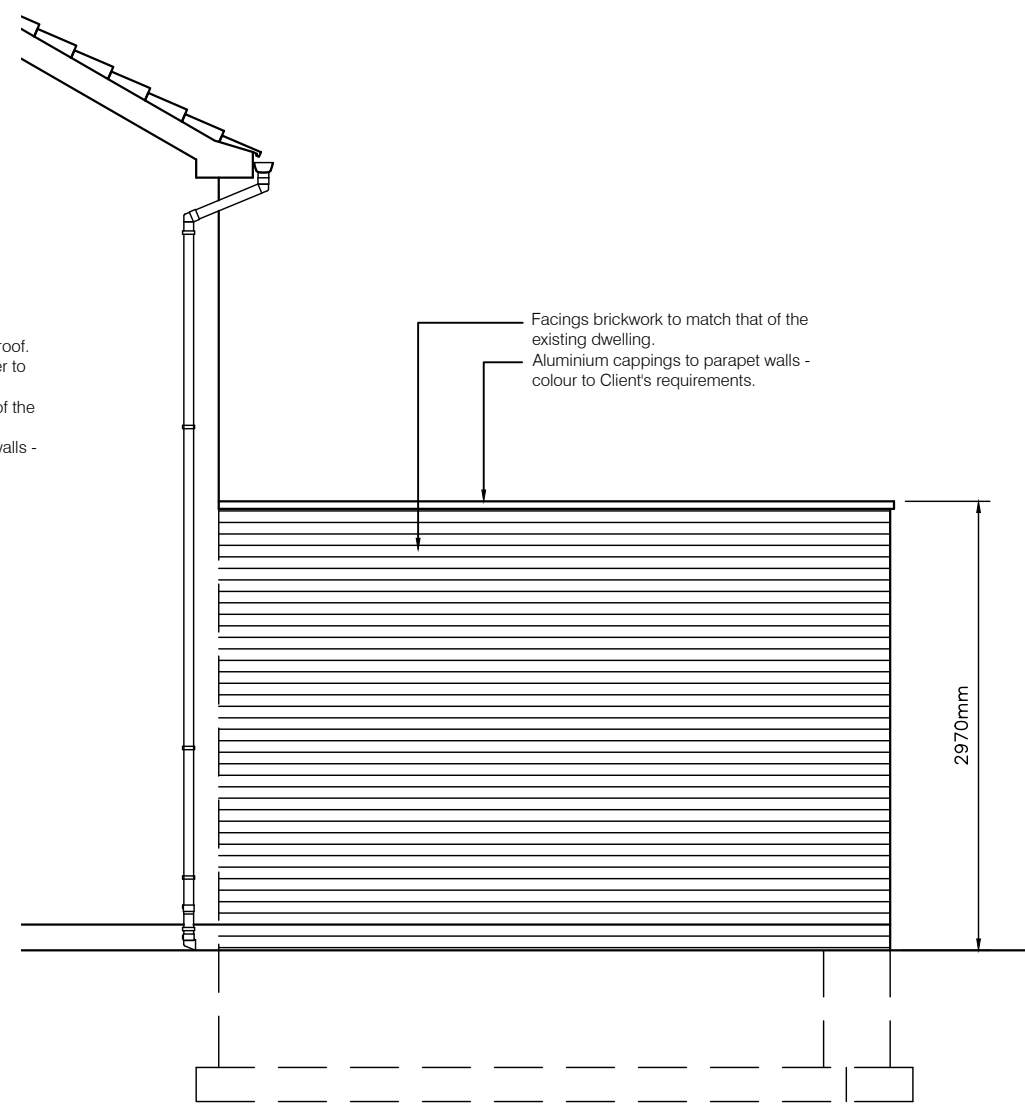
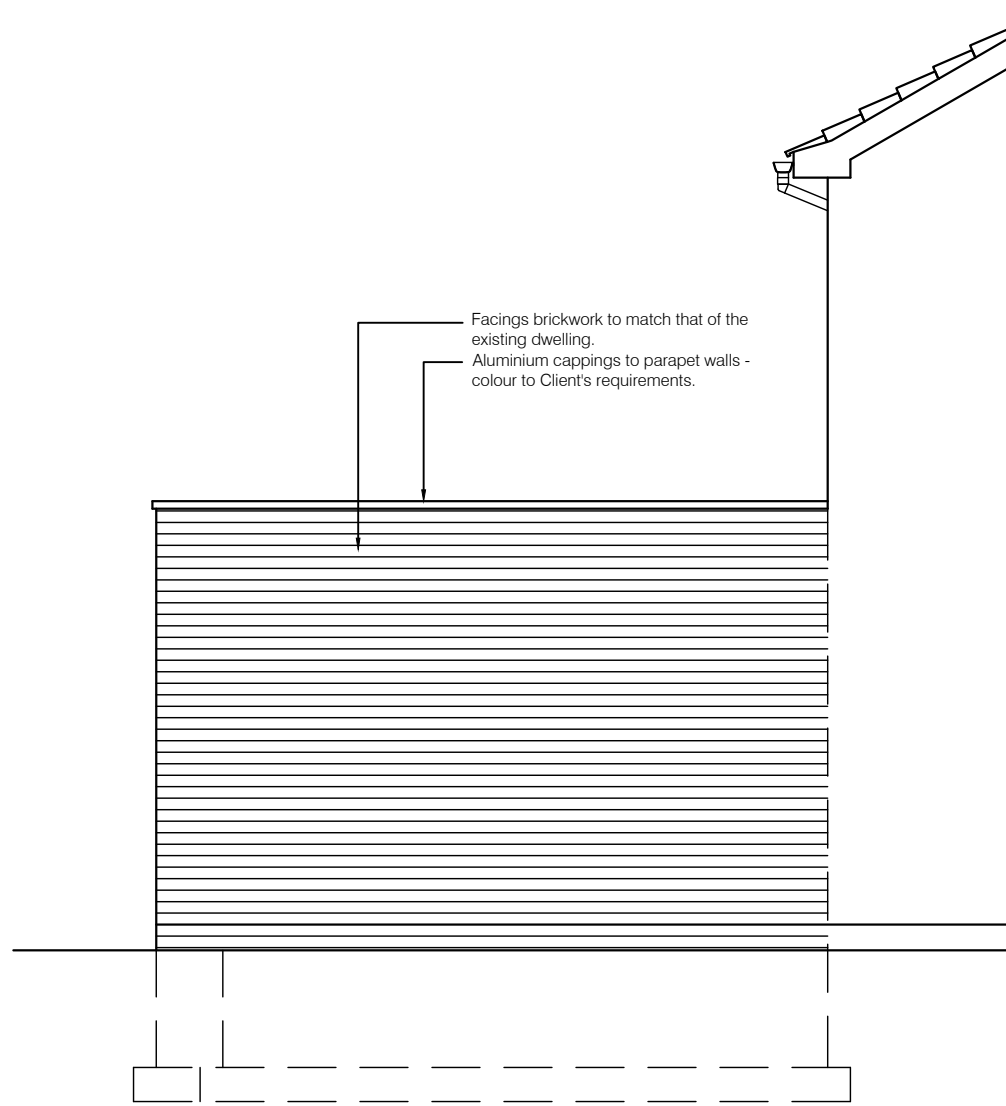




Side (Right) Elevation



Side (Left) Elevation

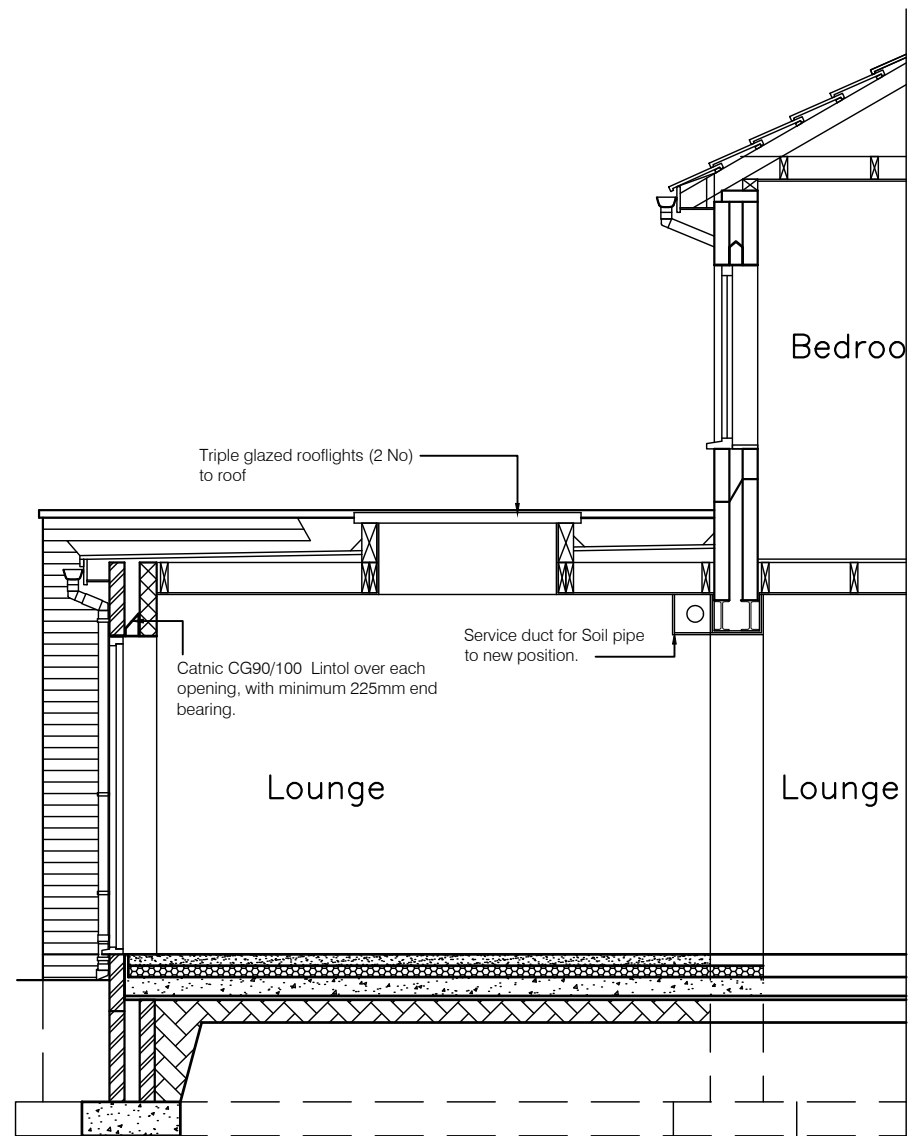
HEAT DETECTOR
Heat detector to be provided in the Kitchen, supplied from an independent ring main, and to be inter-connected.

HEIGHT OF HABITABLE ROOMS
The minimum height of habitable rooms is to be 2.3 metres.

STRUCTURAL STEEL BEAMS
Structural steel beams in accordance with the Engineer's designs.
Steel beams to be seated on Grade 25 concrete padstones.
Steel beams encased to give a minimum of half hour fire resistance.

MOISTURE CONTENT OF STRUCTURAL TIMBERS
All structural timbers to be stamped 'KD' or 'DRY' to ensure that Moisture content does not exceed 20%.

ON SATISFACTORY COMPLETION OF THE WORK REMOVE ALL DEBRIS ARISING FROM THE WORKS.



Section 1 - 1

PARTY WALL NOTICE
The applicant should submit a Party Wall Notice to the relevant neighbours, in accordance with Party Wall Act 1996.

FOUNDATIONS
Existing foundations to be substantiated where appropriate.
Minimum 600mm wide x 225mm deep concrete foundations to all new hollow cavity walls and internal walls.
Actual size and depth of foundations to be agreed on site with the Building Inspector to the Local Authority, and to suit ground bearing capacities.
Minimum depth of foundations to be 1 metre below the general ground level.
New foundations shall be lower than infill of existing drains.
The Applicant will appoint a Structural Engineer to design foundations
Where Ground conditions dictate.

SUBSTRUCTURES
Underpin cavity walls to comprise 2 leaves of 100mm thick concrete common Bricks.
100mm wide cavity from dpc level to 225mm below lowest level of dpc.
Weak concrete msk foundation level to 225mm below dpc level.
Stairlike stepped foundations horizontally, and 450mm vertically.
450mm centres vertically (maximum).

DAMP PROOF COURSES
All walls in superstructure to be built up of a bituminous damp proof course.
DPC to be a minimum of 150mm above ground level.
The Damp Proof Membrane is to lap up and over the Damp Proof Course, and should be continuous.
EXTERNAL WALLS (BRICKWORK)
Outer leaf of approved Facing brickwork to match those of main dwelling.
EXTERNAL WALL CAVITY
100mm wide cavity with 10mm wide residual cavity adjacent to brickwork, 90mm thick Rectified Eurowall - (plus) insulation board with DD140 type wall ties at max. centres horizontally, and 450mm vertically.
Wall tie centres to be decreased to 300mm at vertical jamb.
Wall insulation to be continuous with roof insulation.

INNER LEAF OF CAVITY WALL
100mm thick Celcon Solar lightweight blockwork to approved standard.
Inner face of wall to have 32.5mm thick Kingspan Kooltherm K118 board with 3mm thick skim coat to inner wall face.
CAVITY WALL CLADDING
Wall cavity to be closed at all sills, jambes and heads with Thermabrite Cavity closers.
Cavity wall to be firestopped at all external openings and at eaves, and to top of wall being protected by cladding.
Where new cavity walls adjoin existing cavity walls the cavity shall be maintained, and insulated.

SOLID GROUND FLOOR CONSTRUCTION
150mm thick rigid piers, 150mm thick insulation board on 500 Gauge Visqueen membrane, laid over 100mm x 60mm thick layers of Jaffbrof insulation board with joints staggered, laid on 1200 Gauge Jaffbrof Damp Proof Membrane, on 50mm thick blinding layer of clean sand, on 150mm thick clean, consolidated hardcore, or compacted hardcore.
300mm Jaffbrof insulation board between edges of slabs (x) underexternal wall faces.
Top of concrete floor slab to be a minimum of 150mm above finished ground level.
U Value of floor construction to achieve a minimum of 0.18W/m2K.
U VALUES OF CONSTRUCTION
External walls and floors to have relevant structures and insulation to achieve the following U Value of 0.18W/m2K.
External wall U Value to be no greater than 0.18W/m2K.
Flat roof or top with integral insulation to be no greater than 0.15W/m2K.
Roofs to achieve a U Value of 0.18W/m2K.
Rooflights to achieve a U Value of 0.22W/m2K.
Windows to be no greater than 1.4W/m2K or Band B minimum rating.
Doors with >60% of internal face glazed U Value no greater than 1.4W/m2K or to be Band B Minimum.
Other door: DOSEB Band B or better) no greater than 1.4W/m2K or Doorset Energy rating at Band B Minimum.

STUD PARTITIONS
75mm thick plasterboard, Grade C16 timber with members horizontally, and vertically at a maximum 600mm centres.
75mm thick Rockwool thermal insulation quilted facing between studding members.
12.7mm thick plasterboard laid to both faces, finished with lightweight Plaster Skim coat.

FIRE RESISTANCE
All elements of construction to be half hour fire resistant.
Steelwork to be encased in 100mm Fireline Board and 3mm thick plaster skim.
FLAT (WARP) ROOF CONSTRUCTION
Single ply roofing membrane (with external fire performance classification Broof4) (where within 6 metres of the boundaries), and with BBA Certification to be fully covered by 150mm thick Celcon GA4000 insulation board laid over a vapour control layer, across 18mm thick WBP plywood deck (BS 5268-2), laid across 50mm wide furring pieces spaced to give a minimum falls of 1 in 80, on top of 47 x 195mm C16 grade treated timber (posts) laid at 400mm centres.
Insulation of roof to be continuous from eaves to ridge, and to be 300mm from base of insulation, and single ply system dressed up wall, and into mortar bed joint.

LEADWORK
150mm high upstand lead flashing at abutment of mono-pitch roof and brickwork.
A cavity / dpc tray to be provided above mono pitched roofs.
Provide the equivalent of 5mm wide continuous ventilation gap to abutment.
Of Mono pitch roof and gable roof.
Eaves ventilation equivalent to 25mm continuous air gap to be provided.
Upper part of new mono-pitch roofs are to be ventilated with ventilating tiles at approximately 1 metre centres.
The roof to be finished above the level of the cavity tray.

Dimensions shown are to structural elements and not to finished surfaces.

Scale in Metres

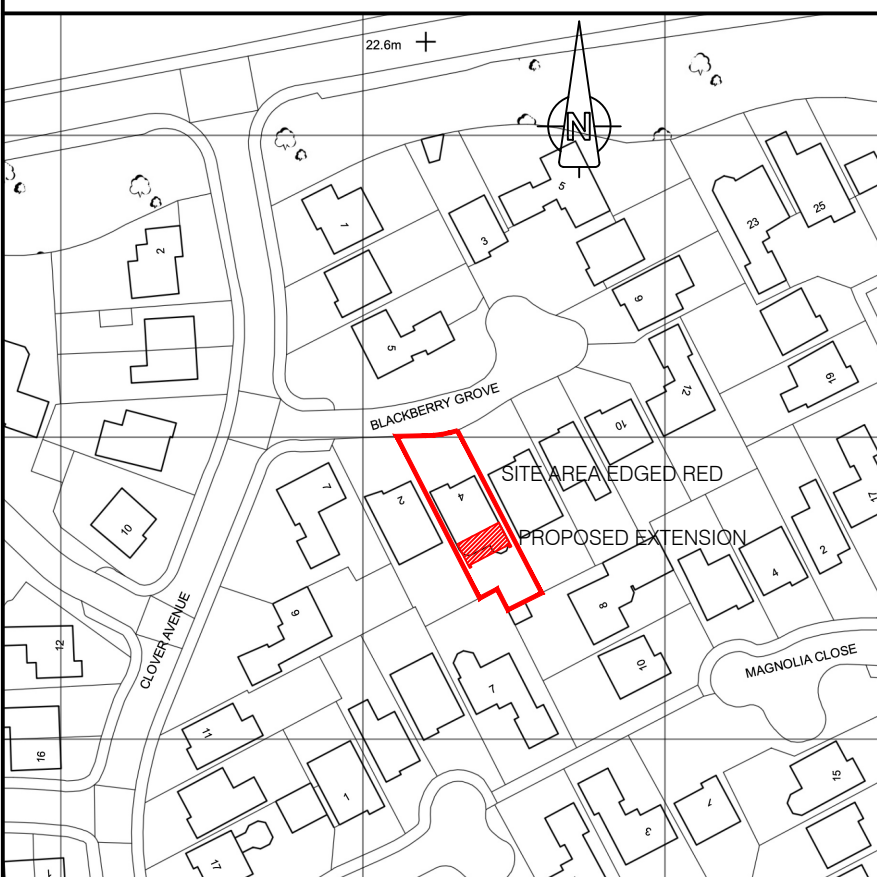


Existing Floor Area = 104.14 sq.m
Garage Floor Area = 11.23 sq.m
New Floor Area = 29.30 sq.m
Total Floor Area = 144.67 sq.m

A	01/04/2025	Parapet height reduced below 3000mm to 2970mm.
Rev.	Date	Amendments

Location Plan Scale 1:1250

Scale (Metres)



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Work to figured dimensions only.
All dimensions relating to the setting out of the works are to be checked on site by the Contractor prior to commencement of the works on site.
Any discrepancies on figured dimensions on these drawings, other information relating to the construction of the works must be referred to the Agent immediately.

JM Building Design and Planning

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Drawing Title:	Proposed Plan and Elevations
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Dwg No: 02	Revision: A
Scale: 1:50 @ A0	Date: 26/02/2024