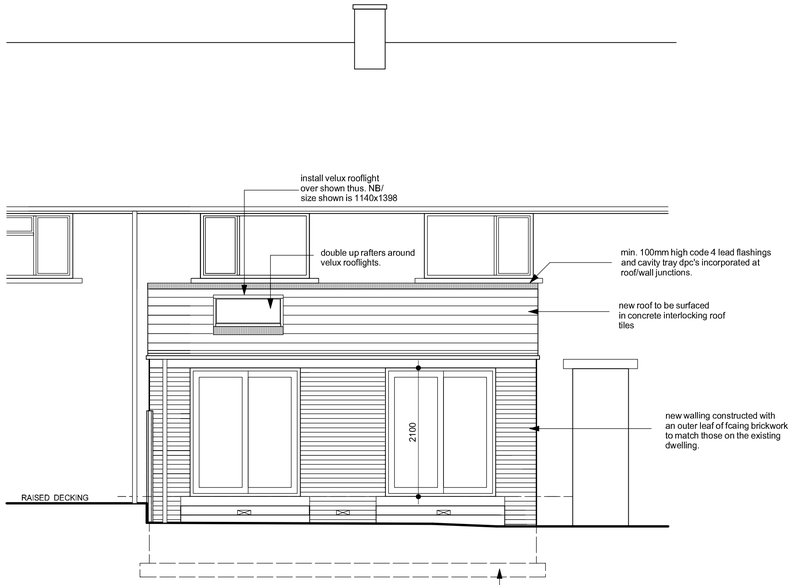
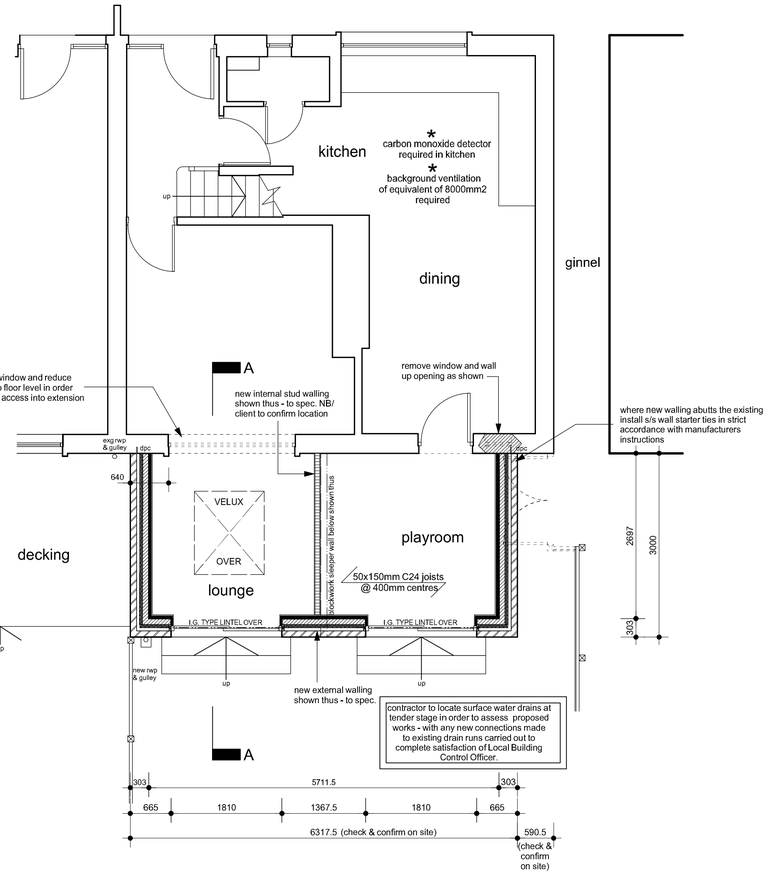


south east elevation



ground floor plan

GENERAL SPECIFICATION:

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed.
Permission for Planning is beyond the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing.
Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works.
This drawing, together with the design is the property and copyright of the Designer, and must not be re-produced without prior permission.

CDM (Construction Design & Management Regulations 2015): The works will be notifiable under CDM. Regulations. The Client is advised to discuss with designer and contractor their obligations when carrying out proposed works to their dwelling.

Site Preparation: Ground for development shall be inspected and prepared to comply with Building Regulations C1/2/3 and to the satisfaction of the Building/NHBC Inspector by the removal of deleterious materials.

SUB-STRUCTURE:

Where new or altered loads are to be applied to existing foundations they are to be exposed at the commencement of the works and strengthened if necessary to the satisfaction of the Building Control Officer.
Excavate down for reduced levels and foundations taken down to suitable bearing strata with minimum top cover of 600mm **-** final depth to be confirmed on site with Local Building Control Officer.
Mass concrete strip foundations in ST2 mix concrete, min. 225mm thick and 150mm projection beyond wall thickness.
Foundation walls below ground level to be brought up as 2 skins of Class A blockwork the same thickness as walls above with 225mm long st. steel vertical-twist wall ties at 450mm vertical and 750mm horizontal staggered c/s. Cavity to be filled to ground level in weak-mix concrete. Hardcore bed to be laid for oversite concrete in well-consolidated sulphate-free crusher-run stone blinded with sand to receive DPM. 100mm thick oversite slab in ST1 mix concrete. Slab to be thickened to 150mm under sleeper walls.

Radon Barrier: Provision to be made for the incorporation of radon barriers in floor slab and substructure walling with measures taken as described in accordance with the most up to date version BRE guidance report 221 (1997), Radon: guidance on protective measures for new dwellings.

SUPERSTRUCTURE:

Suspended Timber Ground Floor: New timber floor to be continuous with existing floor and to be 22 mm 'green' flooring grade chip board (min mass per unit area 15kg/m²) on sw. joists as specified. Incorporate 38mm x 38mm sw. herringbone strutting in mid-span if span exceeds 2.5m. Maintain a min. 150mm void between u/side of new floor joists and top of oversite concrete. Incorporate 75 x 225mm (nom). terra-cotta air bricks and liners, ducted thro. walls with stepped DPCs over. Air bricks to provide ventilation equivalent of to 1500mm² per metre run of wall **-** in two opposing external walls. 50 x 100mm sw. wallplate on 100mm honeycombed block sleeper walls where shown. Incorporate 120mm Kingspan Thermafloor® TF70 rigid thermoset insulation to achieve a U-value not exceeding 0.18W/m²K. Insulation laid between joists and supported on timber battens secured to u/s of joists.

External Walls (Brick): Cavity walling formed with outer leaf in 102.5mm facing brick to match existing, with 100mm cavity incorporating 50mm thick Kingspan Thermawall® TW50 rigid urethane partial fill cavity insulation, maintaining a 50mm minimum cavity. Inner leaf of 100mm thick loadbearing blocks. 42.5mm "Kingspan" Kooltherm® K118 insulated dry lining board to face of wall and 5mm skim coat on jute-reinforced scrim Wall construction to give a U-Value not exceeding 0.18W/m²K. Alternatives are availabale this shoulb be discussed prior to commencement. 225mm long st. steel vertical-twist wall ties at 450mm vertical and 750mm horizontal c/s. and 300mm (max). c/s. within 150mm of openings. Tops of cavities to be closed with 100mm block or 9mm 'Supalux' closers. Unless shown otherwise openings to have IG Type lintols over **-** installed in accordance with manufacturers' recommendations. Install Rytons Weep Hole Ducts (in colour to match wall) over all openings, at 450mm c/s, but min. 2 per opening.
Provide a min. 12mm check in the reveal for the installed frame to trap the DPC against the outer leaf. All openings to have full vertical DPCs. lapped behind the stepped cavity DPCs. over and in front of the horizontal cavity DPC, below the cill. Horizontal DPCs. incorporated in walls min. 150mm above finished external ground level. Use 50 x 100mm Rockwool 'Rockclose' thermal closers to close cavity around openings.

Internal Walls (Studded): 50 x 75mm sw. studs at 400mm c/s. with 75 x 75mm head and sole plates and 50 x 75mm sw. noggins at max. 1200mm staggered c/s. Face in 12.5mm plasterboard fixed with staggered joints and finish in 5mm skim coat on jute-reinforced scrim joints. All walls to incorporate 75 mm Rockwool RW3 sound-deadening quilt (min density 10kg/m3) between studs.

Windows/Doors: Generally to be hermetically sealed unit double-glazing with a min.16mm argon gas filled cavity between panes. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.4W/m·K. Doors to give a U-value not exceeding 1.4W/m·K. Windows in habitable rooms to be fitted with trickle-vents to give background ventilation the equivalent area of at least 8000mm **.** Windows in wet rooms (kitchens, bathrooms etc.) to be fitted with trickle-vents to give background ventilation the equivalent area of 4000mm **.** Any glazing extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206.
Reasonable provision must be made to resist unauthorised access to the dwelling in accordance with the requirements of Part Q1 of the building regulations. Requirement Q1 applies to easily accessible doors and windows that provide access into the dwelling from outside, these must be able to resist physical attack by a casual or opportunist burgular by being both sufficiently robust and fitted with appropriate hardware.

Pitched Roof with Sloping Ceiling (Partial fill & unvented): Roof timbers to be in Grade C24 timber (unless otherwise stated). Roof to be surfaced in concrete interlocking tiles, with lap and gauge suitable for pitch. on Proctor 'Roofshield' vapour permeable roofing felt. Sw. rafters, as specified on 50 x 100mm sw. wall-plate, secured at max. 2000mm c/s with 30 x 5mm x 1000mm long galv. m.s. holding-down straps.
Sloping ceiling to incorporate 125mm Kingspan 'Kooltherm K107 Pitched Roof Board insulation between rafters (partial fill) maintain an air space of at least 25mm above insulation to provide a space to drape the breathable sarking felt. Incorporate 40mm "Kingspan 'Kooltherm K118' insulated dry lining board underlining rafters with 12.5mm plasterboard and 5mm plaster skim to ceiling, on jute scrim reinforced joints. Roof construction to give a U-Value not exceeding 0.15 W/m²K.
Roof space (where applicable) to incorporate 300mm Rockwool "Rollbat" insulation in 2 layers laid between and across joists. Roof construction to give a U-Value not exceeding 0.15 W/m²K.
100mm high Code 4 lead flashings and cavity-tray DPCs incorporated at wall/roof junctions.

Flashings: To BS 1178:1982 milled lead sheet or equal approved. Minimum thickness are code 4 for gutters and flashings and code 3 for soakers. To extend minimum 100mm vertically to all abutments. All to be coated with patination oil.

Draught Sealing: All pipes entering boxing or passing into unheated spaces to be sealed against draughts. Large diameter pipes such as S and VP's to be passed through close fitting holes where passing through plaster board to ceilings, walls, pipe boxing etc.

Lateral Stability: To be provided in roof by 30 x 5mm galv. m.s. straps secured with 8swg. x 75mm long nails to 3no. rafters and built into wall at 1200mm c/s. Incorporate sw. packs and noggins between joists at strap locations **-** min. 38mm thick x half joist depth.

Gutters: Roof to drain into UPVC gutters to match those on the existing property. 68mm dia. UPVC rwp. secured with pipe-clips, to manufacturer's instructions. Rwp. to be fitted with anti-splash shoe and drain into trapped gulley where shown.

Below-ground drainage: Existing drainage runs, including manholes and other connections should be verified on site.
New SW. drain to connect into the existing system via. 100mm dia. vitrified clay extra-strength pipes and fittings with flexible-sleeve joints **-** all to B.S.65:1981. Pipes to be laid to an even fall of min. 1.80 (surface water). Drains running under the building to be surrounded in min. 100mm granular fill. Drains passing through structural walls to be bridged over with RC. lintols, maintaining a min. 50mm clearance from the crown and sides of the pipe.

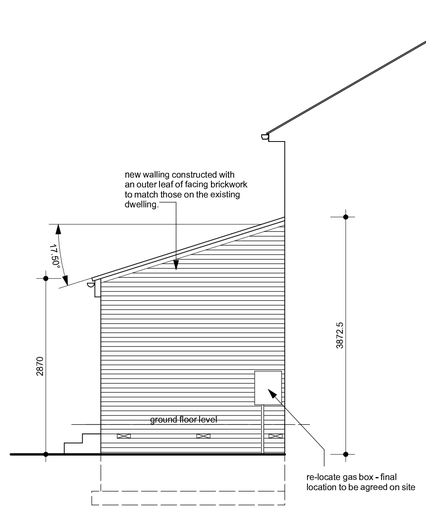
Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P1/2 of Building Regulations 2000 (as amended by SI 200/3210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be providing so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets in habitable rooms to be fitted between 450mm and 1200mm above finished floor level to comply with Building Regulations **–** Part M.

Each internal light fitting should have lamps with with a minum luminous efficacy of 75 light source lumens per circuit -watt. Internal light fittings should have local controls to allow for the seperate control of lighting in each space zone. Controls may be manual, automatic or a combination of both.

Existing general power & lighting circuits to be extended/modified to cater for the extension & alterations, to building owner requirements.

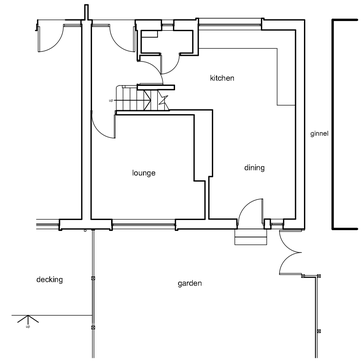
Gas Installations: Gas installations to be in accordance with the British Gas Corporations regulations and the requirements of the supply authority, by 'GAS SAFE' registered fitter.

Central Heating: Contractor to be responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new radiators. Contractor to inform client if boiler inadequate at tender stage.

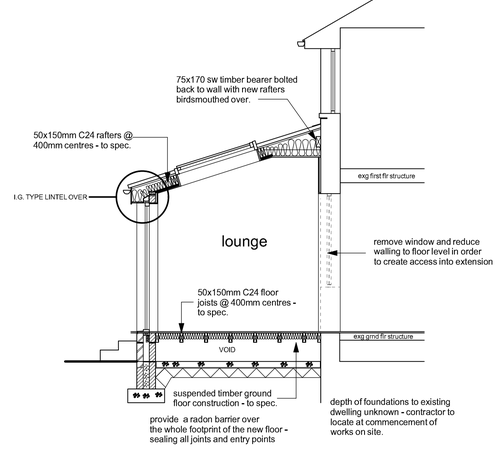


north east elevation

south east elevation (as exg)



ground floor plan (as exg)



section A-A

THIS DRAWING TO BE READ IN CONJUNCTION WITH CONDITIONS ATTACHED TO PLANNING APPROVAL

Notes:
This drawing has been prepared specifically for the purpose of Planning Permision (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omisions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking site dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A (29-03-2023)- Drawing updated to current Building Regs.
Extension reduced in width to clients comments.
Rev.B (03-10-2023) - Extension moved away from boundary with no.13
Rev.C (25-09-2024) - Drawing generally updated.
Rev.D

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Client Details
Mr & Mrs Walker

Project Title
Proposed single storey rear extension & alterations
at 11 Highfield Avenue
Meltham
Holmfirth

Drawing Title
Planning & Building Regulations Drawing

Drawing Status
PRELIMINARY

Scale.	Drawing Number	Rev.	Date Drawn	Drawn By
1:50 & 1:100	2020/061/05	C	March 2022	Andrew Smith