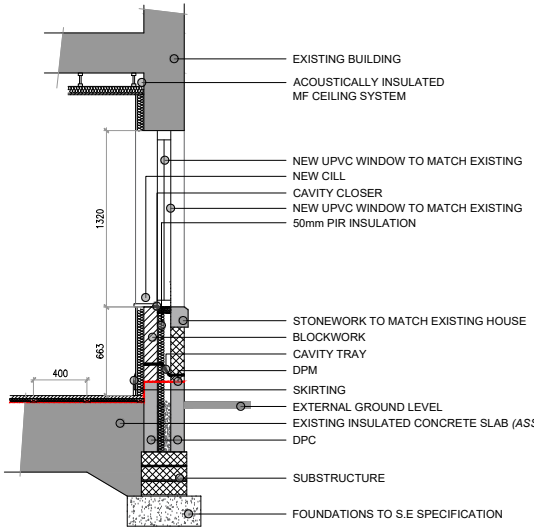
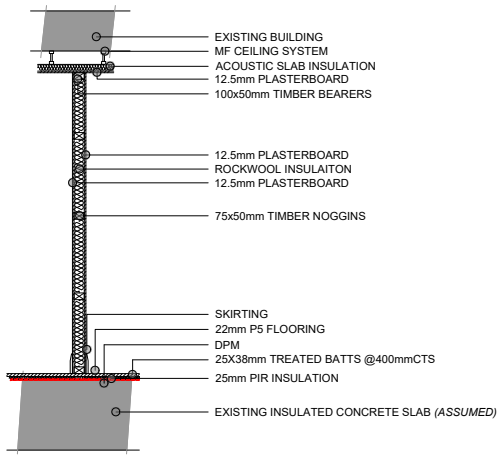


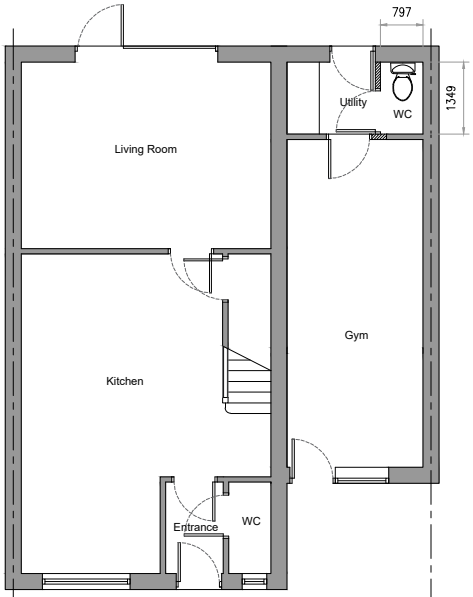
PROPOSED FRONT ELEVATION 1:50@A1



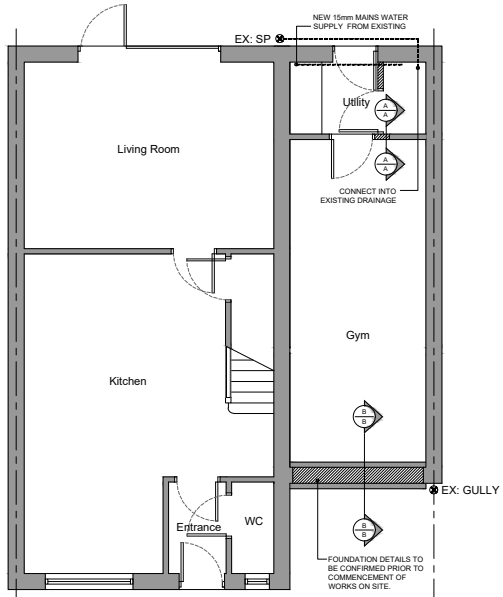
SECTION B-B N 1:20@A1



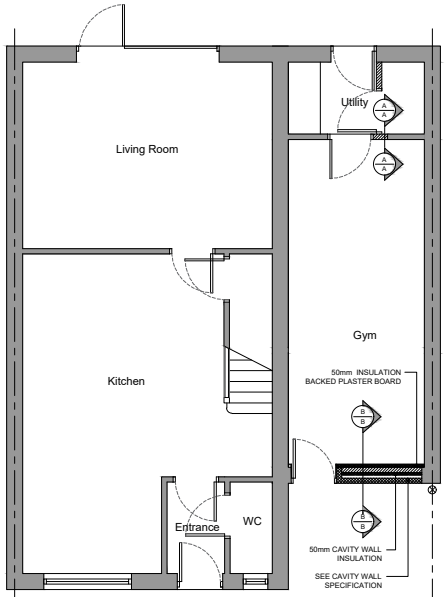
SECTION A-A 1:20@A1



PROPOSED GROUND FLOOR PLAN 1:50@A1



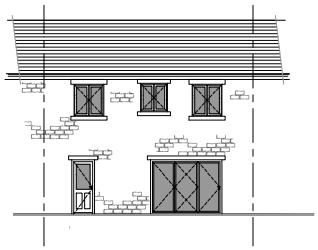
PROPOSED FOUNDATION DETAIL 1:50@A1



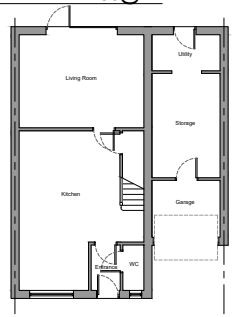
PROPOSED GROUND FLOOR DETAIL 1:50@A1



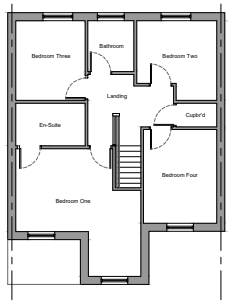
EXISTING FRONT ELEVATION 1:10@A1



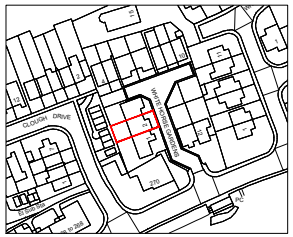
EXISTING REAR ELEVATION 1:10@A1



EXISTING GROUND FLOOR PLAN 1:10@A1



EXISTING FIRST FLOOR PLAN 1:10@A1



LOCATION PLAN 1:1250@A1

BUILDING REGULATIONS NOTES

FOUNDATION :

Foundation detail, specification and depth to be determined on site.

Lay concrete strip foundations for new load bearing walls allowing for min 150mm spread to both faces of substructure wall. Concrete foundations on suitable load bearing subsoil min 750mm deep if on clay. Foundations to be laid to the satisfaction of the Local Authority Building Control Inspector all in accordance with CP 2004 : 1972. Foundations to be cast under line of drainage pipes.

STEEL WORK :

Any steelwork in accordance with separate Structural engineers details.

Structural calculations and details of the proposed steelwork and supporting structure are to be submitted to, and approved by, building control prior to placement on site.
All steel work to sit on concrete padstones min 300 x 190 x 215mm
All steel work to receive 30 min fire protection. En-case with 15mm fire-board with 3mm skim finish.

SUBSTRUCTURE WALLING :

Solid concrete blockwork from foundation level to 150mm below finished external ground level. Blocks to be suitable for use below D.P.C level to conform to BS 2028:1364.

SUB GROUND FLOOR WALLING:

Existing masonry retaining wall to receive proprietary type c cavity drain membrane system, installed in accordance with manufacturer's details and BS 8102:2022. Membrane to be dressed down to 80mm wide perimeter drainage channel with suitable inspection / jetting access points, discharging to gravity drain or. Provide 80mm clear drainage / service void in front of membrane, kept free from obstructions. construct new 100mm structural blockwork wall to engineer's design, with DPC at base linked to floor DPM / waterproofing system. internally line with 100mm independent timber studwork with 100mm PIR insulation between studs, vapour control layer to warm side with joints lapped, taped and sealed, and 12.5mm plasterboard with skim finish. Final structural design, u-value and condensation risk to be confirmed.

DAMP PROOF COURSE :

Provide bituminous damp proof course to both leaves of new walls and load bearing walls min 150mm above finished external ground level.
Fit vertical and horizontal d.p.c's to all new external door and window openings. Code 4 lead flashings and soakers to walls where roof abuts at a lower level.

NEW EXTERNAL CAVITY WALLING :

Outer leaf 100mm stonework to match existing house. Allow 100mm cavity with inner leaf of 100mm concrete blockwork (Plasmor aglite or similar approved). 50mm Insulated Plasterboard on dot and dabs with skim finish internally. Allow for provision of 50mm Celotex CW4000 (or similar approved) foil backed foam insulation batts in cavity at back of blockwork thereby allowing 50mm unobstructed cavity combined 'U' Value of external wall to be 0.18 W m2k or better. Clip insulation batts to tie wires.
Provide stainless steel cavity wall ties spaced not exceeding 750mm centres horizontally and 450mm centres vertically (2 course blockwork). Provide extra as required adjacent door / window reveals ie : every course - 5 No / sq m. Wall ties to conform to BS : 1243 / B.B.A. certification.

RAISED INSULATED TIMBER FLOOR

Provide new raised timber floor over existing concrete garage slab comprising 22mm moisture-resistant P5 T&G chipboard on preservative-treated timber joists at 400mm centres. Install 100mm foil-faced PIR insulation tightly fitted between joists. Lay a continuous 1200-gauge polyethylene damp-proof membrane over the existing concrete slab beneath the timber floor construction, with joints lapped and sealed and membrane turned up to provide continuity with the wall damp-proof course.
All insulation, timber and fixings shall be installed in accordance with the manufacturer's recommendations. Floor construction to achieve a maximum U-value of 0.25 W/m²K.

INTERNAL PARTITIONING / DOORS :

Non load bearing partitioning out of 100 x 50 timber or proprietary steel studding system at 400mm centres off sole plate. Provide noggings between studs. 12.5mm Plasterboard and skim to both faces. Insulate Bathroom and toilet partitioning with 75mm rockwool insulation batts. Fit timber skirting boards throughout.
Internal doors - 1981 high x 762 wide set on a rebated casing, include door furniture, architrave surround etc all as complete.

CEILING UPGRADE (CLIENT REQUIREMENT)

Provide suspended MF ceiling on proprietary acoustic isolation hangers, with acoustic mineral wool slab insulation laid between framing members. Finish with 2 layers of acoustic plasterboard, joints staggered, taped and sealed. Install strictly in accordance with the manufacturer's details and Building Control requirements.

WINDOWS :

All to comply with with Part Q of the building regulations.
Habitable rooms at 1st floor level to have an emergency egress window that complies
with Part B1, paragraph 2.10.
Combined 'U' Value of windows to be 2.0 W m2k.
Provide damp proof cavity trays over new openings, ends of trays built in and weep hole outlets at 450mm centres approx. D.P. cavity trays under and over heads. D.P.C under sills.

ELECTRICAL WORKS :

All electrical works must meet the requirements of Approved Document Part 'P' (Electrical Safety) of the Building Regulations 2013, and must be designed, installed, inspected and tested by a competent person. Electrical contractor to liase and consult with Local Authority Building Control Department prior to commencement of works.

DRAINAGE NOTES :

Details as indicated on drawings are provisional only. Exact details to be determined by contractor as governed by site conditions and to be agreed with the local authority drainage department.
The application subject to satisfactory confirmation from Yorkshire Water under the H4 consultation.

LAWFULL DEVELOPMENT APPLICATION
EXISTING & PROPOSED DRAWINGS
2 WHITE HORSE GARDENS, BIRSTALL,
WEST YORKSHIRE. WF17 0NJ.

CAD MONKEE

SCALE: 1:50@A1 DWG No: 260483.01.C
DATE: 05.07.26 DRAWN BY: BJP

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