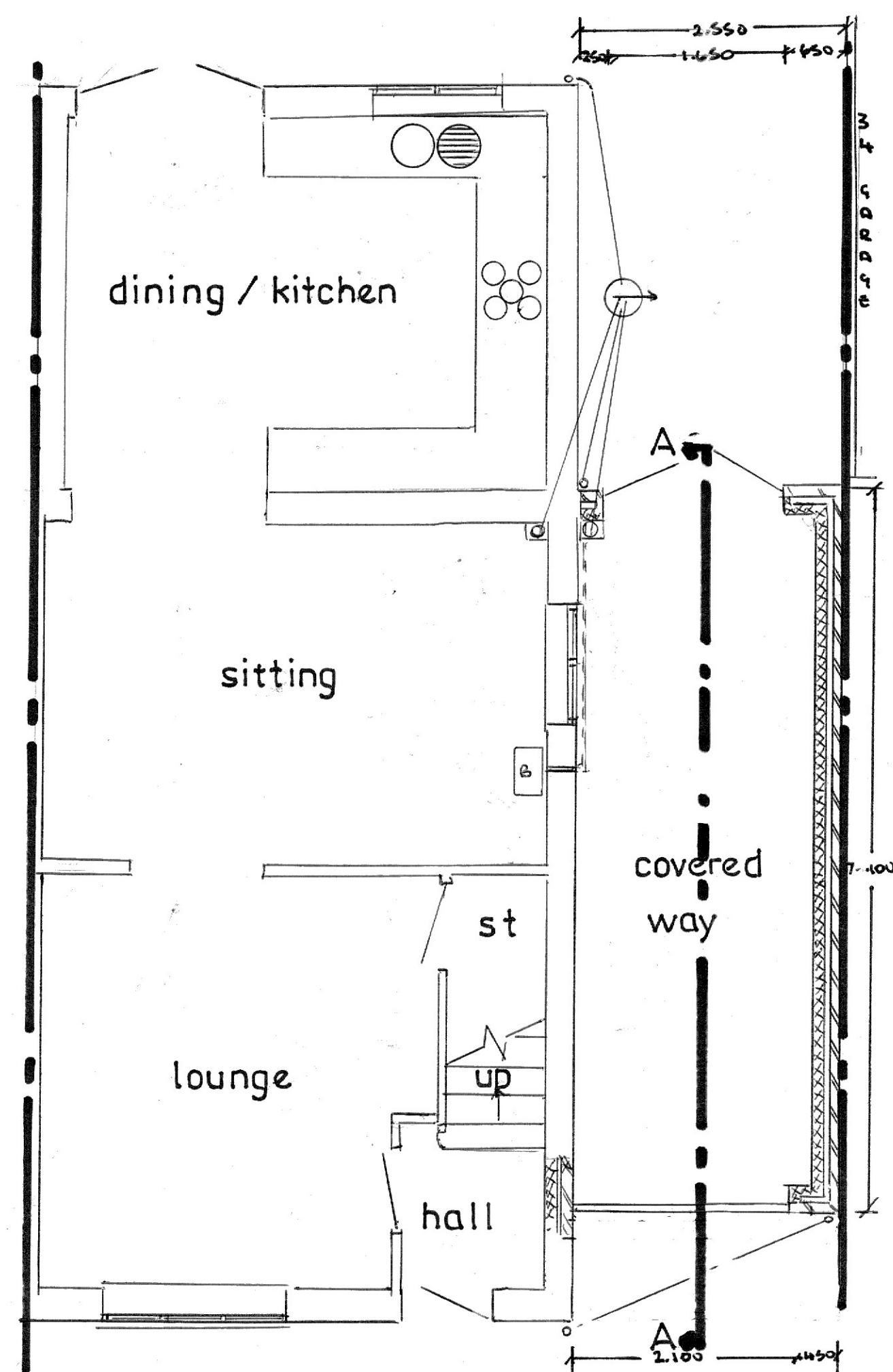
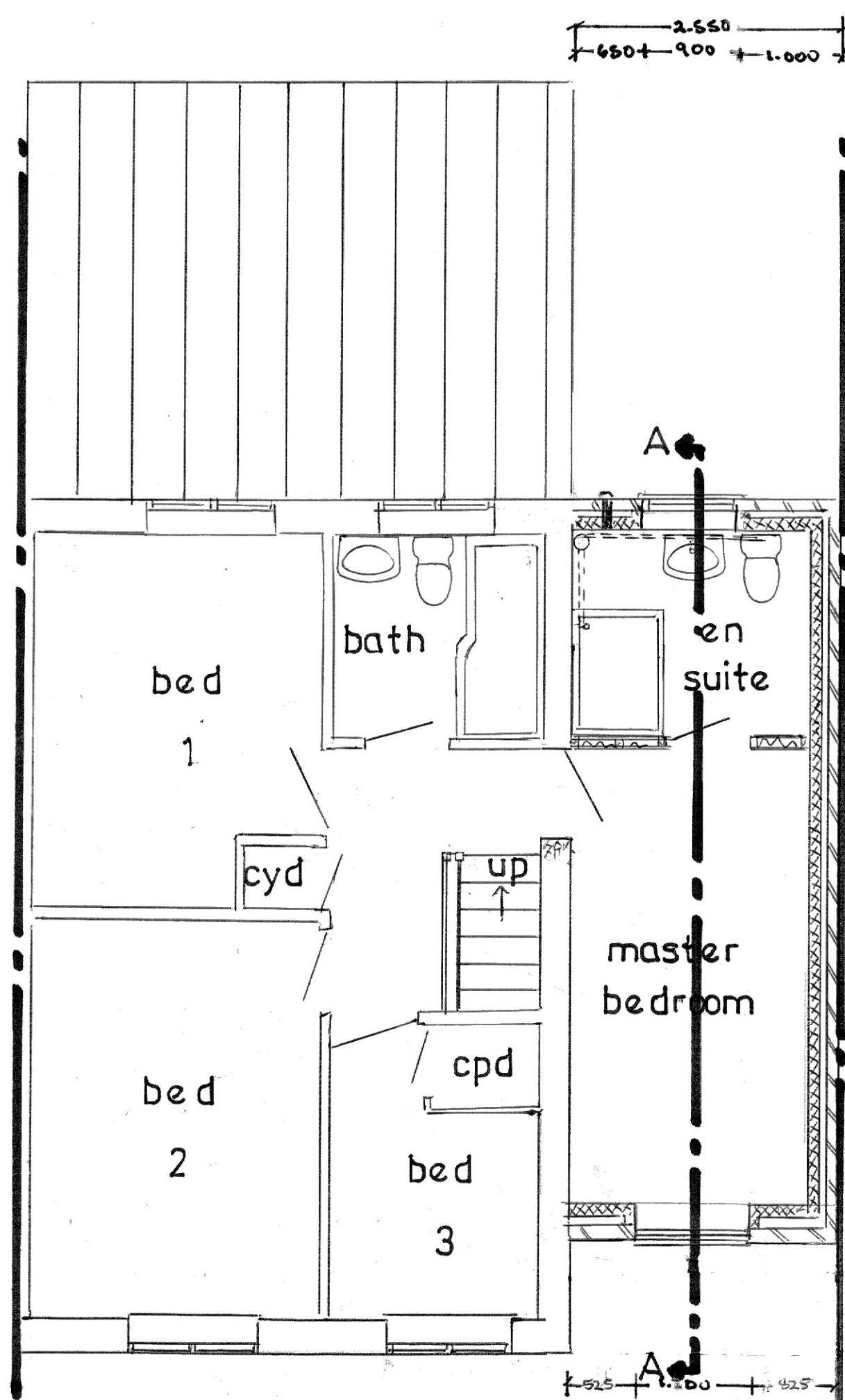
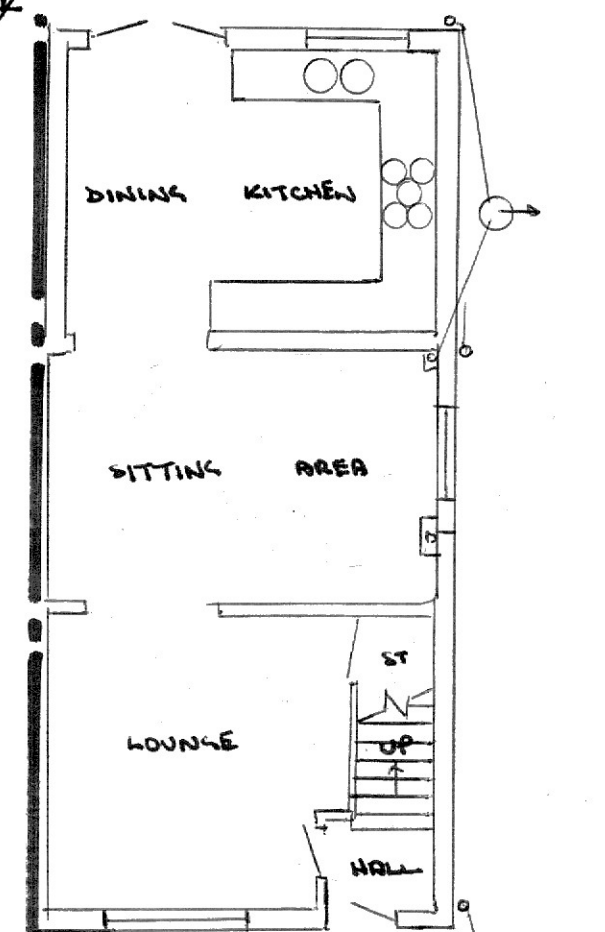




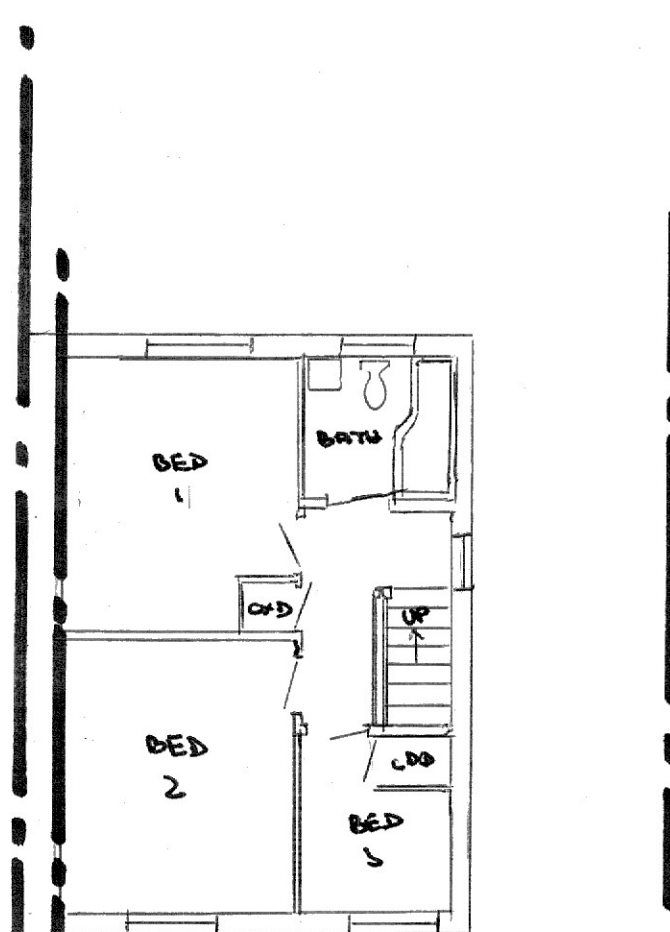
PROPOSED GROUND FLOOR PLAN



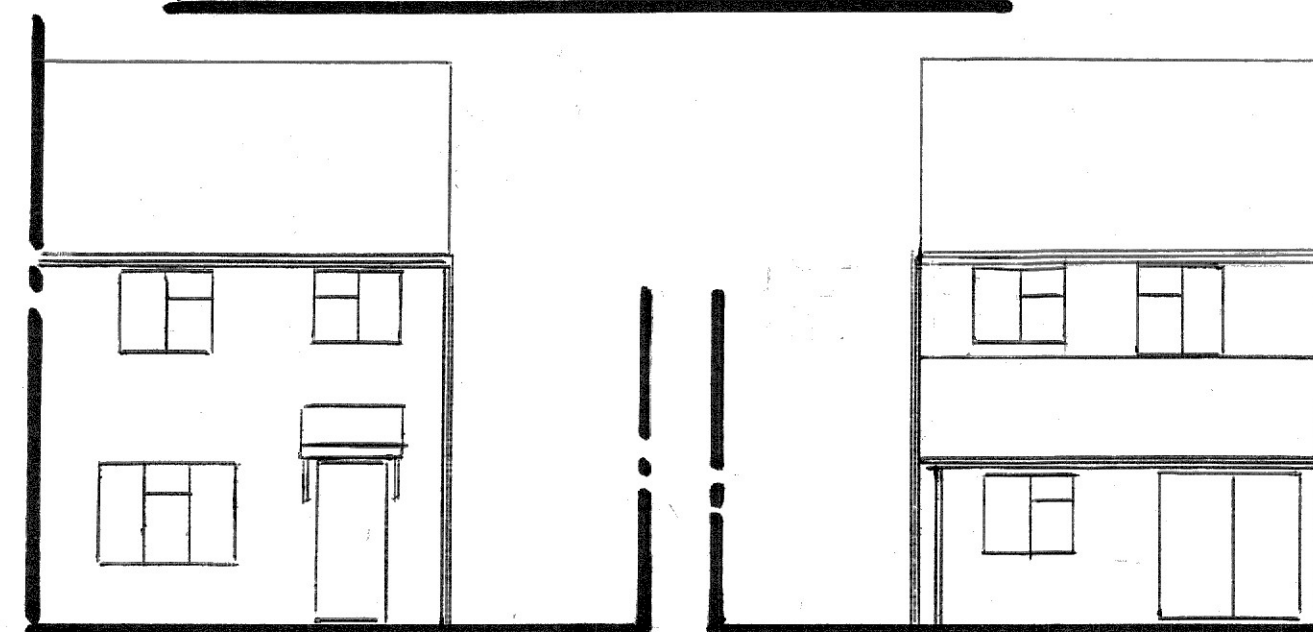
PROPOSED FIRST FLOOR PLAN



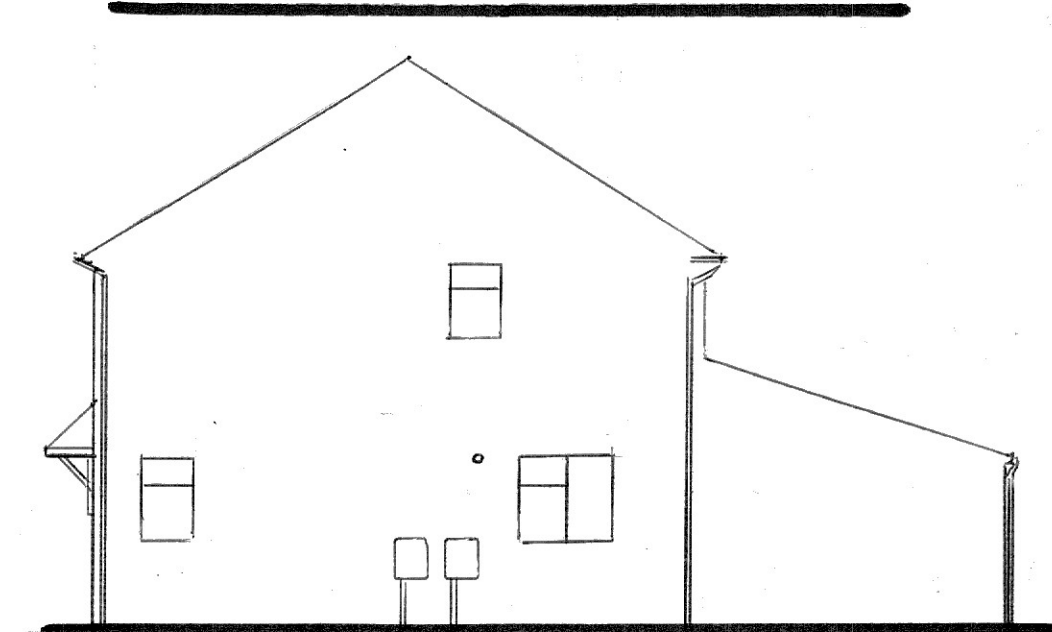
EXISTING G/FLOOR PLAN



EXISTING F/FLOOR PLAN



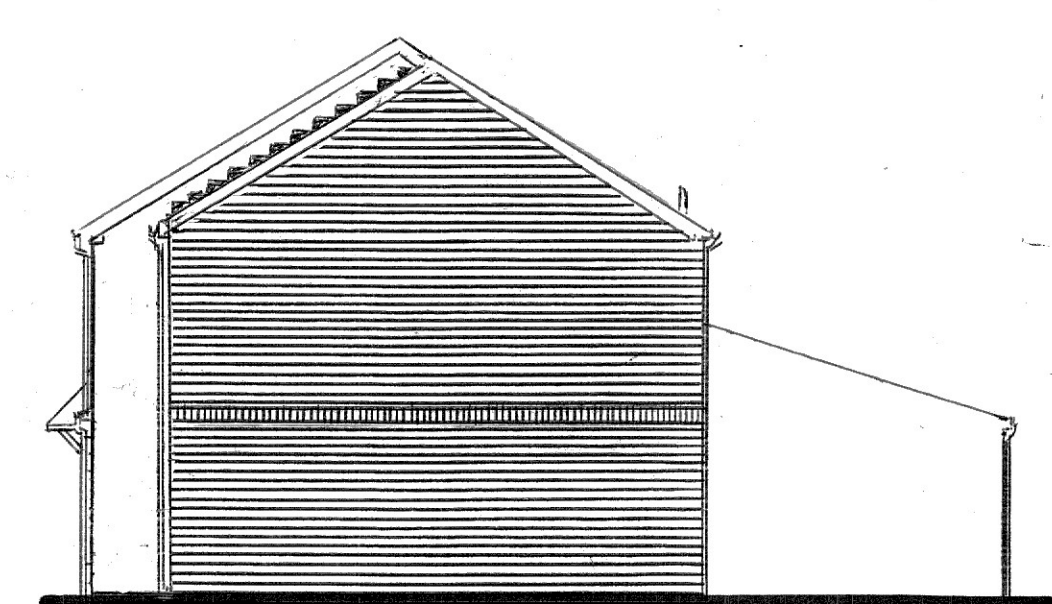
EXISTING FRONT ELEVATION EXISTING REAR ELEVATION



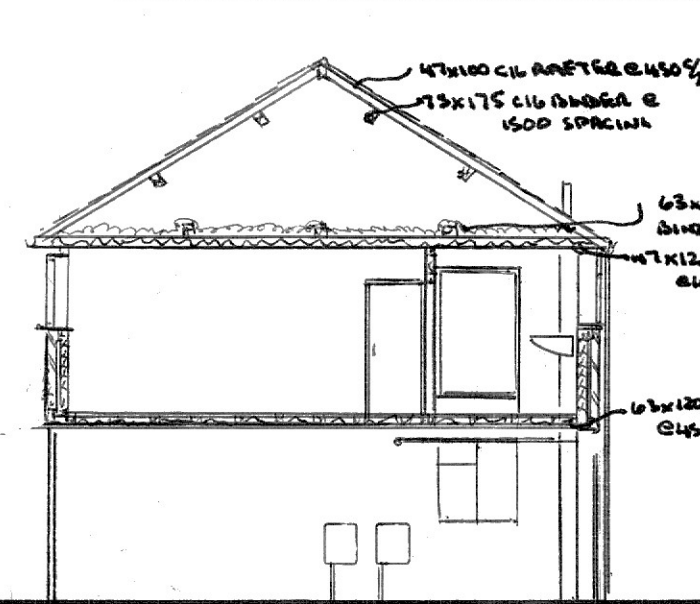
EXISTING GABLE ELEVATION from no 34



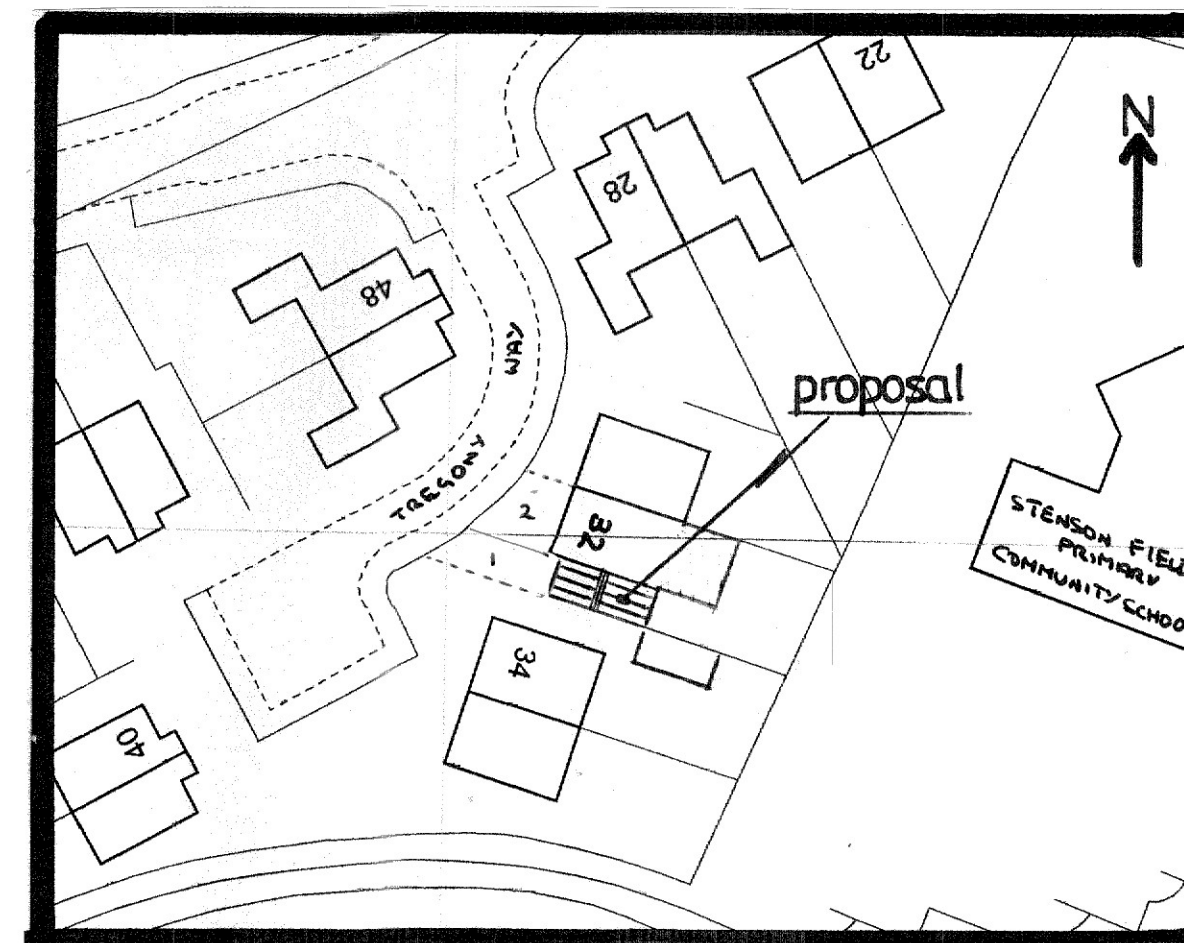
PROPOSED FRONT ELEVATION PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION from no 34



SECTION A-A



BLOCK PLAN

WORK TO EXISTING

Ground Floor

Sitting
Extend boiler flue (by Gas Safe Engineer) to comply to current regulations and provide certificate. If closed garage glass to window changed to fire resistant - see BCO

Hall
Remove side window and fill opening with bricks/blocks to match existing.

First Floor

Landing
Remove window and increase size of opening to create door opening. Install door and frame to match existing. OPTION - Install "Sun Pipe" in accordance with manufacturer's instructions.

Externally

Reposition 2no rainwater pipes including gullies. Make good tarmac on completion

WORK TO EXTENSION

DRAINAGE - Establish existing drainage layout and install new drainage accordingly.

KEY - existing proposed redundant
100mm diameter Hespelave or similar pipes laid to falls min 1:40. All gullies back inlet type. Any drain passing under building to be surrounded with 300mm concrete. Any drain passing through wall to use "rocker" pipes.
Any new manholes to be vitrified clay and/or polypropylene with alloy and cast iron medium duty covers respectively.

FOUNDATIONS

External walls an - 1:3:6 mass fill concrete foundations 600mm wide to be a min. 1000mm below ground level onto suitable load bearing strata, below the invert levels of any drainage system (and subject to any adjacent trees) to the satisfaction of the **Building Control Officer**. Concrete to be BS 5328 pt2 Class B Engineering bricks up to "Hyload" d.p.c. 150mm above ground level externally. Weak mix cavity fill to within 225mm of d.p.c. Eccentric foundations to boundary.

EXTERNAL WALLS - 0.30 W/MK

102mm facing bricks to match existing externally with brick features 100mm filled cavity 'Dritherm' or similar insulation taken 225mm below floor level, 100mm lightweight 'Thermalite' blocks or similar internally dry lined with 12.5mm 'Gyproc' plasterboard on plaster dabs, tape joints and plaster skim finish or 2 coat Carlite plaster finish. Stainless steel wall vertical twist tie wires at 750mm horizontally & 450mm vertically. New walls to be 'toothed' bonded to existing walls. Where possible maintain a continuous cavity. Mortar 1:4 mix below DPC and 1:1:6 above (BS 5268 Pt 3). Insulation taken to edges of doors and window reveals. Close all the cavities with insulated cavity closures, i.e. 'Thermabate' or similar to prevent cold bridging. 200kg polymer DPC min. 150mm above ground level.
Front projection side wall to be half and single brick as indicated

INTERNAL WALLS

75 x 50 studs with noggin@ 600mm c/s with moisture resistant plasterboard and skim both sides with acoustic quilt between faces

FIRST FLOOR

63mm x 120mm C16 floor joists @ 450mm c/s built on to restraint type joist hangers. 100mm mineral fibre insulation between joists. 18mm t & g floorboards. Herringbone strutting at mid span. Double joists under any stud wall.

WINDOWS - 1.8 W/M2K EXTERNAL DOORS - 2.2 W/M2K

Double glazed units in upvc, with a 20mm Argon filled air gap and ' Pilkington K' glass to the inner leaf BS 6262 & 6202, design to match existing, with 8000mm sq. trickle vents in head section. Min 1/20th of the floor area with a top opening light 1.75mm above floor. Toughened glass to be 6.4mm and used in any window/door with a sill height of less than 800mm or any glazed doors or adjacent side frames. Close all the cavities with insulated cavity closures i.e. 'Thermabate' or similar. All new windows designated as the secondary escape to be a minimum width of 450mm and not less than 1/3 rd sq. meter clear un-obstructive opening, window locks to have non-removable keys, max height from floor to sill 1100mm.

SPECIFICATION

MECHANICAL VENTILATION

Fan ducts or cavity sleeves dia. not less than the fan outlet. Shower - 5 airchanges/hour.

WASTE PIPE

32mm diameter waste to wash basin with 75mm seal, 42mm ditto to shower tray taken into 100mm diameter soil and vent pipe terminating min 1.00m above any opening light with cowl at head and Code 4 lead collar around pipe where comes through roof finish. Pipes boxed in with 12mm plywood.

FINISHES

12.7mm plasterboard and skim ceilings. 2cets carlite plasterboard and skim block walls. Garage/Covered Way walls to be pointed with double layer plasterboard to ceiling with staggered joints between layers and seal to edges.
Architraves, skirtings, wall/flooring etc - owners' choice

TILED ROOFS - 0.16 W/MK

Main Roof
Concrete roof tiles, colour to match existing and to suit roof pitch, on 25 x 38 mm treated SW battens on a layer of breathable felt 'Tyvek' or 'Roofshield', B.B.A No 96/3220 or similar, felt on -38 x 225 swd ridge/hip boards, 47 x 100 rafters C16 @ 450mm ctrs on 75 x 175 C16 purlins @ 1500mm spacings & 47 x 100 C16 @ 450mm to ground floor front c/bird mouthed, to 50 x 100 mm sw wall plate secured to internal wall @ 1200 c/s with 38 x 5mm galvanised mild steel straps. 47 x 120 C16 ceiling joists @ 450mm c/s supported on 63 x 175 C16 ceiling binders @ 1500 spacings. 5

General - 'Gyproc' fibreglass insulation laid between the joists and 200mm laid 90° over the joist (the ceiling and wall insulation to be lapped). Rafters to be braced in accordance with BS5268. Any sloping ceiling to have 100mm celotex between rafters maintaining min 50mm gap and 35mm celotex to face Note - all rafters to be bird mouthed over the ridge and wall plates.

RAINWATER GOODS

112mm gutters to 68mm down pipes to match existing, into gullies as existing, into gullies as indicated, on support brackets at 1000mm max centres horizontally and 1500mm vertically.

HOT WATER PIPES/RADIATOR PIPES

All new hot water feeds and central heating pipes that are hidden are to be wrapped in insulation (if possible). All new radiators to be fitted with TRVs.

LIGHTING/ALARM

Fit energy saving light fittings 2 No. 'one per 25m² floor area, and having a luminous efficiency greater than 40 lumens per circuit - watt. External lights max. 150 watts to be fitted with sensors, time switches, or energy efficient fittings.

STEELWORK

All steelwork to have a min end bearing of 150mm on two courses of Class 'B' Eng. bricks or concrete pad stone if specified and encased in 12.5mm 'Fireline' board plaster skim. Double beams to be bolted together at 600mm centres with M12 bolts with R.S. channel spacers. Maintain the cavity insulation between the steel lintel ends and the outer brick wall.

LINTELS

All lintels to be 'Carnic', or similar, insulated pressed galvanised steel with a min. end bearing of 150mm. Install 65 x 10mm BS polypropylene weep vents into the perp joints above all new cavity lintel to every third/forth joint.

BOILER

Existing boiler to be checked for capacity to take any additional radiators. If new boiler to be fitted it is to be fan assisted condensing boiler with energy efficiency SEDBUK rating of 86% minimum. Position to be agreed on site prior to fixing and vented to current regulations. A Certificate of Completion is to be obtained by a GAS SAFE registered plumber on completion for all central heating work.

GENERAL

Drawing prepared for Local Authority approvals.
Any electrical, heating installation, joinery items, finishes and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a Public Sewer.

Note - The client (where necessary) is to give notice to neighbours affected by the construction of the building works as required by the Party Wall Act 1996.

Note - Heating & Hot water systems not less than stated in the 'Domestic Heating Compliance Guide' on completion system commissioned by a 'suitably qualified person'.

Note - All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate BS 7671 Electrical Installation Certificate has been issued for the work, and that it has been signed by a person competent to do so. This drawing is not a Bill of Quantities or a Schedule of Works. All works to conform with current Building Regulations, as amended, and to the approval of the Local Authority.

All drawings are copyright and may not be used in conjunction with other projects.

All dimensions to be verified on site prior to construction commencing on site.

AMENDED PLAN - DEC 2021

- 2 PARKING PLACES INDICATED ON BLOCK PLAN
- SIDE EXTENSION TAKEN BACK 1.050M FROM FRONT FACE OF EXISTING HOUSE

proposal

Side GARAGE / COVERED WAY
with
EN SUITE BEDROOM over

address

32 TREGONY WAY
STENSON FIELDS
DERBY
DE24 3LG

owner

SUKHNINDER KAUR

scales

1:50/1:100/1:500

date

September 2021

dwg no

1A