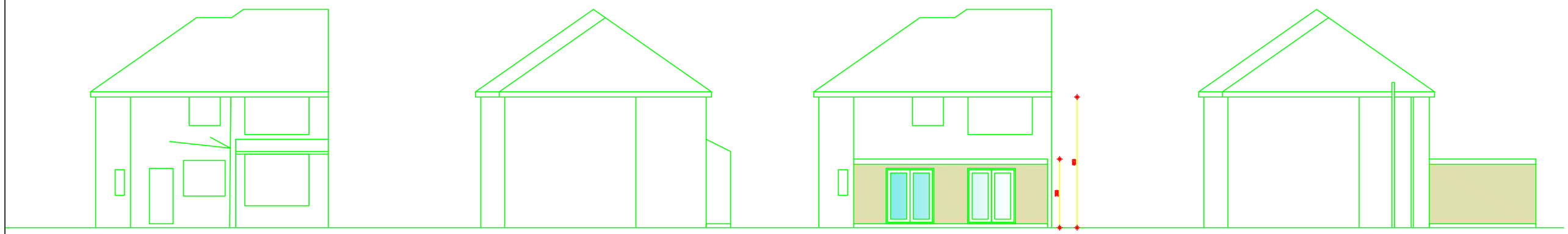
This drawing is the copyright of NMW Design. It must not be reproduced or used in any form without the express written permission of NMW Design.
All dimensions to be checked on site prior to commencement of any works.
Do not scale from this drawing only use written dimensions.
The contractor is to verify all dimensions, heights and levels prior to commencement of work.
Any discrepancies are to be reported immediately to NMW Design.
No encroachment is to be made onto any neighbouring property without obtaining the written permission of the neighbour.
The contractor shall visit the site and familiarise himself with the project prior to preparing his estimate. He shall allow in his price for any detail whether indicated or not which may be reasonably considered necessary to ensure a neat and structurally sound and workmanlike job.
The contractor shall issue all statutory notices to the Local Authority prior to commencement, during progress and completion of the works.

.\55PLE Rear Extension (1).jpg



Existing Rear Elevation

0 2m 4m
SCALE 1:100

Existing Side Elevation

Proposed Rear Elevation

0 2m 4m
SCALE 1:100

Proposed Side Elevation

General
All work to comply with the Town & Country Planning Act 1990, the latest Approved Documents of the Building Regulations, Codes of Practice. British & European Standards, The Party Wall Act 1996, neighbouring consent to be sort for work on, at or within 3m of a party wall or fence with 2 months notice required.

Foundations
Foundation design and depth is subject to ground conditions. It is recommended that a trial hole is dug to assess existing conditions prior to quoting or work commencing.

A standard strip foundation is suitable for depths of between 450mm to 900mm to the underside of the foundation on good load bearing strata.

For foundations between 900mm to 2500mm consider trench fill foundation design.
If deeper foundations are required seek the advice of a structural engineer for a possible pile design.

Foundations to be 600mm wide by 150mm minimum thickness.

Foundation depth to be agreed on site with Building Control Officer.

Allowance should be made for building within influence of tree roots, advice to be sought from structural engineer to avoid day heave.

Consideration to be given to stepped foundations on sloping sites.

Drainage
New plastic drains to be laid to fall at 1:40 on 150mm pea gravel bed and connect to existing system. Drains to have min 150mm cover.

Any existing drains passing under proposed building to be exposed and inspected for integrity. Any damaged or poor quality pipework to be replaced.

Existing (and replaced) drains passing under proposed building to be encased in 150mm concrete with joints left flexible.

Where the drains pass through sub walls, concrete lintels to be provided over.

All drainage to comply with AD H

Walls
a) Sub Walls
Brick cavity wall construction, with 150mm cavity filled with lean mix concrete to within 225mm of ground level.

DPC to be provided 150mm above ground level, with double damp proof course incorporated where level threshold is provided.

Use 3 courses of engineering or facing bricks (FL quality) below DPC.

Any existing drains passing through sub walls to have concrete lintels provided over.

Consider use of trench blockwork for deeper foundations in lieu of cavity brickwork.

Walls to be finished internally with 12.5mm plasterboard and skim on plaster dabs.

Internal Walls
Internal load bearing walls to be 100mm solid blockwork

Non load bearing partition walls to be 75 x 50mm studwork finished with 12.5mm plasterboard and skim finish.

Ground Floor
To comprise 150mm in-situ concrete on separation layer on 150mm Kingspan Kooltherm K3 insulation providing a U-Value of 0.17W/m2K with 25mm perimeter insulation around slab edges on 1200g DPM on 150mm well compacted selected clean hardcore.

All vegetable matter to be removed from below slab area

Rainwater Goods
Rainwater goods to be 100mm half round guttering leading to 68mm dia rainwater downpipes discharging into back inlet gulleys.

Windows
Windows to be double glazed white uPVC.

Trickle vents to be provided to window heads equal to min 5000mm2 for habitable rooms and 2500mm2 for wet rooms.

Any glazed areas below 800mm above floor level to be laminated or toughened glass.

Glazing to be Pilkington K Glass with min 20mm sealed double glazed units with U-value equal to min 1.4W/m2K

Electrics
All electrical work to be carried out to AD Part P & BS7671.

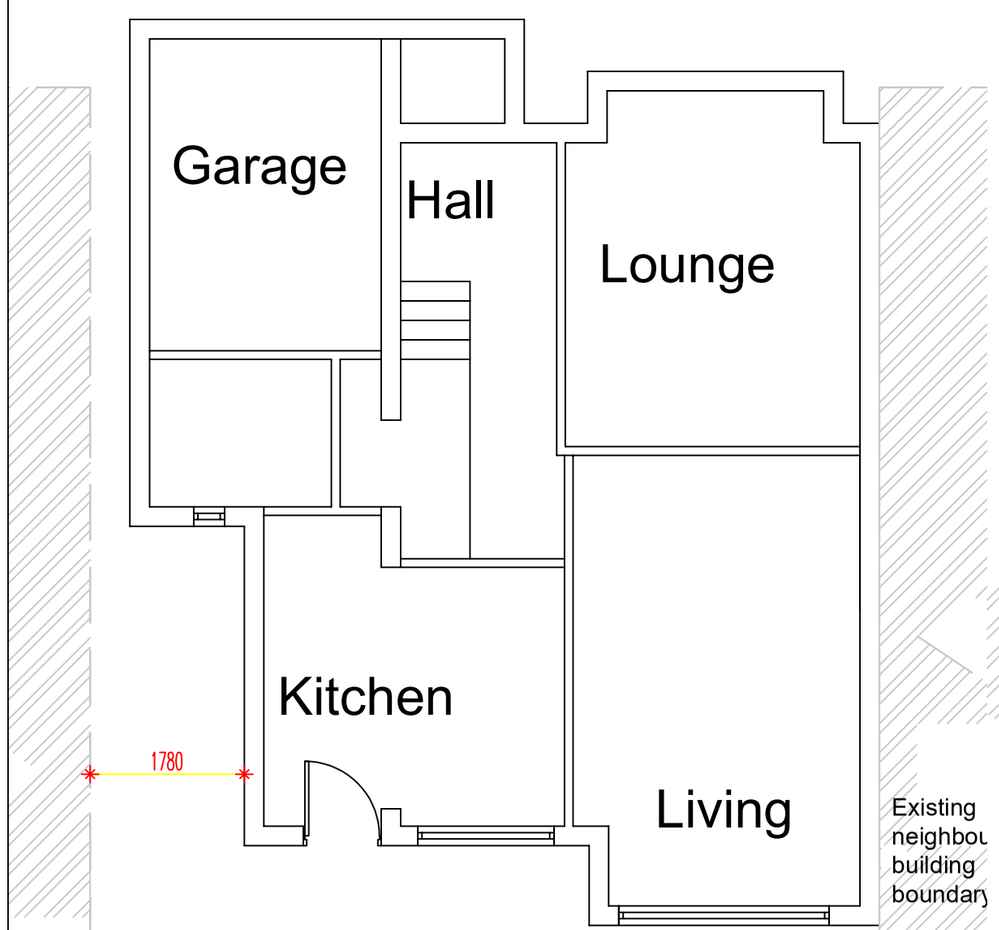
Position and number of sockets and light fittings to be agreed with client prior to tender / quotation.

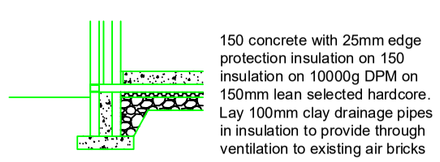
Low energy light fittings to be provided.

Sockets and switches to be positioned in accordance with AD Part M. Contractor to be Part P certified.

Structural Steelwork
All structural steelwork to be designed by structural engineer. Unless otherwise specified, steel beams to be seated on designed concrete padstones.

All structural steel beams to be encased with two layers of 12.5mm plasterboard providing 1hr fire protection.

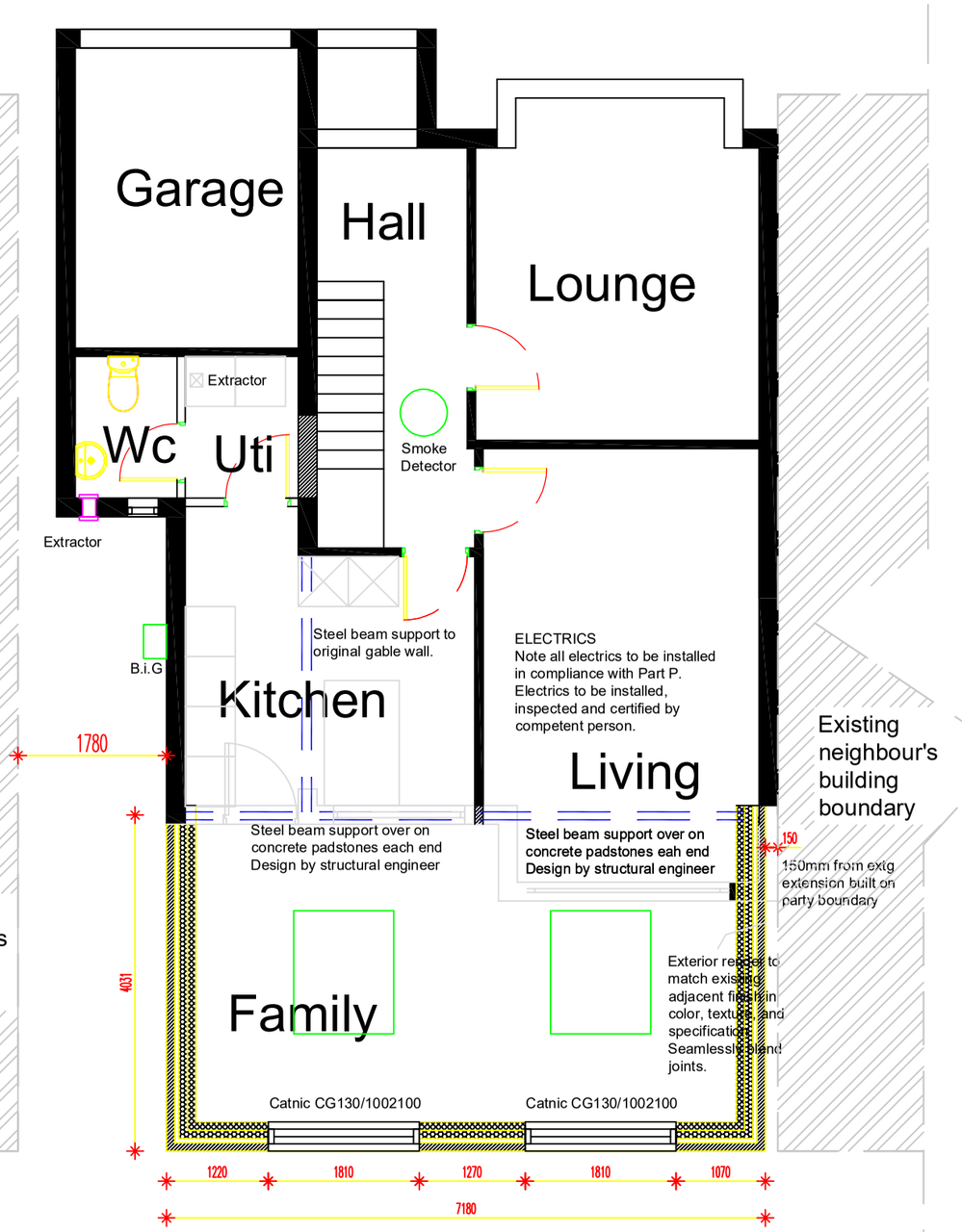




150 concrete with 25mm edge protection insulation on 150 insulation on 10000g DPM on 150mm lean selected hardcore. Lay 100mm clay drainage pipes in insulation to provide through ventilation to existing air bricks

0 2m 4m
SCALE 1:50

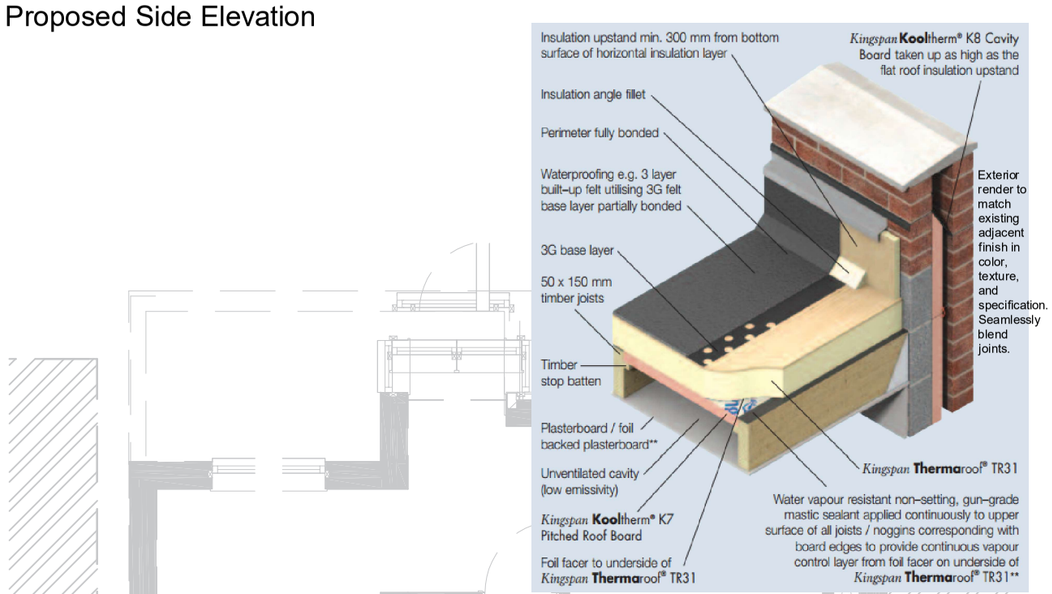
Existing Ground Floor Plan



GLAZING N1
Safety glass to BS6206 to be provided to any glazing within 800mm of floor level, any glazing in doors within 1500mm of floor level and any glazing in side panels within 1500mm of floor level.

0 2m 4m
SCALE 1:50

Proposed Ground Floor Plan



0 2m 4m
SCALE 1:50

Proposed Roof Plan

Rev	Description	Drawn	Date

NMW Design
Architectural & Planning Design Service
16 Pilch Lane East, Huyton, Merseyside, L36 4HZ
T: 07799 061950 E: nmwdesign@gmail.com
W: nmwdesign.weebly.com

Project Title
Mr S Pybis
55 Pilch Lane East
Huyton L36 4NN

Drawing Title
Proposed Rear Extension

Scale	Drawn By	Checked By	Authorised By
1/50 1/100	NMWARD		
	Date 05/26	Date	Date

Job No.	Drawing No.	Revision
JOB_NO	55PLE/WD01	

Original Sheet Size A1 Do Not Scale From This Drawing