

A line drawing of a house with a gabled roof. On the left side, there is a front door with a small porch and a window above it. To the right of the door are two windows, each with a decorative frame. The house is shown from a side-on perspective.

This architectural drawing shows a side elevation of a building. The facade features a series of horizontal lines representing a wall or a series of windows. A red arrow points to a specific window unit, which is a square with a decorative pattern. To the left of this window is another square window with a similar pattern, and to the right is a larger, plain square window. The drawing is a technical sketch, likely for a design or construction project.

This architectural drawing shows the rear elevation of the building. It features a gabled roof section on the left, which is covered in horizontal siding. To the right of the gable is a flat-roofed section containing a double door with vertical paneling. The entire building is surrounded by a low wall, and the ground is indicated by a simple line at the base.

membrane, Casing 10
300mm Deep 150mm
Underside to be 12.5%

EXISTING ELEVATIONS & FLOOR PLAN 1:100

FRONT

SIDE

A hand-drawn floor plan of a house, oriented with 'FRONT' at the top. The plan includes the following rooms and areas:

- FRONT**: Indicated at the top of the plan.
- LOUNGE**: Located in the upper right portion of the main house.
- KITCHEN**: Located in the upper left portion of the main house.
- BATHROOM**: Located in the center-left of the main house.
- HALL**: A central hallway connecting the main rooms.
- REAR GARDEN**: Located at the bottom left of the main house.
- CONSERVATORY**: Attached to the bottom of the main house, between the rear garden and the garage.
- GARAGE**: Located on the right side of the main house, adjacent to the conservatory.
- DRIVE**: A driveway located to the right of the main house, between the lounge and the garage.

The drawing is a simple line sketch with room names written in capital letters. The overall layout shows a traditional house with a central hall, a rear garden, a conservatory, and a garage.

A line drawing of a house. It features a gabled roof with a chimney on the right side. The front facade has a large, multi-paned window on the left and a smaller, single-paned window on the right. A small porch or entrance is visible on the right side. The drawing is simple, using only black lines on a white background.

Architectural floor plan of a residential building, showing proposed and existing layouts. The plan includes rooms such as Bedroom, Bathroom, Kitchen, Living Space, and Utility. Key features include escape routes, chimney removal, and internal door specifications. A detailed note on the right describes the insulation and upgrading of a single leaf garage wall, specifying U-value, clear cavity, and various materials like Colotek and plasterboard.

Proposed Layout:

- Bedroom:** Located at the top left, with an escape route.
- Bedroom:** Located at the top right, with an escape route.
- Bathroom:** Located at the bottom left, with an en-suite.
- Living Space:** Located at the bottom left, with a fireplace.
- Kitchen:** Located at the bottom right, with a sink and stove.
- Utility:** Located at the bottom right, with a sink and storage.
- Store:** Located in the center, with a door to the living space.
- Hall:** Located in the center, with a door to the living space.
- Chimney:** Located in the center, marked for removal.
- Internal Doors:** Marked for removal, with a note: "Internal doors (barring Bathroom / en-suite) to be Min 30 Minute Fire resistant Standard".

Existing Layout:

- Bedroom:** Located at the top left, with an escape route.
- Bedroom:** Located at the top right, with an escape route.
- Bathroom:** Located at the bottom left, with an en-suite.
- Living Space:** Located at the bottom left, with a fireplace.
- Kitchen:** Located at the bottom right, with a sink and stove.
- Utility:** Located at the bottom right, with a sink and storage.
- Store:** Located in the center, with a door to the living space.
- Hall:** Located in the center, with a door to the living space.
- Chimney:** Located in the center, marked for removal.
- Internal Doors:** Marked for removal, with a note: "Internal doors (barring Bathroom / en-suite) to be Min 30 Minute Fire resistant Standard".

Notes:

- 1800mm
- 1000mm
- 350mm
- 610mm
- 1400mm
- 3035mm
- 600mm
- 300mm
- 7000mm
- MS CATINIC LINTEL
- MS CATINIC LINTEL
- REMOVE EXISTING CHIMNEY
- REMOVE EXISTING INTERNAL DOOR UP 600mm
- EX 70/100 CATINIC LINTEL (3350mm)
- INSULATING / UPGRADING OF EXISTING SINGLE LEAF GARAGE WALL
- U Value 0.18W/m²K
- Existing single leaf brick wall to have Min 50mm Clear Cavity with Breathable membrane not more than 0.6mm gap with inner leaf stud work to be 100mm x 50mm C16 Treated timber studding fixed at 400mm ctrs using heat & sole plates and nogging
- Insulation between & over studs 90mm Colotek QA4000 Beta 40mm colotek TB4000 over with a VCL Membrane finished with 12.5 plasterboard / 3mm Skin Finish
- New Internal Timber floor in Part Garage conversion -
- U Value achieved 0.18W/m²K
- (Floor to be level with existing house floor)
- Inside surface down:
- 22mm Floor grade T&G Chipboard on 0.3 Polythene separator
- 147mm x 50mm Grade C16 Construction quality Treated timber joists at 400mm ctrs

Insulating / Upgrading of existing Single Leaf Garage wall
 U Value 0.18W/m²K

Existing single leaf brick wall to have Min 50mm Clear Cavity formed with Breathable membrane not more than 0.6mm thick with inner leaf of Timber stud work to be 100mm x 50mm CPE Treated timber cladding frame work at 400mm c/c's using head & sole plates and nogging.

Insulation between & over studs 90mm Celotex BA4000 Between with 40mm celotex TB4000 with a VCL Membrane finished with 12.5 plasterboard / 5mm Skon Finish

New Internal Timber floor in Part Garage conversion -
 U Value 0.18W/m²K

Floor to be laid with existing house floor

Inside surface down:

- 22mm Floor grade T&O Chipboard on 0.3 Polystyrene separation layer
- 147mm x 50mm Grade C16 Construction quality Treated timber floor joists at 400mm c/c

Insulation to be 140mm Celotex XR4000 Laid between joists, Air gap below then Vapourless Ultimate Gossford DPM (Gas protection) to BS8102:2009 (D1924 07-48 & BS 8485:2001 Laid over existing concrete base DPM to be lapped into DPM.

[illegible]

BUILD UP EXISTING GARAGE / WALL SEE NOTE 22

EX. SLAB

1000 ML

SECTION C-C

Drainage:

All new above ground drainage and plumbing to comply with BS 5572:1978 (Sanitary pipework)/All new drainage to be in accordance with Part H4 of the building regulations. Waste to have 75mm deep anti-sep bottle traps & rodding eyes to be provided at changes in direction/Size of waste pipes and max. of branch connections.

(If max length is exceeded then anti- vacuum trap to be used)

Wash Basin-17m for 32mm pipes, 4m for 40mm pipes

Bath/Shower- 3m for 40mm pipes, 4m for 50mm pipes

W/C - 6m for 100mm pipe for single W/C

All branch pipes to connect to 100mm soil & vent pipe terminating min 900mm above any openings within 3m Or to a 100mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12280, placed at a height so that outlet is above the trap of the highest fitting.Waste pipes not to connect on to SUP within 600mm of the W/C Connection.

Overhead

MOTES (WHERE APPLICABLE)

- HOME OWNER/CLIENT & BUILDER MUST READ
- ONLY THE PLAN APPROVED BY BUILDING CONTROL, TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS ARE TO BE SITED CHECKED BY BUILDER
- DO NOT SCALE DRAWING
- ANY NEW BROOKWORK IS TO MATCH & KEY INTO EXISTING.
- 1. WINDOWS & DOORS TO BE DORMER GLAZED WITH 20mm gap BETWEEN PANES FILLED WITH ARGON GAS WITH UNNER FRAME ARE TO HAVE A MINIMUM U VALUE FOR WALLS OF 1.4 WHICH ARE TO BE 100mm MINIMUM TROUBLE VENTS OF 8.00cm² TO REMOVAL OF CONDENSATION FROM KITCHEN WITH 4.00cm² ELSEWHERE VENTS SET TO 100mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN.
- 3. ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm. TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.
- 4. ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH M6 GALVANISED STRAPS.
- 5. ROOF 5.0mm P/4 IS TO BE TIGHTENED.
- 5. NEW ROOF SPACE TO BE VENTILATED TO BS 5262, BACKGROUND VENTILATION 8000cm² EQUIVALENT AREA TO BE PROVIDED TO MAINTAIN VENTS.
- 6. NEW FOUNDATIONS/WALLS ARE TO CONFORM TO BUILDING REGULATION 18.2 / APPROVED DOCUMENT A
- 7. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF "ON SITE" SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPOSED ARE TO HAVE TO BE REINFORCED, LOADS THEY SHOULD BE EXPOSED AND DRESSED BY THE L.A OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE.
- 8. ANY UNDER-SITE PRESSURE MUST BE EXPOSED & DIVORCED IN 150mm CONCRETE.
- 9. NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS.
- 10. NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
- 11. ALL WALL CAVITIES ARE TO BE CONTINUOUS.
- 12. ALL CAVITY BARRIERS TO BE TO BS 5476 PART 2 APPROVED.
- 13. R/LINTELS BUILT INTO WALLS OVER DRAINS.
- 14. FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO DRAIN INVERT LEVEL.
- 15. CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DRAINS. INSULATED TIE.
- 16. ALL NEW PLUMBING IS TO COMPLY WITH BS 5572.
- 17. ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 18. NEW DRAINAGE LAD TO SIFT CLEANSING FALLS WITH ROOFING ACCESS.
- 19. REINSULATION TO BE DONE TO COMPLY WITH "ROBUST DETAILS" ISSUED BY DEFRA.
- 20. LIGHTING MUST BE LOW ENERGY FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75 LIGHT SOURCE LUMENS PER OUPUT WATT.
- 21. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446 DOMESTIC & BS5446-12000 & BS5446-2003 APPROVED.

DETECTORS INTERLINKED WITH BATTERY SHOWN ARE TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN.

THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN.

THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER.

THE CLIENT/HOMEOWNER MUST BE AWARE THAT THE ELECTRICIAN WITH EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR'S QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE IEE 18TH EDITION VARIOUS GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 1/10/05. ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND BE INSPECTED, INSTALLED, INSPECTED, TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND MUST BE CERTIFIED BY A PERSON SUBMITTED ISSUED TO THE LOCAL AUTHORITY BY THE CLIENT/HOMEOWNER WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS.

THE CLIENT/HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A BS 7671 ELECTRICAL INSULATION TEST CERTIFICATE.

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER

ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 THE IEE 18TH EDITION VARIOUS REGULATIONS & PART P ELECTRICAL SAFETY. ON COMPLETION OF THE WORKS OF THE INSTALLERS & HANDYMAN/PLASTERER MUST HAVE 7671 TO BE PROVIDED TO THE CLIENT/HOMEOWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES THE INSTALLATION BE INSPECTED BY AN INDEPENDENT "COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE HOMEOWNER/CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CDDP M ELECTRICIAN/LOCAL PERSONS SCHEME.

26. A MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE EXTRA SECONDARY AIR FANS, KITCHENS AND HALLS TO HAVE A BSB OF GOLD STAR AIR CHANGE OUT TO EXTERNAL AIR. FANS TO HAVE A 15min ON HOUR RUN TIME IN ADDITION TO THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 2500cm².

ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEMS MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR.

GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY

GAS BOILERS FITTED IN EXISTING DUELLINGS REQUIRE ONE OF THE FOLLOWING:

- FLUE GAS HEAT RECOVERY
- WEATHER COMPENSATION
- LOAD COMPENSATION

SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION

IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT U

26. THERE MAY BE FEES DUE TO PAY TO THE L.A OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR VISITS/SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR LOCAL AUTHORITY.

27. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY & ANY GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT & ANY ROLES IN THE EXTERNAL WALLS FOR DRAINAGE ETC TO BE FULLY SEALED, ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS.

28. PLYWOODS MUST MEET A MINIMUM STANDARD OF EN 1996 UNLESS THE TRADE TEST STANDARD HAS BEEN ESTABLISHED.

29. THE PROPOSED DEVELOPMENT IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE.

30. A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT.

31. A CONTINUOUS SUPPLY OF HOT WATER IS TO BE PROVIDED TO THE KITCHEN THAT DOES NOT TAKE THAT LEAD DOWN.

32. ALL NEW STEELWORK IS TO BE 30mm THICK FREE PROOF E2 X 10mm PLASTERBOARD LAYERS AND 50mm OF 50mm X 50mm TRUSSES BENEATH @ 400mm CENTRES.

33. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY

IF THE PROPOSED ROOF IS TO BE OF A GALVANISED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION BEFORE WORK COMMENCES

34. THIS PLAN IS PROVIDED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE STRUCTURE OF THE PROPOSED PROJECT.

35. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN AWARDED MAY REQUIRE A NEW APPLICATION. IF CLIENT HAS INSTRUCTED DESIGNER OR H/SELF THAT PLANNING IS NOT REQUIRED TO ADVISE FROM A 3RD PARTY OR H/SELF IS FREE FROM ANY "OBLIGATIONS" THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HAPPENS DURING CONSTRUCTION

37. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR THE PUBLIC BUILDING CONTROL DEPARTMENTS Once THE FINAL SIGN OFF HAS BEEN COMPLETED THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR.

IF REQUIRED THE HOMEOWNER/CLIENT MUST ACCEPT ALL RISKS/COVER OF THE PROPOSED WORKS/PROJECT THAT IT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE

IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVED IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (OR H/SELF) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED OR ALTERATIONS, COSTS, DELAYS & LEGAL PROCEEDINGS RESULTING FROM THIS.

40. IF THE DESIGNER/INSPECTOR WILL VISIT & MEASURE THE PROPERTY THEN DESIGNER WILL PROVIDE TO THE CLIENT/OWNER A COPY OF THE MEASUREMENTS OF THE PROPERTY AS BEST AS FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS.

PROPOSED

New Rear Extension,

Part Garage conversion (with New Garage roof),

Internal Alterations

~~and~~ New Floor layout to Property

& New Front Elevation appearance to Bungalow.

at

No 40, Newhouse Crescent

Norden

OL11 5RR

For

Mr Stephen Wood