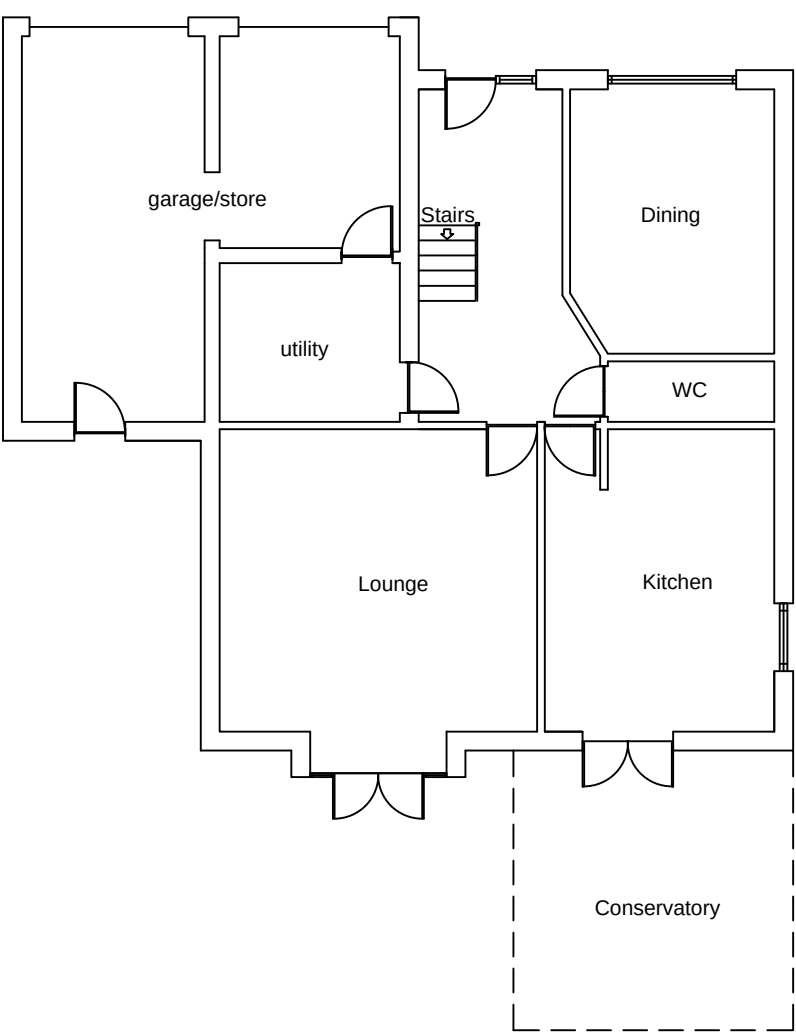
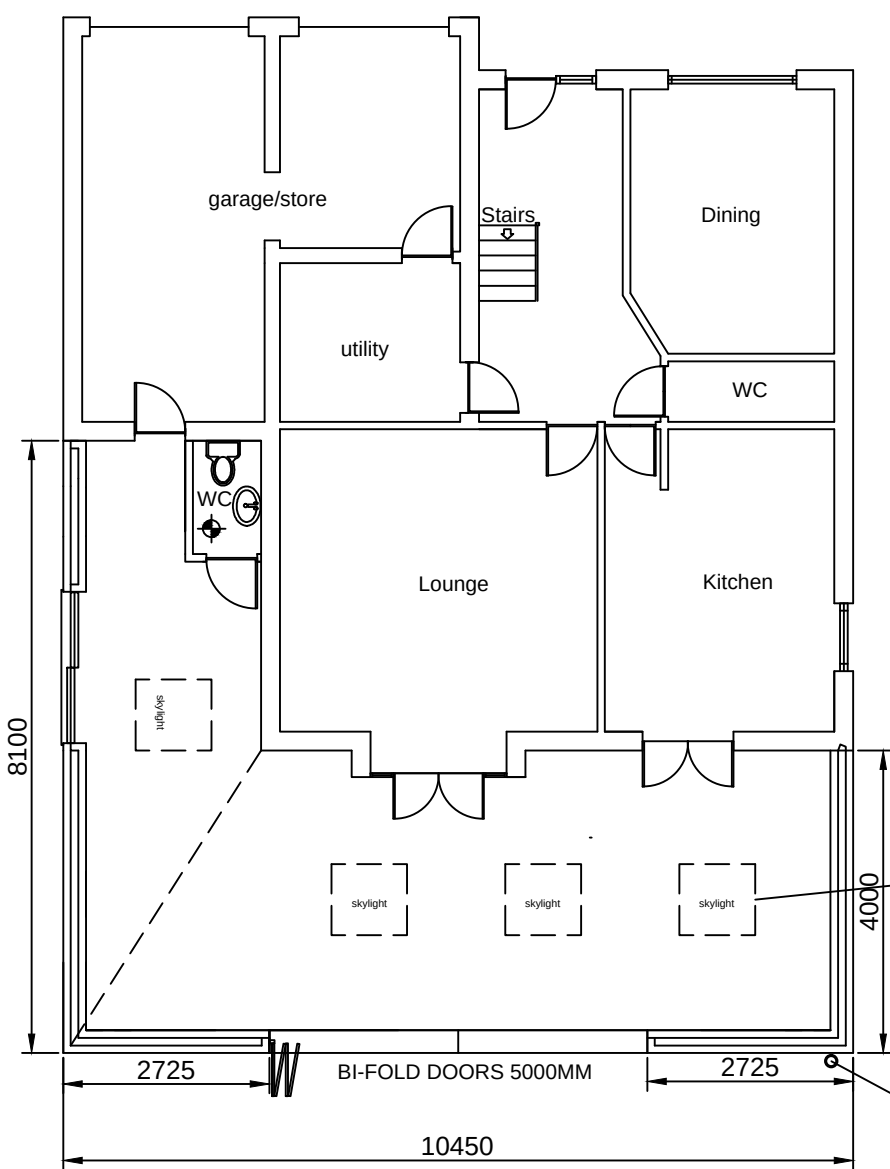


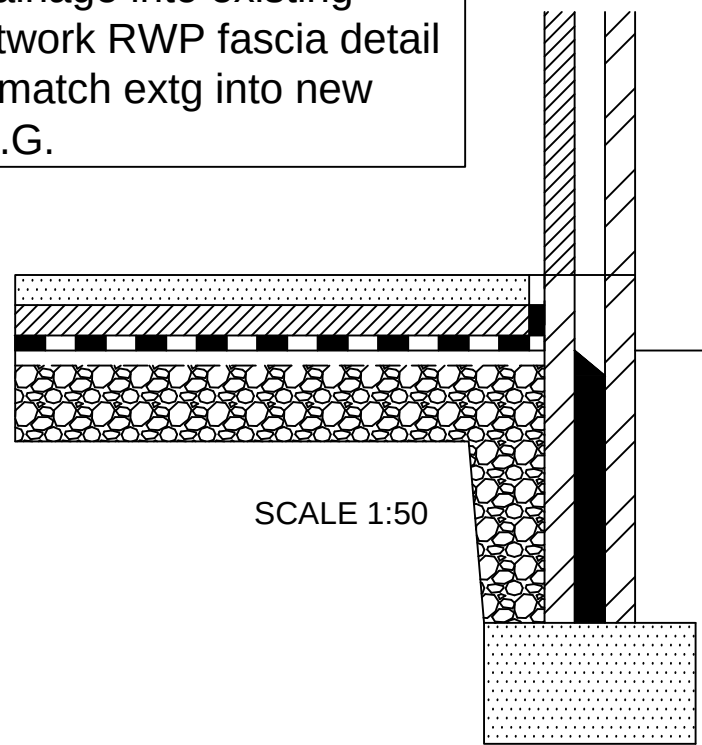
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



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

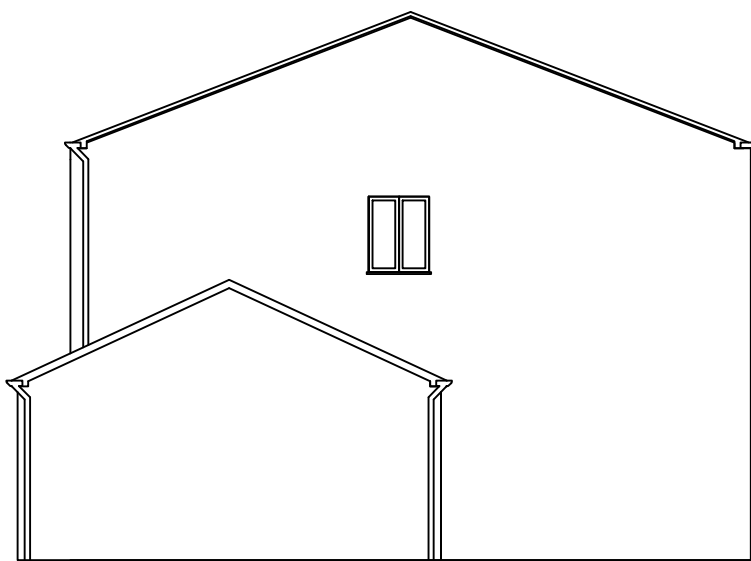


Opening for existing window to be extended following discussions with Building Control

BCO to assess if structural calcs required for both hip and windpost detail if necessary

EXISTING ELEVATIONS

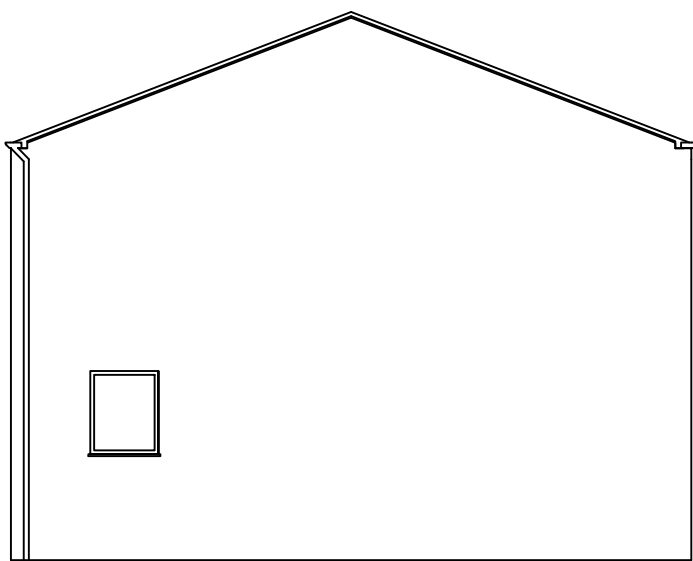
SCALE 1:100



SIDE



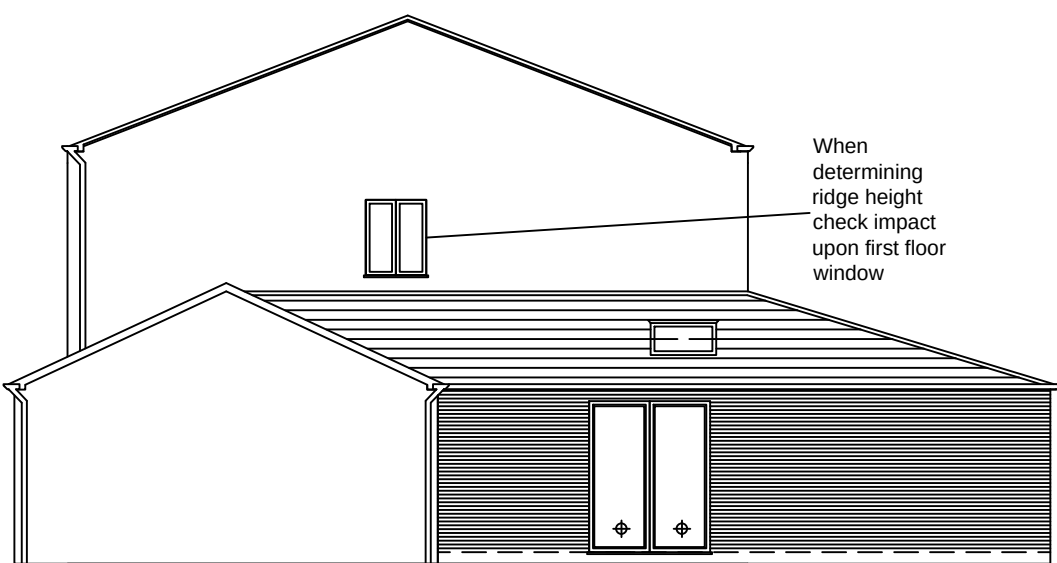
REAR



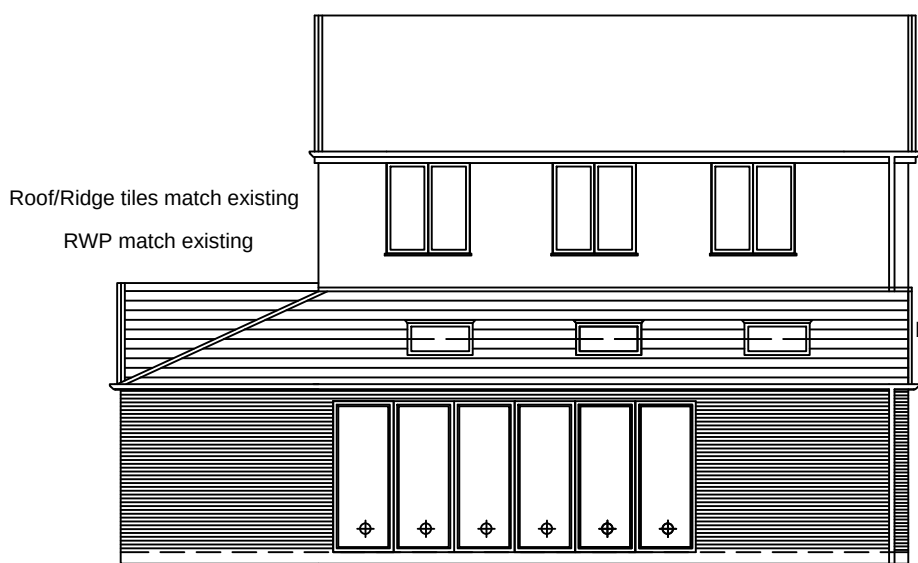
SIDE

PROPOSED ELEVATIONS

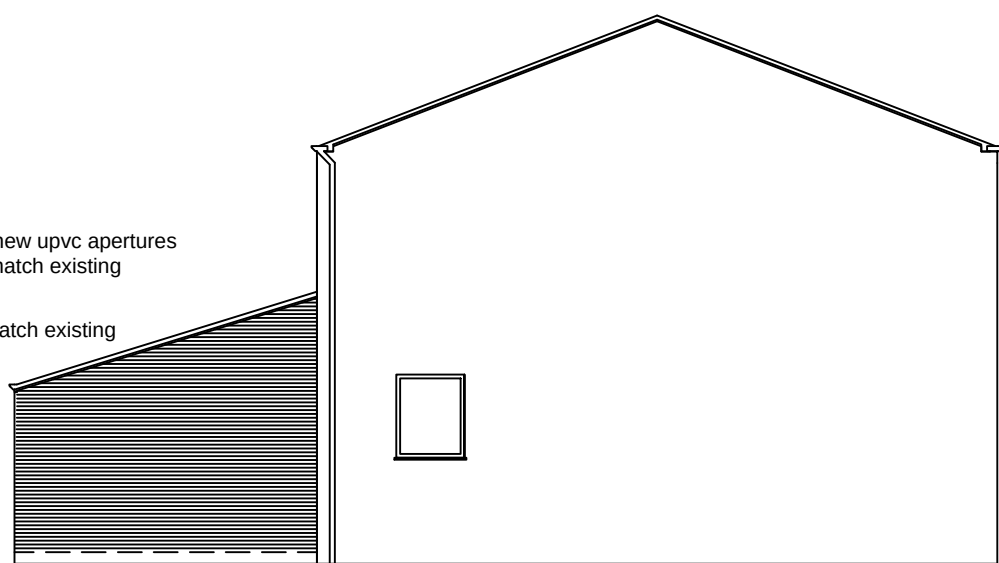
SCALE 1:100



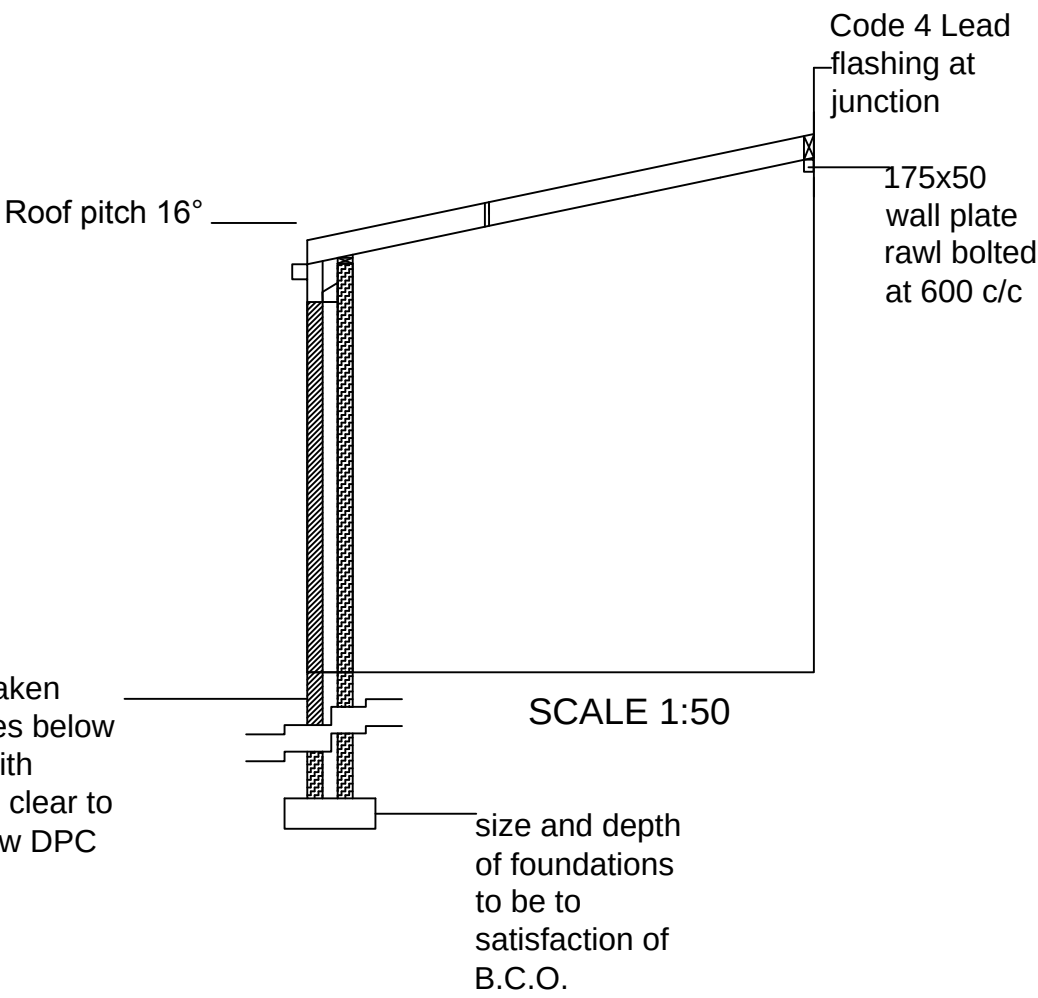
SIDE



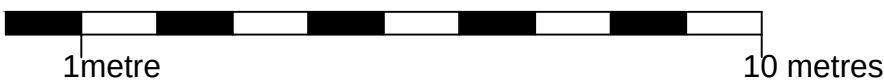
REAR



SIDE



Unventilated cold roof construction Tyvek supro or equal breathable membrane draped over 175x50mm s/w rafters at at 400mm centres with 120mm Celotex extra-r insulation boards fixed between rafters with propretitory clips to maintain 30mm air gap for breathable membrane to drape into, 25mm celotex t-break insulation fixed to underside of 120mm insulation with all joints sealed with foil face tape. Add suitable vapour barrier to underside of 25mm Celotex and fix 25x30 s/w battens at 400mm centres and 12.5mm foil backed plasterboard fixed thereto.



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 w 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 OBLIGATIONSUNDER 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 REGULATIONS0 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

CLIENT	Mr P Brennan
PROPOSAL	5 Hayfield Close L26 6ND, - single storey extension to side/rear
SCALE/DRAWING No.	1:100 @A1 UNLESS STATED, PL001
PLANNING ISSUE ONLY - CONTRACTORS NOT TO SCALE FROM DRAWING	
REV/NOTES	