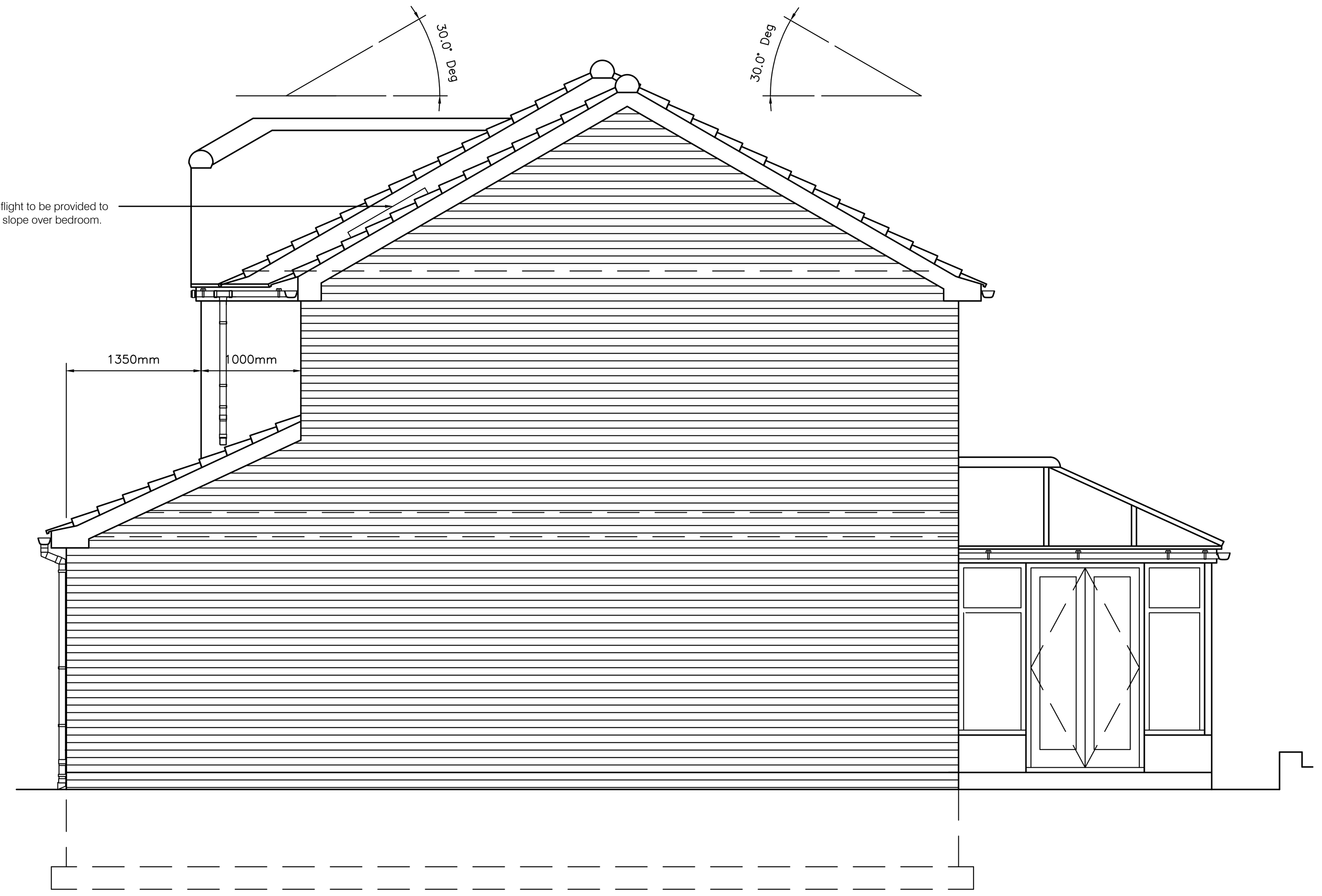


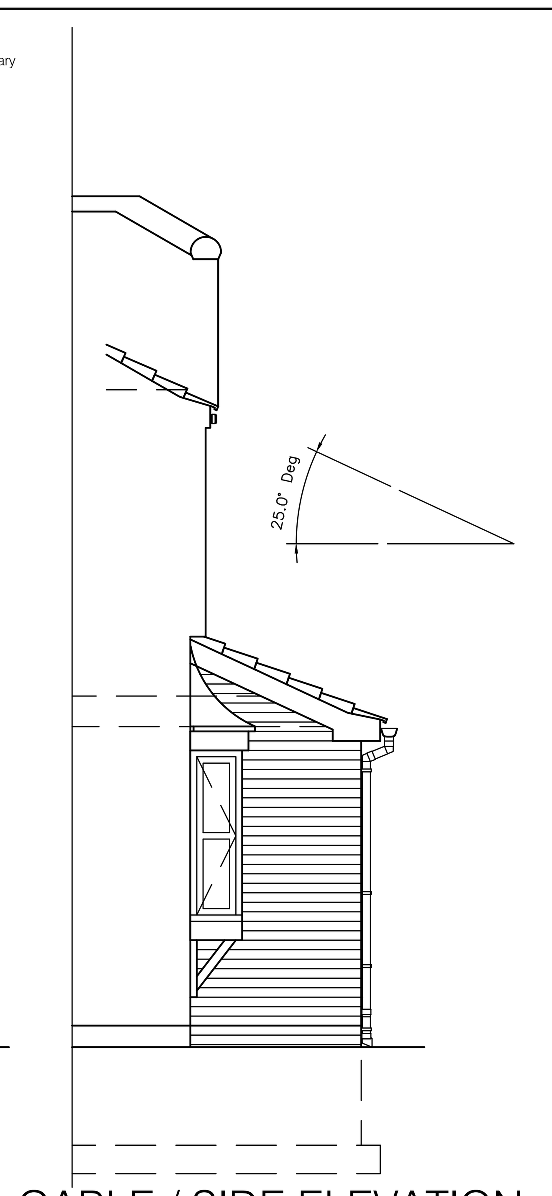
FRONT ELEVATION



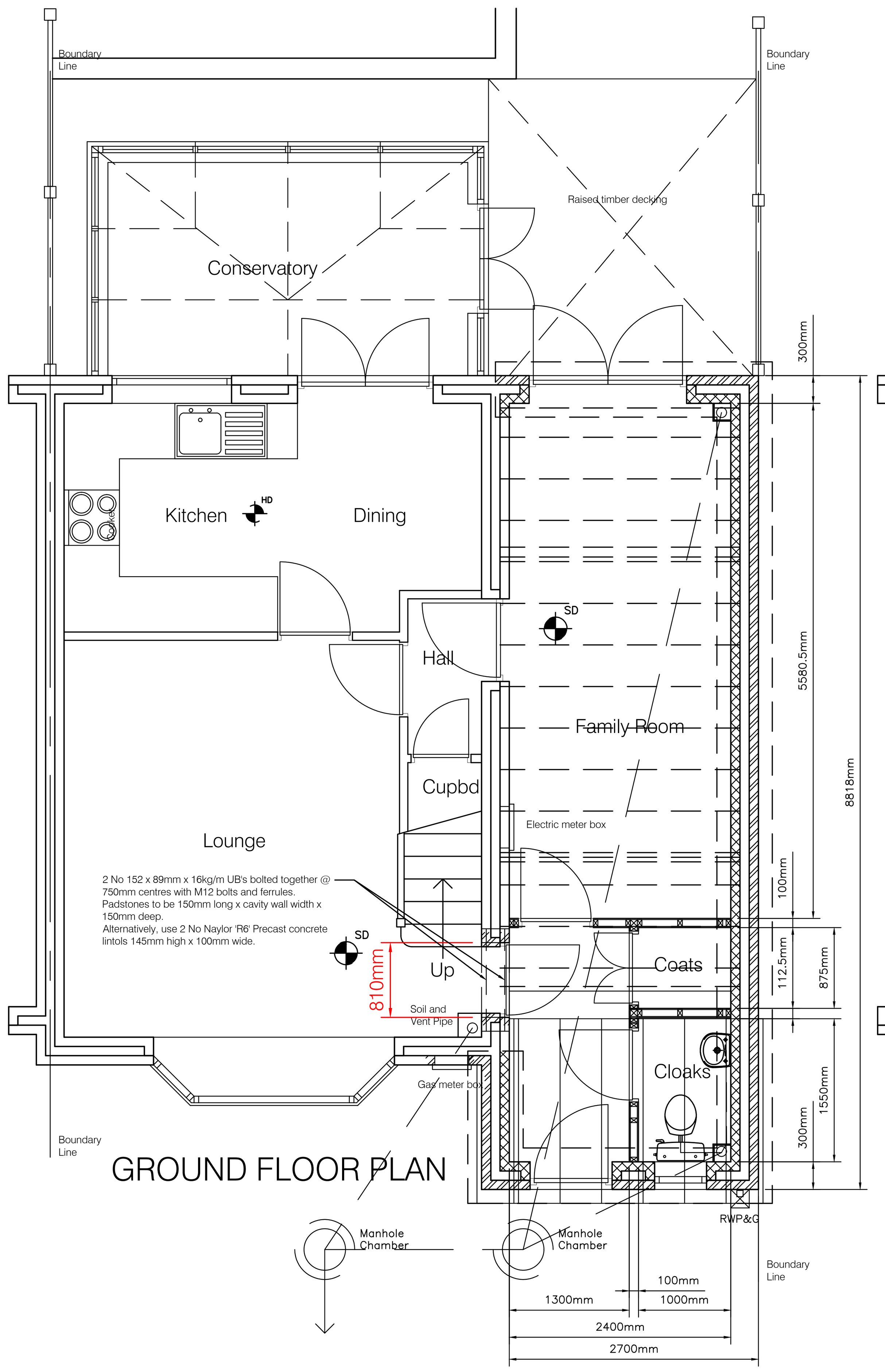
GABLE / SIDE ELEVATION



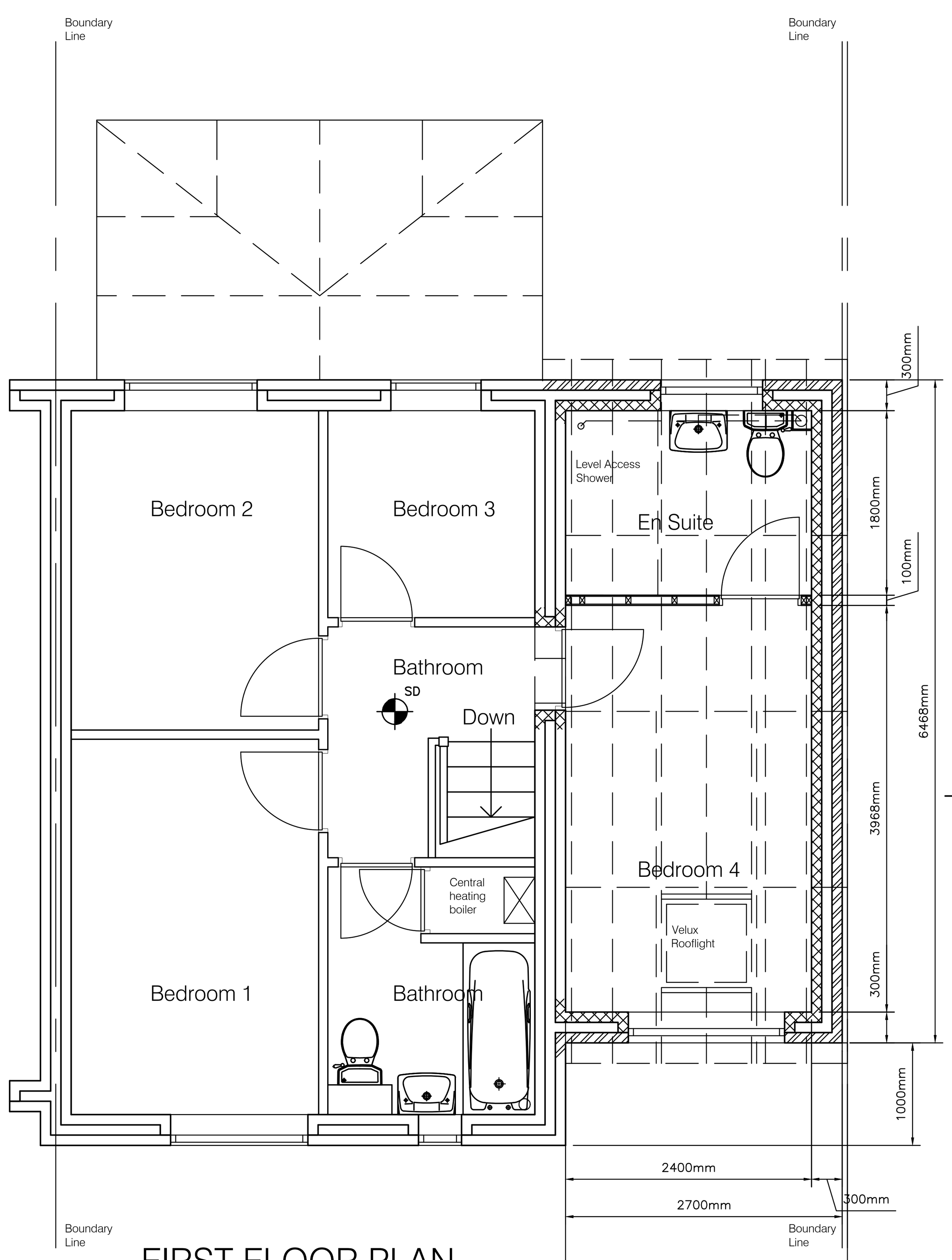
REAR ELEVATION



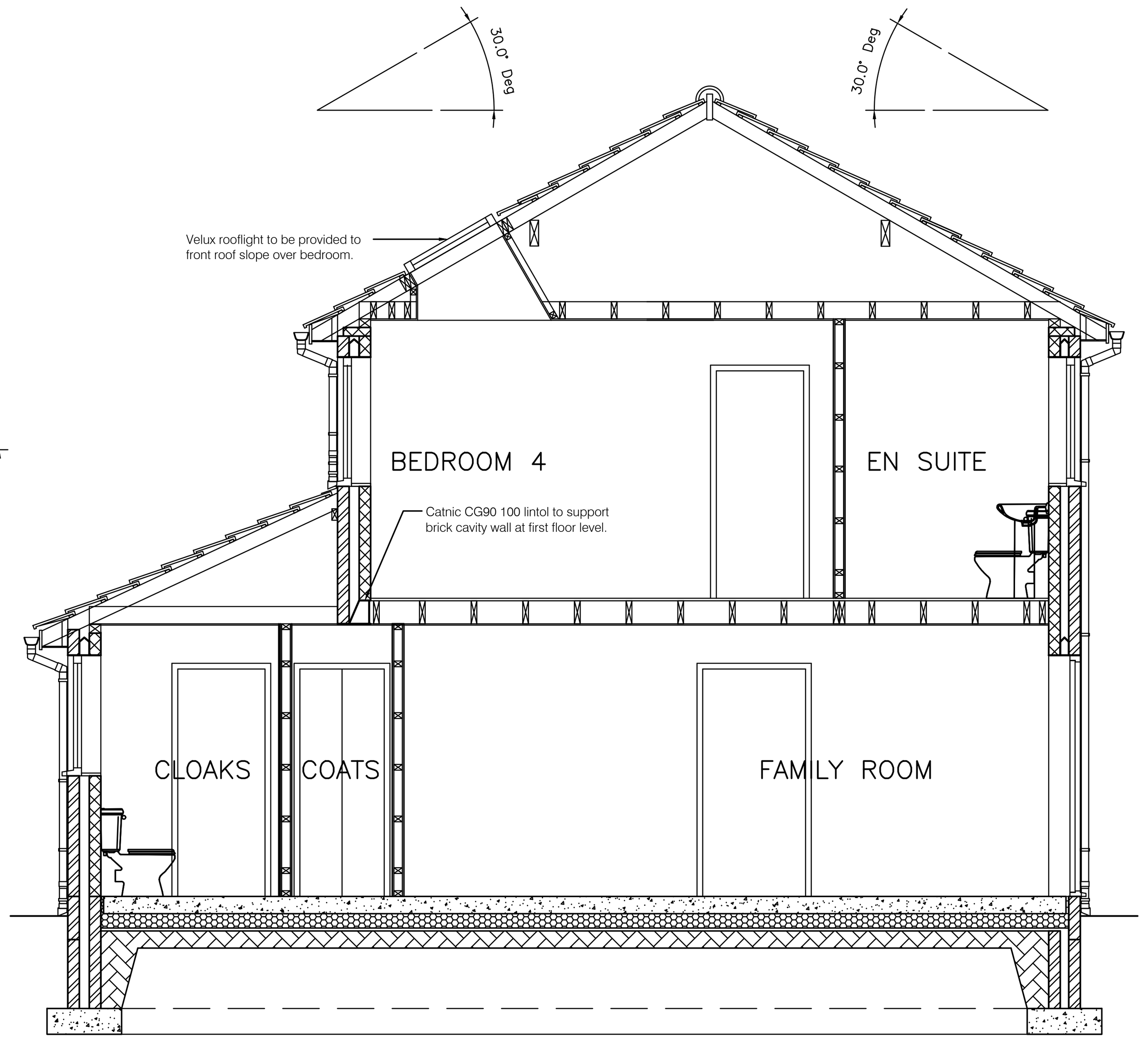
GABLE / SIDE ELEVATION FROM 5 GUILLEMOT WAY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION 1 - 1

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

Scale in Metres

1 0 1 2 3

Existing Floor Area	= 65.23 sq.m
Area of Conservatory	= 9.13 sq.m
New Floor Area	= 34.20 sq.m
Total Floor Area	=108.56 sq.m

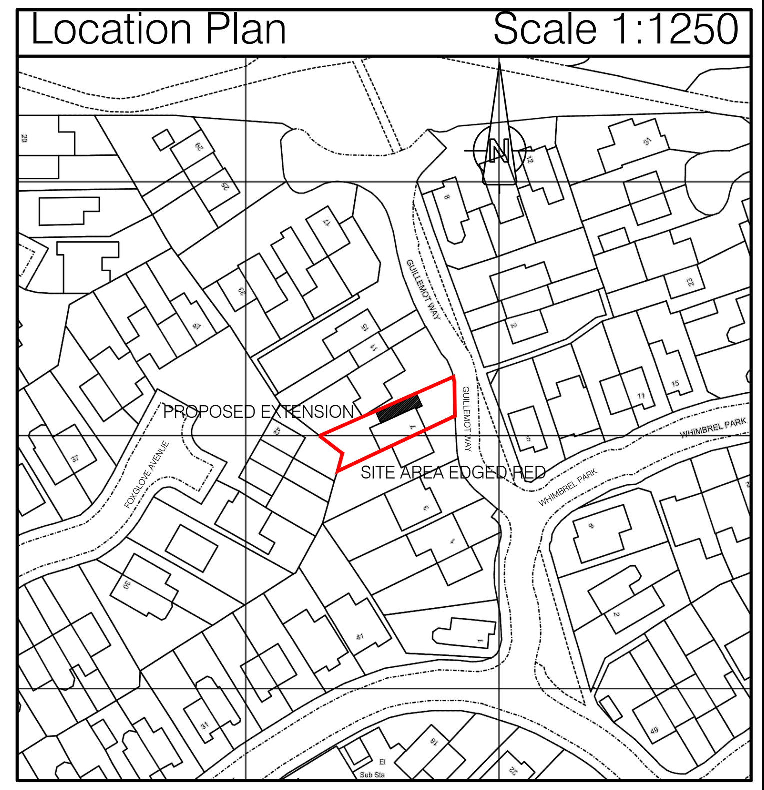
PARTY WALL NOTICE
The applicant should submit a Party Wall Notice to the relevant neighbours, in accordance with Party Wall Act 1996.
FOUNDATIONS
Existing foundations to be substantiated where appropriate.
Nominal 600mm wide x 225mm deep concrete foundations to all new hollow cavity Walls and internal 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 to be lower than influence of existing drains.
The Applicant will appoint a Structural Engineer to design foundations Where Ground conditions dictate.
SUBSTRUCTURES
Hollow cavity walls to comprise 2 leaves of 100mm thick concrete common should be continuous.
100mm wide cavity from dpc level to 225mm below lowest level of dpc.
Weak concrete mix from foundation level to 225mm below dpc level.
Stainless steel wall ties to EN 845-1 / DD140 at 750mm centres horizontally and 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.
SOLID GROUND FLOOR CONSTRUCTION
150mm thick plain (Grade 30) concrete slab, on 500 Gauge Visqueen membrane, laid over 125mm thick Kingspan Thermafloor TF70 insulation board, on 1200 Gauge Visqueen Damp Proof Membrane, on 50mm thick blinding layer of clean sand, on 150mm thick clean, consolidated hardcore, on compacted earth.
30mm thick Kingspan Thermafloor TF70 insulation board between edges of slab(s) and external wall faces.
Top of concrete floor slab to be a minimum of 150mm above finished ground level.
UPPER FLOOR CONSTRUCTION
22mm thick tongued and grooved floor boarding, OR 22mm thick Norbord Caberdek flooring, fixed across 50 x 175mm C24 treated timber joists at max. 450mm centres.
Floor joists strapped down to walls with 30 x 5mm galvanized mild steel straps at maximum 2 metre centres.
Floor void insulated with 100mm thick mineral wool sound insulation of minimum density 10kg/m3.
12.7mm thick Duplex plasterboard and skim to soffit of joists.
Moisture resistant plasterboard to be fixed in bathrooms, and kitchens.
Timber struts / herringbone struts to be provided at mid span of joists.
Floor joists are to be doubled up under bathroom area.
Floor joists are to be tripled under first floor stud partitions.
Additional noggins to support timber partitions at right angles to floor joist span.
EXTERNAL WALLS (BRICKWORK)
Outer leaf of approved Facings brickwork to match those of main dwelling.
EXTERNAL WALL CAVITY
100mm wide cavity with 50mm wide residual cavity adjacent to brickwork, 50mm thick Celotex CG4000 cavity wall insulation, DD140 type wall ties at max. 750mm centres horizontally, and 450mm centres vertically.
Wall tie centres to be decreased to 300mm at vertical jambs.
Wall insulation to be continuous with roof insulation.
INNER LEAF OF CAVITY WALL
100mm thick blockwork to approved standard. (Celcon Solar / Super Solar Blockwork).
Inner face of wall to receive two coats of lightweight plaster and skim coat.
CAVITY WALL CLOSURES
Wall cavity to be closed at all sills, jambs and heads with Thermabate Cavity closers.
Cavity wall to be firestopped at all external openings and at eaves, and to top of wall between garage and dwelling.
Where new cavity walls adjoin existing cavity walls the cavity shall be maintained, and insulated.
PARTY WALL CONSTRUCTION
Party walls / fire walls to be taken up to underside of roof coverings.
'U' VALUES OF CONSTRUCTION
External walls and floors to have relevant structures and insulation to Achieve new 'U' Values.
External wall 'U' Value to be no greater than 0.28W/m2K.
Pitched roof with insulation at ceiling level to be no greater than 0.16W/m2K.
Pitched roof with insulation at rafter level to be no greater than 0.18W/m2K.
Flat roof or roof with integral insulation to be no greater than 0.18W/m2K.
Floors to achieve a 'U' Value of 0.22W/m2K.
Windows, roof window or rooflight to be no greater than 1.6W/m2K.
Doors with >60% of internal face glazed U-value no greater than 1.8W/m2K.
Other doors (DSER Band E or better) no greater than 1.8W/m2K.

STUD PARTITIONS
75mm x 50mm treated, Grade C16 timber with members horizontally, and vertically at a maximum of 600mm centres.
75mm thick Rockwool thermal insulation quilting fixed between studding members.
12.7mm thick plasterboard fixed 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 with 15mm Fireline Board and 3mm thick plaster skim.
PITCHED (COLD) ROOF CONSTRUCTION.
Concrete interlocking roof tiles to be fixed in accordance with BS 5534: 2014, to suit the roof pitches, and to match the colour of the existing dwelling roof, fixed on 50mm wide x 25mm deep, stress graded, tanalised timber tiling battens, across Tyvek Supro breathable membrane, all laid across 50 x 150mm C16 treated timber rafters @ max 450mm centres, laid across 75 x 225mm Grade C16 treated timber purlins at 1800mm centres, built into structural wall supports.
Pitch of roof to be as shown on the drawings, and to suit roof tiles.
Rafters to be be birdsmouthed over timber wallplate (where applicable).
Ceiling joists to be 50 x 150mm (C16) timbers @ 450mm centres.
400mm thick Rockwool thermal insulation quilt (10kg/m3) laid in roof space.
150mm thick layer between ceiling joists and 250mm thickness over joists to attain a 'U' Value of 0.16 W/m2K.
LEADWORK
150mm high upstand lead flashing at abutment of monopitch 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 abutting wall.
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.
Weep joints formed above the lower level of the cavity tray.
FASCIAS, BARGEBOARDS AND SOFFITS
Solid core uPVC, white coloured, fascia boards.
Glidevale (or similar approved) eaves ventilator units fixed full length to the fascia and soffit board to provide continuous ventilation to the roof void.
The roof eaves should not be obstructed with insulation quilt, or other materials.
ANCHOR STRAPS
30mm x 5mm galvanized mild steel anchor straps 1000mm long, built in at Maximum 2 metre centres, and strapped over 100mm wide x 75mm deep treated timber wall plate(s).
Straps built into roof on pitch line of roof to restrain roof rafters.
Where the straps are at right angles to the roof timbers, timber noggins 50mm wide x 100mm timber noggins fixed between rafters, to support roof straps.
LINTOLS (EXTERNAL WALLS)
Catnic lintol type CN4, or similar approved, with minimum 150mm end bearing.
Lintols voids to be filled with Rockwool insulation quilt.
LINTOLS (INTERNAL WALLS)
100mm wide x 150mm high steel reinforced concrete lintols, with minimum of 150mm end bearing per end.
RAINWATER GUTTERS AND DOWNPIPES
110mm diameter half round uPVC rainwater gutters, to discharge into 68mm diameter uPVC rainwater pipes. Rainwater pipes to discharge into trapped waste gulleys.
SOIL AND VENTILATION PIPE
110mm diameter uPVC soil and ventilation pipe to extend above roof eaves level, or a minimum of 900mm above window within 3 metres horizontal distance to first floor level En suite.
SVP in Cloaks to be fitted with an AAV within the cloak room area.
Soil and ventilation pipe to be straight and vertical.
Bird guard fitted to the top most point of SVP.
Lowest connection to the soil and ventilation pipe to be a minimum of 760mm above the invert level of the drain.
Access point fitted above ground level.
All sanitary appliances to be connected direct to the Soil and Vent pipe.
Slow radius rest bend fitted to bottom of SVP, and discharge into a manhole.
75mm deep seal on trap, and 32mm diameter upvc waste pipe to basin.
75mm deep seal on trap, and 40mm diameter upvc waste pipe to shower.
Shower trap to be accessible.
DRAINAGE BELOW GROUND LEVEL
The size, depth and direction of flow of drains are shown on the drawings For identification purposes only, and the exact size, position, depth and Direction of flow are to be fully determined on site prior to commencement of works, or laying any drains by the Contractor.
All drains under building, and drains within 1 metre of building to be surrounded with at least 100mm of granular or other flexible filling.
Drains not exposed (other than in foundation trenches) are assumed to be already bedded in granular material, and unless there is a problem with the drain, it should be left undisturbed.
Drains passing through the structure to have a steel reinforced concrete Lintol over, supporting the structure so as not to interfere with the drainage.

All new drains to be 100mm diameter Supasleve, laid to give a self Cleansing velocity.
Manholes greater than 900mm deep to comprise 150mm thick concrete base; 65mm thick steel reinforced, precast concrete manhole rings, backed with Minimum 150mm thick Grade 25 plain concrete. 150mm thick concrete cover surround, with airtight metal cover and frame set into slab.
Manholes less than 900mm deep to be Hepworths pvc pre-formed chamber, with metal cover and surround, bedded, and surrounded in 150mm thick concrete. Cover and frame set in 150mm thick concrete.
All new rainwater and waste gulleys to be trapped.
Gulleys bedded and surrounded in concrete, and fitted with a suitable grating.
PVCU WINDOW FRAMES
PVCU frames - fully draught stripped, with inner structural frame, and Thermal breaks, to comply with BS. Windows to be draught stripped.
Window frames to inner rooms shall be an escape window (where applicable).
Emergency egress windows to be provided where required to meet Building Regulation 2.10 in ABD Volume 1.
GLAZING
Any glazing below 800mm from floor level, 1500mm for doors, and any Glazing Within 300mm to be toughened or laminated safety glazing to BS 6206.
Glazing to be "Low Emissivity" double glazed units with minimum 20mm air gap, or 16mm with Argon fill between panes.
Obscure glazing to be fitted to Bathrooms, toilets, and where applicable to windows facing boundary lines.
Where the area of glazing exceeds 25% of the external wall area an Energy rating calculation may be required, or weighted 'U' value calculation.
VENTILATION REQUIREMENTS (Minimum)
Habitable Rooms
Window opening area approximately 1/20th of floor area.
5000 sq.mm background ventilation.
Kitchen, Utility Room and bathroom (with or without WC)
2500 sq.mm background ventilation to be provided.
A mechanical extract providing 30 litres per second (adjacent to a hob) Or 60 litres elsewhere.
A mechanical extract fan providing a minimum of 30 litres / second to be provided to the Utility Room.
ENERGY SAVING LIGHTING
Provide energy saving lighting to all new rooms where applicable.
Luminous efficiency of lamps greater than 40 lumens per circuit watt.
EXTERNAL DOORS
New external doors to be uPVC framed doors, fitted with 4 locking points and security locks, to match colour of existing frames.
Bi-fold doors (where fitted) shall be top hung doors, supported of a steel beam with welded bottom plate all as per the Structural Engineer's details.
INTERNAL DOORS
Internal quality doors to match existing.
SANITARY WARE
To British Standards Specification.
ELECTRICAL INSTALLATION
All electrical works covered by Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
This person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).
Prior to completion an appropriate BS 7671 electrical certificate must be provided by the Competent person.
Quantities and positions of new fittings agreed with Client.
Test equipment and installations on completion of the works, upgrade Earthing if required.
GAS INSTALLATION
All works to gas installations to comply with Gas Safe Standards, and Codes Of Practice. Provide Gas Safety Certificate.
HEATING INSTALLATION
Extend the existing heating installation by installing new radiator(s).
New radiators to have thermostatic radiator valves (TRV's).
Details of heat producing appliances to be provided (new dwelling).
DECORATIONS
Ceilings & Walls - 1 mist coat and 2 coats of emulsion paint.
Joinery Items - 1 primer coat, 1 undercoat and 2 gloss finishing coats of paint.
SMOKE DETECTORS
Smoke detectors to be provided in the Hall, and on Landing area, supplied From an independent ring main, and to be inter-connected.
HEAT DETECTOR
Heat detector to be provided in the Kitchen, supplied from an independant ring main, and to be inter-connected.
HEIGHT OF HABITABLE ROOMS
The minimum height of habitable rooms is to be 2.3 metres.
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.

Rev.	Date	Amendments
A	18/08/2021	First floor set back (1.0m) to reduce ridge line. Velux rooflight added. En Suite partition re-located (160mm).

Location Plan Scale 1:1250



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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.

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Drawing Title: Proposed Plans and Elevations

Dwg No: 02	Revision: A
Scale: 1:50 @ A1	Date: 17/06/2021