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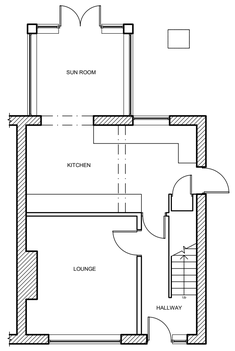
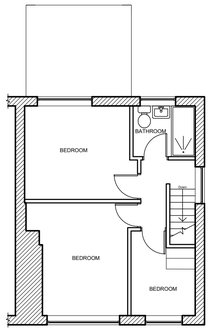


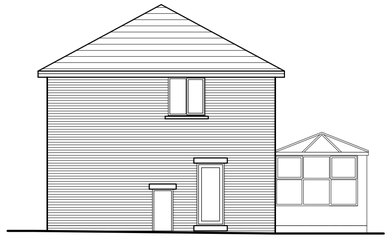
Existing Ground Floor Plan (Scale 1:100 @A1)



Existing First Floor Plan (Scale 1:100 @A1)
(Note: no changes planned at first floor)



Existing Front Elevation (Scale 1:100 @A1)



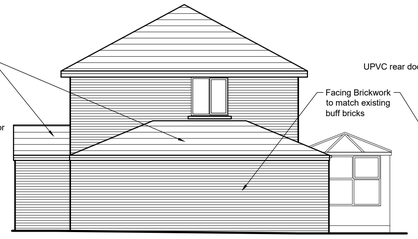
Existing Side Elevation (Scale 1:100 @A1)



Existing Rear Elevation (Scale 1:100 @A1)



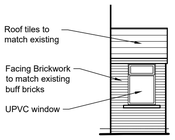
Proposed Front Elevation (Scale 1:100 @A1)



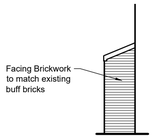
Proposed Side Elevation (Scale 1:100 @A1)



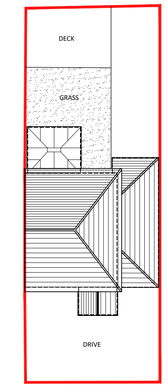
Proposed Rear Elevation (Scale 1:100 @A1)



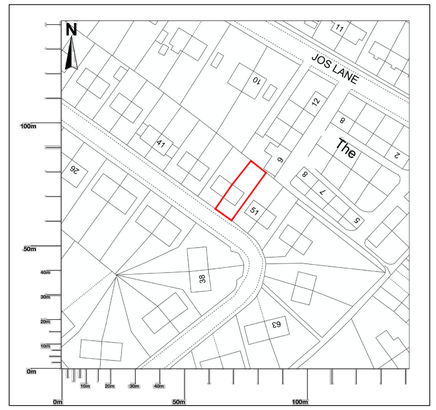
Proposed Porch Side Elevation (Scale 1:100 @A1)



Proposed Side Extension Side Elevation (Scale 1:100 @A1)



Proposed Site Plan (Scale 1:200 @A1)



Site Location Plan (Scale 1:1250 @A1)

Specification

Foundations
To suit site conditions, normally 600mm x 225mm concrete strip foundations with 1 no layer A193 mesh below cavity walls. Foundations to run under any load bearing internal walls which are present. Concrete in foundations to reach a strength of 15N/mm² at 28 days. All foundations to comply with approved document A section 2E of building regulations 2004 and district building surveyor.

External walls
below DPC to be built in purpose made 7.0N/mm² foundation blocks and/or class B engineering brickwork. above DPC level to be 100mm facing brickwork, 50mm clear cavity, 50mm Kingspan Kooltherm K8 Insulation Board , inner leaf of 7N/mm² blockwork. Walls to have max u-value of 0.28 w/m²k.
Wall ties 225mm stainless steel grade 304 built in at 750mm centres horizontally and 450mm centres vertically staggered on alternate courses and at 225mm centres at reveals.
DPC's to be 1200 gauge polythene in positions indicated and minimum 150mm above external ground level. proprietary cavity closers with integral vertical dpc to all reveals, cavity trays above all openings and 150mm above adjoining roof surfaces to meet flashings. All trays to have 150mm upstand and weep holes.

Lintels
Lintels to be stainless steel grade 304 in positions indicated with minimum 150mm end bearing.

Ground floor
100mm concrete slab on separation layer on 70mm Kingspan Thermafloor insulation on min 1200 gauge visqueen radon barrier / dpm on min 150 sand blinded hardcore. Exposed floor to have max u-value of 0.22 w/m²k.
Insulation to be omitted within the garage to ensure car loading does not deform the insulation.

Flashings
All flashing's to BS 5678 mild lead sheets code 4 to gutters, flashings, valleys, saddles and soakers.
Roof flashing's to have min 150mm upstand.

Rainwater goods
All downpipes to be discharged into new back inlet gullies connected to drainage system. For details of drainage system see relevant drawings.

Plumbing
Baths and showers on joisted floors to have flexible joint to waste pipes 38mm diameter max length 3000mm.
Wash hand basin 32mm diameter maximum length 1700mm fitted with 75mm deep seal traps.
Where max length of wastepipe is exceeded a patent antivac trap should be installed.
Pipes which pass through habitable rooms to be encased in 2no layers of 12.5mm plasterboard on 25mm softwood framework and lined with 25mm fibre quilt.
Where Soil Vent Pipes are shown they are to be 100mm diameter pvc with durable wire cage cover. SVP to terminate 900mm above any openings within 3000mm horizontally.
A branch should not discharge into a stack in a way which could cause crossflows into any other branch pipe. Where a parallel waste junction enters a soil stack directly opposite to wc connection the smaller waste connection is to enter the stack min 200mm below the wc connection.

Underground Drainage
All new drains to be 100mm dia hepseal or similar approved flexible jointed pipes laid to a minimum fall of 1 in 40. Provide concrete lintels for drains passing through walls. Footings must be level with invert of any drains within 900mm of building and any drains under building to be encased in min 150mm concrete surround.
New manholes to comprise 225mm class B engineering brickwork in cement mortar finished fair face internally, built off 150mm concrete base. Aluminium cover and frame manhole sizes in accordance with cp 301 1971.
No drain trenches to be filled in until tested and approved by local authority building inspector.
Head of drain run to be vented with 100mm dia. vent pipe terminating 900mm above any openings within 3000mm horizontally and to have with durable wire cage cover suitably flashed through roof.

Roof
Roof covering (type to match existing) on min 38mm x 25mm treated softwood battens on sheathing felt to BS747. 100mm x 75mm softwood wallplate strapped to blockwork at 1200mm centres. All bracing to be 100mm x 25mm cross sectional and be installed in accordance with BS5268 part 3 1991. 100mm x 12mm softwood tilting fillet to be fitted with ventilators to give 10mm continuous air gap. 50mm minimum air gap to be maintained over top of insulation (vermin screen to eaves ventilators).
Stainless steel grade 304 anchor straps at 1800mm centres to a min cross section of 30mm x 5mm and in all cases to extend over at least 3no rafters and return at least 100mm down the wall fixed as BS 5268 part 3 with adequate packing between rafters and wall.
Roof to be insulation at rafter level with 100mm rigid insulation between rafters and 35mm insulation bonded to plasterboard under rafters to give a max u-value of 0.18 w/m²k.

Partition walls
Stud walls comprising 75mm x 50mm or 100mm x 50mm softwood timbers at 600mm centres horizontally and 400mm centres vertically, 12.5mm plasterboard lining each side and skim finish. All walls to include insulation quilt between studs.

Mechanical extract fans
Mechanical extract fans to give min ventilation for listed rooms as follows:
Kitchen and Utility = 60 litres per second (or 30 litres per second adjacent to hob) intermittently.
En-suite and bathroom = 15 litres per second intermittently.
Downstairs WC = 6 litres per second intermittently.
All habitable rooms to have 1/20th floor area opening windows and a min ventilation opening of 8000mm2 (i.e. trickle vents to all windows)

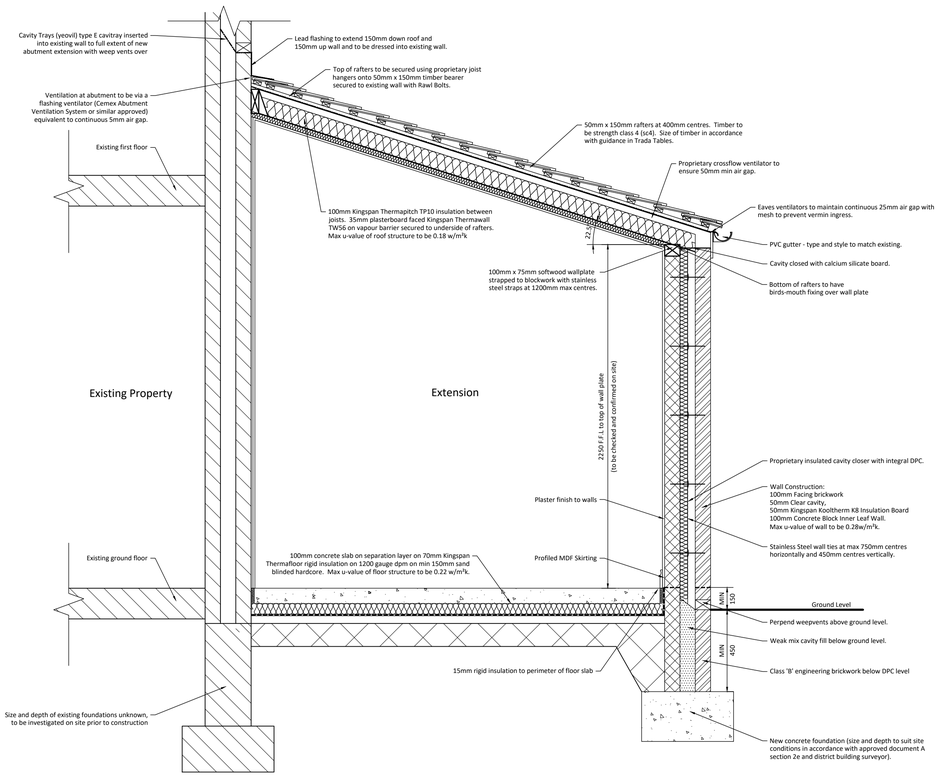
Smoke alarms
2no mains operated, electrically interlinked smoke alarms are to be provided if not already fitted. Units are to conform to BS5446-1 : 2000 and be sited in the downstairs and upstairs hallways a minimum of 300mm from walls and light fittings.

Glazing
All windows and patio doors to be double glazed and are to have a min 16mm air gap and be fitted with K glass in order to achieve a u-value of 1.6 w/m²k. Glazing to be laminated or toughened safety glass where it falls below 1.5m from floor level in doors, within 300mm of doors and below 800mm in windows.

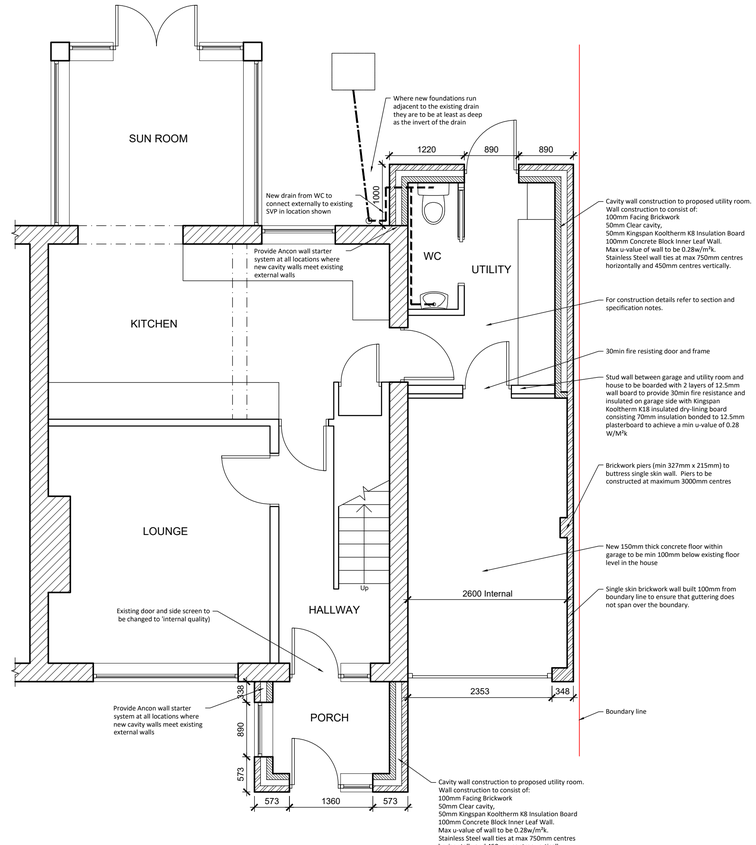
Heating
All new radiators to be fitted with thermostatic radiator valves. System is to be checked to ensure it is controlled by means of a time controlled programmer and room thermostat. All new heating pipework to be suitably insulated with approved pipe lagging.

Electrical
Suitable low energy light fittings to be fitted as follows. min 1no per 25m² of dwelling floor area or one per 4 fixed light fittings. They are to be in accordance with the requirements of part 'L' of the building regulations (locations to be agreed). The electrical installation is to be designed and carried out by a member of a relevant part P competent person scheme or is to be inspected by the local authority in accordance with building regulations approved document P.

Structural
All structural issues to be checked/confirmed by a Structural Engineer and appropriate calculations submitted to Building Control prior to work starting on site.



Proposed Section through Extension (Scale 1:20 @A1)



Proposed Ground Floor Plan (Scale 1:50 @A1)

Rev:	Details:	Date:	Drn:	Chk.
C	Materials Added, Additional Side Elevations Added	24-01-21	LB	-

Status:
FOR PLANNING

Client:
Mr and Mrs Robinson

Project:
Extension to 49 Stocks Way, Shepley

Drawing:
Existing and Proposed

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Date:	Drawn:	Project No:
Jan 2021	LB	LB/BR01
Scale (@A1):	Checked:	Drawing No:
Varies	-	01C