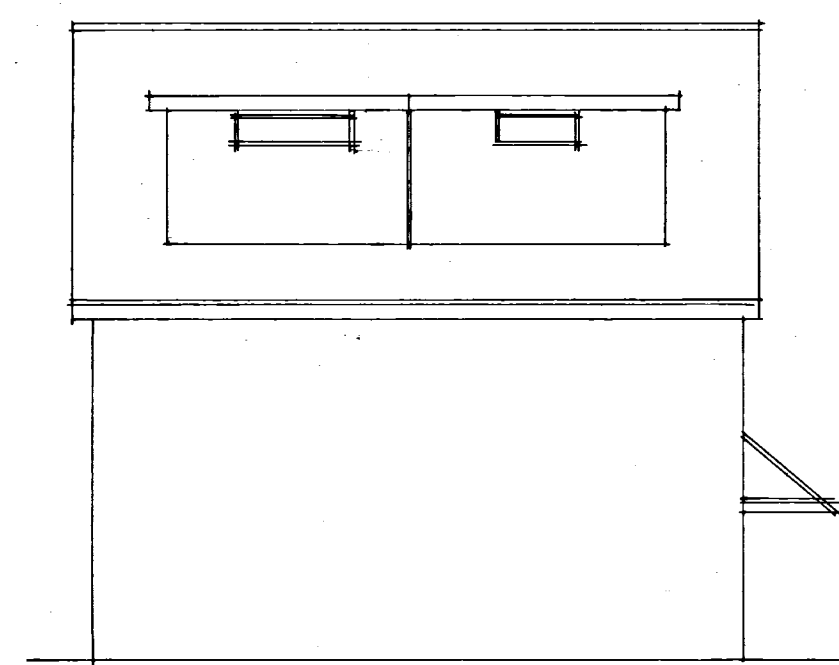
first floor plan



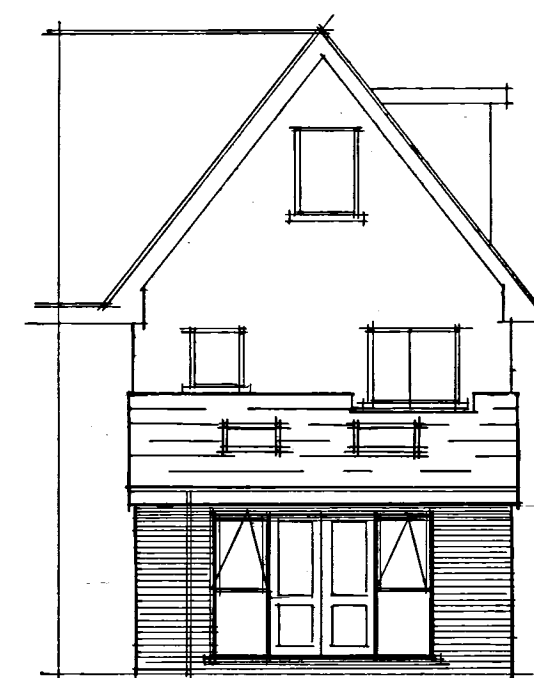
proposed ground floor



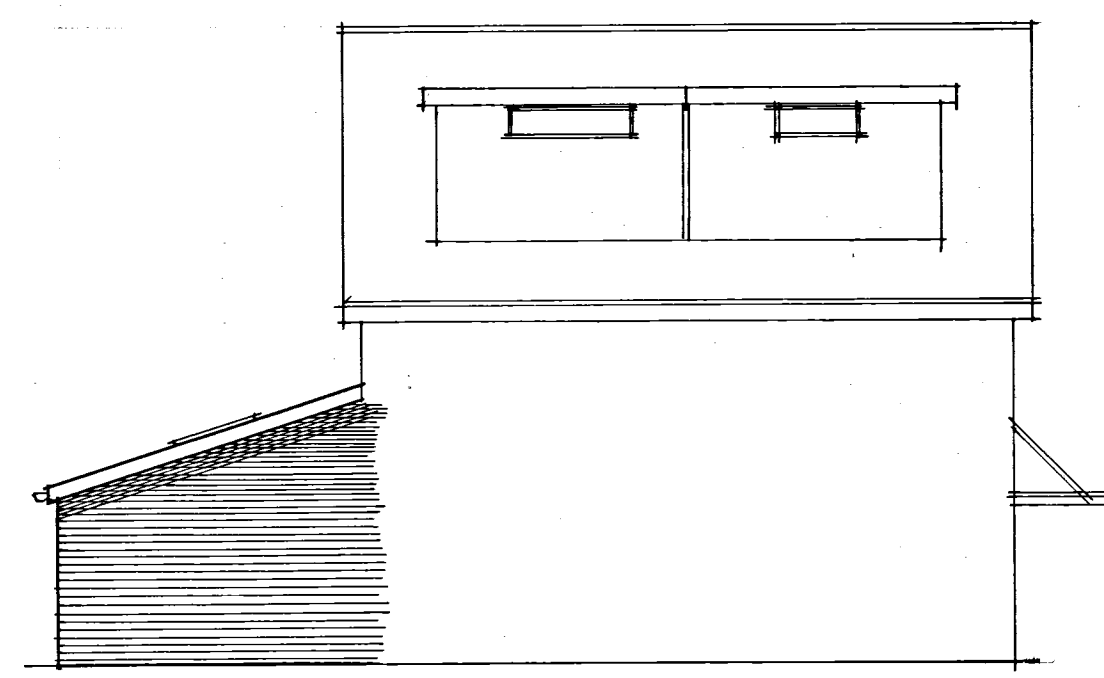
existing rear



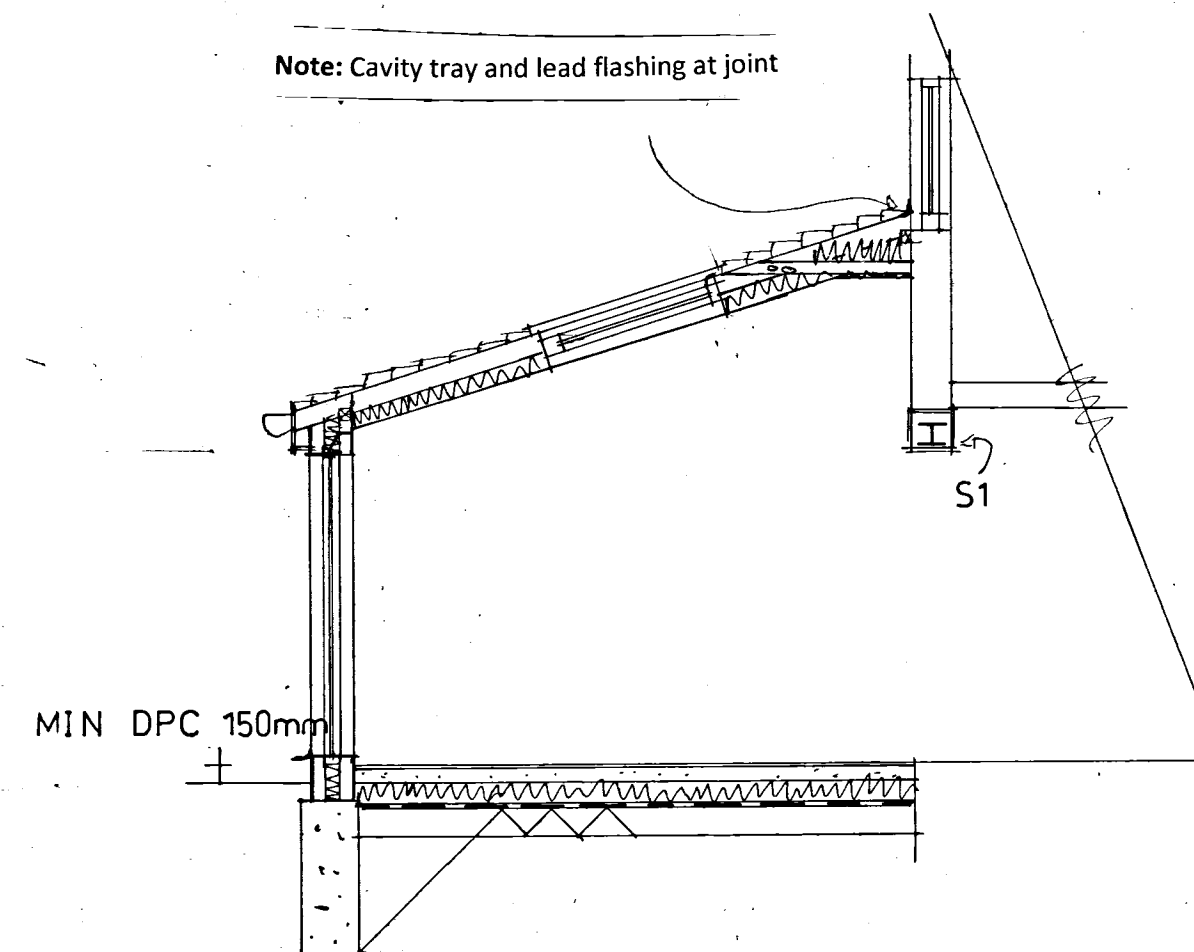
existing side



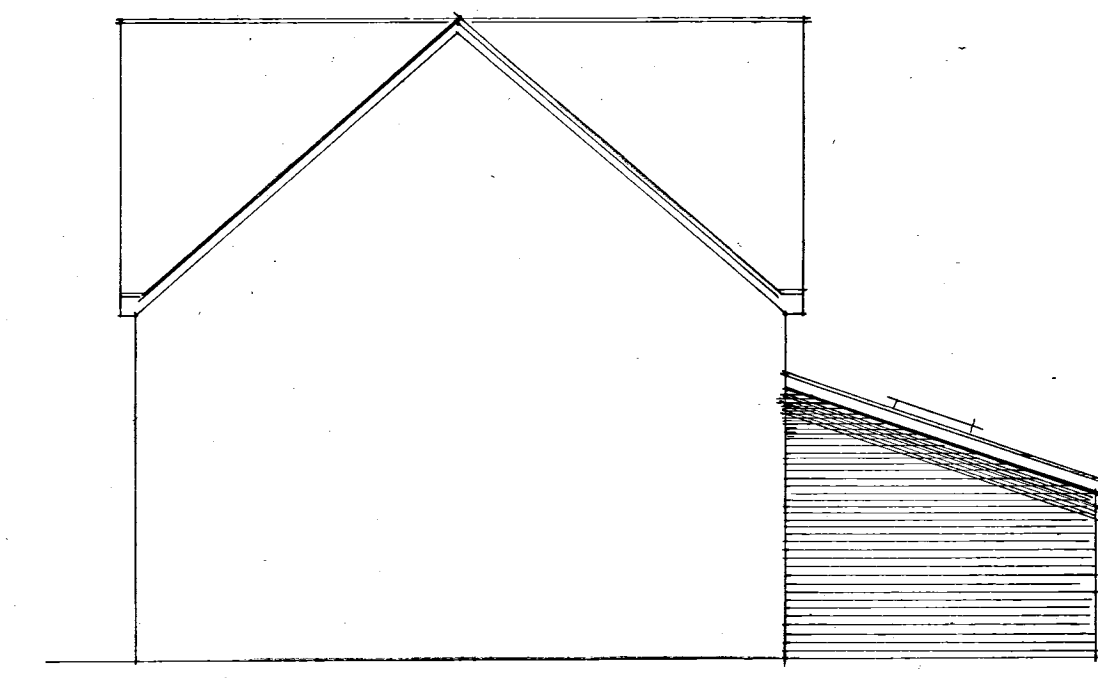
proposed rear



proposed side



section a.a.



proposed side

Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8m² trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²K. Doors to have a minimum U-value of 1.80w/m²K. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/wall joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

Steelwork: Minimum bearing 100mm on concrete padstones, prestressed concrete lintels or metal bearing plates. Encase in minimum two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. See structural calculations for sizes.

Foundations: Concrete trench fill, 450mm wide to min' depth of 1m or to suit local ground conditions. (in clay soils min depth 1.2m) or to below invert level.

Floor: 50mm screed on 100mm concrete slab on 'Celotex GA4070' insulation battens on 1.200G damp proof membrane continuous with new and existing damp proof course, on min' 100mm well-consolidated hardcore with 50mm sand blinding. Fit 100mm diam PVC ducts under slab terminating in 225mm x 75mm airbricks to vent existing timber subfloors when required.

External walls: 112mm facing bricks to match existing as closely as possible, 100mm 'Rockwool' battens filled cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated). Inner skin with render and set finish (overall cavity 90mm). Insulated 'Catnic' lintels over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm centres horizontally and 450mm centres vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Main roof: Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on felt on 50mm x 175mm rafters at 400mm centres. Strap down with 1m x 32mm galvanised. ms. straps at max 1.2m centres around the perimeter.

Drainage: All drainage to 'BS EN752' plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround new or existing inspection chamber on the existing run. Bridge with concrete lintels over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site prior to the commencement of works. The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to the commencement of work.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOABEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

Plumbing: All to 'BS EN 2056' plus approved doc H 38mm diam'. Wastes from the sink, bath and shower, 32mm diam'. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam PVC svp terminating min 900mm above nearest window head and with rodding access at the base.

Rainwater goods: Run new 100mm diam PVC rainwater gutters and 70mm diam downpipes to existing drainage system.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE:17th Ed). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.

Note: Form recess in the roof to clear existing window with code 4 lead over min 126mm 'Celotex' roof decking (T04126) including cheeks. Min. 150mm upstand to the window sill.

A	JAN 18	PLANNING	AMENDMENTS
Date		Revision	

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ARCHITECTURAL

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Client
Mr Chris Minter

Job Title
**5 Blossom Drive
Widley**

Drawing Title
Rear Extension

Scale **1:50, 1:100 at A1**

Date **NOV 2017** Drawn by **CM**

Drg. No.	1233.17	Rev.	A
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