MR AND MRS HUSSAIN

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PROPOSED REAR AND SIDE EXTENSIONS AND INTERNAL ALTERATIONS

BUILDING DESIGN SERVICES
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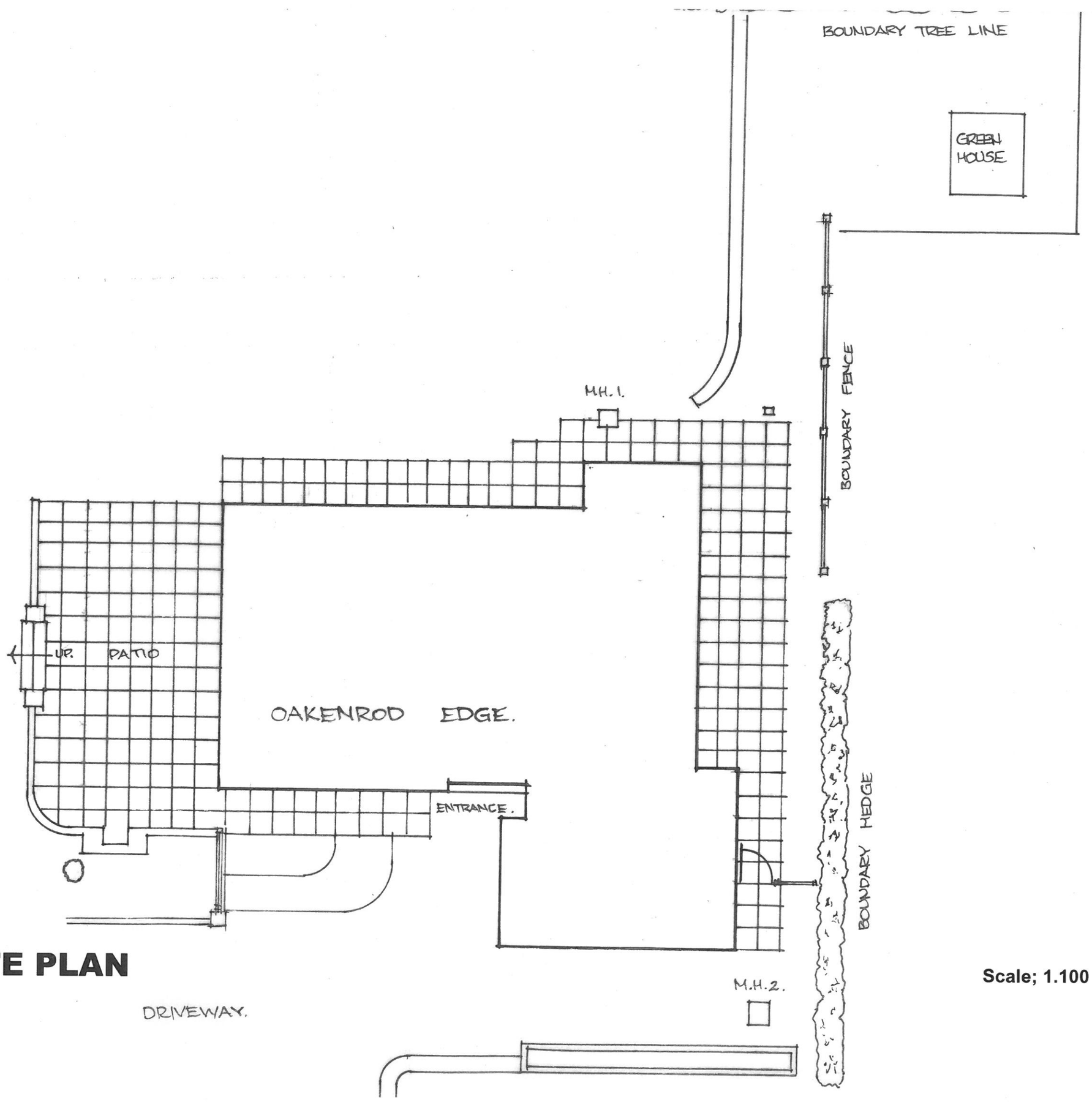
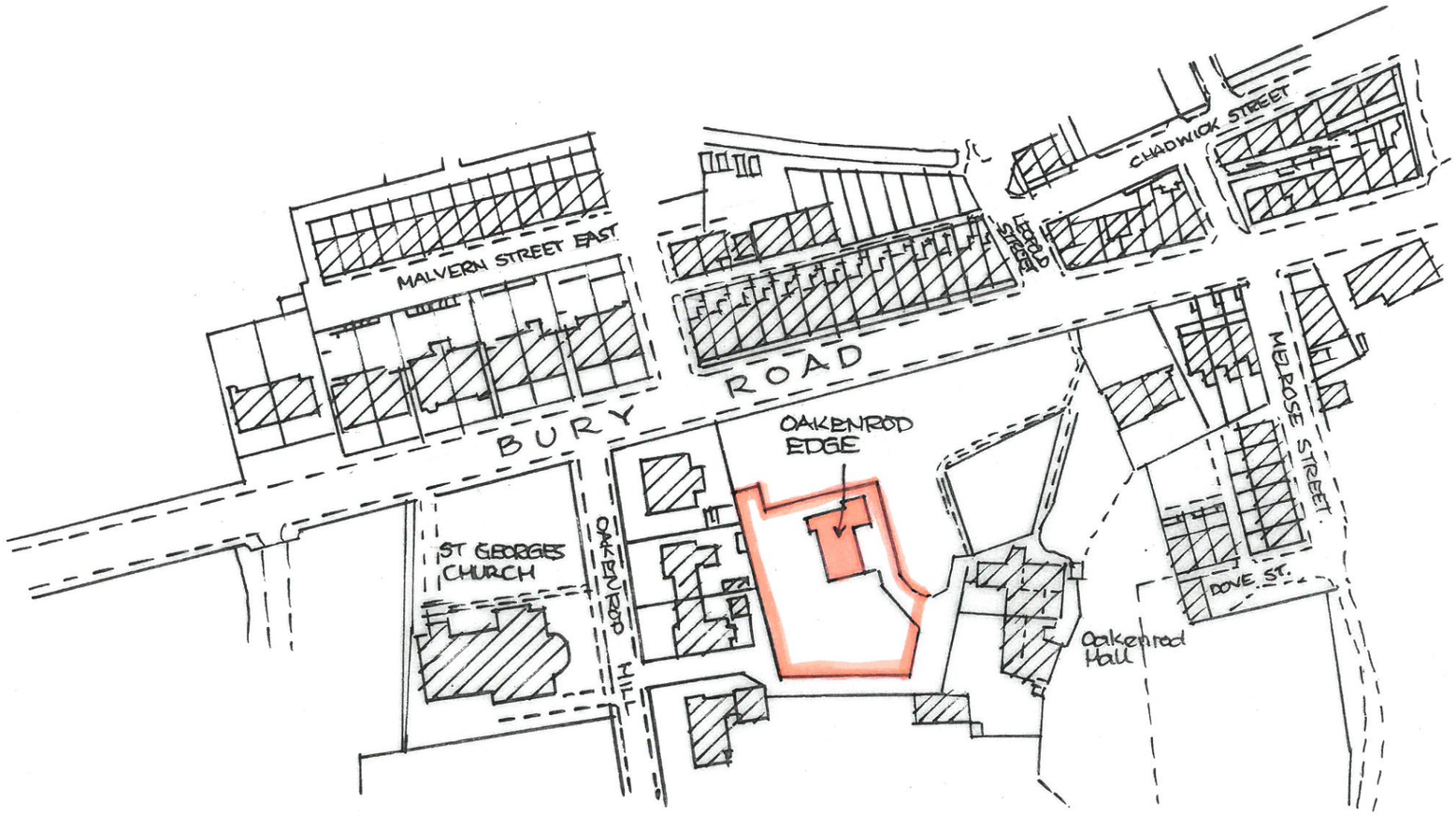
Drawing No;- **606 / 1**
Date;- 12 / 12 / 2018
Drawn:- W.J.Dowd



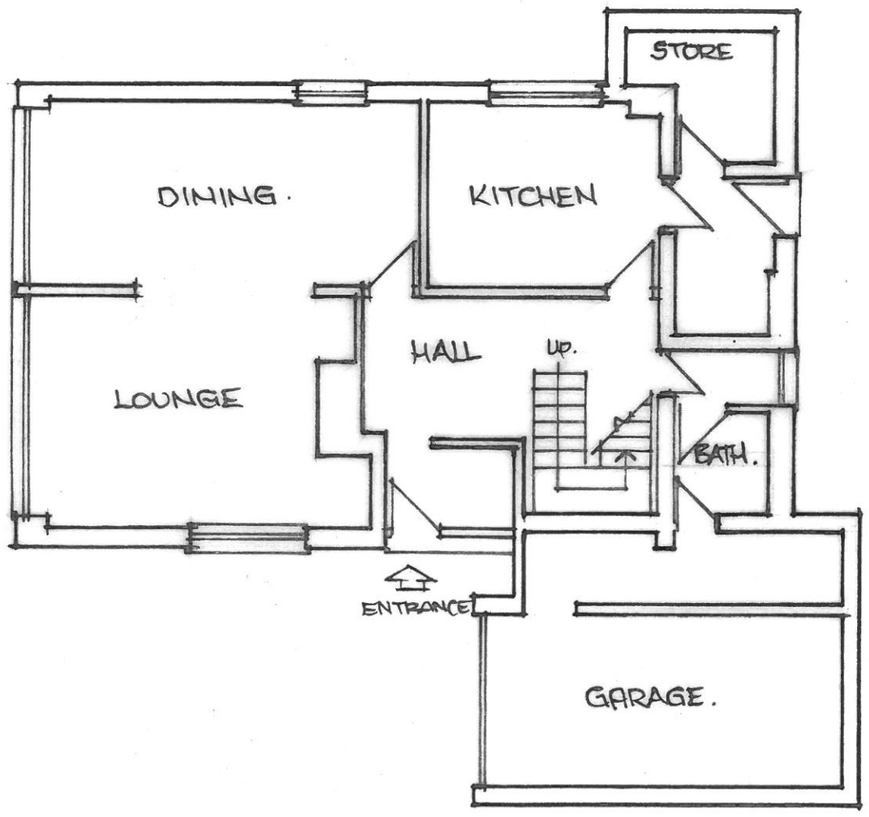
EXISTING SITE PLAN

Scale; 1.100



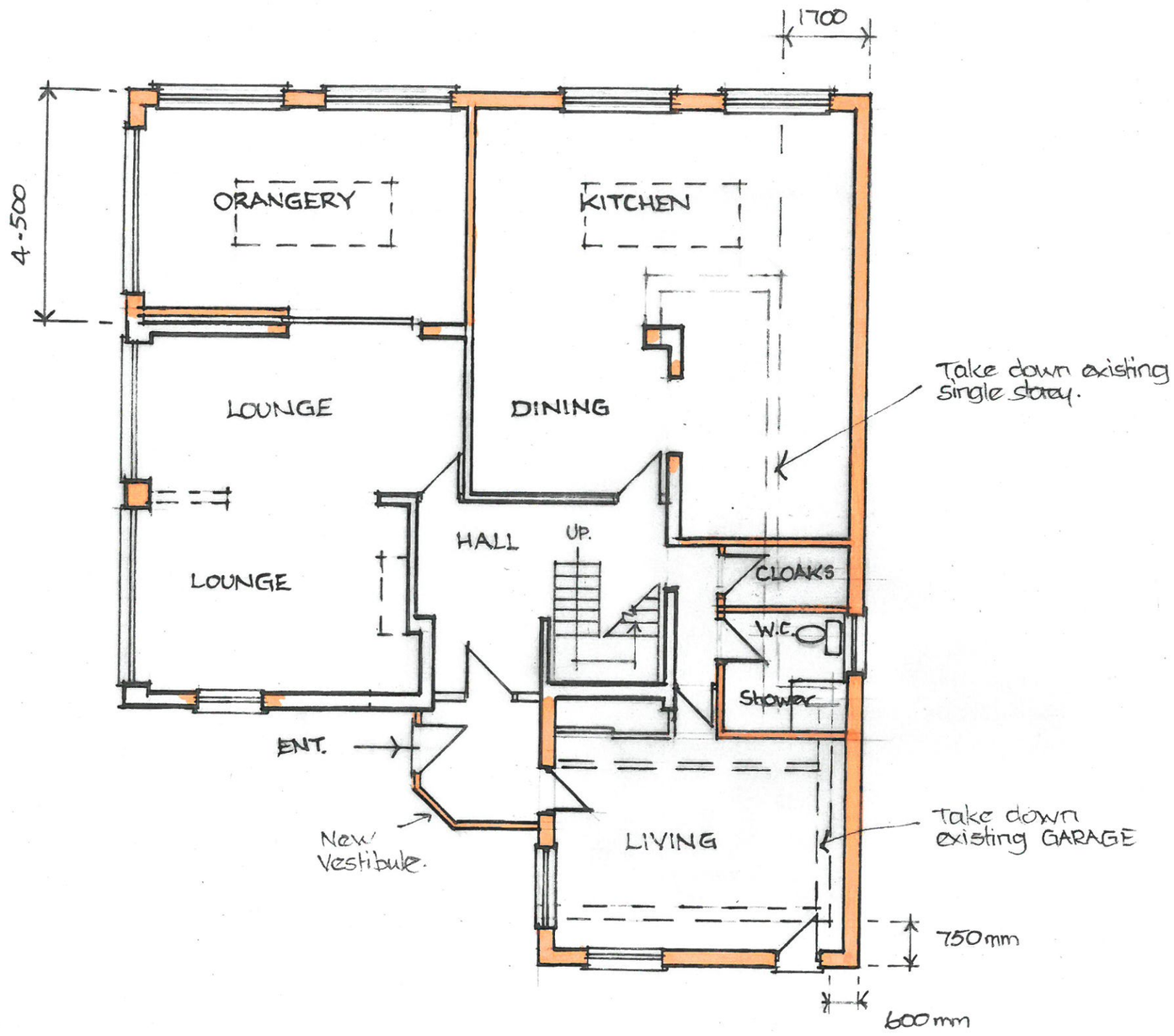
LOCATION PLAN

Scale ; 1.1250



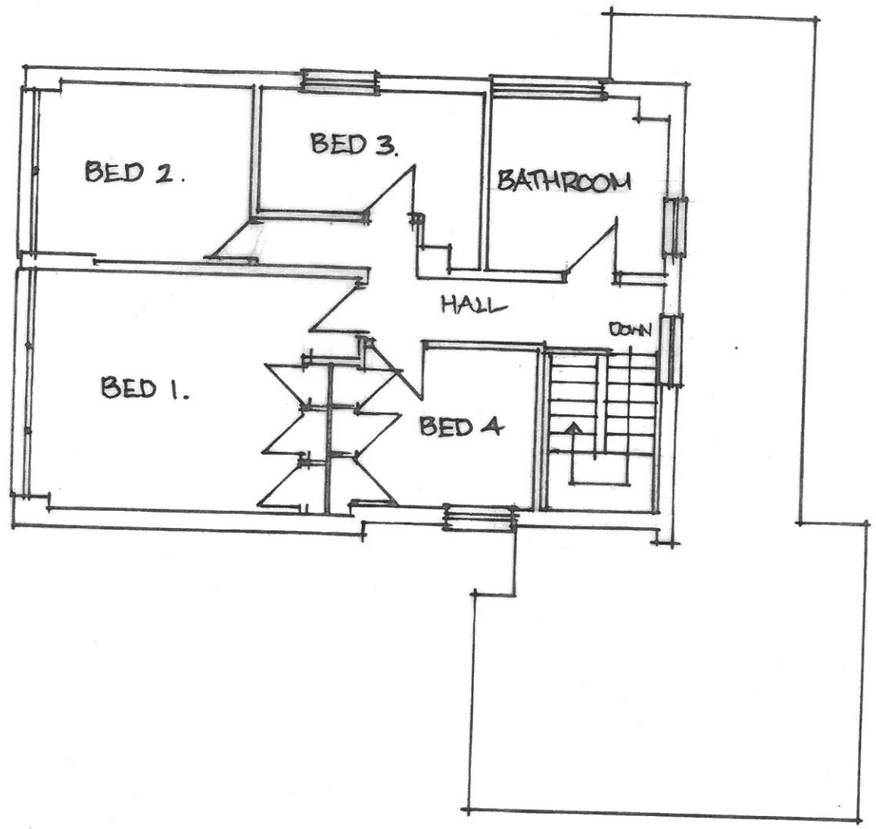
EXISTING GROUND FLOOR PLAN

Scale ; 1.100



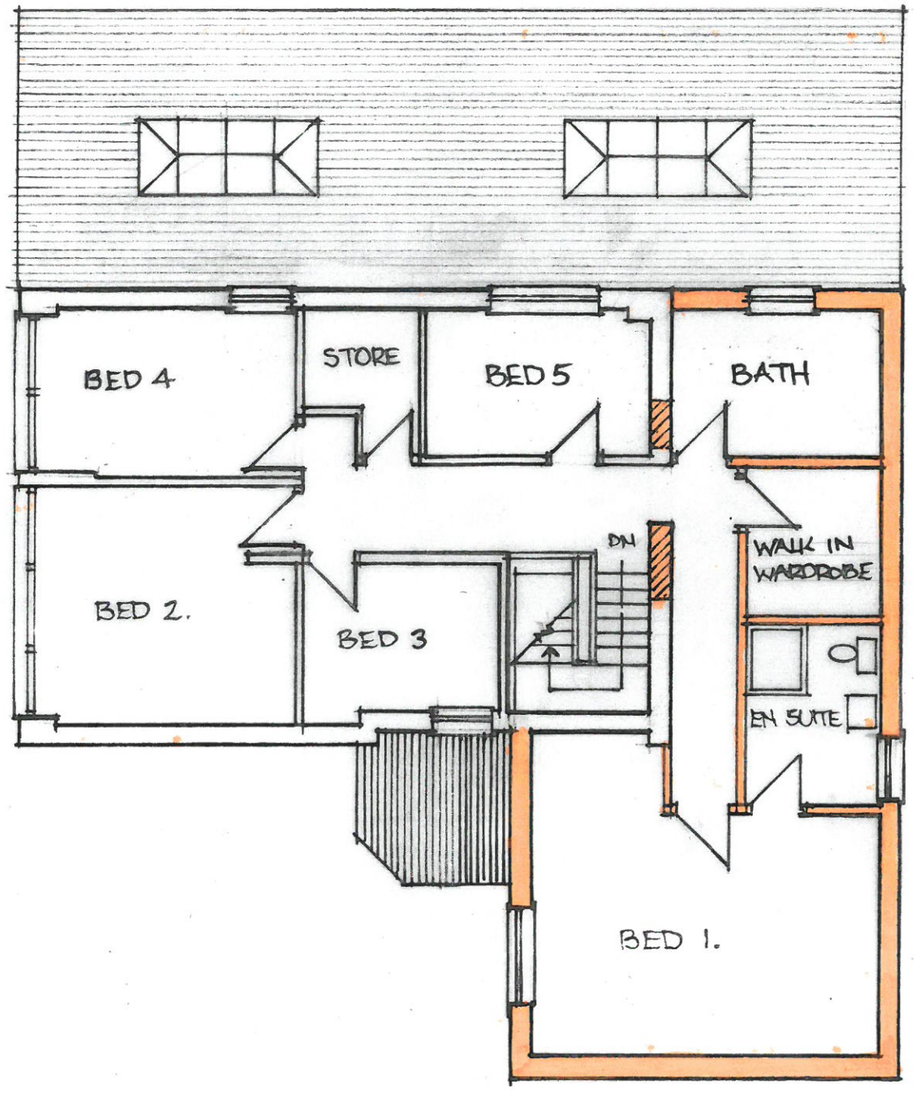
PROPOSED GROUND FLOOR PLAN

Scale ; 1.100



EXISTING FIRST FLOOR PLAN

Scale ; 1.100



PROPOSED FIRST FLOOR PLAN

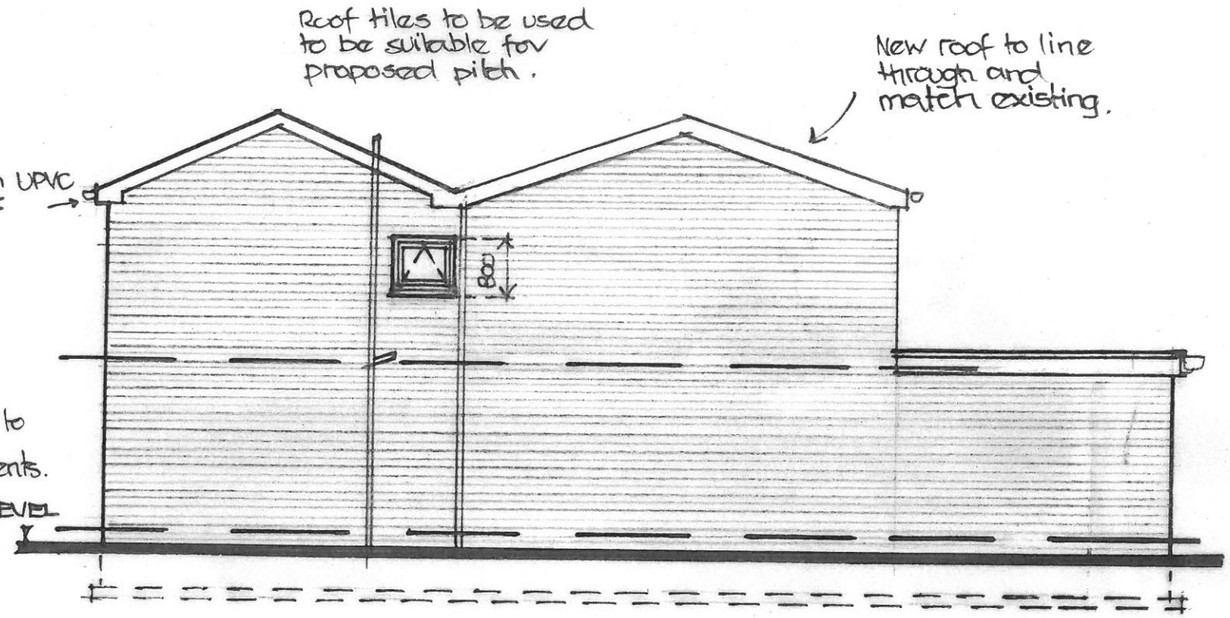
Scale ; 1.100

NOTE.

ROOF TRUSS CALCULATIONS to be submitted and approved prior to fixing.



SIDE ELEVATION



REAR ELEVATION

GLAZING NOTES.

'U' value to all glazing to be 1·6m²/k, min. 20 mm ARGON filled cavities. Low-E coating for double glazed units Windows to all rooms to have closable trickle vents rated min 8000mm.

Opening casements to be equivalent to 1/20th of the floor area of the room served.

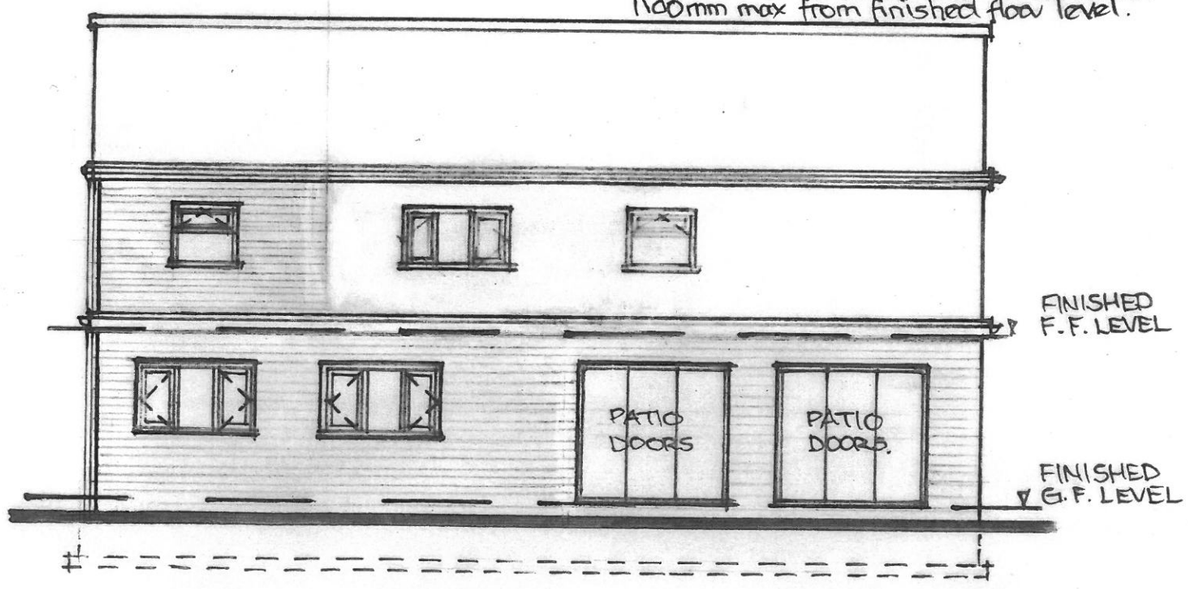
Brickwork to be course, bonded and to match exist.

Panel sections above windows to be either 'K' rendered or UPVC boarding.

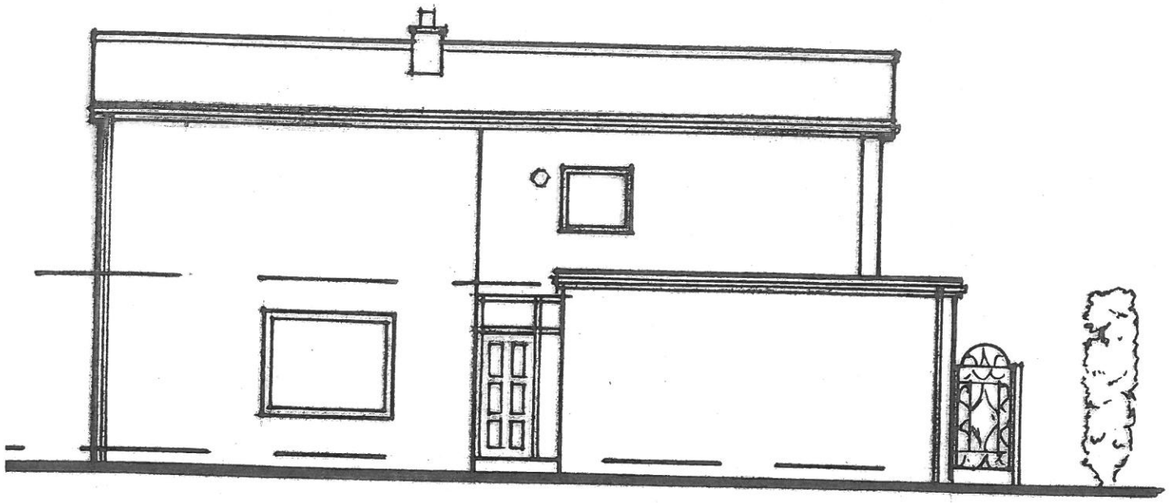


FRONT ELEVATION

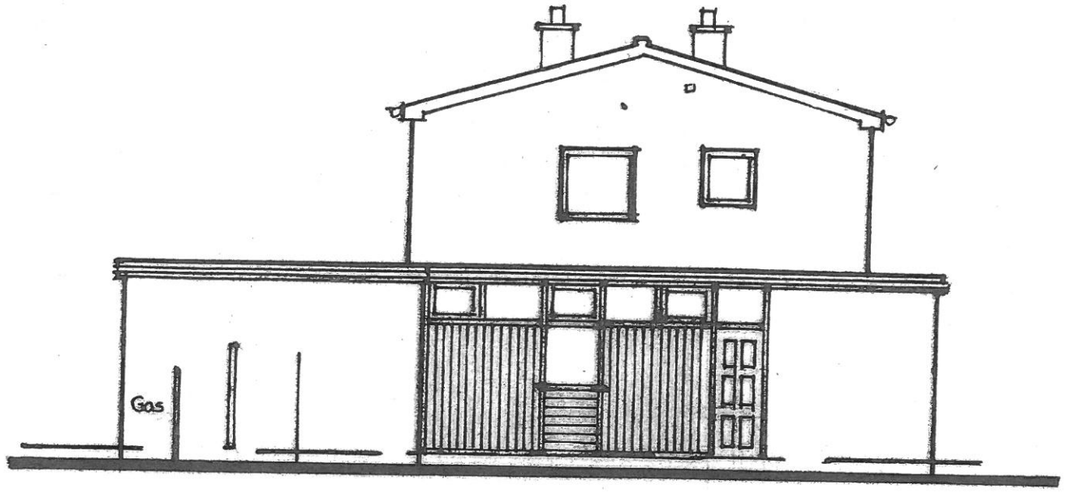
WINDOWS TO BEDROOMS 4, 5, & 6. Allow in the window design for an ESCAPE WINDOW. 0·33m² face area 450mm min. width @ 800mm min and 1100mm max from finished floor level.



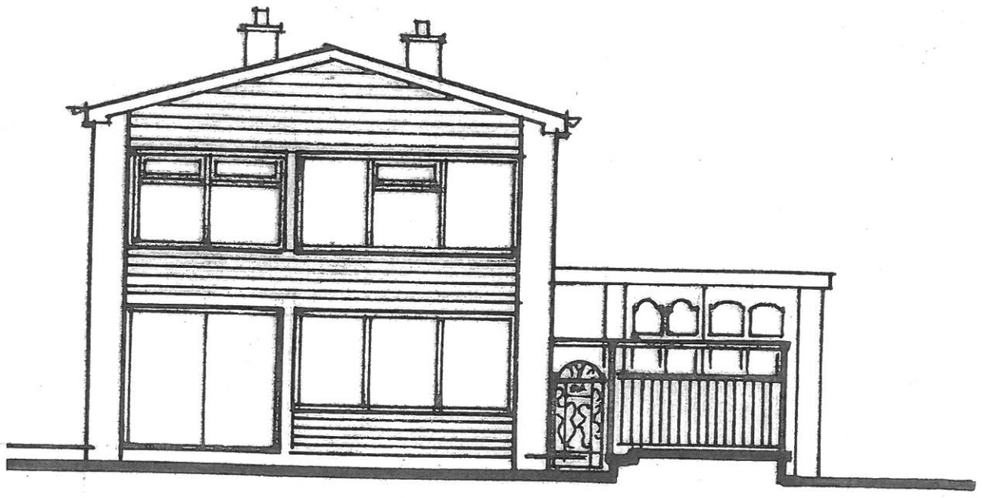
SIDE ELEVATION



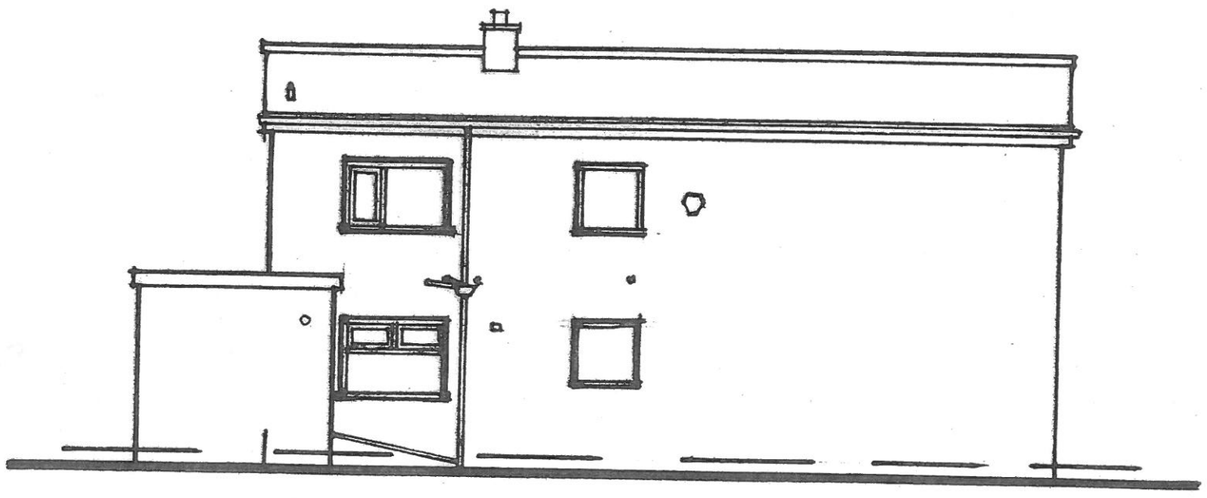
SIDE ELEVATION (main Entrance)



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

EXISTING ELEVATIONS

NOTES.

1.0 General Notes.

a) No development shall commence until samples or full details of the materials to be used externally on the building have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

b) All construction and building material queries to be made with the L.A. Building inspector before construction commences.

c) Existing foundations to be exposed and checked before any construction or materials are purchased.

d) All working dimensions to be checked on site before construction commences.

e) Allow for checking all services and drains. All services/meter installations etc. to be extended or repositioned as necessary in conjunction with statutory undertakers requirements.

f) All structural timbers to be kiln dried, treated ends and stress graded SC3.

g) Windows to be UPVC double glazed and sealed units having a minimum 20mm air gap to give a U-value not exceeding 2.. Windows to have opening lights not less tha 1/20th of the room area and to be fitted with trickle ventilators to open 8000mm2 minimum. The opening light must have some part, which is not less than 1750mm above floor level.

h) Insulated cavity closers to doors, window reveals, jambs and cills.

i) Kitchen window bottom height to be raised if necessary to give a minimum height of 1050mm above finish floor level.

2.0 Glazing

i) Any glazing in windows below 800mm from floor level to be in safety glass. Any glazing in doors below 1500mm from floor, including any glazing within 300mm of each side of any door *(if glazed panel is adjacent)* to be fitted in toughened safety glass. All to BS 6200.

j) New rooms to have temperature controlled by individual radiator valves.

k) All materials to be new unless agreed with the customer.

l) Workmanship shall be to British Standard 8000

3.0 Foundations

a) Excavate trial pits to determine depth of existing footings to existing house Following examination by the L.A. Building Inspector the width and depth of the new foundations to be determined. Building Inspector to advise suitability of proposed foundations.
If depth of existing foundation is exceeded , allow for obtaining written permission from adjoining owner under Party Wall Act 1996.

b) If adverse ground conditions are discovered a special foundation and floor slab may be required. This will be subject to a separate design by a Structural Engineer and must be approved by the L.A. before any building work commences.

c) Foundation to conform to A12 and Part A Reg E2 of the Building Regulations.

d) Foundation to be taken down to invert level of any drain within 1m.

e) New cavity brickwork to be taken down to the depth of the existing foundations of the house and to solid bottom.

f) Any drains passing through walls to have reinforced concrete lintols over with a minimum end bearing of 150mm.

g) Concrete strip foundation 600mm wide x 150mm thick with a minimum cover of 150mm

4.0 Ventilation to Rooms.

Kitchen.

a) Kitchens to incorporate mechanical extract ventilation, capable of extracting at 60 litres per second minimum, direct to external air

Bathroom

a) If there is no window to the Bathroom then mechanical ventilation is to be fitted to provide at least 3 air changes per hour which may be operated intermittently with 15 minutes overrun.

b) All vertical extract ventilation discharge pipes to be fitted with a mushroom vent cap and where passing through a roof space, to be fitted with a condensation trap.

NOTES.

4.0 Walls

4.1 Brickwork and Blockwork Generally.

a) All brickwork and blockwork shall be built perfectly true and plumb.

b) Bricks and blocks with damaged arrises or faces which would be visible in the finished work, shall not be used.

c) Units less than full size required for correct bonding shall be either purpose made. or accurately cut to the size required.

d) Templates shall be used for forming openings in facework where doors and windows etc. are not built in.

e) Concrete blocks and bricks shall be to BS 6073 specification.

f) The construction of Thermalite blocks to be carried out in accordance with BS 5628: parts 1 and 3. BS 5250 and BS 8000, as well as the information contained in the British Board of Agreement certificate 00/3720.

4.2 Brickwork and Blockwork. Jointing and Pointing.

a) All brickwork and blockwork shall be laid on a full bed of mortar without furrowing and all joints including all internal joints, shall be solidly filled.

b) Facing brickwork shall be jointed and pointed simultaneously, the joint shall be bucket handle.

4.3 Brick laying and Block laying in cold weather.

a) Materials used in brick and block laying shall be frost free. The contractor shall ensure that any additives used in the mortar does not cause a variation in the colour of the joints.

b) All brickwork and blockwork laid during seasons liable to frost shall be covered up and protected.

c) When the shade temperature of the air is below 3 degrees C on a falling thermometer or below 1 degree C on a rising thermometer, brick or block laying shall not be permitted.

4.4 Partial fill cavity wall

a) 102.5mm Brick wall outer leaf to match existing face brickwork (mortar to be colour matched), properly toothed in at each course,
50mm clear cavity with 40mm thick Kingspan TW50 wall board insulation
(or similar approved) with inner leaf in 100mm Thermalite shield blocks
(strength 4.0N/mm2, Thermalite conductivity 0.14 W/mK.Density 550 kg/m2).
The strength of the mortar should be compatible with the strength of the blocks.
In accordance with the definitions i n Tables 13 and 15 of BS 5628 Part 3, mortar designation (iii) should be used.
Insulation boards shall be accurately cut around ties, openings. etc and shall be carefully installed leaving no gaps between adjacent boards either vertically or horizontally

b) All inner blockwork to have 12.5mm thick tapered edge plasterboard fixed on dabs with taped joints and skim coat to give a U- value not exceeding 0.35

c) Inner and outer skins of cavity walls shall be built together. As the wall is built, one leaf shall not in general rise higher than 450mm above the other.

d) Cavities shall be kept clear of mortar by suspending a timber batten of sufficient width to retain droppings and the batten shall be fitted out and cleaned periodically and raised with the work.
Mortar droppings on ties will not be allowed.
All surplus mortar shall be removed from the cavity face of the inner and outer leaves as the work proceeds.

e) British Standard (BS 1243 or BS DD 140; Part 2) Stainless Steel twist type wall ties to be used and shall be bedded not less than 50mm into each leaf, slopping towards the external face in alternate courses at British Standard spacing (750mm horizontal and 450mm vertical centres with 225mm vertical centres at jambs of windows and doors.

f) All cavities shall be closed with Brickwork or Blockwork at vertical openings.
Insulated proprietary cavity closures shall be used to close the cavity at eaves/verge level.

NOTES.

4.0 Walls

4.5 Brickwork and Blockwork Generally.

g) Reveals and soffits of external openings to be closed with insulated cavity closures.

h) Damp Proof Course (DPC) to inner and to outer leaf 150mm above ground level.

i) Fill cavity with a weak concrete mix to 150mm below ground level.

j) Cavity fill and inner blockwork must be taken up to the full height of the gable and must be taken below the floor insulation.

k) Provide cavity tray over all air bricks.

5.0 Partitions - Ground Floor.

a) All new stud work to be 75mm x 50mm studding with 13mm plasterboard and skim finish to both sides and to incorporate 75mm slab insulation. Provide horizontal d.p.c. under all proposed studwork constructed off a solid ground floor.

5.1 Partitions - First Floor

a) 75mm x 50mm softwood studding at 400mm centres with 75mm x 50mm softwood floor and head plate with 75mm softwood noggings at 600mm staggered centres faced both sides with 12.5mm thick tapered edge plasterboard with taped joints and skim.

b) 100mm thick insulation between studs.

c) Doors and softwood skirting boards to match existing.

6.0 Stair Details (General).

a) Staircase width to be not less than 800mm, with clear width between handrails and finished wall plaster not less than 800mm..
Handrail height to be not less than 900mm, or more than 1000m m above the pitch line or floor. (measured to the top of the proposed handrail) with maximum space of 100mm between any members. Maximum pitch of private staircase to be 42 deg. Minimum headroom to be 2.000m m. measured verically from the pitch line.
Landing at the top and bottom of the staircase to be 800mm (or the width of the staircase, which ever is the greater. All landings to have a minimum headroom of 2.000mm and to be clear of any obstruction.
Any balustrade formed around the perimeter of a floor/stairwell opening to be a minimum t height of 900mm and to be of solid or vertical spindle construction.
Where a staircase has open risers, nosings must have a minimumoverlap of 16mm.
Open risers must be fitted with a 25mm timber dowell (mortis ed into strings)to back of treads, to leave an open space between treads of not more than 100mm.

7.0 Damp Proof Course.

a) Damp proof courses and cavity trays shall be pitch polymer material and preformed cloaks and trays shall be utilised wherever possible.
The minimum overlap at joints shall be 150mm.

b) Vertical damp proof courses shall be in one piece. The leading edge of any damp proof course shall be kept flush with the expose face of the brickwork and shall extend 25mm minimum beyond any masonry cavity closure into the cavity.

c) Vertical damp proof courses at openings shall be lapped behind any cavity tray over an opening and over any horizontal damp proof course at sills.

d) Damp proof trays shall extend 150mm beyond the ends of the lintols and shall have stop ends formed to prevent drainage into the cavity.

NOTES.

8.0 Roof.

a) Timber elements of the roof shall be Grade SC3.

b) Fix dry ridge, dry verge concrete tiles to specification. Approximately 30 degree pitch. with concrete tiles matching existing on 50mm x 38mm softwood tiling battens on an approved breather membrane lapped 150mm. Breather membrane shall be dressed over a tilting fillet at the eaves and be terminated to overlap the gutter and infill rafters To purlins.

c) Take off existing roofs complete.

d) Supply and fix roof trusses to manufacturrs design and calculations.

e) Insulation of the rafters is to be Rockwool Rockfall with 80mm Rockfall overlay board and 100mm Rockfall Underlay Board as manufactured by Rockwool Limited. Counter batten fixings are to be at 345mm centres. The system is to be installed in accordance with the manufacturers detailed recommendations and BBA Certificate No. 98/3535. Insulation is to be tightly fitted at roof perimeter to ensure continuity between wall and roof insulation systems.
Approved VCL to the underside of the rafter. All insulation joints are to be tight fitting.
12.5 mm plasterboard to underside.

9.0. Gutters, fascias, Bargeboards and Soffits.

a) Guttering shall be proprietary 100mm wide half round section UPVC, colour to match existing.
b) UPVC fascias and barge boards with UPVC soffits fitted with ventilators to give an equivalent of a 10mm continuous air gap to vent roof to BS5250, colour white.

c) All existing softwood fascias, bargeboards and soffits to be replaced as above.

10.0 Floors.

10.1 Ground Floor.

a) After the site has been prepared and foundations built to damp course level the damp proof membrane (minimum 300 micron/1200 gauge polythene) to be laid over well compacted 150mm minimum consolidated hardcore, sand blinded, with joints well lapped and folded to prevent the passage of ground water.
The membrane to be brought up to the surrounding foundation walls until it is sufficiently above the height of the wall damp proof course so that it will connect with or form the DPC
The Kingspan Thermafloor TF 70 zero ODP insulation 60mm thick (or approved equivalent) to be laid break bonded with the joints lightly butted. A strip of boarding to be placed vertically around the perimeter of the floor slab in order to prevent cold bridging of the slab
Boards are overlaid with a separating layer of building paper to BS 1521; 1972 (Specification for waterproof building papers). Grade B1F or polythene sheet (not less than 125micron/500 gauge) followed by 150mm thick concrete (1.2.4 mix) with A142 mesh reinforcement) Finish with 19mm thick asphalt to British Standard code CP 304.
Finish slab to give a minimum U-value of 0.25.

b) Floor levels to match and line through with existing.

10.2 First Floor

a) 200mm x 50mm softwood joists (stress graded SC3, treated ends) at 600 centres with herring bone strutting at mid span and noggings between each joists.
Installed on approved joist hangers using manufacturers approved nails/fixing details.

b) Double floor joists under any partitions running parallel to floor joists.

c) Floor joists to be laterally restrained to external brickwork with BAT M305 30mm x 6mm galvanised mild steel straps at 1.000m centres spanning at least 3 joists.

d) 25mm nominal T & G flooring grade chipboard .

e) Flooring to be screwed in position and NOT nailed.

f) 170mm thick Isowool Spacesaver between joists.

g) Floor levels to line through and match existing.

NOTES.

7.0 Ceilings.

7.1 Ground Floor.

a) 9.5mm thick tapered edge plasterboard with taped joints and skim.

b) To Garage areas. 9.5 mm thick supalux and 12.5mm thick plasterboard.

7.2 First Floor

a) 12.5mm thick foiled backed tapered edge plasterboard with taped joints and skim.

8.0 Lintols

a) Lintols over openings. External cavity walls, clear opening 1200mm, 150mm end bearing Catnic insulated CG90/100 1500 Cougar open back lintol.

b) Lintol over inner leaf external cavity wall and inner leaf of external cavity wall supporting first floor, clear opening 2755, 100mm end bearing on concrete padstones 440mm x 100mm wide x 150mm high. 203 mm 102 x 23 UBS.

9.0 Drainage.

a) Any drains passing through or under a loadbearing wall to have reinforced concrete lintols over.

b) Any drains over extensions etc to be encased in 150mm of concrete, if Hepseal to be surrounded in 150mm of 'P' gravel.

c) 38mm sink waste pipe to have a 75mm deep sal trap and to discharge below the gully top, b ut above the water level in the gully.

d) All drain runs shown are assumed lines and the builder must ascertain correct drainage to site.

10.0 Structural Details.

a) All existing walls are to be removed are non-loadbearing, unless otherwise indicated. Where ceiling joists are carried over such walls, additional ceiling hangers and binders are to be provided. Where alterations are carried out to structural structures, such alterations are to be properly bonded, by the use of materials similar to the existing construction.

b) All structural steelwork to be encased in 2 layers of 13mm plasterboard and skim finish, (wire bound at 100mm centres).