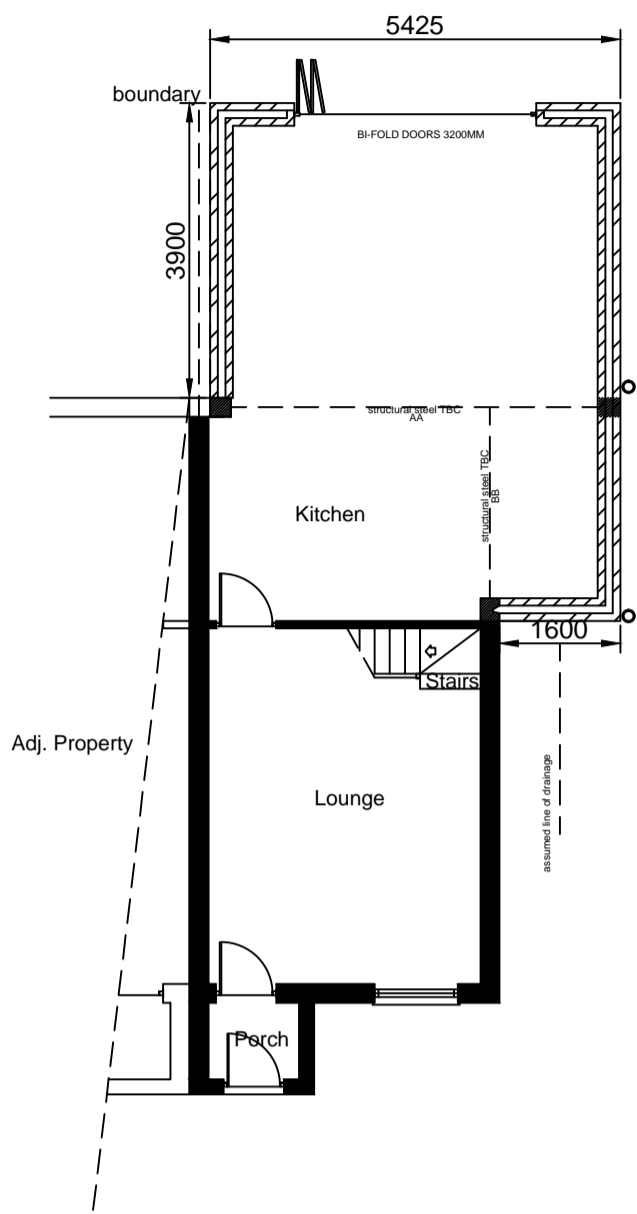
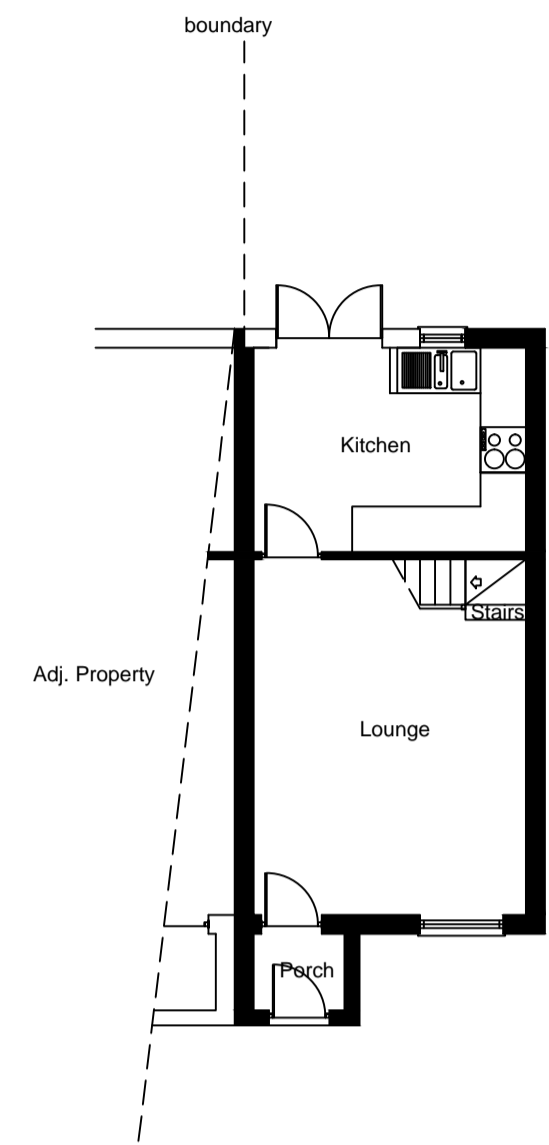


EXISTING BLOCK PLAN
SCALE 1:100

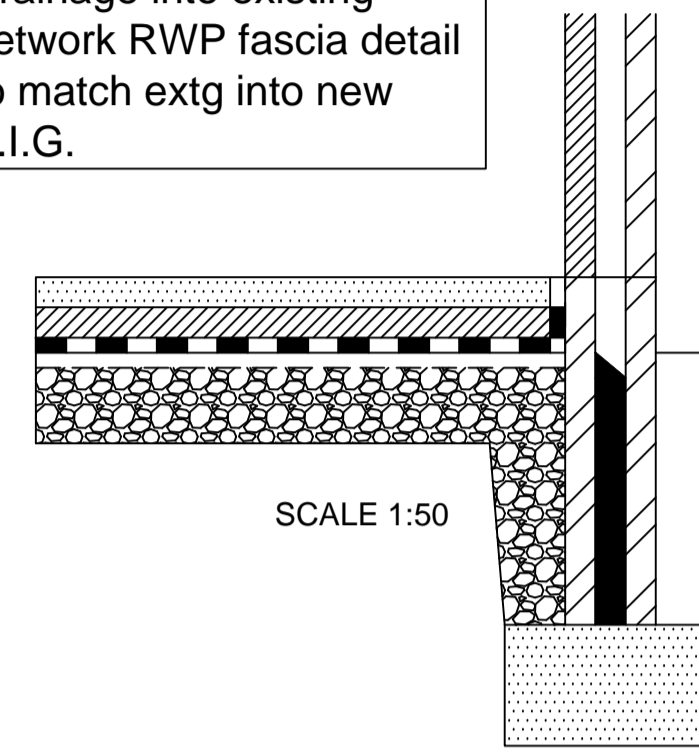
PROPOSED BLOCK PLAN
SCALE 1:100



o Suggested New B.I.G.
All waste water to be taken into existing network to complete satisfaction BCO NEW I.C. to be agreed on site

Ground conditions to be checked prior to construction and reported to S.E. who will design structural steels, padstones and if necessary hip design and stability check all to be confirmed at BREGS stage

Drainage into existing network RWP fascia detail to match extg into new B.I.G.

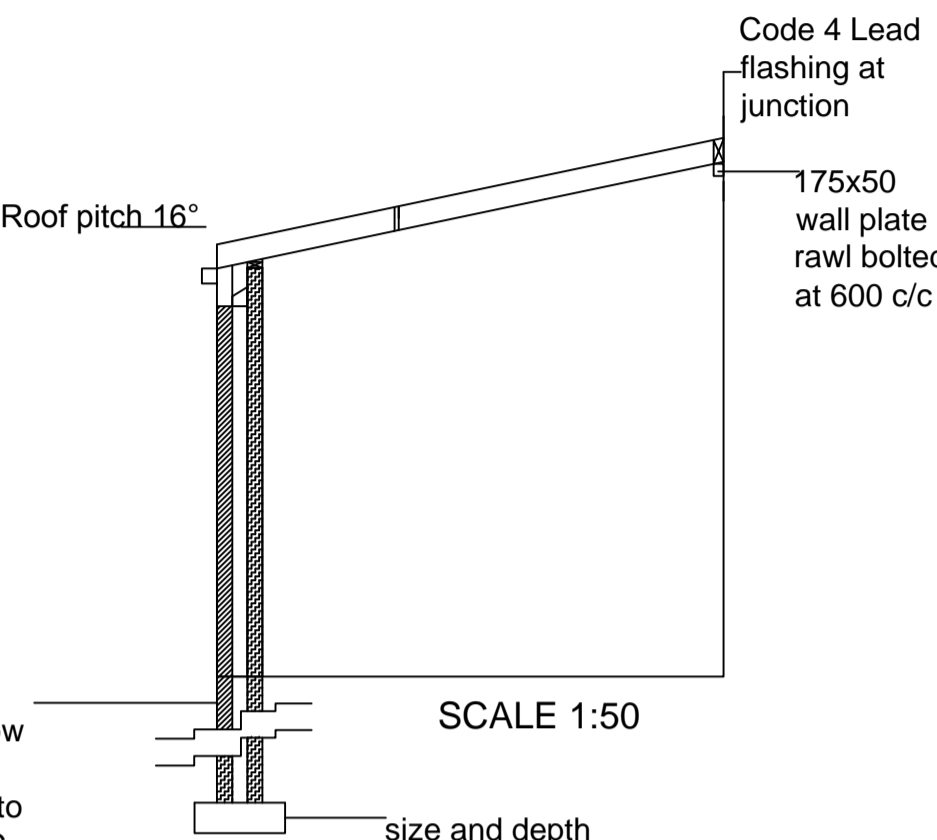


SCALE 1:50

GROUND FLOOR
100MM slab with S/L screed and finish to clients choice on 120mm Celotex or equivalent on 1200g Visqueen DPM on 50mm sand blinding over 150mm well consolidated brick hardcore. Insulation board to be turned up at edge of slab DPC and DPM to be lapped and bonded. U/Value of max 0.22W/m2K to be agreed.

Facing brickwork taken down to 3-4 courses below G.L. Cavity filled with concrete to remain clear to a min 225mm below DPC

estm. Roof pitch 16°



SCALE 1:50

size and depth of foundations to be to satisfaction of B.C.O.

ALL DRAWINGS TO BE READ IN CONNECTION WITH STRUCTURAL ENGINEERS DETAILS WHICH SHALL SUPERCEDE THIS DRAWING

WINDOWS
All new windows to be 20mm sealed with low emissivity glass to achieve 1.6w/m2k U value.

Ventilation
Mechanical Extract to be fitted with 15/30/60L/S capability.

Lintols and Steelwork
All lintols to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given minimum half hour fire protection. All steel lintols to have a minimum end bearing of 150mm with cavity trays over. All steelwork to Structural Engineers Design. Provide concrete internal 100 lintols with a minimum end bearing of 150mm to both both sides of all to all internal door window openings.

Regulation 7
All work shall conform to the standards for Materials and Workmanship identified in regulation 7 ie - using proper materials appropriate for the circumstances in which they are used. Proper materials should bear an EC mark, conform to a harmonised standard of european technical approval conform to a BS or BBA certificate.

DRAINS
Any new drains to be laid using 100mm UPVC Hepsleve pipes at a 1:40 fall for a self cleansing gradient. Drains under building and within 1m of foundations to be encased in concrete surround. Drains passing through foundations are to be shuttered and bridged over with PCC lintols with rocker pipe used either side. 100mm SVP to be accessible and terminate at least 900mm above highest opening window and roof level to be fitted with bird cage terminal. All new sanitary fittings to incorporate anti vac traps.

ELECTRICS
All accessible switches to be 1200mm above floor level and sockets 450mm above floor level. Installed in accordance with current IEE regulations 17th edition and to comply with Part M of the BREGS. All electrical services to be fully compliant with Part P of the approved document and all installation work to be carried out by suitably qualified persons certified by a registered member of an authorised body.

HEATING SYSTEM
Central Heating System to be installed with the work carried out by a suitably qualified and gas safe registered contractor, position of radiators and boiler to be discussed and assessed before works commences and a price agreed. Insulate all new pipework and ducting as part L1. Boiler to be condensing type and radiators fitted with thermostatic valves, hot water supply to be restricted so as not to exceed 48° and prior to completion a wholesome water calculation to be provided which does not exceed 125 litres per person per day.

GENERAL NOTES
ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR. PLANNING AND BUILDING REGS DRAWINGS SHOULD NOT BE SCALED FROM AND ALL DIMENSIONS SHOULD BE CHECKED ON SITE. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND TO THE COMPLETE SATISFACTION OF BUILDING CONTROL OFFICER. ALL TIMBER TO BE ENCASED IN 12MM GYPSUM FIRELINE BOARD FOR 30 MINS FIRE PROTECTION. ALL ELECTRICAL WORKS TO BE CARRIED OUT BY NICEIC APPROVED CONTRACTOR WITH INSTALLATION CERTIFICATION PROVIDED UPON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND IF NECESSARY BOILER TO BE REPLACE WITH CONDENSING TYPE BOILER INSTALLED BY A GAS SAFE REGISTERED CONTRACTOR.

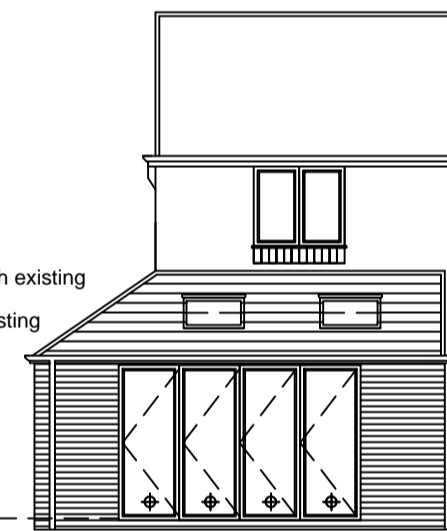
CONTRACTOR TO ENSURE THE FOLLOWING CDM REGULATIONS
THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGS AND BE FULLY AWARE OF THEIR APPLICATION.
BUILDER/OWNER TO CONFIRM WITH HSE IF PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPROPRIATELY QUALIFIED PLANNING SUPERVISOR TO BE APPOINTED. CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. MAIN CONTRACTOR TO PRODUCE CONSTRUCTION PHASE PLAN. CDM REGULATIONS APPLY TO MOST COMMON BUILDING WORKS AND HSE MUST BE NOTIFIED IF CONSTRUCTION WORK IS TO LAST LONGER THAN 30 DAYS OR INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK

PROPOSED ELEVATIONS
SCALE 1:100

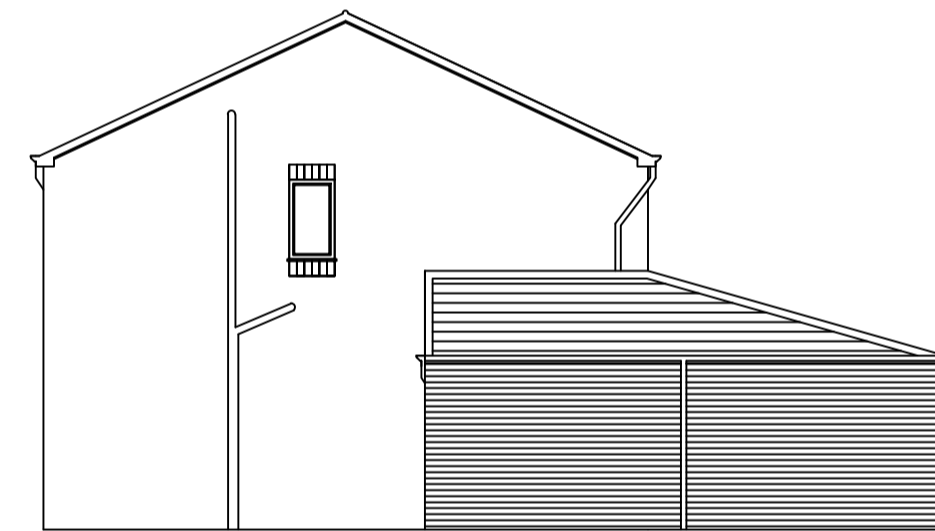
2 no. skylights size to be agreed with client NB ensure suitable once pitch of roof is determined if not then kerbing system may be required

Roof/Ridge tiles match existing
RWP match existing

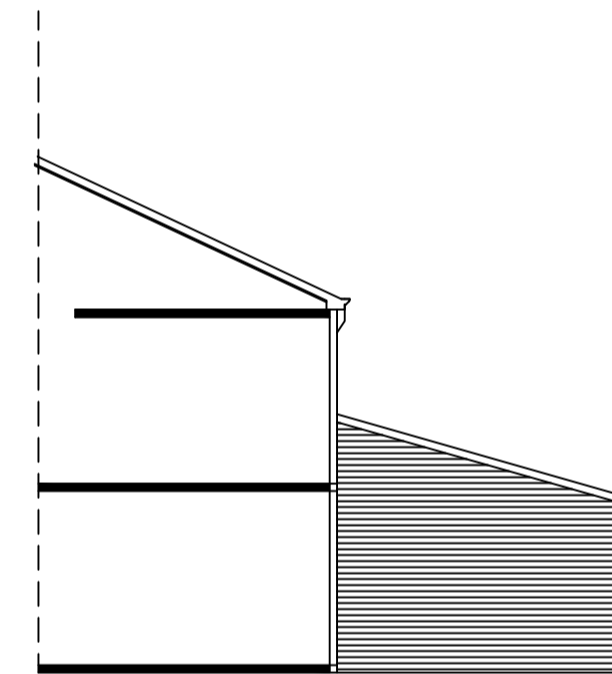
F.F.L.



REAR



SIDE

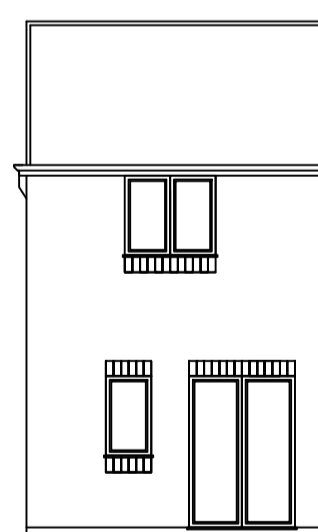


SIDE

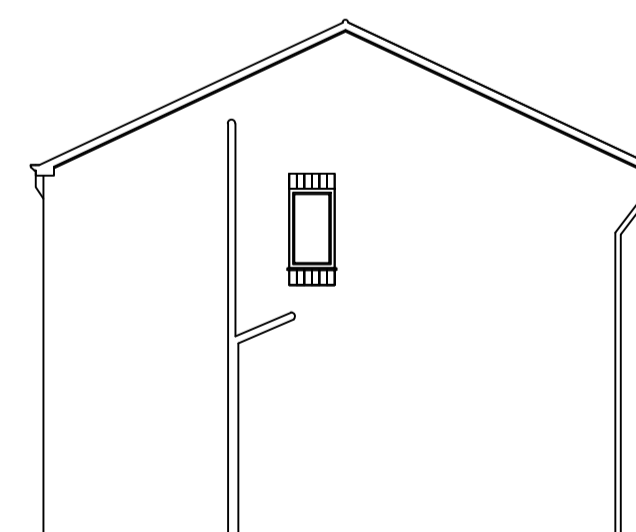


FRONT

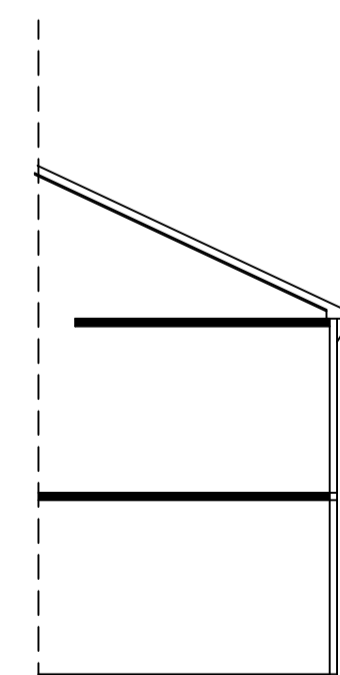
EXISTING ELEVATIONS
SCALE 1:100



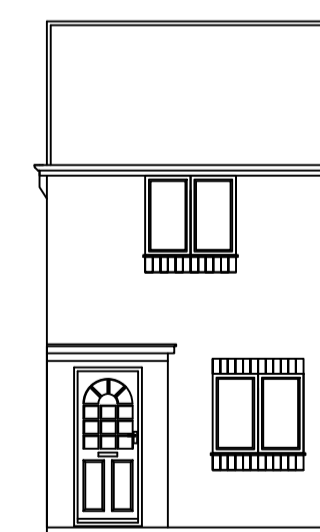
REAR



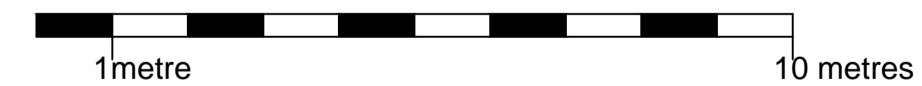
SIDE



SIDE



FRONT



CLIENT	Mr M Hughes 45 Barncroft Rd L26 9TN
PROPOSAL	Single storey extension to side and rear