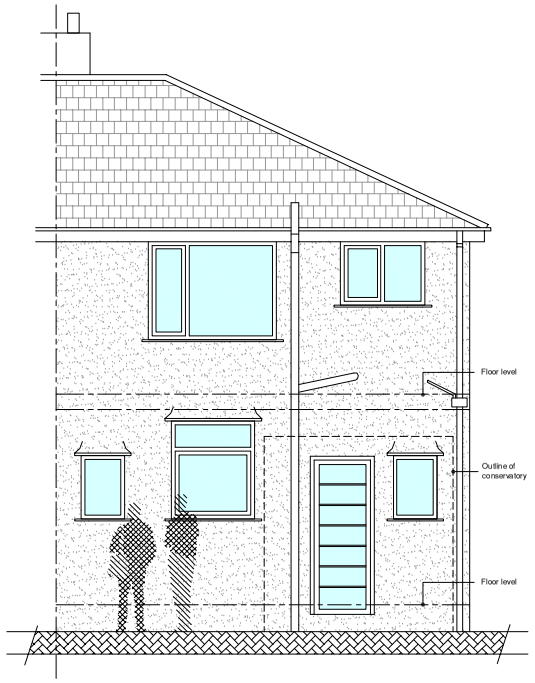
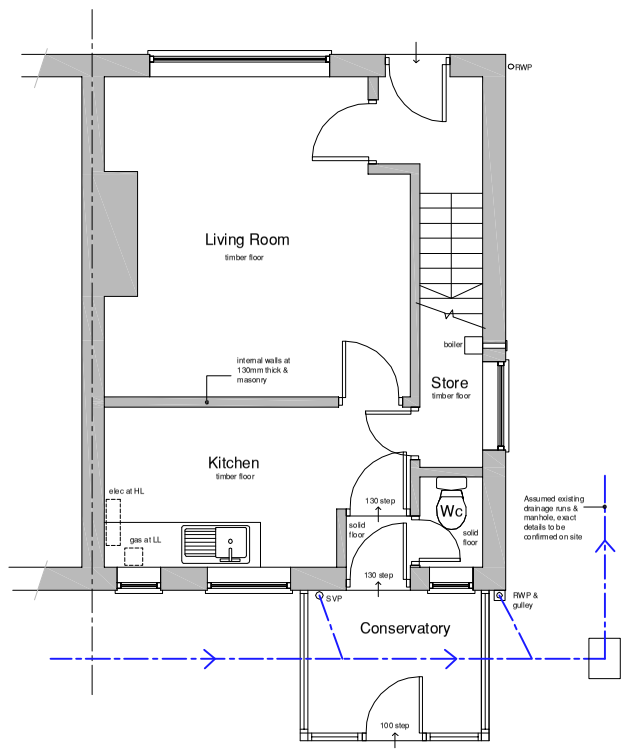
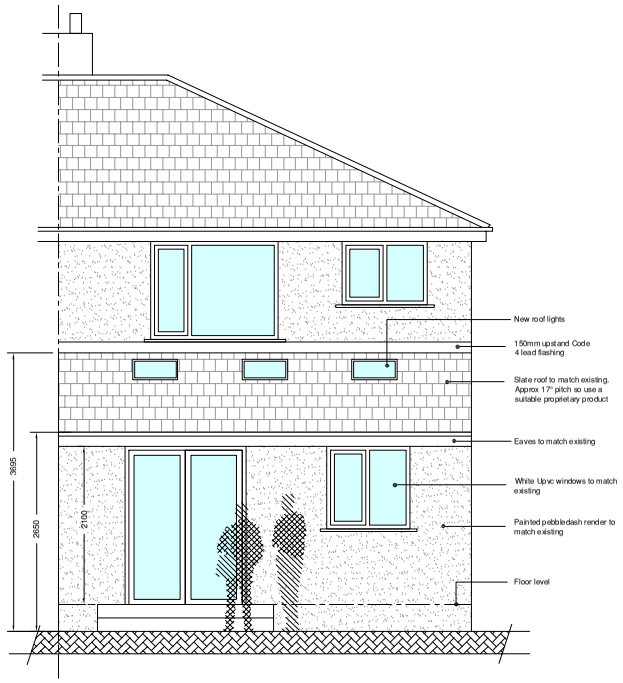


Rear Elevation As Existing 1:50

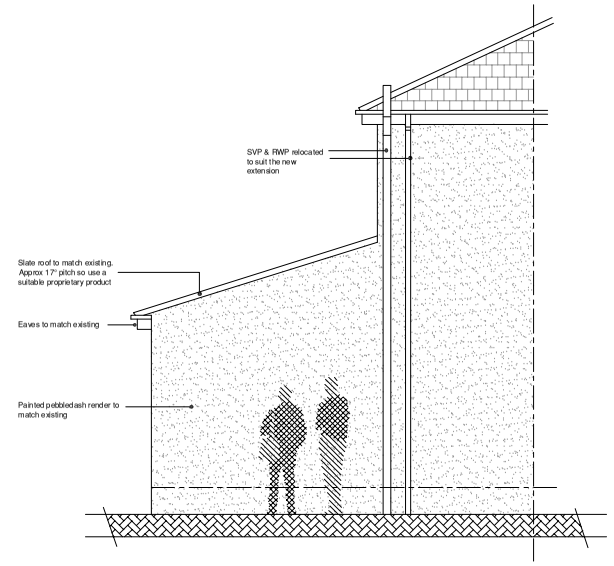


Ground Floor Plan As Existing 1:50

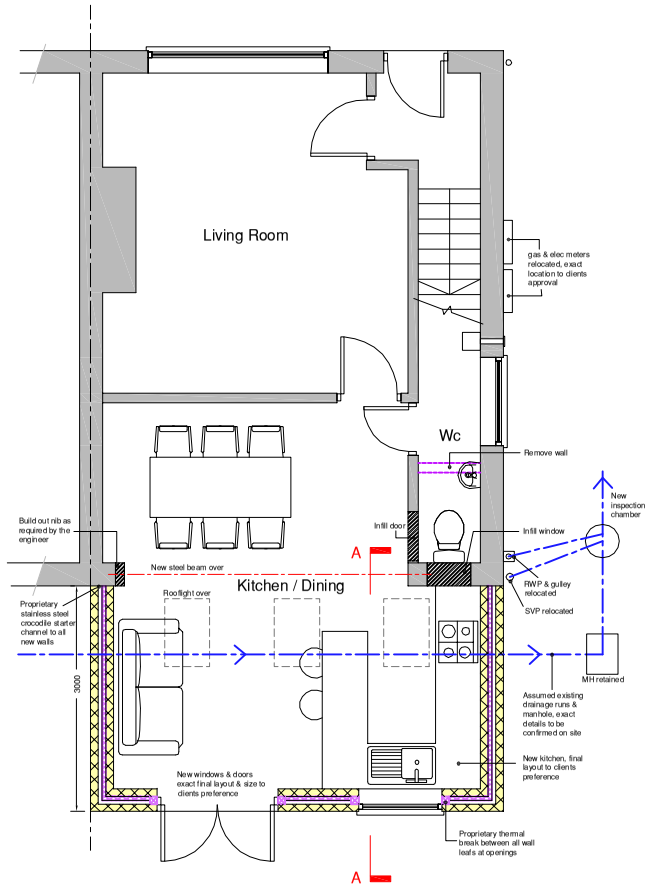
0 1 2 3 4 5 metres



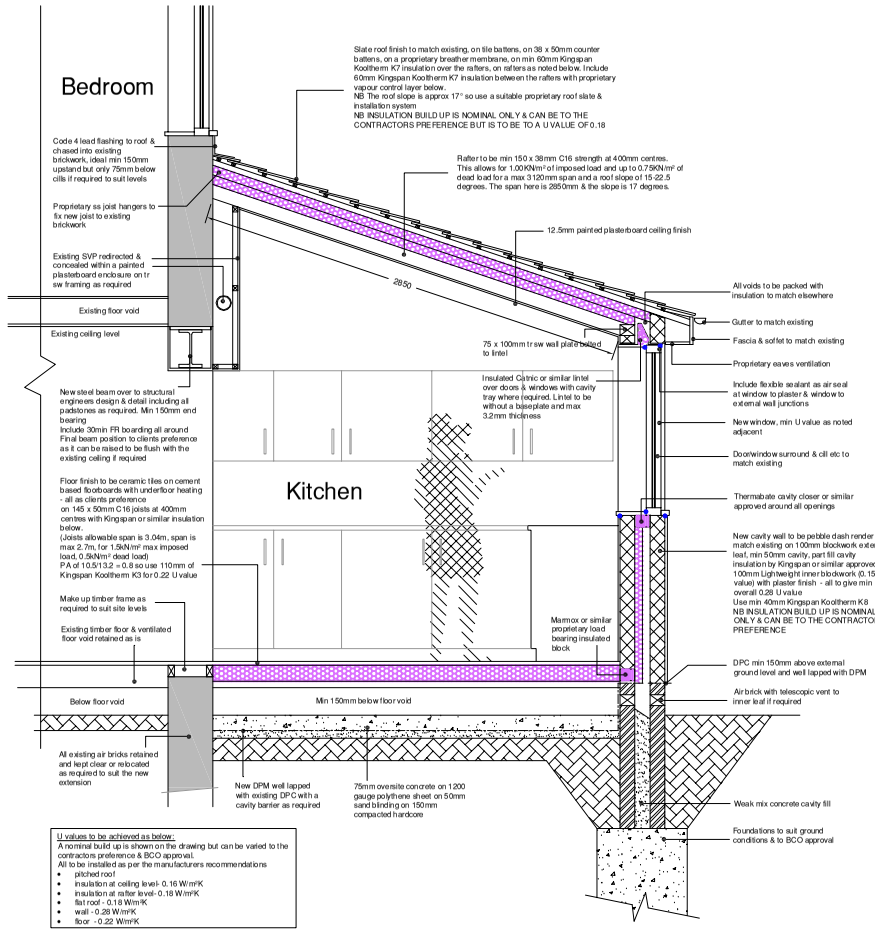
Rear Elevation As Proposed 1:50



Side Elevation As Proposed 1:50



Ground Floor Plan As Proposed 1:50



Section AA 1:25

NOTES

All work to be executed to current Building Regulations & Codes of Practice & to satisfaction of Local Authority Building Inspector

DRAINAGE
New drains 100mm dia Hepsleve or similar approved to 1:40 min fall. New & extg encased in 150mm concrete if under or within 1m of dwelling
100mm deep p.c. concrete lintel over drains where passing through load bearing walls

MANHOLES
Cover, frame, benching, & haunching to be to satisfaction of LA inspector - Class B engineering bricks, with 150mm concrete base & recessed cover
or proprietary inspection chambers by Hepworth or similar

INTERNAL PLUMBING
32mm dia PVCu or similar waste pipe to WHB, & 38mm to sink

RAIN WATER GOODS
uPVC to match extg

FOUNDATIONS
Concrete strip footing, final depth & size to suit site conditions & to LA inspectors satisfaction and Engineers design & detail

FLOORS
Ground floor - as shown on sections
First floor - as noted on sections

DPC
Continuous min 150mm above external ground level. Horizontal & vertical around all openings

EXTERNAL WALLS
As shown on sections

INTERNAL WALLS
All new partition walls to have 25mm mineral wool sound insulation to the internal partitions

NEW STEEL BEAMS
All new steel beams to be to the structural engineers design & detail, including padstones as required & with minimum 150mm end bearing.
All new steelwork to be fire protected to give 30 minutes fire resistance.

FIRE EXIT REQUIREMENTS
Habitable rooms at 1st floor level to have an emergency egress window that complies with Part B1, paragraph 2.10

ROOF
As shown on sections

LINTELS
Catnic or similar approved insulated lintels & cavity trays over external openings. Pre cast concrete lintels over internal openings. All lintels to have min 150mm end bearing.

WINDOWS
Windows to habitable rooms to be 1/10th floor area, with opening vents 1/20th floor area

FLASHING
Code 4 lead, min 150mm upstand

ACCESS HATCH
600 X 600mm, insulated lid, hinges & bolt, trim joists as required

VENT TILES
Provide 3no to each pitch of main roof

WALL TIES
Wall ties at 450mm centres vertically & 750mm centres horizontally, vertical twist type or similar

STRAPPING
Galv. ms straps at 2m centres where floor joists are parallel with walls & at ceiling level,

WINDOWS
All windows to have background ventilation & thermal break

VENTILATION
Mechanical vent to Table 1 of Part F to Bathrooms, kitchen & utility room
Bathroom min 54m ³/h or 15L/sec
Utility min 108m ³/h or 30L/sec
Kitchen min 216m ³/h or 60L/sec

ROOF VENTILATION
25mm strip vent to soffit & 5mm to ridge

GLAZING
Low level glazing to be safety glazing as required by Part K

EXTERNAL & INTERNAL STAIRS
External stairs & handrail all to comply with Part K

PART L REQUIREMENTS
uPVC double glazed throughout with low e glass & 12mm cavity
Thermostatic radiator control valves
Wall thermostat & timer
Lighting to be energy efficient

PART P REQUIREMENTS
The electrical installation is to be designed, installed, tested & certified on completion to BS7671 by a competent person to do so

FLOOR JOISTS OVER 2.5M IN LENGTH TO BE STRUTTED MID SPAN

FIRST FLOOR HABITABLE ROOMS TO HAVE AN EMERGENCY EGRESS WINDOW THAT COMPLIES WITH PART B1, PARAGRAPH 2.11

INSULATION & MOISTURE BARRIERS
All insulation is shown indicatively for Building Control Application purposes only. The contractor may use alternative ones but ensure the relevant U values are achieved.
The contractor must also ensure the insulation build up is compatible with the existing provision including all breather membranes & vapour control layers

STRUCTURAL NOTE
All steel beams, padstones etc to be to the structural engineers design & detail
All roof joists & roof light trimming to be to the structural engineers approval

CLIENTS NOTES:
THIS DRAWING HAS BEEN PREPARED FOR PLANNING & BUILDING REGULATION SUBMISSION ONLY AND THEREFORE ALL FORMS OF CONSTRUCTION & DETAILS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

CLIENT IS TO OBTAIN WRITTEN PERMISSION FROM ADJOINING NEIGHBOURS WHOSE BOUNDARIES OR PROPERTY MAY BE ENCROACHED UPON DURING OR AFTER CONSTRUCTION EG BY FOUNDATION SPREAD, OVERHANGING GUTTERS, CONNECTING DRAINS ETC.

Do not scale off this drawing. If in doubt please as
Dimensions must be checked on site where possib

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part without written consent

Revisions

HMia
Horne McIntosh Interior architects

Client
Mr C Hanson

Project
Rear Extension
19 Birkinshaw Lane, Birkinshaw
Bradford, BD11 2HB

Title
Existing & Proposed
Plans & Elevations

Dwg. no
4515 - 1

Drawn

Date
14-10-2020

Scale
1:50 @A1

Rev

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